

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

PLATTE SELF STORAGE WATER & UTILITY SERVICE PLAN COVER SHEET MAY 2024

SHEET INDEX

COVER SHEET	1
SANITARY PLAN & PROFILE	2
WATER PLAN	3
WATER MAIN PLAN & PROFILE	4
WATER MAIN PLAN & PROFILE	5
WATER MAIN PLAN & PROFILE	6

UTILITY SERVICE PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY CHEROKEE METRO DISTRICT'S INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



GENERAL:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS.

WASTEWATER:

- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"x4"x12" STEEL OR WOODEN POST.
- SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
- ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

WATER:

- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
- SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
- ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
- ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
- ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

WATER PLAN NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS.
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.

BUILDING FIRE DATA

MINI STORAGE	
CONSTRUCTION TYPE	II-A
GROSS SQUARE FOOTAGE	9,000
REQUIRED FIRE FLOW	1,500
REQUIRED # OF HYDRANTS	1
AVG SPACING BETWEEN HYDRANT	500 FT
MAX HOSE DISTANCE	250 FT
FIRE FLOW PROVIDED	TBD
FIRE FLOW DURATION	2 HRS
AREA SEPARATION WALL	NO
MAX STATIC PRESSURE	TBD

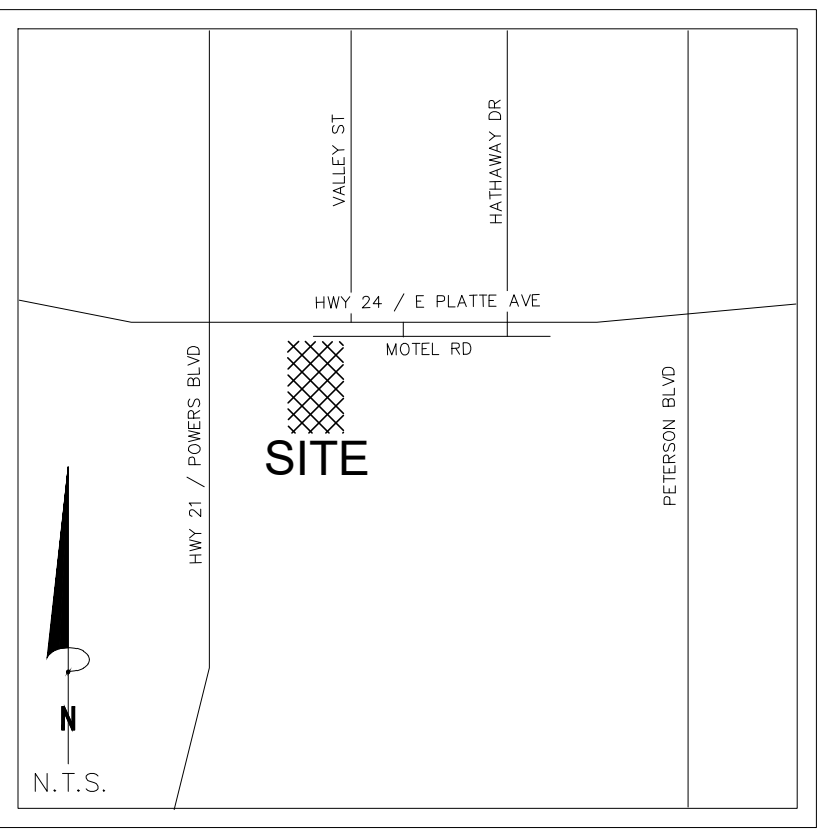
Water and Sanitary plans and profiles are not reviewed within the GEC and Storm Water Construction Plan. Please removed sheet 1 to 6.

FINES RESPONSE
Noted.

FIRE FLOW

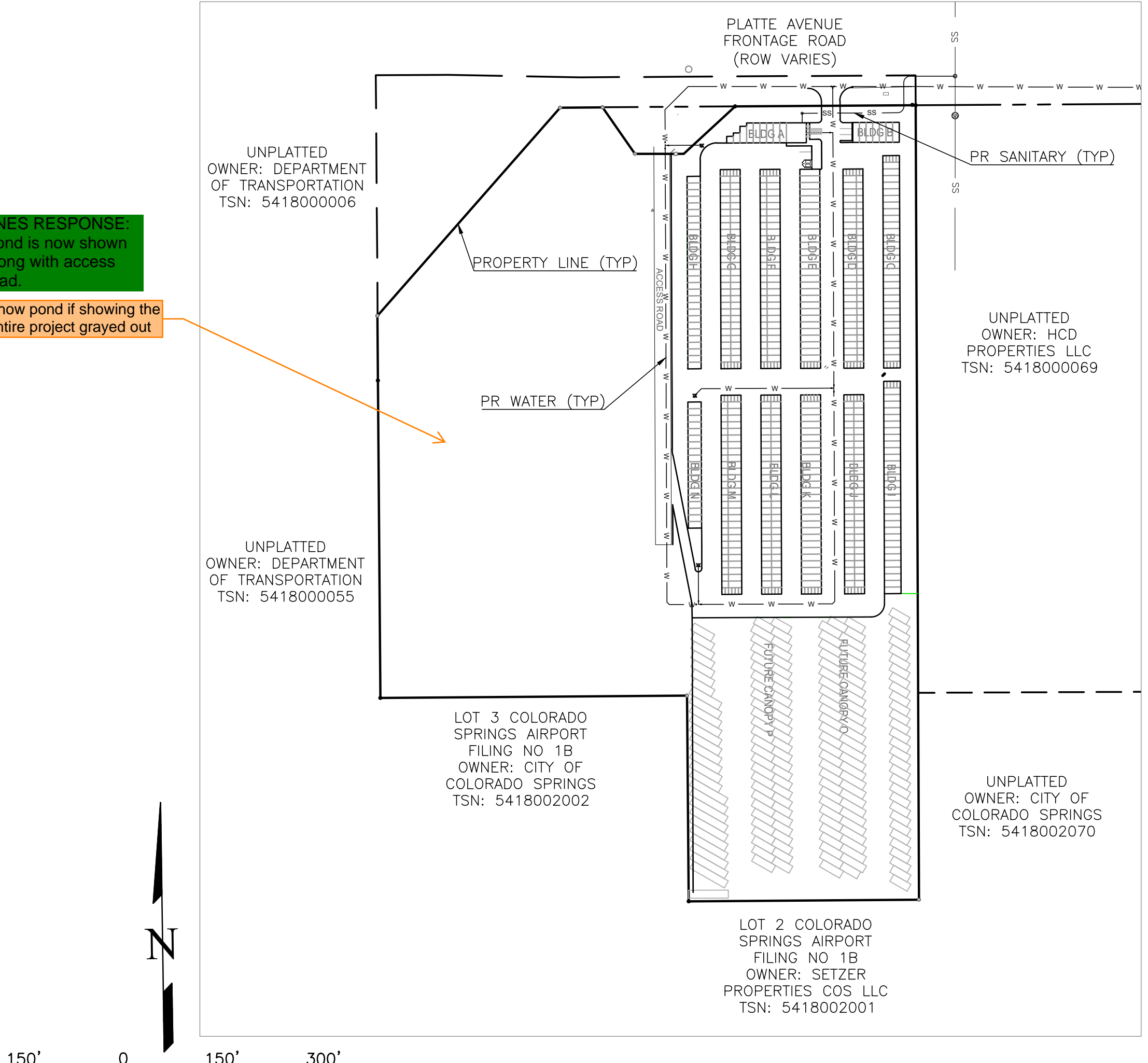
THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE WITH A 20 PSI RESIDUAL IS ESTIMATED AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS). FLOW ESTIMATES ARE BASED ON A FLOW TEST OF THE EXISTING HYDRANT BY THE CHEROKEE METRO DISTRICT, FLOW AT PRESSURE CALCULATIONS, AND THE ELEVATION CHANGE BETWEEN THE TEST AND PROPOSED HYDRANTS.

NODE	FIRE FLOW (GPM)
A	TBD
B	TBD
C	TBD



VICINITY MAP
N.T.S.

FINES RESPONSE
Pond is now shown along with access road.
Show pond if showing the entire project grayed out



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

BENCHMARKS

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

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

APPROVALS

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

DANE FRANK, COLORADO P.E. #50207 DATE

OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY "COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS".

PUBLIC FACILITIES PROPOSED PRIVATE FACILITIES PROPOSED

SIGNED: _____ DATE: _____

OWNER/DEVELOPER

OWNER/DEVELOPER (PRINT NAME)

DBA: _____

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: _____

CHEROKEE METROPOLITAN DISTRICT UTILITY SERVICE PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

CHEROKEE METROPOLITAN DISTRICT WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE ~~### IS ###~~ GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20 PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS.

UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

CIMARRON HILLS FIRE DEPARTMENT
FIRE DEPARTMENT SIGNATURE: _____
DATE: _____

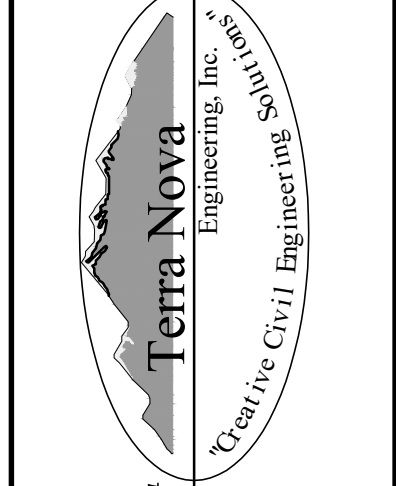
REVISIONS

NO.	DESCRIPTION	DATE

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

PREPARED FOR:
RMC-ROCKY MOUNTAIN GROUP

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



PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN
COVER SHEET

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: LD

H-SCALE AS SHOWN
V-SCALE N/A

JOB NO. 2419.00
DATE ISSUED 05/07/24
SHEET NO. 3 OF 47

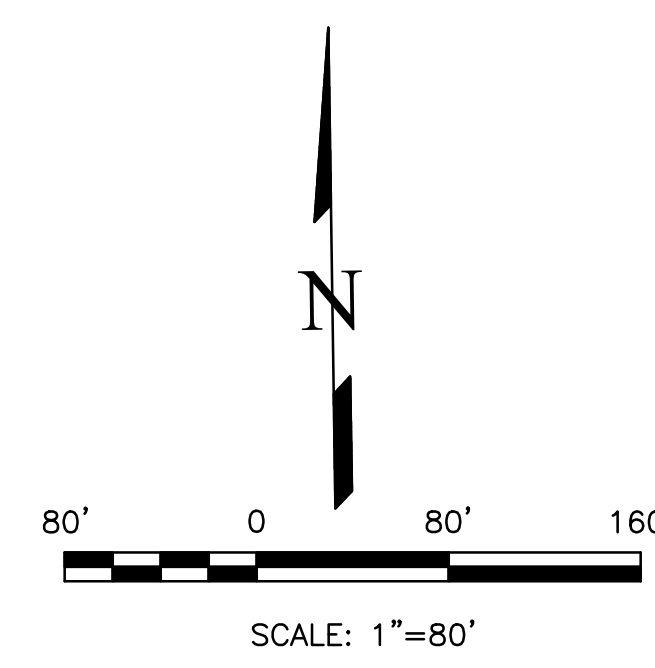
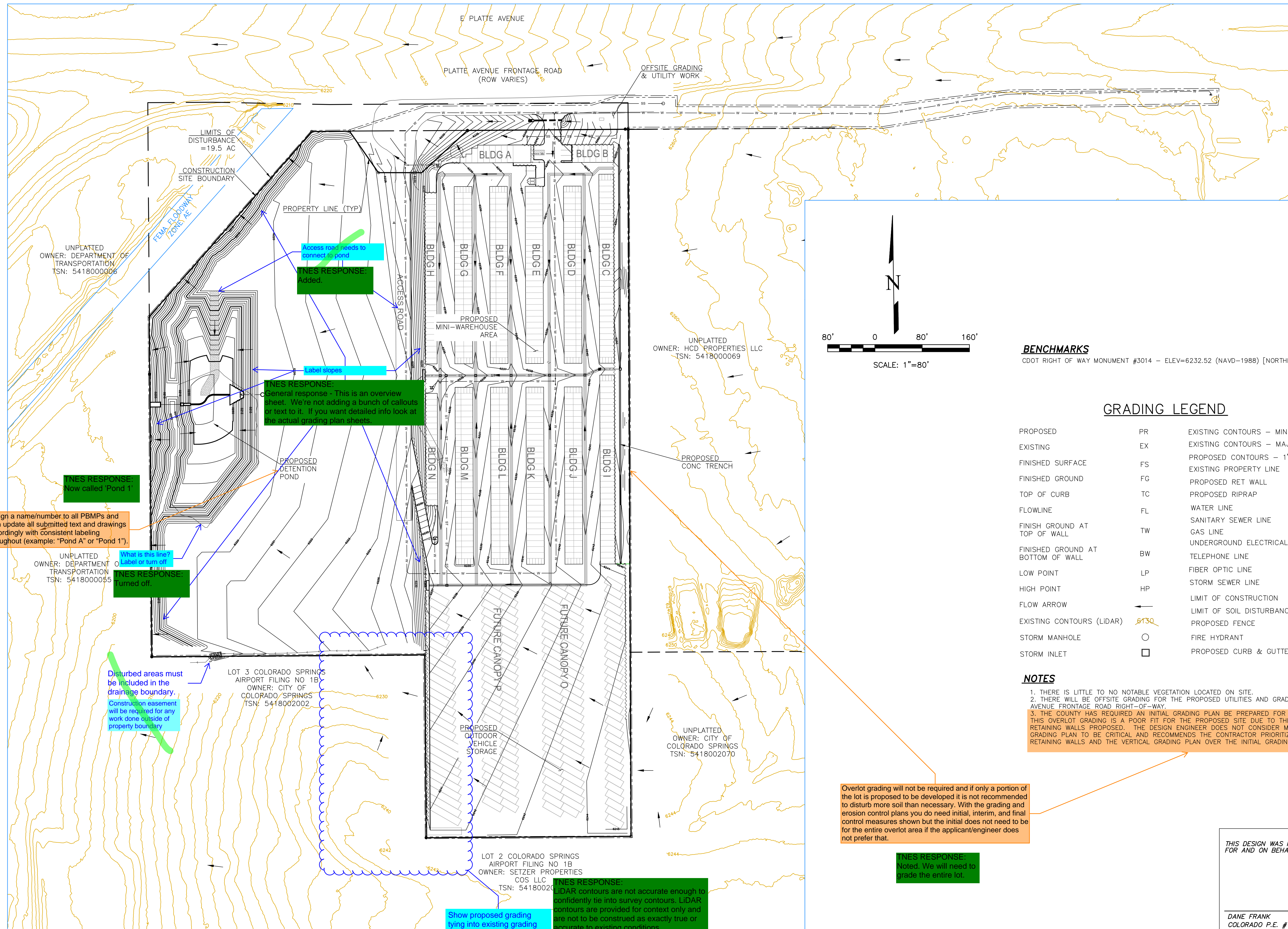
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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

OVERVIEW SHEET

MAY 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	FW	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	- 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.

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.

Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

What is this line? Label or turn-off?

Disturbed areas must be included in the drainage boundary. Construction easement will be required for any work done outside of property boundary.

General response - This is an overview sheet. We're not adding a bunch of callouts or text to it. If you want detailed info look at the actual grading plan sheets.

LIDAR contours are not accurate enough to confidently tie into survey contours. LIDAR contours are provided for context only and are not to be construed as exactly true or accurate to existing conditions. Also, look at the actual grading plan sheets, since this is just an overview sheet.

Noted. We will need to grade the entire lot.

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

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

Terra Nova
 Engineering, Inc.
 Creative Civil Engineering

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 5/6/24
 SHEET NO. 10 OF 47

DANE FRANK
 COLORADO P.E. # 50207

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - NORTH SIDE

MAY 2024

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	— 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)	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

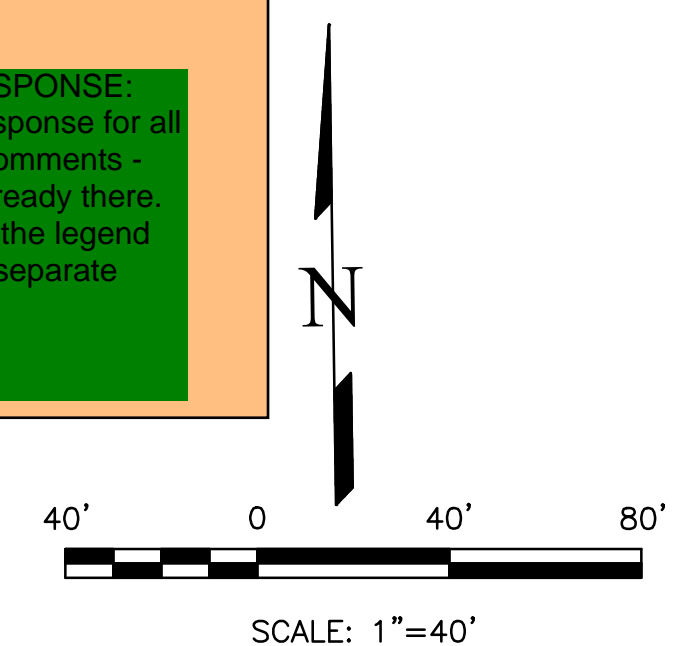
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4. SEED AND MULCH DISTURBED AREAS ONLY.
5. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙ 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

Typical comment for all EC sheets: Add construction boundaries and limits of disturbance.

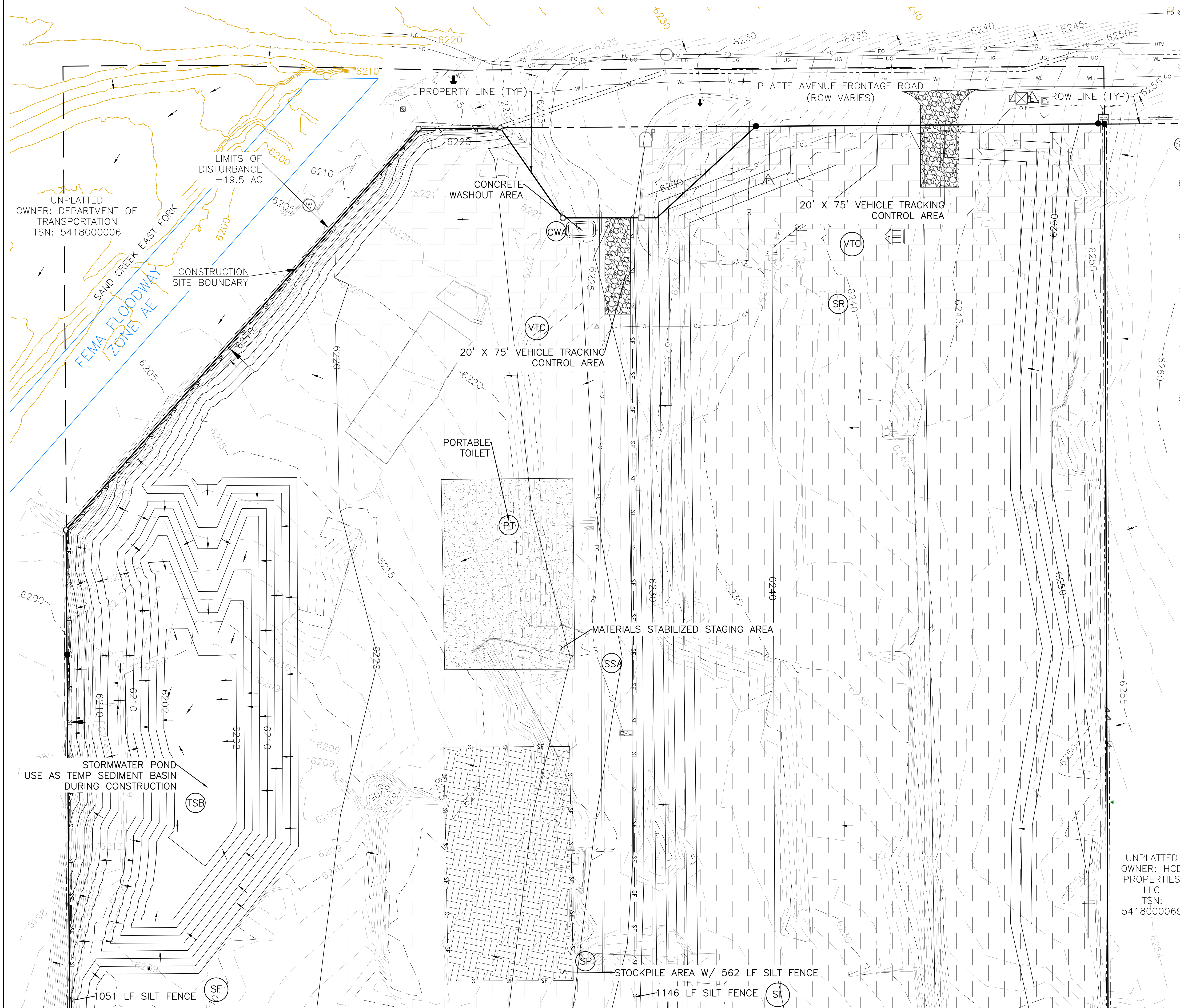
OWNER'S RESPONSE:
Typical response for all of these comments - They're already there. They're in the legend and have separate callouts.



UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069

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

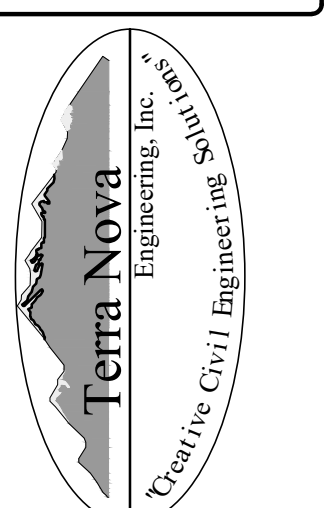
DANE FRANK
COLORADO P.E. # 50207



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND MOST 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.tnec.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 5/6/24
SHEET NO. 11 OF 47

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - NORTH SIDE

MAY 2024

We need initial as well. Put the initial EC prior to this sheet. It is before the grading currently.

TNES RESPONSE: Moved.

BENCHMARKS

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

GRADING LEGEND

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		PROPOSED FENCE	---
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		PROPOSED CURB & GUTTER	---

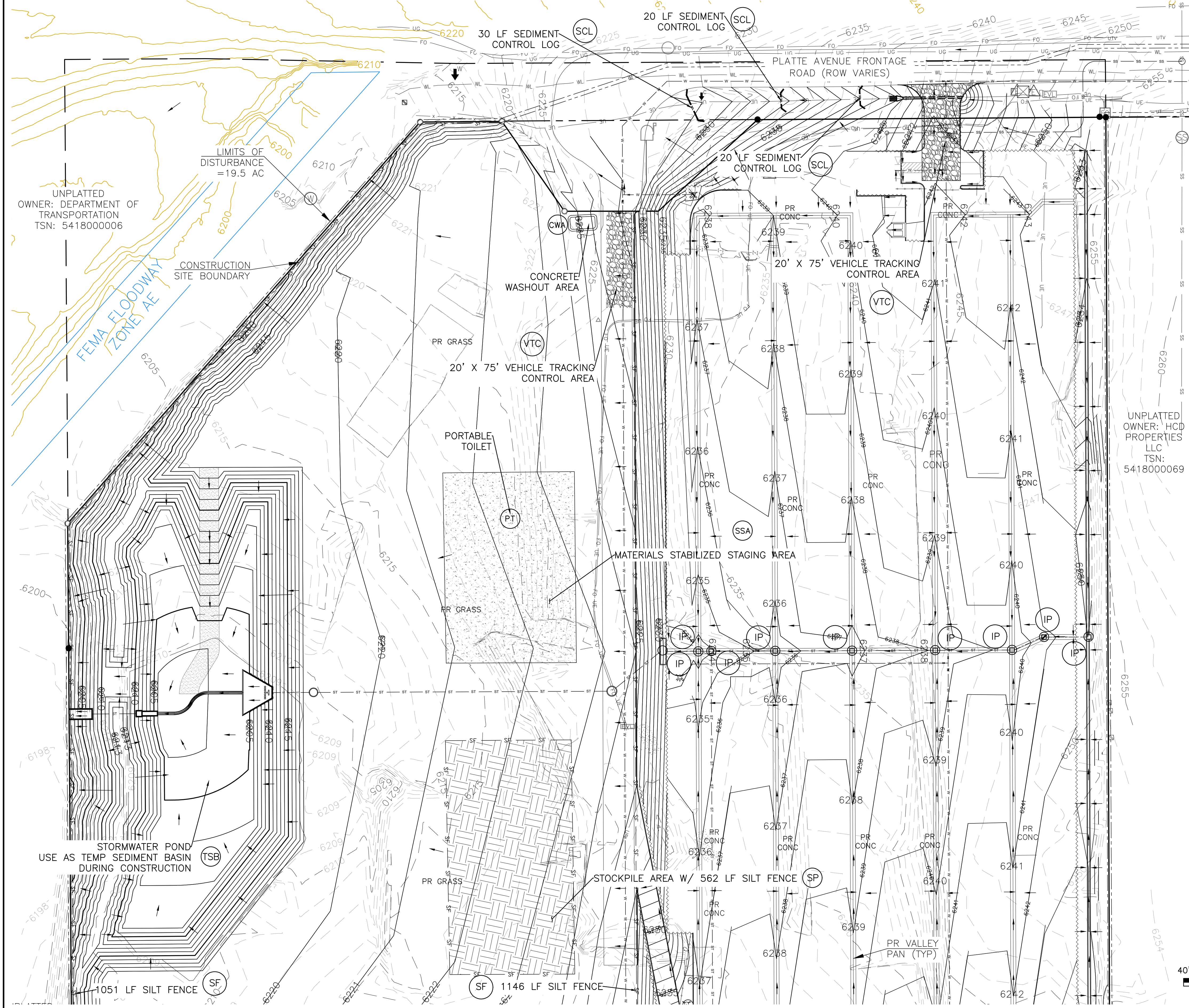
Show cut/fill limits

TNES RESPONSE: Added.

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
TSE	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.
2. SEED AND MULCH DISTURBED AREAS ONLY.
3. THERE IS LITTLE TO NO NOTABLE 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: HCD PROPERTIES LLC
TSN: 5418000069

UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION
TSN: 5418000006

LIMITS OF DISTURBANCE = 19.5 AC

FEMA FLOODWAY ZONE 1-AE

CONSTRUCTION SITE BOUNDARY

20' X 75' VEHICLE TRACKING CONTROL AREA

PORTABLE TOILET

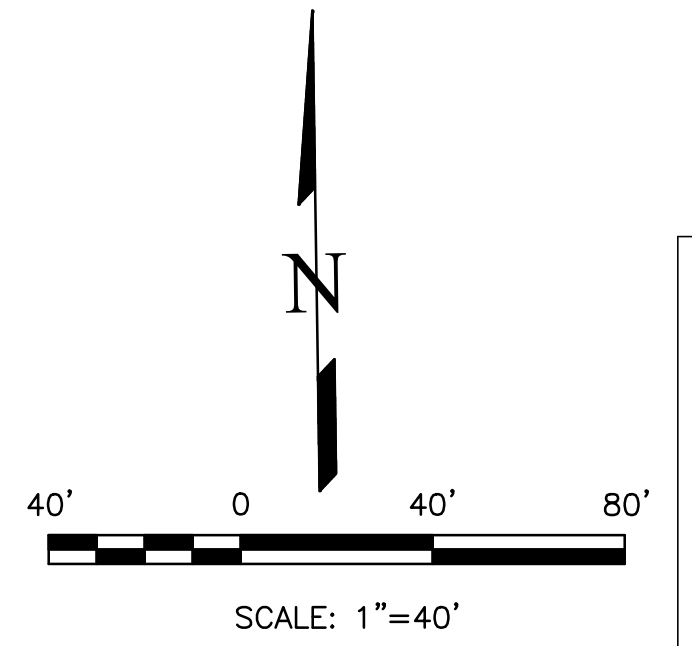
MATERIALS STABILIZED STAGING AREA

STOCKPILE AREA W/ 562 LF SILT FENCE

STORMWATER POND USE AS TEMP SEDIMENT BASIN DURING CONSTRUCTION

1051 LF SILT FENCE

1146 LF SILT FENCE



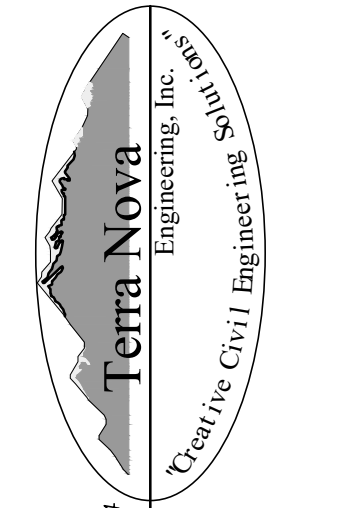
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING BOARD OF 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. 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
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 5/7/24
SHEET NO. 18 OF 47

N:\jobs\2419.00\Drawings\241900 GEC.dwg, 5/8/2024 4:14:32 PM

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - SOUTH SIDE

MAY 2024

BENCHMARKS

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

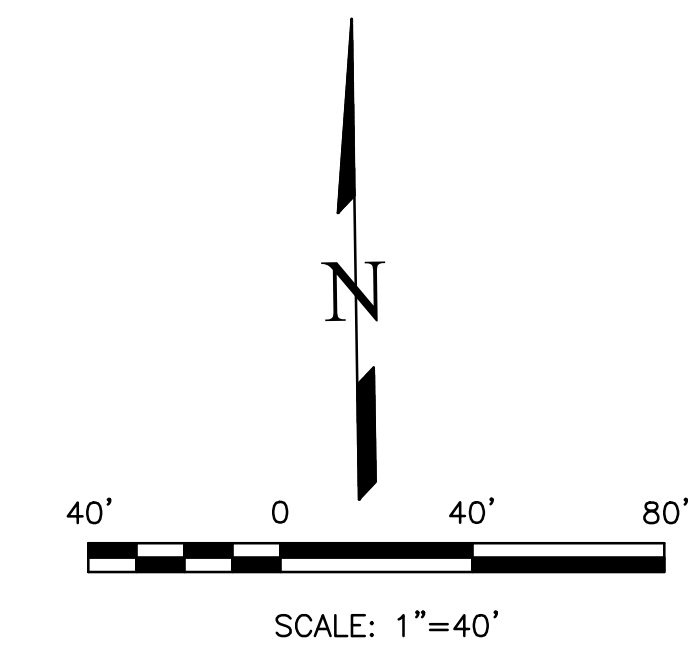
GRADING LEGEND

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	---

EROSION CONTROL LEGEND

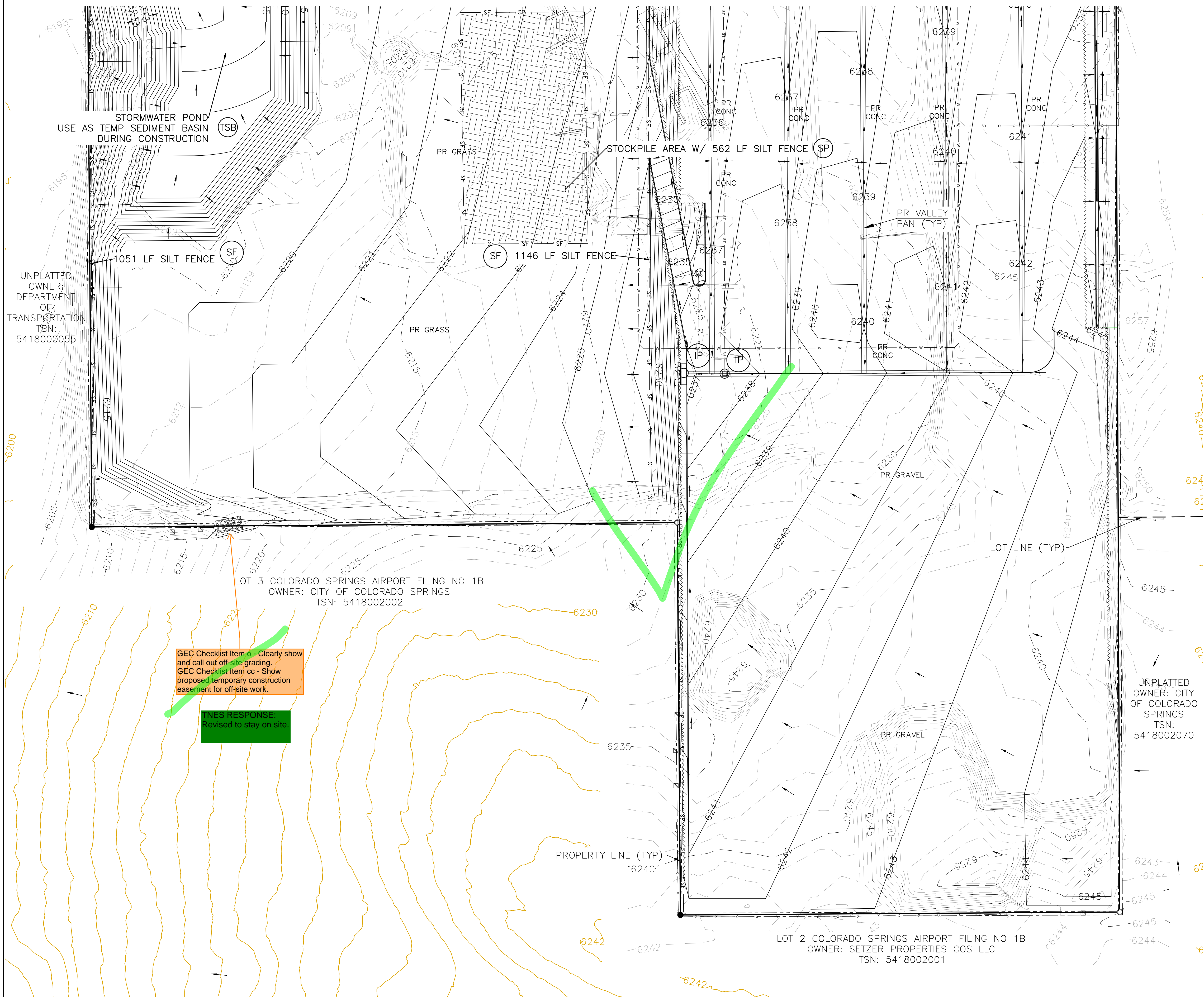
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
ⓈF	SILT FENCE	---	INITIAL
ⓈSA	STABILIZED STAGING AREA	---	INITIAL
ⓈVTC	VEHICLE TRACKING CONTROL	---	INITIAL
ⓈSP	STOCKPILE MANAGEMENT WITH PROTECTION	---	INITIAL
ⓈCWA	CONCRETE WASHOUT AREA	---	INITIAL
ⓈTSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
ⓈPT	PORTABLE TOILET	NONE	INITIAL
ⓈSCL	SEDIMENT CONTROL LOG	---	INTERIM
ⓈIP	INLET PROTECTION	---	INTERIM

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DANE FRANK
COLORADO P.E. # 50207



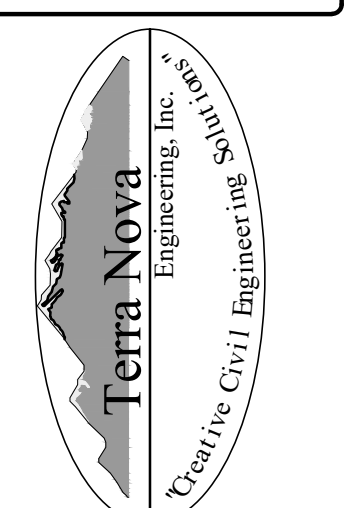
GEC Checklist Item o - Clearly show and call out off-site grading.
GEC Checklist Item cc - Show proposed temporary construction easement for off-site work.

DESIGNER RESPONSE:
Revised to stay on site.

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, WITHOUT WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
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719.548.0600



721 S. ZABO STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnainc.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 5/7/24
SHEET NO. 19 OF 47

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

VERTICAL EC PLAN - NORTH SIDE

MAY 2024

This should read the final plan - as in only permanent stabilization/ long term VQ BMPs. Either change title and remove all temp BMPs or add the Final EC Plan after.

ENR RESPONSE: Changed to final.

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

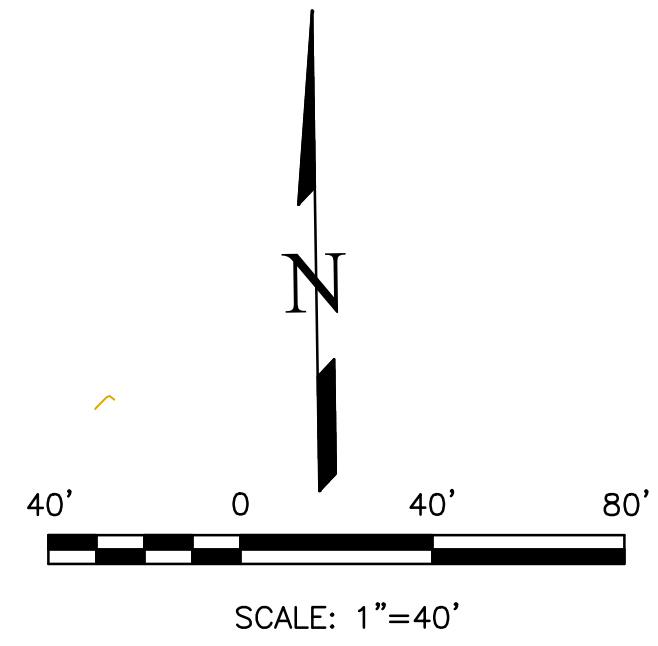
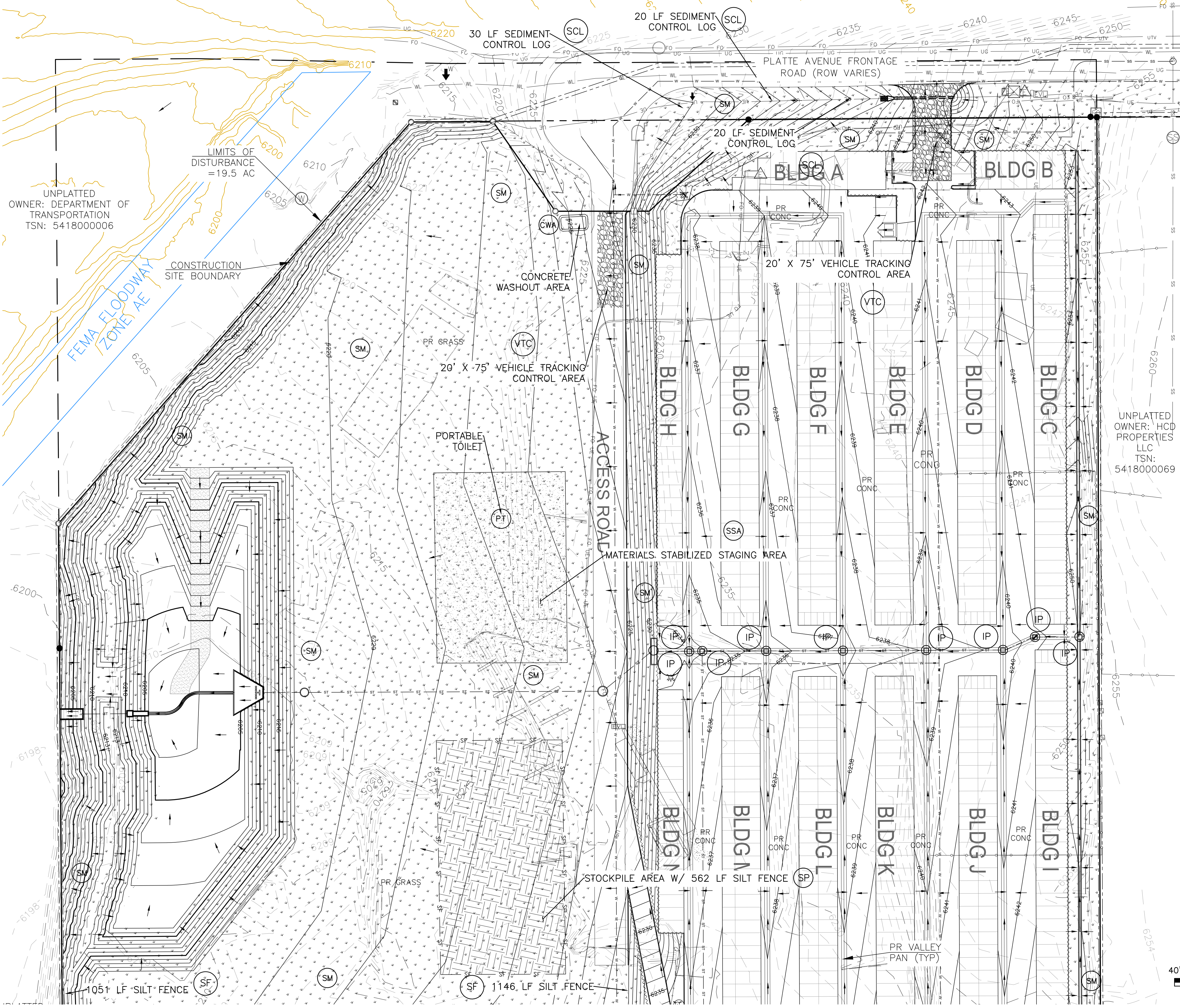
GRADING LEGEND

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)	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	---

EROSION CONTROL LEGEND

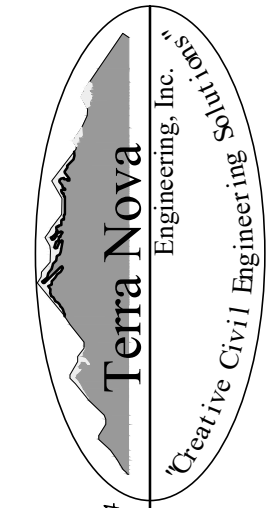
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙ SF	SILT FENCE	--- SF ---	INITIAL
⊙ SSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
⊙ VTC	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
⊙ SP	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
⊙ CWA	CONCRETE WASHOUT AREA	[Symbol]	INITIAL
⊙ TSB	TEMPORARY SEDIMENT BASIN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

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
2. SEED AND MULCH DISTURBED AREAS ONLY.
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4. THERE WILL BE OFFSITE GRADING 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

<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;"> <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> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <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 DATE OF 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/Environmental 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnove.com </p>	NO.	DESCRIPTION	DATE												
NO.	DESCRIPTION	DATE														
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN</p> <p>VERTICAL 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 5/7/24 SHEET NO. 20 OF 47</p>															

PLATTE SELF STORAGE GRADING AND EROSION CONTROL PLAN EXTENDED DETENTION BASIN PLAN MAY 2024

GRADING LEGEND

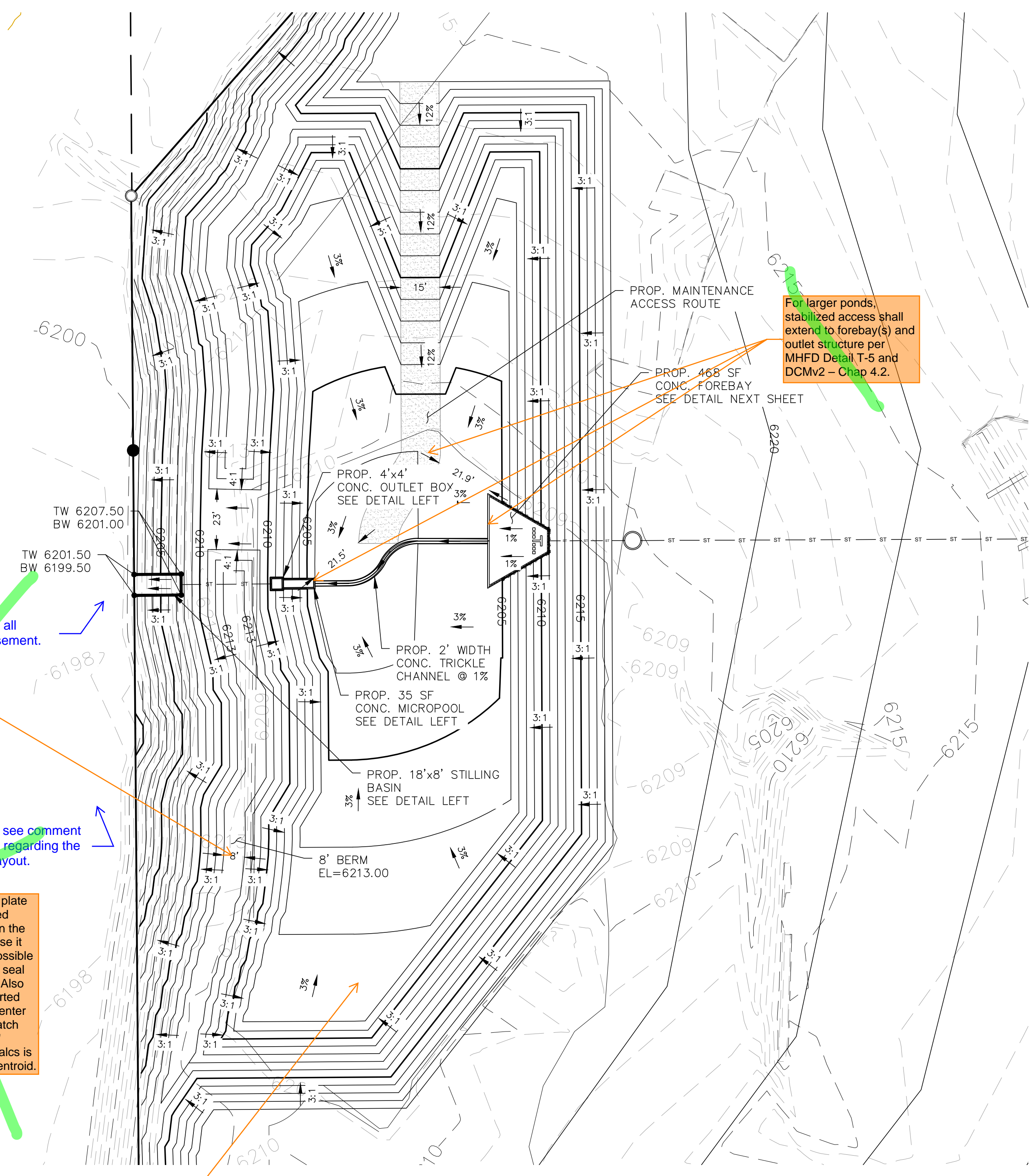
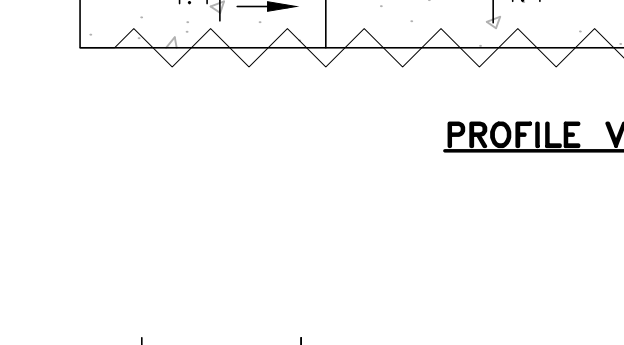
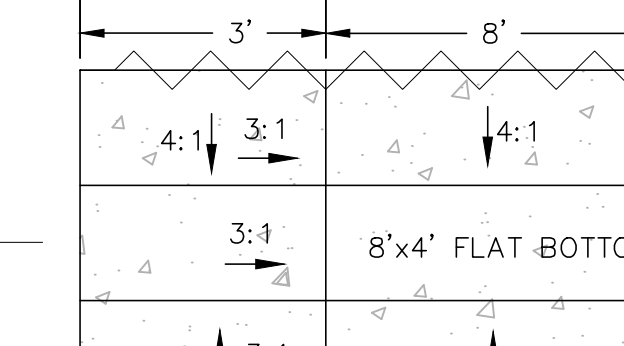
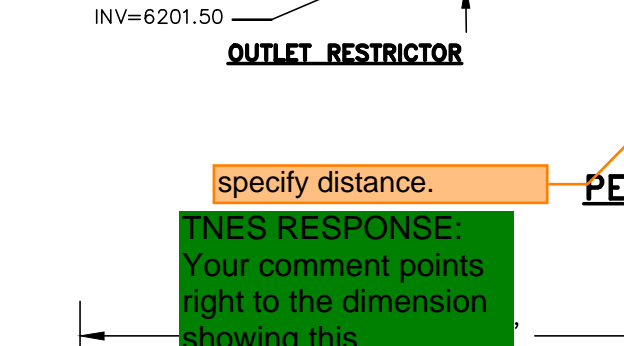
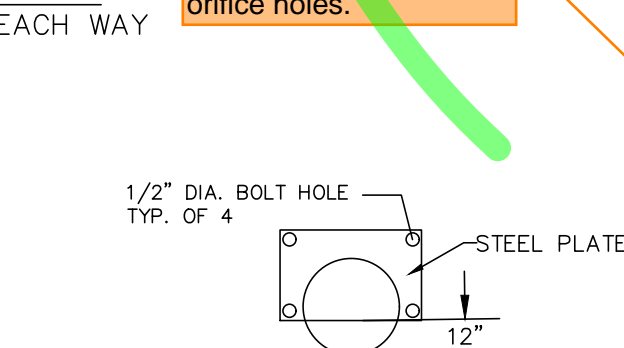
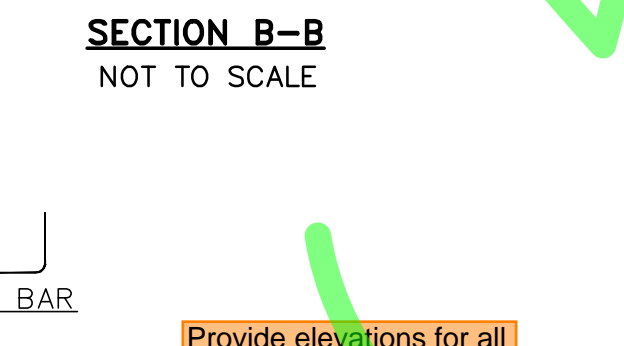
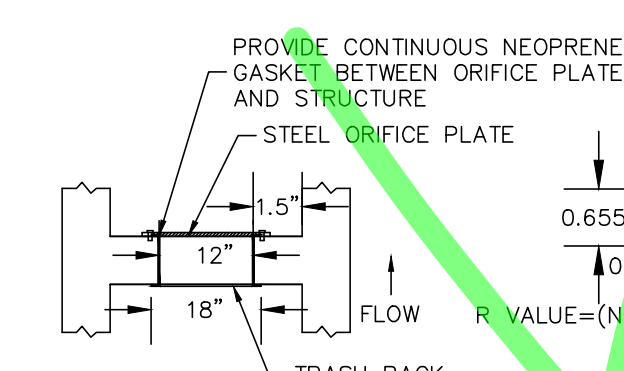
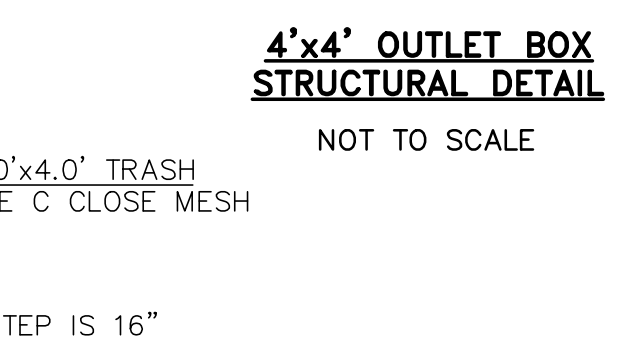
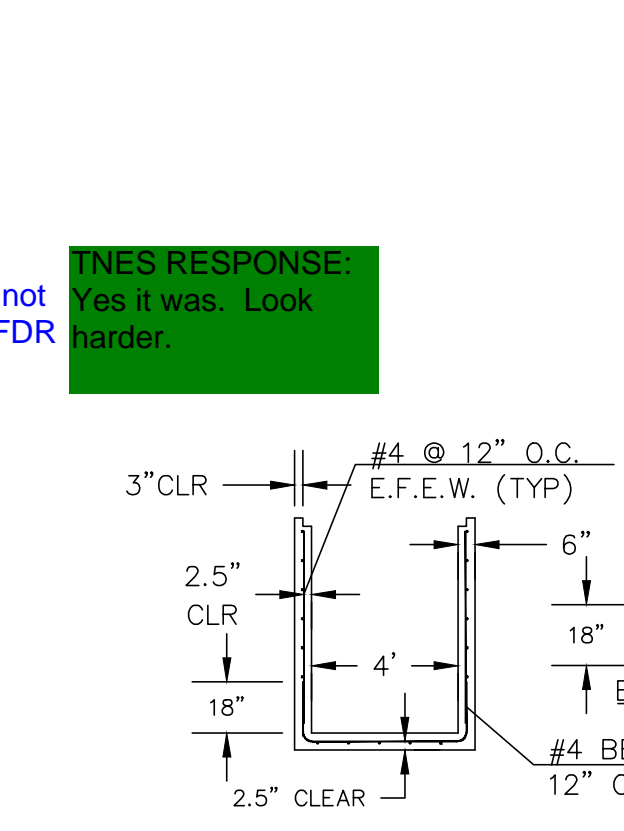
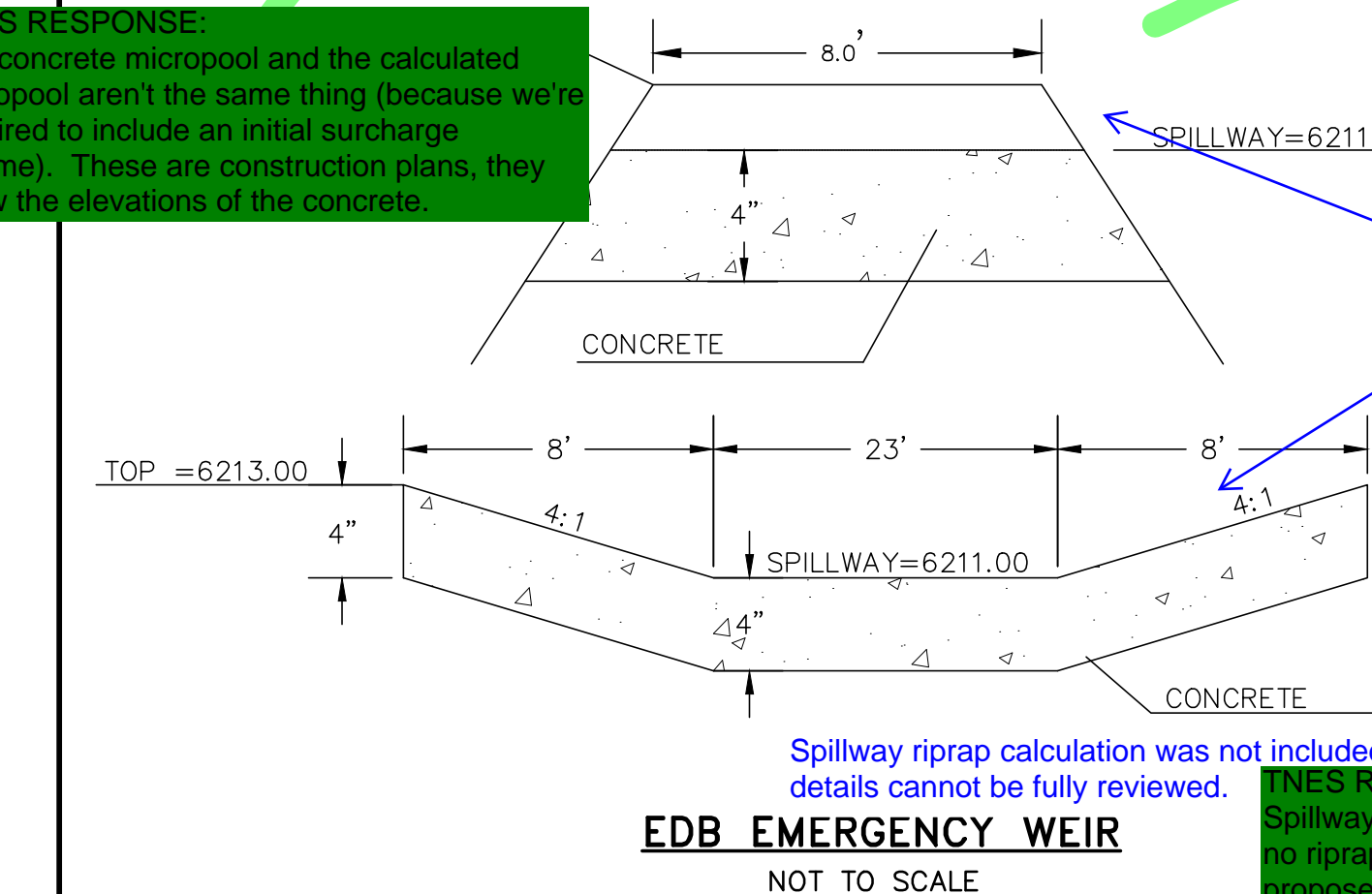
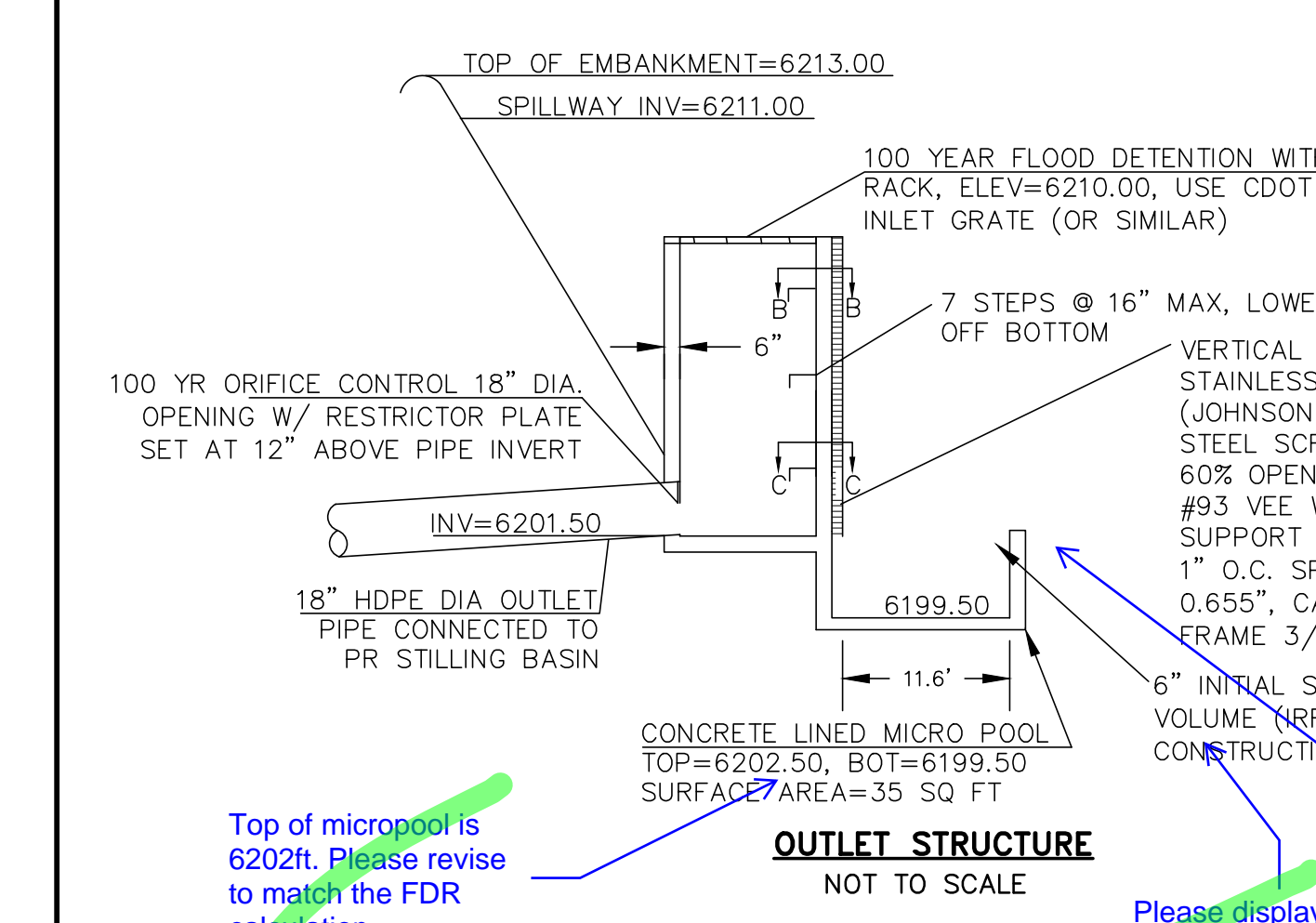
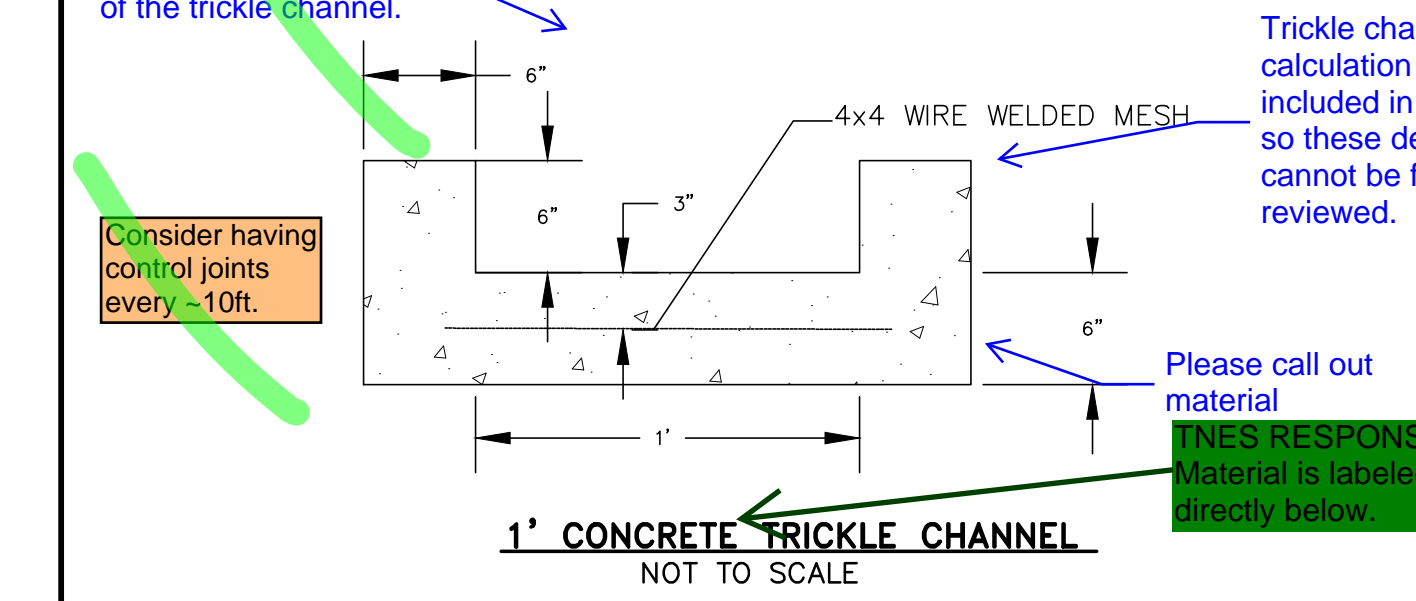
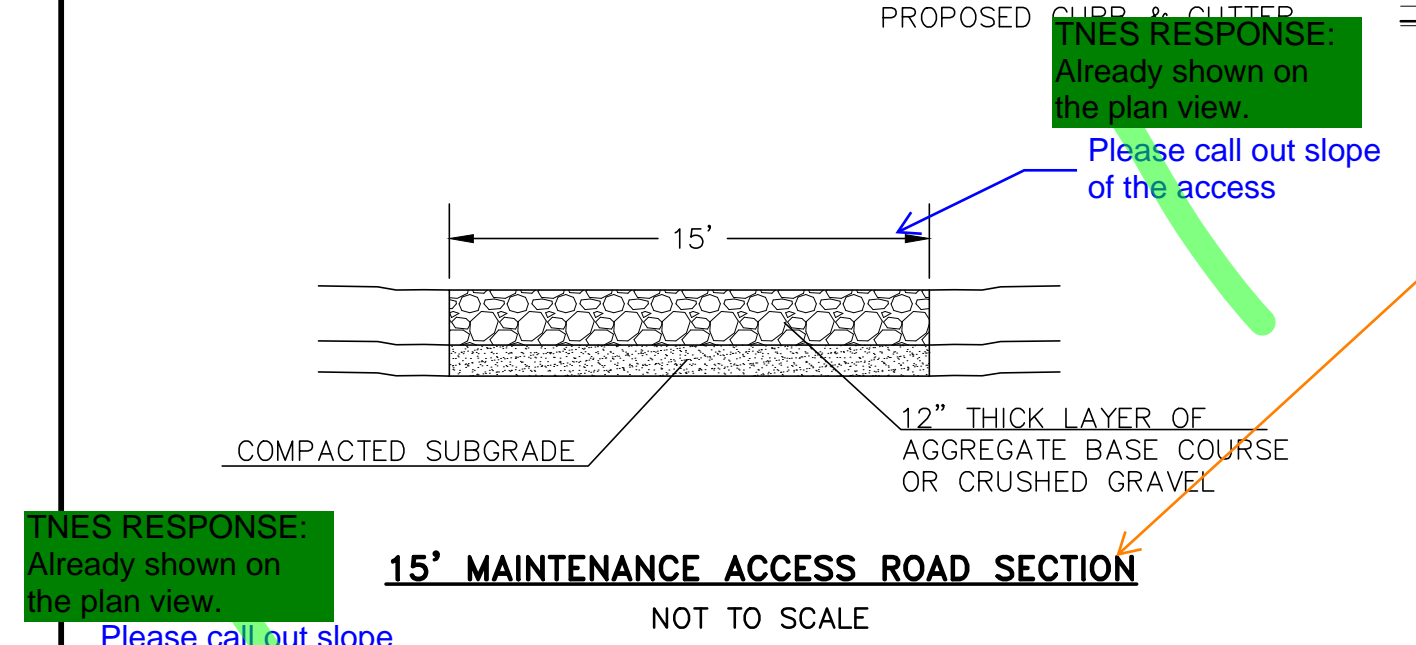
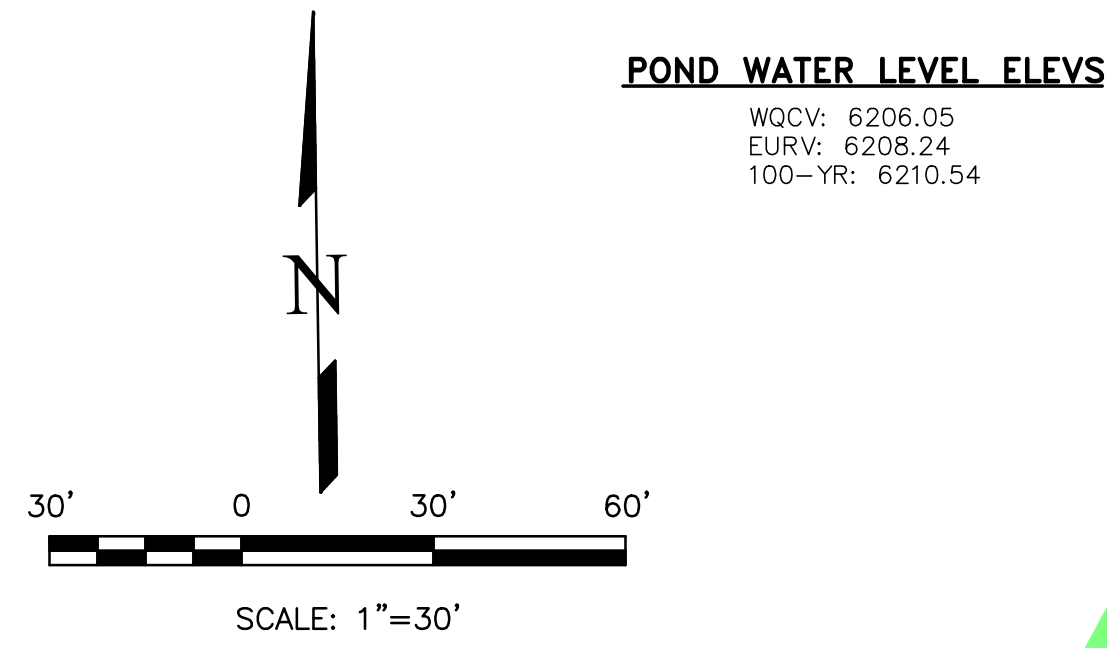
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
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		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & CUTTER	---

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.=613.85 (NAVD-1988) [NORTHWEST PROPERTY CORNER]



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:
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DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 05/07/24
SHEET NO. 27 OF 47

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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