

**STORM WATER MANAGEMENT PLAN
FOR
PLATTE SELF STORAGE
6001 E PLATTE AVENUE, COLORADO SPRINGS**

MAY 2024

Prepared For:

RMG-ROCKY MOUNTAIN GROUP

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Prepared By:

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Job No. 2419.00

County Job No. **TBD**

CONTACT INFORMATION

SWMP APPLICANT:

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(719) 548-0600

CONTRACTOR:

TBD

ENGINEER:

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QUALIFIED STORMWATER MANAGER:

TBD

SWMP is to be maintained on site in the construction trailer whenever work is occurring. If construction trailer is not available, another alternative must be provided.

COLORADO DISCHARGE PERMIT SYSTEM (CDPS)

TO: Site Inspector Responsible For All CDPS Requirements

The following storm water pollution management plan (SWMP) is a detailed account of the requirements for the CDPS permit. The main objective of this plan is to prevent any contamination of the storm water while construction activity is taking place.

This document must be kept at the construction site at all times and be made available to the public and any representative of the Colorado Department of Health – Water Quality Control Division, if requested.

Enclosed are temporary erosion control details for the construction site and storm sewer outfall points (Detail A). The operation and maintenance inspection record should be used as a guideline for the inspection of permanent and temporary control devices. Items to be inspected are not limited to those listed. The inspections should be made at regular intervals and before and after storm events. The inspection records must be signed and kept in this binder for no less than three (3) years.

**STORM WATER MANAGEMENT PLAN FOR
Platte Self Storage**

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OPERATION AND MAINTENANCE INSPECTION FORM
OPERATION AND MAINTENANCE INSPECTION RECORD

STORM WATER MANAGEMENT PLAN FOR Platte Self Storage

SITE DESCRIPTION & EXISTING CONDITIONS

This site is 17.22 acres of commercial land located at 6001 E Platte Avenue that is currently used to store landscape materials. Approximately 1/3 of the site is designated to be developed as mini storage, 1/5 of the site as outdoor vehicle parking, while the rest is reserved for a stormwater pond and possible future development. The site is in Section 18, Township 14 South, Range 65 West of the 6th Principal Meridian within El Paso County. The parcel is bounded to the north by Highway 94, to the east and south by E Platte Avenue Frontage Road, to the west and northwest by unplatted land, to the southwest by Lot 3 Colorado Springs Airport Filing No 1B, to the southeast by Lot 2 Colorado Springs Airport Filing No 1B, and to the east by unplatted land (See vicinity map in appendix).

The site lies within the Sand Creek Drainage Basin (Sand Creek is the receiving water), with storm runoff surface draining from the east to the west before flowing onto the neighboring property where Sand Creek East Fork is located. There is one culvert on the west side of the site that crosses North Franceville Coal Mine Road and drains to the neighboring property to the west.

Soils for this project are delineated by the map in the appendix as Blakeland loamy sand (8), 1 to 9 percent slopes. Soils in the study area are shown as mapped by NRCS in the “Soils Survey of El Paso County Area” and contains soils of Hydrologic Group A. Soil erosion potential for the site appears moderate based on a site visit.

The site is currently developed with mostly dirt surfaces, some gravel and asphalt areas, and minimal vegetation that is mostly native grasses around the perimeter. The site drains to the west, with an average slope of 6.6%.

There are multiple existing buildings, a weight scale, miles of retaining or freestanding walls being used to create material storage areas, and a pond (low area that doesn't drain) on the site. Most of the west side of the site is bermed up before an embankment drops down, which results in little runoff leaving the site.

The existing pond area is said to be largely paved (unconfirmed), so most runoff would leave the site by evaporation. Existing ground cover appears to be very low, roughly 20% or less based on a site visit.

No known toxic materials have been treated, stored, disposed, spilled or leaked onto the site.

No stream crossings are located on the site.

No dewatering is anticipated.

This project does not rely on control measures owned or operated by another entity.

CONSTRUCTION ACTIVITY AND STORAGE

The proposed development is mini storage and outdoor vehicle parking. Proposed construction activities include regrading the site, installation of utilities, construction of the mini storage buildings, construction of the outdoor canopies for the parked vehicles, constructing a detention basin, installation of landscaping, and surfacing with asphalt millings. Potential pollutants at the site include suspended solids, fuels, and lubricants.

Practices to minimize contact of construction materials, equipment and vehicles with the storm water include installation of silt fencing and/or sediment control logs, silt fence or rock sock inlet protection, and sub-contractor cleaning and hauling of excess debris and material upon completion of work. Construction material loading and unloading, and access to such areas occur from gravel staging areas shown on the map. The concrete washout area will be removed and disposed of as required by this permit as well as the SWMP permit. Potential pollutants such as paints, adhesives, porta potty runoff, and oil spills will also be dealt with as required. All paints, adhesives, et. will be properly stored or disposed of as applicable. There will always be a spill kit onsite to deal with spill incidents and prevent damage to surrounding environment. The porta potty will be placed at least 10 feet from any vehicle right-of-way, storm drain inlet, or waterway, and a minimum of 50 feet from state waters. The porta potty will be staked to the ground or fastened in a way that will prevent a spill from tipping. The porta potty will be cleaned on a weekly basis and inspected daily for spills. Soils are not to be tracked offsite, and any soils tracked

offsite should be swept up.

There will be no on-site mobile fueling. Contractor shall have the Hazardous Material emergency response number posted on the site. No concrete or asphalt batch plants are planned for the construction site. The site will be considered stabilized when site vegetation is 70% of pre-disturbed levels and grading and building construction has been completed. There will be approximately 19.5 acres of disturbed soil area (this includes offsite disturbance). The estimate for cut on this site is 32,200 cy and for fill it is 101,550 cy for a net fill of 69,350 cy. Fill material will be taken from onsite.

No non-stormwater discharges are anticipated at the site.

CONSTRUCTION SCHEDULE AND SEQUENCE

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.

Grading will begin in Spring 2026 and the site will be considered stabilized in the Fall 2026.

Grading will begin in Spring 2026 with completion of construction activities anticipated to be in the Fall of 2026. The construction sequence will be: clear and grub, utility construction, rough grading, pond construction, final grading, vertical construction, landscaping/paving, and cleanup.

Before clearing and grubbing may begin the first level of BMP'S are to be installed. These measures include silt fence (SF), vehicle tracking control (VTC) at all construction exit points onto a paved road, stockpile management (SP), concrete washout area (CWA), a sediment basin (SB) at the pond location, and inlet protection (IP). The Staging Area (SSA) also is setup with appropriate measures to protect downstream (i.e. silt fence).

The second level of BMP's shall be installed once the previous BMP's and construction are completed. These measures include mulching (MU) and permanent seeding (PS). All temporary soil erosion control measures and BMP's shall be maintained until permanent soil erosion control measures are implemented (seeding and mulching) and vegetation has been established to 70% of pre-disturbed levels on areas not to be covered with pavement or other finished products.

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.

POTENTIAL SOURCES OF POLLUTION

The potential sources of pollution associated with this development are:

- Disturbed and stored soils
- Vehicle tracking of sediments
- Management of contaminated soils (if exist)
- Loading and unloading operations
- Outdoor storage activities (erodible building materials, fertilizers, chemicals, etc.)
- Vehicle and equipment maintenance and fueling
- Significant dust or particulate generating processes
- Routine maintenance activities involving fertilizers, pesticides, herbicides, fuels, solvents, etc.)
- Onsite waste management practices (waste piles, liquid wastes, dumpsters)
- Concrete truck / equipment washing
- Non-industrial waste sources such as worker trash and portable toilets

IMPLEMENTATION OF CONTROL MEASURES

BMP design specifications and implementation information can be found in the UDFCD BMP Description Sheets included in the Appendix. This project does not rely on control measures owned or operated by another entity.

MATERIALS HANDLING

All construction materials shall be handled in a manner to minimize the chance of stormwater contamination. Stockpile and material staging areas are shown on the Erosion Control Plan. Additional materials handling info is included in the Spill Prevention and Control Plan section.

WASTE MANAGEMENT AND DISPOSAL

All waste and debris created by construction activities at the site shall be disposed of in compliance with all laws, regulations, and ordinances of the federal, state and local agencies. Waste bins will be checked for leaks and remaining capacity each time they are used. Waste bins will be emptied when they are full (at a minimum).

SPILL PREVENTION AND CONTROL PLAN

The Site Superintendent will act as the point of contact for any spill that occurs at this jobsite. The Construction Manager will be responsible for implementation of prevention practices, spill containment / cleanup, worker training, reporting and complete documentation in the event of a spill. The Site Superintendent shall immediately notify the Owner, /Construction Manager, State and the Local Fire Department in addition to the legally required Federal, State, and Local reporting channels (including the National Response Center, 800.424.8802) if a reportable quantity is released to the environment.

SPILL PREVENTION BEST MANAGEMENT PRACTICES

This section describes spill prevention methods Best Management Practices (BMP) that will be practiced to eliminate spills before they happen.

Equipment Staging and Maintenance

- Store and maintain equipment in a designated area.
- Reduce the amount of hazardous materials and waste by substituting non-hazardous or less hazardous materials.
- Use secondary containment (drain pan) to catch spills when removing or changing fluids.
- Use proper equipment (pumps, funnels) to transfer fluids.
- Keep spill kits readily accessible.
- Check incoming vehicles for leaking oil and fluids.
- Transfer used fluids and oil filters to waste or recycling drums immediately following generation.
- Inspect equipment routinely for leaks and spills.

- Repair equipment immediately, if necessary implement a preventative maintenance schedule for equipment and vehicles.

Fueling Area

- Perform fueling in designated fueling area minimum 50' away from federal waters.
- Use secondary containment (drain pan) to catch spills.
- Use proper equipment (pumps, funnels) to transfer fluids.
- Keep spill kits readily accessible.
- Inspect fueling areas routinely for leaks and spills.
- Hazardous Material Storage Areas: Reduce the amount of hazardous materials by substituting non-hazardous or less hazardous materials.

Hazardous Material Storage Areas

- Minimize the quantity of hazardous materials brought onsite.
- Store hazardous materials in a designated area away from drainage points.

Unexpected Contaminated Soil and Water

- Investigate historical site use.
- Perform all excavation activities carefully and only after the Owner/Construction.
- Manager directs any activities.

SPILL CONTAINMENT METHODS

The following discussion identifies the types of secondary containment that will be used in the event of a spill. Table 1 summarizes the containment methods for each potential source.

- Equipment Staging and Maintenance Area: An equipment leak from a fuel tank, equipment seal, or hydraulic line will be contained within a spill containment cell placed beneath all stationary potential leak sources. An undetected leak from parked equipment will be cleaned up using hand

shovels and containerized in a 55-gallon steel drum for offsite disposal.

- **Fueling Area:** A small spill during fueling operations will be contained using fuel absorbent pads at the nozzle. The transfer of fuel into portable equipment will be performed using a funnel and/or hand pump and a spill pad used to absorb any incidental spills/drips. Any leaking tanks or drums will have fluids removed and transferred to another tank, drum, or container for the fluids. A spill response kit will be located near the fueling area or on the fuel truck for easy access. The spill response kit will include plastic sheeting, tarps, over pack drums, absorbent litter, and shovels.
- **Hazardous Material Storage Area:** A spill from containers or cans in a hazardous material storage area will be contained within the storage cabinet these materials are kept in.
- **Unexpected Contaminated Soil:** If contaminated soil is encountered during the project, the Owner/Construction Manager will be notified immediately. Small quantities of suspected contaminated soil will be placed on a 6-mil plastic liner and covered with 6-mil plastic. A soil berm or silt fence will be used to contain the stockpile and prevent migration of contaminated liquids in the soil.

Table 1: Spill Prevention and Containment Methods

Potential Spill Source	Containment Method(s)
Equipment staging and maintenance area	Spill containment pad, spill kit, pumps, funnels
Fueling area (site equipment only)	Spill containment pad, spill kit, pumps, funnels
Hazardous material staging area	Spill containment pad, spill kit, pumps, funnels
Unexpected contaminated soil	Plastic liner, plastic cover, soil berm, hay bales, lined super sacks

SPILL COUNTERMEASURES

Every preventative measure shall be taken to keep contaminated or hazardous materials contained. If a release occurs, the following actions shall be taken:

1. **Stop the Spill:** The severity of a spill at the site is anticipated to be minimal as large containers/quantities of Hazardous Materials are not anticipated. The type of spill would occur while dispensing material at the hazardous materials storage facility and would likely be contained in secondary containment. Thus, the use spill kits or other available absorbent materials should stop the spill.

2. **Warn Others:** Notify co-workers and supervisory personnel of the release. Notify emergency responders if appropriate. For site personnel, an alarm system will consist of three one second blasts on an air horn sounded by the person discovering a spill or fire. In the event of any spill, the Superintendent and Project Manager shall be notified if the spill is 5 gallons or more the STATE will be contacted along with the Fire Department.

3. **Isolate the Area:** Prevent public access to the area and continue to minimize the spread of the material. Minimize personal exposure throughout emergency response actions.

4. **Containment:** A spill shall only be contained by trained personnel and if it is safe to do so. DO NOT PLACE YOURSELF IN DANGER. Attempt to extinguish a fire only if it is in the incipient stage; trash can size or smaller. For larger spills, wait for the arrival of emergency response personnel and provide directions to the location of the emergency.

5. **Complete a Spill and Incident Report:** For each spill of a Hazardous Material a spill and incident report shall be completed and submitted to the Owner/Construction Manager and if applicable to the Engineer and the State of Colorado Department of Public Health and Environment.

MAINTENANCE, INSPECTION, AND REPAIR

The owner or his representative shall inspect and monitor all drainage facilities using the enclosed Inspection Forms in the appendix. In order to ensure that all graded surfaces, structures, vegetation,

erosion and sediment control measures and other protective devices identified in the erosion control plan are maintained in good and effective condition, an Operation and Maintenance Inspection Monitoring Program will be implemented by the permit holder during the construction phase. A systematic inspection of all the above mentioned protective devices will be performed by trained personnel using the operation and maintenance inspection record form in the appendix at least once every 14 days. Also, post-storm event inspections must be conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosion. Provided the timing is appropriate, the post-storm inspections may be used to fulfill the 14-day routine inspection requirement. A more frequent inspection schedule than the minimum inspections described may be necessary to ensure that BMPs continue to operate as needed to comply with the plan. All monitoring records are to include the signature of the inspector and are to be kept with the SWMP for a period of no less than three (3) years. All maintenance of temporary and permanent erosion and sediment control facilities shall be per the details included in this report.

This lot will be considered stabilized when all construction activities have been completed and vegetation has been re-established. Erosion control measures, including silt fence, must be removed after final stabilization.

Any major revisions or modification to this Storm Water Management Plan will require a report addendum and erosion control map revision. Minor revisions may be made by the Stormwater Manager by redlining the Storm Water Management Plan or inserting additional pages. The SWMP should be viewed as a “living document” that is continuously being reviewed and modified as a part of the overall process of evaluating and managing stormwater quality issues at the site. The Qualified Stormwater Manager shall amend the SWMP when there is a change in design, construction, operation or maintenance of the site which would require the implementation of new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater discharges associated with construction activity or when BMPs are no longer necessary and are removed.

The onsite SWMP will be located at: _____

FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

Permanent stabilization measures include landscaping per the approved landscaping plan, seeding, and mulching. These temporary BMPS's are to be removed once the 70% of pre-disturbed levels vegetation or permanent landscaping has been established. At this point in the construction process, all landscaping should be in place and maintained for a period of time that allows for its establishment on the site.

Long term stormwater management is provided by the onsite detention basin on the western portion of the site.

STATE REQUIREMENTS THAT ARE NOT APPLICABLE

The requirement for spill prevention and pollution controls for dedicated batch plants is not applicable as no batch plants are proposed.

The requirement to show the location of any dedicated asphalt / concrete batch plants is no applicable as no batch plants are proposed.

PREPARED BY:

Terra Nova Engineering, Inc.
Dane Frank, P.E.
Project Engineer

GENERAL LOCATION MAP

6001 E Platte Ave Subdivision - Location Map

Image Date Oct 2022



E Platte Ave / HWY 24

Motel Rd

Sand Creek

SITE

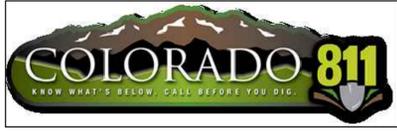
Google Earth

700 ft



EROSION CONTROL PLAN & DETAILS

(see back pocket)



PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - NORTH SIDE

NOVEMBER 2024

BENCHMARKS

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

GRADING LEGEND

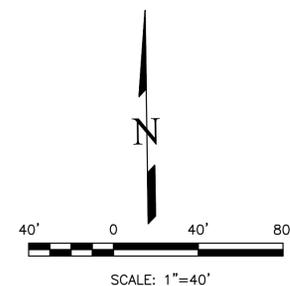
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	~ ~ ~ ~ ~
FINISH GROUND AT TOP OF 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 — ut —
EXISTING CONTOURS (LIDAR)	6230	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. THIS INITIAL GRADING IS A POOR FIT FOR THE PROPOSED SITE DUE TO THE LARGE NUMBER OF TALL RETAINING WALLS PROPOSED. THE DESIGN ENGINEER DOES NOT CONSIDER MATCHING THE INITIAL GRADING PLAN TO BE CRITICAL AND RECOMMENDS THE CONTRACTOR PRIORITIZE CONSTRUCTION OF THE RETAINING WALLS AND THE VERTICAL GRADING PLAN OVER THE INITIAL GRADING PLAN.
4. SEED AND MULCH DISTURBED AREAS ONLY.
5. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

EROSION CONTROL LEGEND

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



UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069

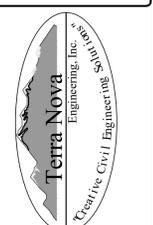
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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



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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
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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE

NOVEMBER 2024

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



GRADING LEGEND

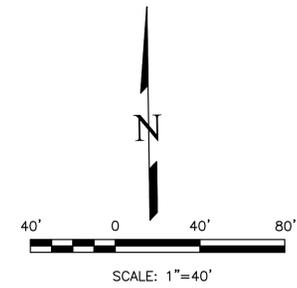
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FLOWLINE	FL	PROPOSED RIPRAP	~ ~ ~ ~ ~
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---w---w---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---ss---ss---
LOW POINT	LP	GAS LINE	---ug---ug---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---ue---ue---
FLOW ARROW	→	TELEPHONE LINE	---ut---
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		FIRE HYDRANT	---
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EROSION CONTROL LEGEND

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(SR)	SURFACE ROUGHENING	[Pattern]	INITIAL
(TSB)	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
(PT)	PORTABLE TOILET	NONE	INITIAL



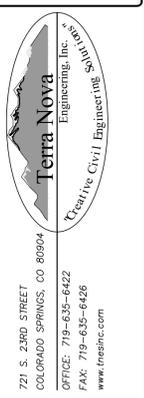
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PLATTE SELF STORAGE
 GRADING AND EROSION CONTROL PLAN
 INITIAL - SOUTH SIDE

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - NORTH SIDE

NOVEMBER 2024

BENCHMARKS

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

GRADING LEGEND

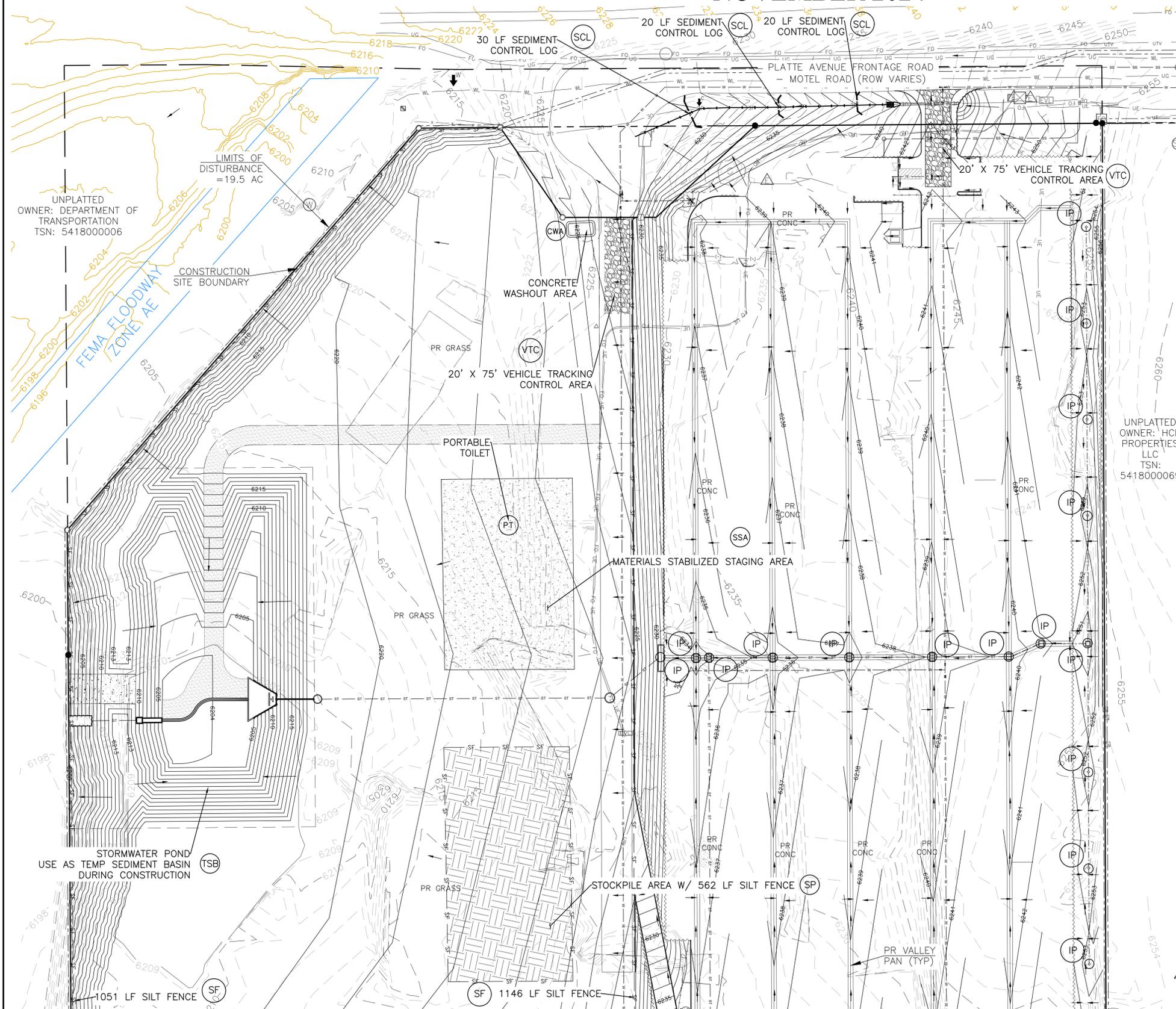
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HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	UE UE UE
FLOW ARROW	→	TELEPHONE LINE	UT UT UT
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	FO FO FO
STORM MANHOLE	○	STORM SEWER LINE	ST ST ST
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	○
		PROPOSED CURB & GUTTER	---

EROSION CONTROL LEGEND

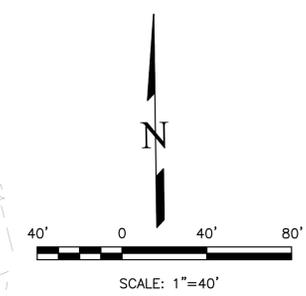
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊙ SF	SILT FENCE	— SF —	INITIAL
⊙ SSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
⊙ VTC	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
⊙ SP	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
⊙ CWA	CONCRETE WASHOUT AREA	[Pattern]	INITIAL
⊙ TSB	TEMPORARY SEDIMENT BASIN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

NOTES

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PROPERTIES
LLC
TSN: 5418000069



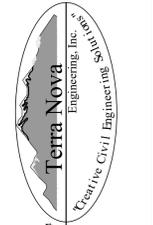
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DANE FRANK
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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



721 S. ZARO STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.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 11/13/24
SHEET NO. 10 OF 27

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - SOUTH SIDE

NOVEMBER 2024

BENCHMARKS

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

GRADING LEGEND

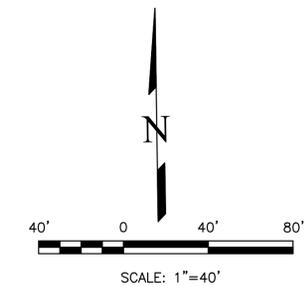
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EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	-----
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	
FINISH GROUND AT TOP OF WALL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

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
⊕	SILT FENCE	— SF —	INITIAL
⊕	STABILIZED STAGING AREA	▨	INITIAL
⊕	VEHICLE TRACKING CONTROL	▨	INITIAL
⊕	STOCKPILE MANAGEMENT WITH PROTECTION	▨	INITIAL
⊕	CONCRETE WASHOUT AREA	⊕	INITIAL
⊕	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
⊕	PORTABLE TOILET	NONE	INITIAL
⊕	SEDIMENT CONTROL LOG	— SCL —	INTERIM
⊕	INLET PROTECTION	⊕	INTERIM

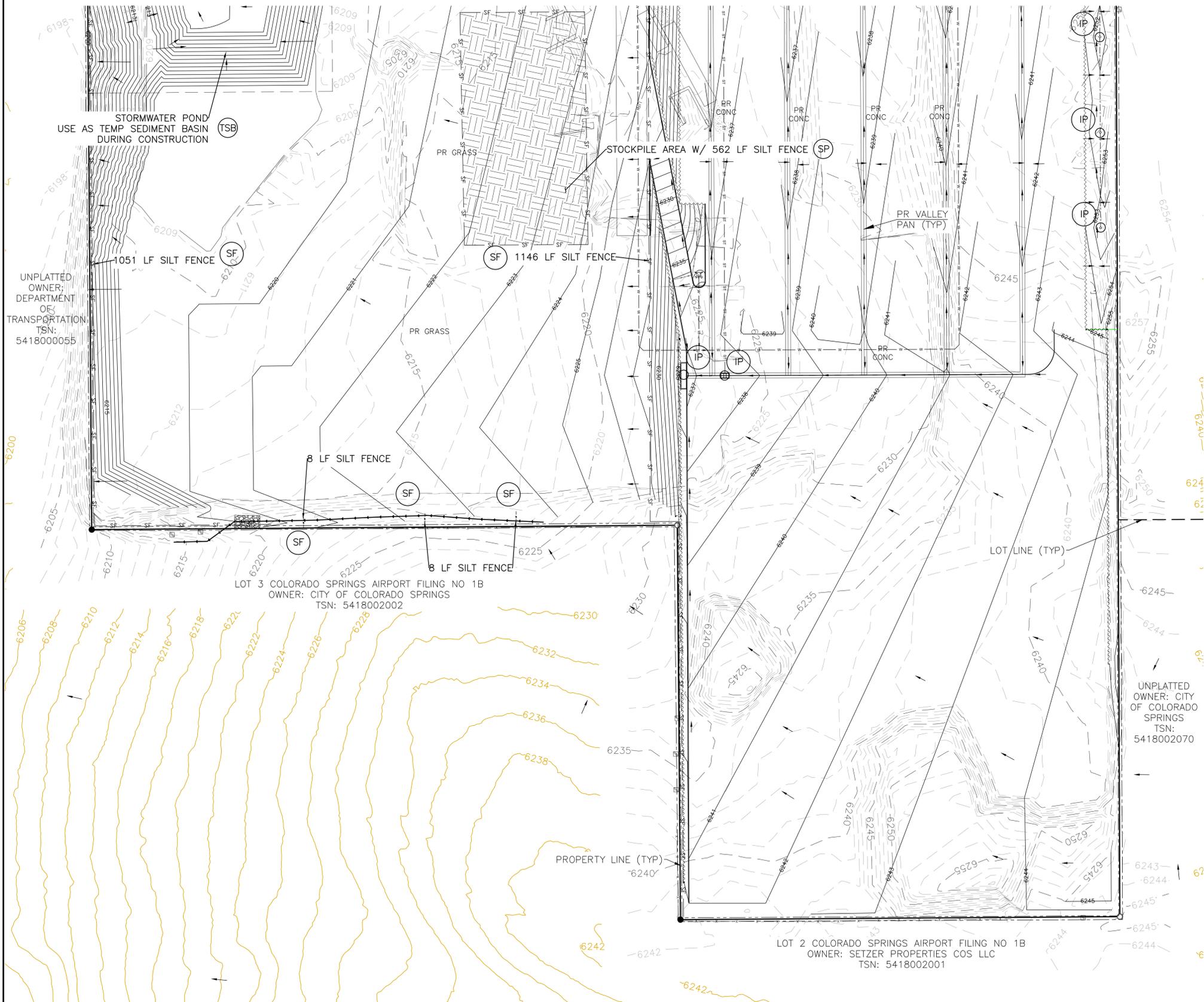
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COLORADO P.E. # 50207



<p>DATE</p>	<p>DESCRIPTION</p>	<p>REVISIONS</p>	<p>NO.</p>	<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 MOST LIMITED BY WRITTEN AUTHORIZATION.</p>
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<p>721 S. Z3RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnva.com</p>				
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN INTERIM EROSION CONTROL 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 11/13/24 SHEET NO. 11 OF 27</p>				

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - NORTH SIDE

NOVEMBER 2024

BENCHMARKS

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

GRADING LEGEND

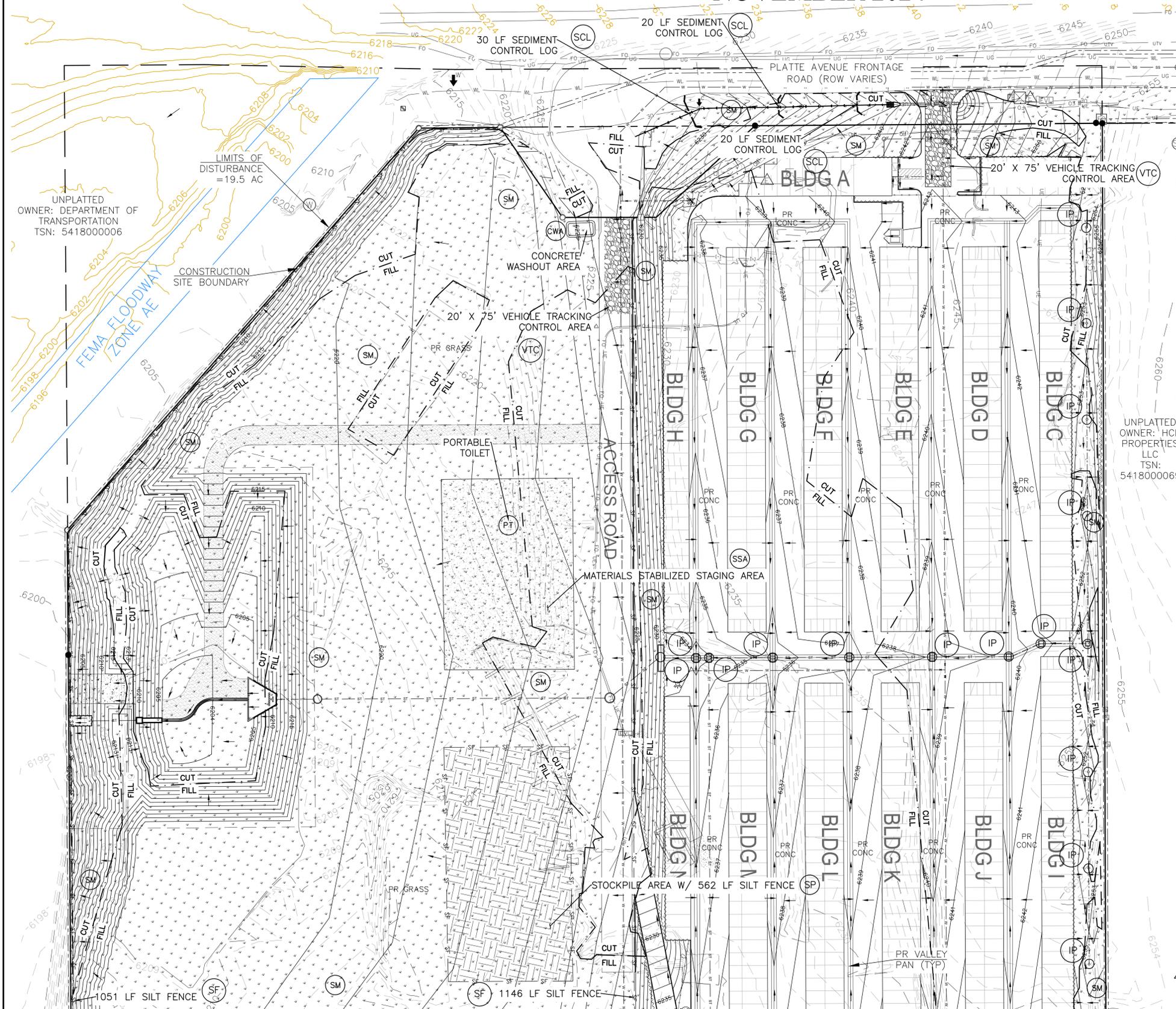
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EROSION CONTROL LEGEND

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

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UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069

UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION
TSN: 5418000006

<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>	NO.	DESCRIPTION	DATE										<p>UNPLATTED AS THESE DRAWINGS ARE APPROVED BY REVIEWING AGENCIES: TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND MOST DESIGNED 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</p> </div> <p>721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com</p>
NO.	DESCRIPTION	DATE											
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN 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 11/13/24 SHEET NO. 12 OF 27</p>												

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - SOUTH SIDE

NOVEMBER 2024

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

GRADING LEGEND

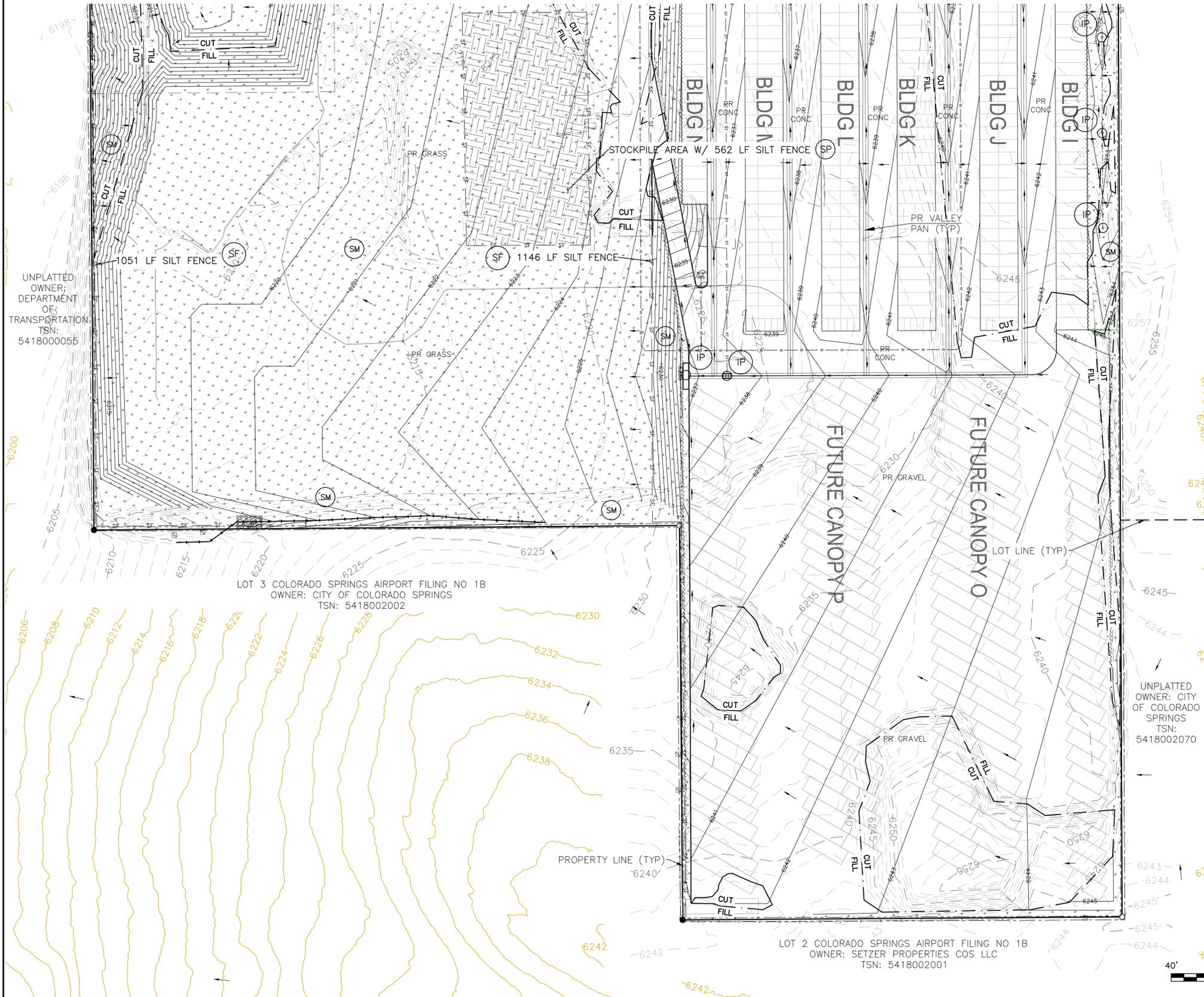
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EROSION CONTROL LEGEND

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
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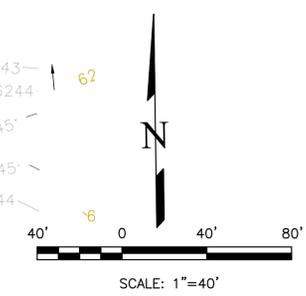


UNPLATTED OWNER; DEPARTMENT OF TRANSPORTATION; TSN: 5418000055

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

UNPLATTED OWNER: CITY OF COLORADO SPRINGS
 TSN: 5418002070

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



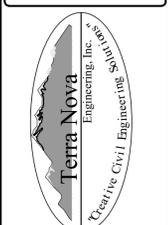
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REVISIONS	NO.	DESCRIPTION	DATE

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

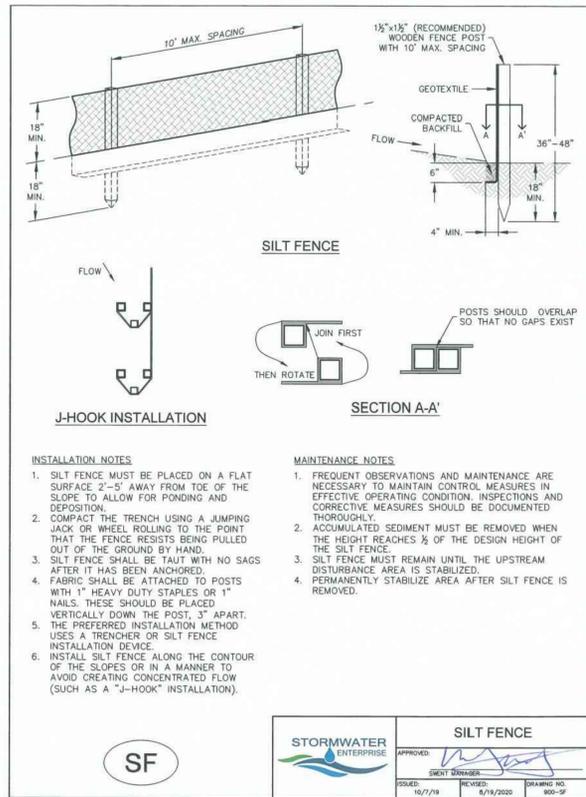


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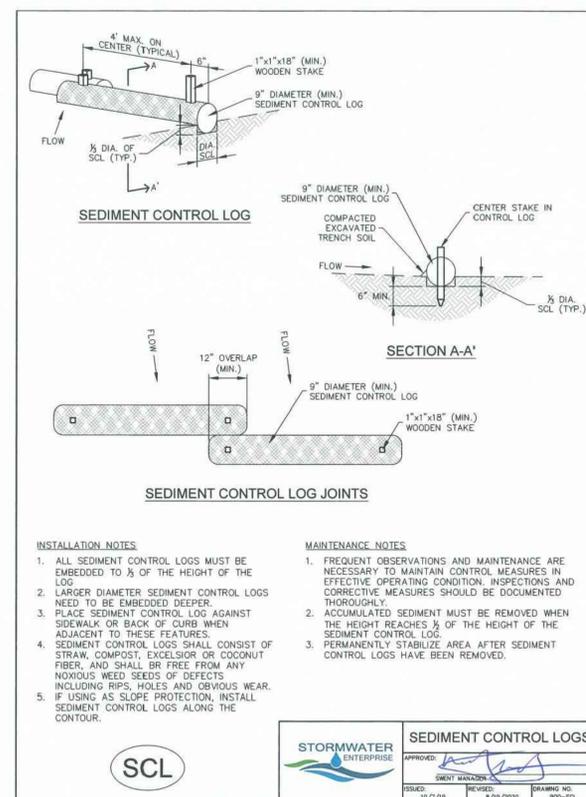
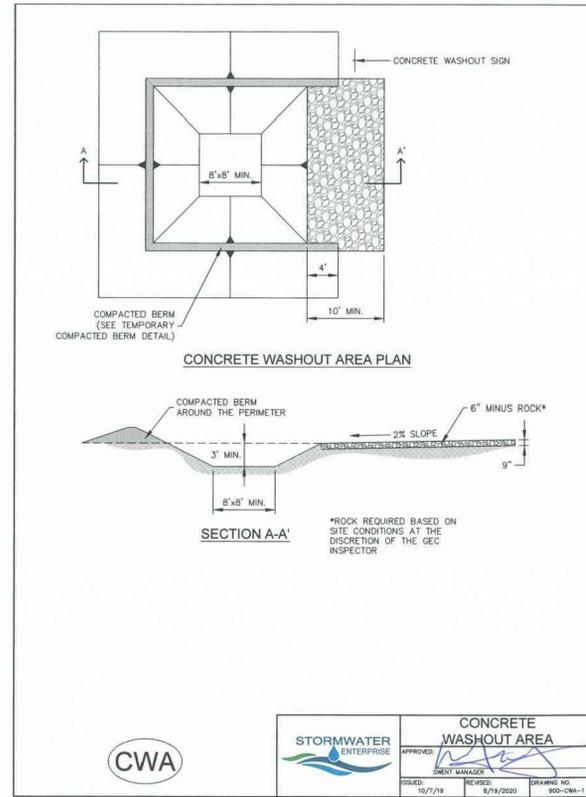
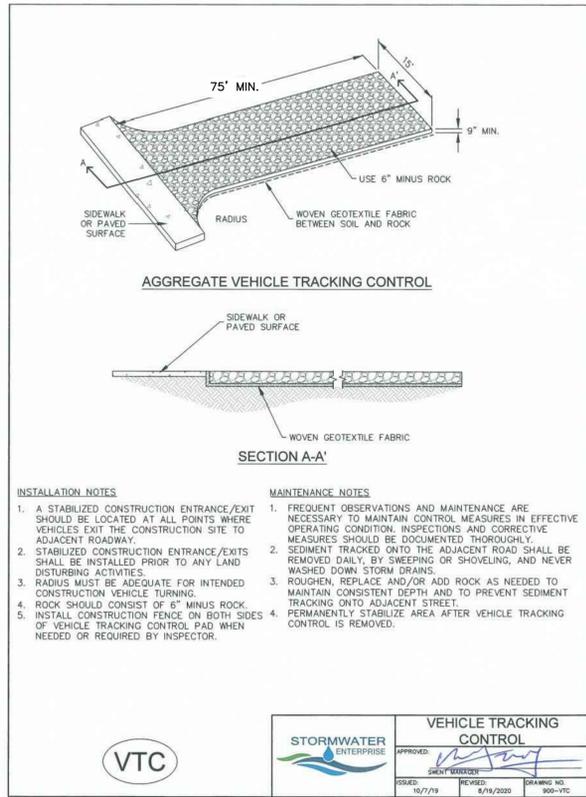
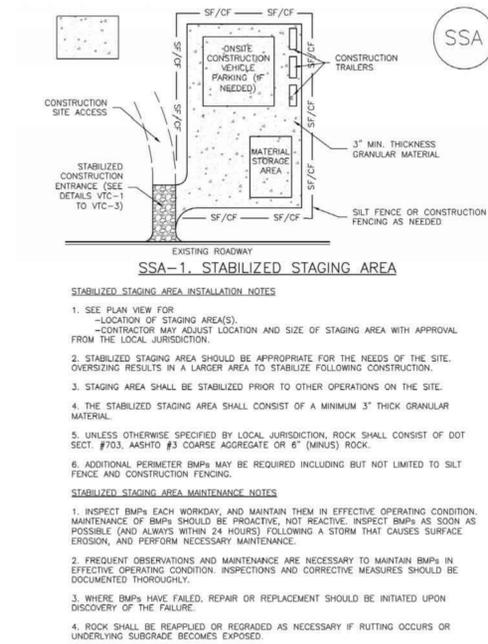
PLATTE SELF STORAGE
 GRADING AND EROSION CONTROL PLAN
 VERTICAL EROSION CONTROL PLAN - SOUTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
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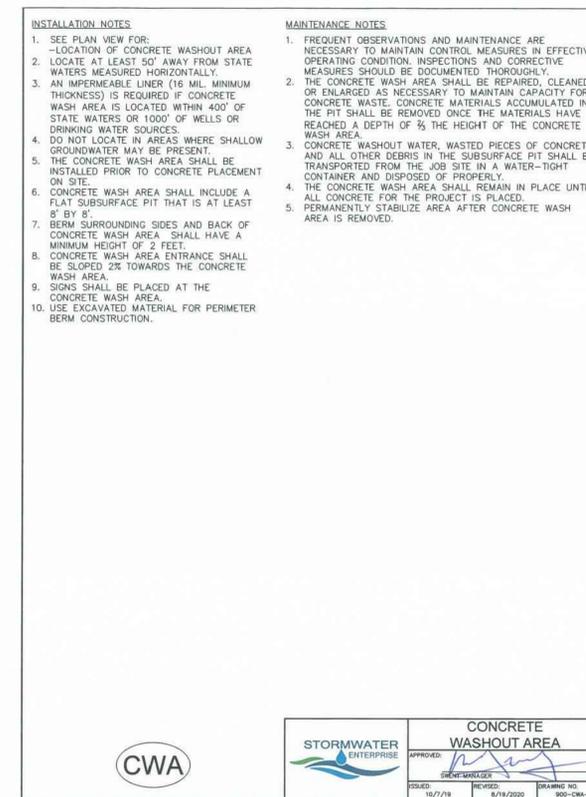
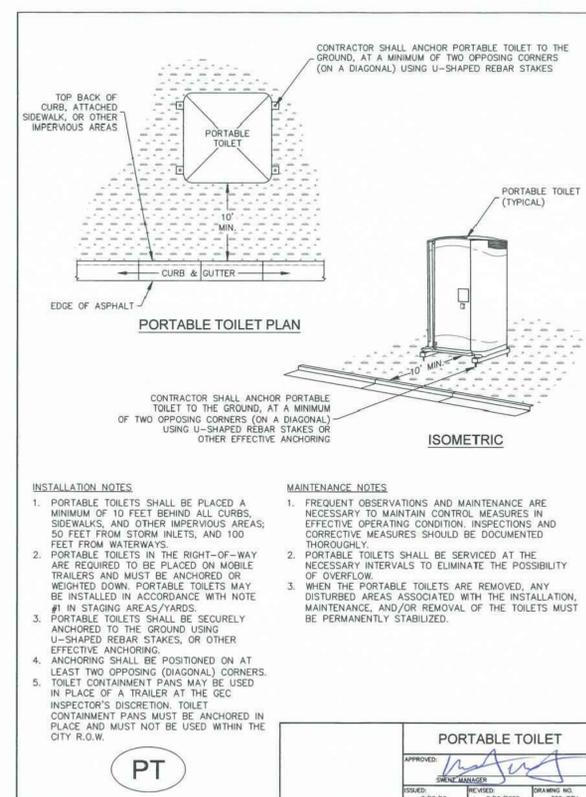
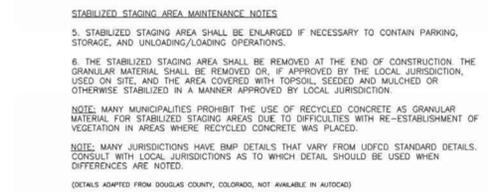
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SM-6 Stabilized Staging Area (SSA)



SM-6 Stabilized Staging Area (SSA)



DESIGNED BY JF

DRAWN BY JF

CHECKED BY DF

H-SCALE AS SHOWN

V-SCALE N/A

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721 S. ZABO STREET

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OFFICE: 719-635-6422

FAX: 719-635-6426

www.tnecinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

EROSION CONTROL DETAILS

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.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEED DEPTH MUST BE 1/4 TO 1/2 INCHES WHEN DRILL-SEEDING IS USED
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

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



STORMWATER ENTERPRISE SEEDING & MULCHING

APPROVED: [Signature]

DESIGNED BY: [Signature] DRAWING NO. 900-SH

ISSUED: 10/7/19 REVISED: 6/19/2020

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

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

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

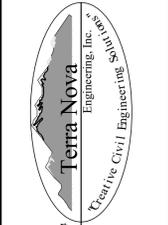
²Species that will do well in the bottom of pond areas.

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

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

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

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 11/13/24
SHEET NO. 16 OF 27

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GENERAL PERMIT APPLICATION

OPERATION AND MAINTENANCE INSPECTION FORM

The following inspection records are to be used at each bi-monthly stormwater management system inspection and after any precipitation or snowmelt event that causes surface runoff. As a result of these inspections, the SWMP may need to be revised. The inspection records and revised SWMP shall be made available to the division upon request. If the construction activity lasts more than 12 months, a copy of the inspection records and revised SWMP shall be sent to the division by May 1 of each year covering April 1 to March 31.

OPERATION AND MAINTENANCE INSPECTION RECORD