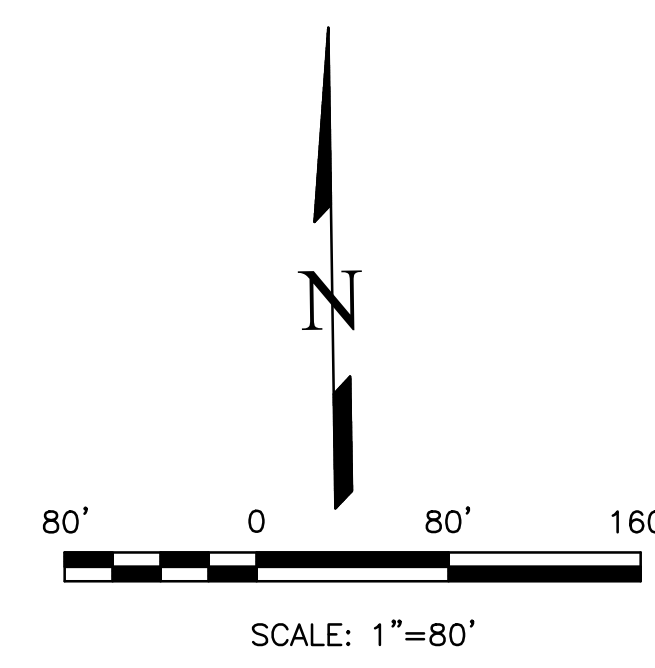
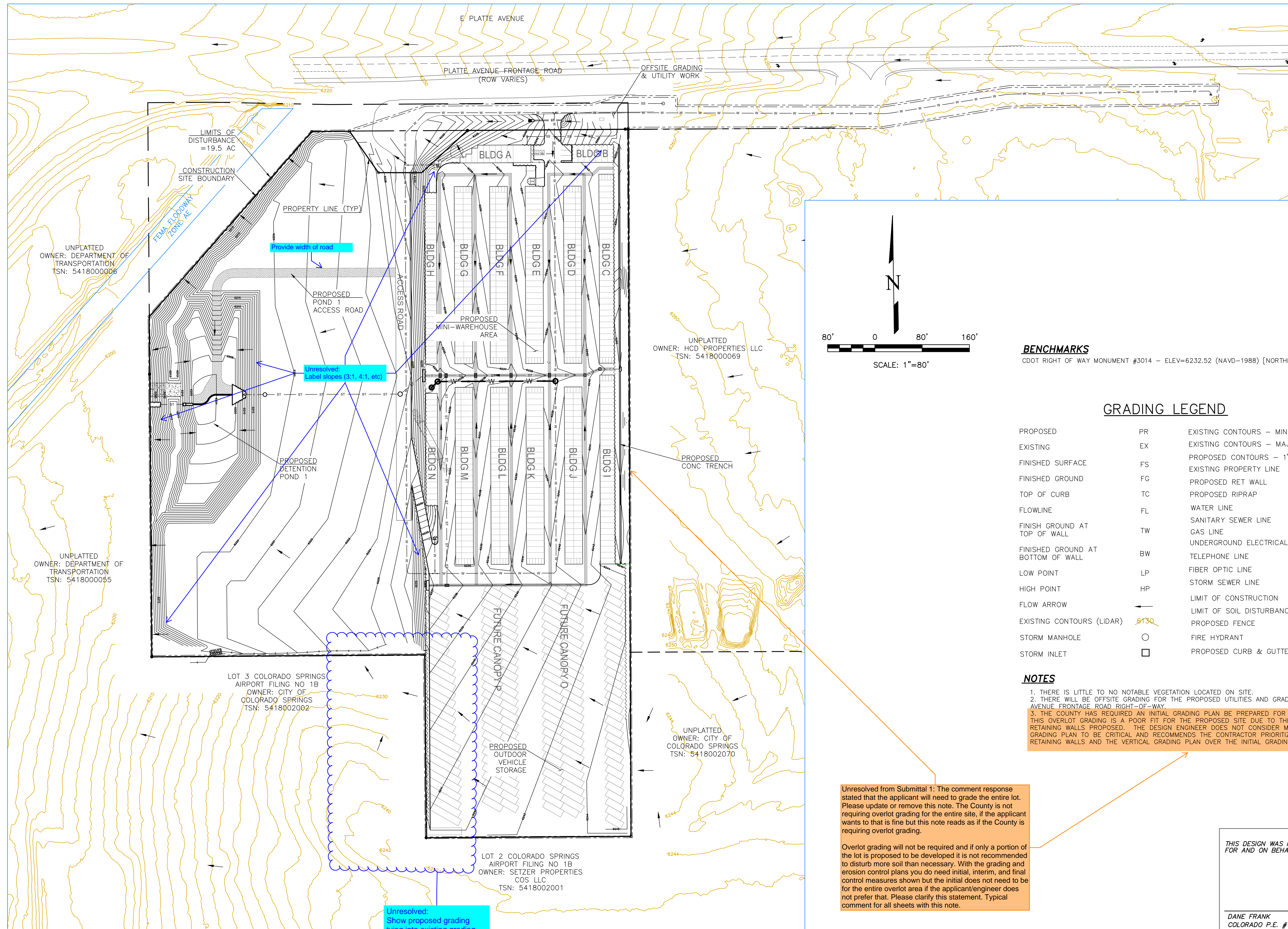


PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

OVERVIEW SHEET

AUGUST 2024



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---
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)	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	---

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.
3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN BE PREPARED FOR OVERLOT GRADING ONLY. THIS OVERLOT 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.

Unresolved from Submittal 1: The comment response stated that the applicant will need to grade the entire lot. Please update or remove this note. The County is not requiring overlot grading for the entire site, if the applicant wants to that is fine but this note reads as if the County is requiring overlot grading.

Overlot grading will not be required and if only a portion of the lot is proposed to be developed it is not recommended to disturb more soil than necessary. With the grading and erosion control plans you do need initial, interim, and final control measures shown but the initial does not need to be for the entire overlot area if the applicant/engineer does not prefer that. Please clarify this statement. Typical comment for all sheets with this note.

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

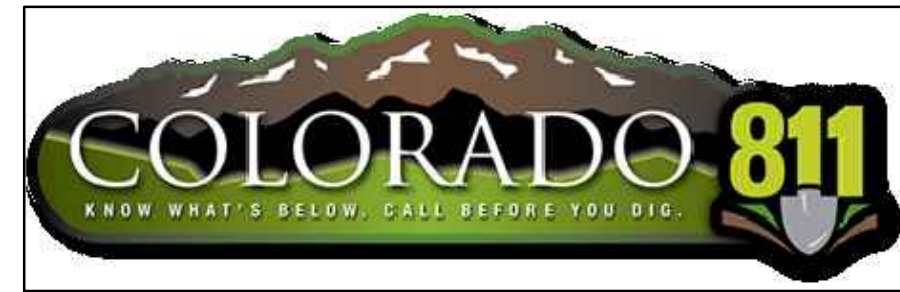
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
 OVERVIEW SHEET

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 08/14/24
SHEET NO. 2 OF 25



PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - NORTH SIDE

AUGUST 2024

BENCHMARKS

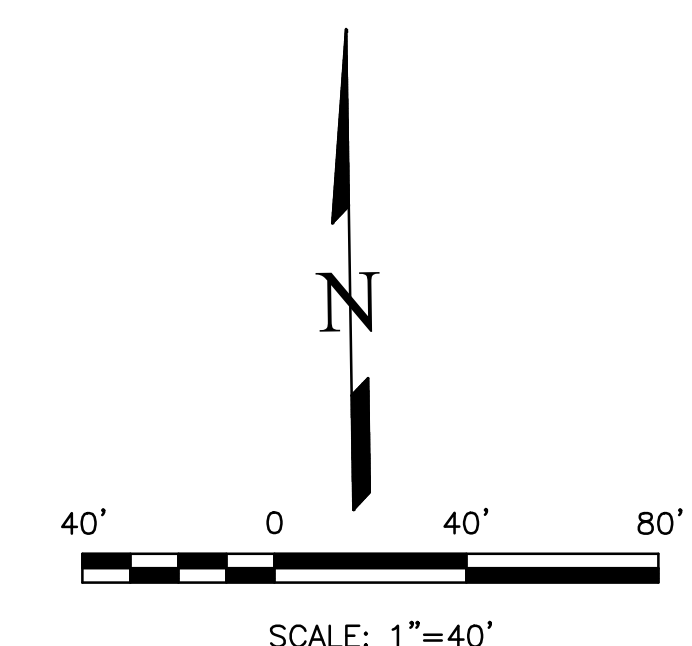
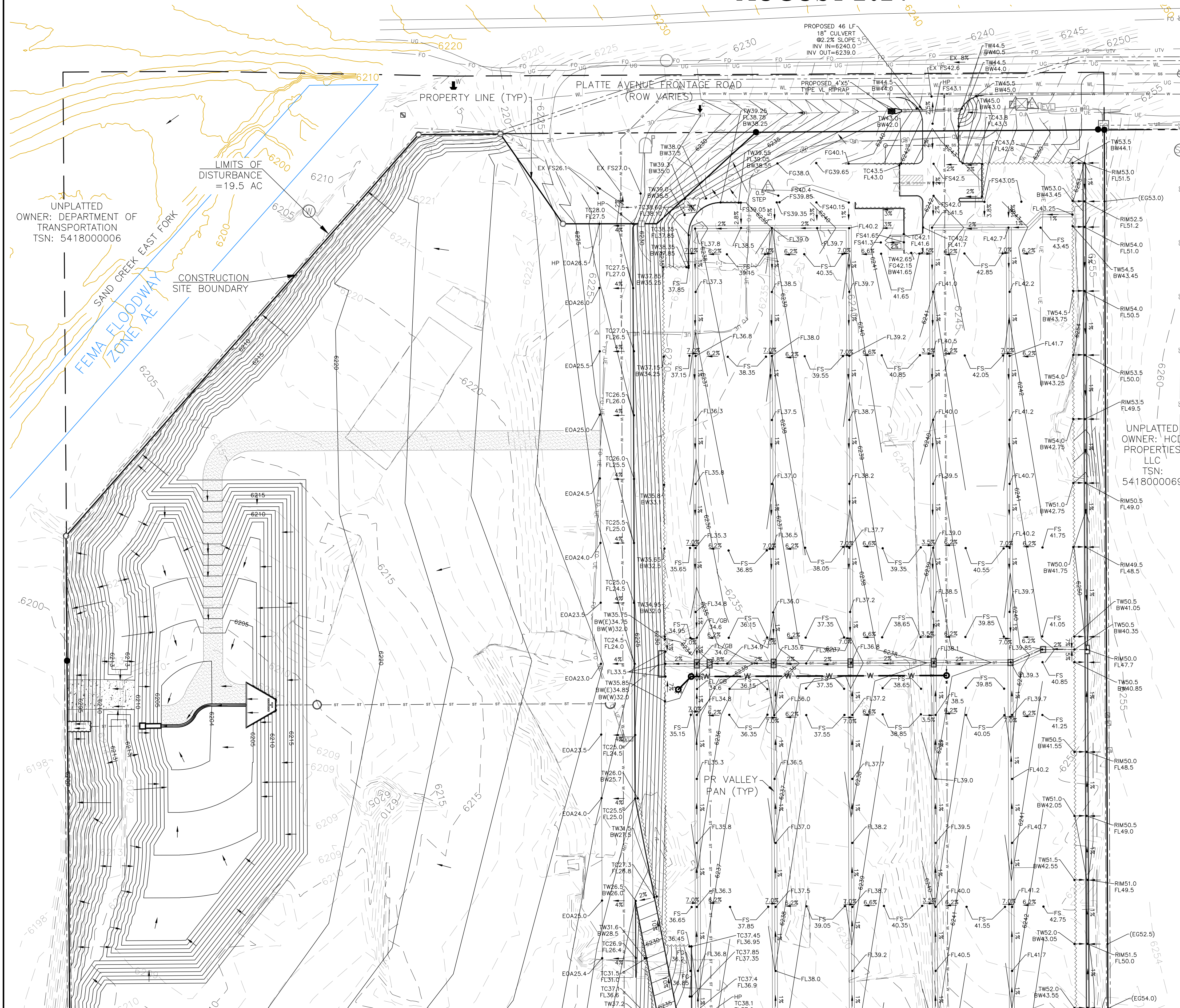
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

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	---
FINISH 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

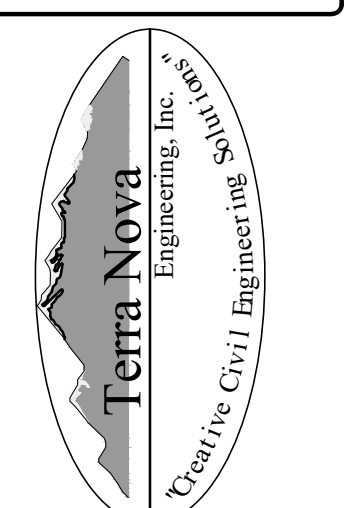
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
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REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE RELEVANT AGENCIES, THE 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



721 S. ZUBO STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6442
 FAX: 719-635-6426
 www.tnainc.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 08/14/24
 SHEET NO. 3 OF 25

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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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - SOUTH SIDE

AUGUST 2024

BENCHMARKS

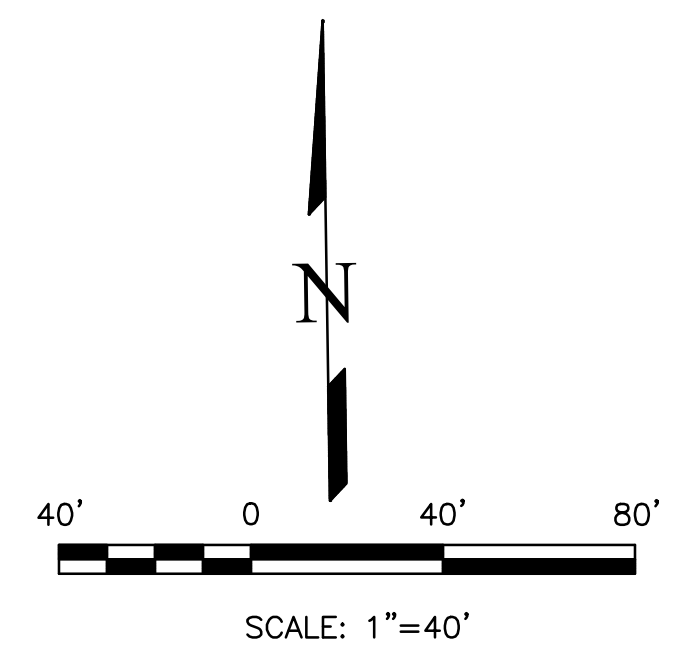
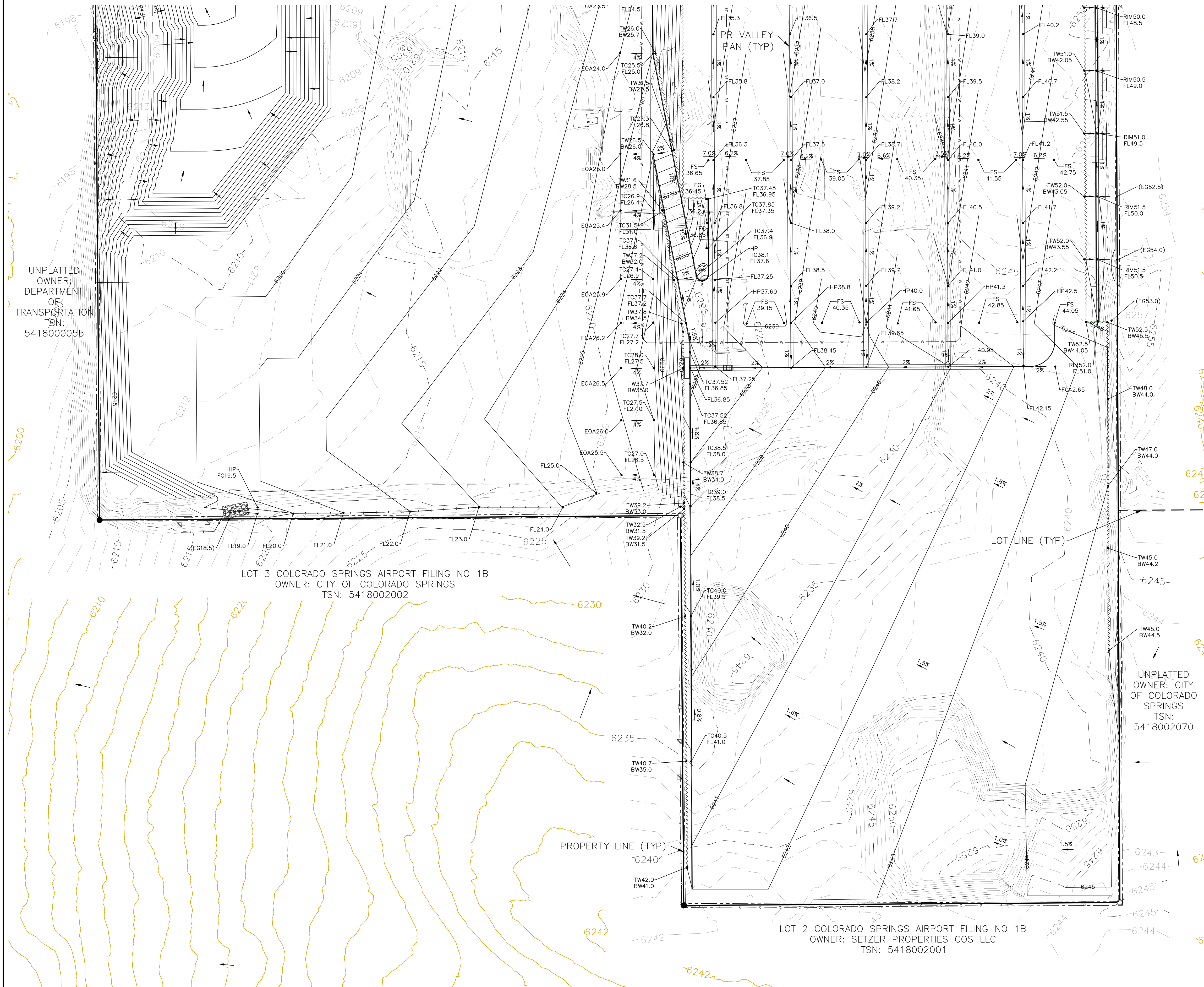
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

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	---
FINISH 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)	8730	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

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<p>UNPLATTED OWNER; DEPARTMENT OF TRANSPORTATION TSN: 5418000055</p>	<p>LOT 3 COLORADO SPRINGS AIRPORT FILING NO 1B OWNER: CITY OF COLORADO SPRINGS TSN: 5418002002</p>	<p>LOT 2 COLORADO SPRINGS AIRPORT FILING NO 1B OWNER: SETZER PROPERTIES COS LLC TSN: 5418002001</p>	<p>UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002070</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> <tr><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION									<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>Terra Nova Engineering, Inc. Civil/Environmental Engineers</p>	<p>721 S. ZABO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6442 FAX: 719-635-6426 www.tneng.com</p>	<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN INTERIM GRADING PLAN - SOUTH 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 08/14/24 SHEET NO. 4 OF 25</p>
NO.	DESCRIPTION																			

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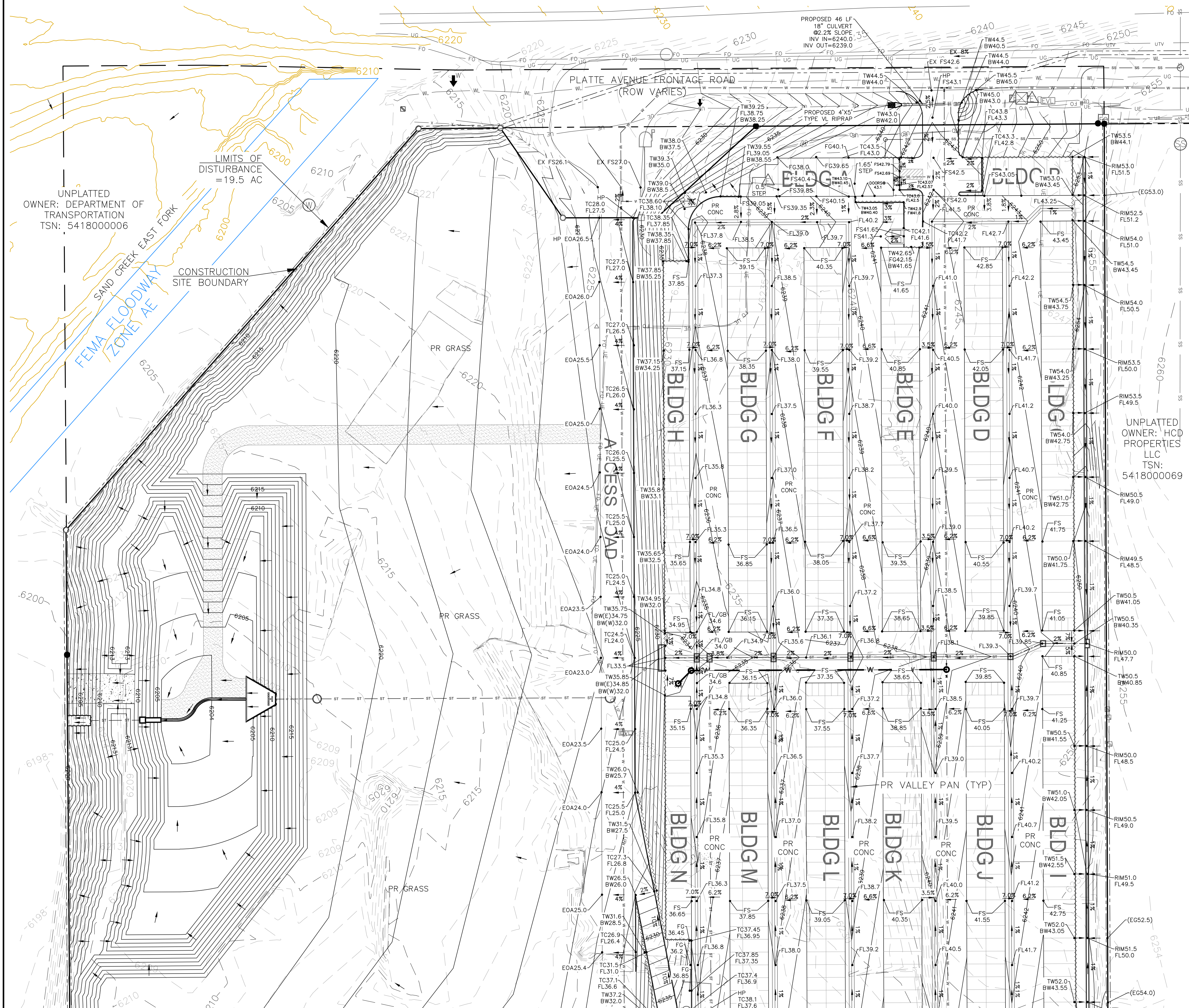
DANE FRANK
COLORADO P.E. # 50207

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL GRADING PLAN - NORTH SIDE

AUGUST 2024



BENCHMARKS

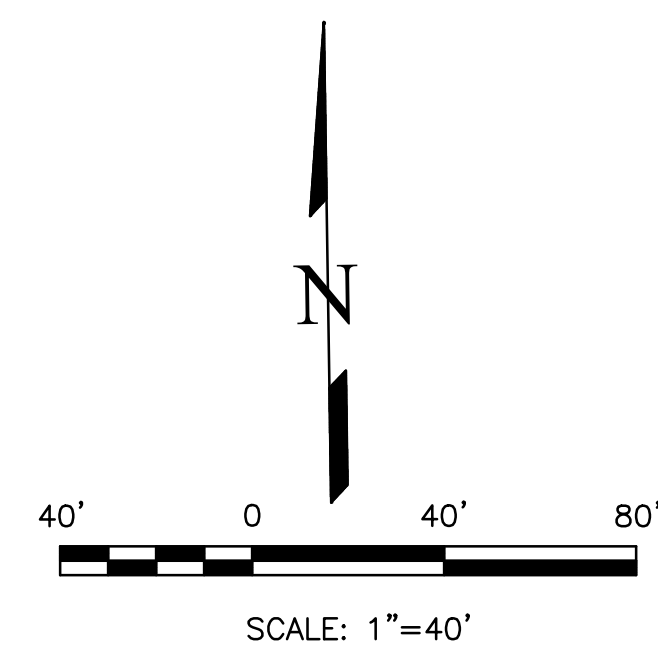
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

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	UNDERGROUND ELECTRICAL LINE	---
HIGH POINT	HP	TELEPHONE LINE	---
FLOW ARROW	→	FIBER OPTIC LINE	---
EXISTING CONTOURS (LIDAR)	---	STORM SEWER LINE	---
STORM MANHOLE	○	LIMIT OF CONSTRUCTION	---
STORM INLET	□	LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

NOTES

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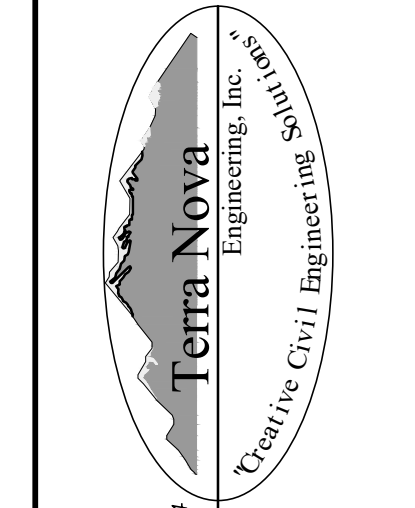
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

NO.	REVISIONS	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER OF RECORD, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND MOST RECENTLY 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.tnva.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 08/14/24
SHEET NO. 5 OF 25

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL GRADING PLAN - SOUTH SIDE

AUGUST 2024

BENCHMARKS

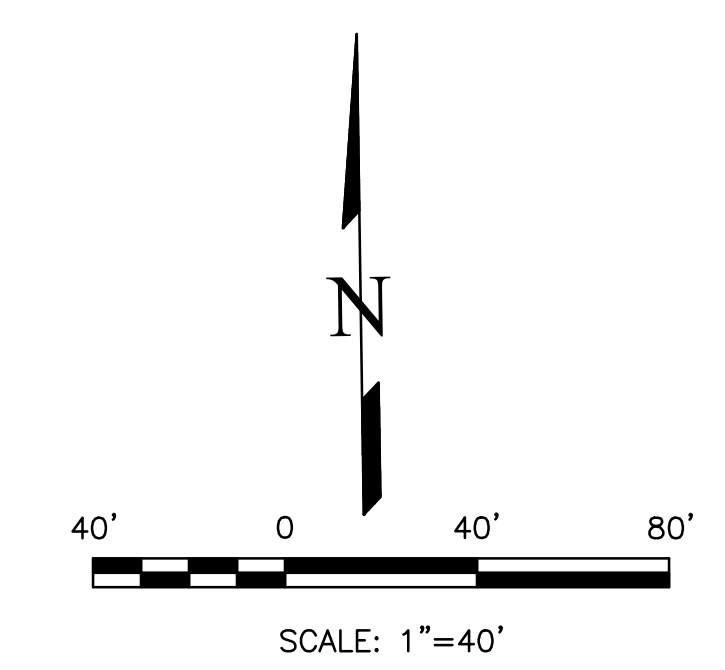
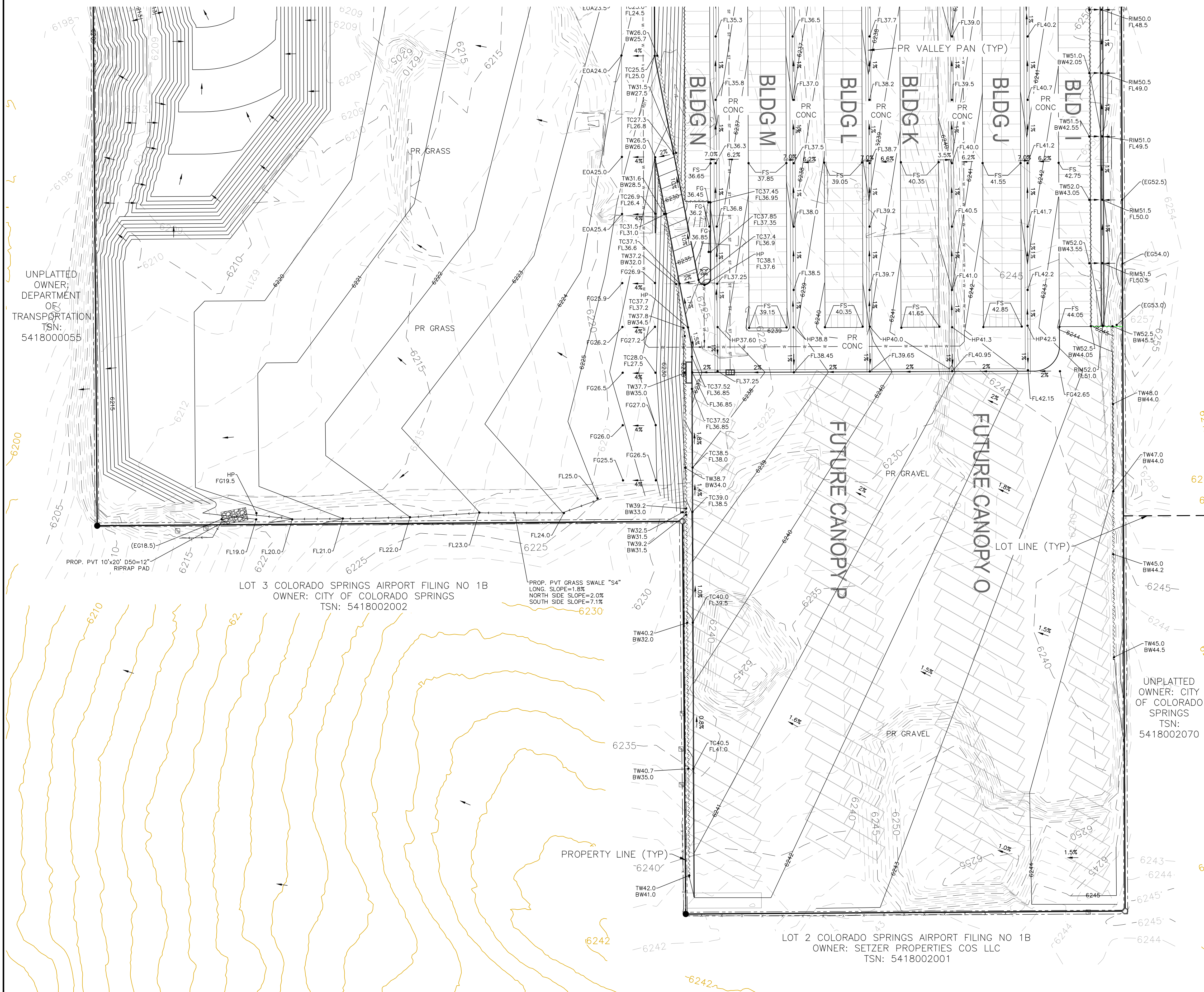
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

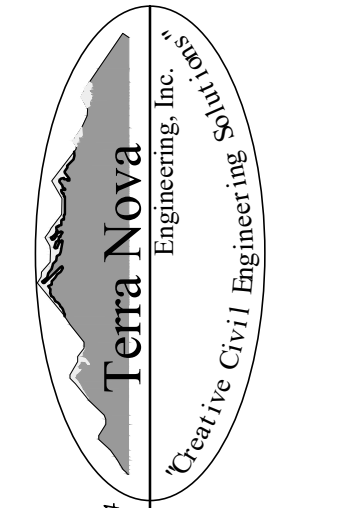
PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISH GROUND 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

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<p>UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION TSN: 5418000055</p> <p>LOT 3 COLORADO SPRINGS AIRPORT FILING NO 1B OWNER: CITY OF COLORADO SPRINGS TSN: 5418002002</p> <p>PROPR. PVT GRASS SWALE "S4" LONG. SLOPE=1.8% NORTH SIDE SLOPE=2.0% SOUTH SIDE SLOPE=7.1%</p> <p>LOT 2 COLORADO SPRINGS AIRPORT FILING NO 1B OWNER: SETZER PROPERTIES COS LLC TSN: 5418002001</p> <p>UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002070</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 80%;">DESCRIPTION</th> <th style="width: 10%;">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 ENGINEER, THE REVIEWER'S SIGNATURE IS THE ONLY ONE FOR WHICH WRITTEN AUTHORIZATION IS REQUIRED.</p>	<p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP</p> <p>ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p>
NO.	DESCRIPTION	DATE							
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN</p> <p>VERTICAL GRADING PLAN - SOUTH SIDE</p>		<p>DESIGNED BY JF</p> <p>DRAWN BY JF</p> <p>CHECKED BY DF</p> <p>H-SCALE AS SHOWN</p> <p>V-SCALE N/A</p> <p>JOB NO. 2419.00</p> <p>DATE ISSUED 08/14/24</p> <p>SHEET NO. 6 OF 25</p>							
<p>DANE FRANK COLORADO P.E. # 50207</p>		<p>THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.</p>							



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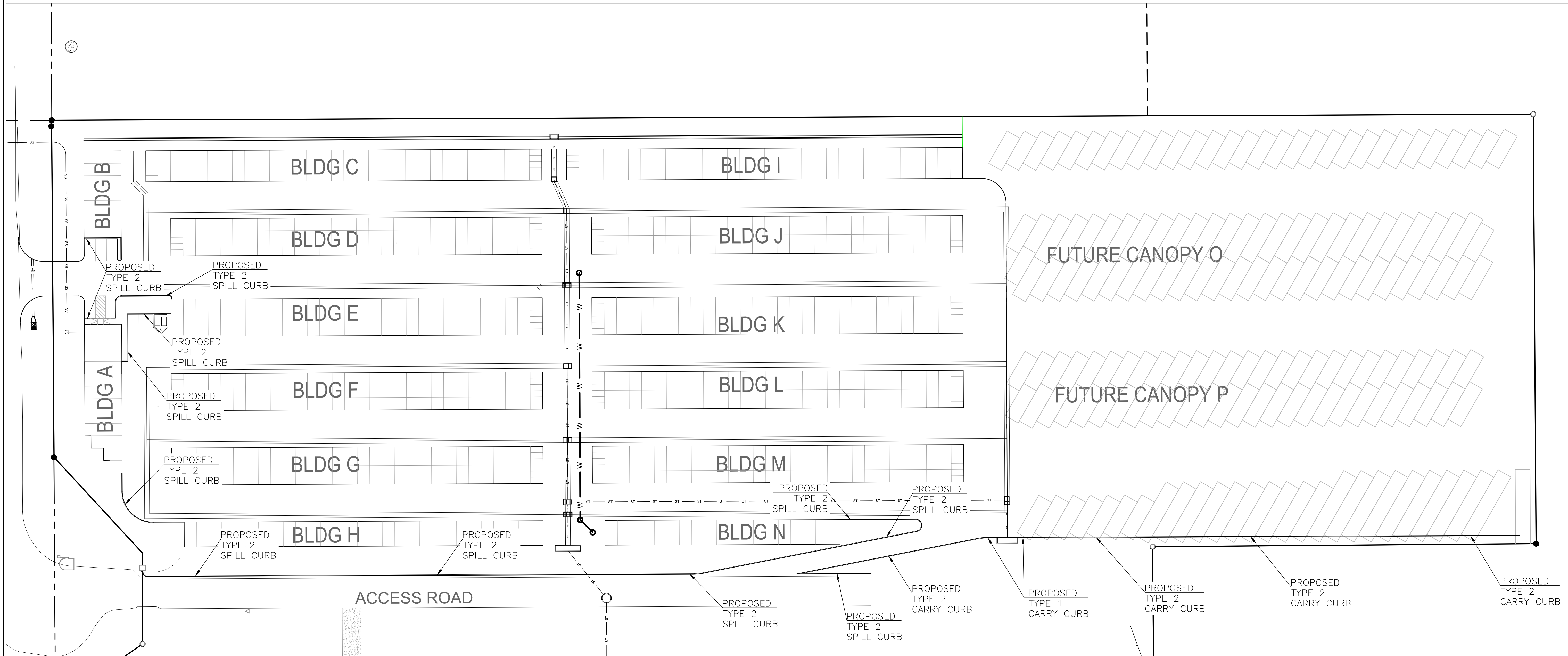
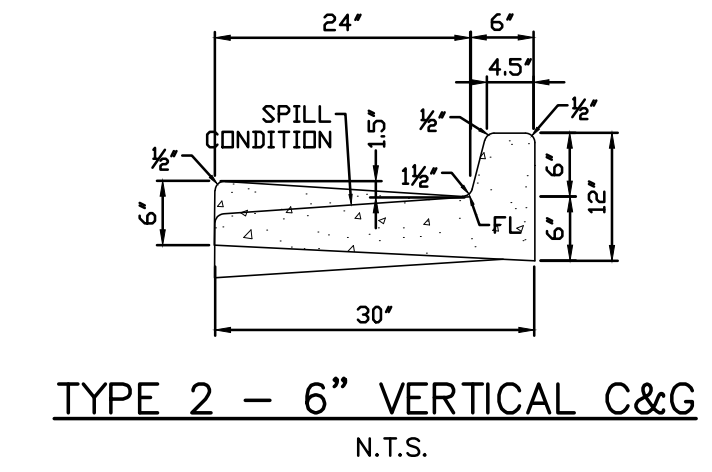
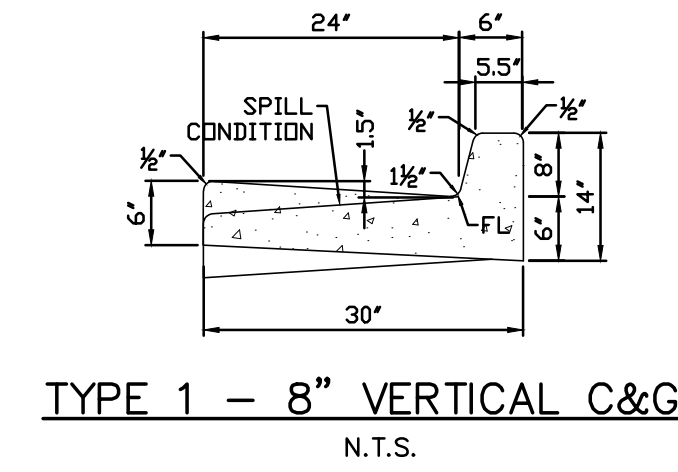
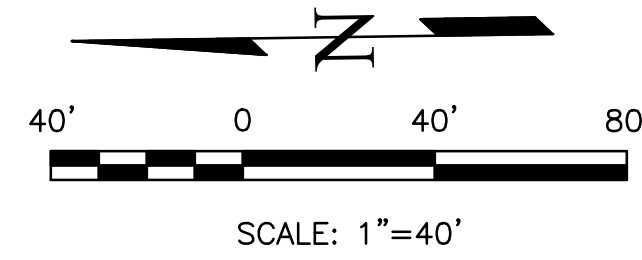
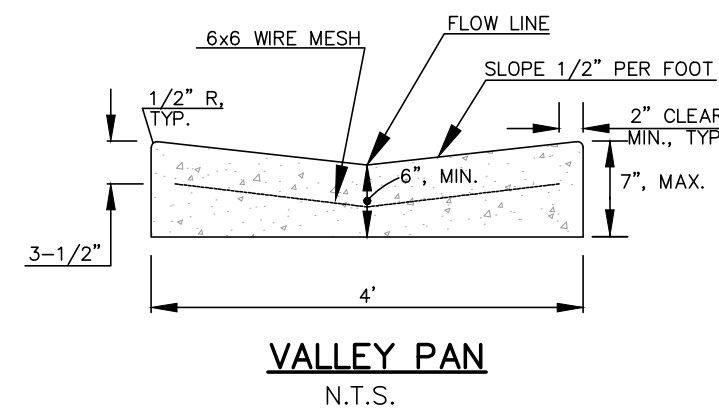
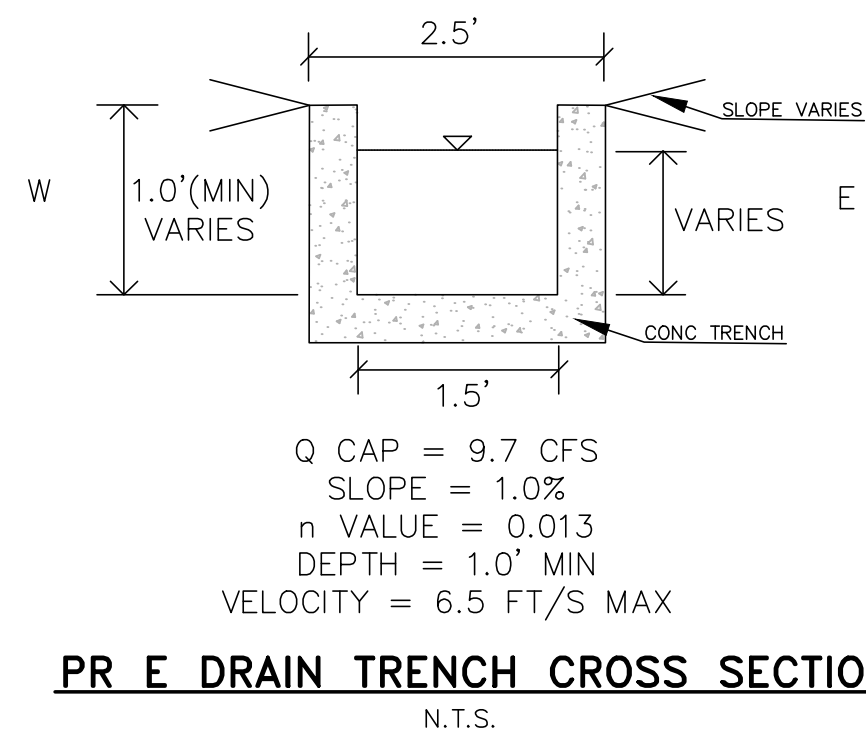
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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

GRADING DETAILS SHEET

AUGUST 2024



REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE RELEVANT AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART, WITHOUT 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: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

PLATTE SELF STORAGE

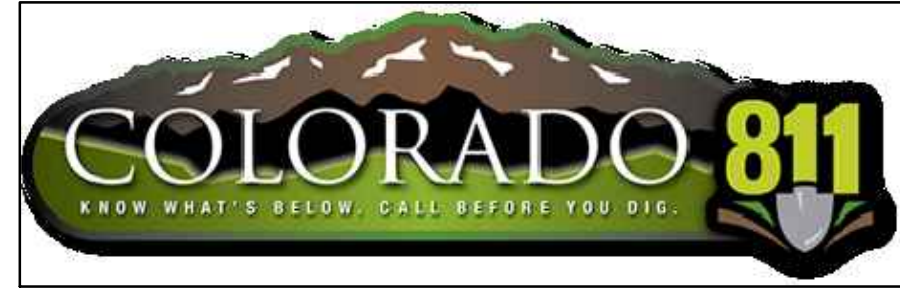
GRADING AND EROSION CONTROL PLAN
GRADING DETAILS

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 08/14/24
SHEET NO. 7 OF 25

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - NORTH SIDE

AUGUST 2024

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	---

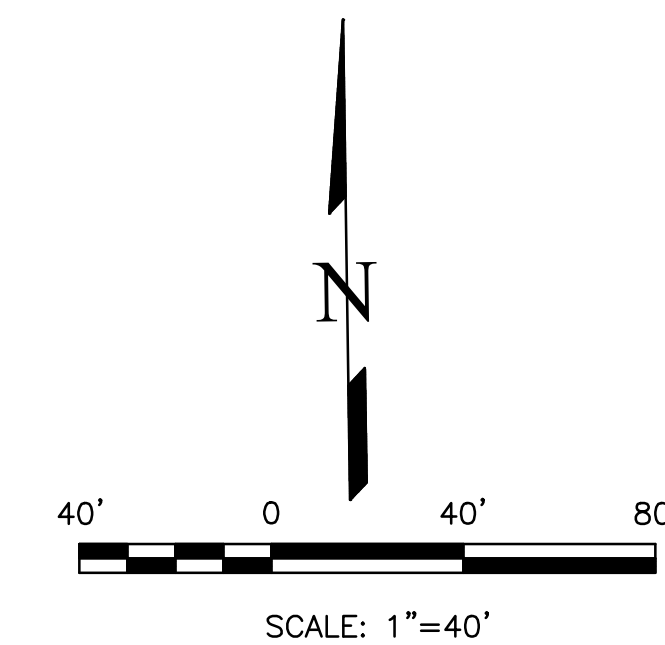
NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN BE PREPARED FOR OVERLOT GRADING ONLY. THIS OVERLOT 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	▨	INITIAL
VTC	VEHICLE TRACKING CONTROL	▨	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	▨	INITIAL
CWA	CONCRETE WASHOUT AREA	▨	INITIAL
SR	SURFACE ROUGHENING	▨	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL

Please include full limits of construction within the view, it appears to extend further to the east.



UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069

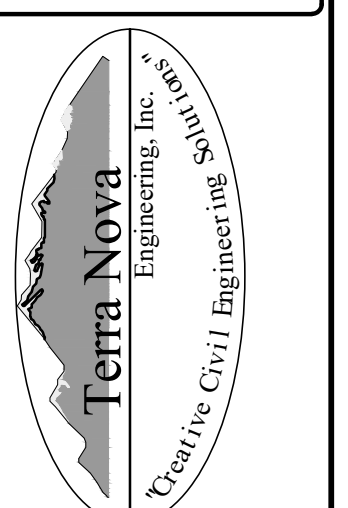
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

REVISIONS	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 MOST DESIGNED BY WRITTEN AUTHORIZATION.

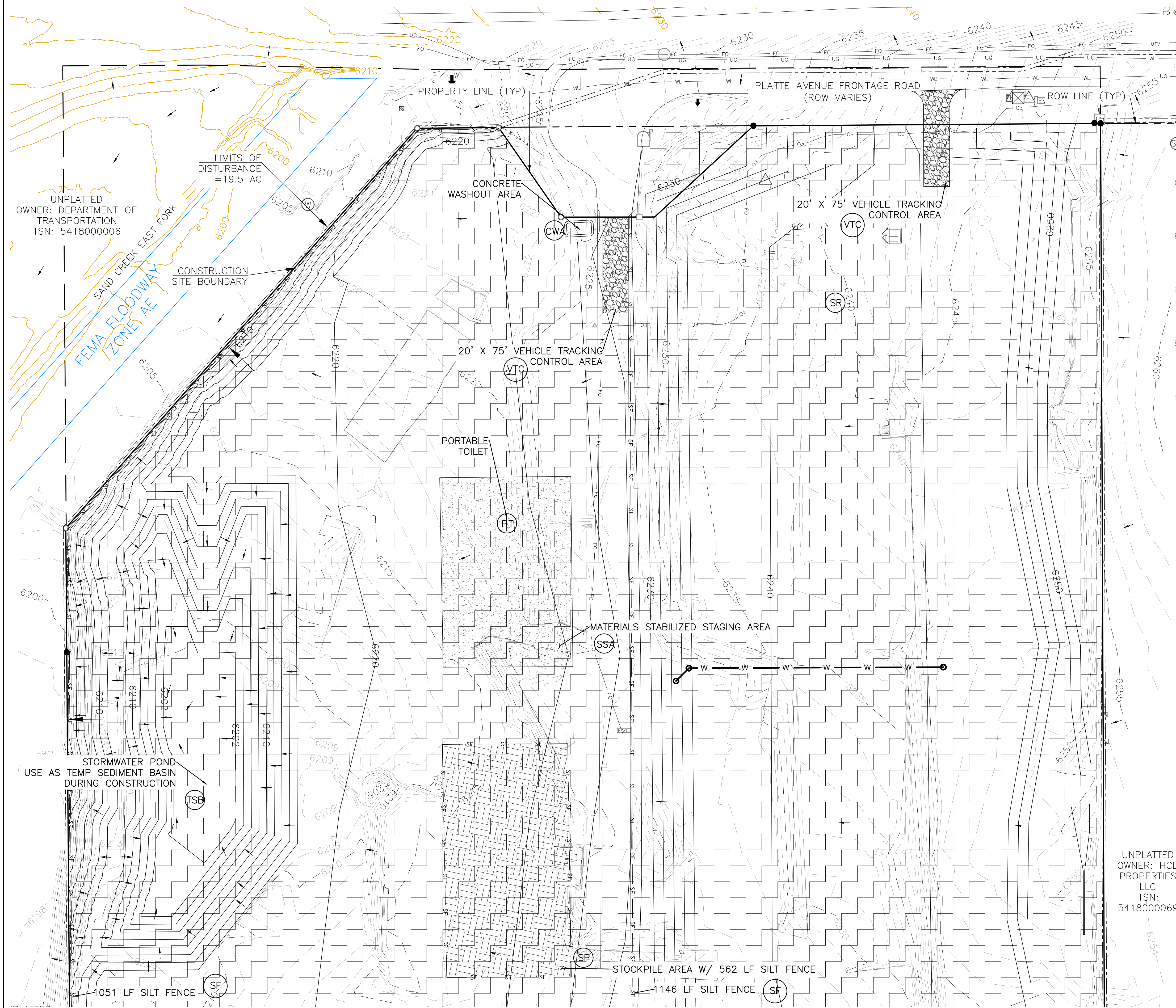
PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.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 08/14/24
SHEET NO. 8 OF 25



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PLATTE SELF STORAGE

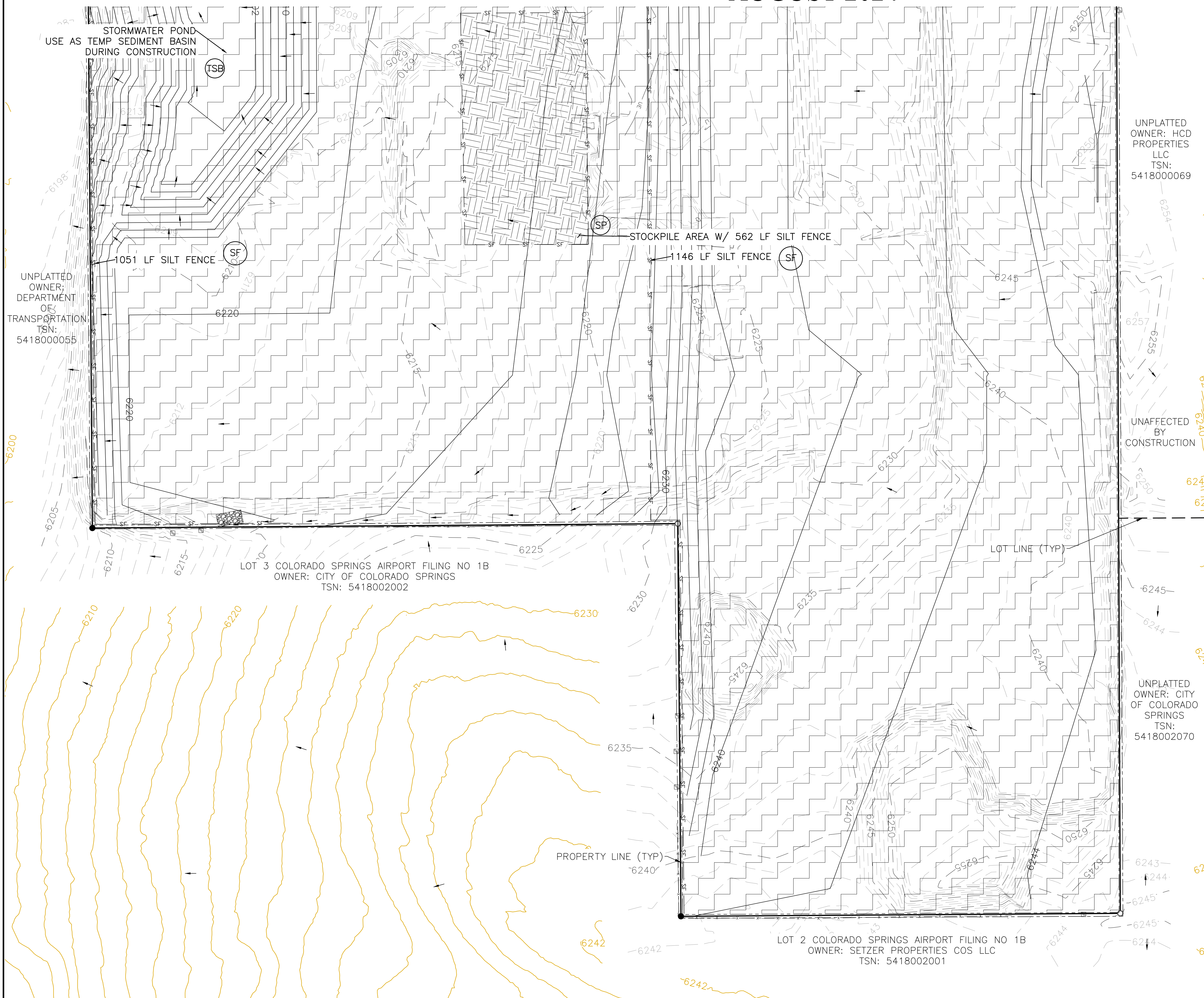
GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE

AUGUST 2024

BENCHMARKS

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



GRADING LEGEND

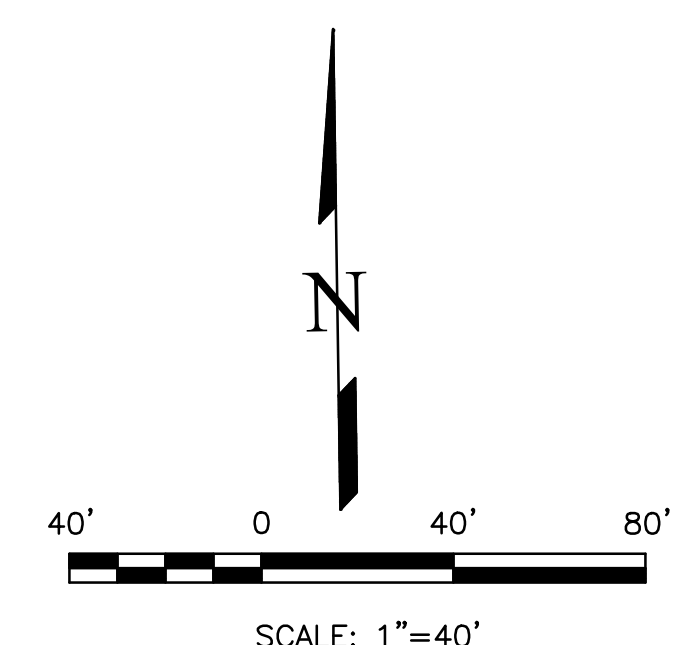
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
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 MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

NOTES

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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
(TBB)	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

<p>UNPLATTED OWNER: HCD PROPERTIES LLC TSN: 5418000069</p> <p>UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002070</p> <p>UNPLATTED OWNER: SETZER PROPERTIES COS LLC TSN: 5418002001</p> <p>UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION TSN: 5418000055</p> <p>LOT 3 COLORADO SPRINGS AIRPORT FILING NO 1B OWNER: CITY OF COLORADO SPRINGS TSN: 5418002002</p> <p>LOT 2 COLORADO SPRINGS AIRPORT FILING NO 1B OWNER: SETZER PROPERTIES COS LLC TSN: 5418002001</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>UNPLATTED OWNER: 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 Engineering </p> <p>721 S. Z3RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnva.com</p> <p style="text-align: center;">PLATTE SELF STORAGE</p> <p style="text-align: center;">GRADING AND EROSION CONTROL PLAN INITIAL - SOUTH SIDE</p> <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 08/14/24</td> </tr> <tr> <td>SHEET NO. 9 OF 25</td> </tr> </table>	NO.	DESCRIPTION	DATE										DESIGNED BY JF	DRAWN BY JF	CHECKED BY DF	H-SCALE AS SHOWN	V-SCALE N/A	JOB NO. 2419.00	DATE ISSUED 08/14/24	SHEET NO. 9 OF 25
NO.	DESCRIPTION	DATE																			
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DATE ISSUED 08/14/24																					
SHEET NO. 9 OF 25																					

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - NORTH SIDE

AUGUST 2024

BENCHMARKS

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

GRADING LEGEND

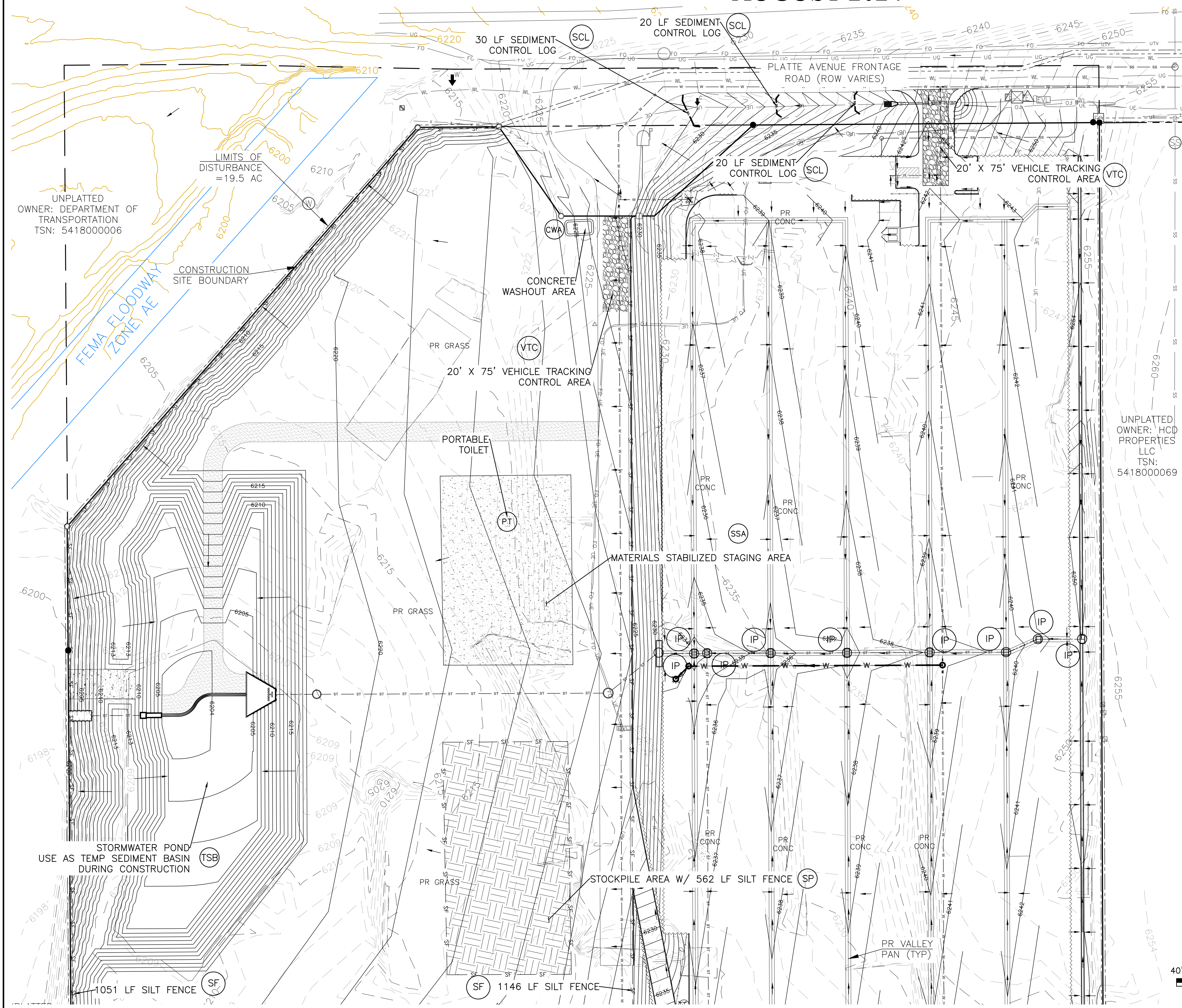
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	▒ ▒ ▒ ▒ ▒
FINISH GROUND AT TOP OF 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	---

Unresolved:
Show cut/fill limits

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

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
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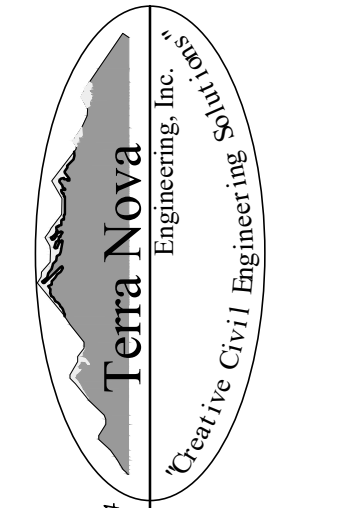
UNPLATTED
OWNER: HCD
PROPERTIES
LLC
TSN: 5418000069

UNPLATTED
OWNER: DEPARTMENT OF
TRANSPORTATION
TSN: 5418000006

REVISIONS	NO.	DESCRIPTION	DATE

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.

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
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www.tnec.com

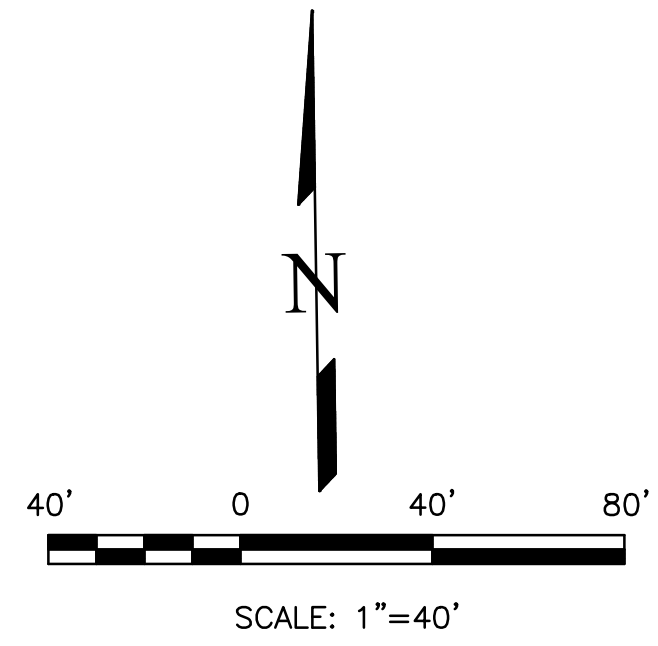
PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INTERIM EROSION CONTROL 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 08/14/24
SHEET NO. 10 OF 25

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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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - SOUTH SIDE

AUGUST 2024

BENCHMARKS

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

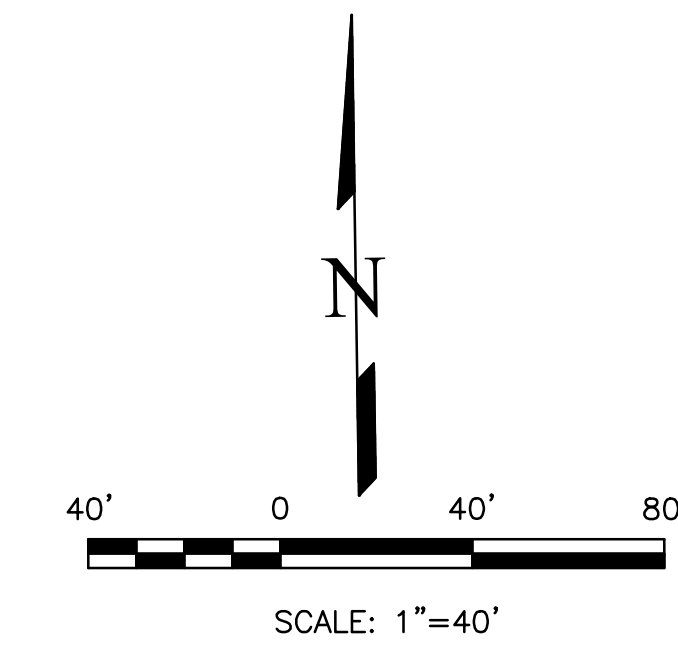
GRADING LEGEND

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	---
FINISH 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)	873Q	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

EROSION CONTROL LEGEND

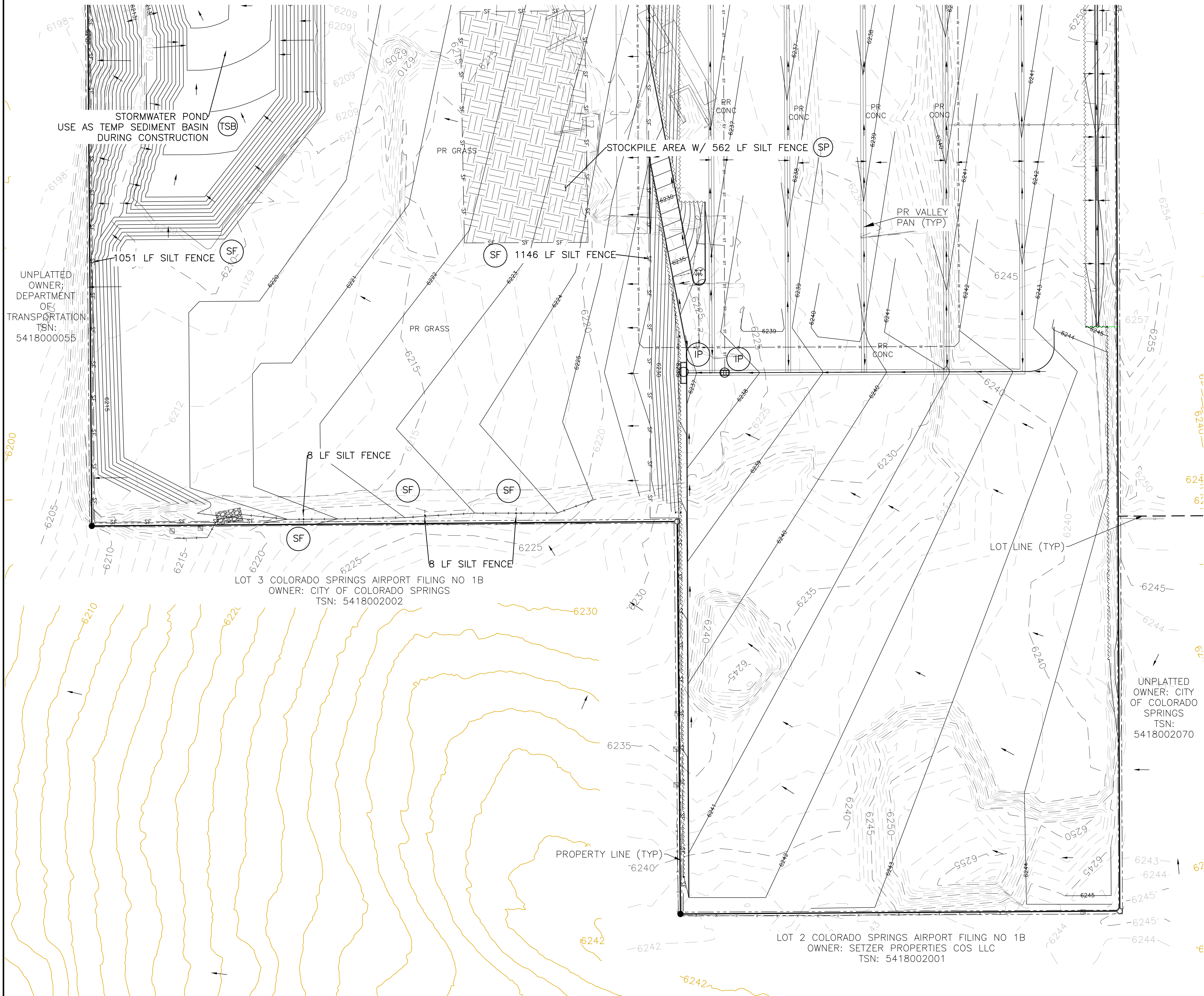
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙SF	SILT FENCE	— SF —	INITIAL
⊙SSA	STABILIZED STAGING AREA	▨	INITIAL
⊙VTC	VEHICLE TRACKING CONTROL	▨	INITIAL
⊙SP	STOCKPILE MANAGEMENT WITH PROTECTION	▨	INITIAL
⊙CWA	CONCRETE WASHOUT AREA	▭	INITIAL
⊙TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
⊙PT	PORTABLE TOILET	NONE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

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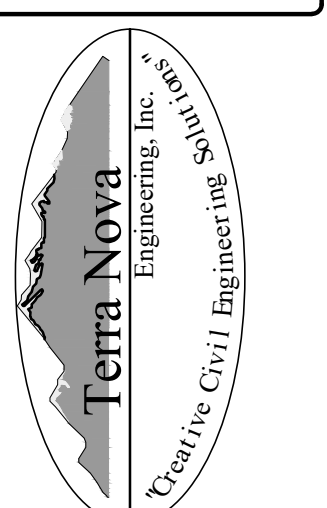
DANE FRANK
COLORADO P.E. # 50207



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



721 S. Z3RD STREET
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FAX: 719-635-6426
www.tneng.com

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
INTERIM 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 08/14/24
SHEET NO. 11 OF 25

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - NORTH SIDE

AUGUST 2024

BENCHMARKS

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

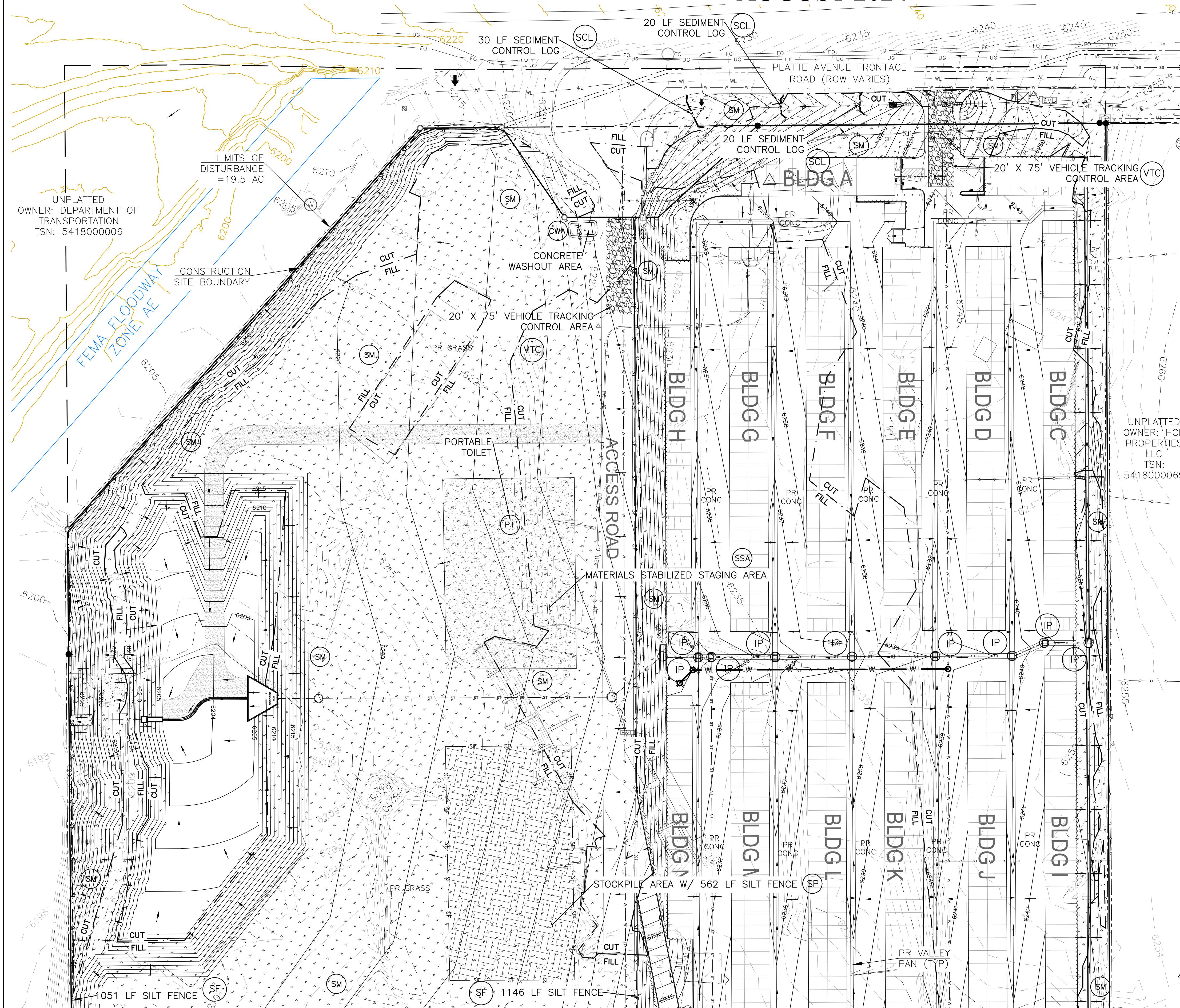
GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
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FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
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LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	→	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	6230	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---
		CUT/FILL BOUNDARY	---

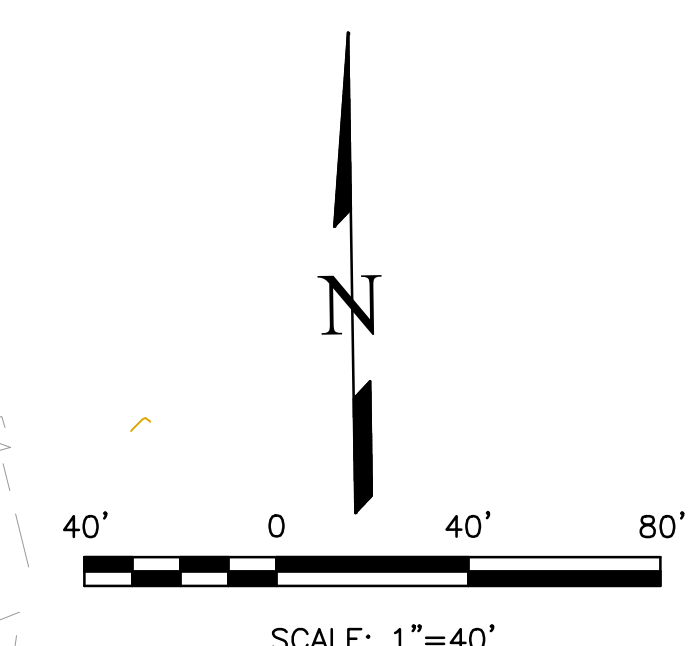
EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙ SF	SILT FENCE	--- SF ---	INITIAL
⊙ SSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
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⊙ PT	PORTABLE TOILET	NONE	INITIAL
⊙ SCL	SEDIMENT CONTROL LOG	--- SCL ---	INTERIM
⊙ IP	INLET PROTECTION	[Symbol]	INTERIM
⊙ 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



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DANE FRANK
COLORADO P.E. # 50207

NO.	REVISIONS	DESCRIPTION	DATE

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719.548.0600

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

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
VERTICAL EROSION CONTROL 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 08/14/24
SHEET NO. 12 OF 25

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - SOUTH SIDE

AUGUST 2024

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

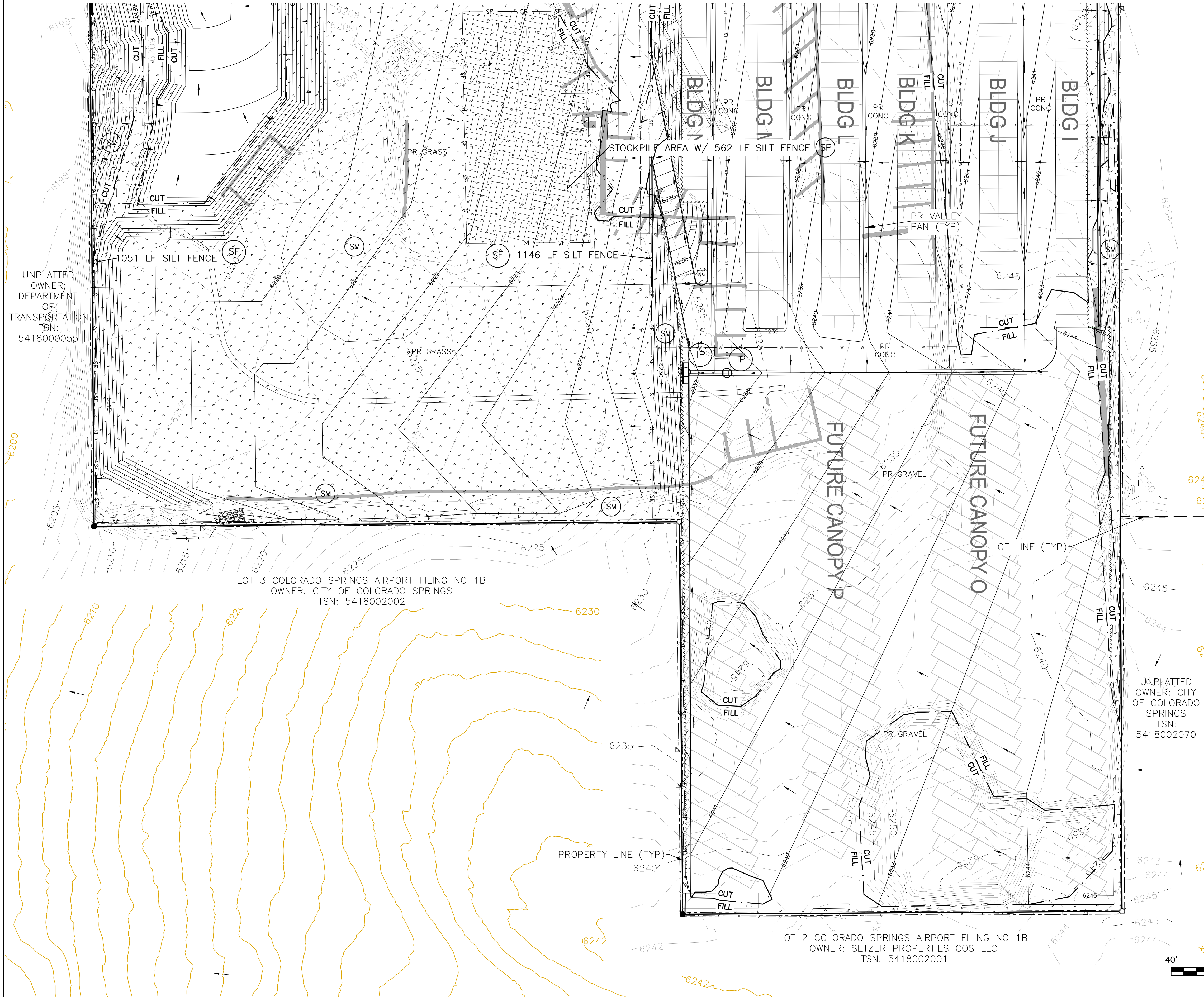
GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
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EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---
		CUT/FILL BOUNDARY	---

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	[Symbol]	INITIAL
(TSB)	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
(PT)	PORTABLE TOILET	NONE	INITIAL
(SCL)	SEDIMENT CONTROL LOG	— SCL —	INTERIM
(IP)	INLET PROTECTION	⊕	INTERIM
(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

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
2. SEED AND MULCH DISTURBED AREAS ONLY.
3. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
4. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



UNPLATTED OWNER; DEPARTMENT OF TRANSPORTATION; TSN: 5418000055

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 OWNER: CITY OF COLORADO SPRINGS
 TSN: 5418002002

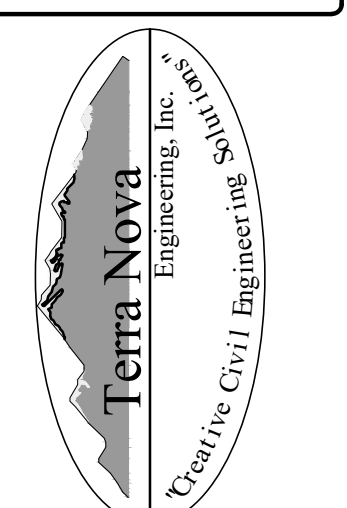
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 TSN: 5418002070

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 OWNER: SETZER PROPERTIES COS LLC
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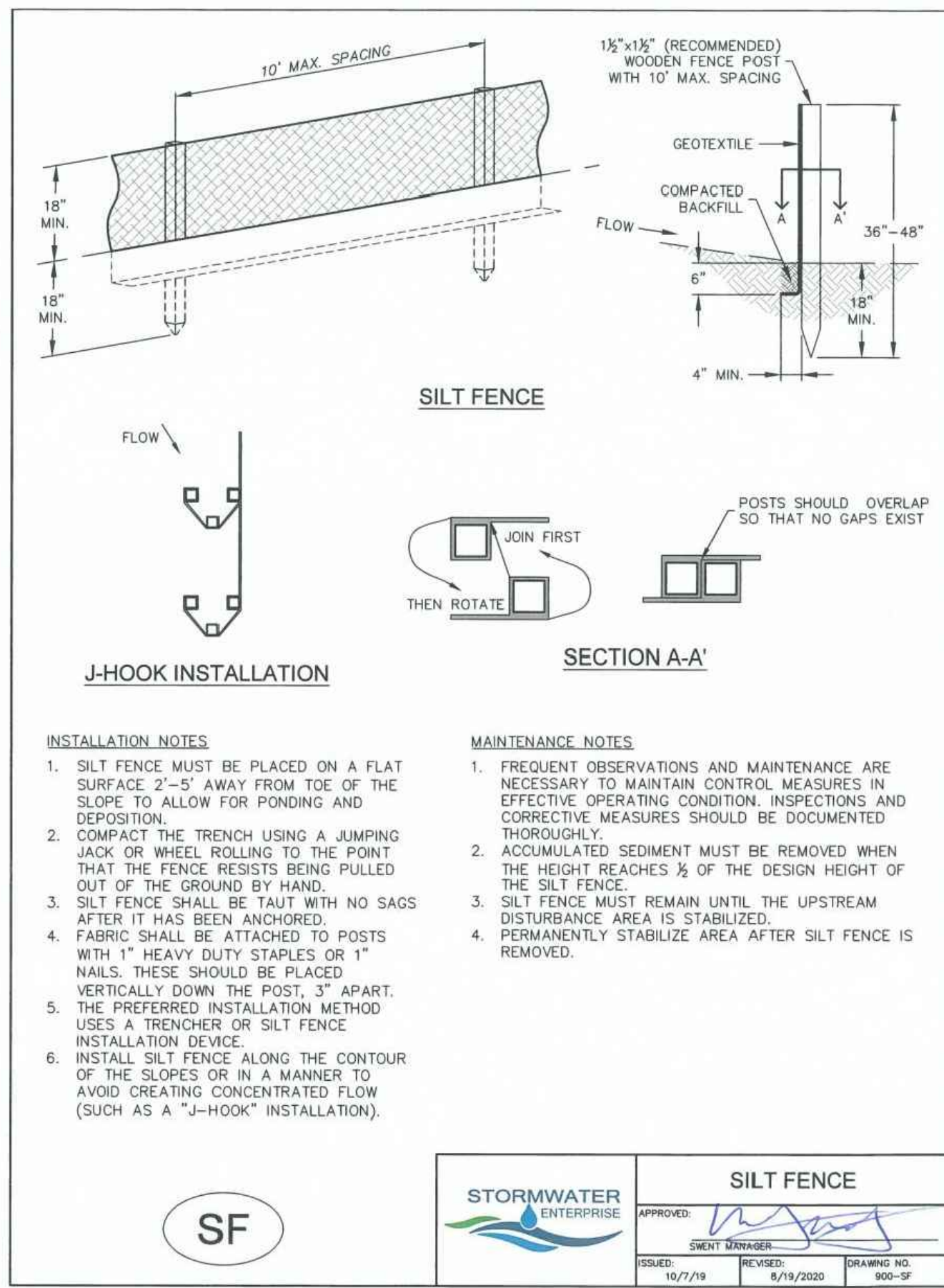
PLATTE SELF STORAGE
 GRADING AND EROSION CONTROL PLAN
 VERTICAL EROSION CONTROL PLAN - SOUTH SIDE

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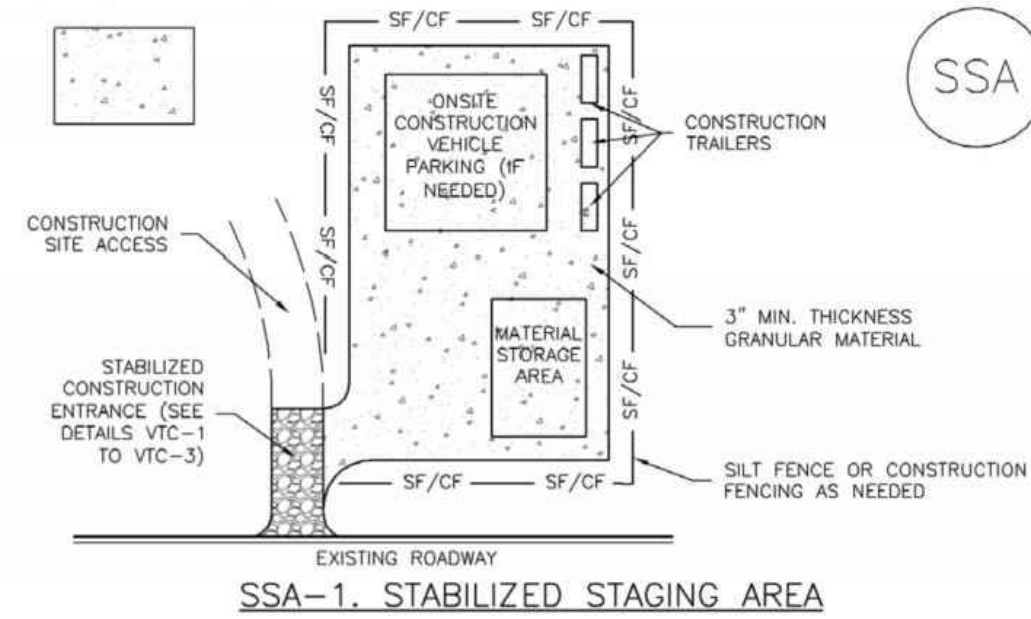
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 COLORADO P.E. # 50207

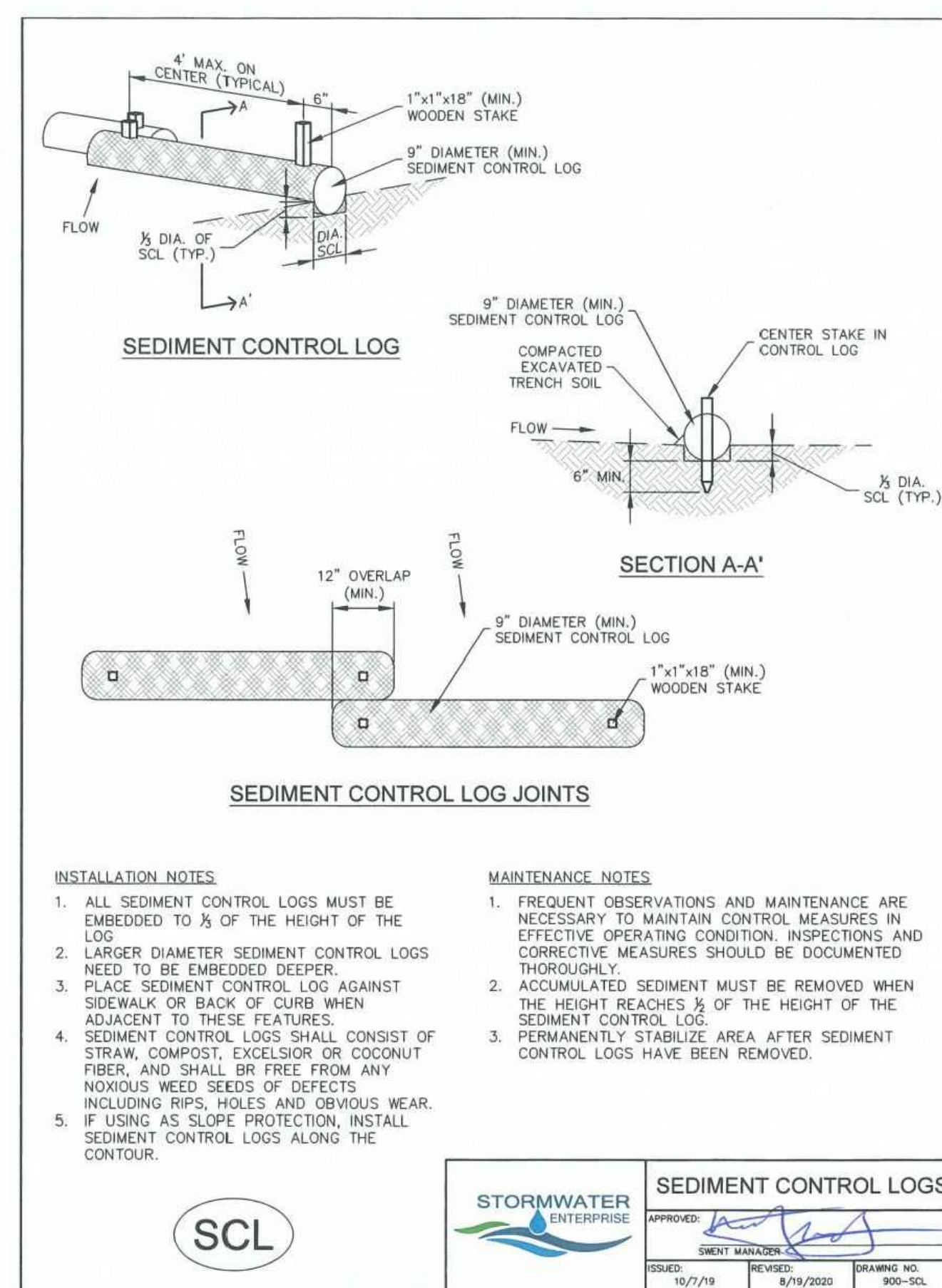
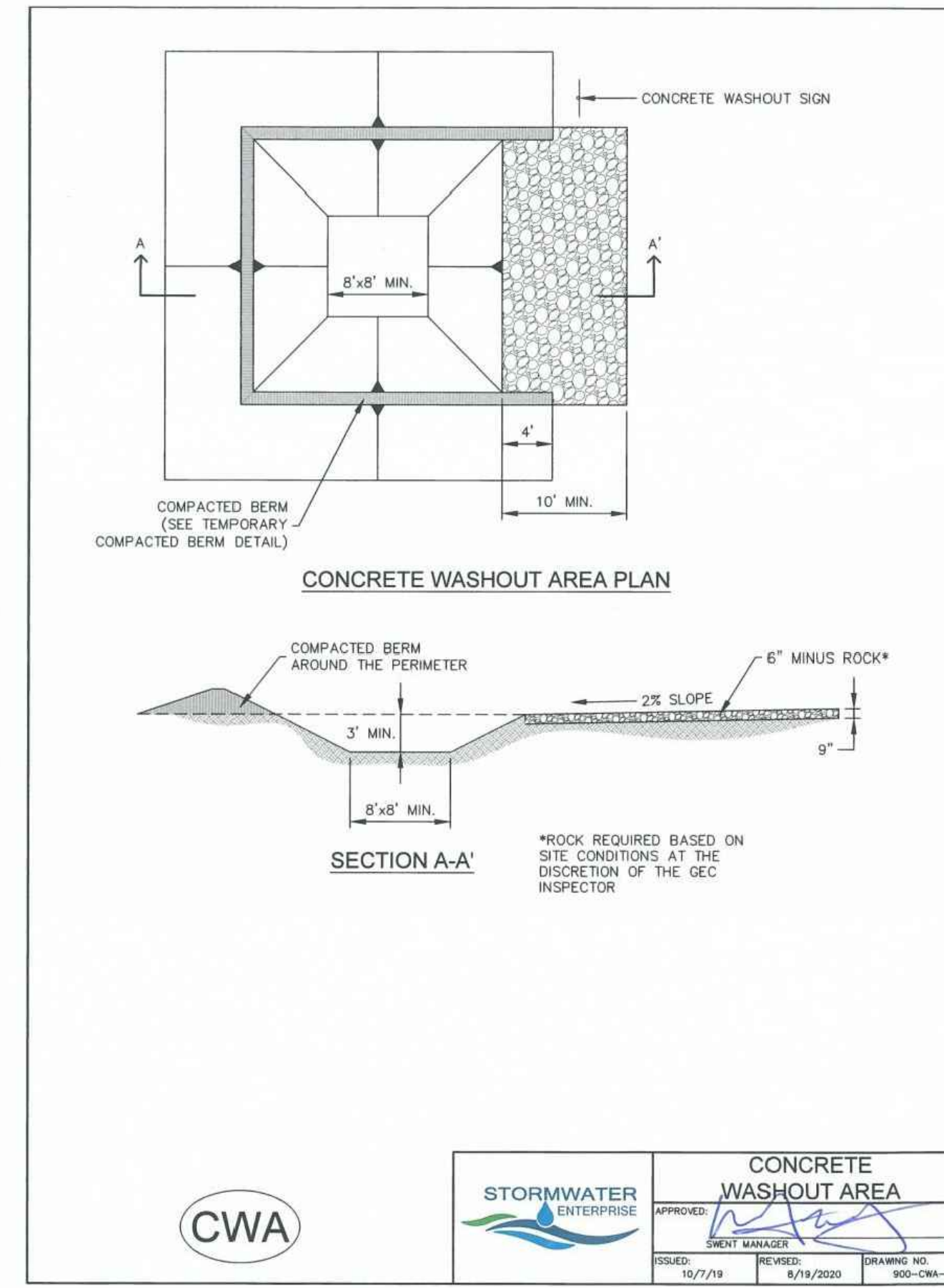
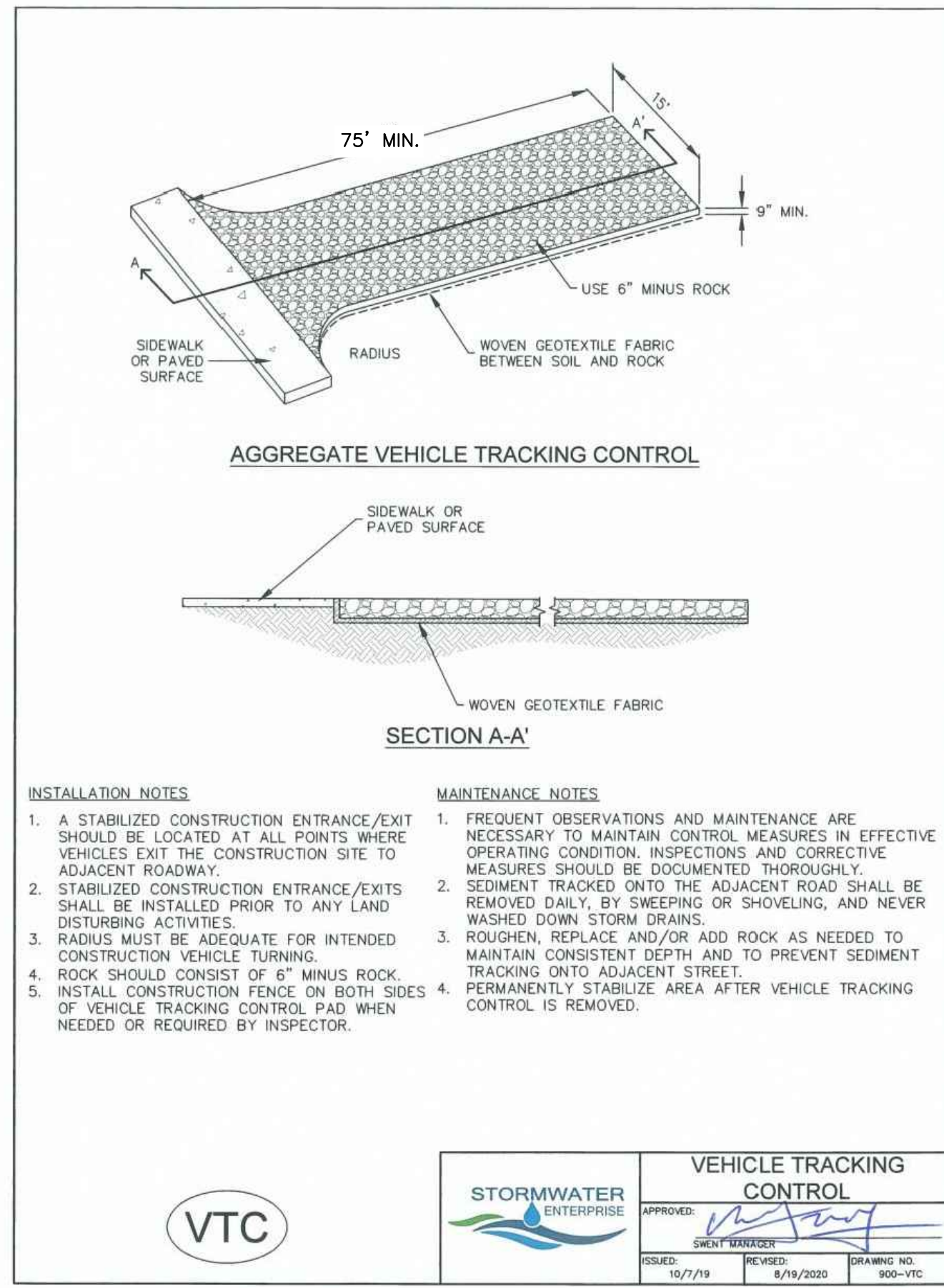
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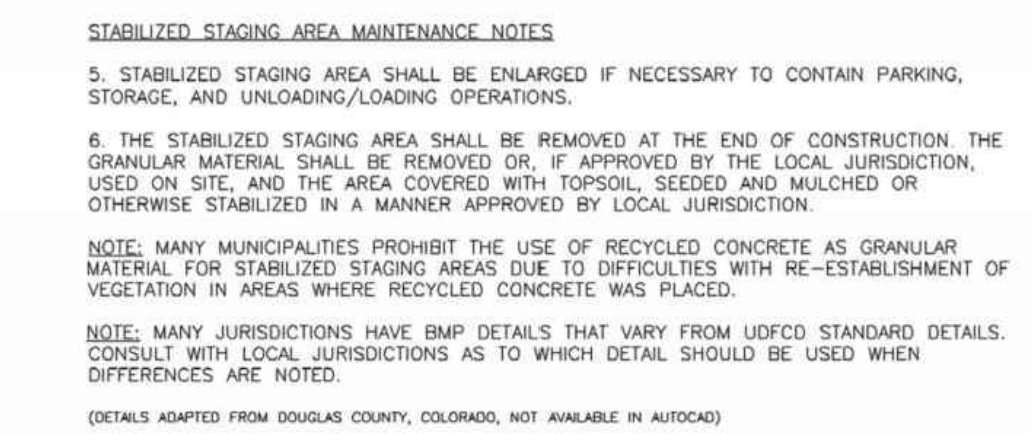
Stabilized Staging Area (SSA) SM-6



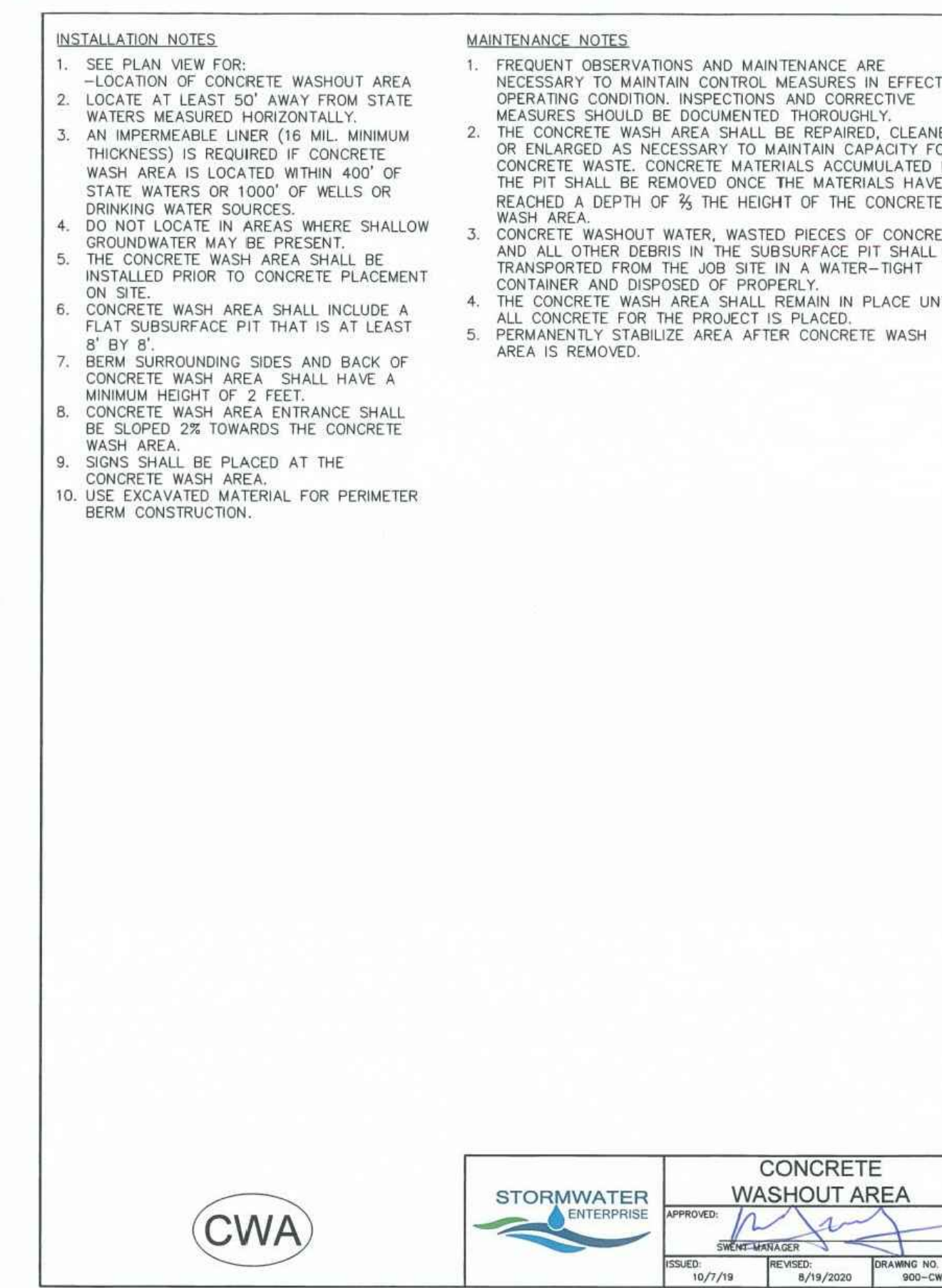
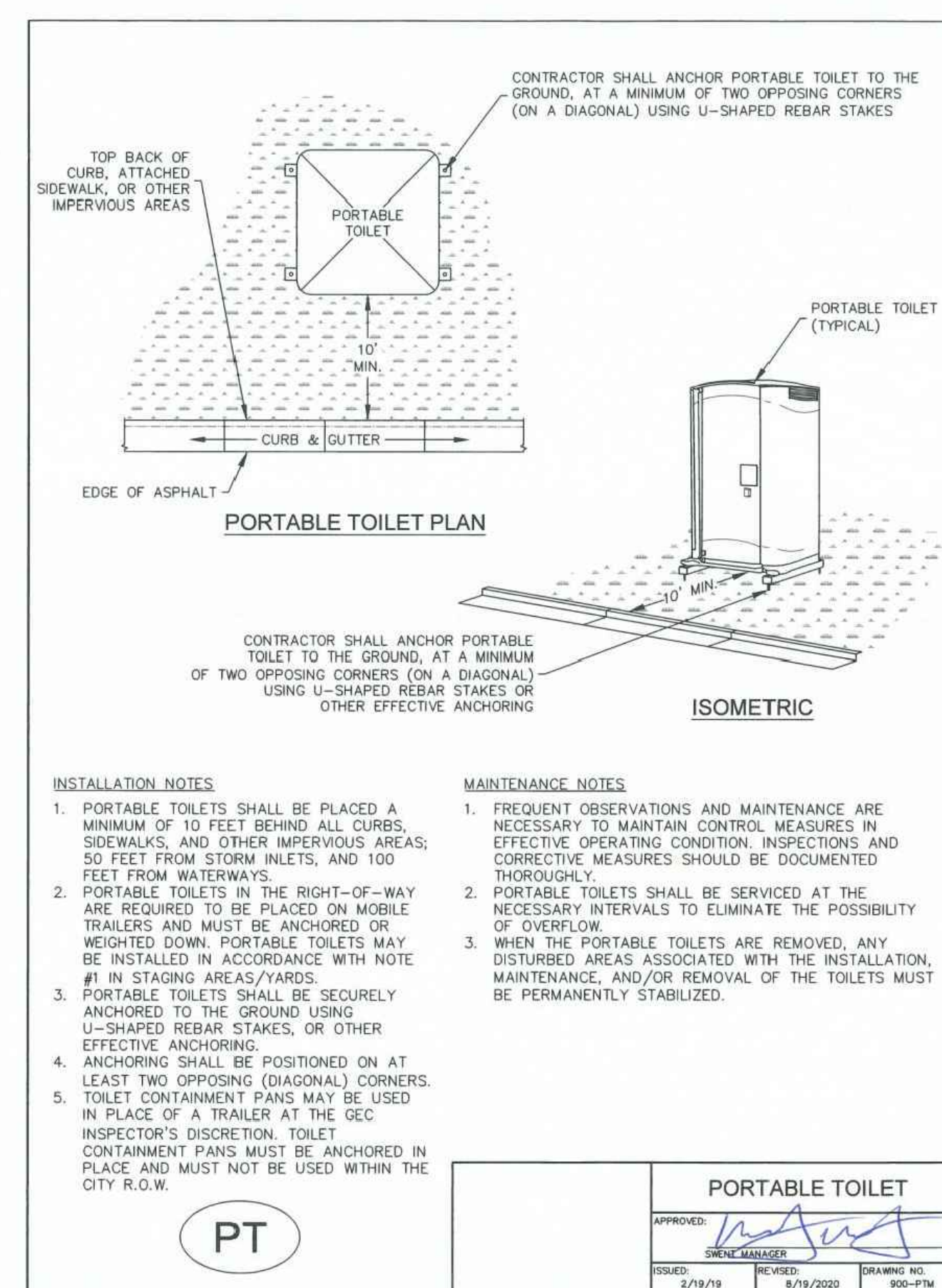
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3



Stabilized Staging Area (SSA) SM-6



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



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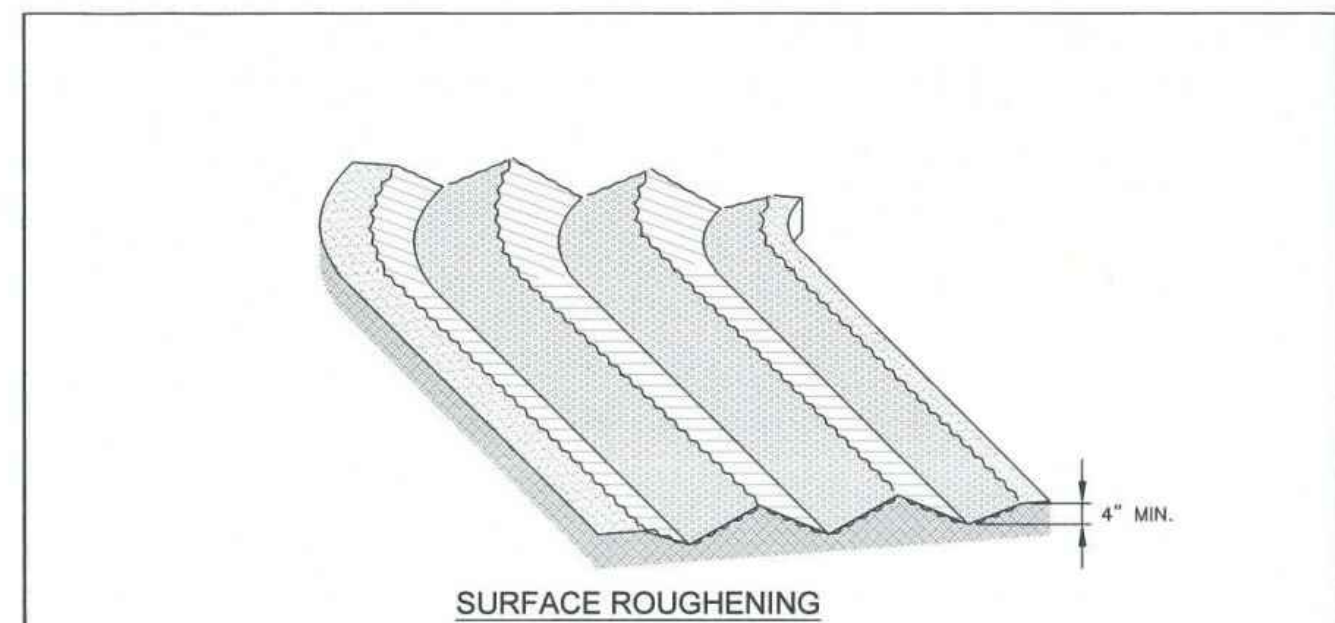
PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-2

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SURFACE ROUGHENING

INSTALLATION NOTES

- SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 5:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
- SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
- FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
- SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

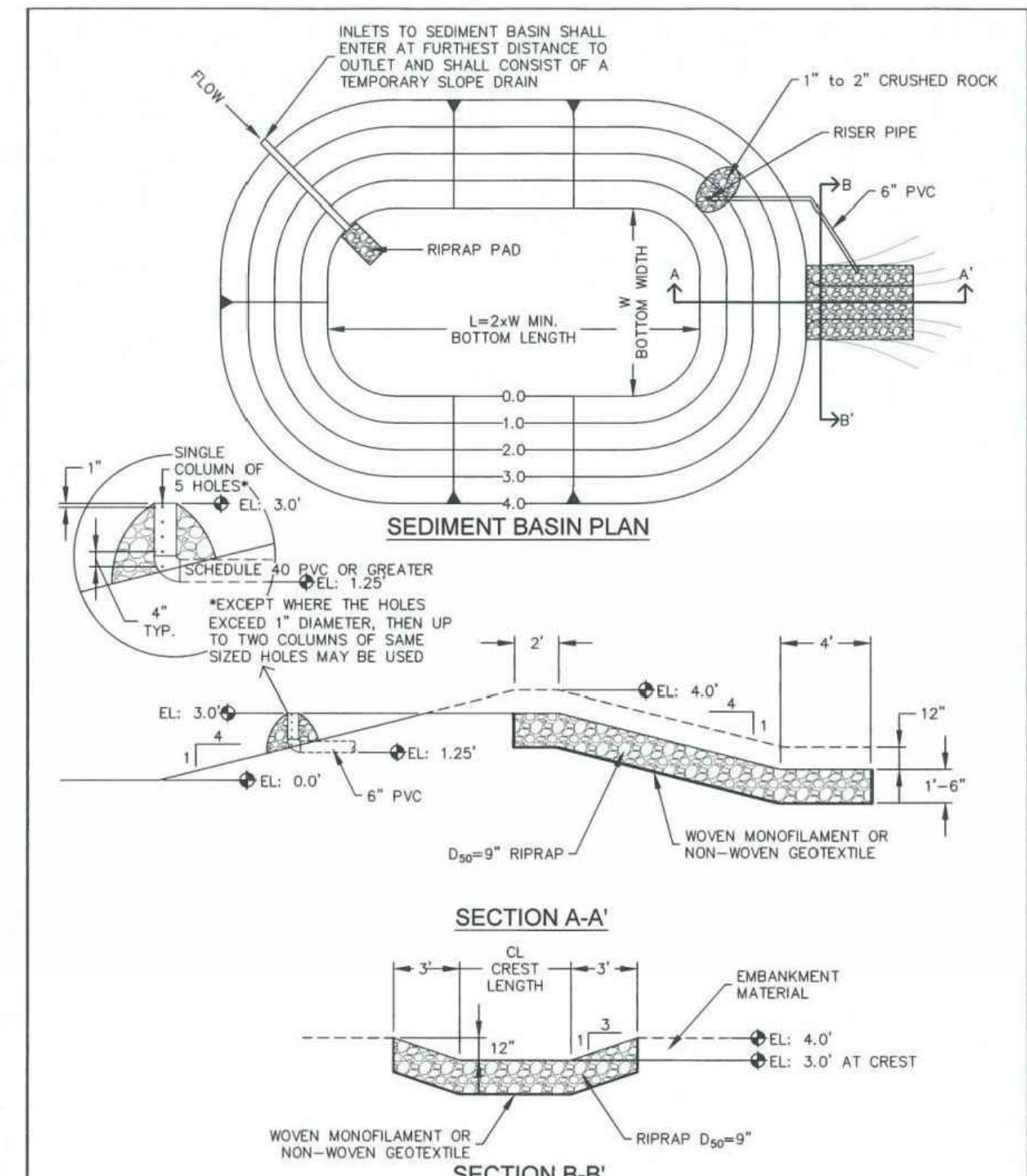
MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

SR

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SR



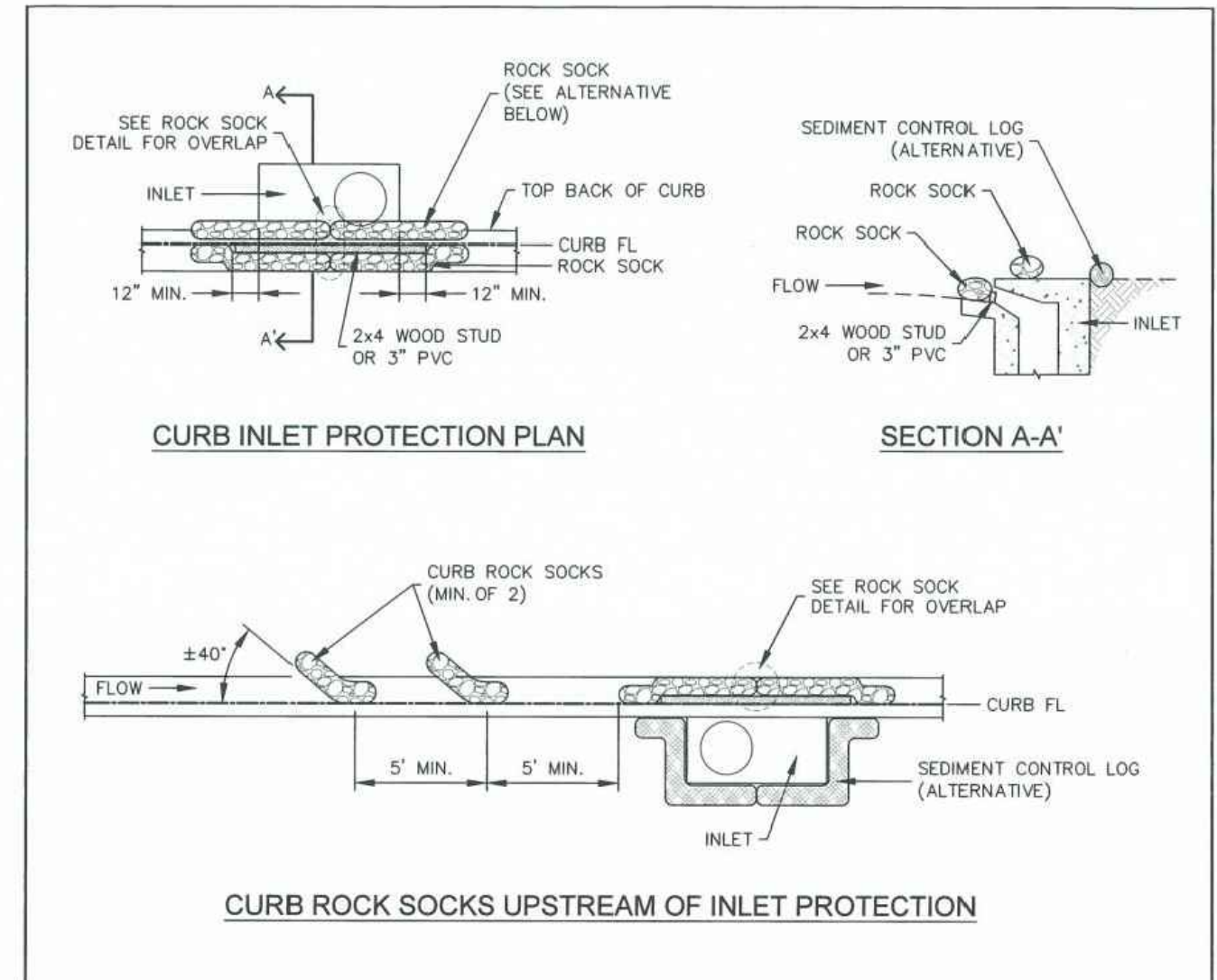
TEMPORARY SEDIMENT BASIN

INLETS TO SEDIMENT BASIN SHALL ENTER AT FURTHEST DISTANCE TO OUTLET AND SHALL CONSIST OF A TEMPORARY SLOPE DRAIN.

TSB

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-TSB-1



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
- ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
- AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.
- ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

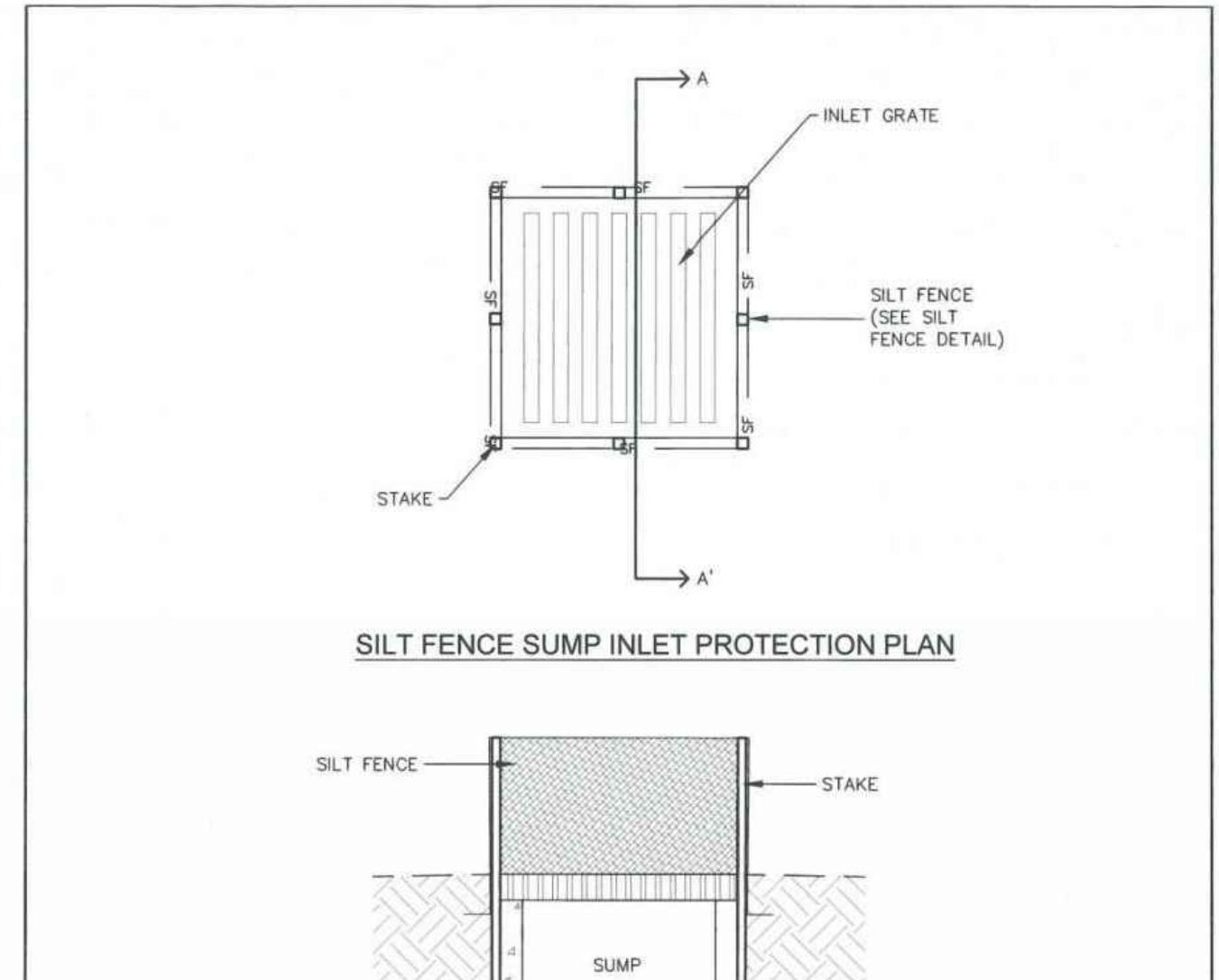
MAINTENANCE NOTES

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- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-IP-1



SILT FENCE SUMP INLET PROTECTION

INSTALLATION NOTES

- SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
- POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
- SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

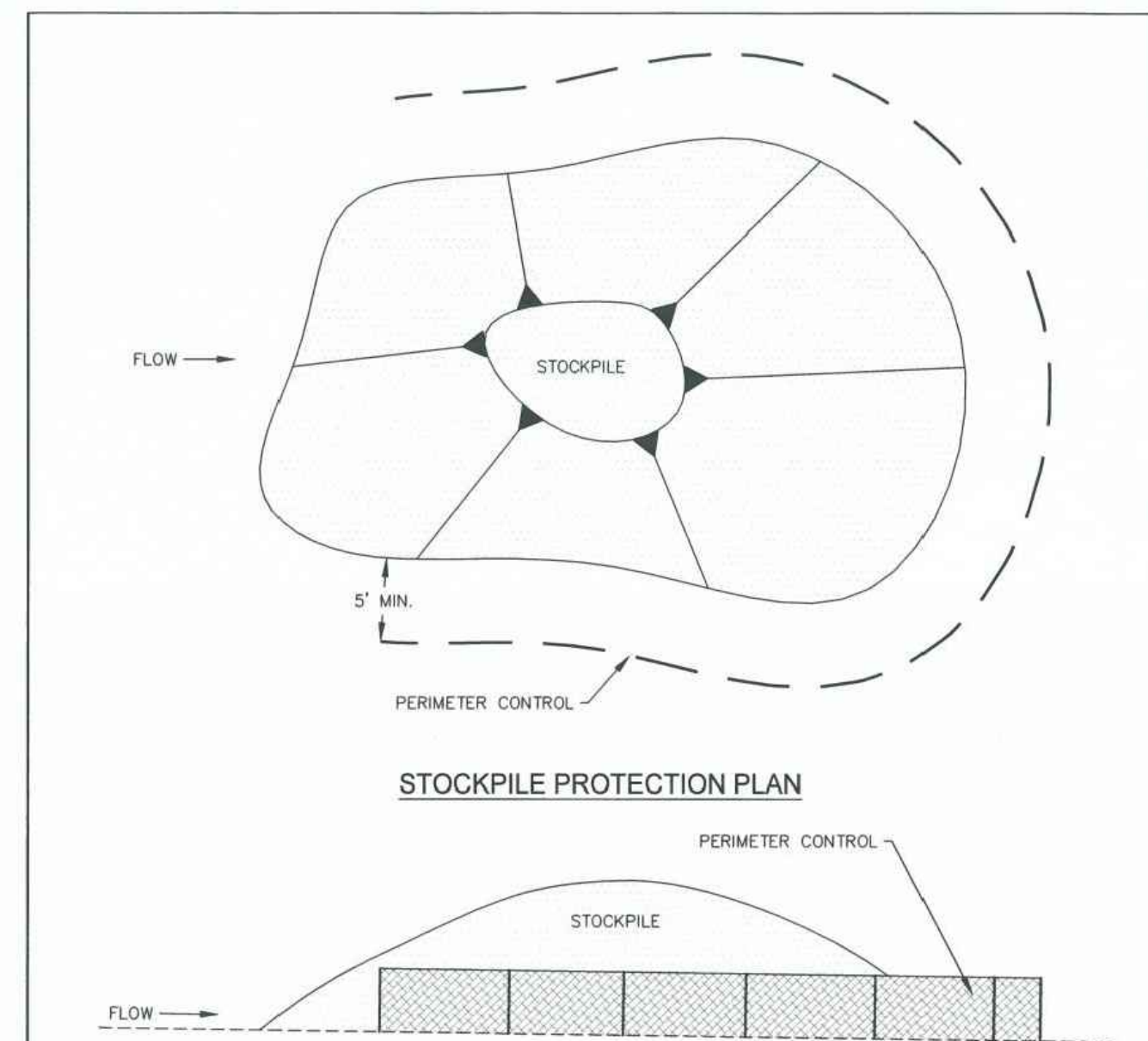
MAINTENANCE NOTES

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- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-3

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-IP-3



STOCKPILE PROTECTION

INSTALLATION NOTES

- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
- ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SP

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
UPSTREAM DRAINAGE AREA (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (L), (FT)	HOLE DIAMETER (HD), (IN)
1	12 3/4	2	3/8
2	21	3	1/2
3	28	4	5/8
4	33 1/2	5	3/4
5	38 1/2	6	7/8
6	43	7	1
7	47 1/2	8	1 1/8
8	51	9	1 1/4
9	55	10	1 1/2
10	58 1/2	11	1 3/4
11	62	12	1 7/8
12	64	13	2
13	67 1/2	14	2 1/8
14	70 1/2	15	2 1/4
15	73 1/2	16	2 1/2
FOR 33 AC DRAINAGE AREAS USE:		48	28

INSTALLATION NOTES

- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-998. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

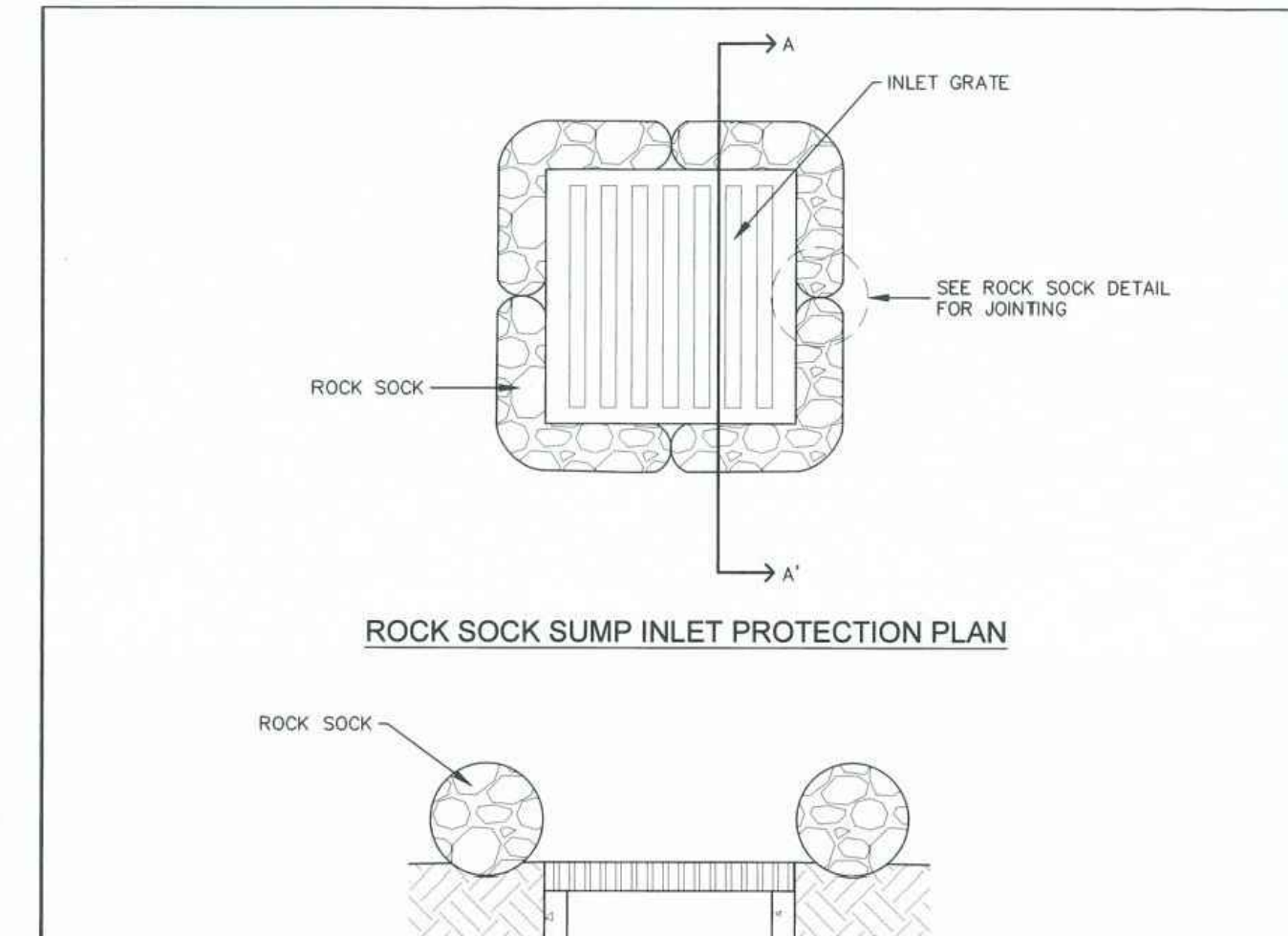
MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-TSB-2



ROCK SOCK SUMP INLET PROTECTION

INSTALLATION NOTES

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PEROUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
- CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

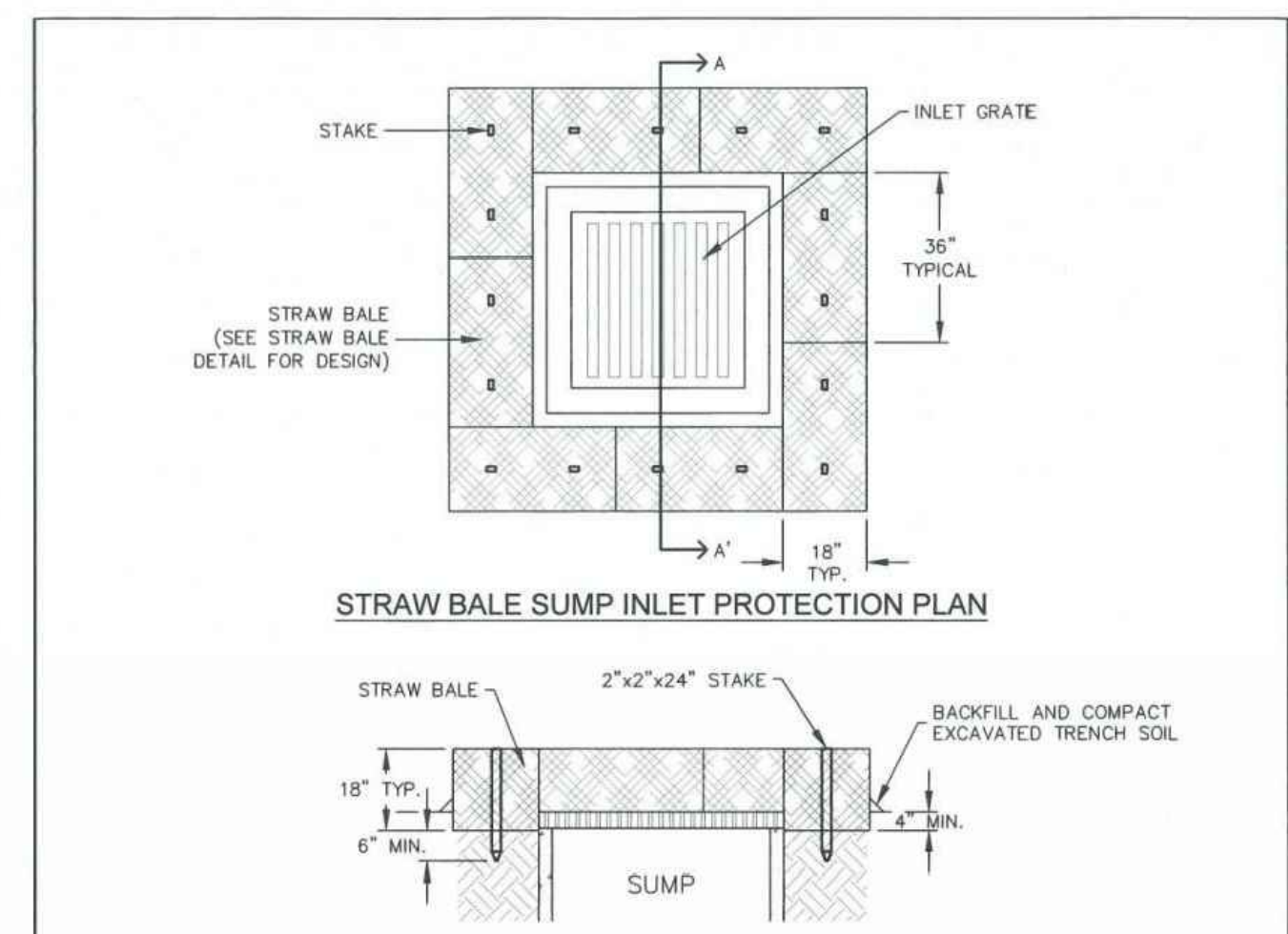
MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-IP-2



STRAW BALE SUMP INLET PROTECTION

INSTALLATION NOTES

- BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
- STRAW BALES SHALL BE APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
- A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PACED SO THAT THE BINDING THINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALES(S).
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24" MINIMUM. WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
- STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

IP-4

STORMWATER ENTERPRISE

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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 SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE 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. SEED SHOULD BE DRILL-SEED WHENEVER POSSIBLE.
2. SEED DEPTH MUST BE 1/4 TO 1/2 INCHES WHEN DRILL-SEEDING IS USED.
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.
 - 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: *[Signature]*

DATE: 10/7/19

REVISION: 8/19/2020

DRAWING NO: 900-SH

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 80 seeds/sq ft	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
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.

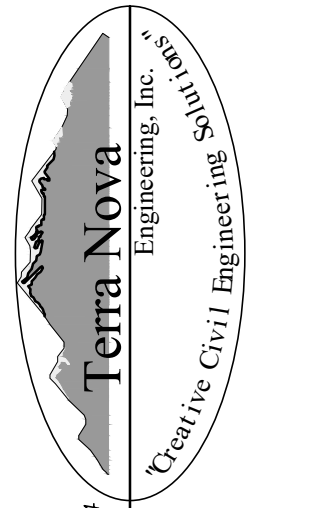
Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded 80 seeds/sq ft	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
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 REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY 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



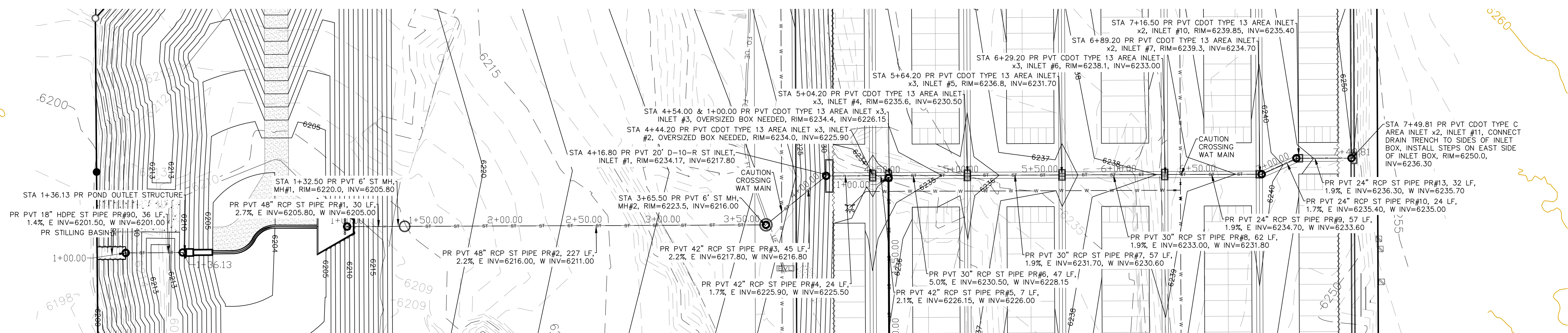
721 S. Z3RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

PLATTE SELF STORAGE

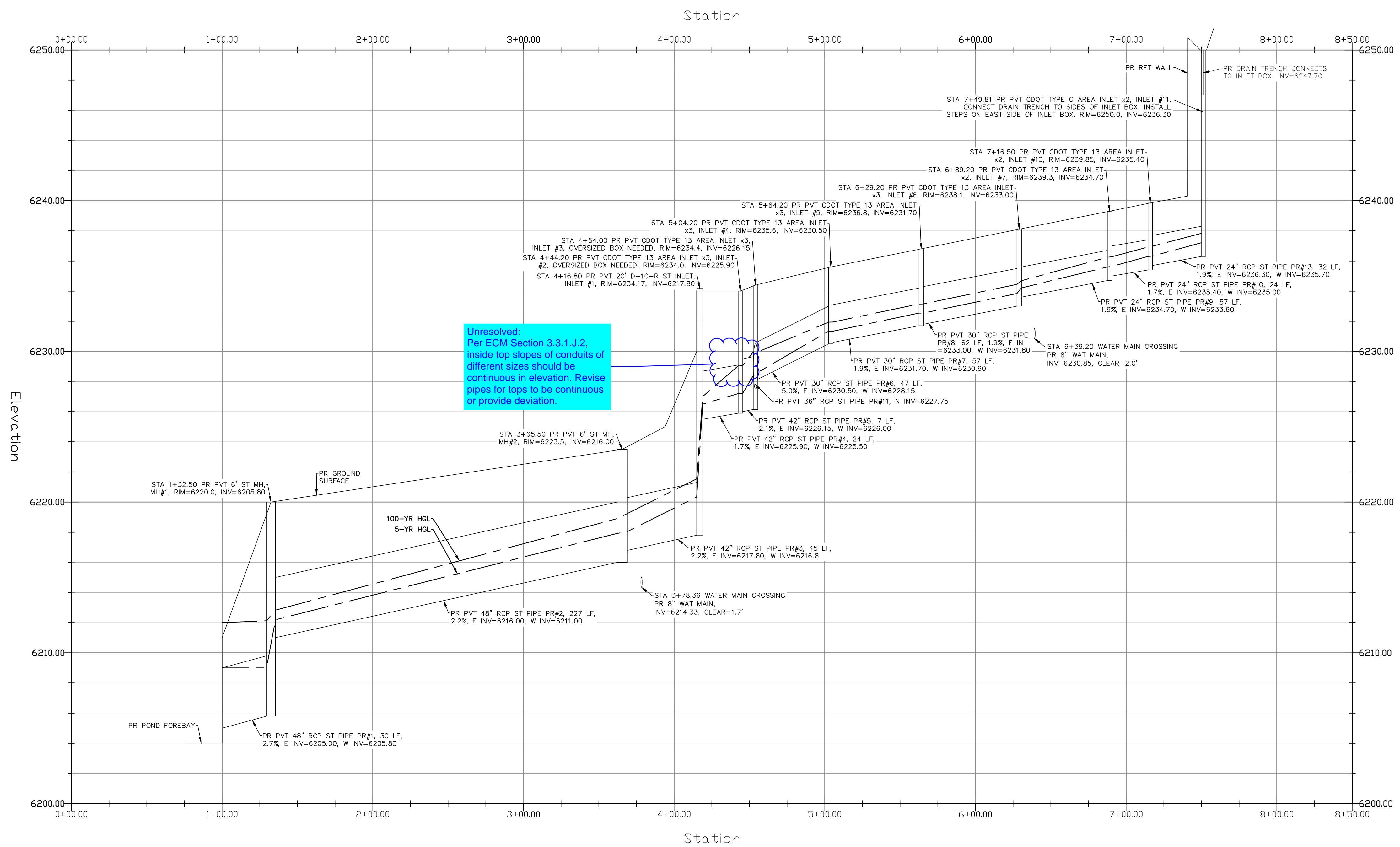
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 08/14/24
SHEET NO. 16 OF 25

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



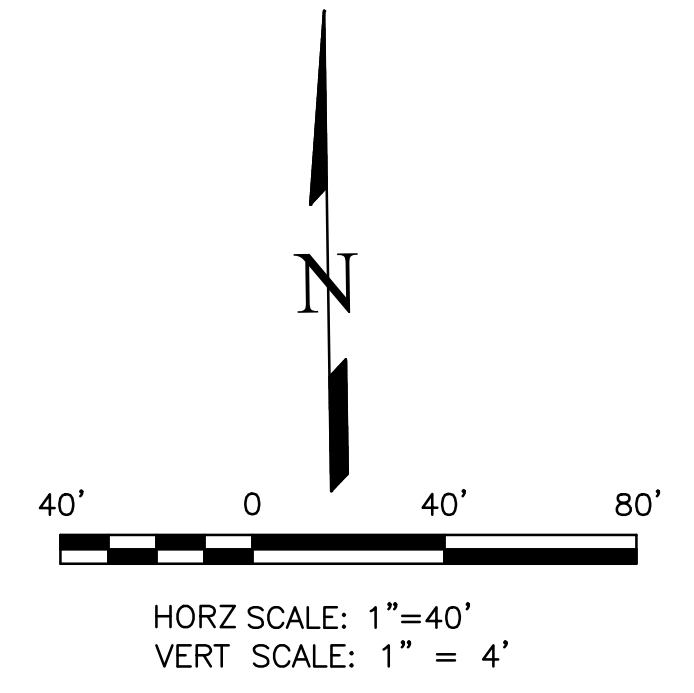
Unresolved:
 Per ECM Section 3.3.1.J.2,
 inside top slopes of conduits of
 different sizes should be
 continuous in elevation. Revise
 pipes for tops to be continuous
 or provide deviation.

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	--- 6234 ---
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	--- US ---
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.

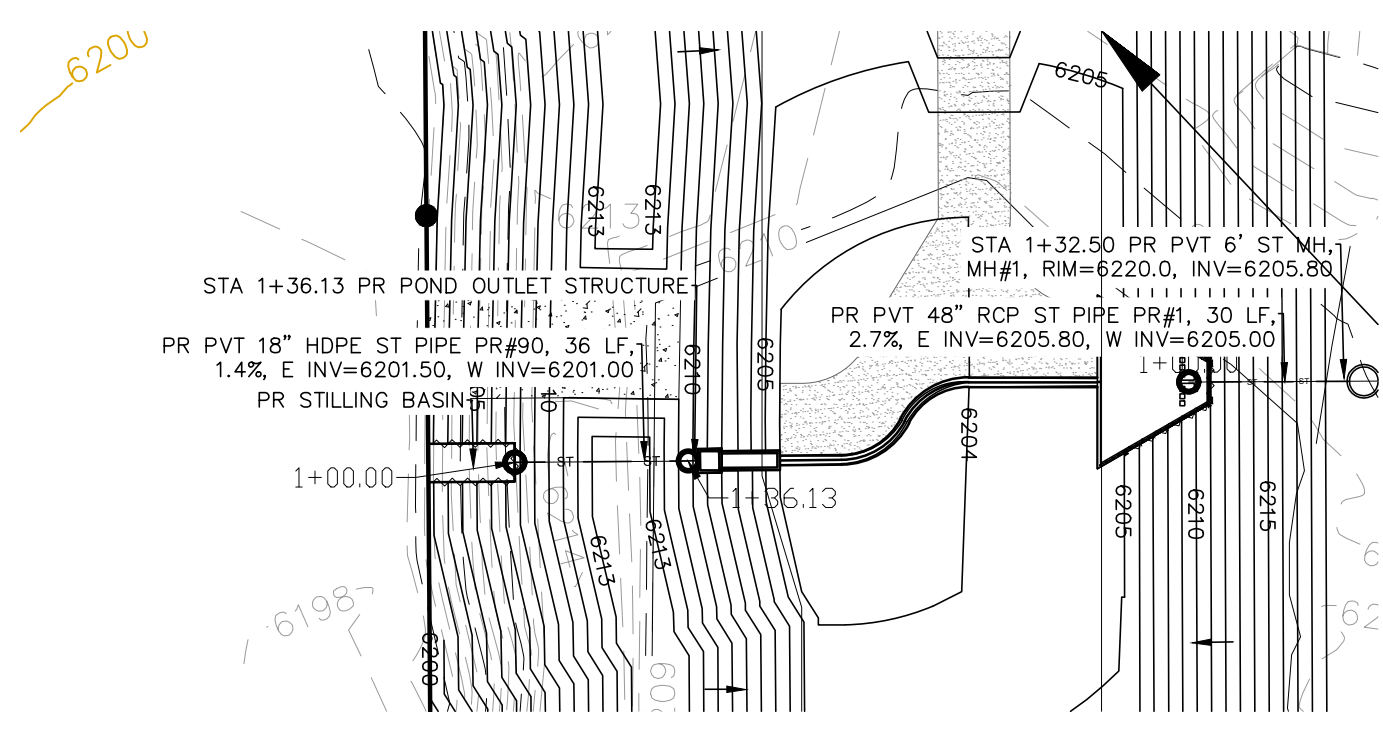


THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

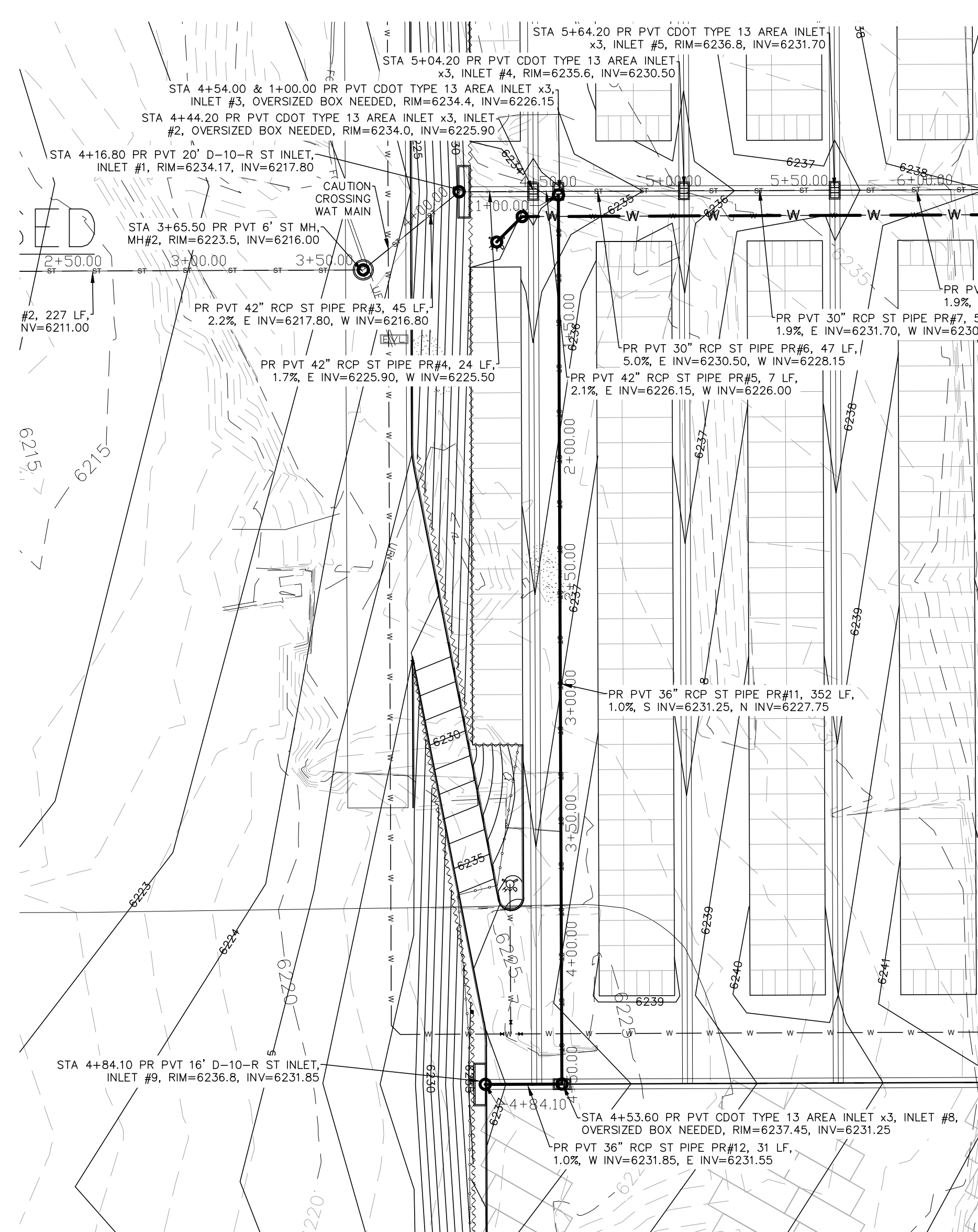
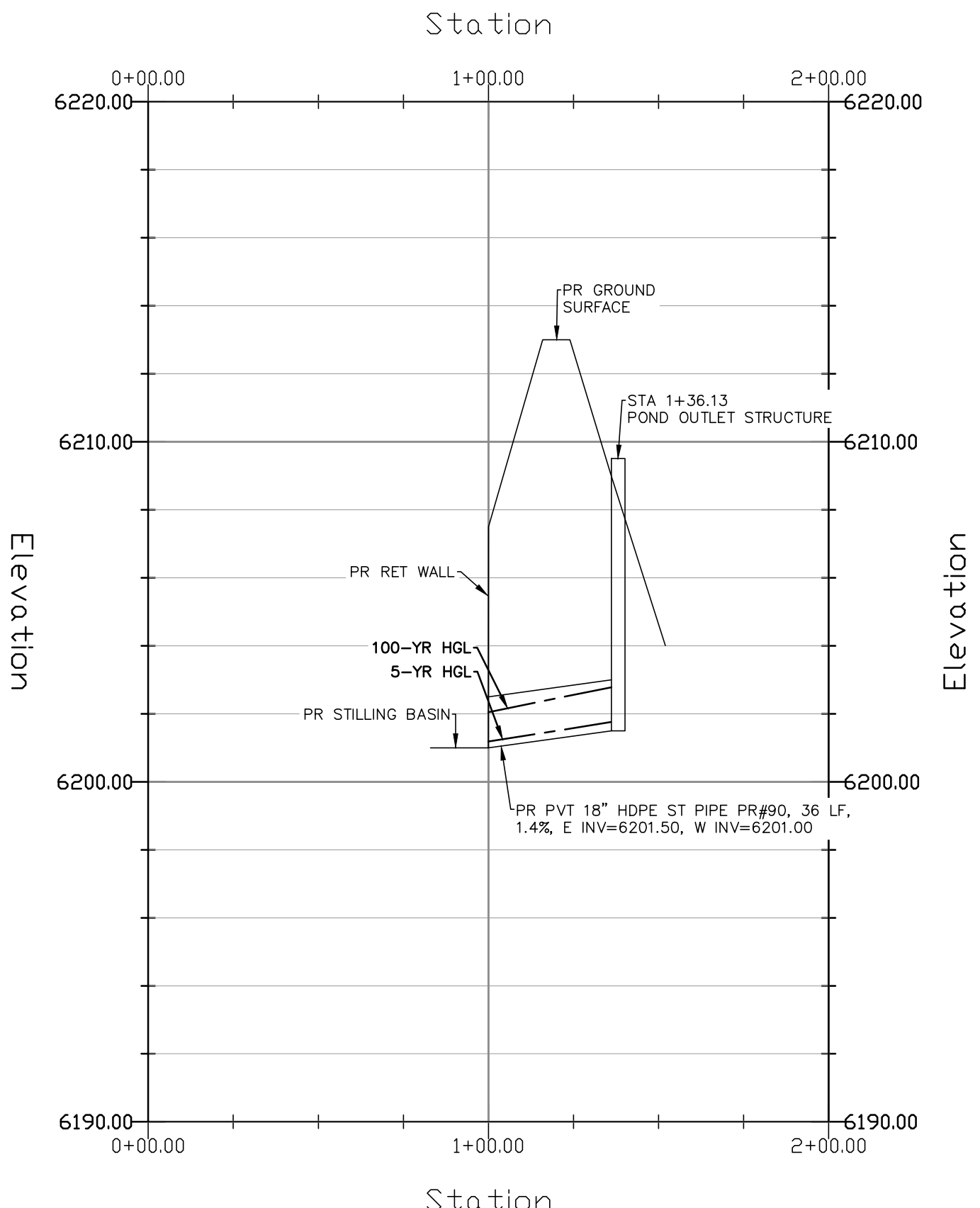
DANE FRANK
 COLORADO P.E. # 50207

DATE	
DESCRIPTION	
REVISIONS	
NO.	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL AGENCIES OR 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. ZUBO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneng.com	
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	08/14/24
SHEET NO.	17 OF 25

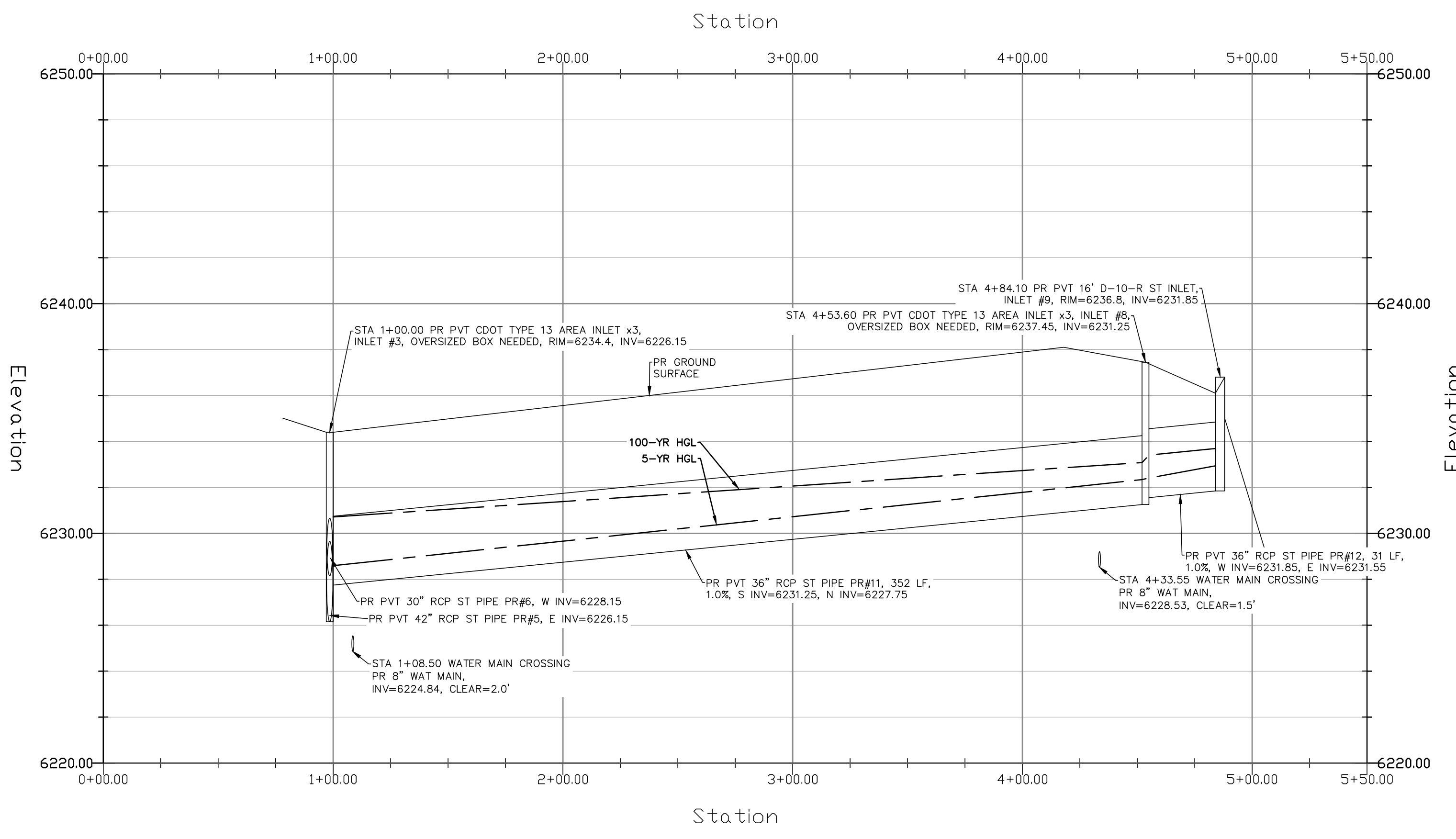
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STORM SEWER POND OUTLET - PLAN & PROFILE
 HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'



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

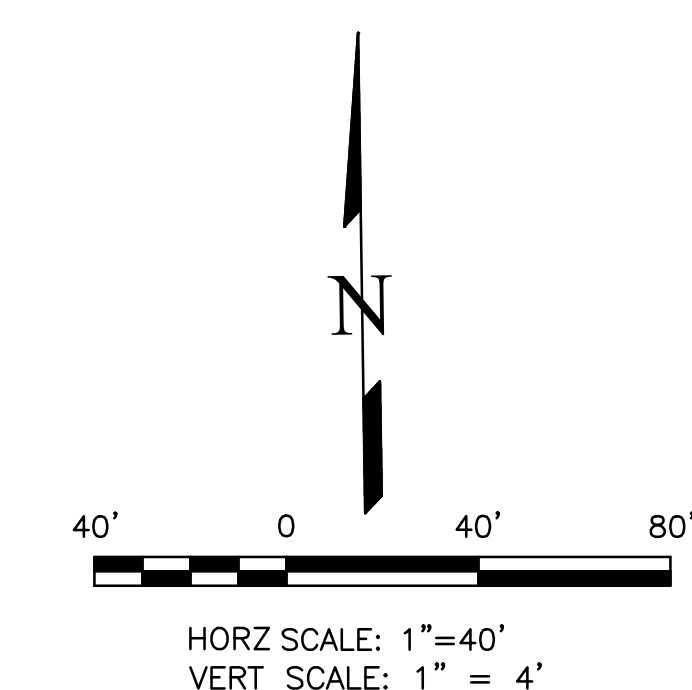


GRADING LEGEND

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	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISH 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	---

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.



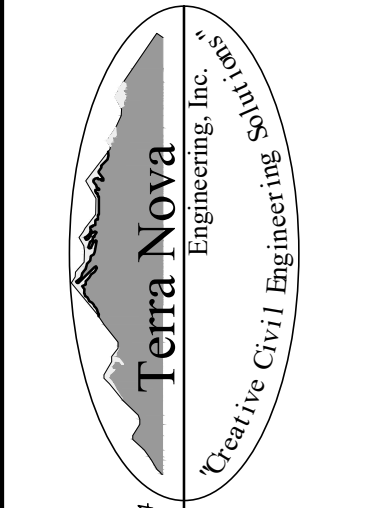
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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RMG-ROCKY MOUNTAIN GROUP
 ATTN:
 5085 LIST DR, #200
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 719.548.0600



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

PLATTE SELF STORAGE
 STORM SEWER PLAN
 SOUTH RUN & POND OUTLET - 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	08/14/24
SHEET NO.	18 OF 25

PLATTE SELF STORAGE

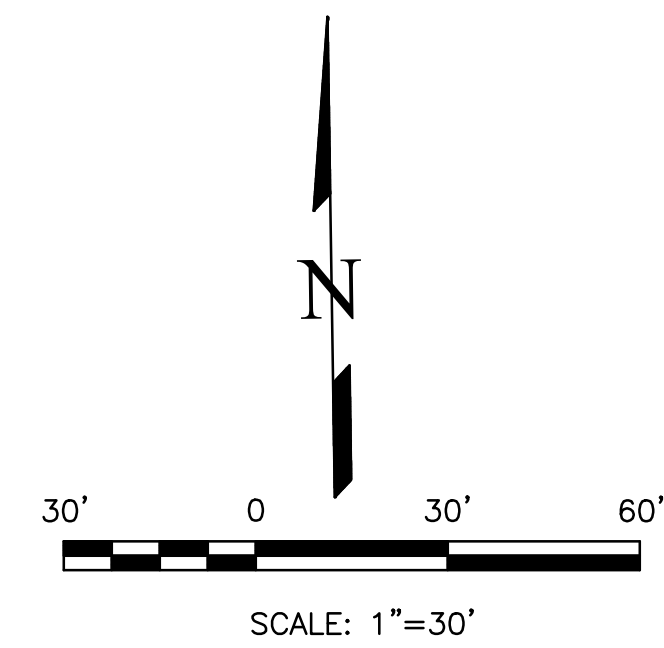
GRADING AND EROSION CONTROL PLAN

EXTENDED DETENTION BASIN PLAN

AUGUST 2024

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	---	
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---	
LOW POINT	LP	GAS LINE	---	
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---	
FLOW ARROW		TELEPHONE LINE	---	
		FIBER OPTIC LINE	---	
		STORM SEWER LINE	---	
		LIMIT OF CONSTRUCTION	---	
		LIMIT OF SOIL DISTURBANCE	---	
		PROPOSED FENCE	---	
		FIRE HYDRANT	---	



POND WATER LEVEL ELEVS

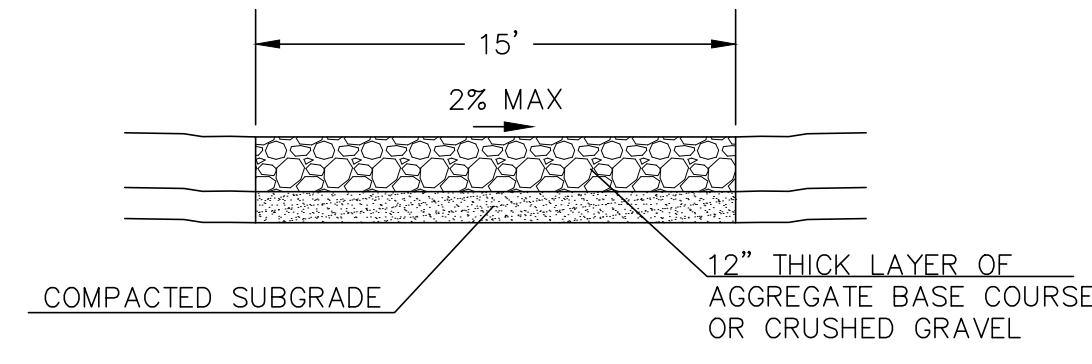
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EURV: 6208.24
100-YR: 6210.54

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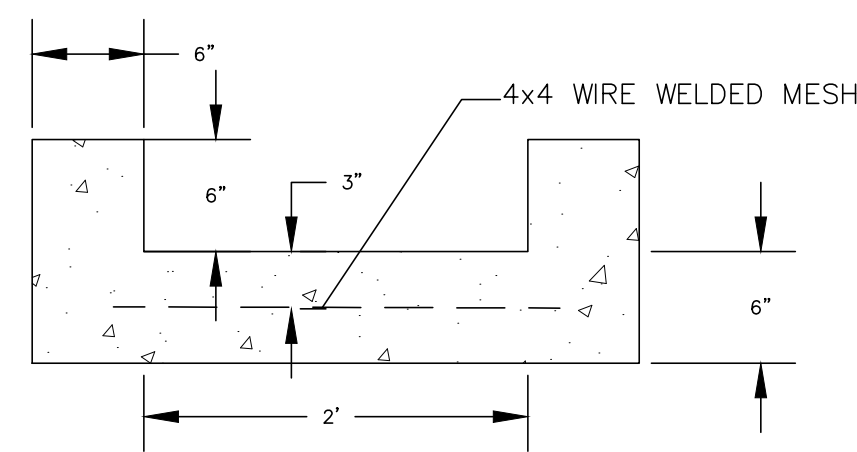
1. ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
2. LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

BENCHMARKS

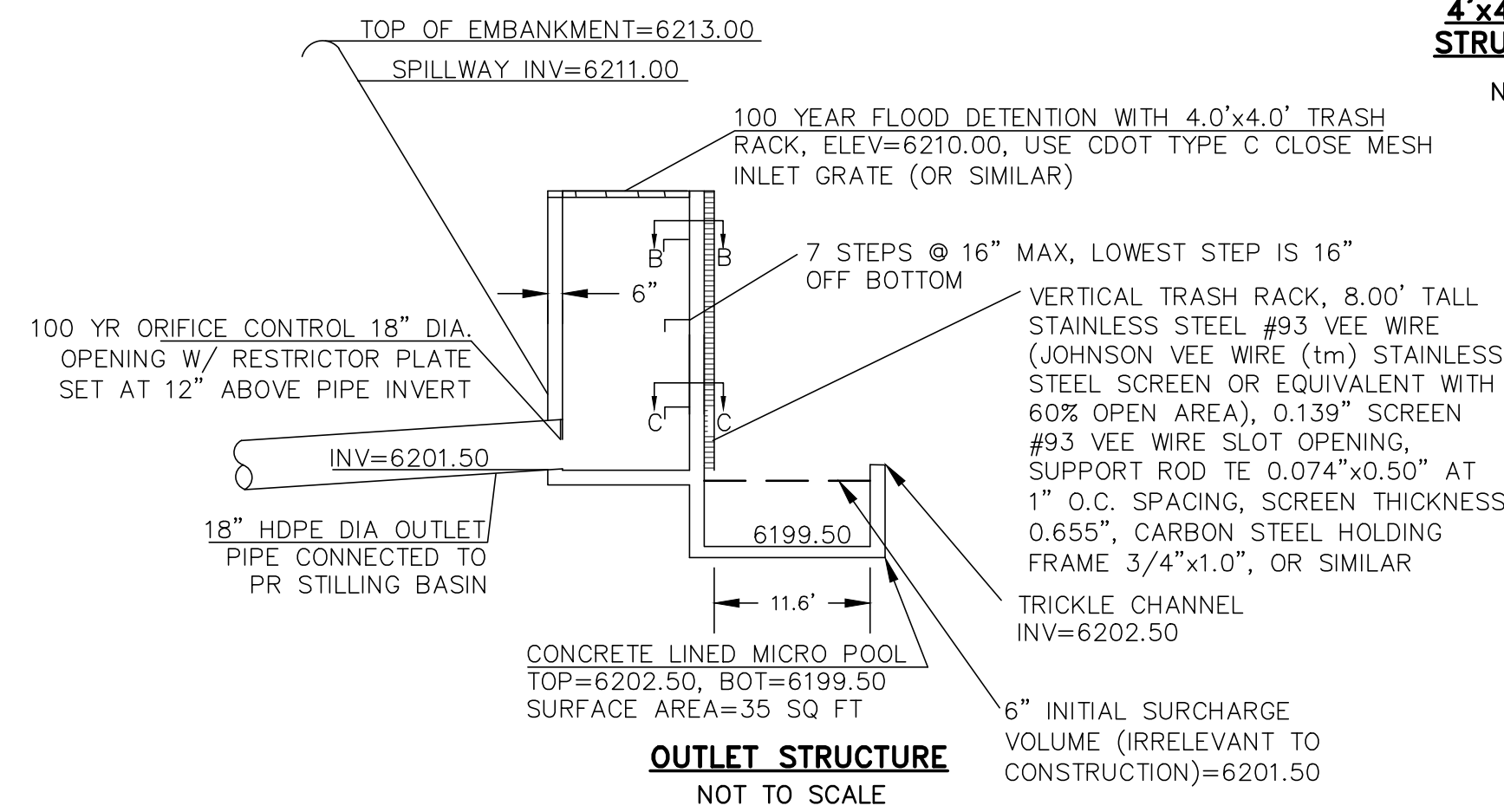
#5 REBAR WITH ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439", FLUSH WITH GROUND - ELEV.=6513.85 (NAVD-1988) [NORTHWEST PROPERTY CORNER]



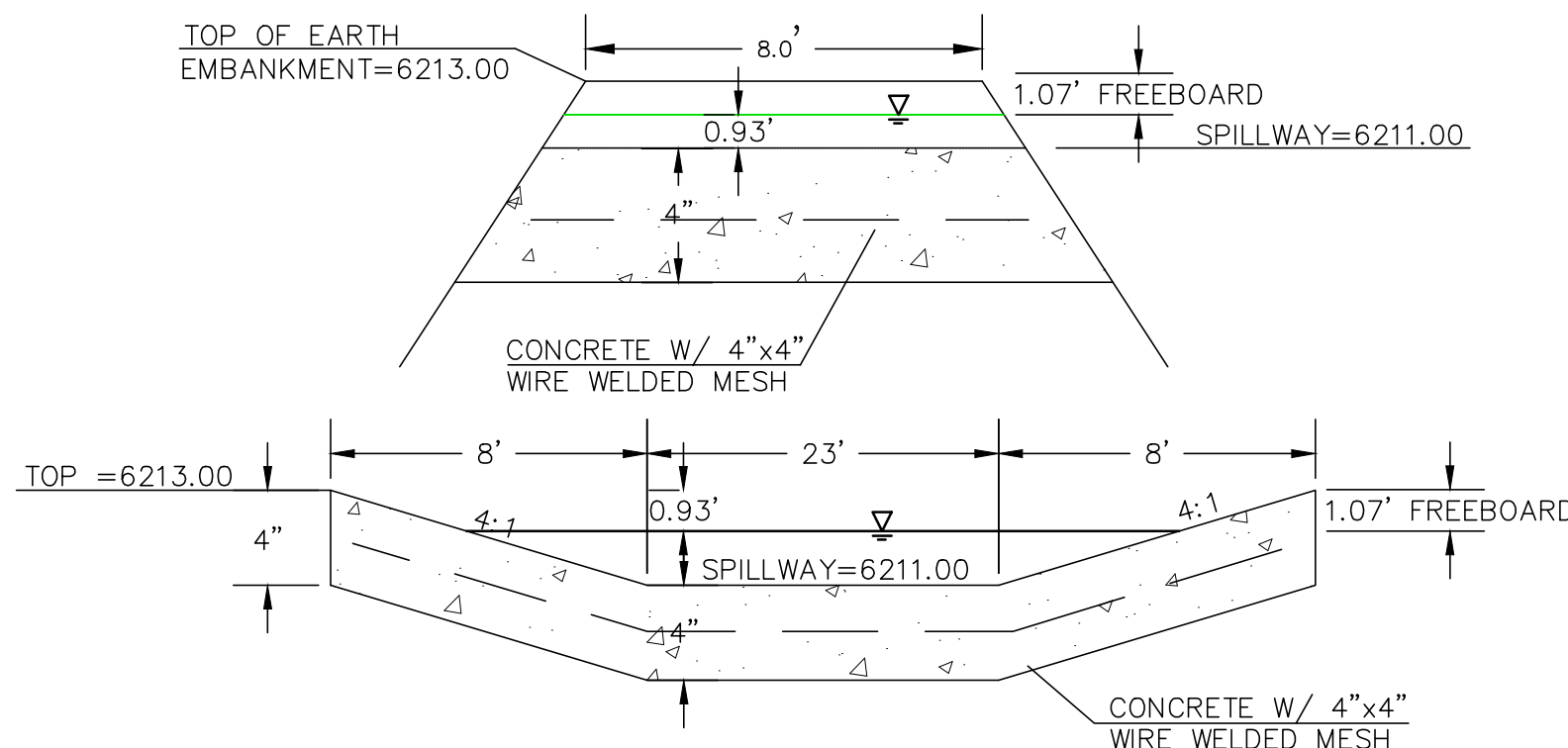
15' MAINTENANCE ACCESS ROAD SECTION
NOT TO SCALE



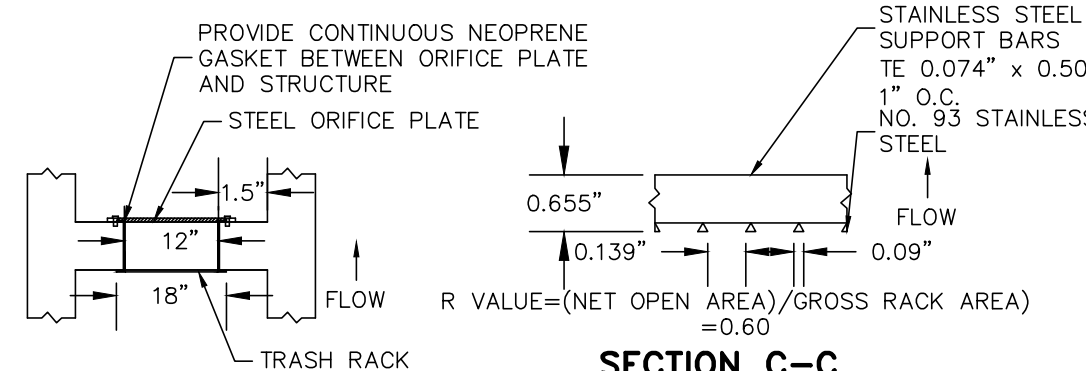
2' CONCRETE TRICKLE CHANNEL
NOT TO SCALE



OUTLET STRUCTURE
NOT TO SCALE

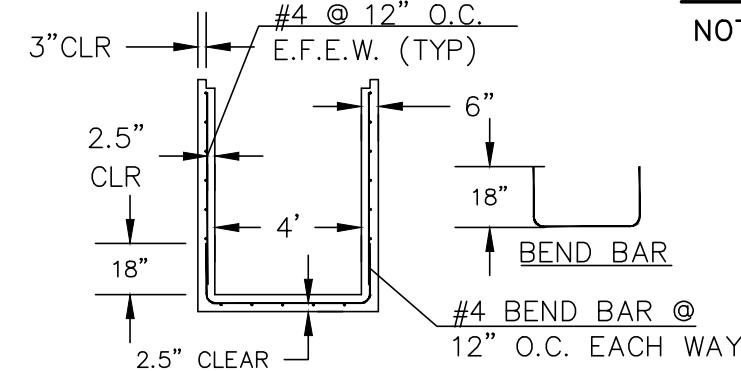


EDB EMERGENCY WEIR
NOT TO SCALE

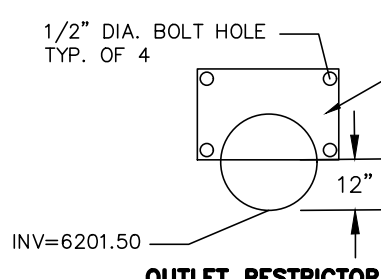


SECTION B-B
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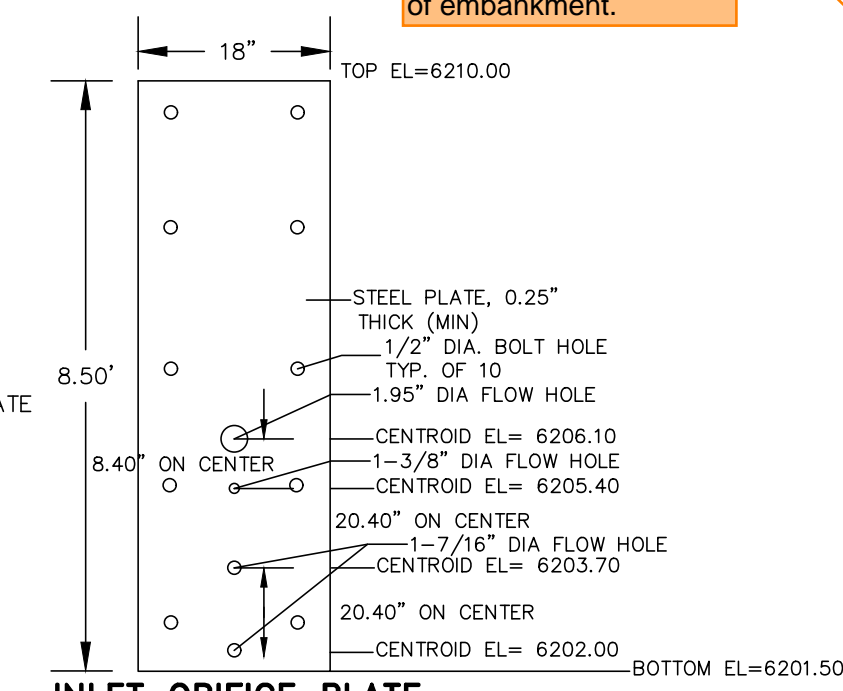
SECTION C-C
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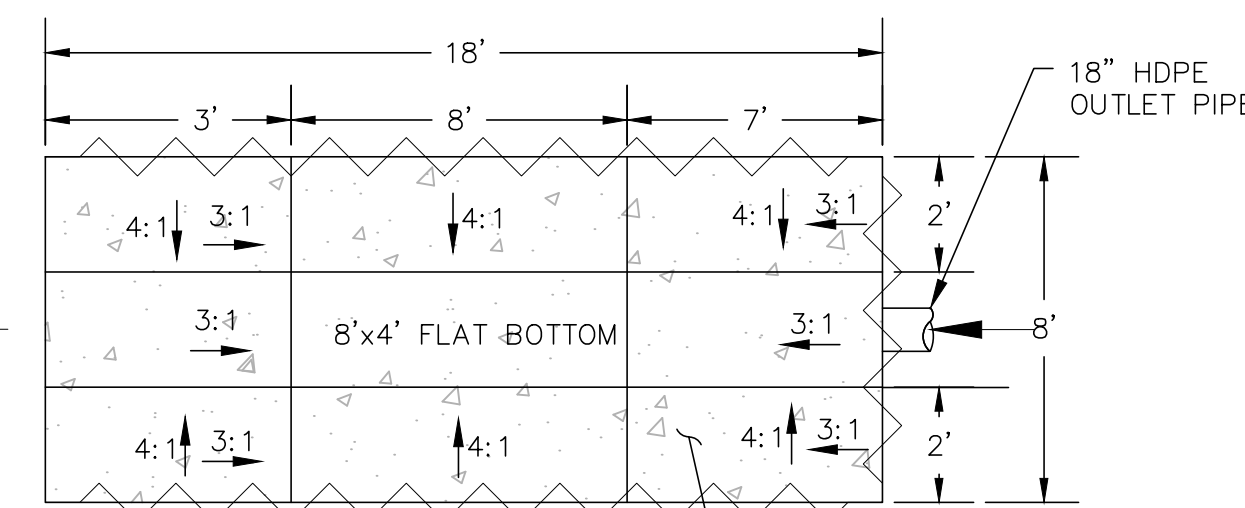
4'x4' OUTLET BOX STRUCTURAL DETAIL
NOT TO SCALE



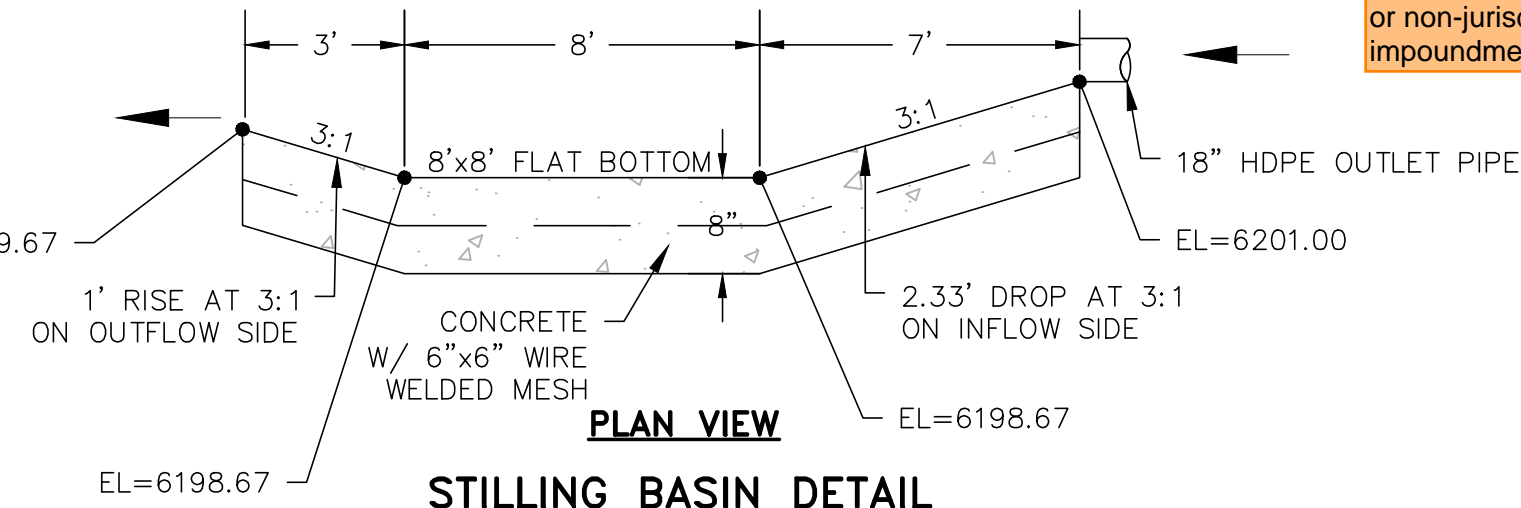
OUTLET RESTRICTOR
NOT TO SCALE



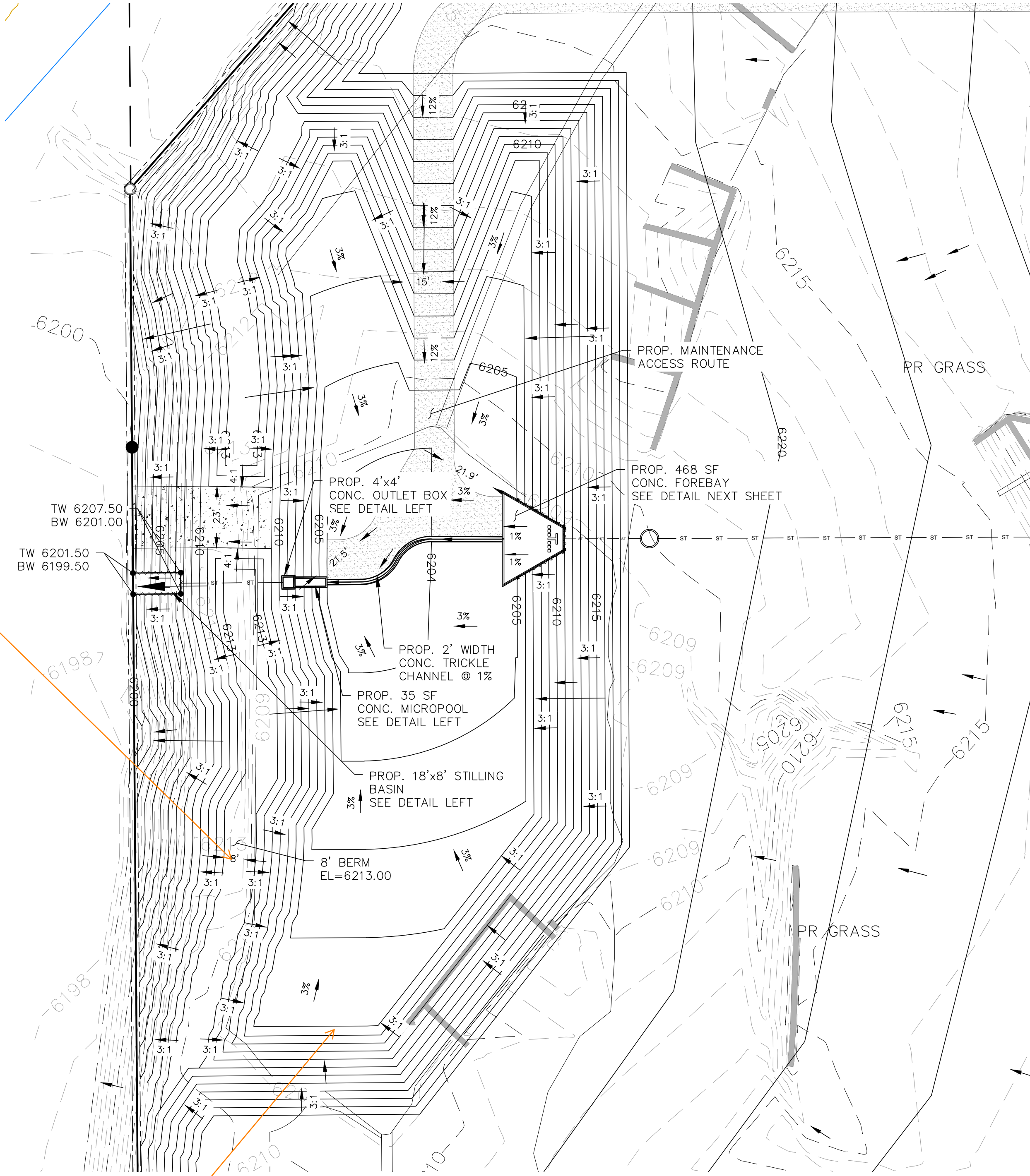
INLET ORIFICE PLATE PERFORATED HOLE PATTERN
NOT TO SCALE



PROFILE VIEW
NOT TO SCALE



STILLING BASIN DETAIL
NOT TO SCALE



Unresolved: Per DCMV1 Chap 11.3.3, adjust pond design to include a min. width of 12ft at top of embankment.

Unresolved from Submittal 1: This pond is deeper than 10-ft and likely qualifies as a state jurisdictional dam. At a minimum it would qualify as a non-jurisdictional water impoundment structure. Either submit jurisdictional or non-jurisdictional water impoundment structure application.

REVISIONS NO. DATE	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.
PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LEST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600	Terra Nova Engineering, Inc. Civil Engineering 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 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 08/14/24 SHEET NO. 19 OF 25

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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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

EXTENDED DETENTION BASIN PLAN

AUGUST 2024

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---
		FIBER OPTIC LINE	---fo---fo---
		STORM SEWER LINE	---st---st---
		LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	-----
		PROPOSED FENCE	---o---o---
		FIRE HYDRANT	⊕

POND WATER LEVEL ELEVS

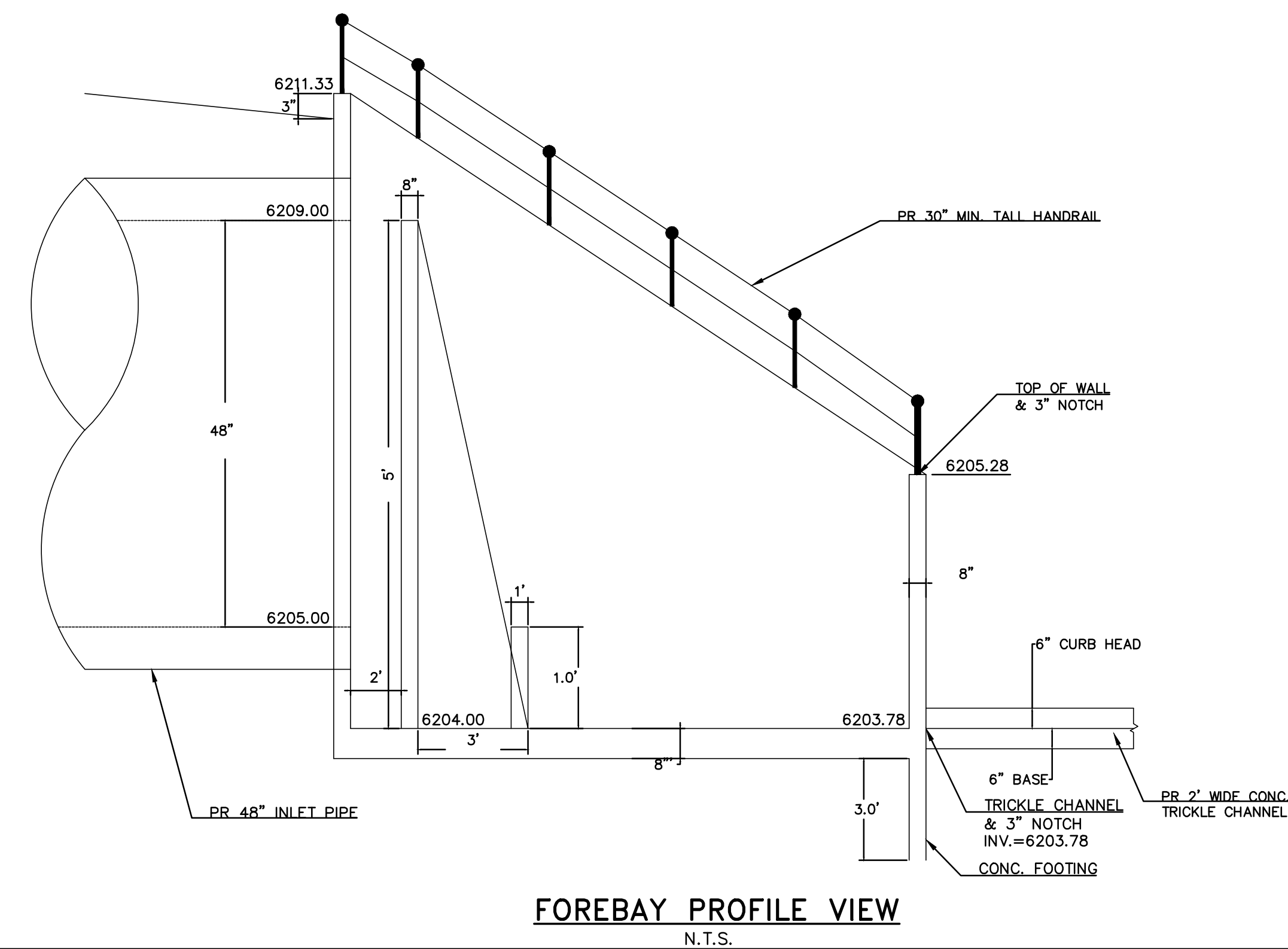
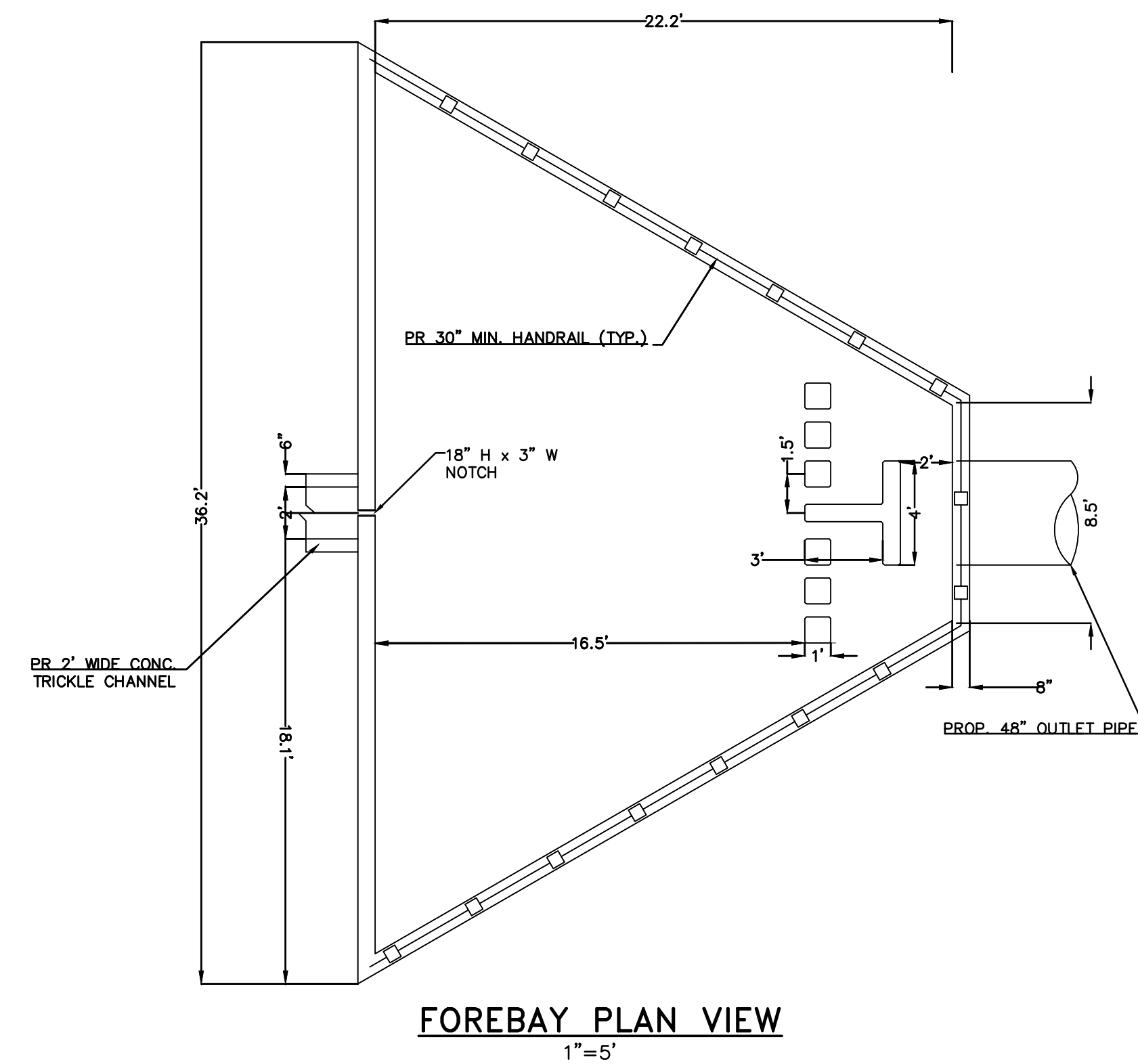
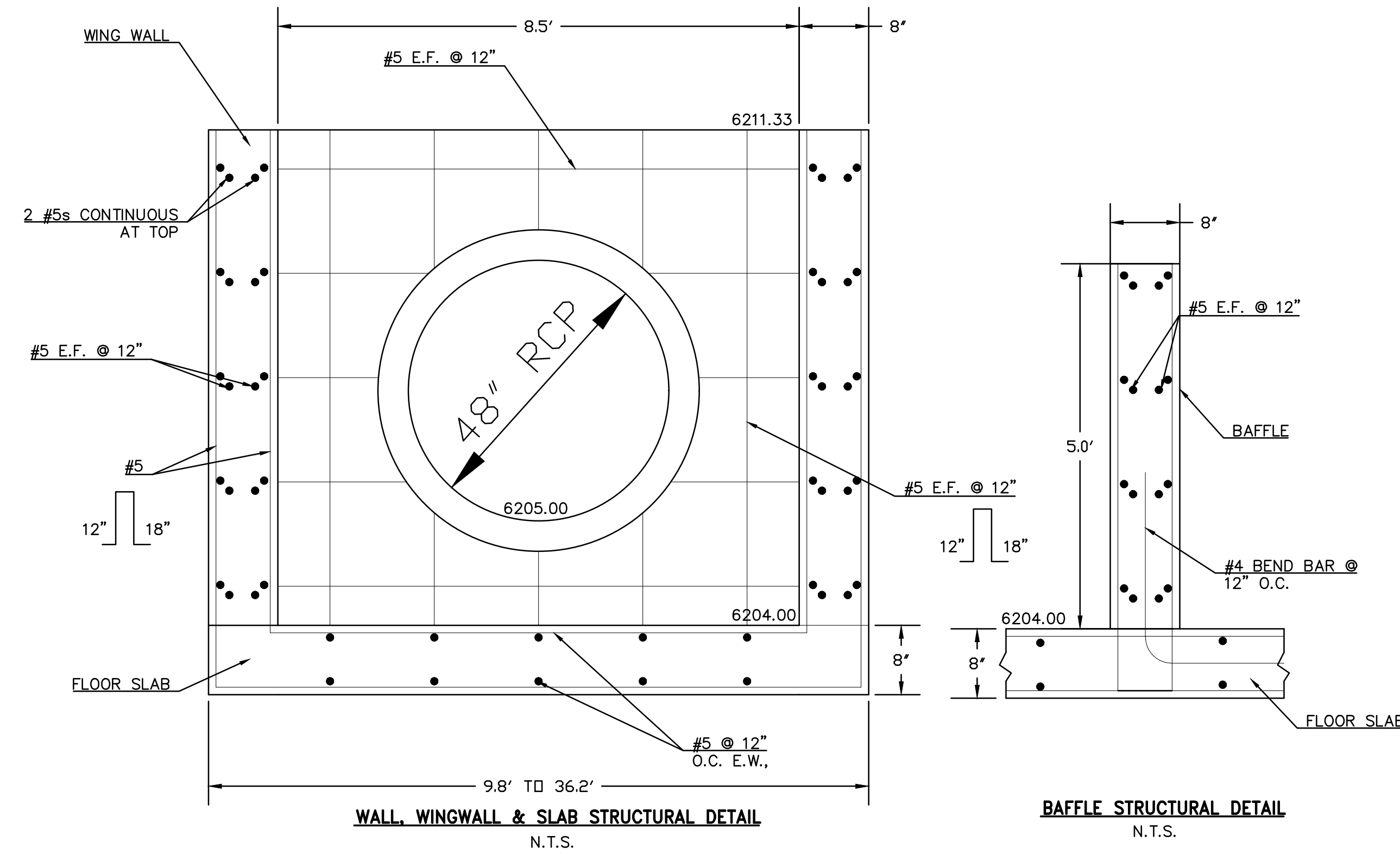
WQCV: 6206.05
 EURV: 6208.24
 100-YR: 6210.54

NOTES

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- 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]



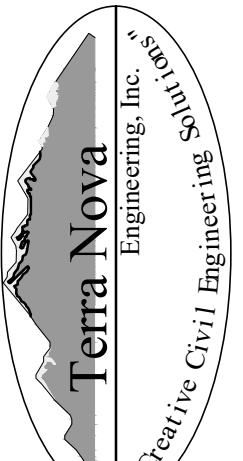
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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 Engineering, Inc.
 Civil/Environmental Engineers
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 FAX: 719-635-6426
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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 08/14/24
SHEET NO. 20 OF 25

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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 AUGUST 2024



SITE ADDRESS

6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID

5418000075

LEGAL DESCRIPTION

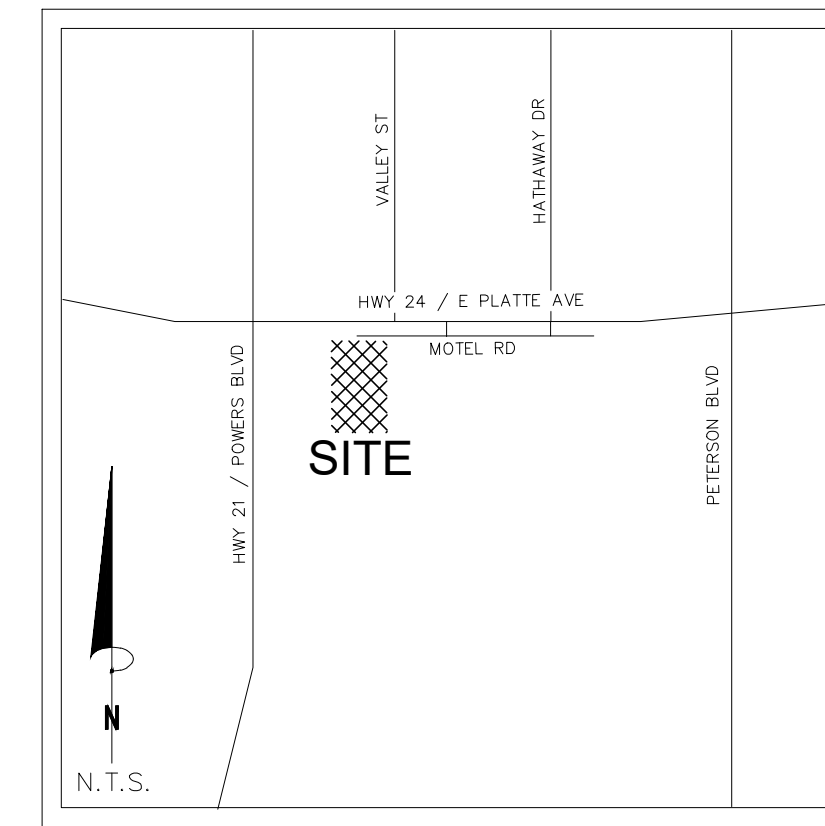
TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59' N 958.2 FT TO POB, W 349.88 FT OF NE4NW4 OF SEC 18 EX HWY 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 80904
(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 _____

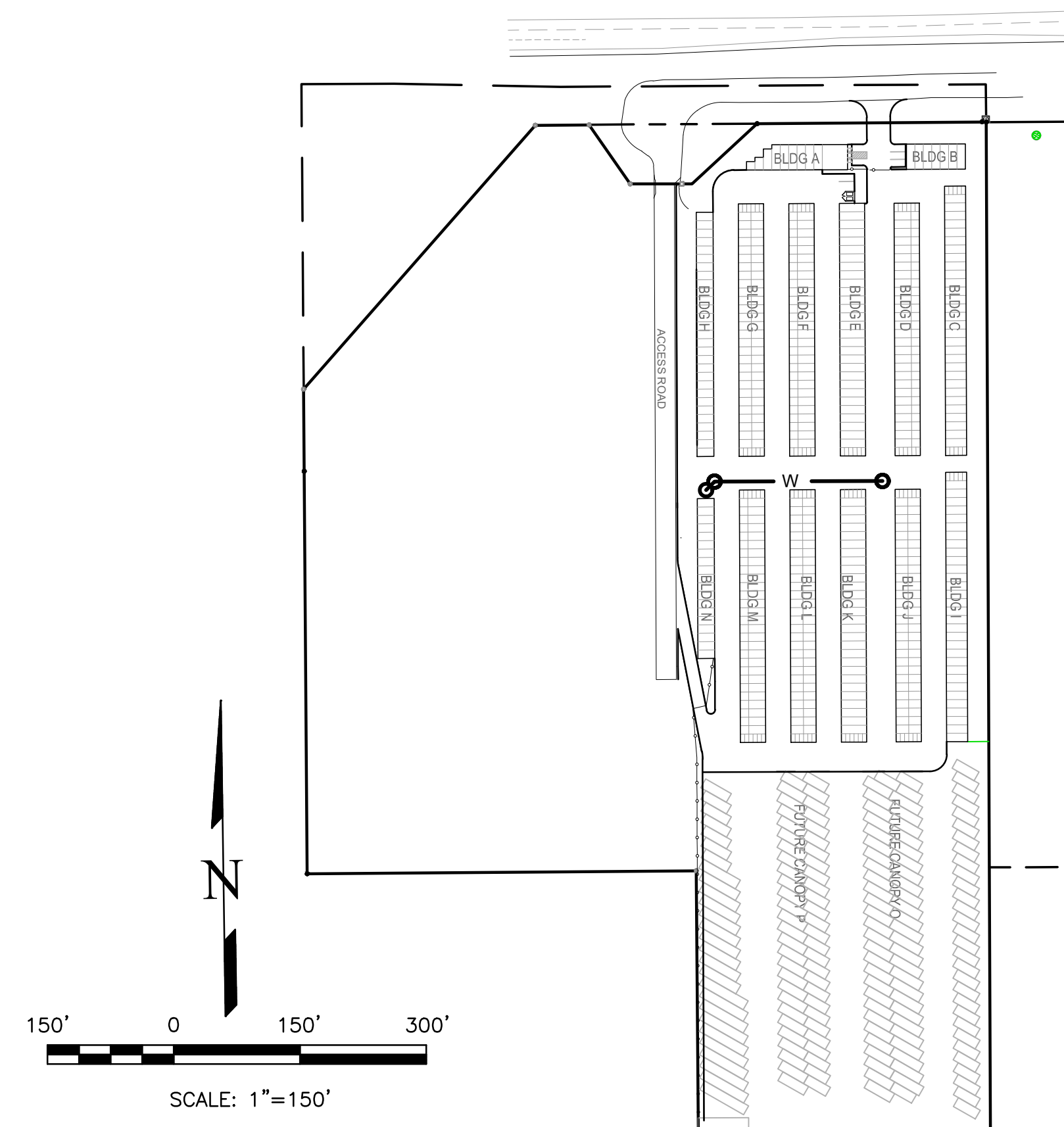
EL PASO COUNTY APPROVAL

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

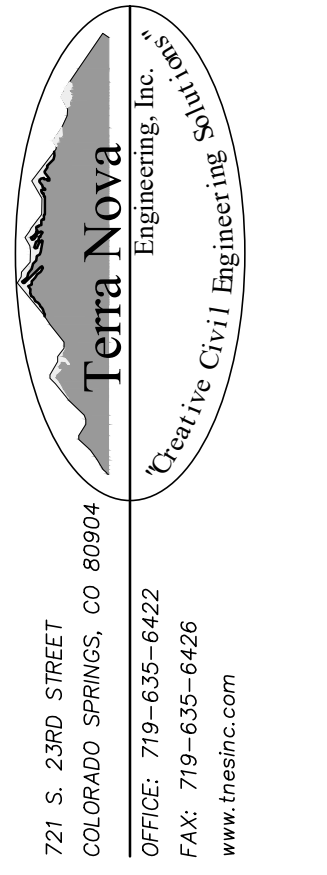


REVISIONS NO.	DESCRIPTION	DATE

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

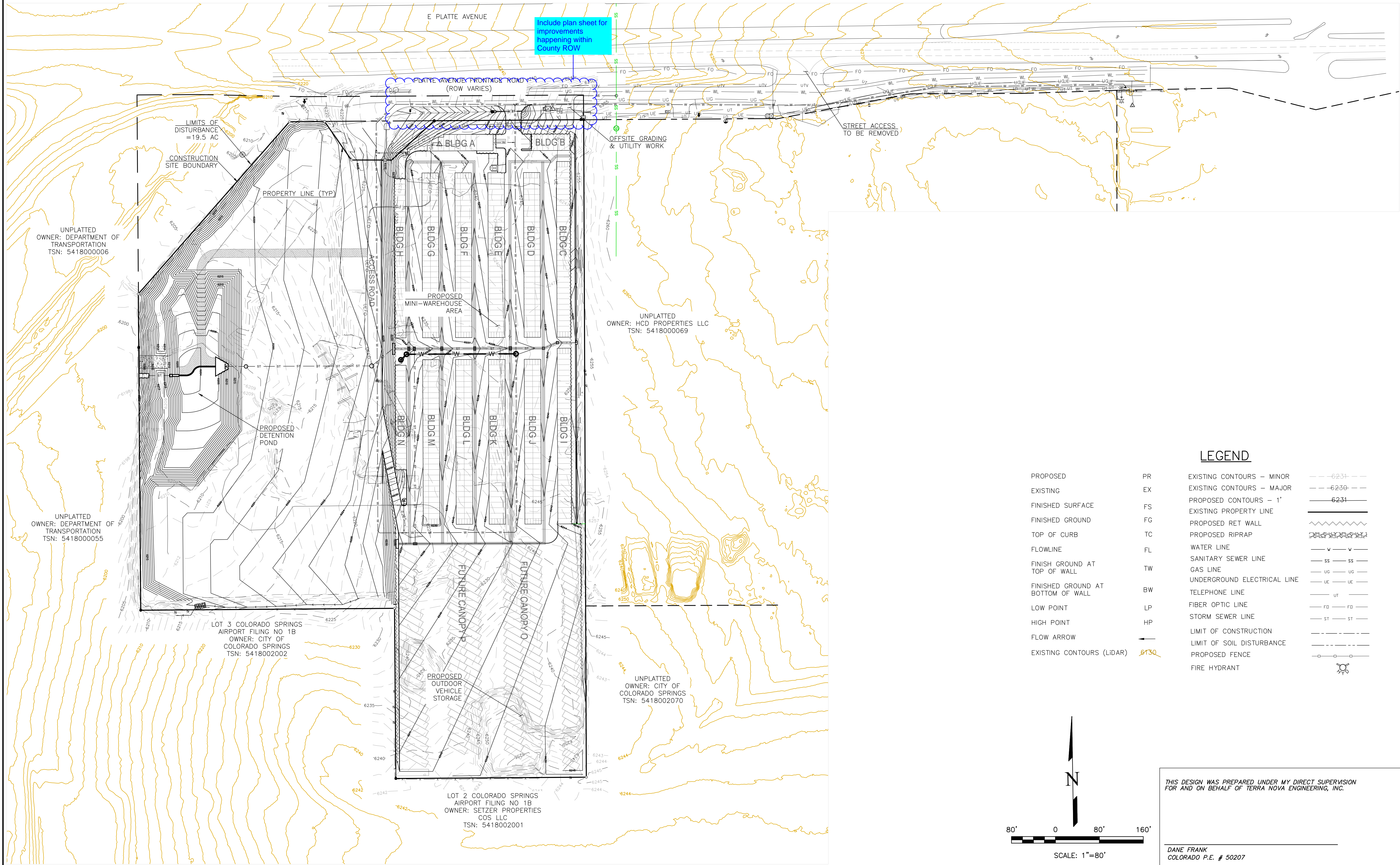
PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
COVER SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 08/14/24
SHEET NO. 21 OF 25

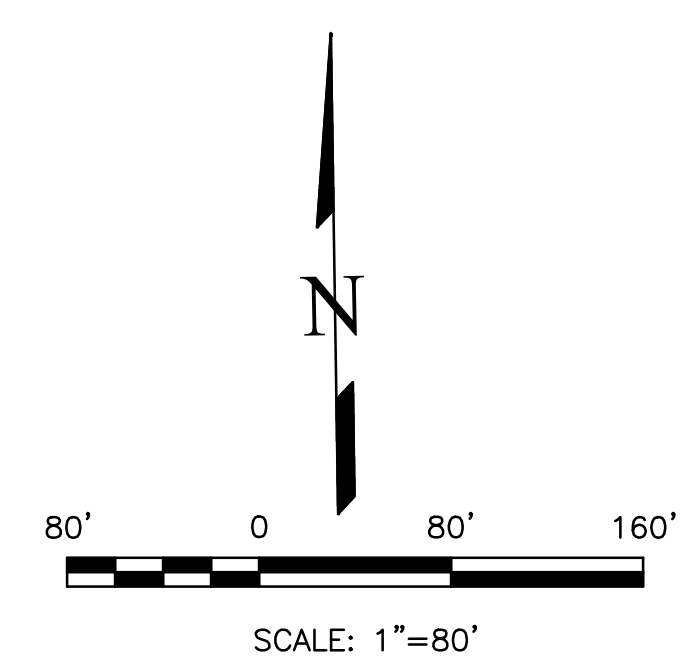
PPR2418

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PLATTE SELF STORAGE STREET IMPROVEMENT PLAN OVERVIEW SHEET AUGUST 2024

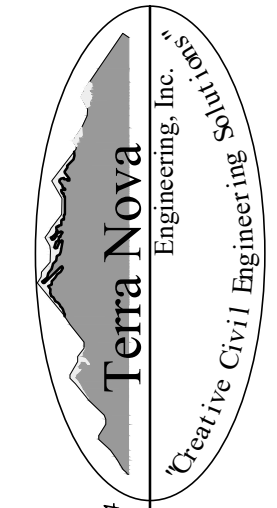


PROPOSED		EXISTING	
PR	EXISTING CONTOURS - MINOR	--- 6231 ---	
EX	EXISTING CONTOURS - MAJOR	--- 6230 ---	
FS	PROPOSED CONTOURS - 1'	--- 6231 ---	
FG	EXISTING PROPERTY LINE	---	
TC	PROPOSED RET WALL	~ ~ ~ ~ ~	
FL	PROPOSED RIPRAP	~ ~ ~ ~ ~	
TW	WATER LINE	— w — w —	
BW	SANITARY SEWER LINE	— ss — ss —	
LP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



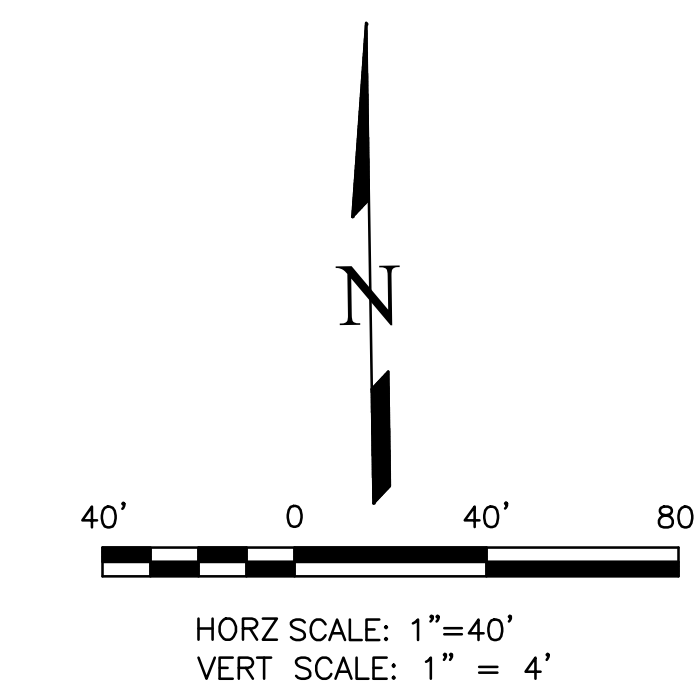
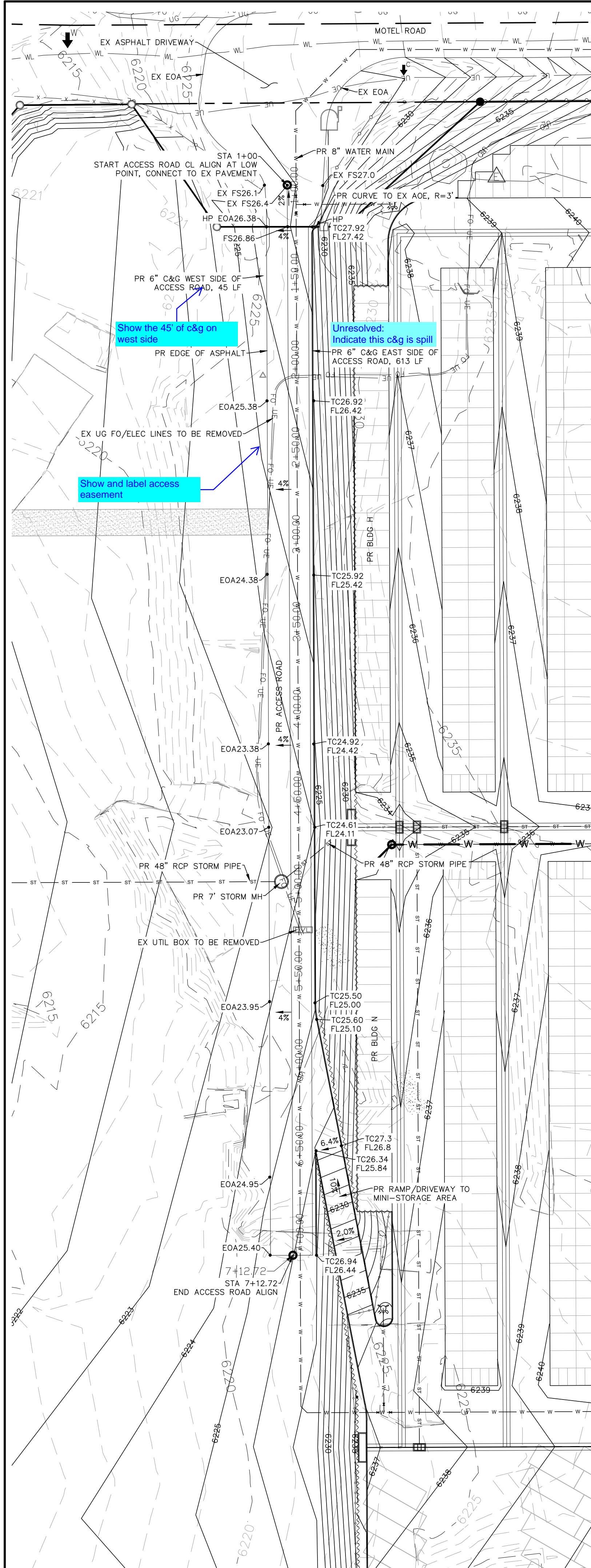
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

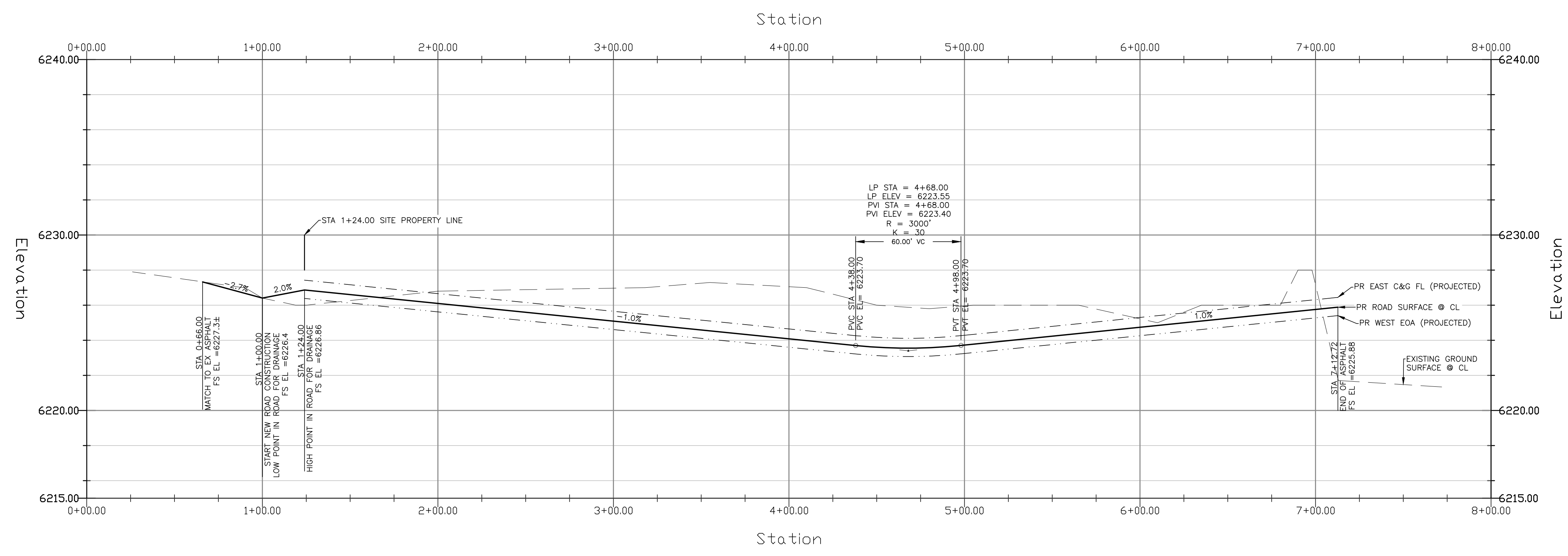
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 85%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>UNPL. SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p> <div style="text-align: center;">  <p>Terra Nova Engineering, Inc. Civil/Environmental Engineers</p> </div> <p>721 S. Z3RD 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>STREET IMPROVEMENT PLAN OVERVIEW SHEET</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 08/14/24 SHEET NO. 22 OF 25</p>						

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



SIDEWALK: WIDTH	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> DETACHED
LOCATION:		
DESIGN SPEED: 25 MPH (POSTED)		
CURB TYPE:	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
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

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

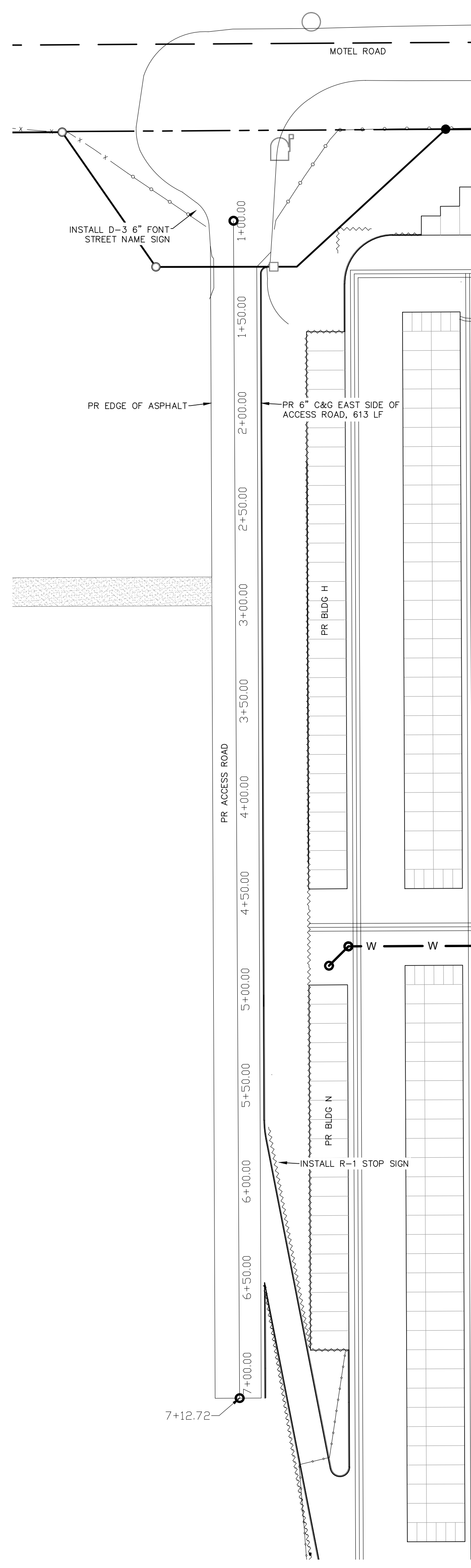
LEGEND			
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISH 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 SEWER LINE	---
		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---

DATE	
DESCRIPTION	
NO.	
REVISIONS	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT 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.tneng.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	08/14/24
SHEET NO.	23 OF 25

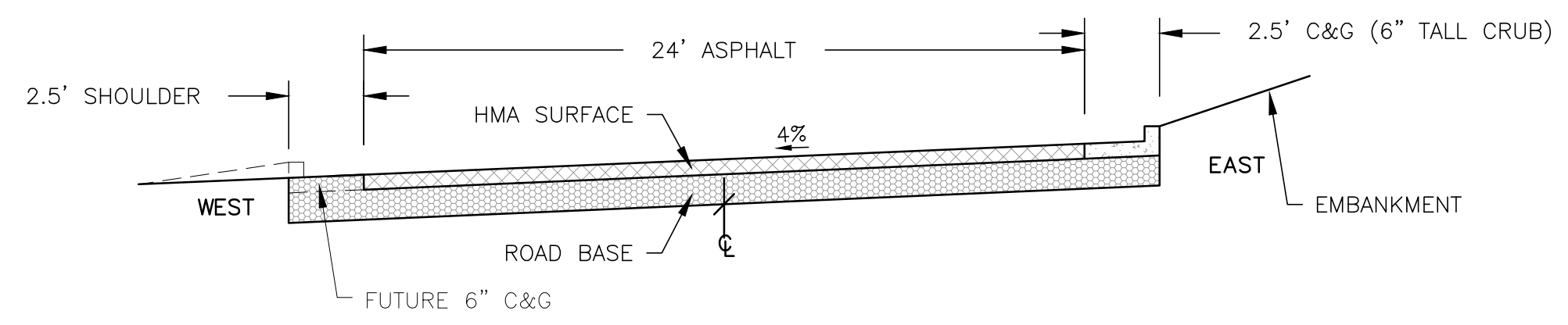
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

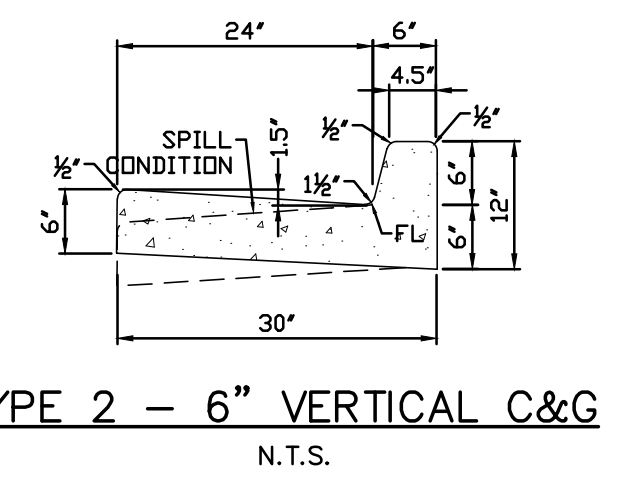
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN DETAILS SHEET AUGUST 2024



SIGNAGE PLAN



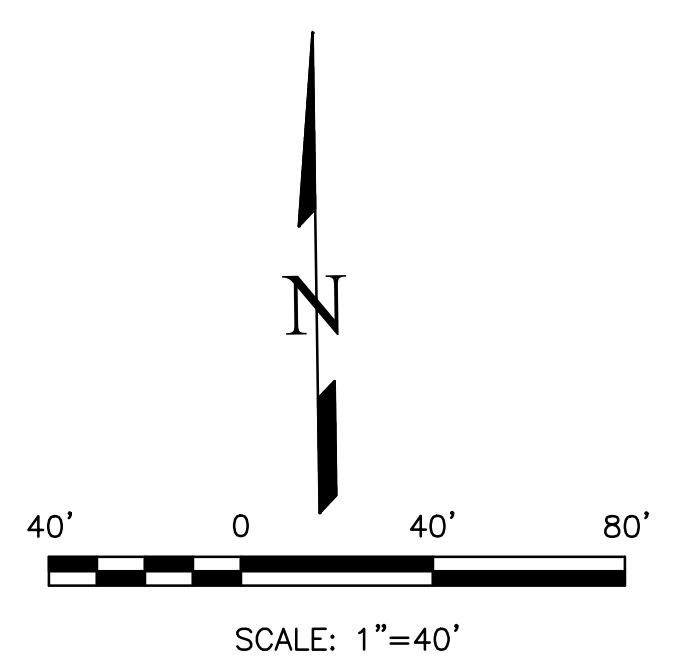
TYPICAL STREET SECTION (CUSTOM) – ACCESS ROAD (PRIVATE)
NOT TO SCALE



TYPE 2 – 6\"/>



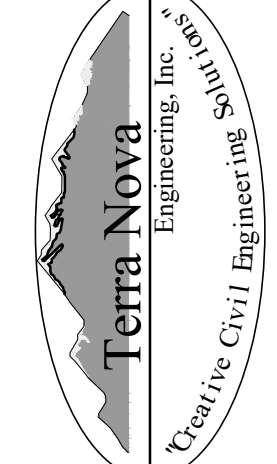
STREET NAME SIGNS
1 – ACCESS ROAD NAME TBD, 6\"/>



PROPOSED		LEGEND	
PROPOSED	PR	EXISTING CONTOURS – MINOR	---6234---
EXISTING	EX	EXISTING CONTOURS – MAJOR	---6236---
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—
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	—fd—fd—
		STORM SEWER LINE	—st—st—
		LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	- - - - -
		PROPOSED FENCE	□□□□
		FIRE HYDRANT	⊙

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 LIMITED BY WRITTEN AUTHORIZATION.			

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


Terra Nova
 Engineering, Inc.
 Civil/Ge Civil Engineer/Architect

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

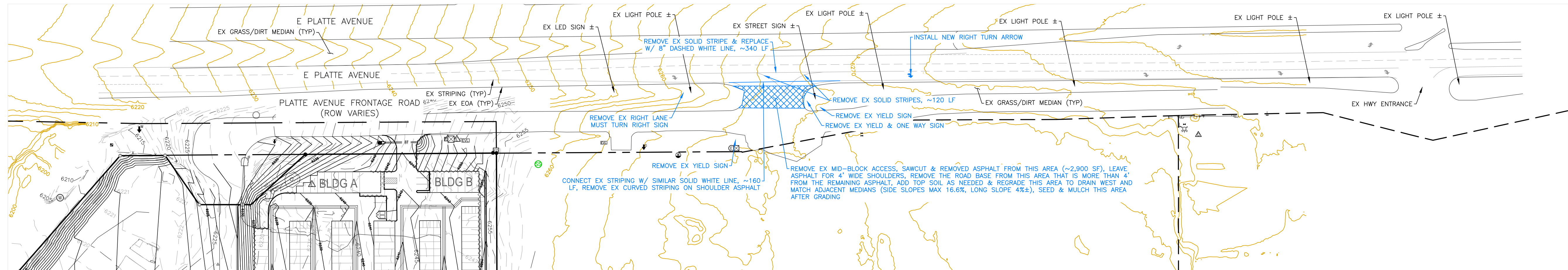
PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
DETAILS SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 08/14/24
SHEET NO. 24 OF 25

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

DANE FRANK
COLORADO P.E. # 50207

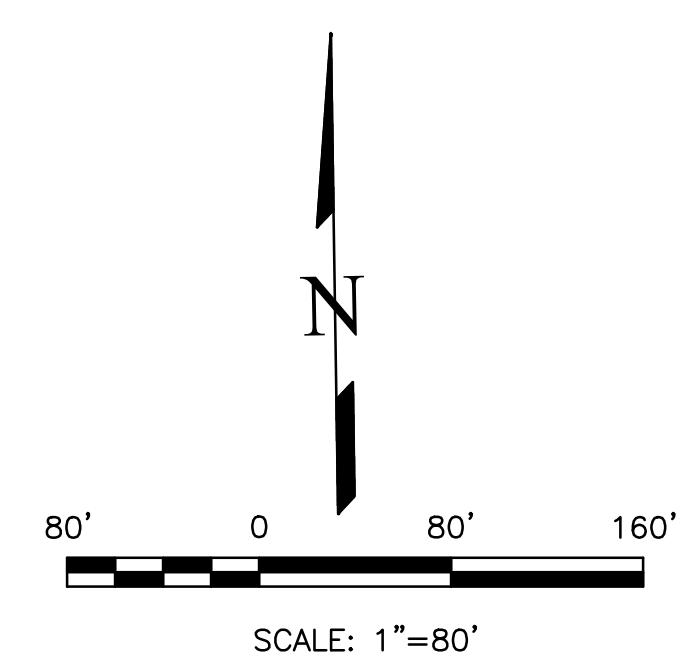
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN HWY 24 MID BLOCK ACCESS REMOVAL AUGUST 2024



NOTES

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

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	HP TELEPHONE LINE ---ut---
EXISTING CONTOURS (LIDAR)	LP FIBER OPTIC LINE ---fo---fo---
	HP STORM SEWER LINE ---st---st---
	HP LIMIT OF CONSTRUCTION - - - - -
	HP LIMIT OF SOIL DISTURBANCE - - - - -
	HP PROPOSED FENCE - - - - -
	HP FIRE HYDRANT [Symbol]



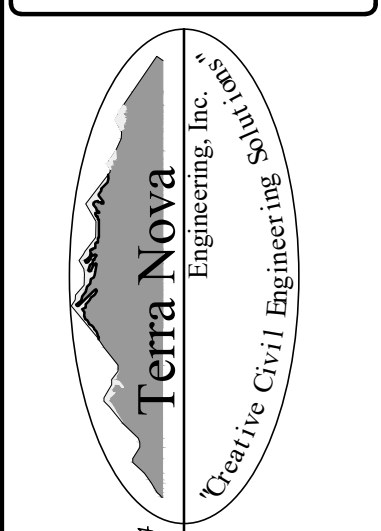
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

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 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.tneng.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 08/14/24
SHEET NO. 25 OF 25

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