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.

<u>UTILITY SERVICE PLAN NOTES:</u>

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:

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
- 2. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY
- 3. 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.
- 4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- 5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- 6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
- 7. 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:

- 1. 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.
- 2. 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.
- 3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
- 4. 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.

<u>WATER:</u>

- 1. 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).
- 2. 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.
- 3. 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.
- 4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
- 5. 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.
- 6. 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.
- 7. 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:

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
- 2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 3. 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.
- 4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- 5. 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.
- 6. ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS.
- 7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- 8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
- 9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- 10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- 11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- 12. 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.
- 13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- 14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
- 15. 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
G 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





PLATTE SELF STORAGE WATER & UTILITY SERVICE PLAN **COVER SHEET**

MAY 2024

Water and Sanitary plans and profiles are not reviewed within the GEC and

Storm Water Construction Plan. Please removed sheet 1 to 6.

<u>FIRE FLOW</u>

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.





VICINITY MAP N.T.S.

THE UND RESPON THESE MAINTE ACCEP1 THE UN PLANS, REQUIRE SIGNED:

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WA AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER; THE THEORETICAL FIRE FLOW AT NODE ### IS ### GALLONS PER MINUTE UNDER MAXIMUM DAIL' CONDITIONS AT 20 PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO PARAMETERS.

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

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

	SHEET INDEX COVER SHEET SANITARY PLAN & PROFILE WATER PLAN WATER MAIN PLAN & PROFIL WATER MAIN PLAN & PROFIL	1 2 3 E 4 F 5	DATE	
<u>-</u>	SITE ADDRESS	SPRINGS	DESCRIPTION	
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- - E F	LEGAL DESCRIPTION TRACT IN NW4 OF SEC 18–14–65 940 FT E OF W LN OF SD SEC, E 155.2 FT M/L, S 931.8 FT, W R 89<59' N 958.2 FT TO POB, W 6509–223 & REC #201040780	5 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG V 349.88 FT OF NE4NW4 OF SEC 18 EX HWY BY BK	H TIME AS THESE ARE APPROVED APPROPRIATE AGENCIES,	A ENGINEERING, DVES THEIR USE THE DESIGNATED BY UTHORIZATION.
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	CONTACT INFORMATI	ON:	SROU	8091
-	OWNER:	DONALD HUMPHREY 5780 SAYRES ROAD COLORADO SPRINGS, CO 80927 (719) 492–8649	FOR: NTAIN (R, #20(5S, CO 0600
	CIVIL ENGINEER:	TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 DANE FRANK, P.E., (719) 635-6422	PREPARED Y MOUI	LIST D SPRINC 9.548.0
	EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 (719) 520-6300		5085 0RAD0 71
	CIMARRON HILLS FIRE DEPT	HEADQUARTERS 1835 TUSKEGEE PL COLORADO SPRINGS, COLORADO 80915 (719) 591–0960	RMG	COL
(CHEROKEE METRO DISTRICT	6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915 (719) 597—5080	SA BA	ting Solution
F	APPROVALS PREPARED UNDER MY DIRECT SUB INGINEERING, INC.	PERVISION FOR AND ON BEHALF OF TERRA NOVA	Terra No	reat ive Civil Enginee
	DANE FRANK, COLORADO P.E.	#50207 DATE	0904	, e
OWNER/DEVELOPE THE UNDERSIGNED OWN RESPONSIBLE FOR 1) TI THESE PLANS, AND 2) MAINTENANCE OR OPER ACCEPTANCE FOR A PE THE UNDERSIGNED UND PLANS, SHALL REMAIN REQUIRED BY "COLORAD	R PLAN APPROVAL ER/DEVELOPER AGREES THAT TH HE INSTALLATION OF THE PROPO ALL DAMAGES AND DEFECTS AR ATION OF THE PUBLIC UTILITY IN RIOD OF TWO YEARS, OR UNTIL ERSTANDS THAT ALL PRIVATE UT THE PROPERTY OF THE OWNER A DO SPRINGS UTILITIES' LINE EXTE	IEY SHALL, AT THEIR EXPENSE, BE SOLELY SED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH ISING FROM, OR RELATED TO, THE INSTALLATION, IFRASTRUCTURE FROM THE DATE OF PRELIMINARY FINAL ACCEPTANCE, WHICHEVER IS LATER. TILITY INFRASTRUCTURE, AS INDICATED ON THESE AND SHALL BE MAINTAINED BY THE OWNER, AS NSION AND SERVICE STANDARDS".	721 S. 23RD STREET COLORADO SPRINGS, CO B	OFFICE: 719–635–6422 FAX: 719–635–6426 www.tnesinc.com
SIGNED:	DPOSED 🛛 PRIVATE FACILIT	DATE:		
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	CHERO	KEE METROPOLITAN DISTRICT Y SERVICE PLAN APPROVAL	LATT	& ∪ 00
	THE CHEROKEE METROPOLITAN RECORD AS THE LICENSED ENG AND THE DISTRICT HAS LIMITED APPROVAL GRANTED HEREIN IS REPRESENTED ON THESE DOCU BELOW AND RESUBMITTAL OF T CONSTRUCTION DOES NOT BEGIN APPROVED BY:	DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF INEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE FOR THE CONSTRUCTION OF THE FACILITIES AS MENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE HESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF N DURING THIS PERIOD. DATE:		WATEF
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ROVED.	APPROVED BY:	DATE:	V-SCALE	N/A
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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.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.

2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS. STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.

14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY. 19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL,

AND SAND THAT MAY ACCUMULATE IN ROADS. STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY **TBD** AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBNIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

Please include information.

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PLATTE SELF STORAGE GRADING AND EROSION CONTROL PLAN **COVER SHEET** MAY 2024

GENERAL NOTES

1. 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. 2. 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.

3. BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'. 4. CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS. 5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.

6. ALL BOTTOM OF WALL (BW) CALLOUTS ARE FOR THE BOTTOM OF WALL AT GRADE. THEY DO NOT REPRESENT THE BOTTOM OF THE CONSTRUCTED WALL OR FOOTING, WHICH IS NOT SPECIFIED ON THESE PLANS.

SOIL TYPES

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

BENCHMARKS

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

EARTHWORK VOLUMES

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

\$ 2,387

\$ 4,761

\$ 560

\$ 15,112

EROSION CONTROL COST OPINION:

- 1. 2,759 LF-SILT FENCE @ \$3.00/LF \$ 8,277
- 2. 2 EA-VEHICLE TRACKING CONTROL @ \$3,085/EA \$ 6.170 \$ 1,172
- 3. 1 EA-CONCRETE WASHOUT @ \$1,172/EA
- 4. 11 EA-INLET PROTECTION @ \$217/EA 5. 8.70 AC-PERM SEED AND MULCH @ \$2,018/AC
- \$ 17,557 \$ 2,294 6. 1 EA-TEMP SEDIMENT BASIN @ \$2,294/EA
- 7. 17.7 AC-SURFACE ROUGHENING @ \$269/AC
- 8. 70 LF-STRAW WATTLE @ \$8.00/LF
- 7. 35% MAINTENANCE AND REPLACEMENT TOTAL \$ 58,290









SHEET INDEX		ATE
GEC COVER SHEET GEC OVERVIEW GEC INITIAL GRAD & EC - N GEC INITIAL GRAD & EC - S GEC GRAD - INTERIM - S GEC GRAD - INTERIM - N GEC GRAD - VERTICAL - N GEC GRAD - VERTICAL - S GEC GRAD DETAILS GEC INTERIM EC - N GEC INTERIM EC - S GEC VERTICAL EC - N GEC VERTICAL EC - S	1STORM PLAN & PROFILE172STORM PLAN & PROFILE18N 3EXT DET BASIN DETAILS19S 4EXT DET BASIN DETAILS205STREET IMP PLAN COVER216STREET IMP PLAN DETAILS22N 7STREET IMP PLAN OVERVIEW238STREET IMP PLAN P&P24910111213	DESCRIPTION
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$0309-223 \approx \text{Rec} = \pm 201040700$		
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CONSTRUCTION SCHE BEGIN GRADING: SUMMER 20 CONTACT INFORMAT OWNER: CIVIL ENGINEER: EL PASO COUNTY	25, END GRADING: FALL 2025 25, END GRADING: FALL 2025 TON: DONALD HUMPHREY 5780 SAYRES ROAD COLORADO SPRINGS, CO 80927 (719) 492–8649 TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 DANE FRANK, P.E., (719) 635–6422 PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 (719) 520–6300	RMG-ROCKY MOUNTAIN GROU ATTN: 5085 LIST DR #200
CONSTRUCTION SCHE BEGIN GRADING: SUMMER 20 CONTACT INFORMAT OWNER: CIVIL ENGINEER: EL PASO COUNTY CIMARRON HILLS FIRE DEPT	EDULE25, END GRADING: FALL 2025DONALD HUMPHREY5780 SAYRES ROADCOLORADO SPRINGS, CO 80927(719) 492-8649TERRA NOVA ENGINEERING, INC.721 S. 23RD STREETCOLORADO SPRINGS, COLORADO 80904DANE FRANK, P.E., (719) 635-6422PLANNING AND COMMUNITY DEVELOPMENT280 INTERNATIONAL CIRCLECOLORADO SPRINGS, COLORADO 80910(719) 520-6300HEADQUARTERS1835 TUSKEGEE PLCOLORADO SPRINGS, COLORADO 80915(719) 591-0960	RMG-ROCKY MOUNTAIN GROU ATTN: 5085 LIST DR #200
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ENGINEER OF RECORD SIGNATURE DATE DANE FRANK, P.E. #50207 FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

OWNER/DEVELOPER'S STATEMENT

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

OWNER NAME, TITLE

DATE

Ś

SEL

SIGNED BY JF

RAWN BY JF

HECKED BY DF

SCALE N/A

DB NO. 2419.00

SCALE AS SHOW

ATE ISSUED 5/6/24

heet no. 9 of 4

BUSINESS NAME

SPECIFICATIONS.

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 DIRECTOR'S DISCRETION.

TNES Update	RESI ed.	PONS

JEMNIFER IRVINE, P.E. COUNTY ENGINEER / DIRECTOR

> Please include project No. PPR2418

DATE



o, look at the actual grading plan sheet e this is just an overview sheet.

	PR	EXISTING CONTOURS - MINOR	— — —6 2 31 — —
	EX	EXISTING CONTOURS - MAJOR	— — —6 2 30- — —
	FS	PROPOSED CONTOURS - 1'	6231
	FG	PROPOSED RET WALL	~~~~~~
	TC	PROPOSED RIPRAP	
	FL	WATER LINE	w w
		SANITARY SEWER LINE	SS SS
	TW	GAS LINE	UG UG
		UNDERGROUND ELECTRICAL LINE	UE UE
	BW	TELEPHONE LINE	UT
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AD RIGHT-OF-WAY.	ONLINES AND GRADING WITHIN THE FLATE
REQUIRED AN INITIAL GRADING PLAN G IS A POOR FIT FOR THE PROPOS POSED. THE DESIGN ENGINEER DO CRITICAL AND RECOMMENDS THE C THE VERTICAL GRADING PLAN OVER	BE PREPARED FOR OVERLOT GRADING ONLY. SED SITE DUE TO THE LARGE NUMBER OF TALL ES NOT CONSIDER MATCHING THE INITIAL CONTRACTOR PRIORITIZE CONSTRUCTION OF THE R THE INITIAL GRADING PLAN.
	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 APPROPEIATE REVIEWING AGENCIES,	IERRA NOVA ENGINEERING, INC. APPROVES 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 Terra Nova	OFFICE: 719–635–6422 Creative Civil Engineering Inc.
PLATTE SELF STORAGE	GRADING AND EROSION CONTROL PLAN OVERVIEW SHEET
DESIGNED DRAWN BY CHECKED E H-SCALE V-SCALE JOB NO. 2 DATE ISSU SHEET NO.	BY JF JF BY DF AS SHOWN N/A 419.00 ED 5/6/24 10 OF 47



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PROPOSED	PR	EXISTING
EXISTING	EX	EXISTING
FINISHED SURFACE	FS	PROPOSED
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TOP OF WALL		UNDERGRO
FINISHED GROUND AT BOTTOM OF WALL	BW	TELEPHON
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# PLATTE SELF STORAGE

## **BENCHMARKS**

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

# GRADING LEGEND

PR EX FS
EX FS
FS
FG
TC
FL
TW
BW
LP
HP
-
6130
$\bigcirc$

Show cut/fill limits

EXISTING CONTOURS - MINOR	
EXISTING CONTOURS - MAJOR	
PROPOSED CONTOURS - 1'	
EXISTING PROPERTY LINE	
PROPOSED RET WALL	$\sim$
PROPOSED RIPRAP	20
WATER LINE	
SANITARY SEWER LINE	
GAS LINE	
UNDERGROUND ELECTRICAL LINE	
TELEPHONE LINE	
FIBER OPTIC LINE	
STORM SEWER LINE	
LIMIT OF CONSTRUCTION	
LIMIT OF SOIL DISTURBANCE	
PROPOSED FENCE	<del>~~~</del>
FIRE HYDRANT	
PROPOSED CURB & GUTTER	

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EROSION CONTROL LEGEND IMPLEMENTATION SYMBOL <u>PHASE</u> TITLE (**SF**) SILT FENCE ----- SF INITIAL _____ SSA STABILIZED STAGING AREA INITIAL VTC VEHICLE TRACKING CONTROL INITIAL STOCKPILE MANAGEMENT INITIAL WITH PROTECTION INITIAL (CWA) CONCRETE WASHOUT AREA (**TSB**) NONE INITIAL TEMPORARY SEDIMENT BASIN (**PT**) PORTABLE TOILET NONE INITIAL SCL SEDIMENT CONTROL LOG ____SCL____ INTERIM 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.

N		
0	40'	80'
SCALE:	1"=40'	

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

DANE FRANK COLORADO P.E. # 50207



РМ 4:34 4:1 /2024 /8/ Ъ, dwg, GEC awings\241900 N:\jobs\2419.00\Dı

### **BENCHMARKS**

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

# <u>GRADING LEGEND</u>

PROPOSED	PR
EXISTING	ΕX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	ТС
FLOWLINE	FL
FINISH GROUND AT TOP OF WALL	ΤW
FINISHED GROUND AT BOTTOM OF WALL	BW
LOW POINT	LP
HIGH POINT	HP
FLOW ARROW	-
EXISTING CONTOURS (LIDAR)	,6130
STORM MANHOLE	$\bigcirc$
STORM INLET	

EXISTING CONTOURS - MINOR	
EXISTING CONTOURS - MAJOR	
PROPOSED CONTOURS - 1'	
EXISTING PROPERTY LINE	
PROPOSED RET WALL	$\sim$
PROPOSED RIPRAP	R
WATER LINE	
SANITARY SEWER LINE	
GAS LINE	
UNDERGROUND ELECTRICAL LINE	
TELEPHONE LINE	
FIBER OPTIC LINE	
STORM SEWER LINE	
LIMIT OF CONSTRUCTION	
LIMIT OF SOIL DISTURBANCE	
PROPOSED FENCE	
PROPOSED CURB & GUITER	

6231
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22 22
UG UG
UE UE
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FD FD
ST ST

Ъ,

REVISIONS NO. DESCRIPTION DATE	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES,	TERRA NOVA ENGINEERING, INC. APPROVES 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 Terra Nova	OFFICE: 719-635-6422 Creative Civil Engineering, Inc.
PLATTE SELF STORAGE	grading and Erosion control plan interim Erosion control plan – south side
DESIGNED DRAWN BY CHECKED E H-SCALE V-SCALE JOB NO. 2	BY JF JF BY DF AS SHOWN N/A 419.00

HEET NO. 19 OF 4

EROS	ION CONTROL LEGE		
KEY		SYMBOL	IMPLEMENTATION PHASE
SF	SILT FENCE	SF	INITIAL
SSA	STABILIZED STAGING AREA		INITIAL
VTC	VEHICLE TRACKING CONTROL		INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	S S S S S S	INITIAL
CWA	CONCRETE WASHOUT AREA		INITIAL
TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL
SCL	SEDIMENT CONTROL LOG	SCL	INTERIM
	INLET PROTECTION		INTERIM

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

2. SEED AND MULCH DISTURBED AREAS ONLY. THERE IS LITTLE TO NO NOTABLE VEGETATION LOCATED ON SITE.
 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

N:\jobs\2419.00\Drawings\241900 GEC.dwg, 5/8/2024 4:14:36 PM

PLATTE SELF STORAGE GRADING AND EROSION CONTROL PLAN **VERTICAL EC PLAN - NORTH SIDE** MAY 2024 20 LF SEDIMENT SCL CONTROL LOG SCL OFO -FRONTAGE ROAD VARIES _____w ____w _____w _____w / - M - × W -<u>-u</u> 20 LF SEDIMENT SS) <u>sa</u> BLEE BLDGB PR <u>CONC</u> A CONC -╱╼╔ 20' X 75' VEHICLE TRACKING CONTROL AREA \mathbf{D} \mathbf{D} U DG Ū D U G \square G G G UNPLATTED OWNER: HCD \bigcirc G PROPERTIES ACC ACC LLC TSN: 5418000069 PR P CONC S CION S ROAL **CON**¢ (SSA) MATERIALS STABILIZED STAGING AREA NP IP) (6₽₽ᠵ) P ST - ST -BL BLDG BLDG P D G DG DG DG °CON¢ PR CONC CONC ŽSTOCKPILE AŘEA W/ 562 LF SILT FENCE (SP) X PR VALLEY PAN (TYF SM SM SILT FENCE

BENCHMARKS CDOT RIGHT OF WA) Y MONUMENT #3014	4 — ELEV=623	32.52 (NAVD	–1988) [NORTHEAST OF	SITE ENTRANCE]	DATE	
	GRADI	NG LEC	<u>GEND</u>				
PROPOSED EXISTING	PR EX	E (XISTING COI XISTING CO	NTOURS – MINOR NTOURS – MAJOR	— — —6 2 31- — — — — —6230- — —	ESCRIPTION	
FINISHED SURFACE	FS FS	P F	ROPOSED C	CONTOURS – 1' Operty line	<u> </u>		
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FLOWLINE	FL	- S	SANITARY S	EWER LINE	w w		
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FINISHED GROUND BOTTOM OF WALL	AT BV	V т	ELEPHONE	LINE	UE UT	E AS APPR(OPRIA NCIES	ICONEE THEIR E SNATE SNATE
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EXISTING CONTOUR	rs (Lidar) 613	50_ F	PROPOSED	FENCE	- 0 0 0 0		
STORM MANHOLE	C) F	TIRE HYDRA	NT		IOU	001
STORM INLET] F	PROPOSED	CURB & GUTTER		GR	
EROS	ION CONTRO	L LEGEND) SYMBOL	IMPLEMENTATION PHASE		PREPARED FOR: ROCKY MOUNTAIN	ALTIN: 5085 LIST DR, #2 8ADO SPRINGS, C(719.548.0600
SF	SILT FENC	E —	— SF ——	INITIAL		MG-	
SSA	STABILIZED STAGI	NG AREA		INITIAL			
VTC	VEHICLE TRACKING	CONTROL		INITIAL			a cring, Inc. ng Solution
SP	STOCKPILE MANA WITH PROTECTION	GEMENT		INITIAL			Engine Engine
CWA	CONCRETE WASHC	DUT AREA		INITIAL			ive Civil
TSB	TEMPORARY SEDIM	ENT BASIN	NONE	INITIAL			C.c.at,
PT	PORTABLE TO	DILET	NONE	INITIAL		008 000	52
SCL	SEDIMENT CONT	ROL LOG 🗕	SCL	INTERIM		STREET PRINGS, (-635–64; 15–6426 :om
	INLET PROTE	CTION		INTERIM		S. 23RD DRADO S	CE: 719- 719-63 tnesinc.c
	PERMANENT SEED MULCHING PS – DRILL SEED SEED, OR HYDROS SEED MIX PER CO	ING AND , HAND SEED; DLORADO				721 S COLOF	OFFICI FAX: www.t
SM)	SPRINGS STORMW, CONSTRUCTION M, (DECEMBER 2020) 5-2 MU - MECHANICA MULCH OR HYDRC	ATER ANUAL), TABLE LLY CRIMP MULCH	STITUTED F	FINAL	VERSA	TORAGE	control plan Jan – North Side
1. SEDIM 2. SEED 3. THERE 4. THERE THE PLA	AND MULCH DISTU AND MULCH DISTU IS LITTLE TO NO WILL BE OFFSITE TTE AVENUE FRONT	S MAY BE SUE RBED AREAS (NOTABLE VEG GRADING FOR AGE ROAD RIG	STITUTED FO ONLY. ETATION LOC THE PROPC CHT-OF-WAY	ATED ON SITE. OSED UTILITIES AND GRAD	ING WITHIN	PLATTE SELF SI	GRADING AND EROSION (VERTICAL EROSION CONTROL F
N	7 F	THIS DESIGN W OR AND ON E	AS PREPARE BEHALF OF T	ED UNDER MY DIRECT SU TERRA NOVA ENGINEERING	IPERVISION G, INC.	DESIGNED DRAWN B CHECKED	BY JF Y JF BY DF

DANE FRANK COLORADO P.E. # 50207

SCALE AS SHOW

SCALE N/A

OB NO. 2419.00

ATE ISSUED 5/7/24

HEET NO. 20 OF 4

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