

Milan Jankovic
 9235 W EUCLID AVE
 LITTLETON, CO 80123
 (720) 210-4213
 MILANLLC@HOTMAIL.COM

DESIGNED BY:

ISSUE DATE:
03/22/2022

JOB NUMBER:
2022-2-TOM

PRINTED DATE:
03/23/2022

No.	Date	Revised By	City Comments

CLIENT:
TOM McCann
 6275 Lake Shore Court
 COLORADO SPRINGS, CO 80915
 (303) 638-2544

TITLE:

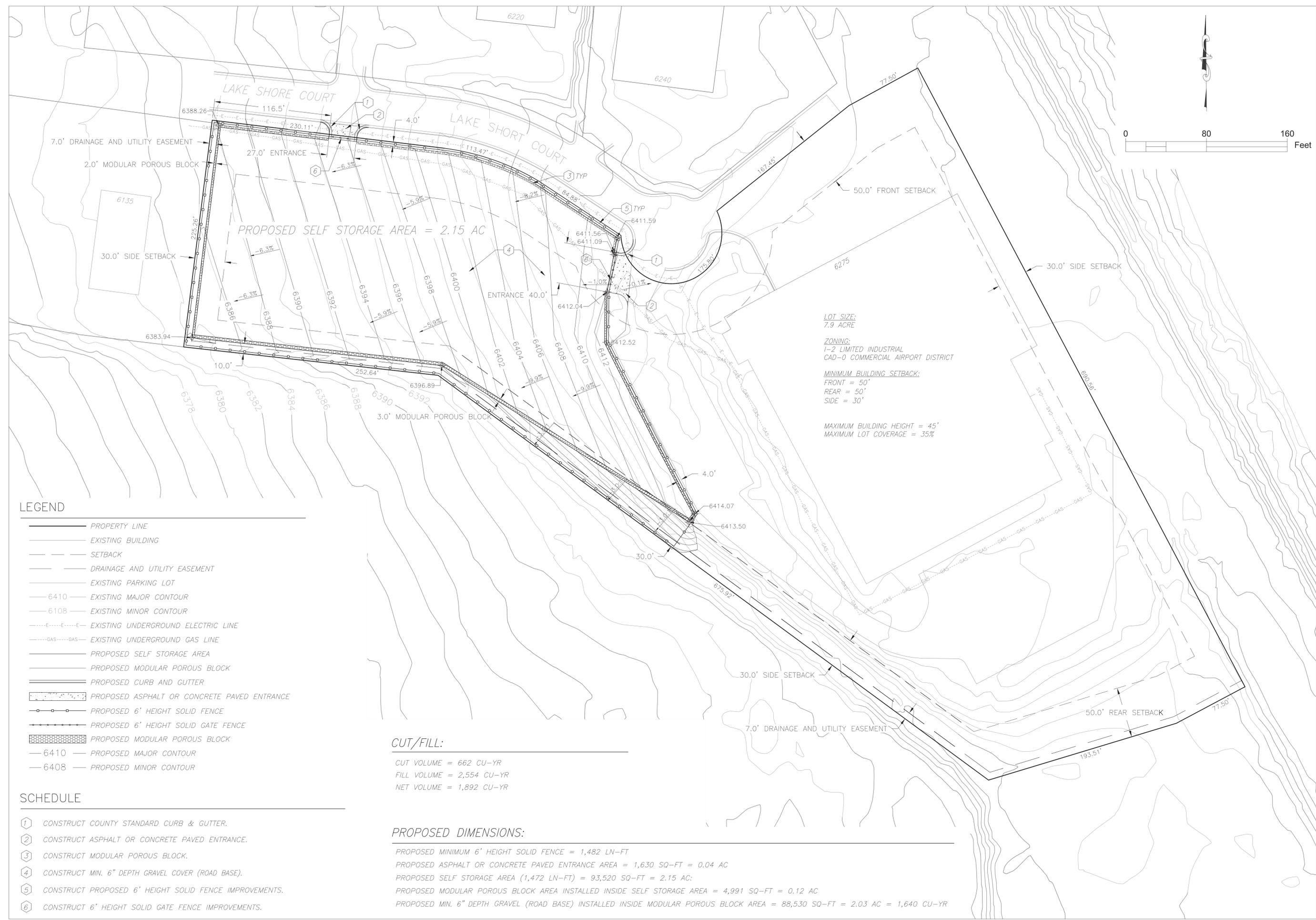
GRADING PLAN

PROJECT NAME:
Self Storage Area

PROJECT ADDRESS:
**6275 Lake Shore Ct
 COLORADO SPRINGS,
 CO 80915**

PARCEL NUMBER:
5406204034

SHEET NUMBER:
G-1

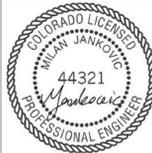


LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK
- DRAINAGE AND UTILITY EASEMENT
- EXISTING PARKING LOT
- 6410 — EXISTING MAJOR CONTOUR
- 6108 — EXISTING MINOR CONTOUR
- E—E—E— EXISTING UNDERGROUND ELECTRIC LINE
- GAS—GAS—GAS— EXISTING UNDERGROUND GAS LINE
- PROPOSED SELF STORAGE AREA
- PROPOSED MODULAR POROUS BLOCK
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT OR CONCRETE PAVED ENTRANCE
- PROPOSED 6' HEIGHT SOLID FENCE
- PROPOSED 6' HEIGHT SOLID GATE FENCE
- PROPOSED MODULAR POROUS BLOCK
- 6410 — PROPOSED MAJOR CONTOUR
- 6408 — PROPOSED MINOR CONTOUR

SCHEDULE

- ① CONSTRUCT COUNTY STANDARD CURB & GUTTER.
- ② CONSTRUCT ASPHALT OR CONCRETE PAVED ENTRANCE.
- ③ CONSTRUCT MODULAR POROUS BLOCK.
- ④ CONSTRUCT MIN. 6" DEPTH GRAVEL COVER (ROAD BASE).
- ⑤ CONSTRUCT PROPOSED 6' HEIGHT SOLID FENCE IMPROVEMENTS.
- ⑥ CONSTRUCT 6' HEIGHT SOLID GATE FENCE IMPROVEMENTS.



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 6275 Lake Shore Court
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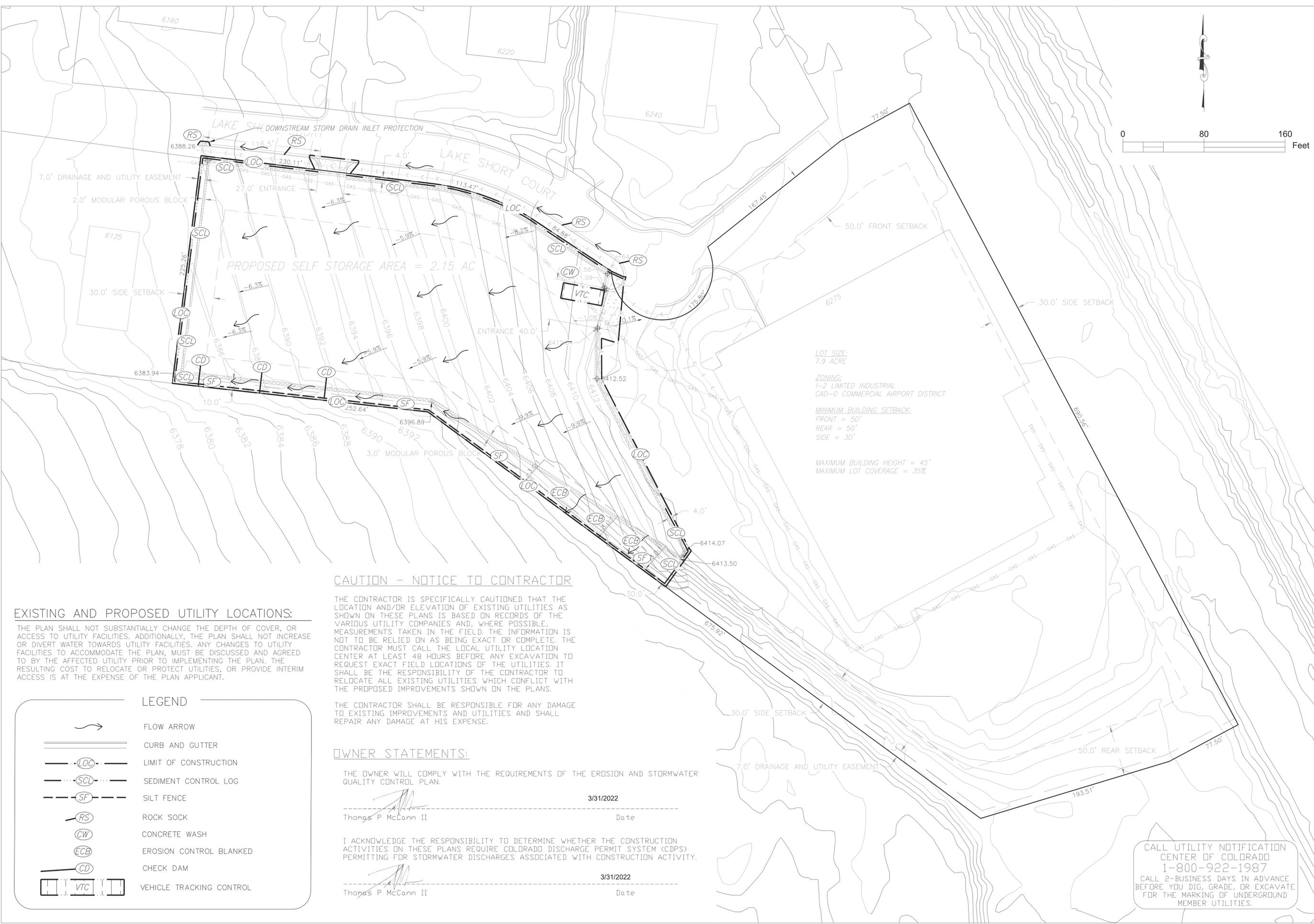
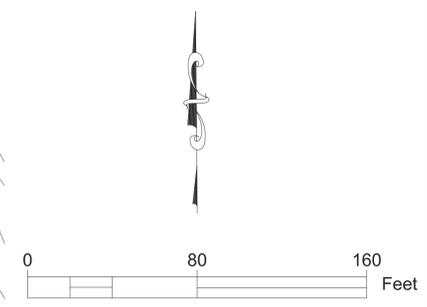
EROSION CONTROL PLAN

PROJECT NAME:
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LOT SIZE:
 7.9 ACRE

ZONING:
 I-2 LIMITED INDUSTRIAL
 CAD-0 COMMERCIAL AIRPORT DISTRICT

MINIMUM BUILDING SETBACK:
 FRONT = 50'
 REAR = 50'
 SIDE = 30'

MAXIMUM BUILDING HEIGHT = 45'
MAXIMUM LOT COVERAGE = 35%

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

OWNER STATEMENTS:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN.

[Signature] 3/31/2022
 Thomas P McCann II Date

I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

[Signature] 3/31/2022
 Thomas P McCann II Date

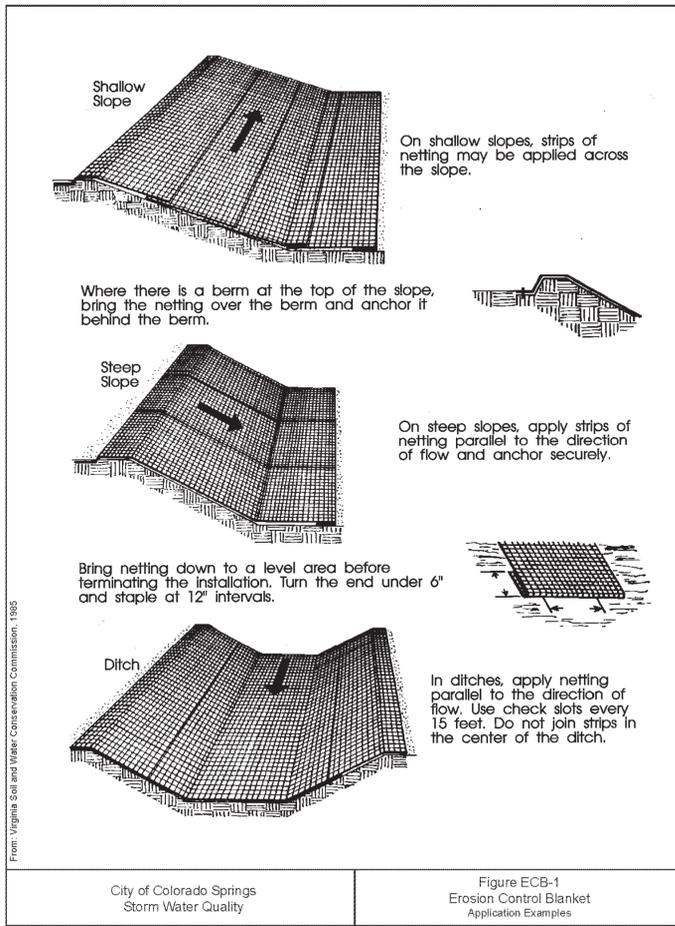
EXISTING AND PROPOSED UTILITY LOCATIONS:

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

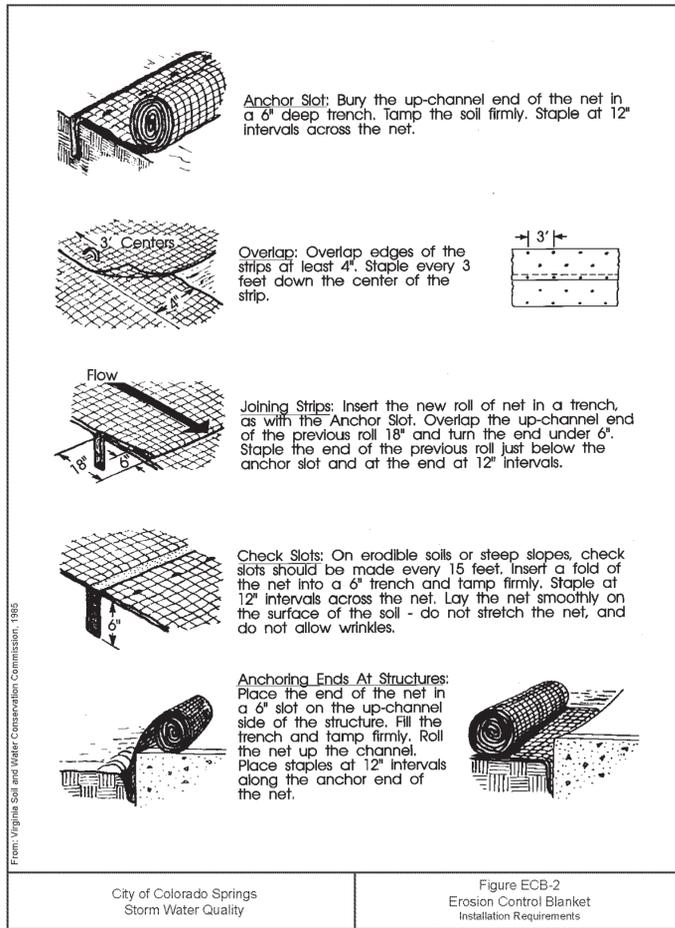
LEGEND

- FLOW ARROW
- CURB AND GUTTER
- LIMIT OF CONSTRUCTION
- SEDIMENT CONTROL LOG
- SILT FENCE
- ROCK SOCK
- CONCRETE WASH
- EROSION CONTROL BLANKETED
- CHECK DAM
- VEHICLE TRACKING CONTROL

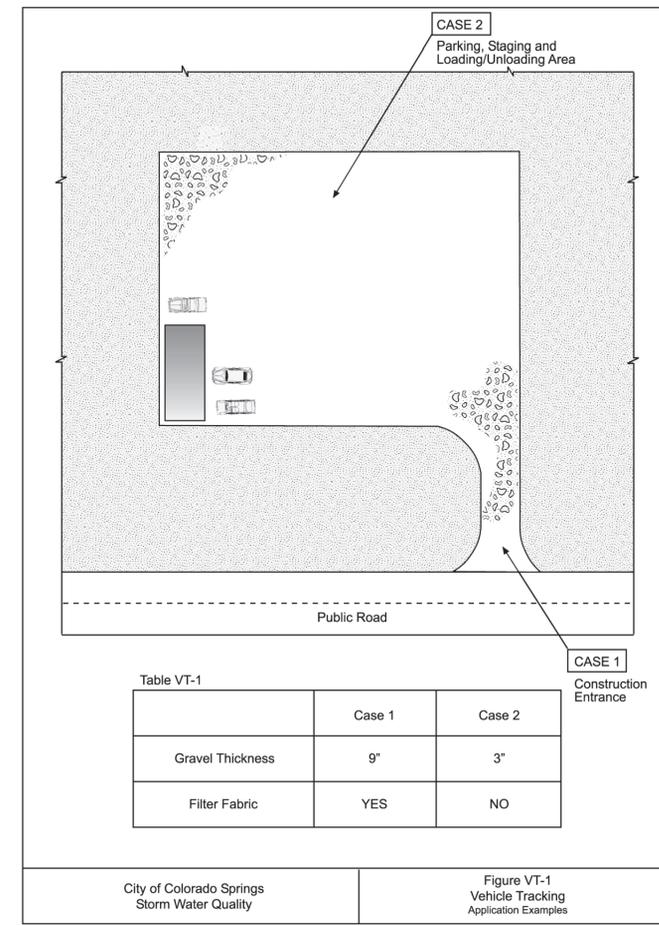
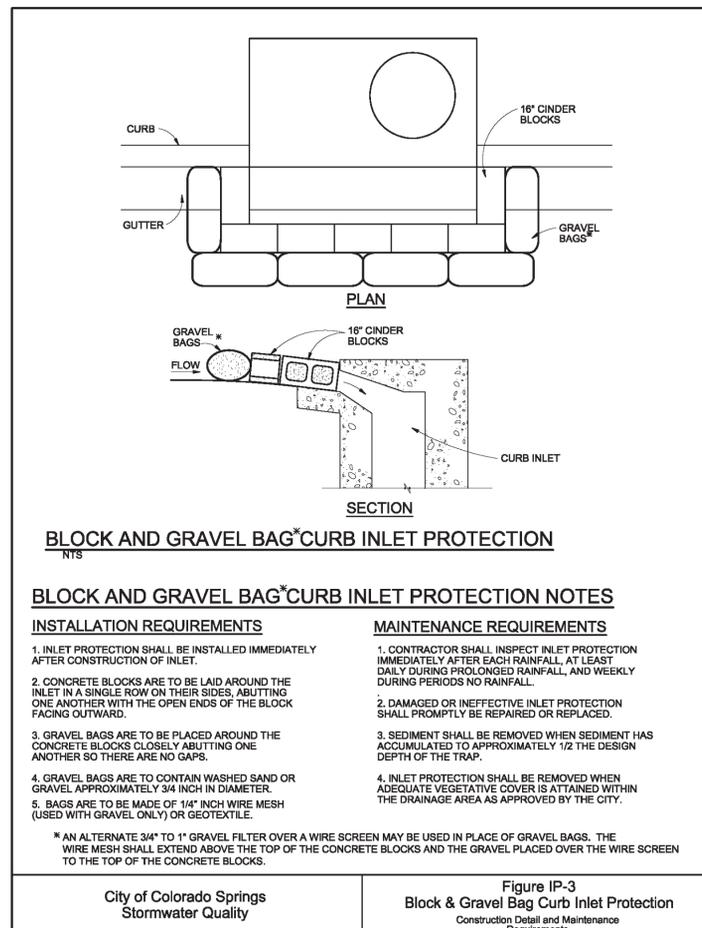
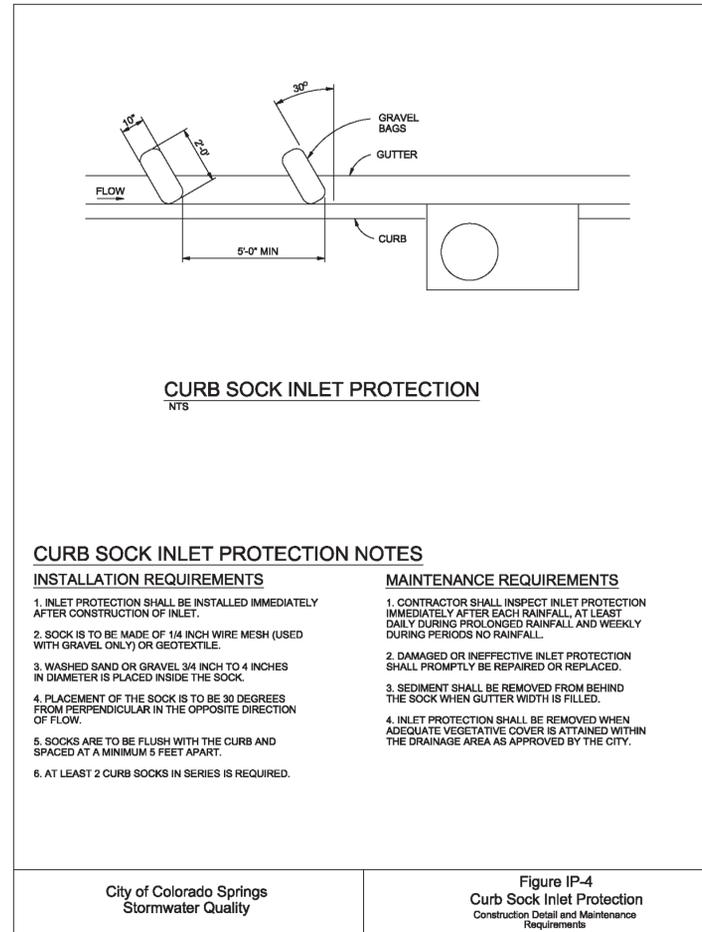
CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.



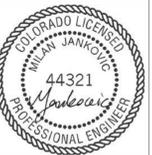
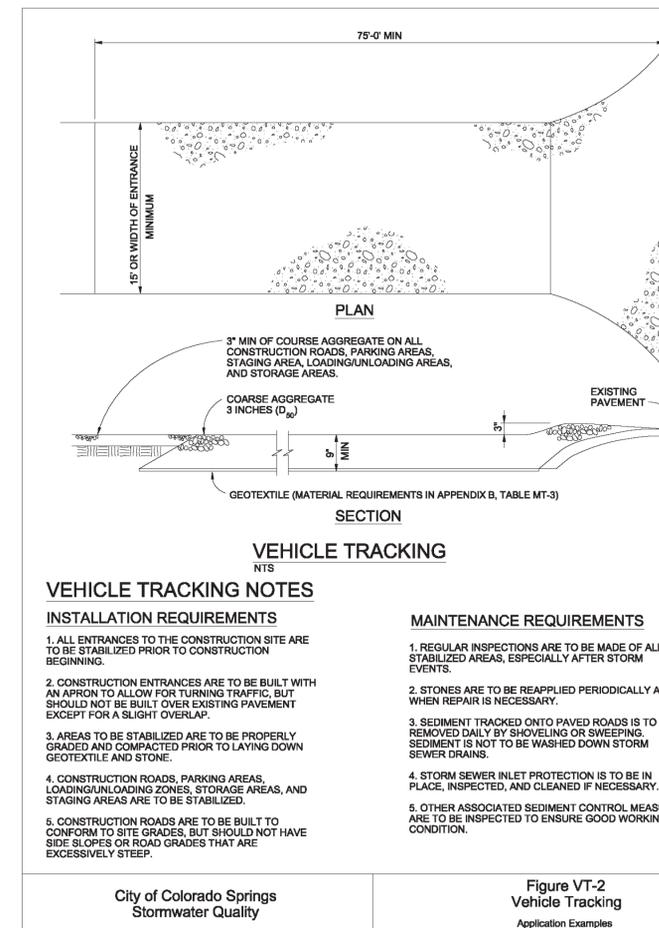
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DEM153722 CS CBFigECB-39-99



DEM153722 CS CBFigVT-19-99



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Revision Table

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5406204034

SHEET NUMBER:

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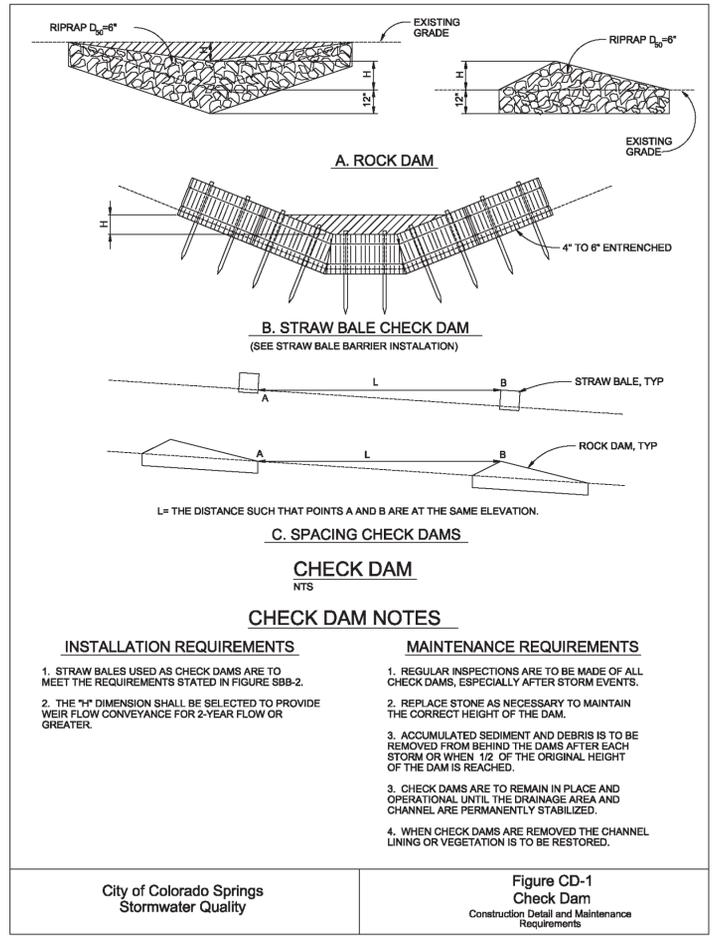
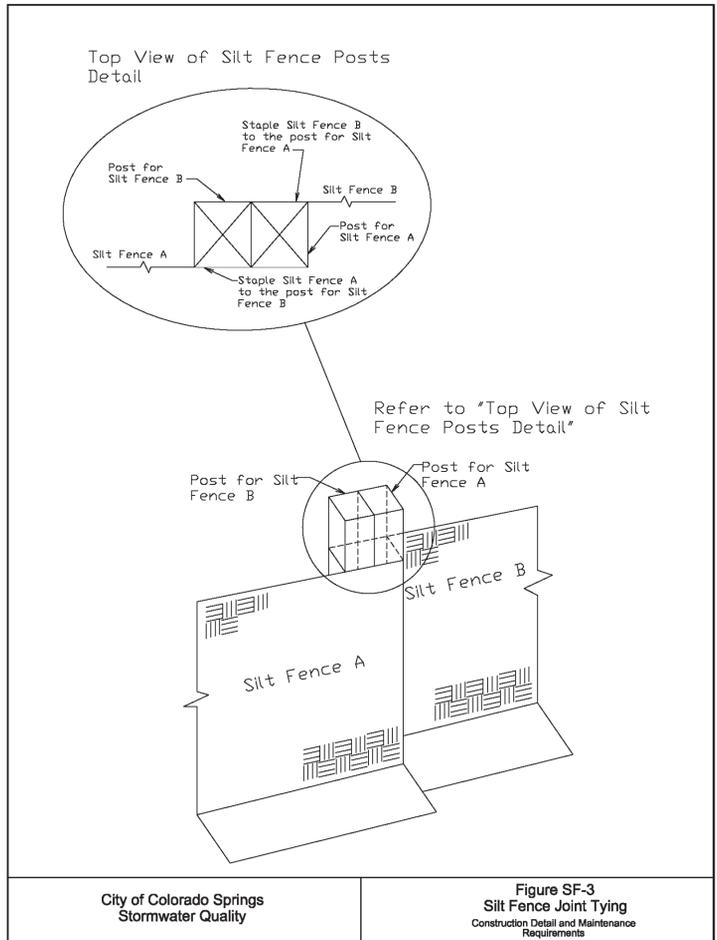
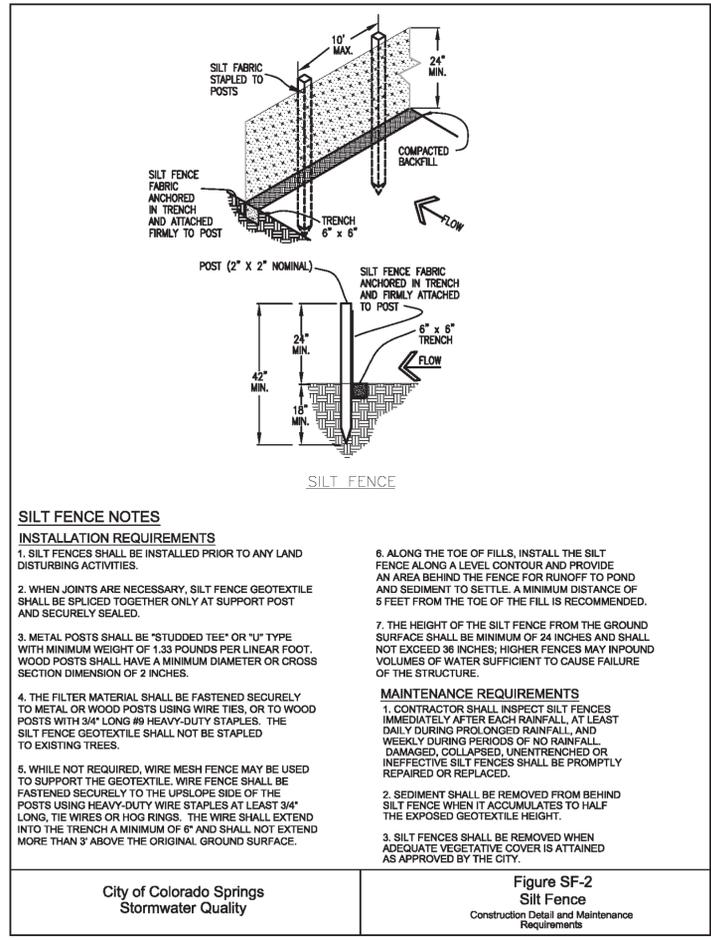
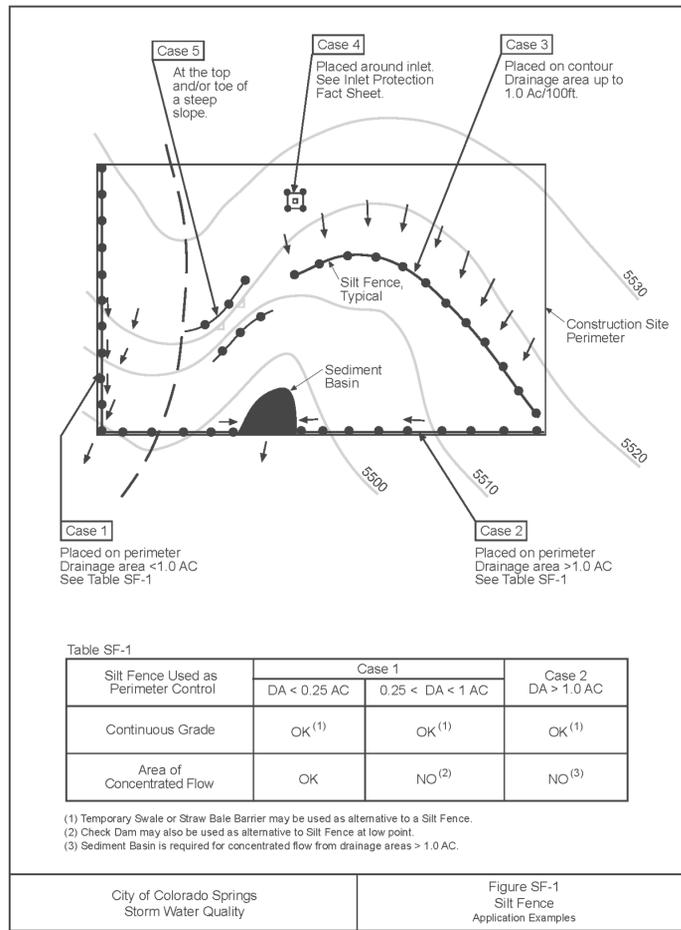
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EROSION CONTROL SUPPLEMENTAL NOTES

- THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 7 DAYS OF STOCKPILE CONSTRUCTION, IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
- CONSTRUCTION ACTIVITY BMPs SHALL BE INSPECTED WEEKLY, OR AFTER ANY PRECIPITATION EVENT, AND CLEANED, REPAIRED, OR REPLACED AS NEEDED.
- TOTAL AREA OF PROPERTY: 7.9 AC.
TOTAL AREA DISTURBED: 2.2 AC.
CUT AREA = 1.3 AC
FILL AREA = 0.9 AC
STORAGE AREA = 0 AC.
- NO SPRINGS, STREAMS, OR WETLANDS HAVE BEEN IDENTIFIED ON THIS SITE.
- COMPLETED AREAS WHERE FINAL OVERLOT GRADES HAVE BEEN REACHED OR OTHER DISTURBED AREAS TO BE LEFT INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED, MULCHED, AND/OR RESEED.

EROSION CONTROL GENERAL NOTES

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.



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9235 W EUCLID AVE
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