

PLATTE SELF STORAGE GRADING AND EROSION CONTROL PLAN COVER SHEET JANUARY 2025

NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) 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.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT"(33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS/ARCHITECTS DATED MAY 9, 2024 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD -PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- ALL BOTTOM OF WALL (BOW) CALLOUTS ARE FOR THE BOTTOM OF WALL AT GRADE. THEY DO NOT REPRESENT THE BOTTOM OF THE CONSTRUCTED WALL OR FOOTING, WHICH IS NOT SPECIFIED ON THESE PLANS.
- BROWN GROUND SURFACE CONTOURS ARE LIDAR DATA DOWNLOADED FROM THE COLORADO HAZARD MAPPING & RISK MAP PORTAL, DATA SET: 2018 3DEP EAST CO EL PASO. THIS DATA IS APPROXIMATE. LIDAR DATA IS FROM 2018 AND AT 2' INTERVALS.

SOIL TYPES

ONSITE SOILS ARE HYDROLOGIC GROUP "A", BLAKELAND LOAMY SAND (8), 1 TO 9 PERCENT SLOPES (PER NRCS WEB SOIL SURVEY MAP)

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988)
[NORTHEAST OF SITE ENTRANCE]

EARTHWORK VOLUMES

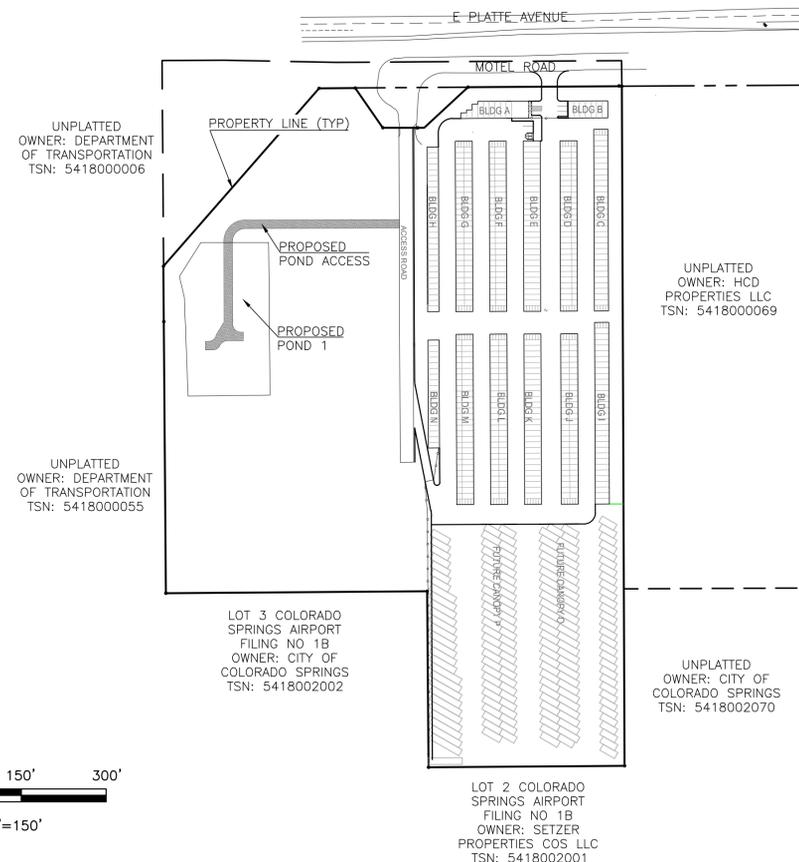
ESTIMATED CUT = 32,200 CY, ESTIMATED FILL = 101,550 CY, NET = 69,350 CY <CUT>

EROSION CONTROL COST OPINION:

1. 2,759 LF-SILT FENCE @ \$3.00/LF	\$ 8,277
2. 2 EA-VEHICLE TRACKING CONTROL @ \$3,085/EA	\$ 6,170
3. 1 EA-CONCRETE WASHOUT @ \$1,172/EA	\$ 1,172
4. 18 EA-INLET PROTECTION @ \$217/EA	\$ 3,906
5. 8.70 AC-PERM SEED AND MULCH @ \$2,018/AC	\$ 17,557
6. 1 EA-TEMP SEDIMENT BASIN @ \$2,294/EA	\$ 2,294
7. 17.7 AC-SURFACE ROUGHENING @ \$269/AC	\$ 4,761
8. 70 LF-STRAW WATTLE @ \$8.00/LF	\$ 560
9. 35% MAINTENANCE AND REPLACEMENT	\$ 15,644
TOTAL	\$ 60,341



VICINITY MAP
N.T.S.



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SITE ADDRESS

6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID

5418000075

LEGAL DESCRIPTION

TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC. TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59' N 95<2' E TO POB, W 349.88 FT OF NE4N4W OF SEC 18 EX HWY BY BK 6509-223 & REC #201040780

CONSTRUCTION SCHEDULE

BEGIN GRADING: SUMMER 2025, END GRADING: FALL 2025

CONTACT INFORMATION:

OWNER:	DONALD HUMPHREY 5780 SAYRES ROAD COLORADO SPRINGS, CO 80927 (719) 492-8649
CIVIL ENGINEER:	TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 DANE FRANK, P.E., (719) 635-6422
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 (719) 520-6300
CIMARRON HILLS FIRE DEPT	HEADQUARTERS 1835 TUSKEGEE PL COLORADO SPRINGS, COLORADO 80915 (719) 591-0960
CHEROKEE METRO DISTRICT	6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915 (719) 597-5080

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

ENGINEER OF RECORD SIGNATURE _____ DATE _____
DANE FRANK, P.E. #50207
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER NAME, TITLE _____ DATE _____

BUSINESS NAME _____

EL PASO COUNTY APPROVAL

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

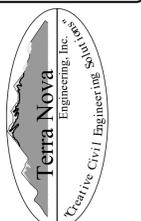
JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / DIRECTOR

PPR2418

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST RECENT WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnoveinc.com

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
COVER SHEET

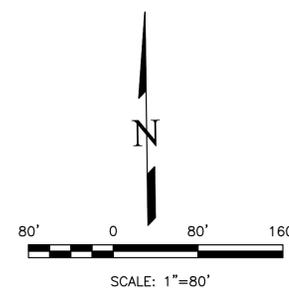
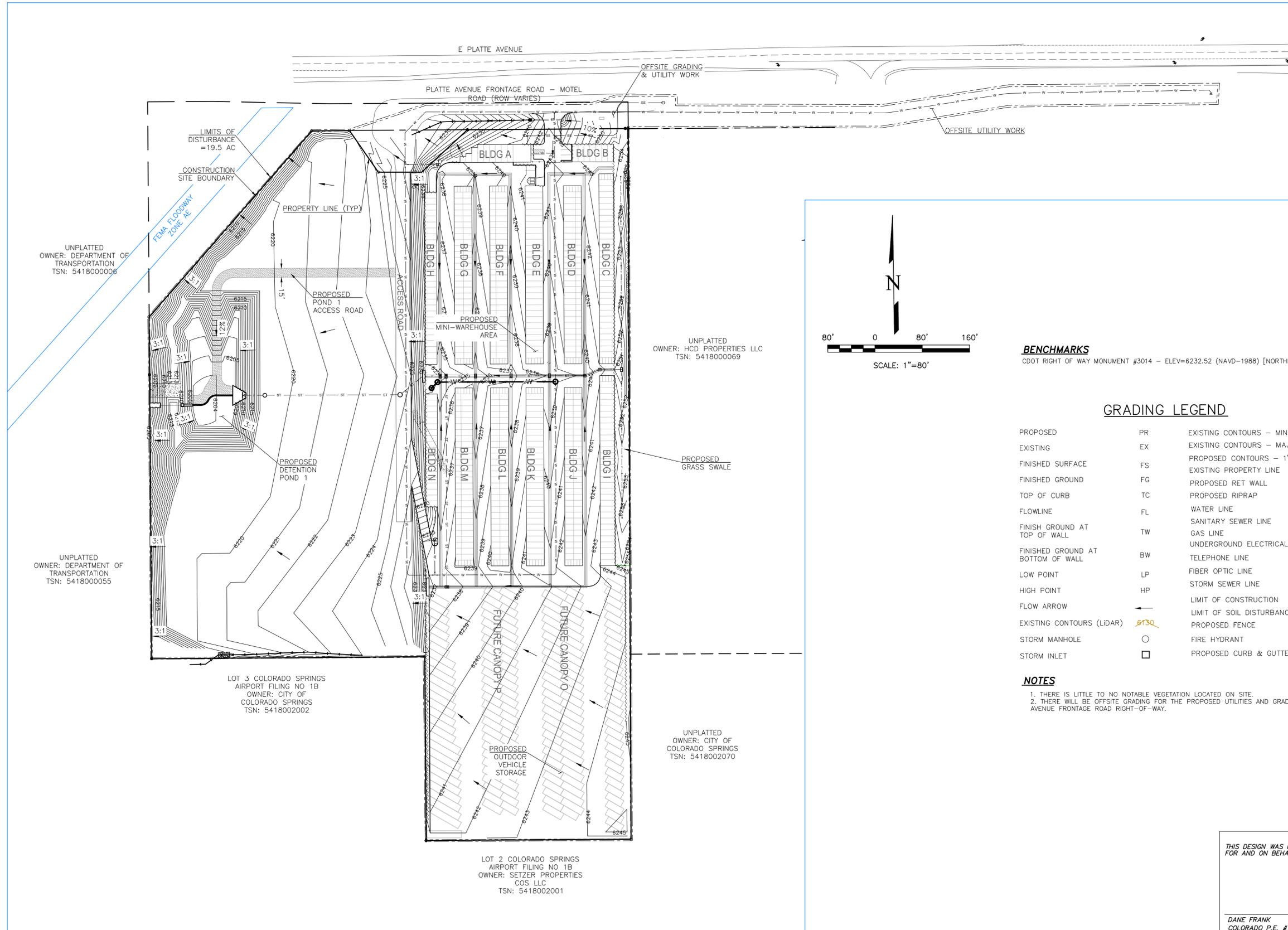
DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 1 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

OVERVIEW SHEET

JANUARY 2025



BENCHMARKS
 CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	~ ~ ~ ~ ~
FINISH GROUND AT TOP OF WALL	FW	WATER LINE	---W---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---SS---
LOW POINT	LP	GAS LINE	---UG---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---UE---
FLOW ARROW	→	TELEPHONE LINE	---UT---
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	---FO---
STORM MANHOLE	○	STORM SEWER LINE	---ST---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	⊗
		PROPOSED CURB & GUTTER	---

NOTES
 1. THERE IS LITTLE TO NO NOTABLE VEGETATION LOCATED ON SITE.
 2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.

REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
 ATTN:
 5085 LIST DR, #200
 COLORADO SPRINGS, CO 80919
 719.548.0600

721 S. 23RD STREET
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 www.tnecinc.com

Terra Nova
 Engineering, Inc.
 Professional Engineer No. 18115
 Civil

PLATTE SELF STORAGE
 GRADING AND EROSION CONTROL PLAN
 OVERVIEW SHEET

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 2 OF 25

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - NORTH SIDE

JANUARY 2025

BENCHMARKS

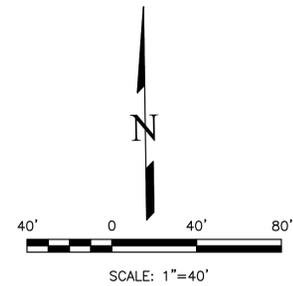
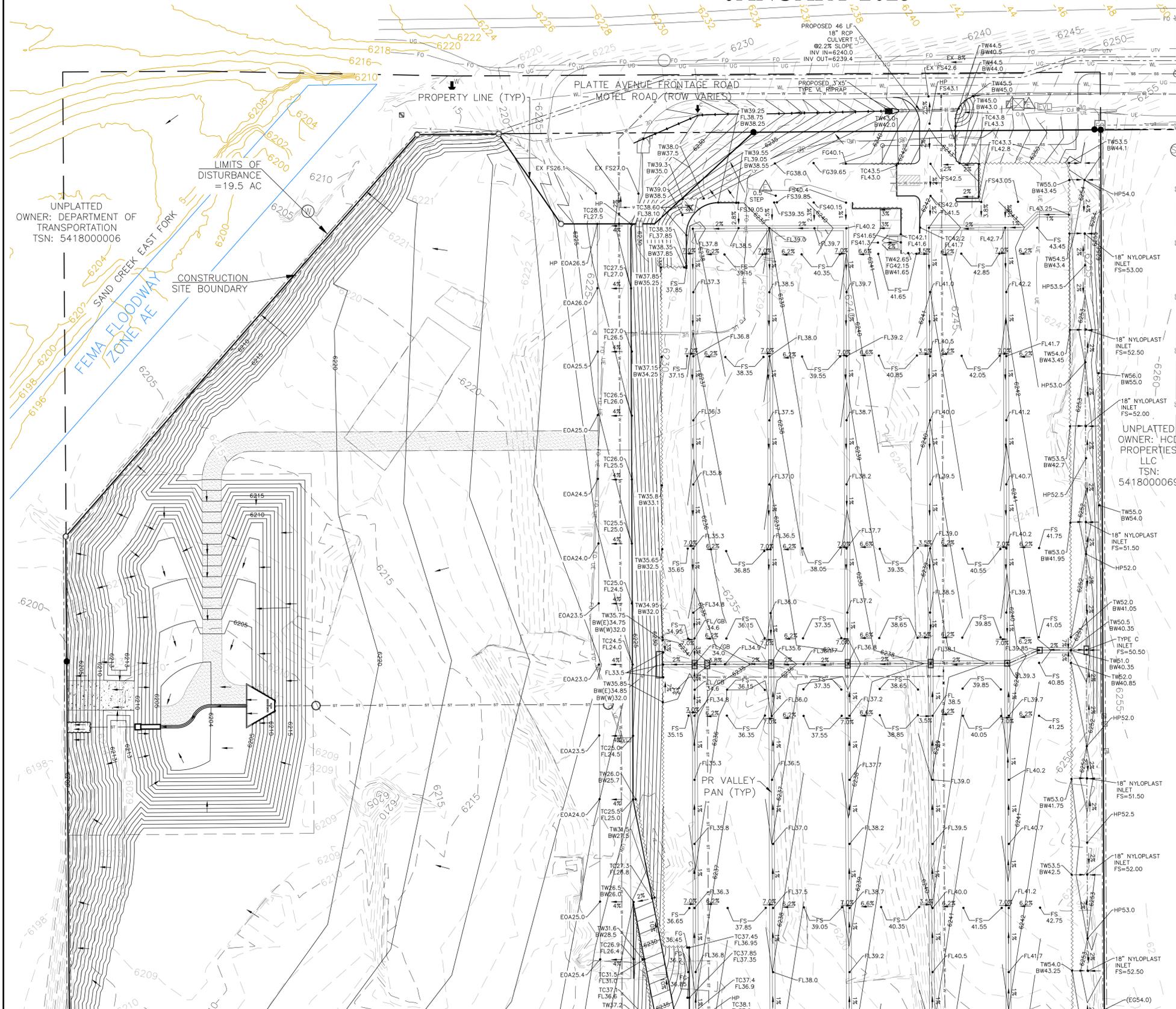
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
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FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
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STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
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		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

NOTES

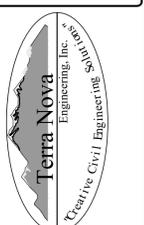
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REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING BOARD OF THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
 ATTN:
 5085 LIST DR, #200
 COLORADO SPRINGS, CO 80919
 719.548.0600



721 S. ZABO STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6422
 FAX: 719-635-6426
 www.tnva.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
 INTERIM GRADING PLAN - NORTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 3 OF 28

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

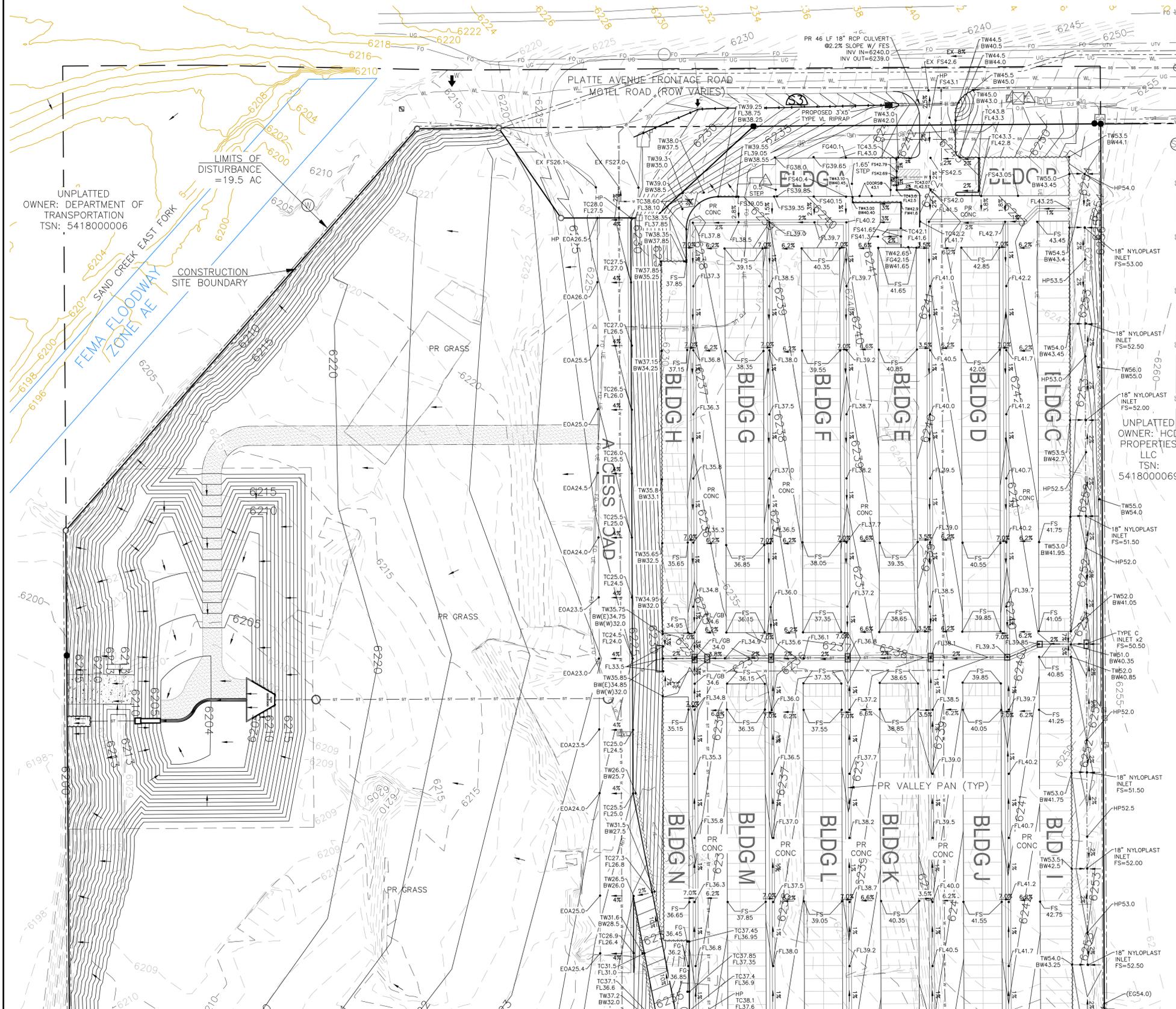
N:\Jobs\2419.00\Drawings\241900 GEC.dwg, 1/15/2025 11:39:55 AM

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL GRADING PLAN - NORTH SIDE

JANUARY 2025



BENCHMARKS

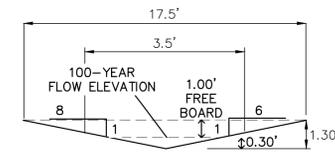
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---
LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	→	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

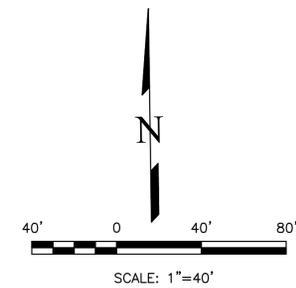
NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



SWALE CROSS SECTION (S3)
SCALE: NTS

Q (100-YEAR) = 1.9 CFS
 SLOPE = 7.6%
 n VALUE = 0.030
 DEPTH = 1.30'
 VELOCITY = 3.8 FT/S

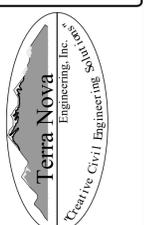


THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

NO.	REVISIONS	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEW AGENCIES, THE REVIEW AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
 ATTN:
 5085 LIST DR, #200
 COLORADO SPRINGS, CO 80919
 719.548.0600



721 S. ZUBO STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6442
 FAX: 719-635-6426
 www.tnove.com

PLATTE SELF STORAGE
 GRADING AND EROSION CONTROL PLAN
 VERTICAL GRADING PLAN - NORTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 5 OF 28

DANE FRANK
 COLORADO P.E. # 50207

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL GRADING PLAN - SOUTH SIDE

JANUARY 2025

BENCHMARKS

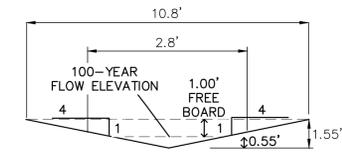
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---
LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	→	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	---	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

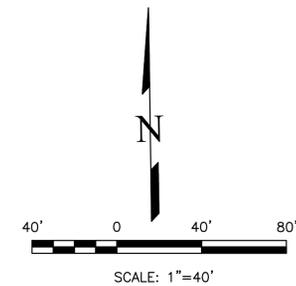
NOTES

- THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
- THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



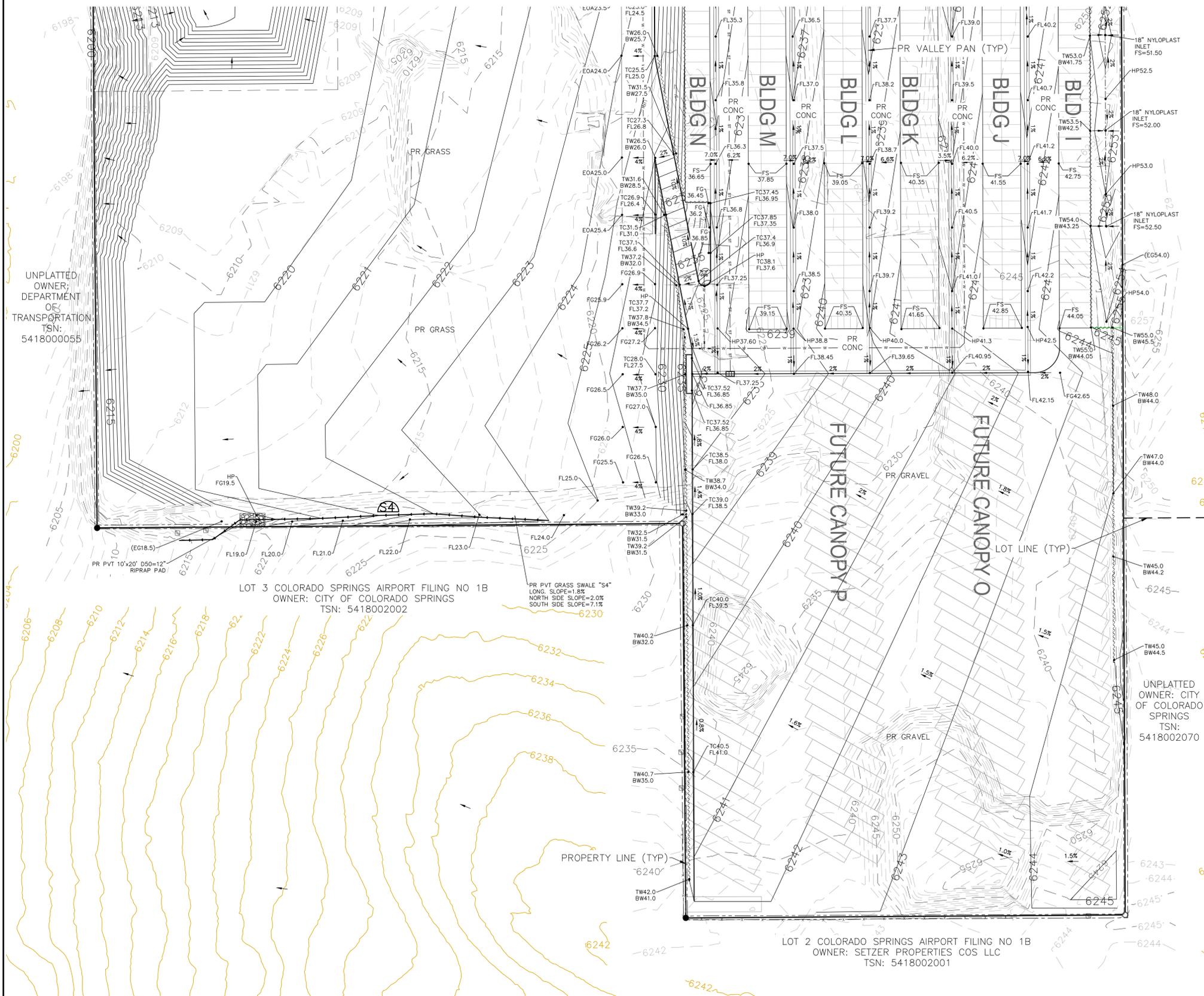
SWALE CROSS SECTION S4
SCALE: NTS

Q (100-YEAR) = 3.3 CFS
SLOPE = 2.0%
n VALUE = 0.030
DEPTH = 1.55'
VELOCITY = 2.9 FT/S



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207



UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION TSN: 5418000055

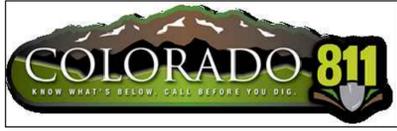
LOT 3 COLORADO SPRINGS AIRPORT FILING NO 1B
OWNER: CITY OF COLORADO SPRINGS
TSN: 5418002002

PR PVT GRASS SWALE "S4"
LONG. SLOPE=1.8%
NORTH SIDE SLOPE=2.0%
SOUTH SIDE SLOPE=7.1%

LOT 2 COLORADO SPRINGS AIRPORT FILING NO 1B
OWNER: SETZER PROPERTIES COS LLC
TSN: 5418002001

UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002070

<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							<p>UNPLATTED AS THESE DRAWINGS ARE APPROVED BY: _____</p> <p>REVIEWING AGENCIES: _____</p> <p>TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE SHOWN HEREON. NO WRITTEN AUTHORIZATION.</p> <hr/> <p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP</p> <p>ATTN: 5085 LEST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p> <hr/> <p style="text-align: center;"> Terra Nova Engineering, Inc. Civil/Environmental Engineers </p> <p>721 S. ZABO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnva.com</p> <hr/> <p style="text-align: center;">PLATTE SELF STORAGE</p> <p style="text-align: center;">GRADING AND EROSION CONTROL PLAN VERTICAL GRADING PLAN - SOUTH SIDE</p> <hr/> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY JF</td> </tr> <tr> <td>DRAWN BY JF</td> </tr> <tr> <td>CHECKED BY DF</td> </tr> <tr> <td>H-SCALE AS SHOWN</td> </tr> <tr> <td>V-SCALE N/A</td> </tr> <tr> <td>JOB NO. 2419.00</td> </tr> <tr> <td>DATE ISSUED 01/15/25</td> </tr> <tr> <td>SHEET NO. 6 OF 28</td> </tr> </table>	DESIGNED BY JF	DRAWN BY JF	CHECKED BY DF	H-SCALE AS SHOWN	V-SCALE N/A	JOB NO. 2419.00	DATE ISSUED 01/15/25	SHEET NO. 6 OF 28
NO.	DESCRIPTION																
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DATE ISSUED 01/15/25																	
SHEET NO. 6 OF 28																	



PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - NORTH SIDE

JANUARY 2025

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

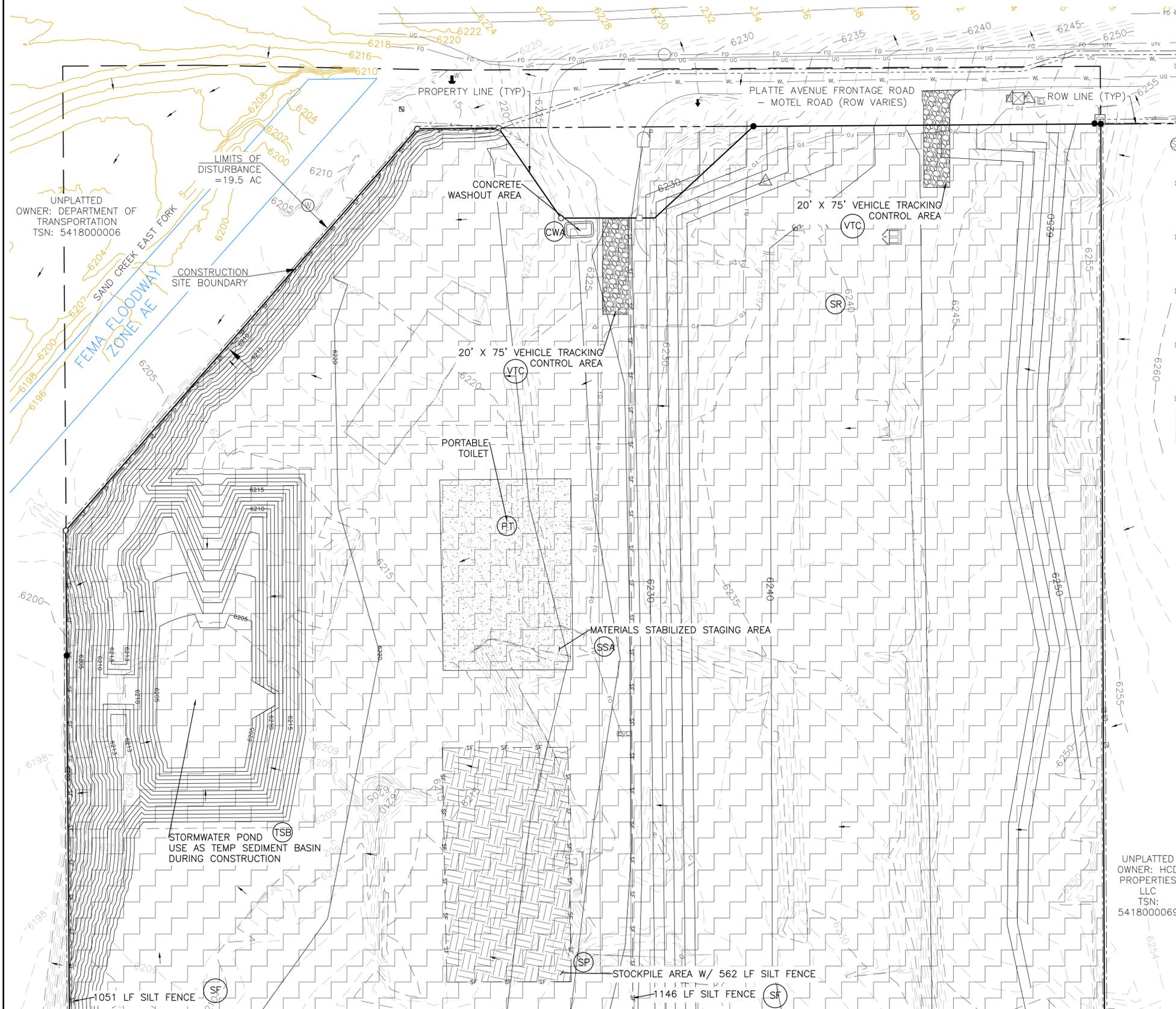
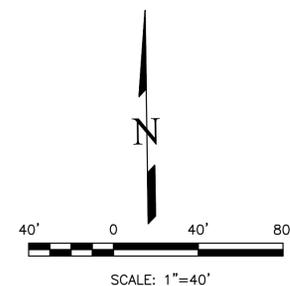
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	~ ~ ~ ~ ~
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	— v — v —
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	— ss — ss —
LOW POINT	LP	GAS LINE	— ug — ug —
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	— ue — ue —
FLOW ARROW	→	TELEPHONE LINE	— ut — ut —
EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	— fo — fo —
STORM MANHOLE	○	STORM SEWER LINE	— st — st —
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	⊗
		PROPOSED CURB & GUTTER	---

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE EARTHWORK FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN. THIS INITIAL GRADING IS A POOR FIT FOR THE PROPOSED SITE DUE TO THE LARGE NUMBER OF TALL RETAINING WALLS PROPOSED. THE DESIGN ENGINEER DOES NOT CONSIDER MATCHING THE INITIAL GRADING PLAN TO BE CRITICAL AND RECOMMENDS THE CONTRACTOR PRIORITIZE CONSTRUCTION OF THE RETAINING WALLS AND THE VERTICAL GRADING PLAN OVER THE INITIAL GRADING PLAN.
4. SEED AND MULCH DISTURBED AREAS ONLY.
5. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

EROSION CONTROL LEGEND

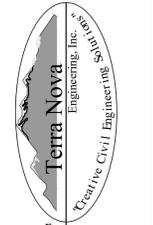
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊗	SILT FENCE	— SF —	INITIAL
SSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
VTC	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
CWA	CONCRETE WASHOUT AREA	[Pattern]	INITIAL
SR	SURFACE ROUGHENING	[Pattern]	INITIAL
TSE	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
 ATTN:
 5085 LIST DR, #200
 COLORADO SPRINGS, CO 80919
 719.548.0600



721 S. 23RD STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6422
 FAX: 719-635-6426
 www.tnainc.com

PLATTE SELF STORAGE
 GRADING AND EROSION CONTROL PLAN
 INITIAL - NORTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 8 OF 28

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.
 DANE FRANK
 COLORADO P.E. # 50207

N:\Jobs\2419.00\Drawings\241900 GEC.dwg, 1/15/2025 11:40:04 AM



PLATTE SELF STORAGE

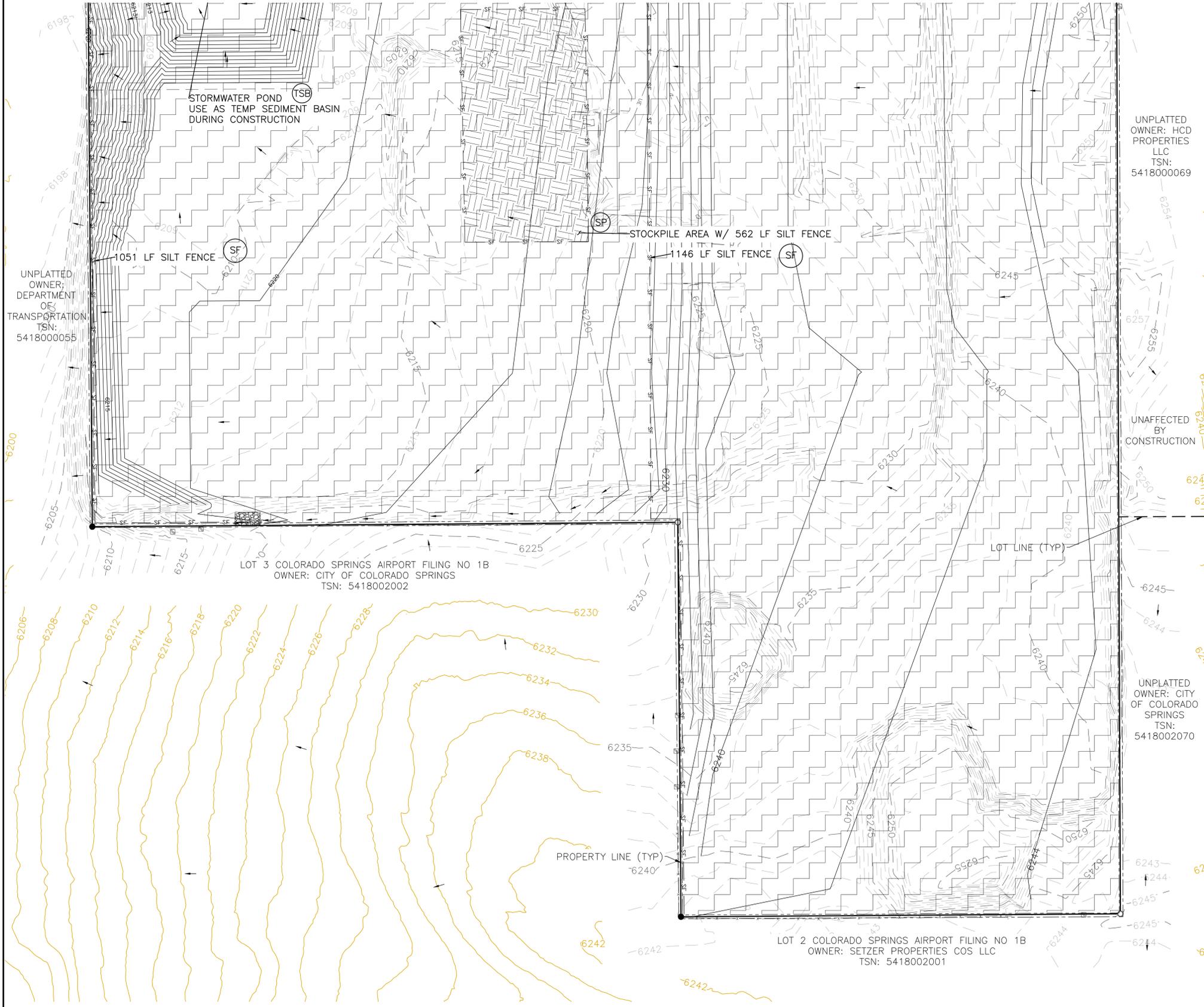
GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE

JANUARY 2025

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]



GRADING LEGEND

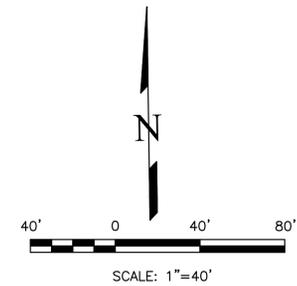
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	~ ~ ~ ~ ~
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---w---w---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---ss---ss---
LOW POINT	LP	GAS LINE	---ug---ug---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---ue---ue---
FLOW ARROW	→	TELEPHONE LINE	---ut---
EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	---fd---fd---
STORM MANHOLE	○	STORM SEWER LINE	---st---st---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE EARTHWORK FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN. THIS INITIAL GRADING IS A POOR FIT FOR THE PROPOSED SITE DUE TO THE LARGE NUMBER OF TALL RETAINING WALLS PROPOSED. THE DESIGN ENGINEER DOES NOT CONSIDER MATCHING THE INITIAL GRADING PLAN TO BE CRITICAL AND RECOMMENDS THE CONTRACTOR PRIORITIZE CONSTRUCTION OF THE RETAINING WALLS AND THE VERTICAL GRADING PLAN OVER THE INITIAL GRADING PLAN.
4. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
(SF)	SILT FENCE	— SF —	INITIAL
(SSA)	STABILIZED STAGING AREA	[Pattern]	INITIAL
(VTC)	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
(SP)	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
(CWA)	CONCRETE WASHOUT AREA	[Pattern]	INITIAL
(SR)	SURFACE ROUGHENING	[Pattern]	INITIAL
(TSB)	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
(PT)	PORTABLE TOILET	NONE	INITIAL



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DANE FRANK
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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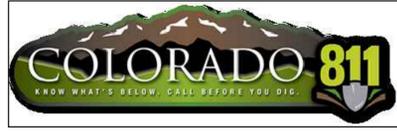
PREPARED FOR:
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ATTN:
5085 LIST DR, #200
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719.548.0600

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OFFICE: 719-635-6422
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www.tnec.com

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
INITIAL - SOUTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 9 OF 28

N:\Jobs\2419.00\Drawings\241900 GEC.dwg, 1/15/2025 11:40:06 AM



PLATTE SELF STORAGE

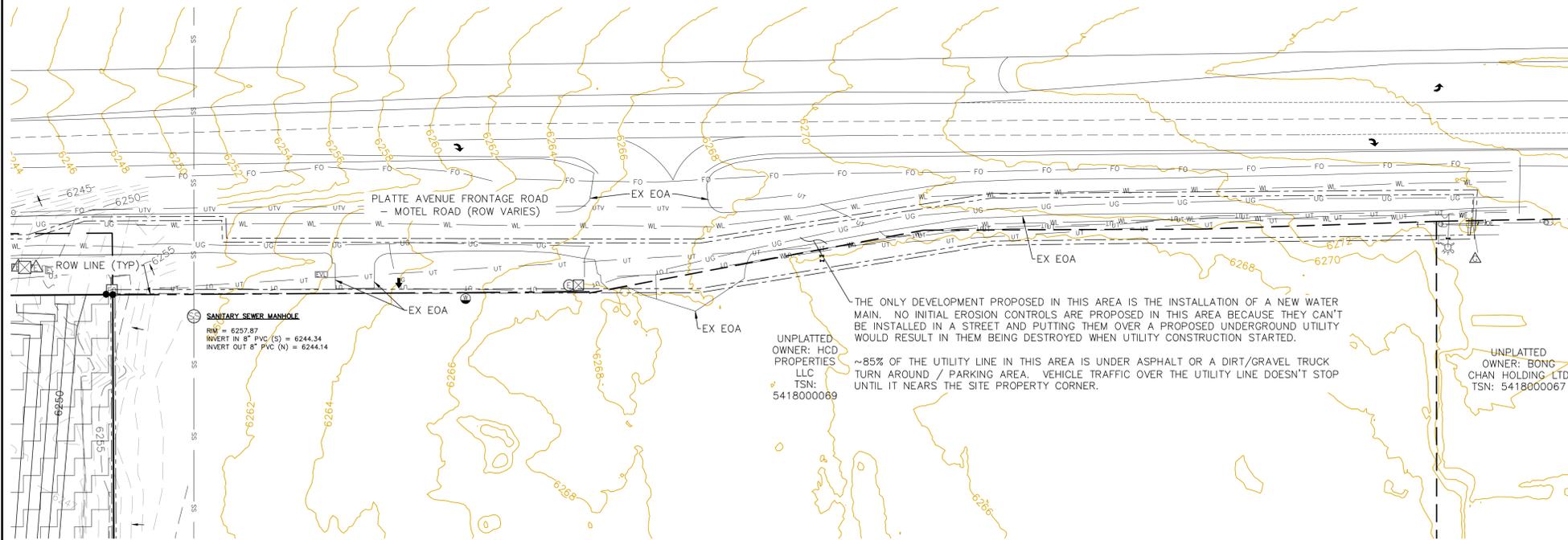
GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - EAST SIDE

JANUARY 2025

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]



GRADING LEGEND

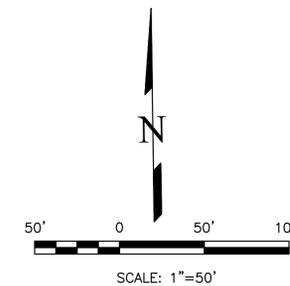
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	=====
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	XXXXXX
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	-v-v-
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	-ss-ss-
LOW POINT	LP	GAS LINE	-ug-ug-
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	-ue-ue-
FLOW ARROW	→	TELEPHONE LINE	-ut-ut-
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STORM MANHOLE	○	STORM SEWER LINE	-st-st-
STORM INLET	□	LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	-----
		PROPOSED FENCE	-----
		FIRE HYDRANT	⊗
		PROPOSED CURB & GUTTER	=====

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE EARTHWORK FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
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EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
ⓈF	SILT FENCE	— SF —	INITIAL
ⓈSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
ⓈVTC	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
ⓈSP	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
ⓈCWA	CONCRETE WASHOUT AREA	[Pattern]	INITIAL
ⓈSR	SURFACE ROUGHENING	[Pattern]	INITIAL
ⓈTBS	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
ⓈPT	PORTABLE TOILET	NONE	INITIAL



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE FOR THE PROJECT DESCRIBED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600

721 S. ZARO STREET
COLORADO SPRINGS, CO 80904
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FAX: 719-635-6426
www.tnove.com

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
INITIAL - EAST SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 10 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - NORTH SIDE

JANUARY 2025

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	W-W
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	SS-SS
LOW POINT	LP	GAS LINE	UG-UG
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	UE-UE
FLOW ARROW	→	TELEPHONE LINE	UT-UT
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	FO-FO
STORM MANHOLE	○	STORM SEWER LINE	ST-ST
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	○
		PROPOSED CURB & GUTTER	---

EROSION CONTROL LEGEND

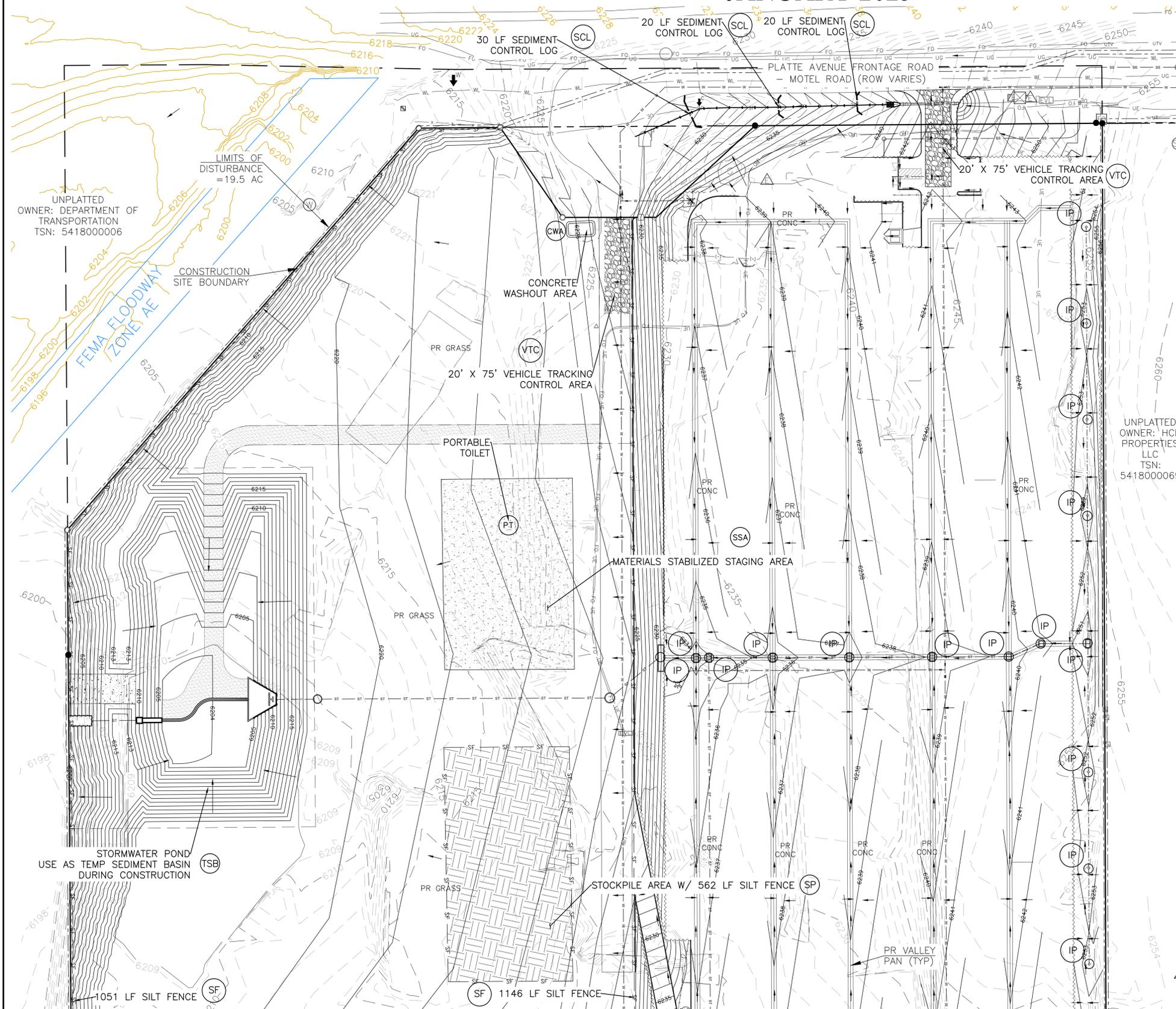
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙ SF	SILT FENCE	— SF —	INITIAL
⊙ SSA	STABILIZED STAGING AREA	▨	INITIAL
⊙ VTC	VEHICLE TRACKING CONTROL	▨	INITIAL
⊙ SP	STOCKPILE MANAGEMENT WITH PROTECTION	▨	INITIAL
⊙ CWA	CONCRETE WASHOUT AREA	▭	INITIAL
⊙ TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
⊙ PT	PORTABLE TOILET	NONE	INITIAL
⊙ SCL	SEDIMENT CONTROL LOG	— SCL —	INTERIM
⊙ IP	INLET PROTECTION	⊙	INTERIM

NOTES

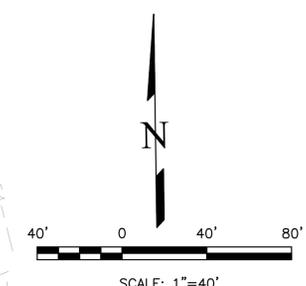
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2. SEED AND MULCH DISTURBED AREAS ONLY.
3. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
4. THERE WILL BE OFFSITE EARTHWORK FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207



UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069



<p>UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION TSN: 5418000006</p> <p>UNPLATTED OWNER: HCD PROPERTIES LLC TSN: 5418000069</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP</p> <p>ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p>	<p>721 S. ZABRO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnove.com</p>
NO.	DESCRIPTION	DATE								
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN INTERIM EROSION CONTROL PLAN - NORTH SIDE</p>		<p>DESIGNED BY JF DRAWN BY JF CHECKED BY DF</p> <p>H-SCALE AS SHOWN V-SCALE N/A</p> <p>JOB NO. 2419.00 DATE ISSUED 01/15/25 SHEET NO. 11 OF 28</p>								

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - SOUTH SIDE

JANUARY 2025

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

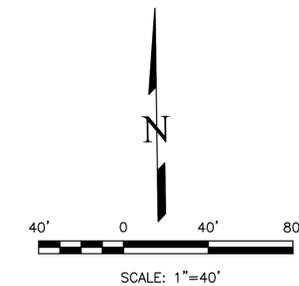
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EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	-----
TOP OF CURB	TC	PROPOSED RET WALL	=====
FLOWLINE	FL	PROPOSED RIPRAP	-----
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---w---
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---ss---
LOW POINT	LP	GAS LINE	---ug---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---ue---
FLOW ARROW	→	TELEPHONE LINE	---ut---
EXISTING CONTOURS (LIDAR)	873Q	FIBER OPTIC LINE	---fo---
STORM MANHOLE	○	STORM SEWER LINE	---st---
STORM INLET	□	LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	-----
		PROPOSED FENCE	-----
		FIRE HYDRANT	○
		PROPOSED CURB & GUTTER	=====

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙SF	SILT FENCE	—SF—	INITIAL
⊙SSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
⊙VTC	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
⊙SP	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
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⊙TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
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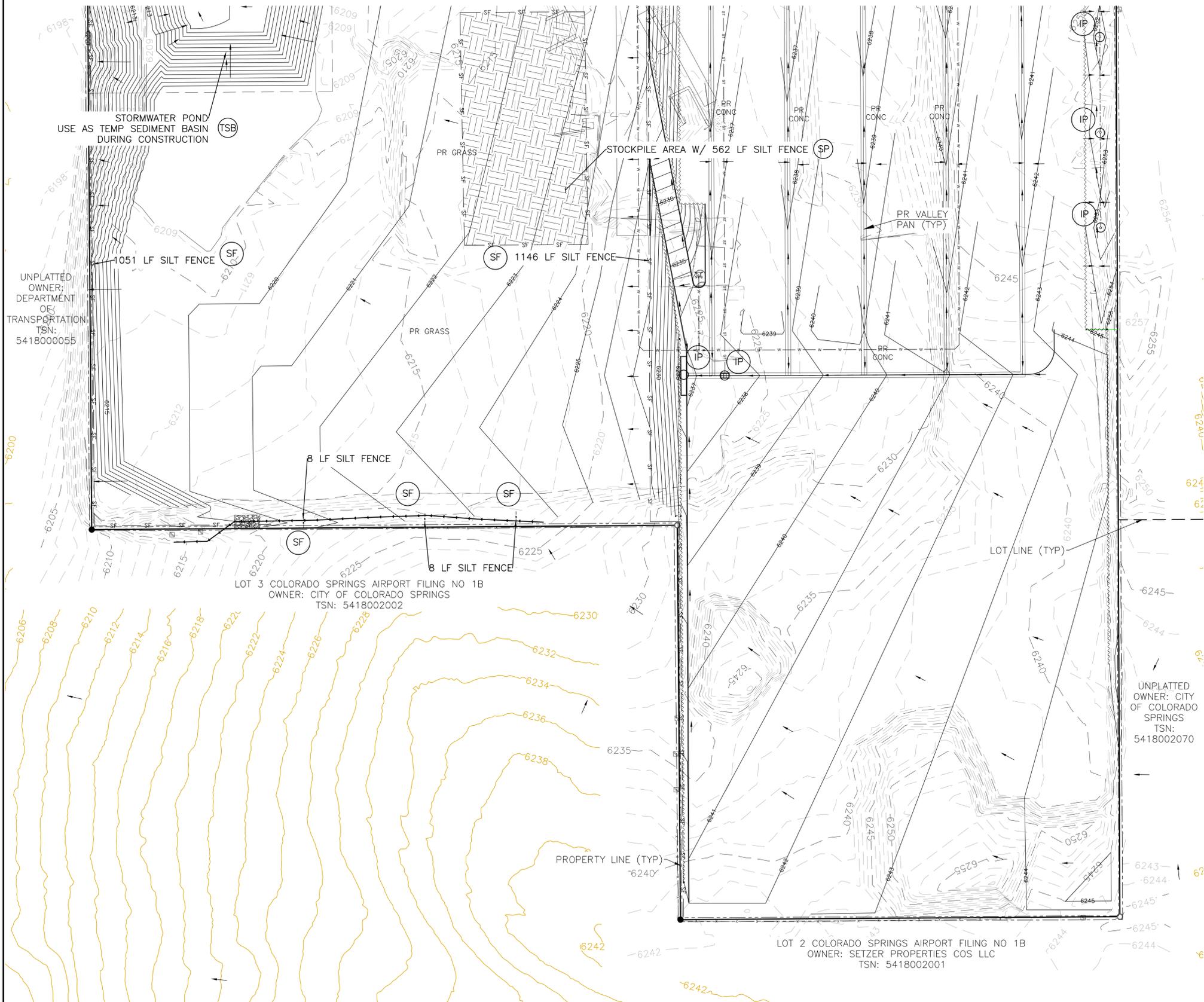
NOTES

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DANE FRANK
COLORADO P.E. # 50207



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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - NORTH SIDE

JANUARY 2025

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

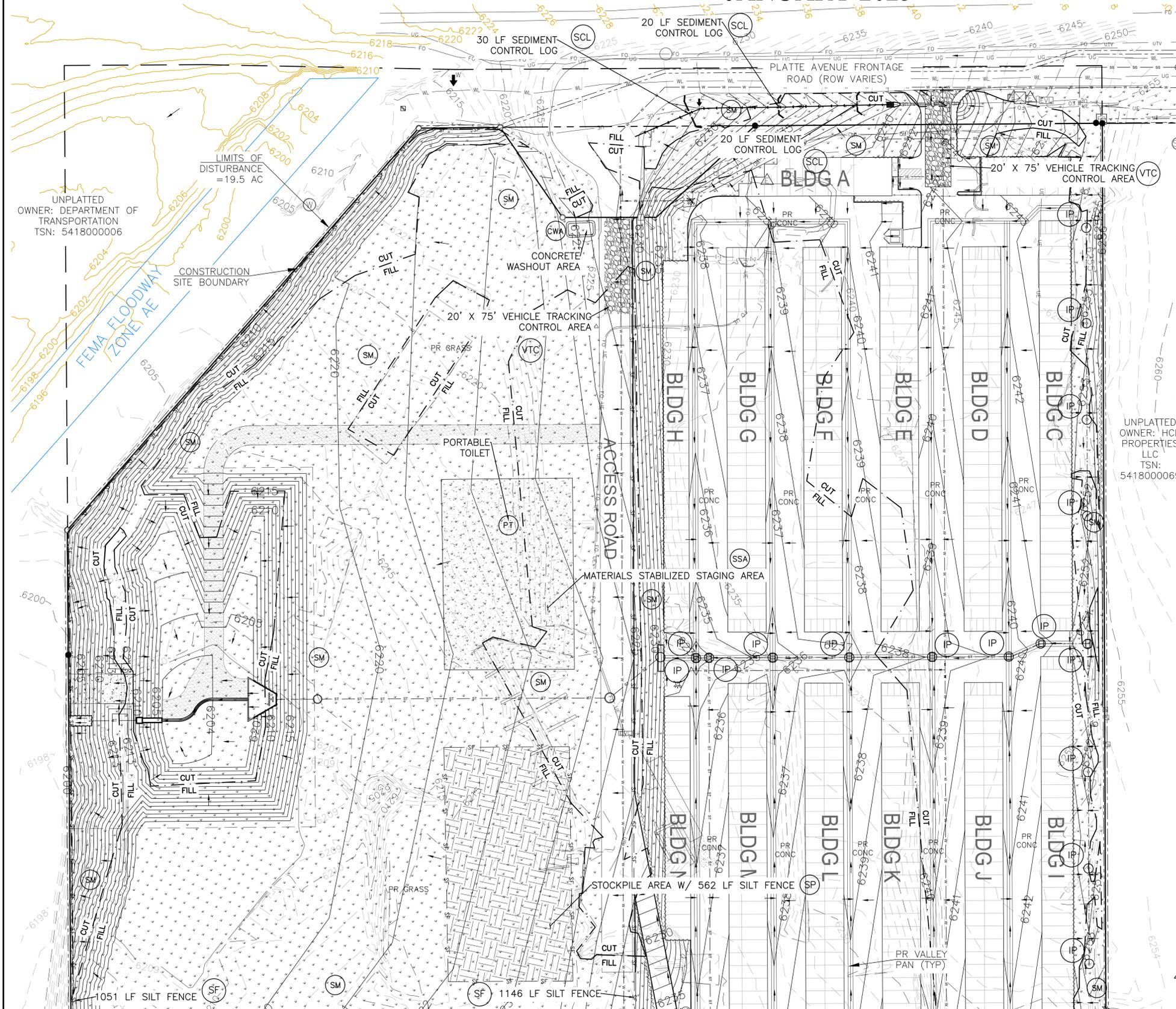
PROPOSED	PR	EXISTING CONTOURS - MINOR	--- 6231 ---
EXISTING	EX	EXISTING CONTOURS - MAJOR	--- 6230 ---
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EROSION CONTROL LEGEND

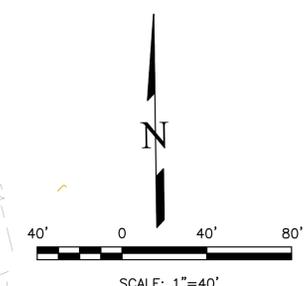
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⊙ SM	PERMANENT SEEDING AND MULCHING PS - DRILL SEED, HAND SEED, OR HYDROSEED; SEED MIX PER COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL (DECEMBER 2020), TABLE 5-2 MU - MECHANICALLY CRIMP MULCH OR HYDROMULCH	[Symbol]	FINAL

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UNPLATTED
OWNER: HCD
PROPERTIES
LLC
TSN: 5418000069



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

<p>UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION TSN: 5418000006</p>	<p>UNPLATTED OWNER: HCD PROPERTIES LLC TSN: 5418000069</p>	<p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p>	<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION						
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<p>DESIGNED BY JF DRAWN BY JF CHECKED BY DF</p>		<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN</p> <p>VERTICAL EROSION CONTROL PLAN - NORTH SIDE</p>									
<p>H-SCALE AS SHOWN V-SCALE N/A</p>		<p>JOB NO. 2419.00 DATE ISSUED 01/15/25 SHEET NO. 13 OF 28</p>									

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - SOUTH SIDE

JANUARY 2025

BENCHMARKS
 CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

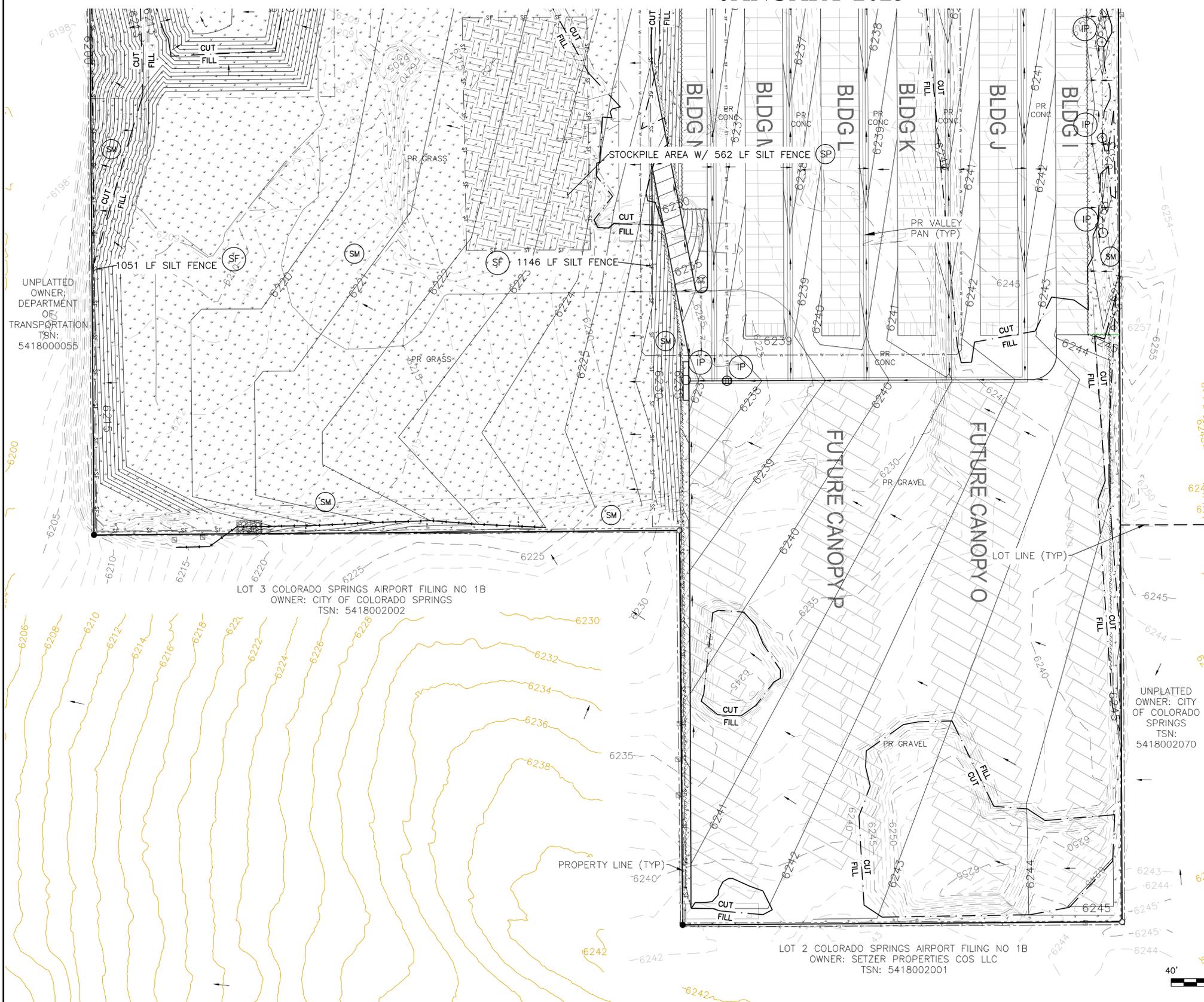
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EXISTING	EX	EXISTING CONTOURS - MAJOR	---	6230
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EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
(SF)	SILT FENCE	— SF —	INITIAL
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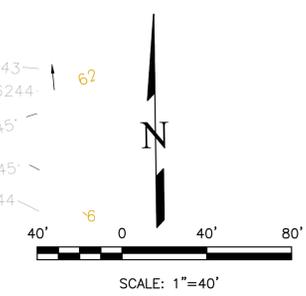


UNPLATTED OWNER; DEPARTMENT OF TRANSPORTATION; TSN: 5418000055

LOT 3 COLORADO SPRINGS AIRPORT FILING NO 1B
 OWNER: CITY OF COLORADO SPRINGS
 TSN: 5418002002

UNPLATTED OWNER: CITY OF COLORADO SPRINGS
 TSN: 5418002070

LOT 2 COLORADO SPRINGS AIRPORT FILING NO 1B
 OWNER: SETZER PROPERTIES COS LLC
 TSN: 5418002001



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DANE FRANK
 COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
 ATTN:
 5085 LIST DR, #200
 COLORADO SPRINGS, CO 80919
 719.548.0600

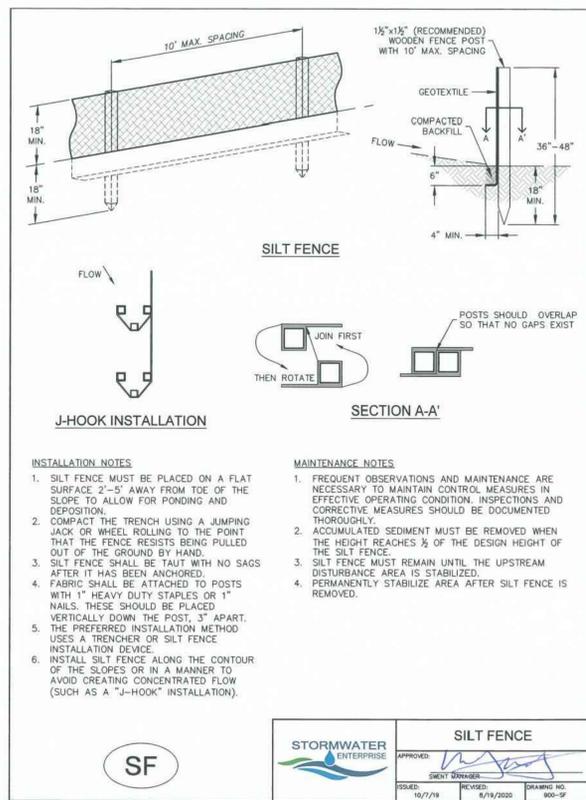
721 S. ZARO STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6422
 FAX: 719-635-6426
 www.terra-nova.com

PLATTE SELF STORAGE

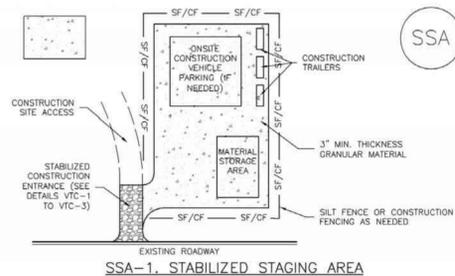
GRADING AND EROSION CONTROL PLAN
 VERTICAL EROSION CONTROL PLAN - SOUTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 14 OF 28

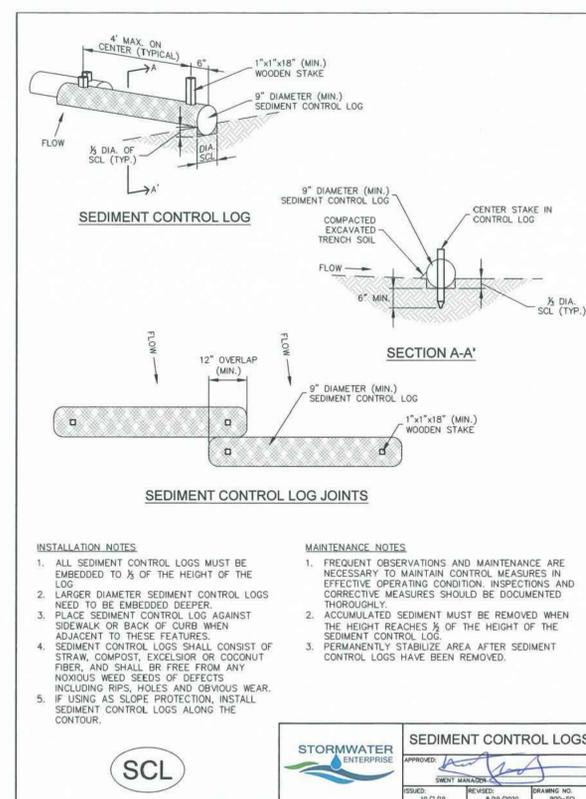
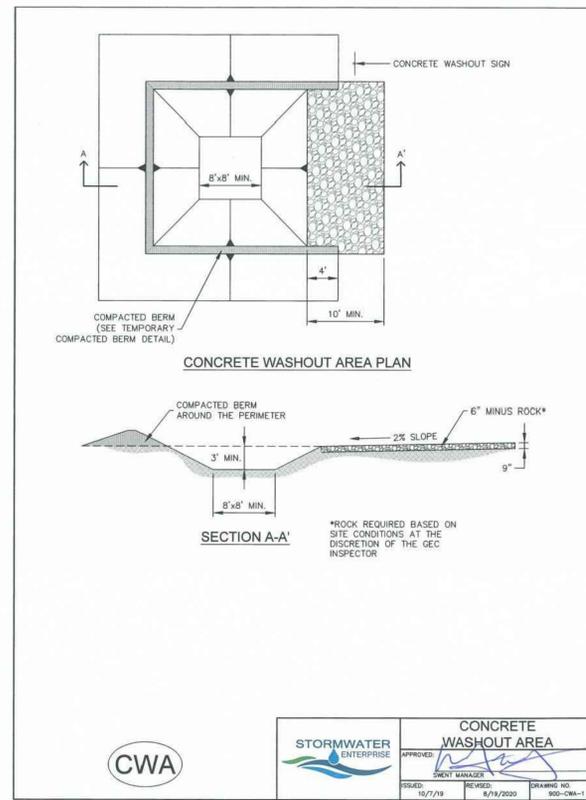
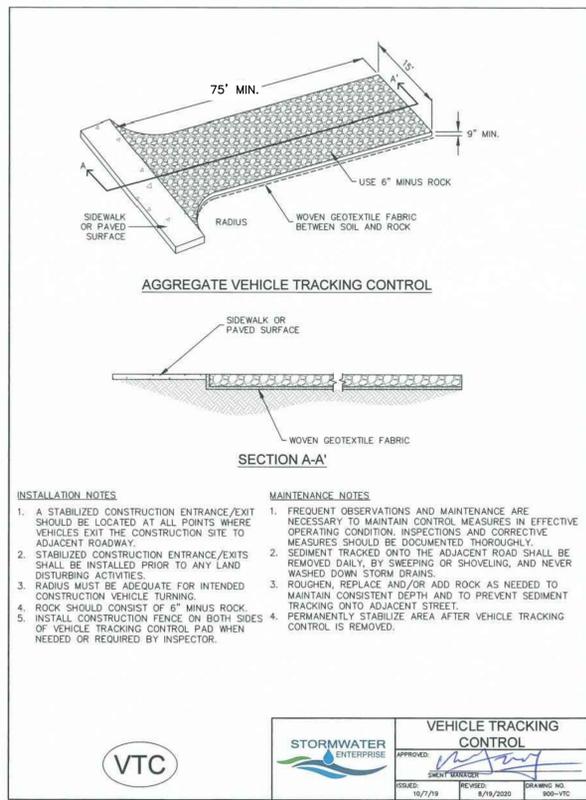
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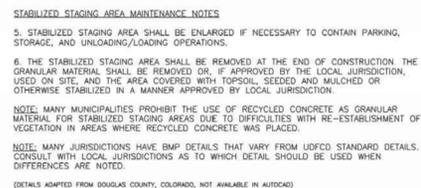
SM-6 Stabilized Staging Area (SSA)



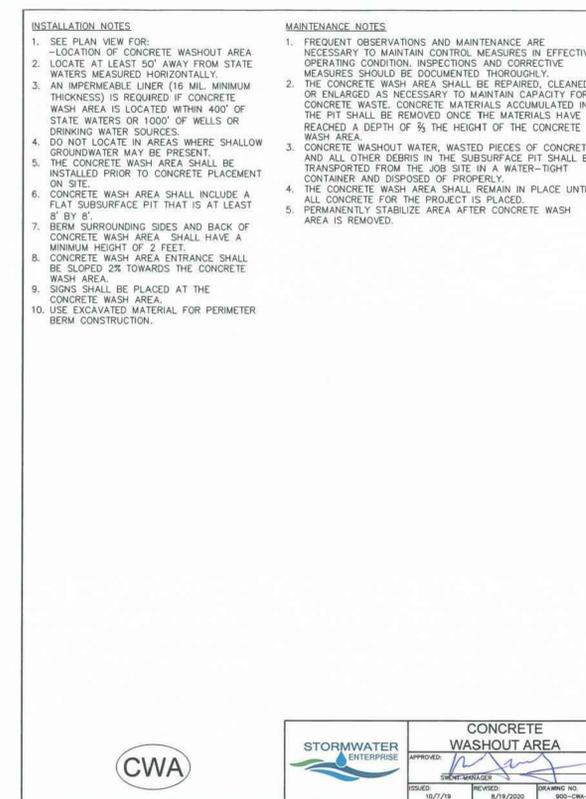
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3



SM-6 Stabilized Staging Area (SSA)



SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF

H-SCALE AS SHOWN
V-SCALE N/A

JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 15 OF 28

REVISIONS

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719.548.0600

721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnva.com

Terra Nova
Engineering, Inc.
Civil/City/Engineer/Int'l

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

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SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIBLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE. AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEED DEPTH MUST BE 1/4 TO 1/2 INCHES WHEN DRILL-SEEDING IS USED
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.



STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: *[Signature]*

DESIGNED BY: JF
 DRAWING NO.: 900-SH
 DATE: 10/7/19

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE CITY OF COLORADO SPRINGS, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES SPECIFIED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600

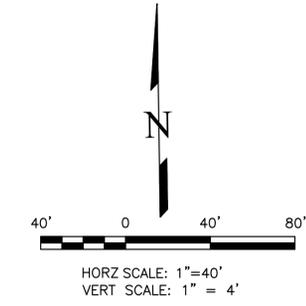
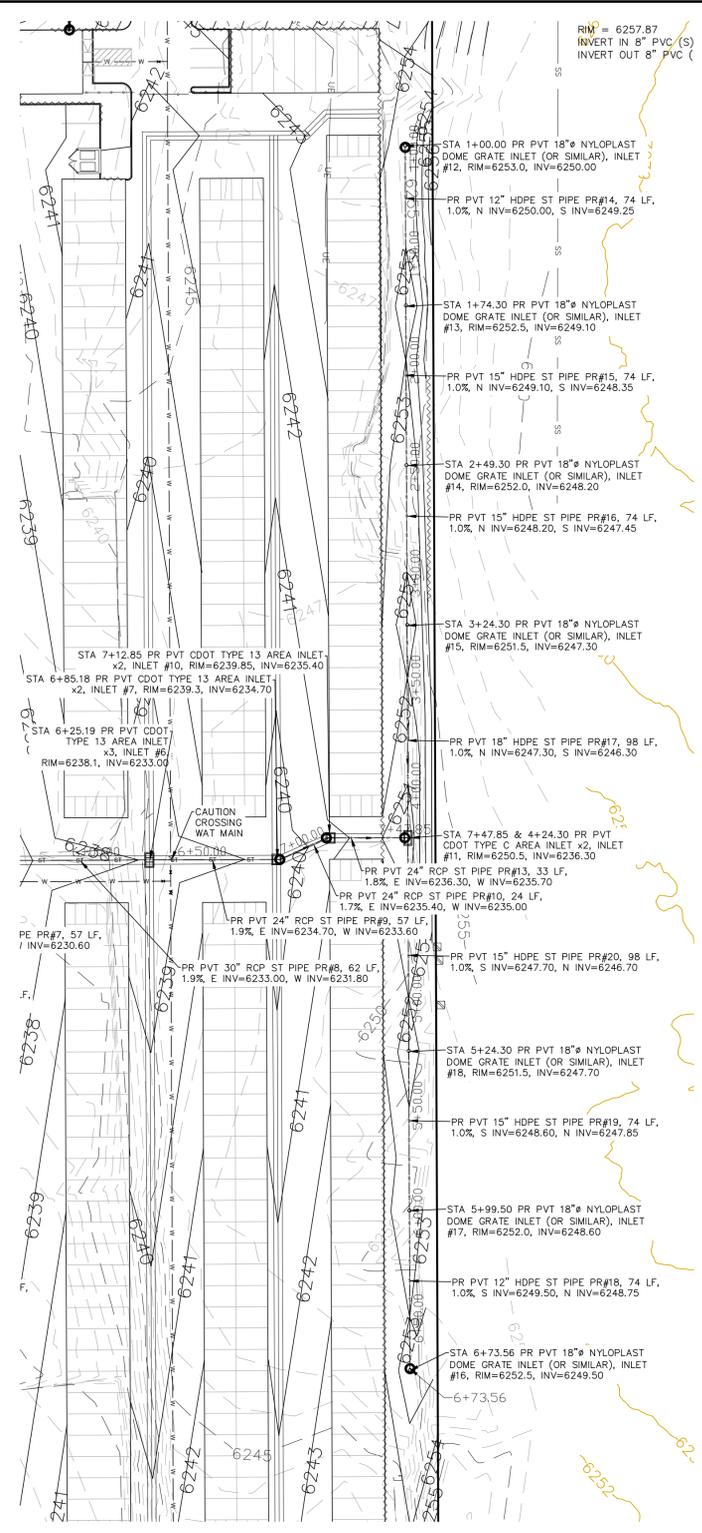


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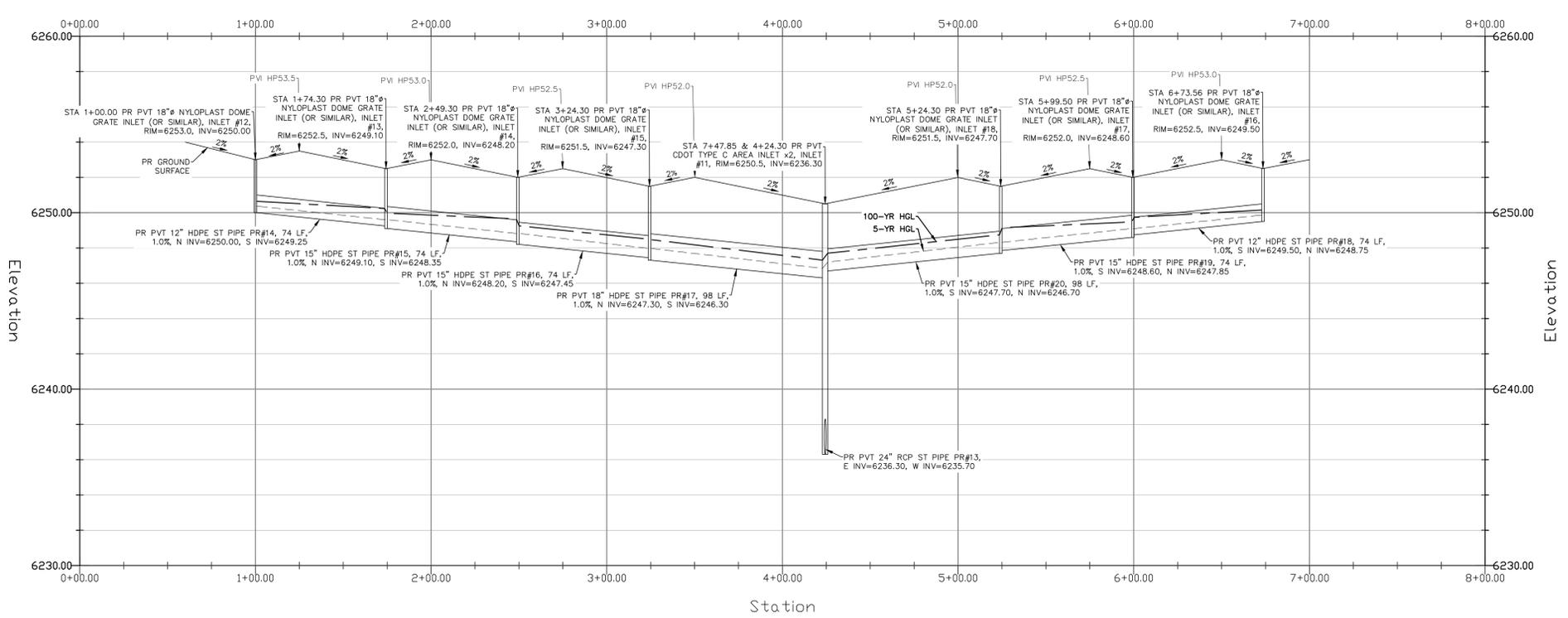
PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY JF
 DRAWN BY JF
 CHECKED BY DF
 H-SCALE AS SHOWN
 V-SCALE N/A
 JOB NO. 2419.00
 DATE ISSUED 01/15/25
 SHEET NO. 17 OF 28



STORM SEWER EAST RUN - PLAN & PROFILE
 HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'



GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	WATER LINE	---
FINISH GROUND AT TOP OF WALL	TW	SANITARY SEWER LINE	---
FINISHED GROUND AT BOTTOM OF WALL	BW	GAS LINE	---
LOW POINT	LP	UNDERGROUND ELECTRICAL LINE	---
HIGH POINT	HP	TELEPHONE LINE	---
FLOW ARROW	→	FIBER OPTIC LINE	---
EXISTING CONTOURS (LIDAR)	8730	STORM SEWER LINE	---
STORM MANHOLE	○	LIMIT OF CONSTRUCTION	---
STORM INLET	□	LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---

STORM SEWER NOTES

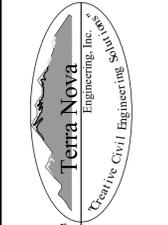
1. ALL HDPE STORM SEWER MUST BE SMOOTH INTERIOR PIPE. ALL RCP MUST BE MINIMUM CLASS 3.
2. ALL PIPE CONNECTIONS TO PREFABRICATED INLETS OR BOXES MUST USE A REINFORCED CONCRETE COLLAR.
3. ALL TYPE C INLETS SHALL HAVE CLOSE MESH GRATES.
4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.
5. GRADING INFORMATION SHOWN ON STORM SEWER PLANS SHALL NOT BE USED FOR CONSTRUCTION, USE THE GRADING PLANS FOR THAT. THE COUNTY REQUIRED REDUNDANT GRADING CALLOUTS BE INCLUDED ON THESE PLANS, AND THAT INFO MAY BE INCORRECT.

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE
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 5085 LIST DR, #200
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 719.548.0600

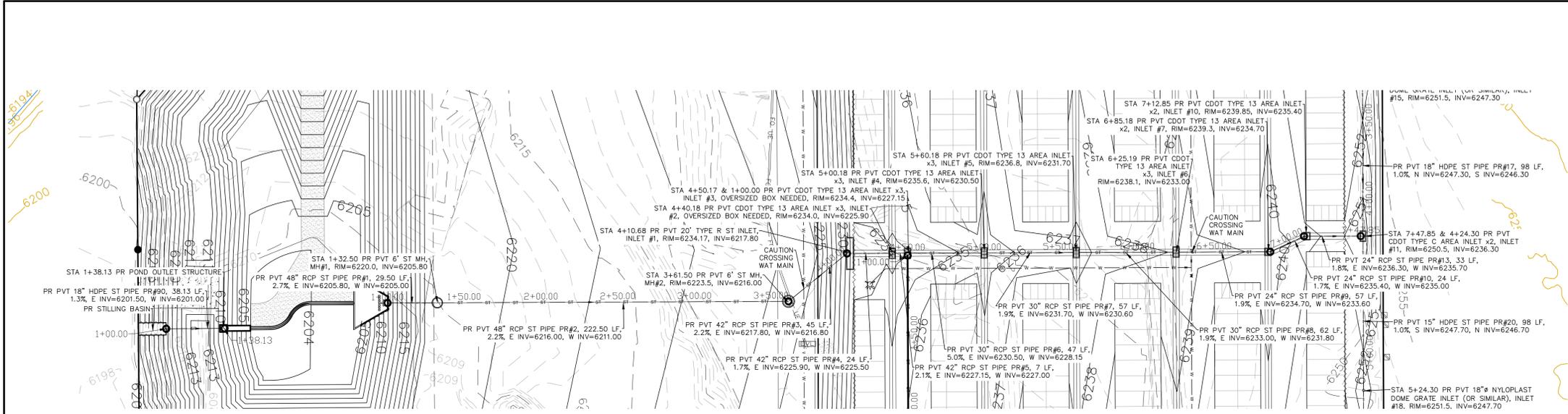


721 S. ZABO STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6442
 FAX: 719-635-6426
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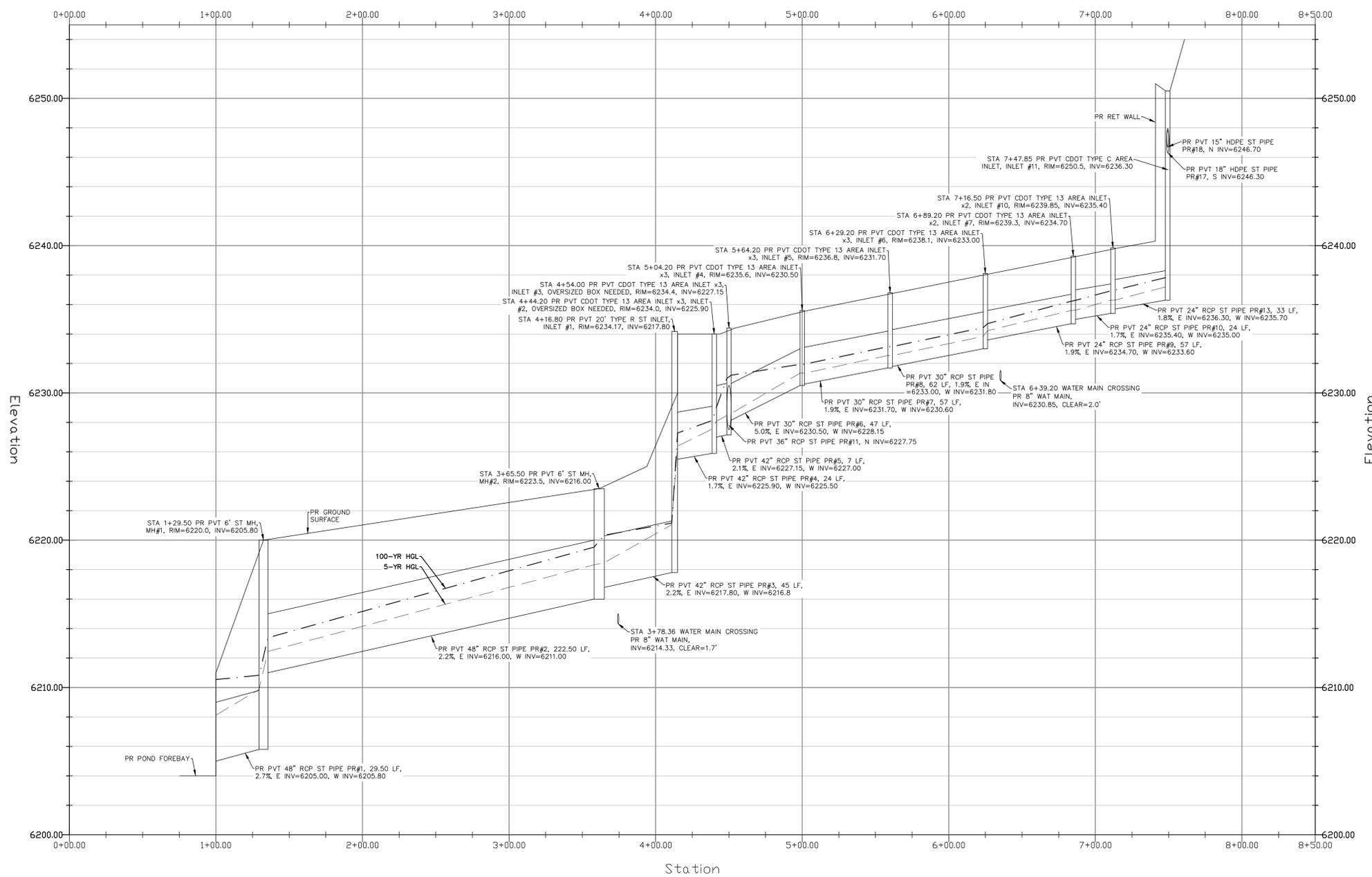
PLATTE SELF STORAGE
 STORM SEWER PLAN
 EAST RUN - PLAN & PROFILE

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 18 OF 28

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STORM SEWER MAIN RUN - PLAN & PROFILE
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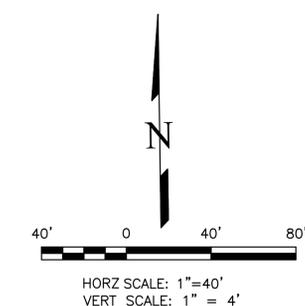


GRADING LEGEND

PROPOSED	PR
EXISTING	EX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	TC
FLOWLINE	FL
FINISH GROUND AT TOP OF WALL	TW
FINISHED GROUND AT BOTTOM OF WALL	BW
LOW POINT	LP
HIGH POINT	HP
FLOW ARROW	→
EXISTING CONTOURS (LIDAR)	6130
STORM MANHOLE	○
STORM INLET	□
EXISTING CONTOURS - MINOR	---6231---
EXISTING CONTOURS - MAJOR	---6230---
PROPOSED CONTOURS - 1'	---6231---
EXISTING PROPERTY LINE	=====
PROPOSED RET WALL	=====
PROPOSED RIPRAP	=====
WATER LINE	---W---
SANITARY SEWER LINE	---SS---
GAS LINE	---UG---
UNDERGROUND ELECTRICAL LINE	---UE---
TELEPHONE LINE	---UT---
FIBER OPTIC LINE	---FO---
STORM SEWER LINE	---ST---
LIMIT OF CONSTRUCTION	-----
LIMIT OF SOIL DISTURBANCE	-----
PROPOSED FENCE	-----
FIRE HYDRANT	⊙

STORM SEWER NOTES

1. ALL HDPE STORM SEWER MUST BE SMOOTH INTERIOR PIPE. ALL RCP MUST BE MINIMUM CLASS 3.
2. ALL PIPE CONNECTIONS TO PREFABRICATED INLETS OR BOXES MUST USE A REINFORCED CONCRETE COLLAR.
3. ALL TYPE C INLETS SHALL HAVE CLOSE MESH GRATES.
4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

NO.	DESCRIPTION	DATE

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721 S. ZUBO STREET
 COLORADO SPRINGS, CO 80904
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 FAX: 719-635-6426
 www.tneng.com

Terra Nova
 Engineering, Inc.
 Civil/Environmental Engineers

PLATTE SELF STORAGE

DESIGNED BY DLF
 DRAWN BY DLF
 CHECKED BY LD
 H-SCALE AS SHOWN
 V-SCALE N/A
 JOB NO. 2419.00
 DATE ISSUED 01/15/25
 SHEET NO. 19 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

EXTENDED DETENTION BASIN PLAN

JANUARY 2025

GRADING LEGEND

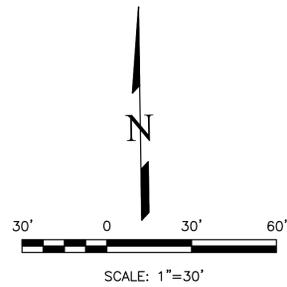
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EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
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FINISHED GROUND	FG	EXISTING PROPERTY LINE	=====
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	-----
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---v---v---
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---ss---ss---
LOW POINT	LP	GAS LINE	---ug---ug---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---ue---ue---
FLOW ARROW	←	TELEPHONE LINE	---ut---ut---
		FIBER OPTIC LINE	---fo---fo---
		STORM SEWER LINE	---st---st---
		LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	-----
		PROPOSED FENCE	o-o-o-o-o
		FIRE HYDRANT	⊗

NOTES

- ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
- LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

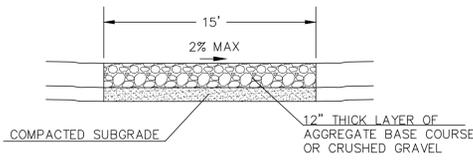
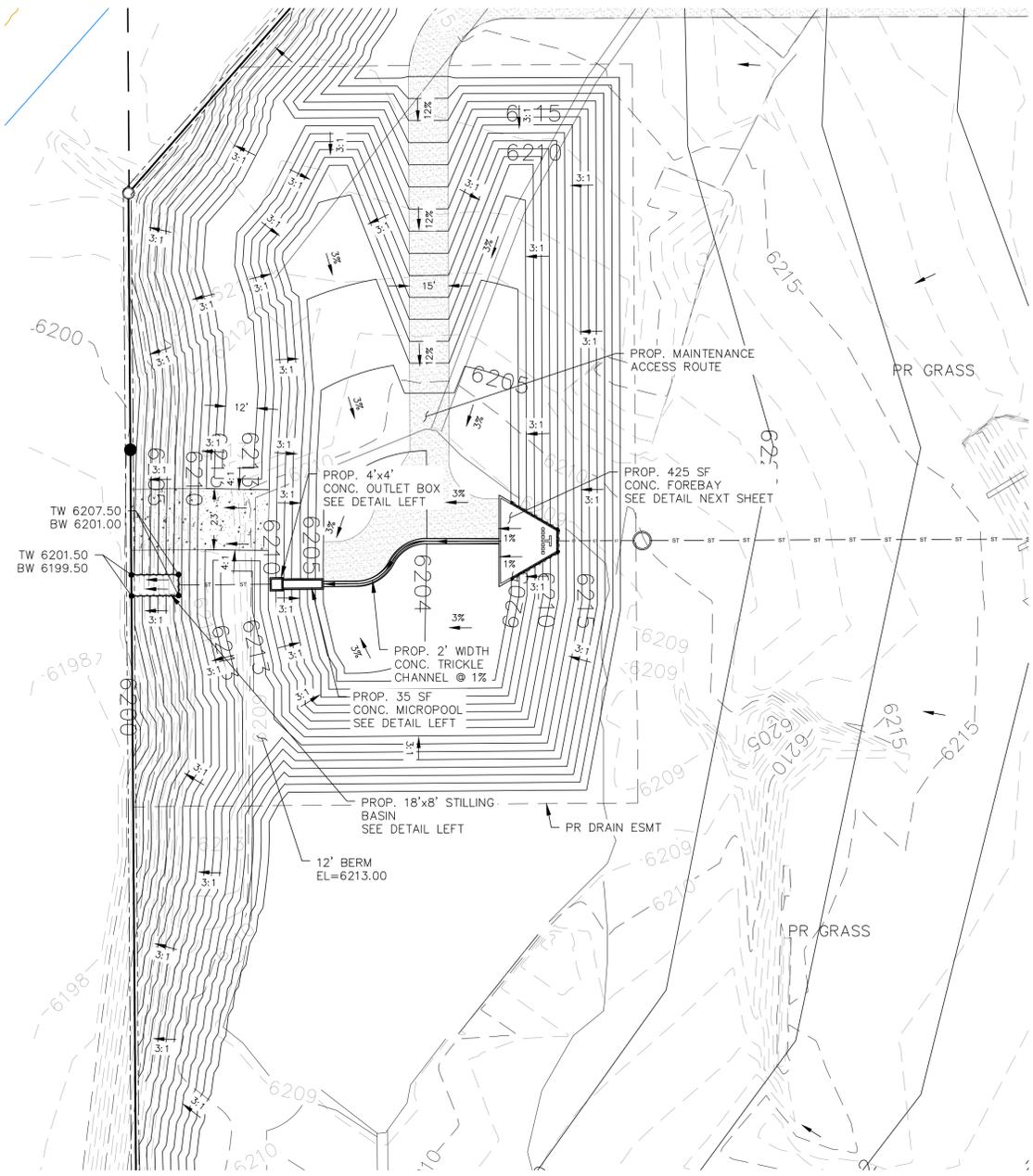
BENCHMARKS

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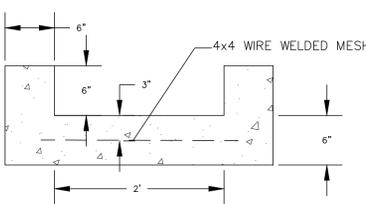


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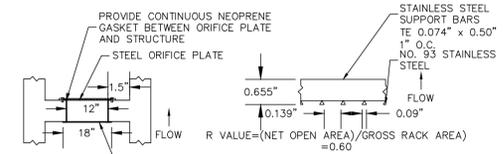
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EURV: 6208.68
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15' MAINTENANCE ACCESS ROAD SECTION
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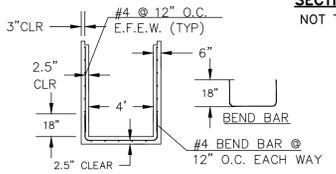


2' CONCRETE TRICKLE CHANNEL
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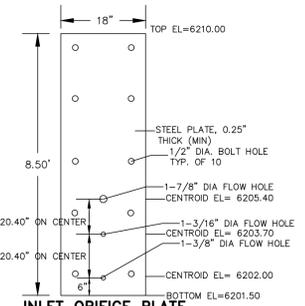


SECTION B-B
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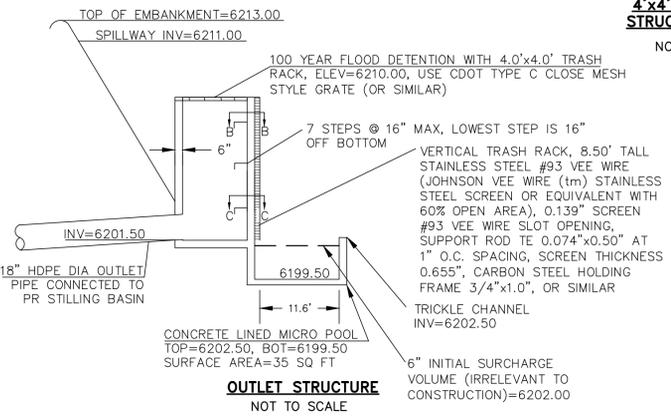
SECTION C-C
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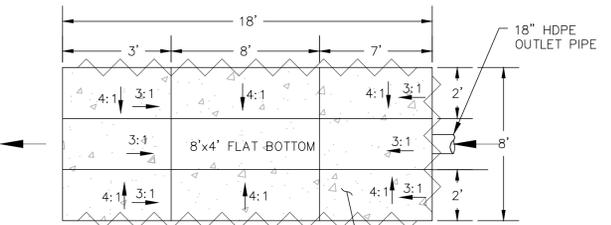
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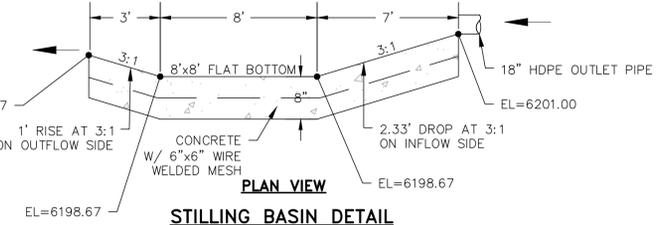
INLET ORIFICE PLATE PERFORATED HOLE PATTERN
NOT TO SCALE



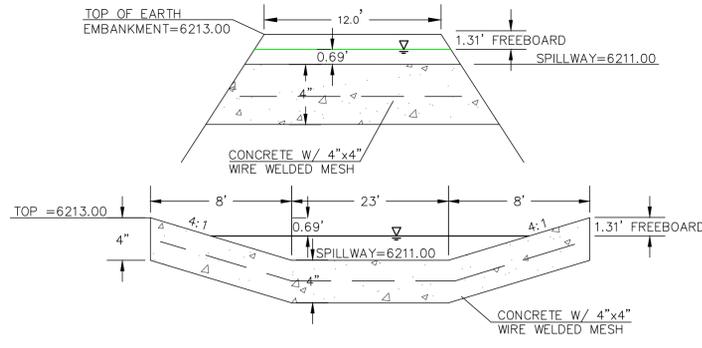
OUTLET STRUCTURE
NOT TO SCALE



PROFILE VIEW



STILLING BASIN DETAIL
NOT TO SCALE



EDB EMERGENCY WEIR
NOT TO SCALE

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DANE FRANK
COLORADO P.E. # 50207

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 90%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							<p>DATE: _____</p> <p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST RECENT WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p> <p style="text-align: center;"> Terra Nova Engineering, Inc. Civil/City/Engineer/Architect </p> <p style="font-size: small;">721 S. ZARO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnva.com</p>
NO.	DESCRIPTION								
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN EXTENDED DETENTION BASIN PLAN</p>	<p>DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD</p> <p>H-SCALE AS SHOWN V-SCALE N/A</p> <p>JOB NO. 2419.00 DATE ISSUED 01/15/25 SHEET NO. 21 OF 28</p>								

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

EXTENDED DETENTION BASIN PLAN

JANUARY 2025

GRADING LEGEND

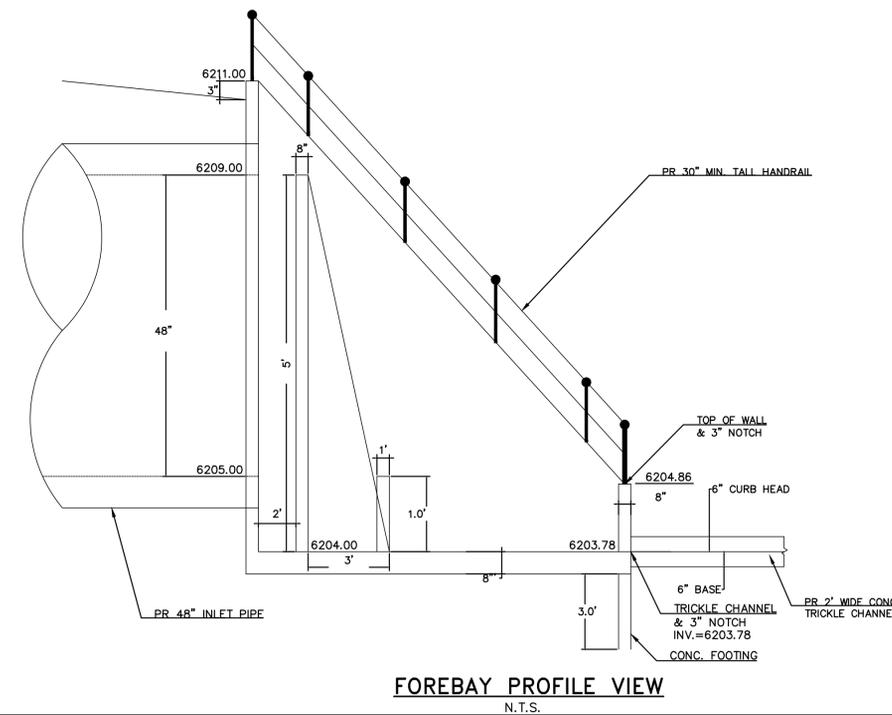
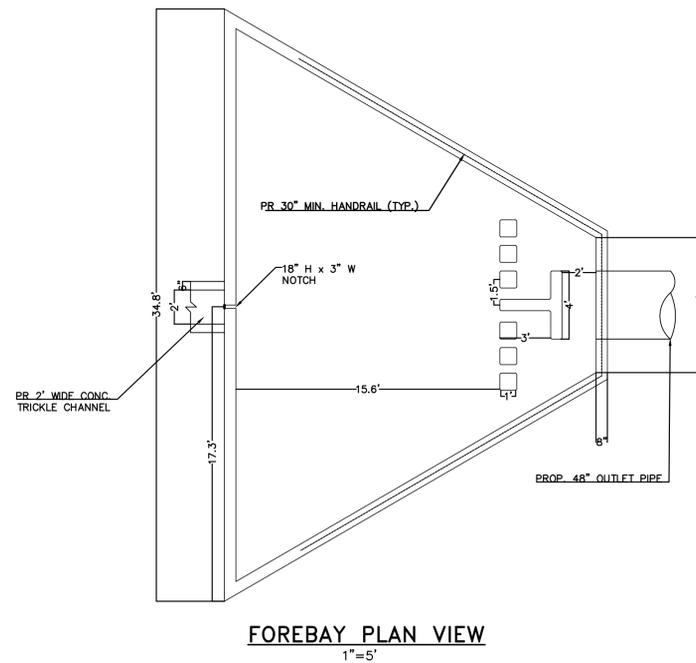
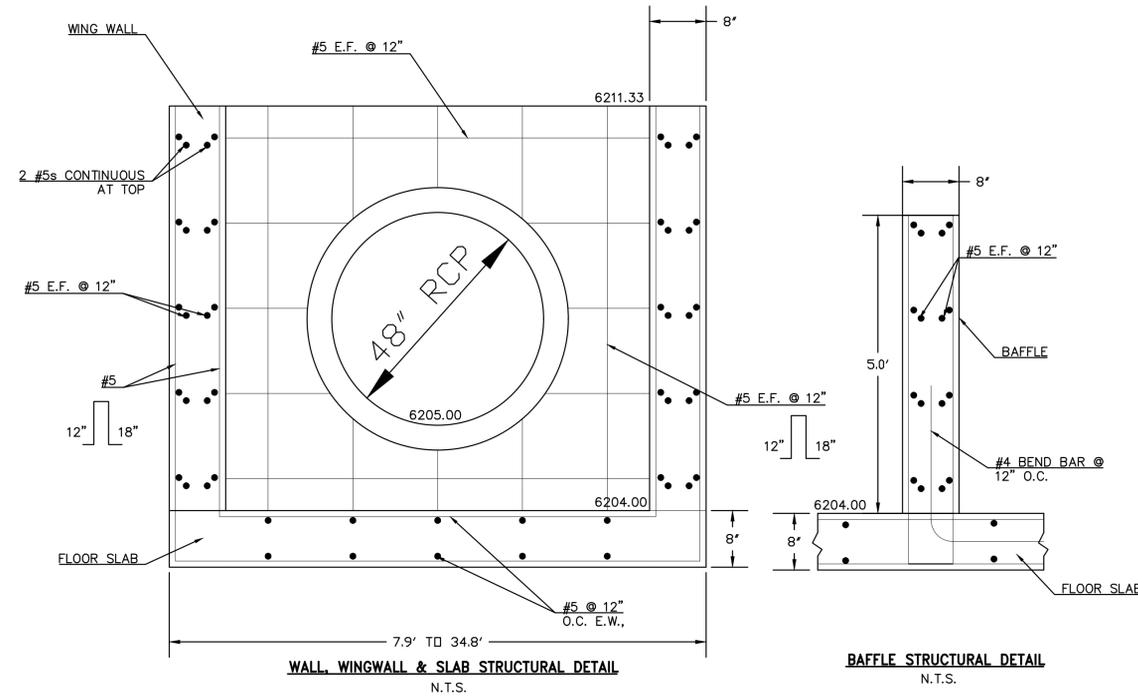
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	XXXXXX
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	— v — v —
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	— ss — ss —
LOW POINT	LP	GAS LINE	— ug — ug —
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	— ue — ue —
FLOW ARROW	←	TELEPHONE LINE	— ut — ut —
		FIBER OPTIC LINE	— fo — fo —
		STORM SEWER LINE	— st — st —
		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	— o — o —
		FIRE HYDRANT	⊕

NOTES

- ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
- LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

BENCHMARKS

#5 REBAR WITH ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439", FLUSH WITH GROUND - ELEV.=6513.85 (NAVD=1988) [NORTHWEST PROPERTY CORNER]



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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 Engineering, Inc.
 Civil/Environmental Engineers
 721 S. ZARO STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6422
 FAX: 719-635-6426
 www.tnecinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EXTENDED DETENTION BASIN PLAN

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 22 OF 28

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NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 & 2 AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 & 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACE WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING OR CONSTRUCTION.

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.
- CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- BROWN GROUND SURFACE CONTOURS ARE LIDAR DATA DOWNLOADED FROM THE COLORADO HAZARD MAPPING & RISK MAP PORTAL, DATA SET: 2018 3DEP EAST CO EL PASO. THIS DATA IS APPROXIMATE. LIDAR DATA IS FROM 2018 AND AT 2' INTERVALS.

PLATTE SELF STORAGE STREET IMPROVEMENT PLAN COVER SHEET JANUARY 2025



SITE ADDRESS

6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID

5418000075

LEGAL DESCRIPTION

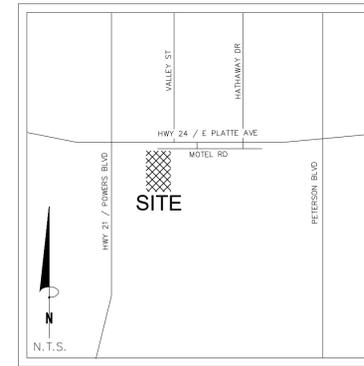
TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59' N 958.2 FT TO POB, W 349.88 FT OF NE4NW4 OF SEC 18 EX HWY BY BK 6509-223 & REC #201040780

SOIL TYPES

ONSITE SOILS ARE HYDROLOGIC GROUP "A", BLAKELAND LOAMY SAND (8), 1 TO 9 PERCENT SLOPES (PER NRCS WEB SOIL SURVEY MAP)

BENCHMARKS

CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988)
[NORTHEAST OF SITE ENTRANCE]



VICINITY MAP
N.T.S.

CONTACT INFORMATION:

OWNER: DONALD HUMPHREY
5780 SAYRES ROAD
COLORADO SPRINGS, CO 80907
(719) 492-8649

CIVIL ENGINEER: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, COLORADO 80904
DANE FRANK, P.E., (719) 635-6422

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, COLORADO 80910
(719) 520-6300

CIMARRON HILLS FIRE DEPT HEADQUARTERS
1835 TUSKEGEE PL
COLORADO SPRINGS, COLORADO 80915
(719) 591-0960

CHEROKEE METRO DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, COLORADO 80915
(719) 597-5080

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

ENGINEER OF RECORD SIGNATURE _____ DATE _____
DANE FRANK, P.E. #50207
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER NAME, TITLE _____ DATE _____

BUSINESS NAME, ADDRESS _____

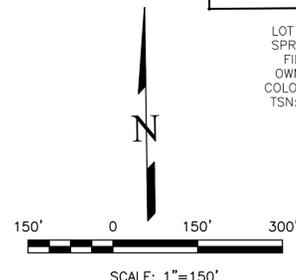
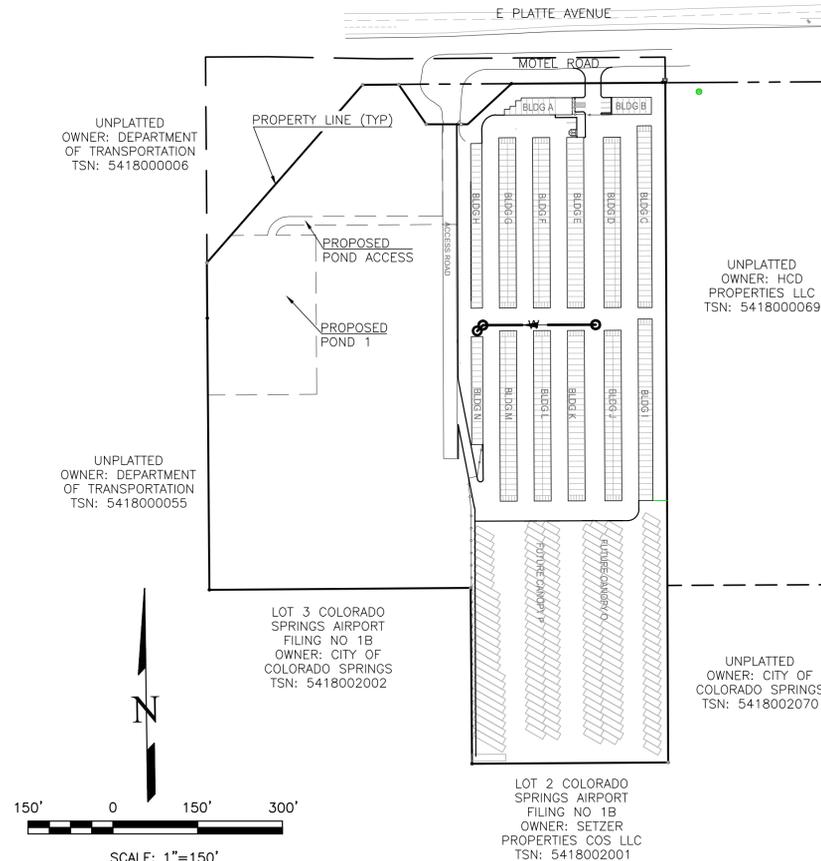
EL PASO COUNTY APPROVAL

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

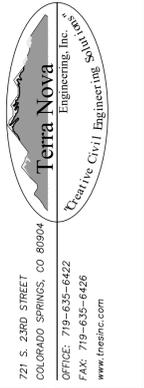


REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST RECENT WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP

ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnove.com

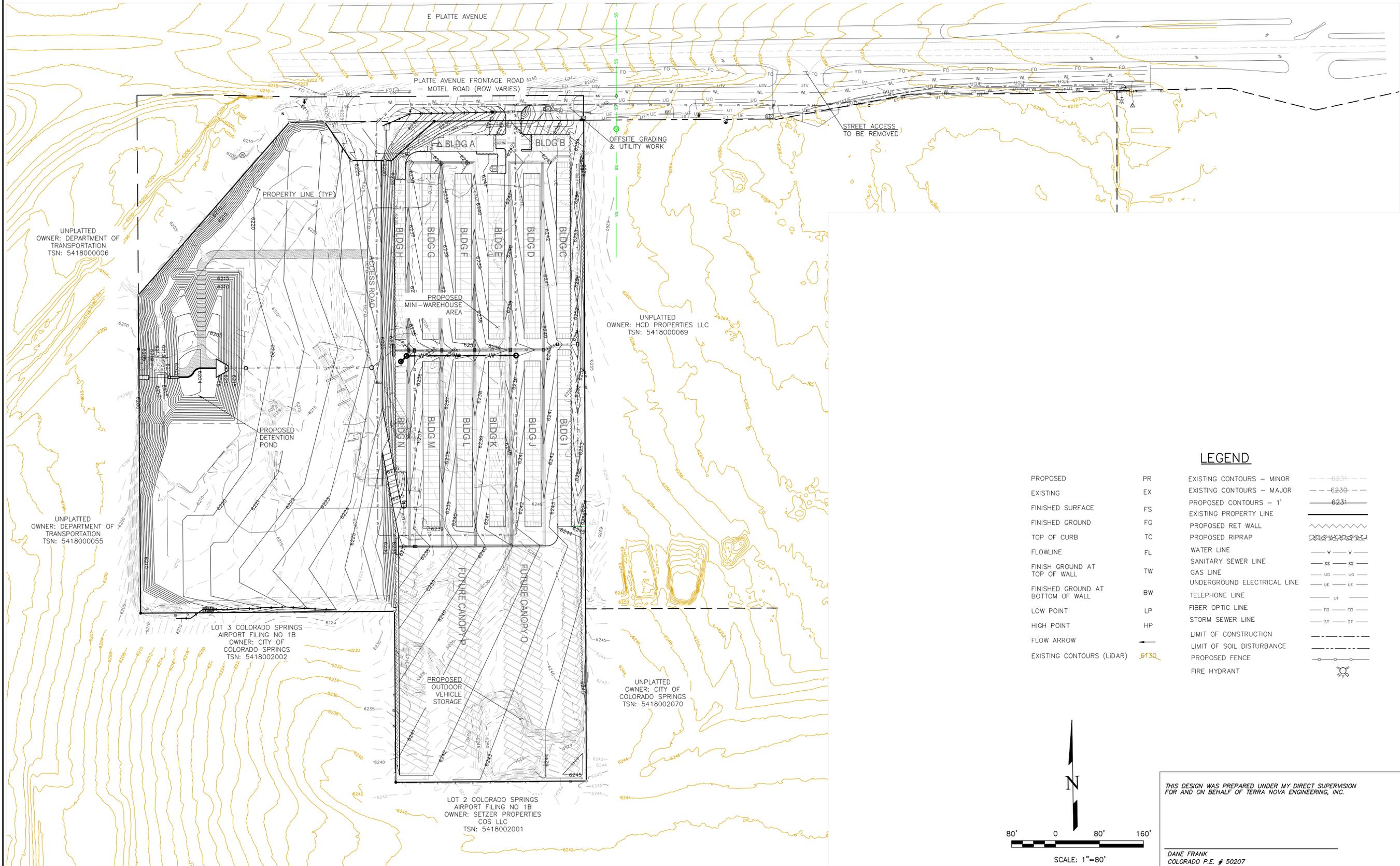
PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
COVER SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/14/25
SHEET NO. 23 OF 28

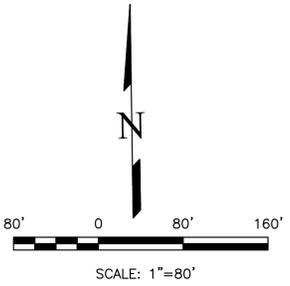
PPR2418

N:\Jobs\2419.00\Drawings\241900 SIP.dwg, 1/15/2025 11:39:22 AM

PLATTE SELF STORAGE STREET IMPROVEMENT PLAN OVERVIEW SHEET JANUARY 2025



PROPOSED		EXISTING	
PR	EXISTING CONTOURS - MINOR	---	6231
EX	EXISTING CONTOURS - MAJOR	---	6230
FS	PROPOSED CONTOURS - 1'	---	6231
FG	EXISTING PROPERTY LINE	---	---
TC	PROPOSED RET WALL	---	---
FL	PROPOSED RIPRAP	---	---
TW	WATER LINE	---	---
BW	SANITARY SEWER LINE	---	---
LP	GAS LINE	---	---
HP	UNDERGROUND ELECTRICAL LINE	---	---
---	TELEPHONE LINE	---	---
---	FIBER OPTIC LINE	---	---
---	STORM SEWER LINE	---	---
---	LIMIT OF CONSTRUCTION	---	---
---	LIMIT OF SOIL DISTURBANCE	---	---
---	PROPOSED FENCE	---	---
---	FIRE HYDRANT	---	---



THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

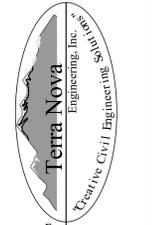
DANE FRANK
COLORADO P.E. # 50207

REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING BOARD OF THE STATE OF COLORADO, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE DESIGNATED PROJECT AND DATE OF DESIGNATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP

ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



721 S. ZABO STREET
COLORADO SPRINGS, CO 80904

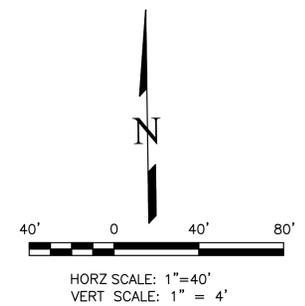
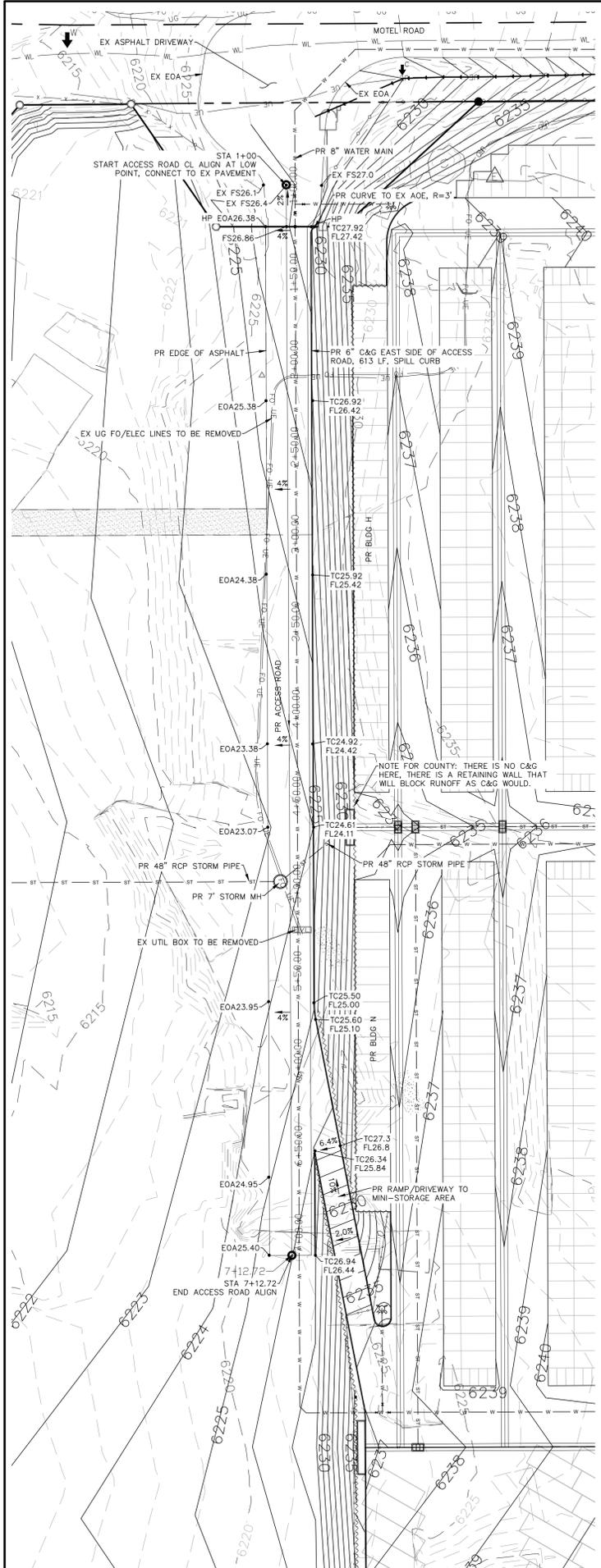
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneng.com

PLATTE SELF STORAGE

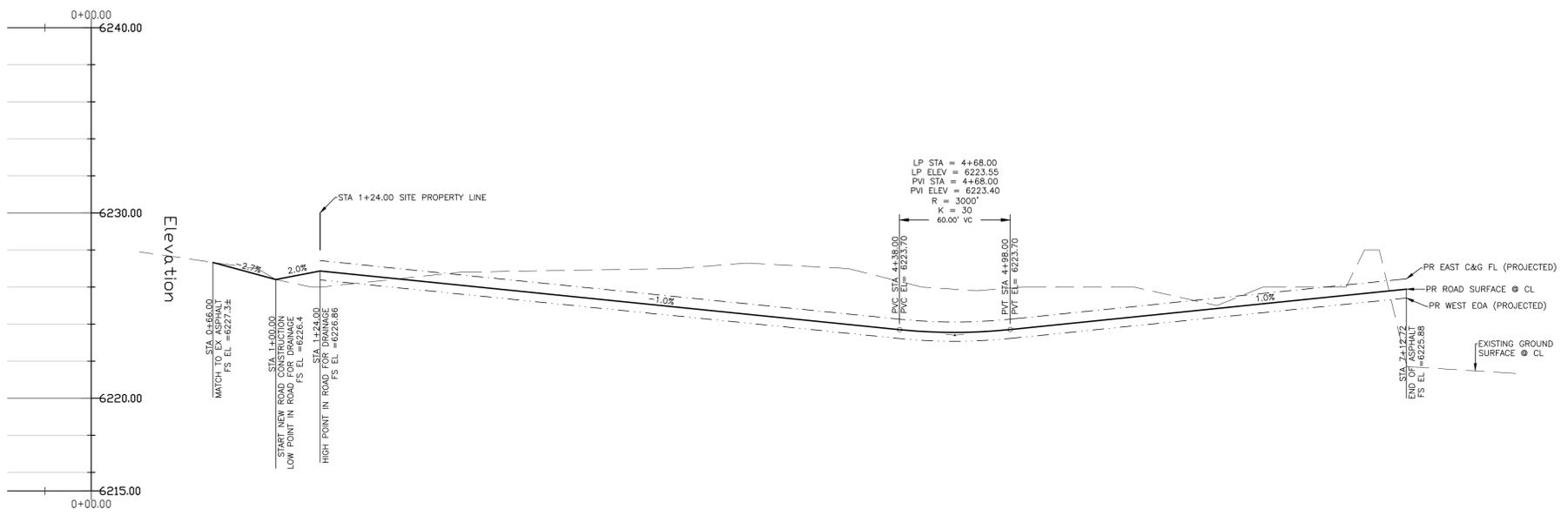
STREET IMPROVEMENT PLAN
OVERVIEW SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/14/25
SHEET NO. 24 OF 28

N:\Jobs\2419.00\Drawings\241900 SIP.dwg, 1/15/2025 11:39:23 AM



ACCESS ROAD – PLAN & PROFILE
 HORZ SCALE: 1"=40' – VERT SCALE: 1"=4'



SIDEWALK: WIDTH	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> DETACHED
DESIGN SPEED: 25 MPH (POSTED)		
CURB TYPE:	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2
ROW WIDTH:	FL-FL: 28'	
STREET TYPE:	CUSTOM	
PAVEMENT TYPE:	<input type="checkbox"/> HMA	<input type="checkbox"/> PCC
THICKNESS:		
COMPOSITE SECTION:	<input type="checkbox"/> HMA	<input type="checkbox"/> BASE
SUBGRADE STABILIZATION:	<input type="checkbox"/> CHEMICAL	<input type="checkbox"/> MECHANICAL
	<input type="checkbox"/> TYPE	<input type="checkbox"/> THICKNESS

ACCESS ROAD PAVEMENT NOTES

- FINAL PAVEMENT DESIGN WILL BE DETERMINED BY A GEOTECHNICAL ENGINEER, PER THE COUNTY'S PAVEMENT DESIGN REQUIREMENTS, FOLLOWING FINAL GRADING OF THE STREET.
- FOR COST EXERCISES THE FOLLOWING PAVEMENT DESIGN CAN BE ASSUMED: 5" HMA OVER 9" BASE.

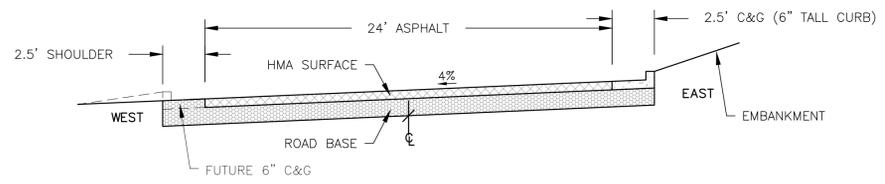
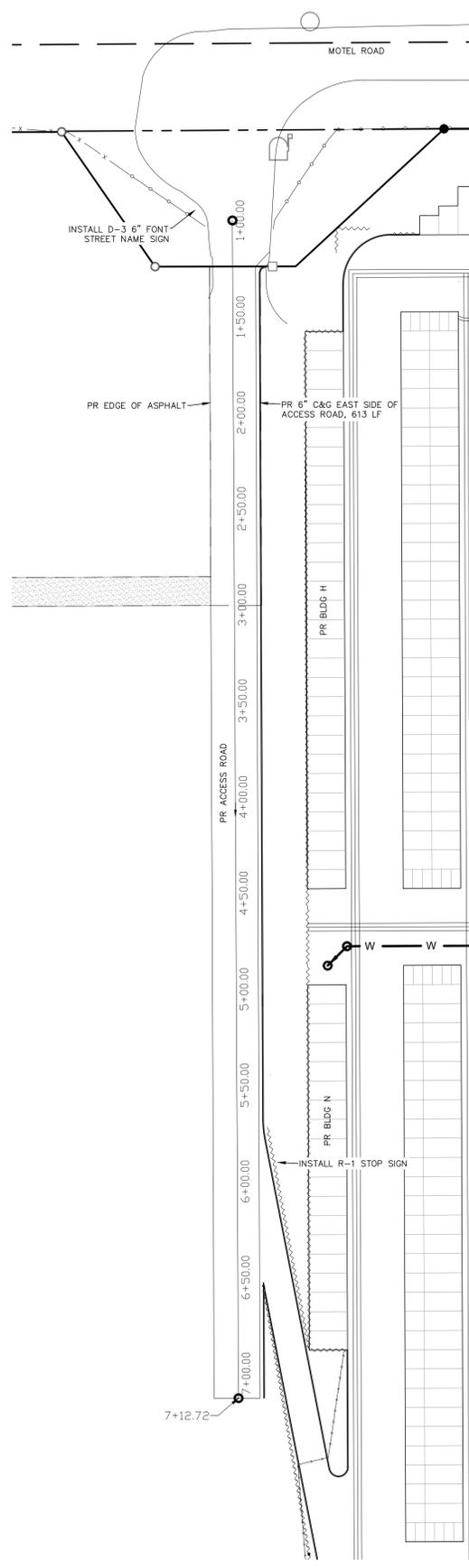
LEGEND			
PROPOSED	PR	EXISTING CONTOURS – MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS – MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS – 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---
LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	←	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	---
		STORM SEWER LINE	---
		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---

DATE	
DESCRIPTION	
REVISIONS	
NO.	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.	
PREPARED FOR:	RMG-ROCKY MOUNTAIN GROUP
ATTN:	5085 LIST DR, #200
	COLORADO SPRINGS, CO 80919
	719.548.0600
	
721 S. Z3RD STREET	COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422	FAX: 719-635-6426
www.tnoinc.com	
PLATTE SELF STORAGE	
STREET IMPROVEMENT PLAN ACCESS ROAD PLAN & PROFILE	
DESIGNED BY DLF	
DRAWN BY DLF	
CHECKED BY LD	
H-SCALE AS SHOWN	
V-SCALE N/A	
JOB NO. 2419.00	
DATE ISSUED 01/14/25	
SHEET NO. 25 OF 28	

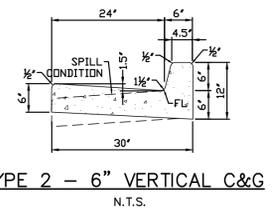
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

PLATTE SELF STORAGE STREET IMPROVEMENT PLAN DETAILS SHEET JANUARY 2025



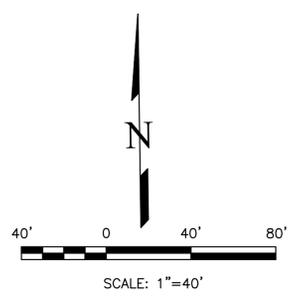
TYPICAL STREET SECTION (CUSTOM) – ACCESS ROAD (PRIVATE)
NOT TO SCALE



TYPE 2 – 6\"/>



STREET NAME SIGNS
1 – ACCESS ROAD NAME TBD, 6\"/>

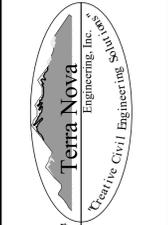


PROPOSED	PR	EXISTING CONTOURS – MINOR	---	6231
EXISTING	EX	EXISTING CONTOURS – MAJOR	---	6230
FINISHED SURFACE	FS	PROPOSED CONTOURS – 1'	---	6231
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---	
TOP OF CURB	TC	PROPOSED RET WALL	---	
FLOWLINE	FL	PROPOSED RIPRAP	---	
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---	
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---	
LOW POINT	LP	GAS LINE	---	
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---	
FLOW ARROW		TELEPHONE LINE	---	
EXISTING CONTOURS (LIDAR)		FIBER OPTIC LINE	---	
		STORM SEWER LINE	---	
		LIMIT OF CONSTRUCTION	---	
		LIMIT OF SOIL DISTURBANCE	---	
		PROPOSED FENCE	---	
		FIRE HYDRANT	---	

LEGEND

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEW AGENCIES, THE REVIEW AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND MOST DESTROYED BY WRITTEN AUTHORIZATION.			

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



721 S. ZARO STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneng.com

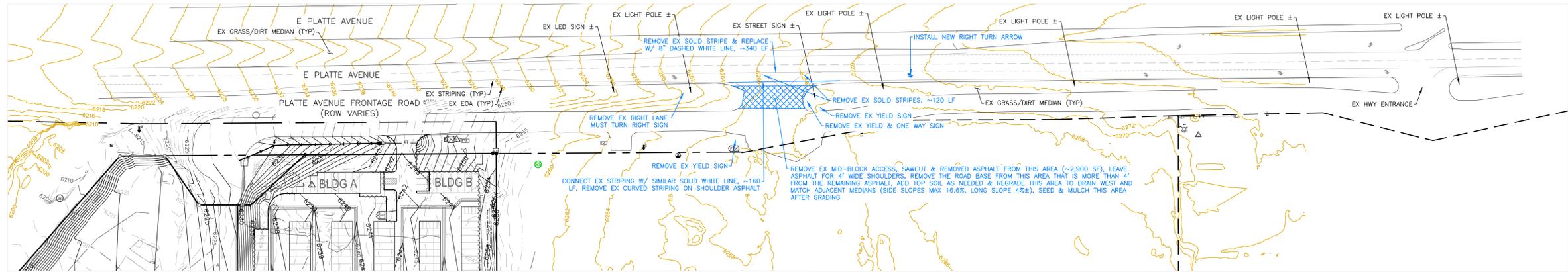
PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
DETAILS SHEET

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/14/25
SHEET NO. 26 OF 28

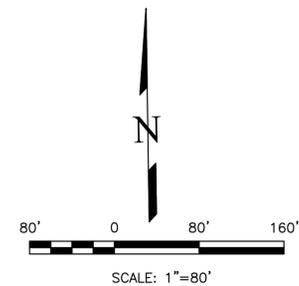
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN HWY 24 MID BLOCK ACCESS REMOVAL JANUARY 2025



NOTES

1. THE MID-BLOCK ACCESS REMOVAL WORK SHALL BE PER CDOT STANDARDS.
2. INFO SHOWN IN BLUE IS THE PROPOSED WORK.

<u>LEGEND</u>			
PROPOSED	PR	EXISTING CONTOURS - MINOR	--- 6231 ---
EXISTING	EX	EXISTING CONTOURS - MAJOR	--- 6230 ---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	--- 6231 ---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	-----
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	--- w ---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	--- ss ---
LOW POINT	LP	GAS LINE	--- ug ---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	--- ue ---
FLOW ARROW	→	TELEPHONE LINE	--- ut ---
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	--- fo ---
		STORM SEWER LINE	--- st ---
		LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	-----
		PROPOSED FENCE	--- o ---
		FIRE HYDRANT	⊗



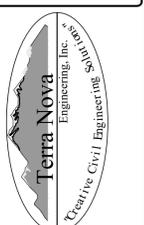
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

REVISIONS	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING DIVISION OF THE COLORADO DEPARTMENT OF TRANSPORTATION, THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE DESIGNATED PROJECT AND DATE OF WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



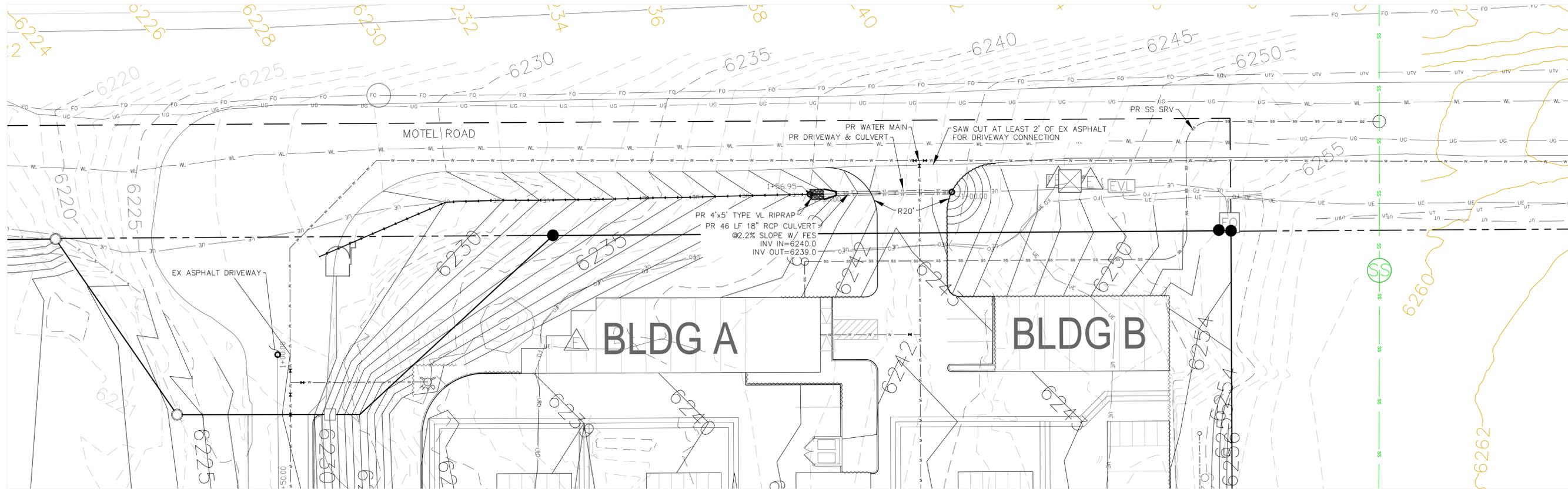
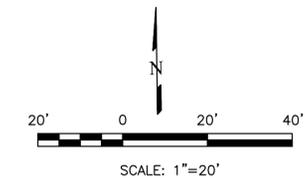
721 S. Z3RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnva.com

PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
HWY 24 MID BLOCK ACCESS REMOVAL

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/14/25
SHEET NO. 27 OF 28

N:\Jobs\2419.00\Drawings\241900 SIP.dwg, 1/15/2025 11:39:30 AM

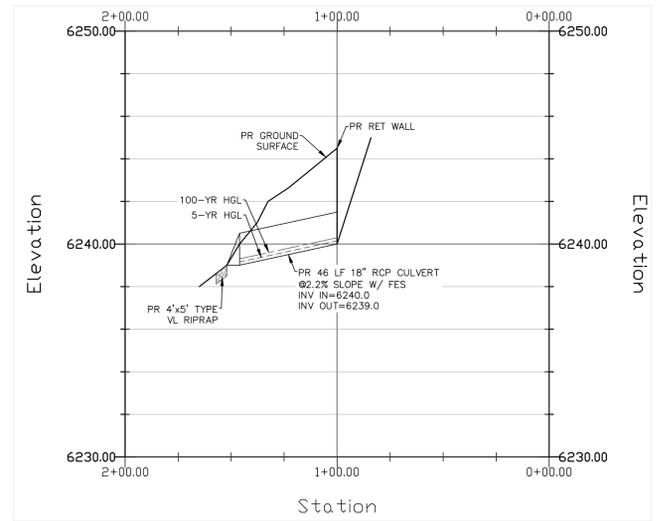
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN RIGHT OF WAY IMPROVEMENTS SHEET JANUARY 2025



NOTES

1. THE COUNTY REQUIRED THIS SHEET BE ADDED TO THE PLAN SET. NO NEW INFO IS INCLUDED HERE.
2. CULVERT INFO SHOWN ON THESE PLANS IS SECONDARY TO THE INFO SHOWN ON THE GRADING PLANS. IN THE EVENT OF A DISCREPANCY THE GRADING PLANS SHALL DICTATE.

PROPOSED		LEGEND	
PR	EXISTING CONTOURS - MINOR	---	6231
EX	EXISTING CONTOURS - MAJOR	---	6230
FS	PROPOSED CONTOURS - 1'	---	6231
FG	EXISTING PROPERTY LINE	---	
TC	PROPOSED RET WALL	~~~~~	
FL	PROPOSED RIPRAP		
TW	WATER LINE	—w—w—	
BW	SANITARY SEWER LINE	—ss—ss—	
LP	GAS LINE	—ug—ug—	
HP	UNDERGROUND ELECTRICAL LINE	—ue—ue—	
FA	TELEPHONE LINE	—ut—ut—	
EA	FIBER OPTIC LINE	—fo—fo—	
EA	STORM SEWER LINE	—st—st—	
EA	LIMIT OF CONSTRUCTION	---	
EA	LIMIT OF SOIL DISTURBANCE	---	
EA	PROPOSED FENCE	—o—o—	
EA	FIRE HYDRANT	⊗	

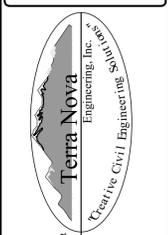


DRIVEWAY CULVERT - PROFILE
HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'

REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND MOST BY WRITTEN AUTHORIZATION.

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COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnec.com

PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
RIGHT OF WAY IMPROVEMENTS SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/14/25
SHEET NO. 28 OF 28

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

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