

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

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:

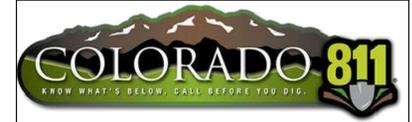
- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2'X4'X12' STEEL OR WOODEN POST.
- SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND 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.



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

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

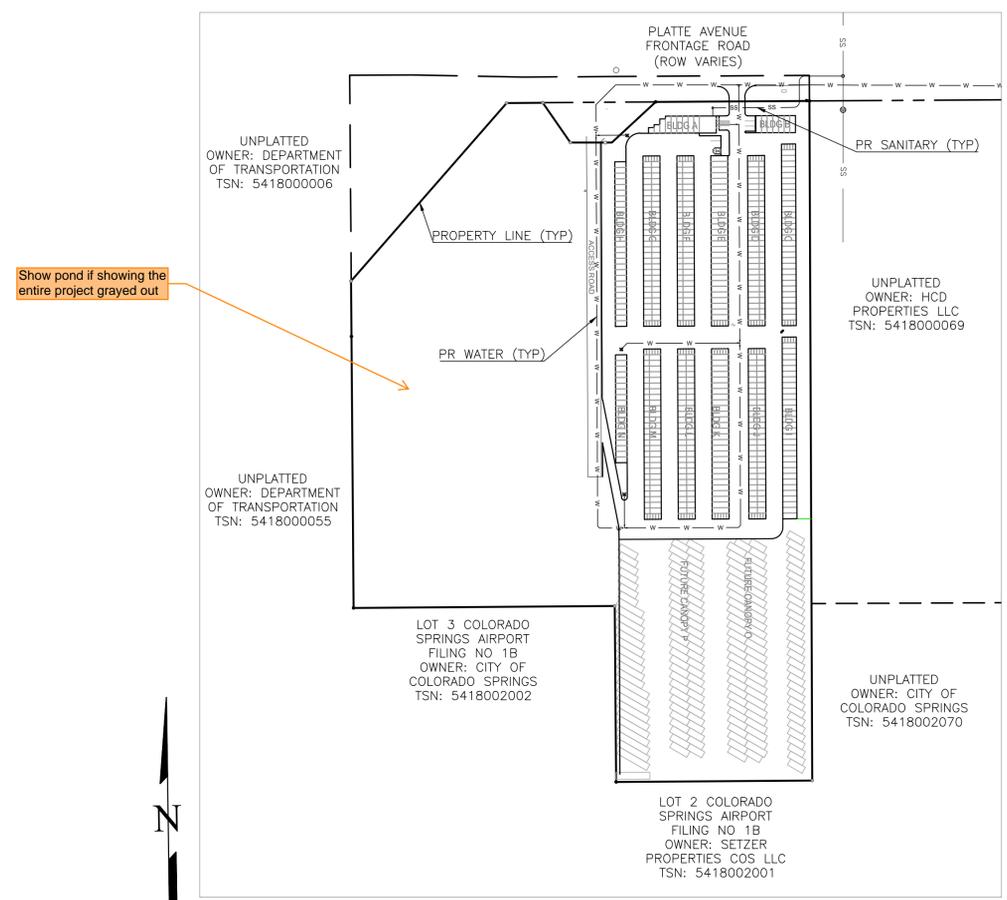
FIRE FLOW

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.

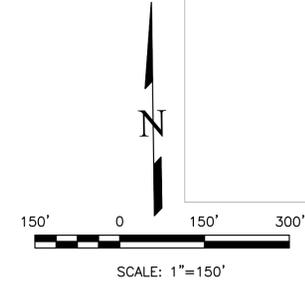
NODE	FIRE FLOW (GPM)
A	TBD
B	TBD
C	TBD



VICINITY MAP
N.T.S.



Show pond if showing the entire project grayed out



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

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 (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

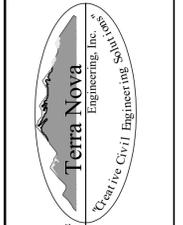
FIRE DEPARTMENT SIGNATURE: _____
DATE: _____

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NO.	DESCRIPTION	DATE

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



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

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

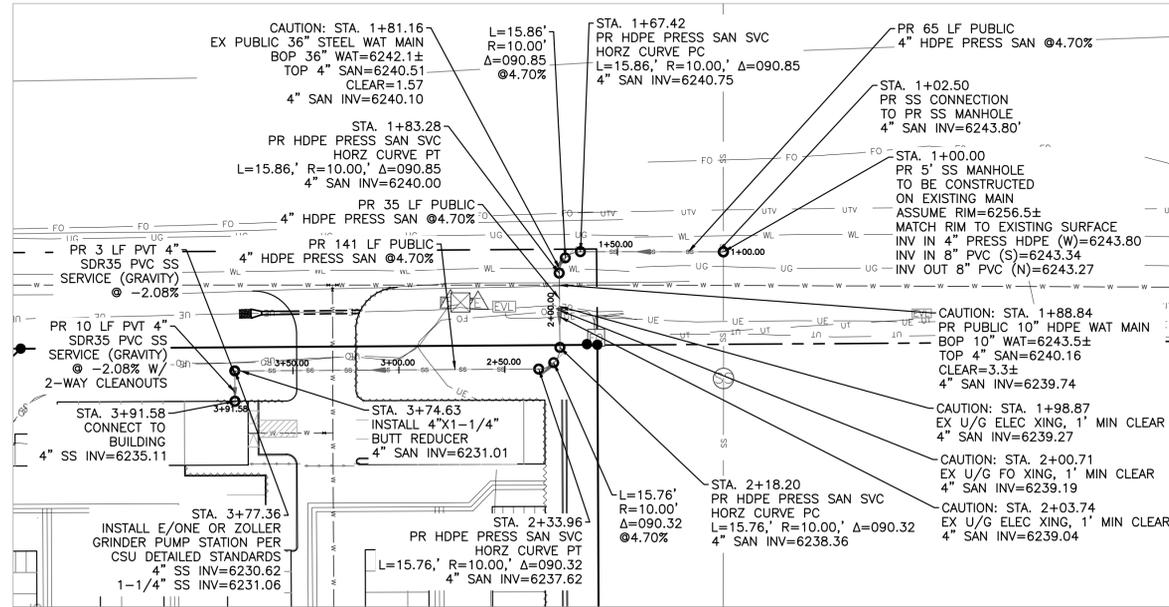


PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN

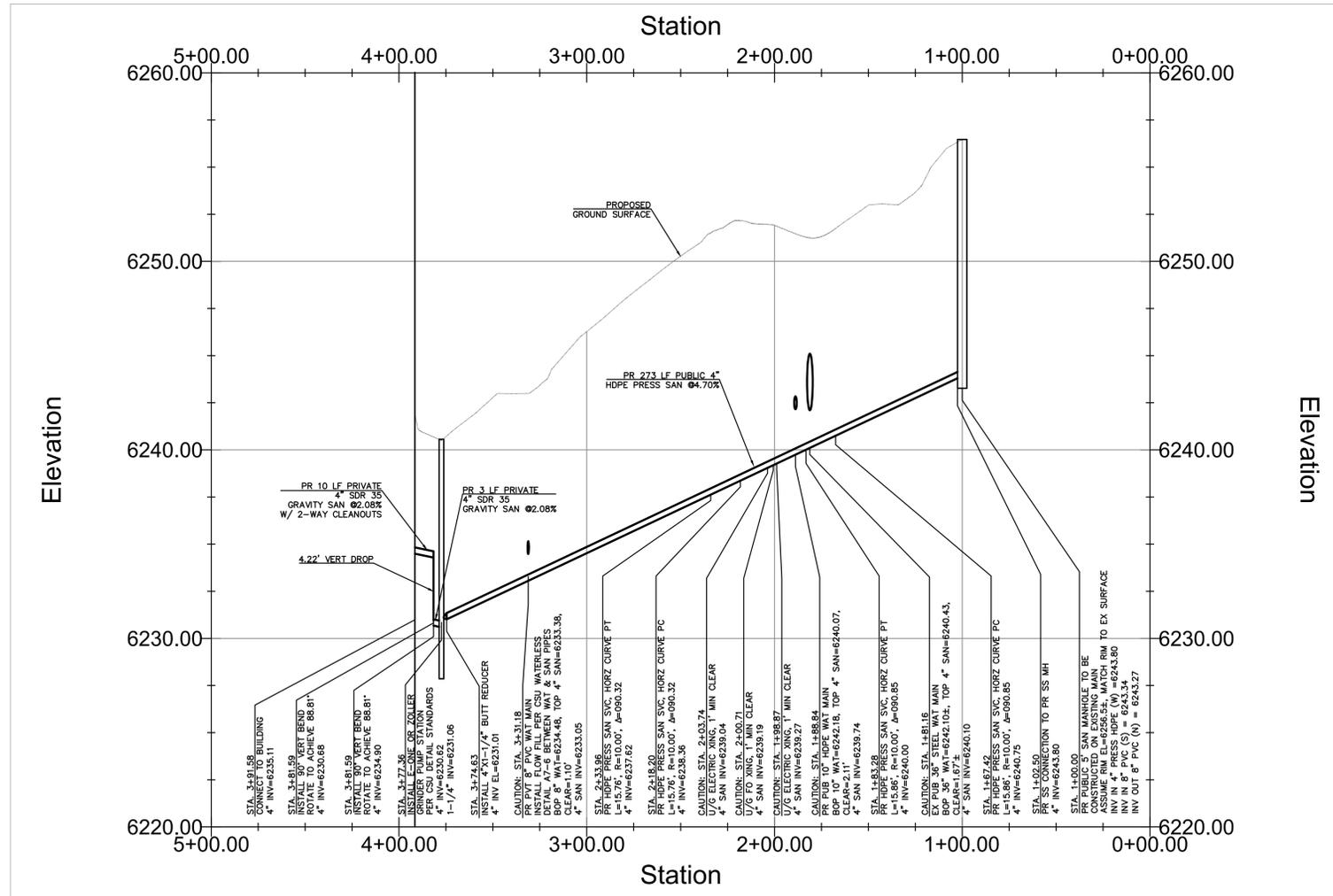
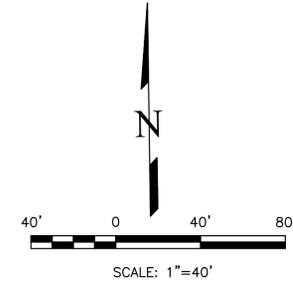
SANITARY PLAN & PROFILE

MAY 2024



PR SANITARY - PLAN VIEW
SCALE 1" = 40'

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.



PR WATER MAIN - PROFILE VIEW
HORZ SCALE 1" = 40'
VERT SCALE 1" = 4'

LEGEND

PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
UNDERGROUND ELECTRIC LINE	— UE — UE —
CHAIN LINK FENCE	□ □ □ □ □ □ □ □ □ □
FIRE HYDRANT	⊗
GAS LINE	— UG — UG —
FIBER OPTIC LINE	— FD — FD —

APPROVALS

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

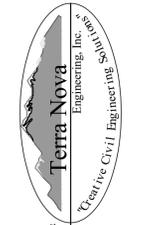
DANE FRANK, COLORADO P.E. #50207

DATE

NO.	DESCRIPTION	DATE

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RMC-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
716.548.0600



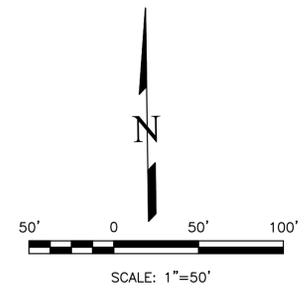
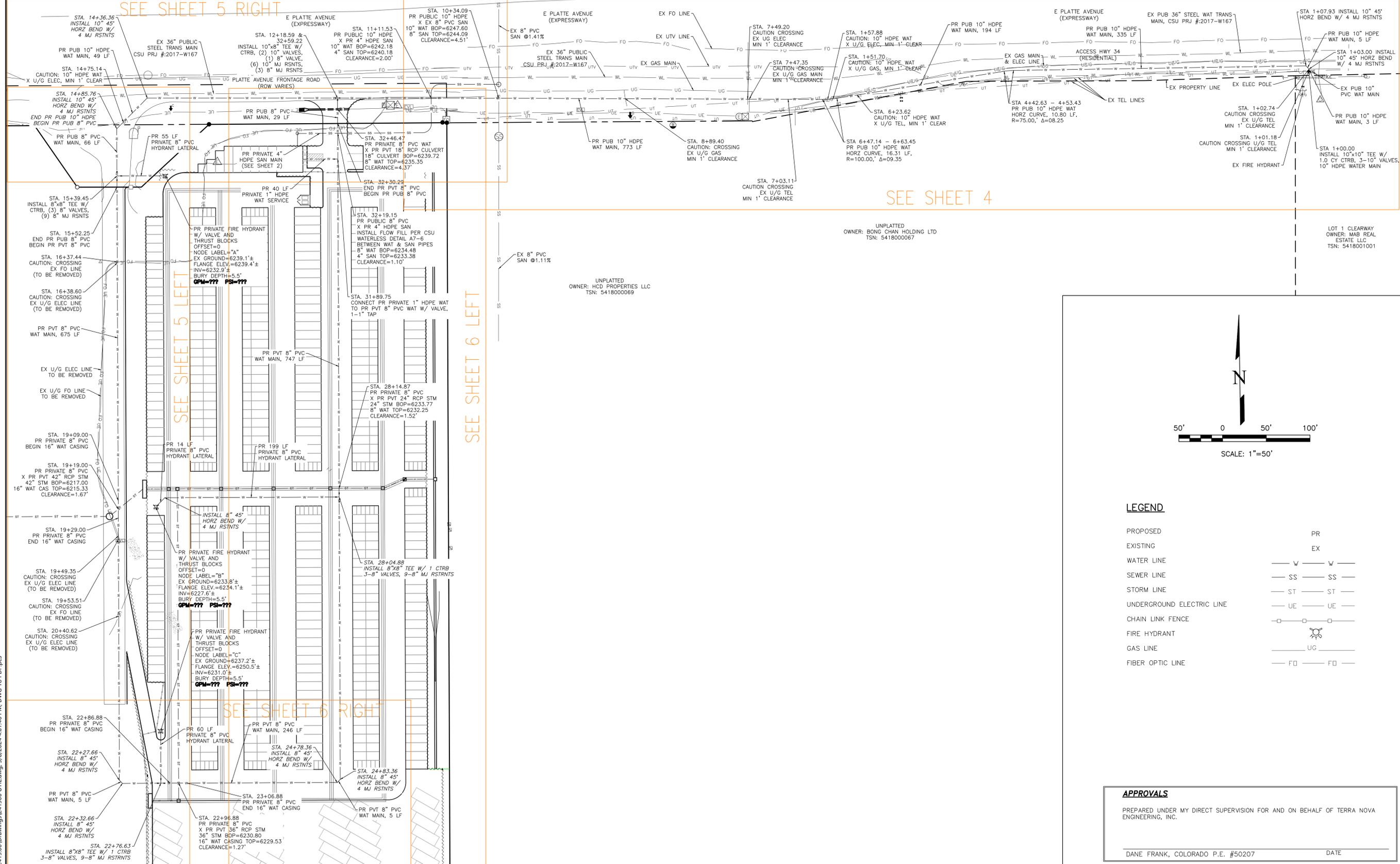
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FAX: 719-635-6426
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PLATTE SELF STORAGE
WATER & UTILITY SERVICE PLAN
UTILITY SERVICE PLAN

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.	4 OF 47



PLATTE SELF STORAGE WATER & UTILITY SERVICE PLAN WATER PLAN OVERVIEW MAY 2024



LEGEND

PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
UNDERGROUND ELECTRIC LINE	— UE — UE —
CHAIN LINK FENCE	— □ — □ —
FIRE HYDRANT	⊗
GAS LINE	— UG — UG —
FIBER OPTIC LINE	— FO — FO —

APPROVALS

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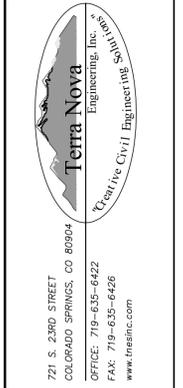
DANE FRANK, COLORADO P.E. #50207

DATE

NO.	DESCRIPTION	DATE

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



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904

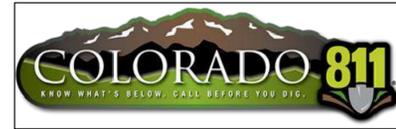
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PLATTE SELF STORAGE
WATER & UTILITY SERVICE PLAN
WATER PLAN

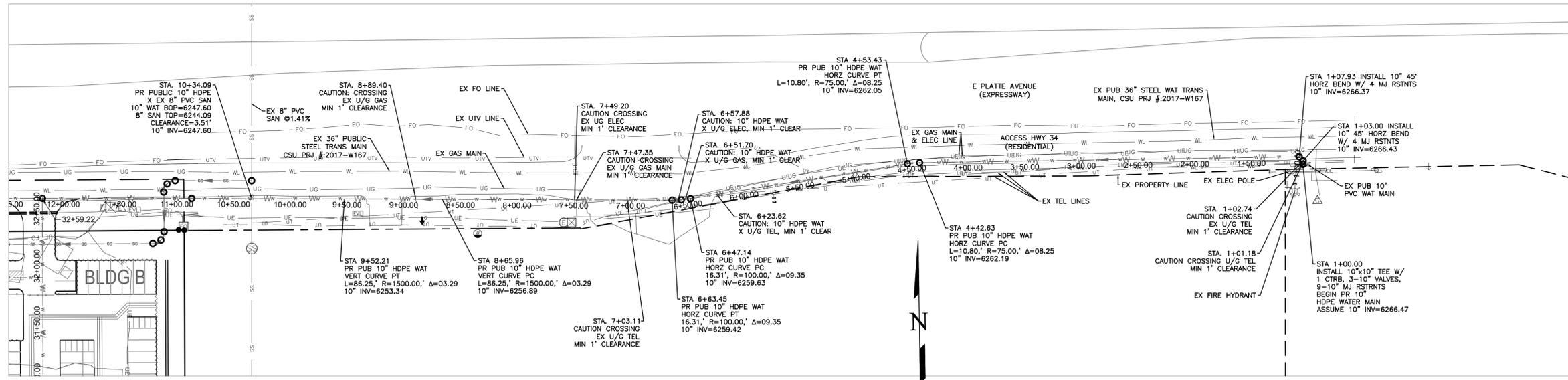
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V-SCALE N/A
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DATE ISSUED 05/07/24
SHEET NO. 5 OF 47

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PLATTE SELF STORAGE WATER & UTILITY SERVICE PLAN WATER MAIN PLAN & PROFILE MAY 2024

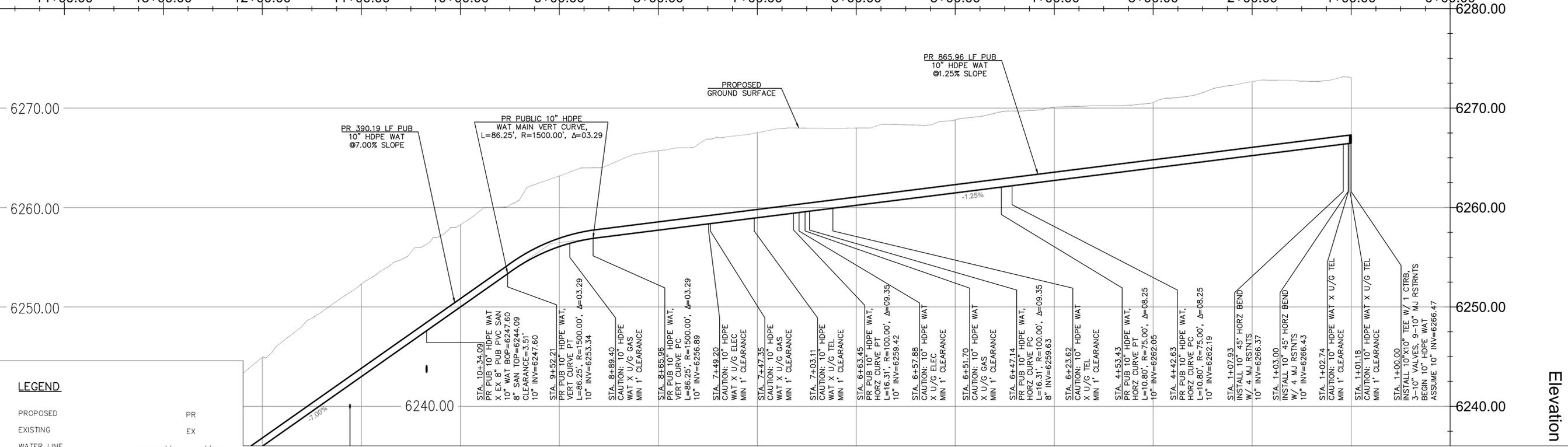


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PR WATER MAIN - PLAN VIEW
SCALE: 1"=50'

14+00.00 13+00.00 12+00.00 11+00.00 10+00.00 9+00.00 8+00.00 7+00.00 6+00.00 5+00.00 4+00.00 3+00.00 2+00.00 1+00.00 0+00.00



PR WATER MAIN - PROFILE VIEW
HORIZ SCALE 1" = 50'
VERT SCALE 1" = 5'

LEGEND

PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W
SEWER LINE	— SS — SS
STORM LINE	— ST — ST
UNDERGROUND ELECTRIC LINE	— UE — UE
CHAIN LINK FENCE	— □ — □
FIRE HYDRANT	— ⦿ — ⦿
GAS LINE	— UG — UG
FIBER OPTIC LINE	— FO — FO

APPROVALS

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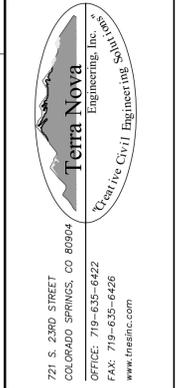
DANE FRANK, COLORADO P.E. #50207

DATE

REVISIONS NO.	DESCRIPTION	DATE

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



PLATTE SELF STORAGE
WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE AS SHOWN
JOB NO. 2419.00
DATE ISSUED 05/07/24
SHEET NO. 6 OF 47

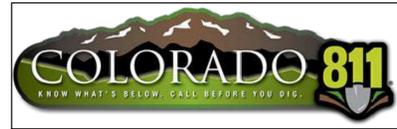
PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN

WATER MAIN PLAN & PROFILE

MAY 2024

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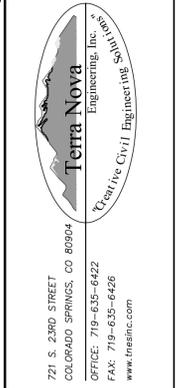
LEGEND

PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
UNDERGROUND ELECTRIC LINE	— UE — UE —
CHAIN LINK FENCE	— [Symbol] —
FIRE HYDRANT	[Symbol]
GAS LINE	— UG —
FIBER OPTIC LINE	— FD — FD —

NO.	REVISIONS	DESCRIPTION	DATE

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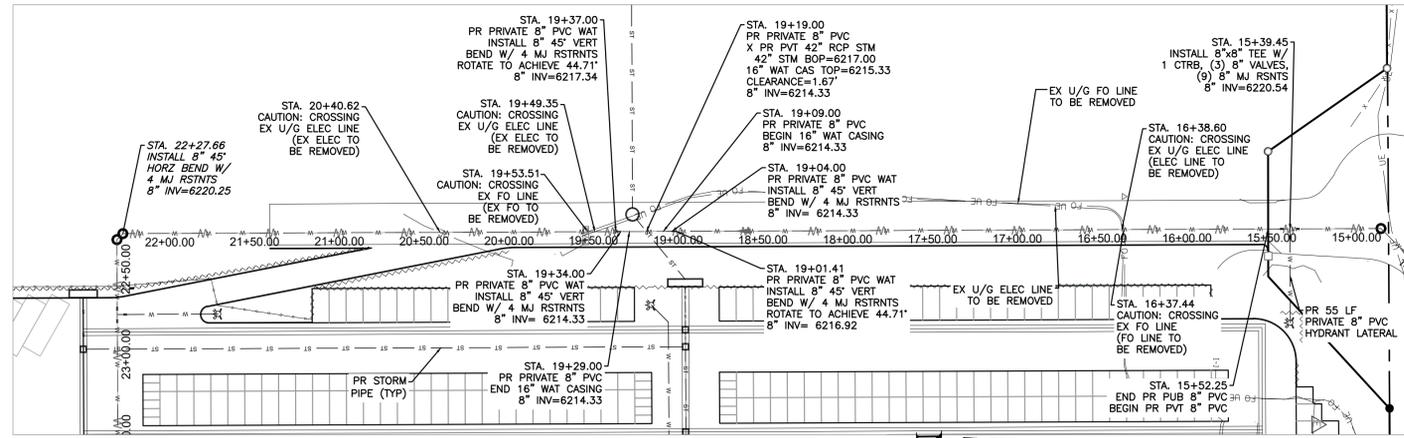
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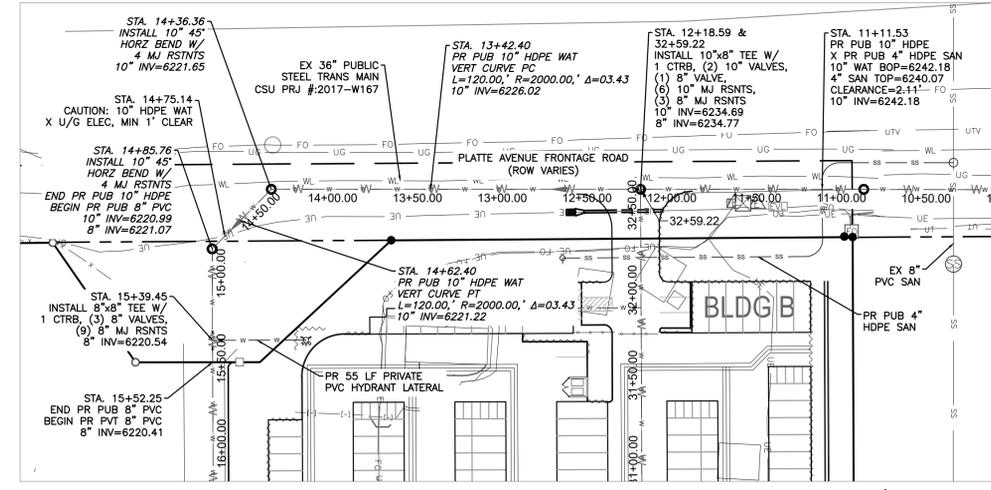
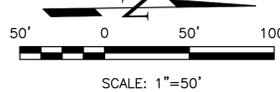
PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN
 WATER MAIN PLAN & PROFILE

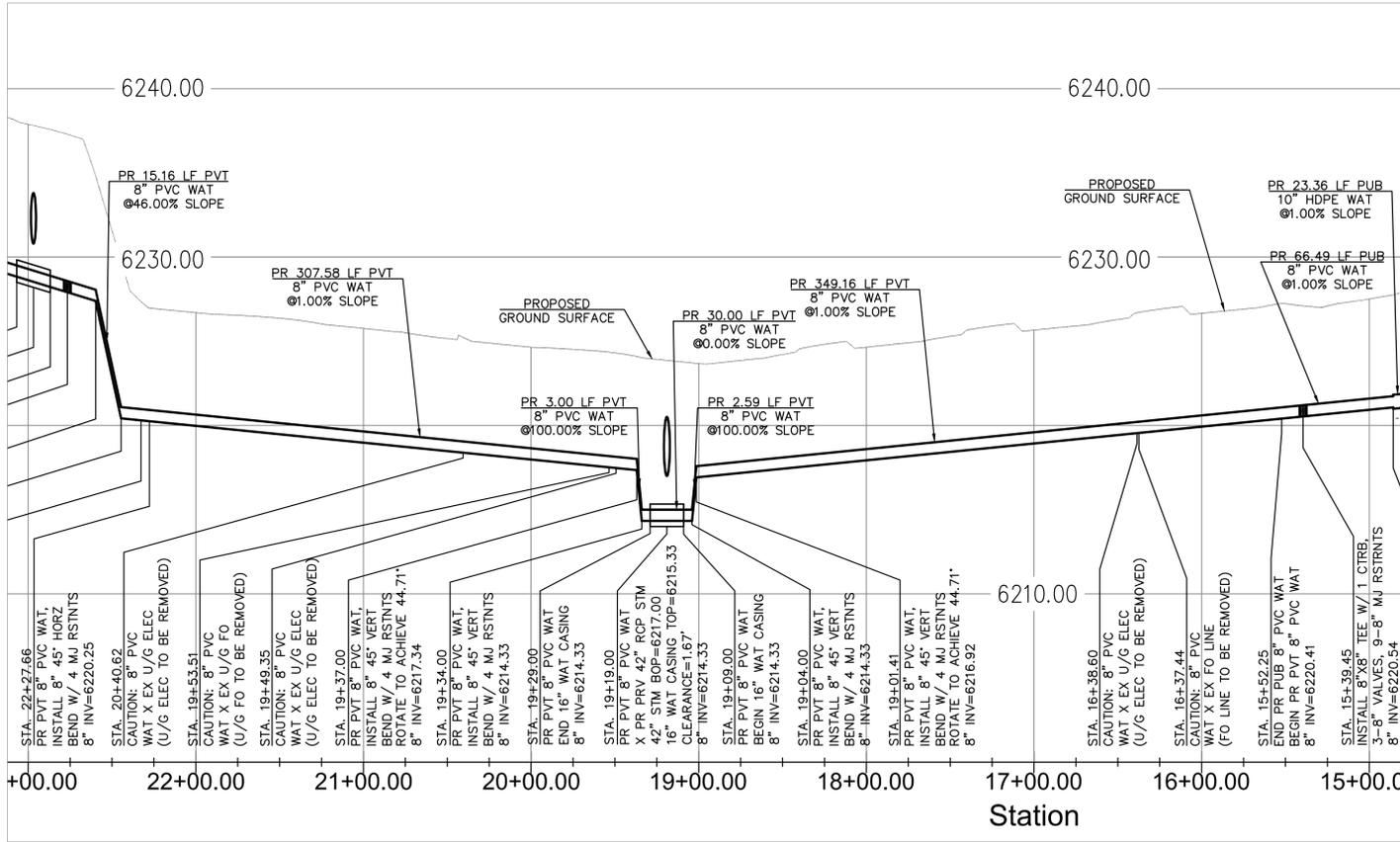
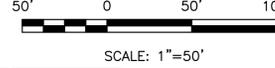
DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE AS SHOWN
JOB NO. 2419.00
DATE ISSUED 05/07/24
SHEET NO. 7 OF 47



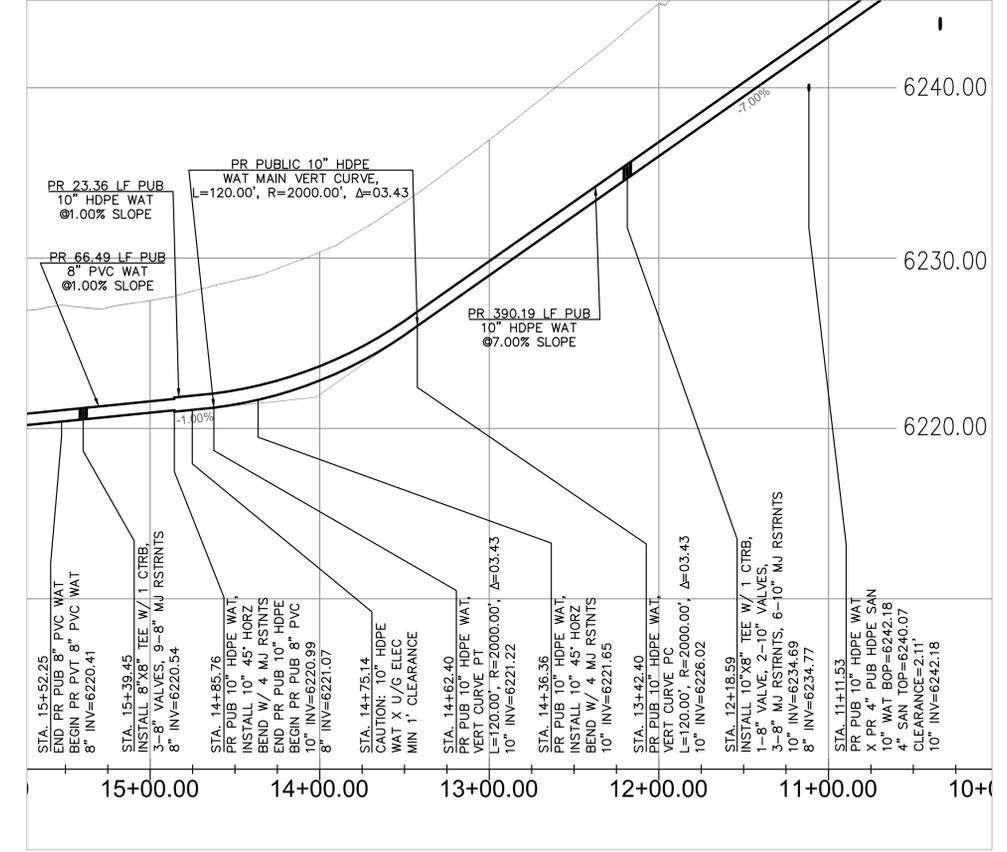
PR WATER MAIN - PLAN VIEW



PR WATER MAIN - PLAN VIEW



PR WATER MAIN - PROFILE VIEW
 HORZ SCALE 1" = 50'
 VERT SCALE 1" = 5'



PR WATER MAIN - PROFILE VIEW
 HORZ SCALE 1" = 50'
 VERT SCALE 1" = 5'

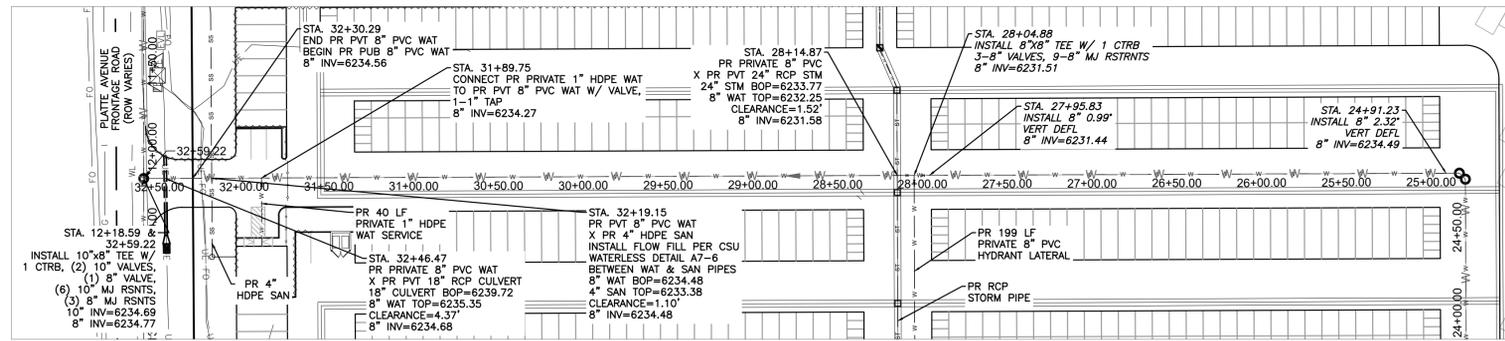
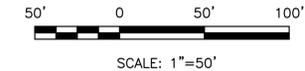
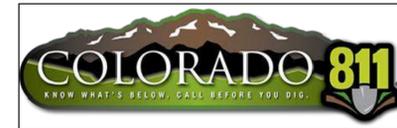
APPROVALS	
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.	
DANE FRANK, COLORADO P.E. #50207	DATE

LEGEND

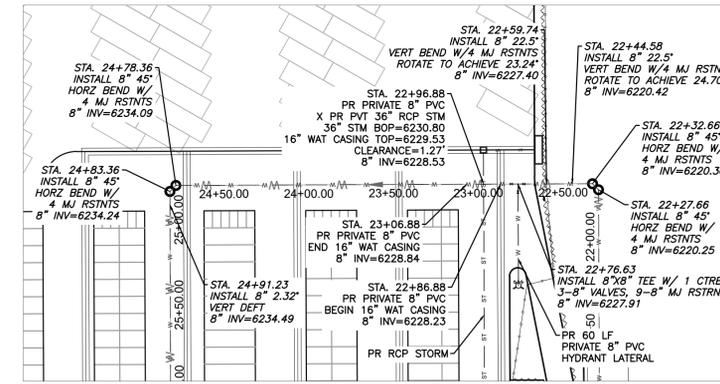
PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
UNDERGROUND ELECTRIC LINE	— UE — UE —
CHAIN LINK FENCE	— □ — □ —
FIRE HYDRANT	
GAS LINE	— UG — UG —
FIBER OPTIC LINE	— FD — FD —

PLATTE SELF STORAGE WATER & UTILITY SERVICE PLAN WATER MAIN PLAN & PROFILE MAY 2024

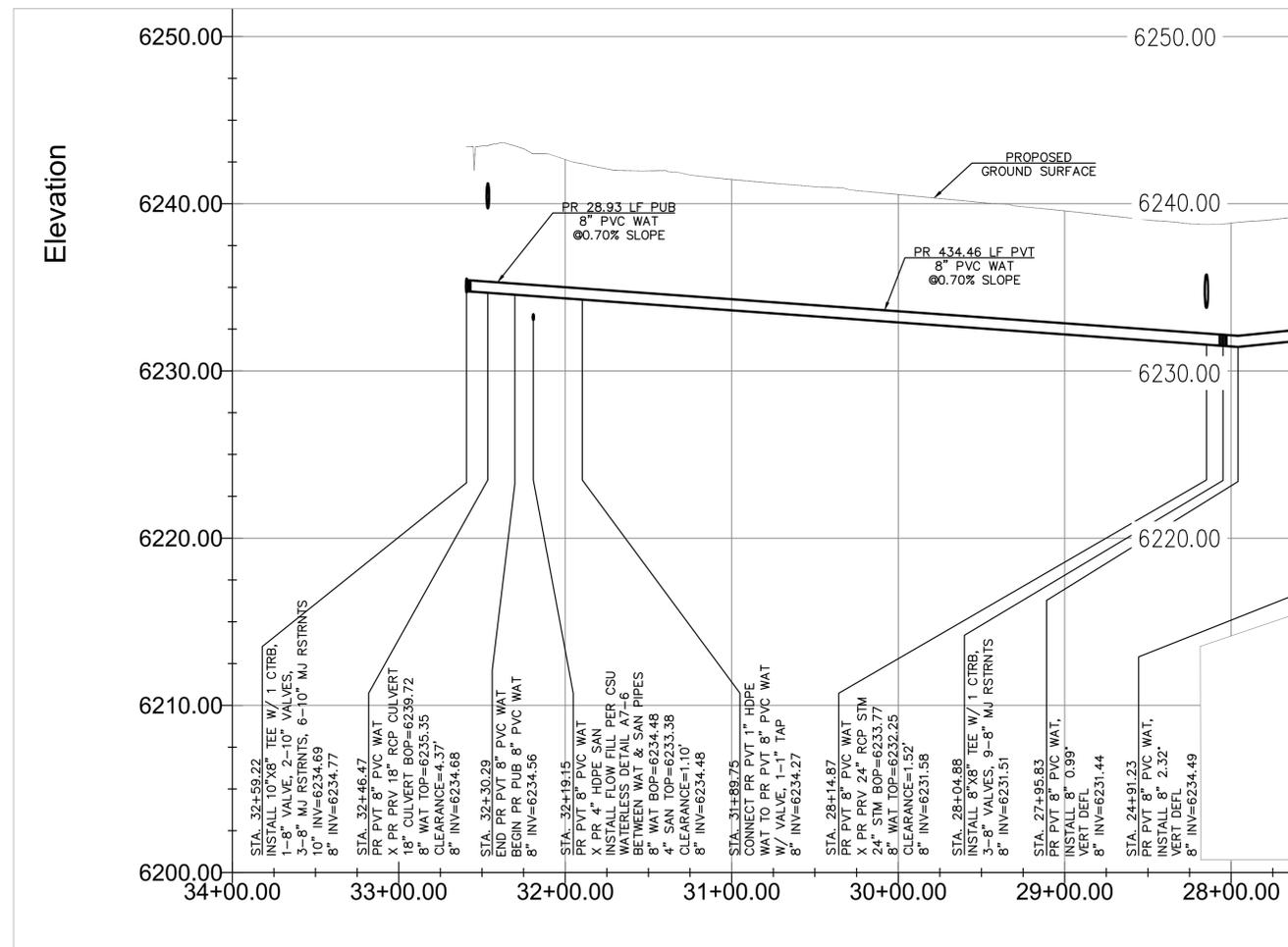
NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



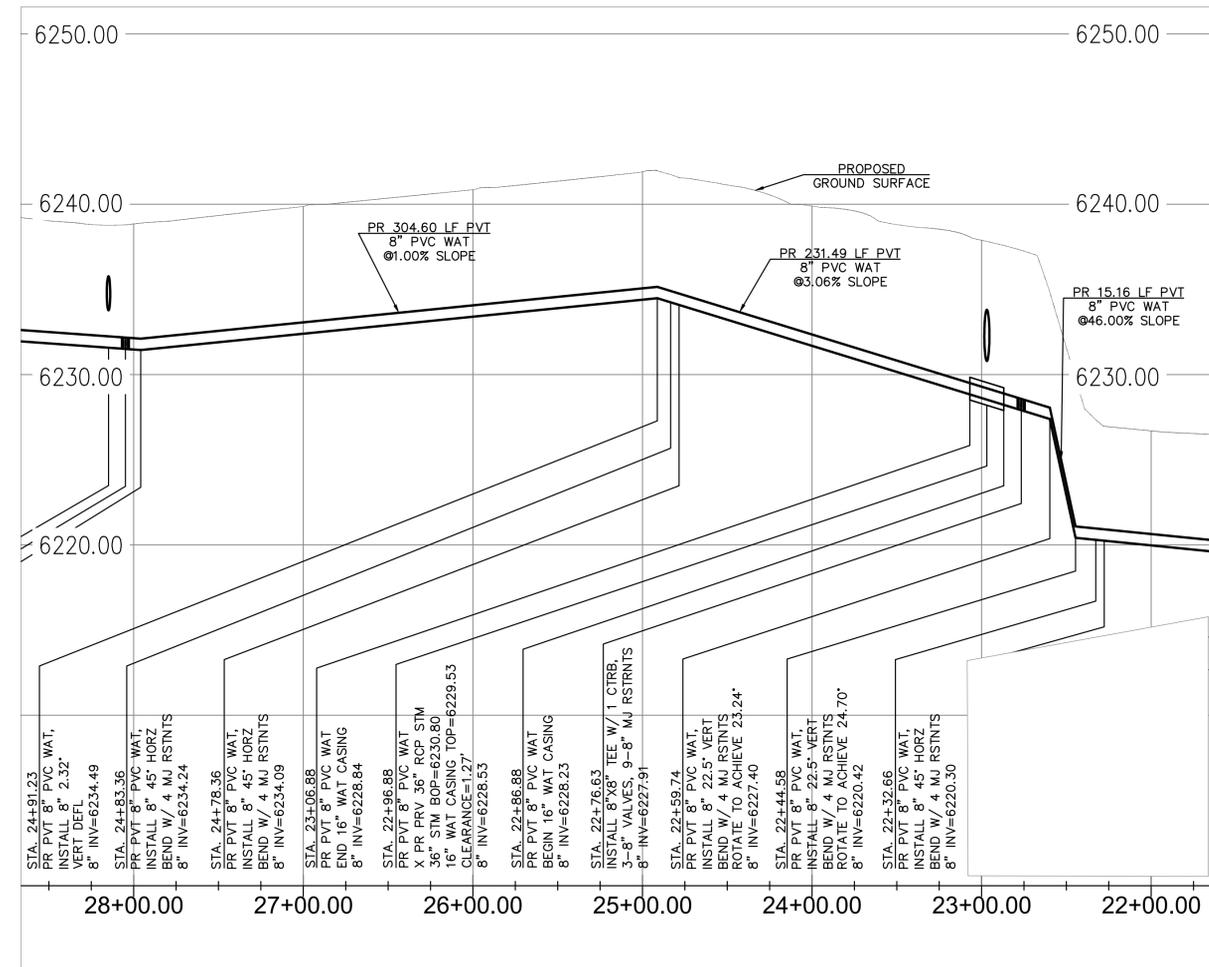
PR WATER MAIN – PLAN VIEW



PR WATER MAIN – PLAN VIEW



PR WATER MAIN – PROFILE VIEW
HORZ SCALE 1" = 50'
VERT SCALE 1" = 5'



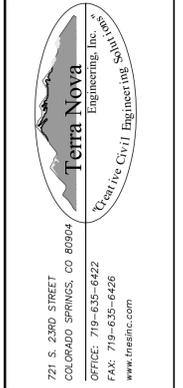
PR WATER MAIN – PROFILE VIEW
HORZ SCALE 1" = 50'
VERT SCALE 1" = 5'

APPROVALS	
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.	
DANE FRANK, COLORADO P.E. #50207	DATE

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, THIS DRAWING IS FOR INFORMATION ONLY. APPROVALS FOR THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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



PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
JOB NO.	2419.00
DATE ISSUED	05/07/24
SHEET NO.	8 OF 47

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

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

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, 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.
- 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.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY TDD AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

Please include information.

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- ALL BOTTOM OF WALL (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

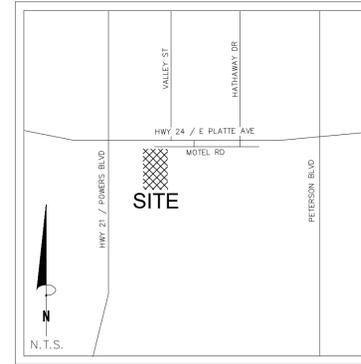
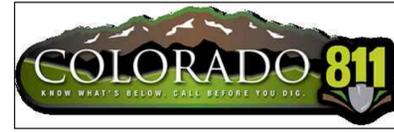
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[NORTHEAST OF SITE ENTRANCE]

EARTHWORK VOLUMES

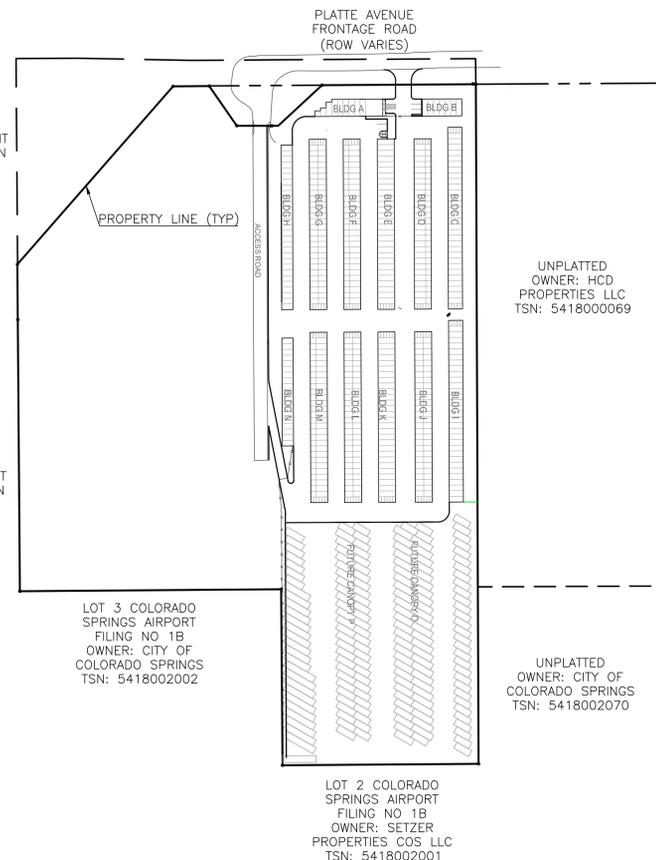
ESTIMATED CUT = 32,200 CY, ESTIMATED FILL = 101,550 CY, NET = 69,350 CY <CUT>

EROSION CONTROL COST OPINION:

1. 2,759 LF-SILT FENCE @ \$3.00/LF	\$ 8,277
2. 2 EA-VEHICLE TRACKING CONTROL @ \$3,085/EA	\$ 6,170
3. 1 EA-CONCRETE WASHOUT @ \$1,172/EA	\$ 1,172
4. 11 EA-INLET PROTECTION @ \$217/EA	\$ 2,387
5. 8.70 AC-PERM SEED AND MULCH @ \$2,018/AC	\$ 17,557
6. 1 EA-TEMP SEDIMENT BASIN @ \$2,294/EA	\$ 2,294
7. 17.7 AC-SURFACE ROUGHENING @ \$269/AC	\$ 4,761
8. 70 LF-STRAW WATTLE @ \$8.00/LF	\$ 560
9. 35% MAINTENANCE AND REPLACEMENT	\$ 15,112
TOTAL	\$ 58,290



VICINITY MAP
N.T.S.



SHEET INDEX

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EXT DET BASIN DETAILS	20		

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 83<59' N 95<2 TO POB, W 349.88 FT OF NE4N44 OF SEC 18 EX HWY BY BK 6509-223 & REC #201040780

CONSTRUCTION SCHEDULE

BEGIN GRADING: SUMMER 2025, END GRADING: FALL 2025

CONTACT INFORMATION:

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

ENGINEER'S STATEMENT

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

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

OWNER/DEVELOPER'S STATEMENT

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

OWNER NAME, TITLE _____ DATE _____

BUSINESS NAME _____

EL PASO COUNTY APPROVAL

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

IN ACCORDANCE WITH 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.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / DIRECTOR

DATE _____

Joshua Palmer

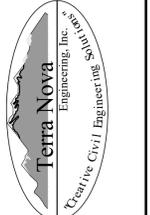
Please include project No.
PPR2418

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NO.	DESCRIPTION	DATE

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

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
COVER SHEET

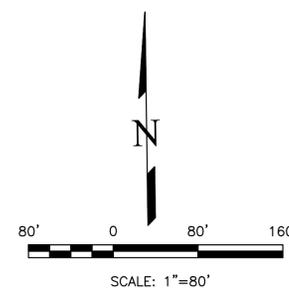
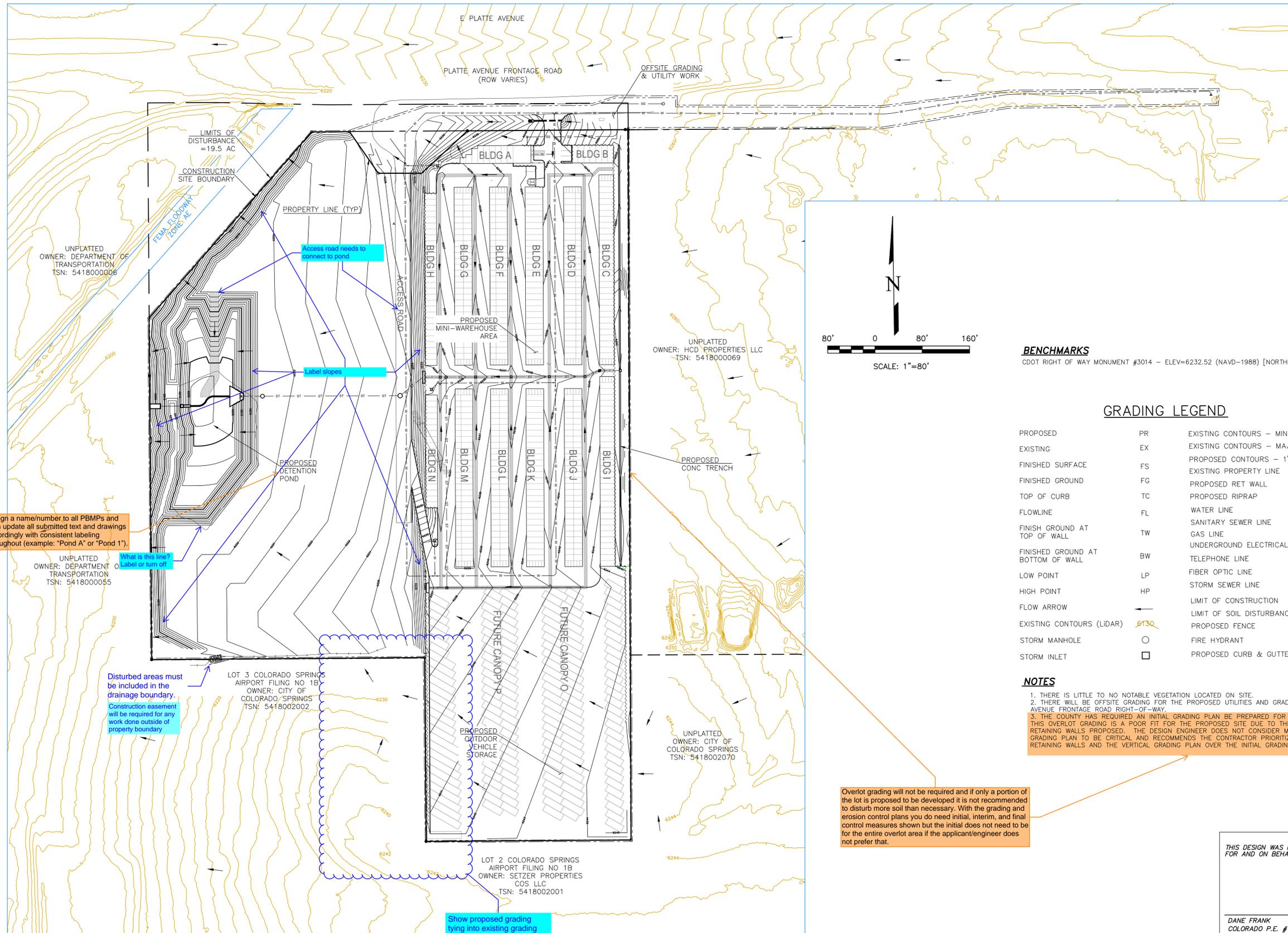
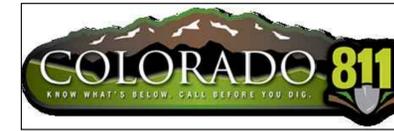
DESIGNED BY JF
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V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 5/6/24
SHEET NO. 9 OF 47

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	TW	WATER LINE	- v - v -
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	- ss - ss -
LOW POINT	LP	GAS LINE	- ug - ug -
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	- ue - ue -
FLOW ARROW	→	TELEPHONE LINE	- ut - ut -
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	- 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.

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

DANE FRANK
 COLORADO P.E. # 50207

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.

Show proposed grading tying into existing grading

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY APPROVES THEIR USE 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			
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	



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---
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---
EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	---fb---fb---
STORM MANHOLE	○	STORM SEWER LINE	---st---st---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	○
		PROPOSED CURB & GUTTER	---

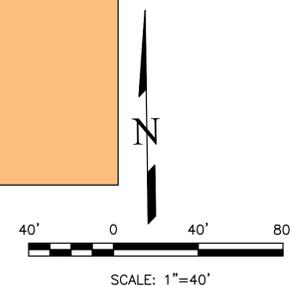
NOTES

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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	[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
⊙TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
⊙PT	PORTABLE TOILET	NONE	INITIAL

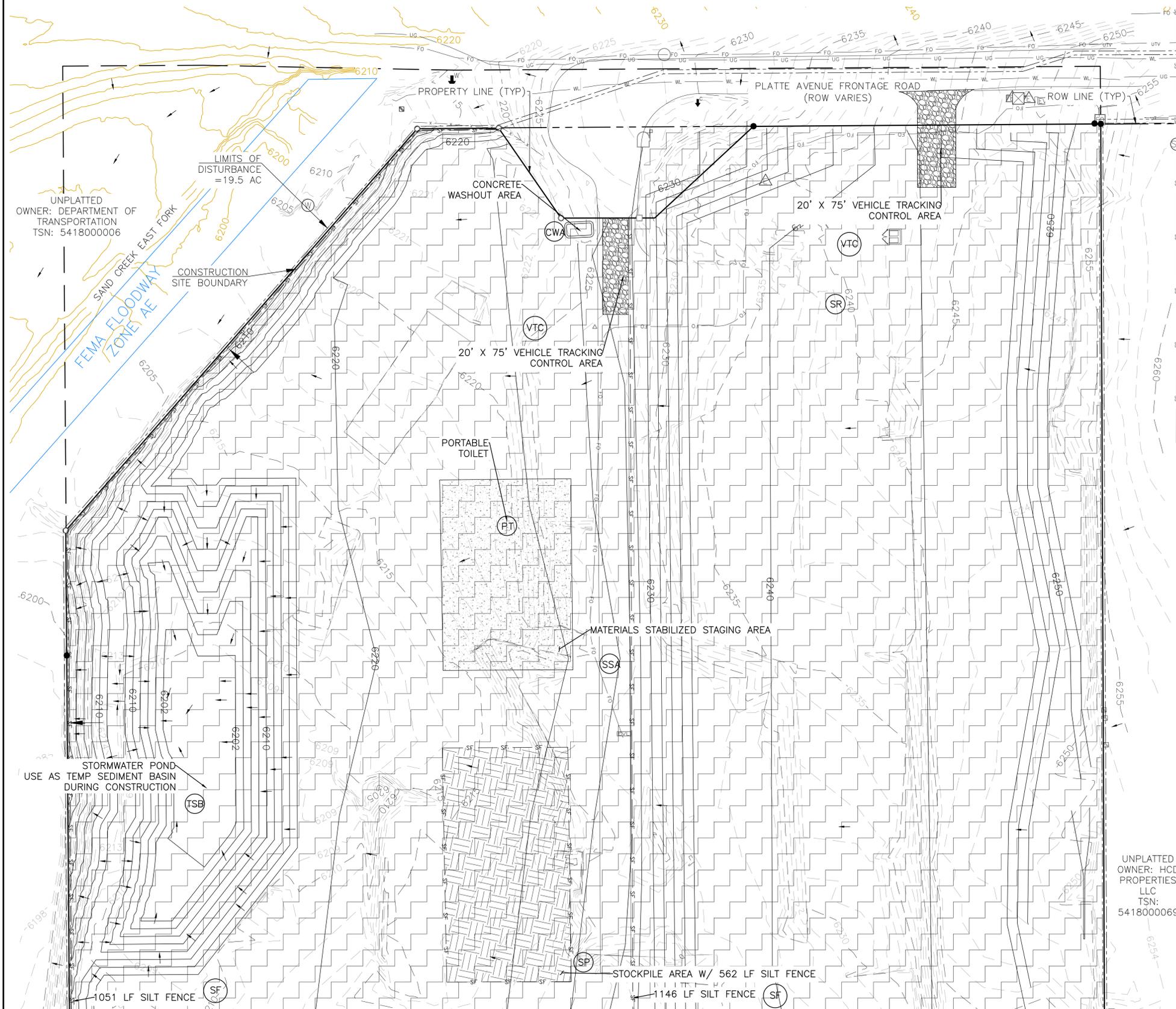
Typical comment for all EC sheets: Add construction boundaries and limits of disturbance.



UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069

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

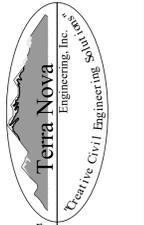
DANE FRANK
COLORADO P.E. # 50207



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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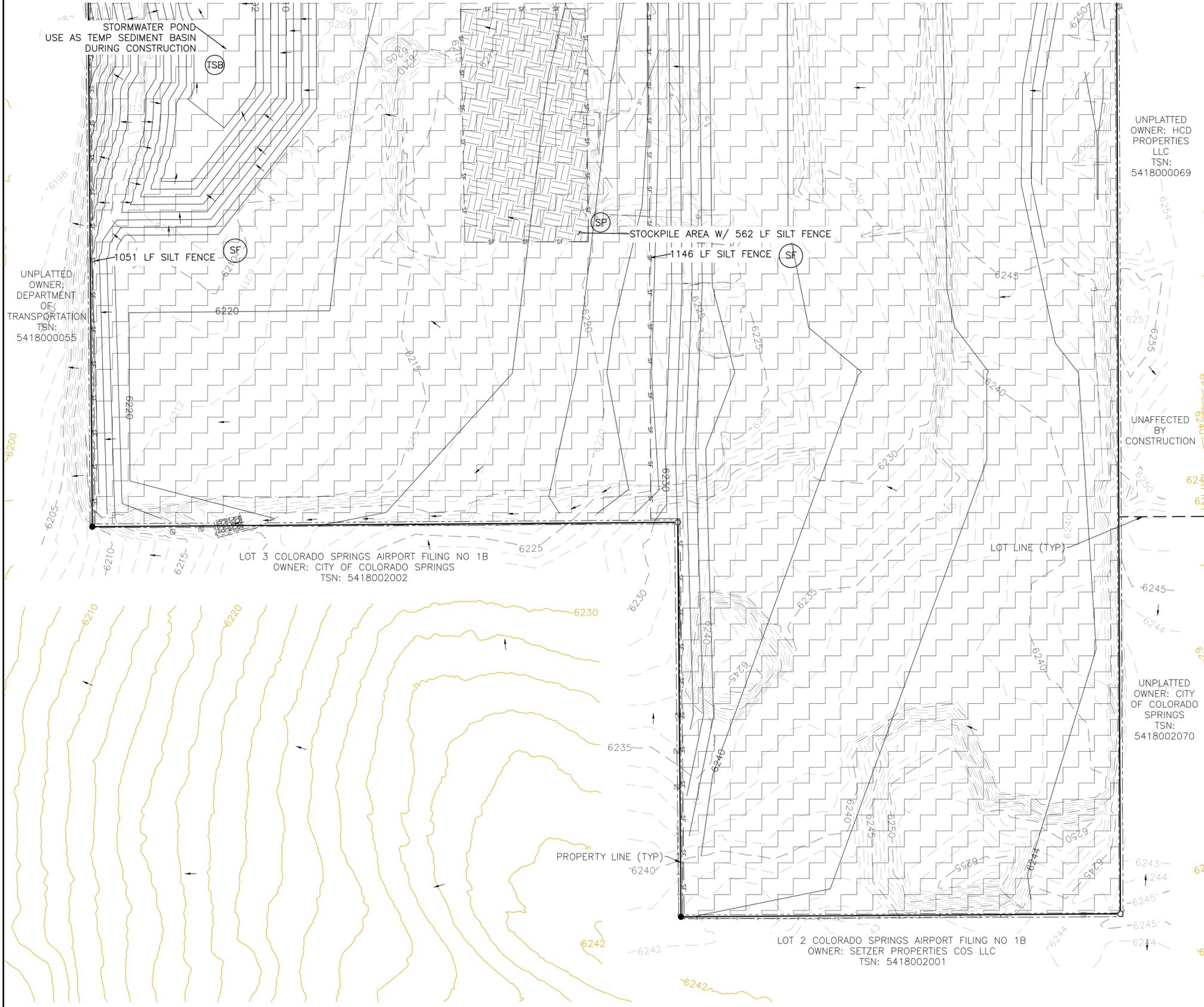
PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE

MAY 2024

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



GRADING LEGEND

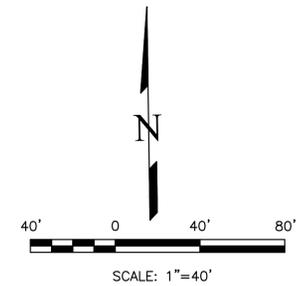
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
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LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	→	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

NOTES

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EROSION CONTROL LEGEND

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



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

DANE FRANK
 COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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

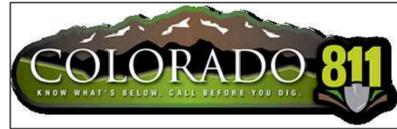
Terra Nova
 Engineering, Inc.
 Civil/Environmental Engineers

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

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
 INITIAL - SOUTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 5/6/24
SHEET NO. 12 OF 47



PLATTE SELF STORAGE GRADING AND EROSION CONTROL PLAN INTERIM GRADING PLAN - NORTH SIDE MAY 2024

BENCHMARKS

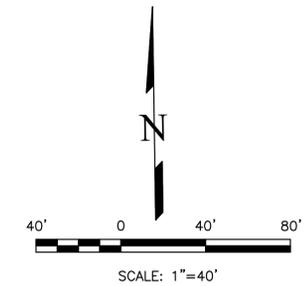
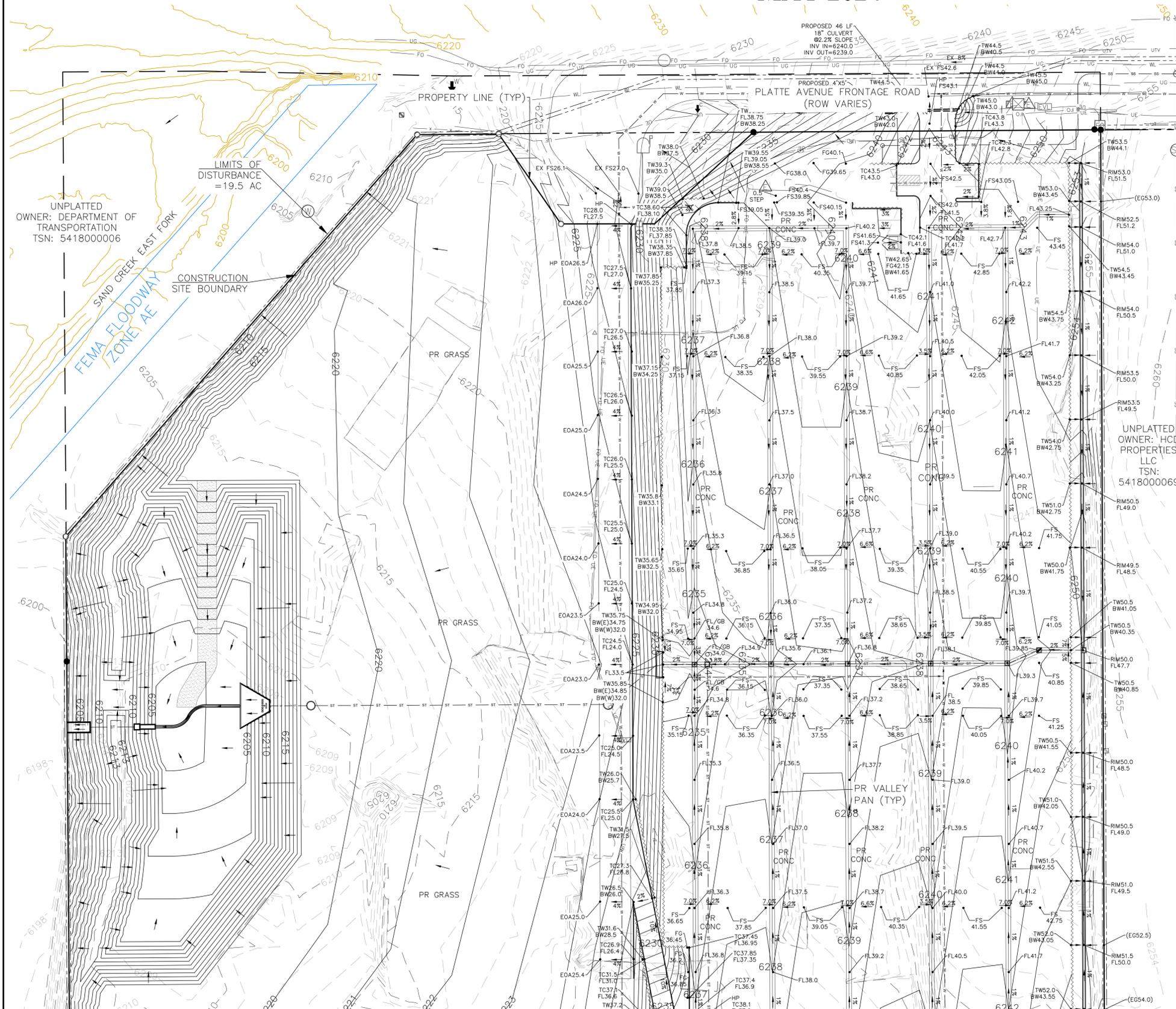
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---	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	---	
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FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---	
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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	---	

NOTES

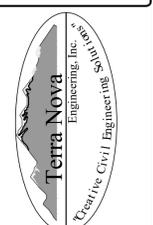
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NO.	REVISIONS	DESCRIPTION	DATE

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



721 S. ZABO STREET
COLORADO SPRINGS, CO 80904
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www.tneng.com

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

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 5/6/24
SHEET NO. 13 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

N:\jobs\2419.00\Drawings\241900 GEC.dwg, 5/8/2024 4:13:56 PM

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - SOUTH SIDE

MAY 2024

BENCHMARKS

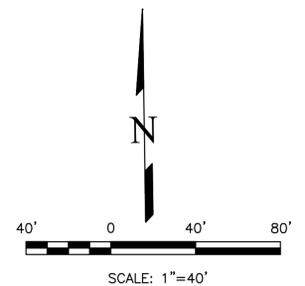
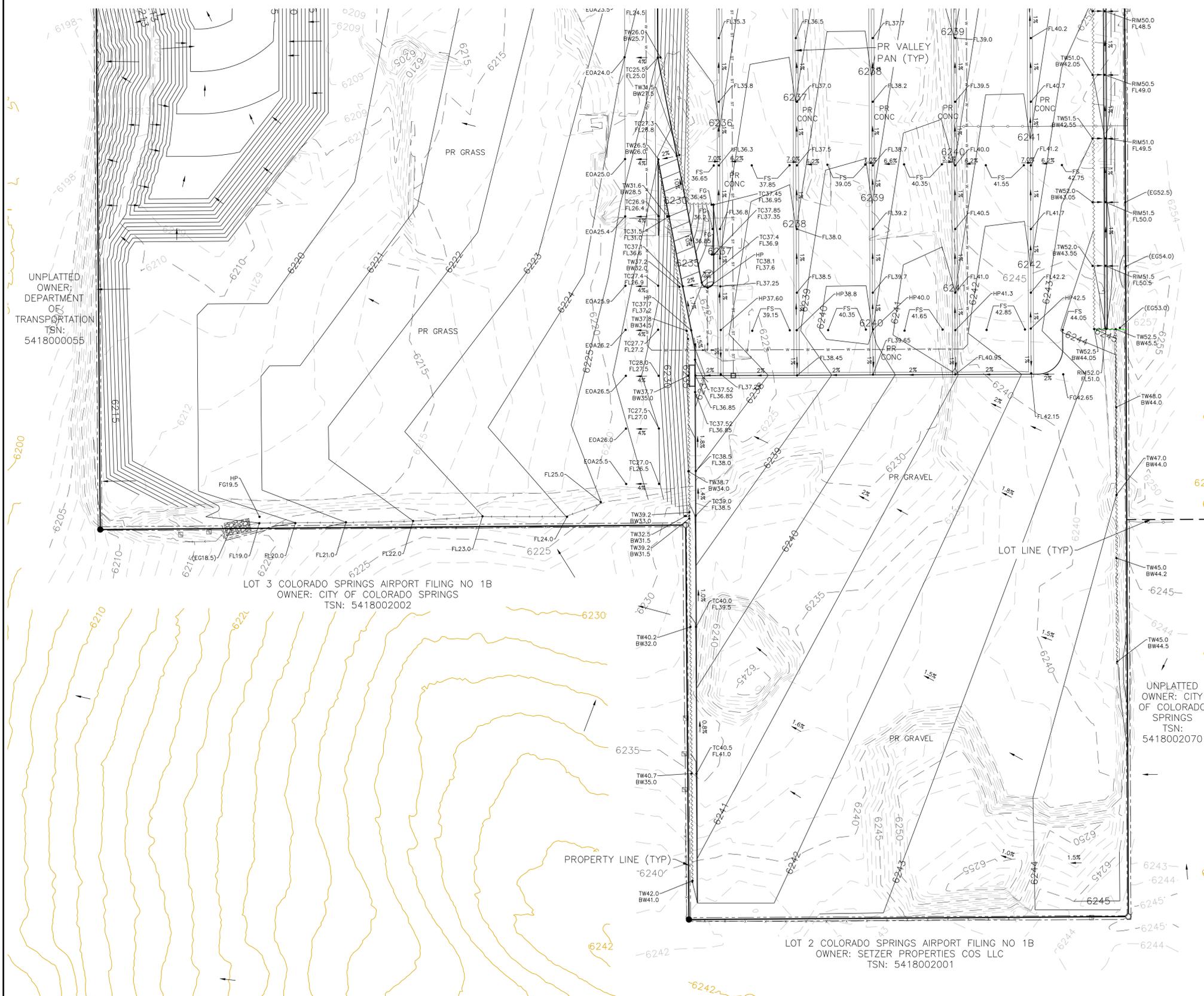
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

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

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

DANE FRANK
COLORADO P.E. # 50207

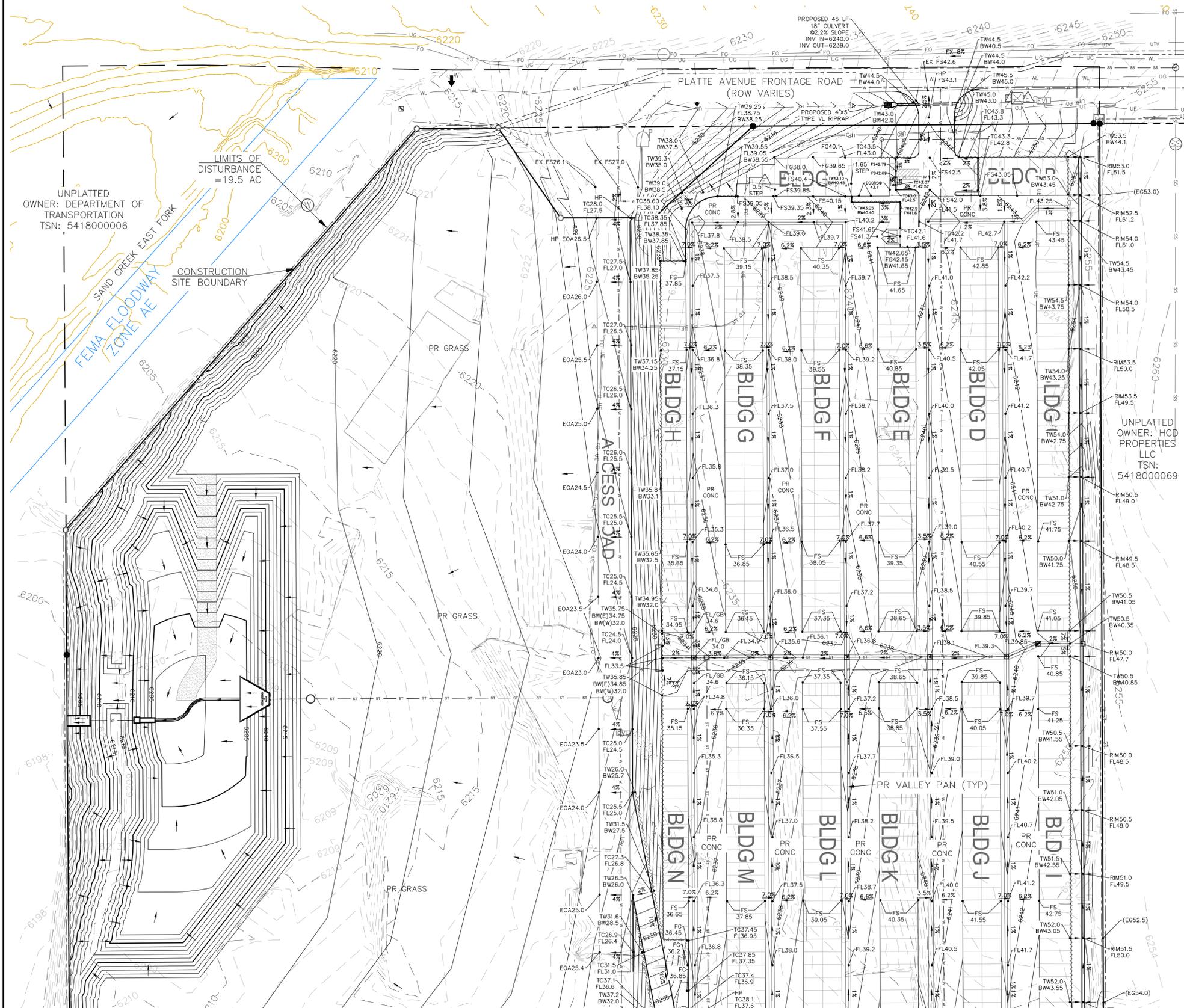
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NO.	DESCRIPTION	DATE											
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN INTERIM GRADING PLAN - SOUTH SIDE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY JF</td> </tr> <tr> <td>DRAWN BY JF</td> </tr> <tr> <td>CHECKED BY DF</td> </tr> <tr> <td>H-SCALE AS SHOWN</td> </tr> <tr> <td>V-SCALE N/A</td> </tr> <tr> <td>JOB NO. 2419.00</td> </tr> <tr> <td>DATE ISSUED 5/6/24</td> </tr> <tr> <td>SHEET NO. 14 OF 47</td> </tr> </table>	DESIGNED BY JF	DRAWN BY JF	CHECKED BY DF	H-SCALE AS SHOWN	V-SCALE N/A	JOB NO. 2419.00	DATE ISSUED 5/6/24	SHEET NO. 14 OF 47				
DESIGNED BY JF													
DRAWN BY JF													
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JOB NO. 2419.00													
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SHEET NO. 14 OF 47													

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

VERTICAL GRADING PLAN - NORTH SIDE

MAY 2024



BENCHMARKS

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

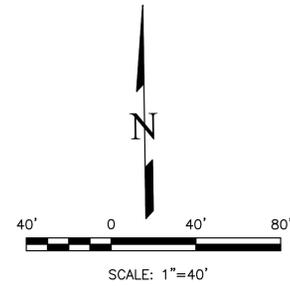
GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
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UNPLATTED OWNER: HCD PROPERTIES LLC
TSN: 5418000069



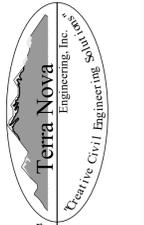
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER OF RECORD, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR WHICH THEY HAVE WRITTEN AUTHORIZATION.

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



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

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

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 5/7/24
SHEET NO. 15 OF 47

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

VERTICAL GRADING PLAN - SOUTH SIDE

MAY 2024

BENCHMARKS

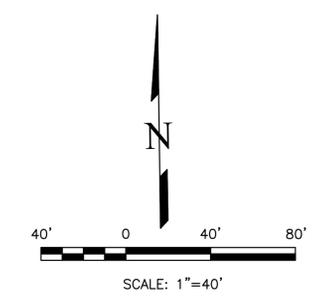
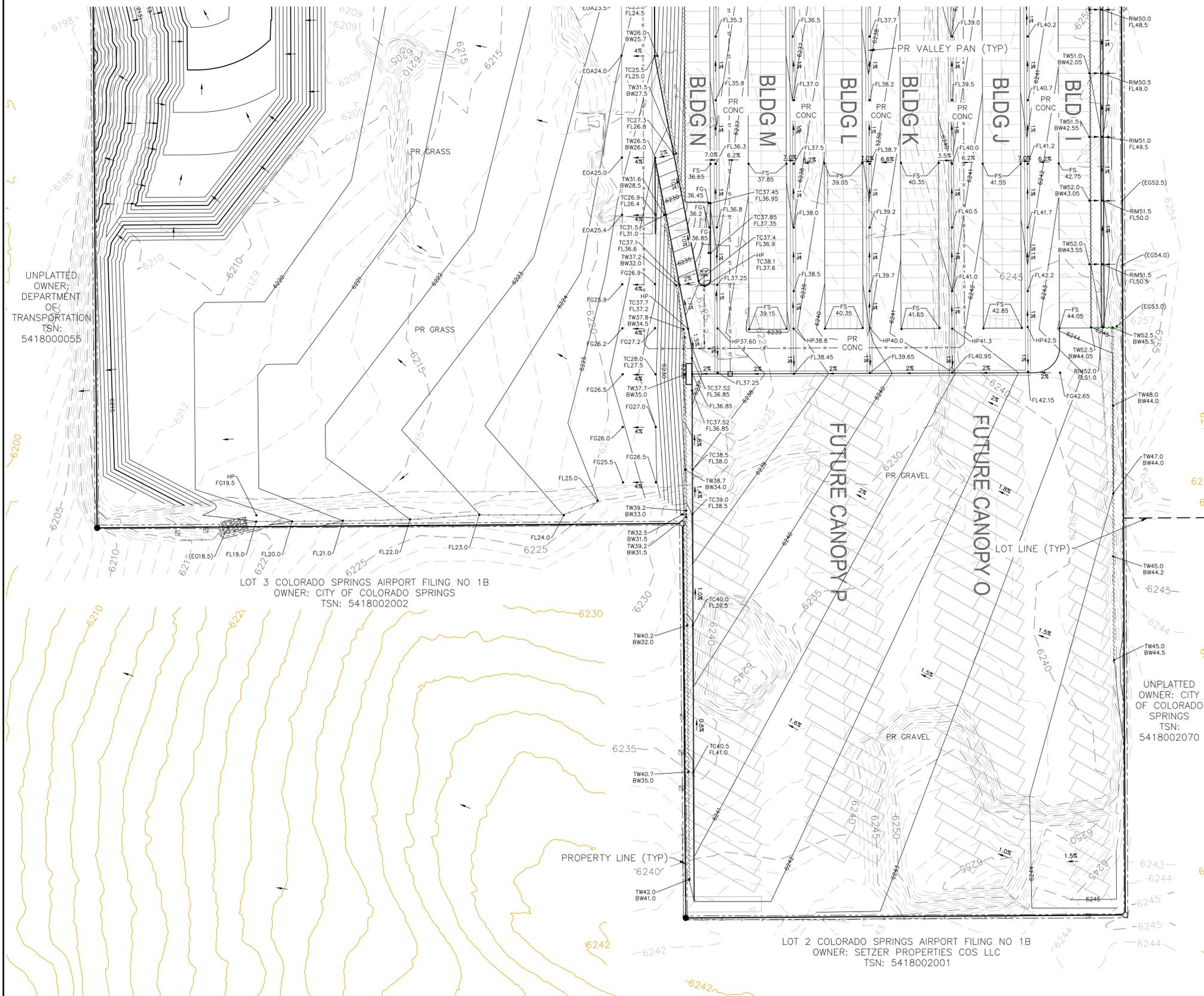
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

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)	8730	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

NOTES

- 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.
- 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.



<p>UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION TSN: 5418000055</p>	<p>UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002002</p>	<p>UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002070</p>	<p>UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002001</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </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> </table>	NO.	DESCRIPTION	DATE										<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE DESIGNER, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.</p>
NO.	DESCRIPTION	DATE															
<p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP</p> <p>ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p>				 <p>Terra Nova Engineering, Inc. Civil/City/Engineer/Int'l</p>													
<p>721 S. Z3RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tninc.com</p>				<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN VERTICAL GRADING PLAN - SOUTH SIDE</p>													
<p>DESIGNED BY JF DRAWN BY JF CHECKED BY DF</p>				<p>H-SCALE AS SHOWN V-SCALE N/A</p>													
<p>JOB NO. 2419.00 DATE ISSUED 5/7/24 SHEET NO. 16 OF 47</p>				<p>DANE FRANK COLORADO P.E. # 50207</p>													

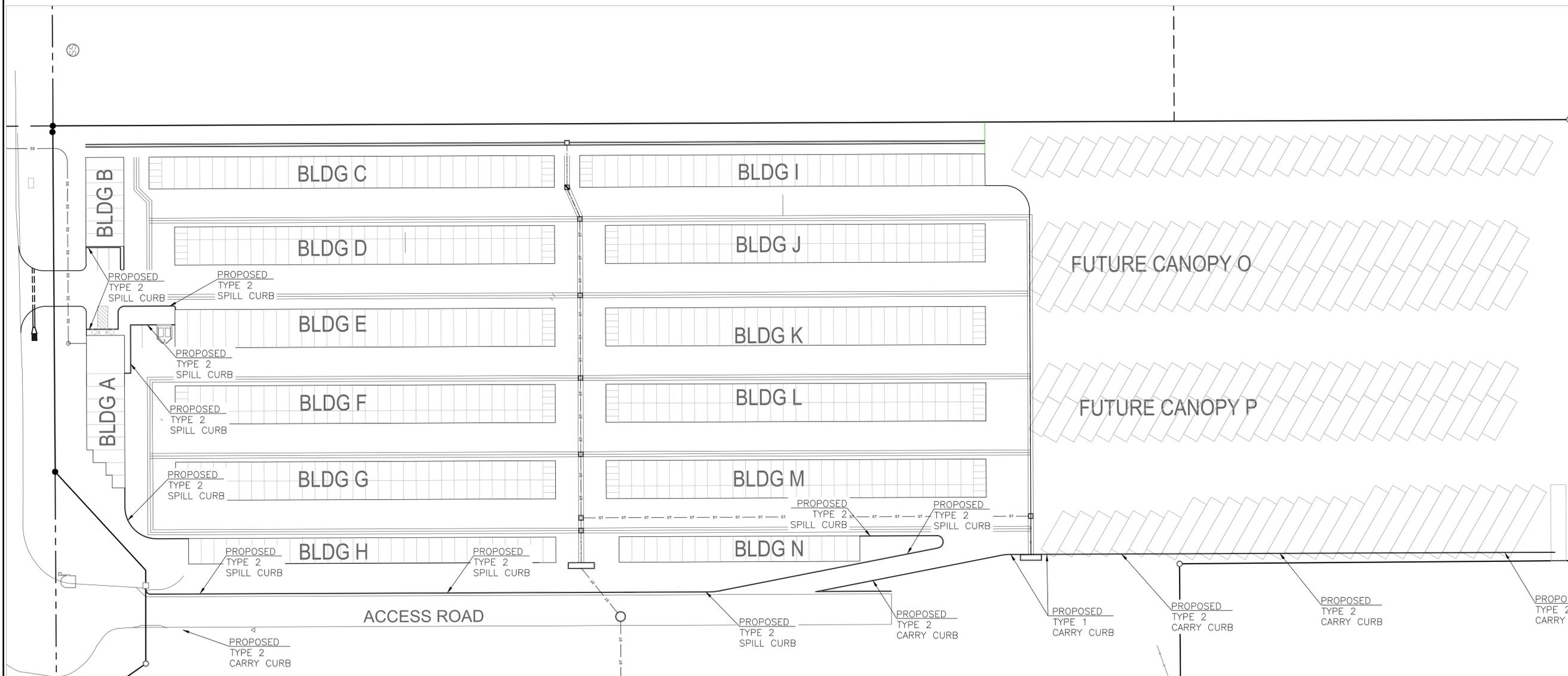
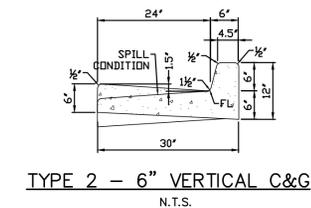
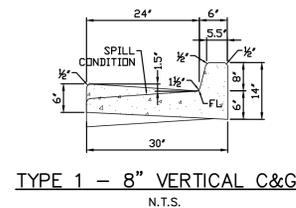
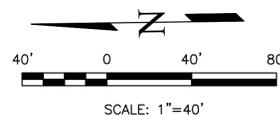
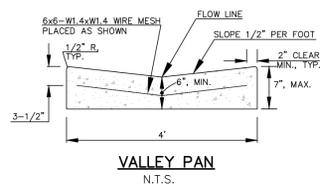
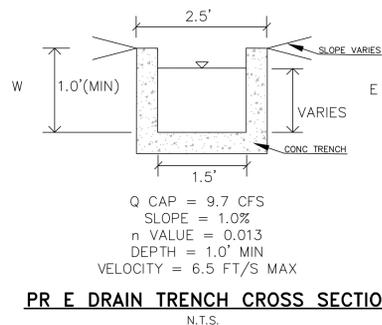
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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

GRADING DETAILS SHEET

MAY 2024



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 RELEVANT AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART, WITHOUT WRITTEN AUTHORIZATION.

PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP

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

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

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
GRADING DETAILS

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. 17 OF 47

N:\jobs\2419.00\Drawings\241900 GEC.dwg, 5/8/2024 4:14:04 PM

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.

BENCHMARKS

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

GRADING LEGEND

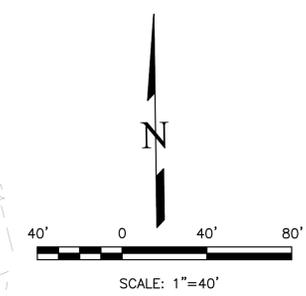
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~ ~ ~ ~ ~
FLOWLINE	FL	PROPOSED RIPRAP	~ ~ ~ ~ ~
FINISH GROUND AT TOP OF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

Show cut/fill limits

EROSION CONTROL LEGEND

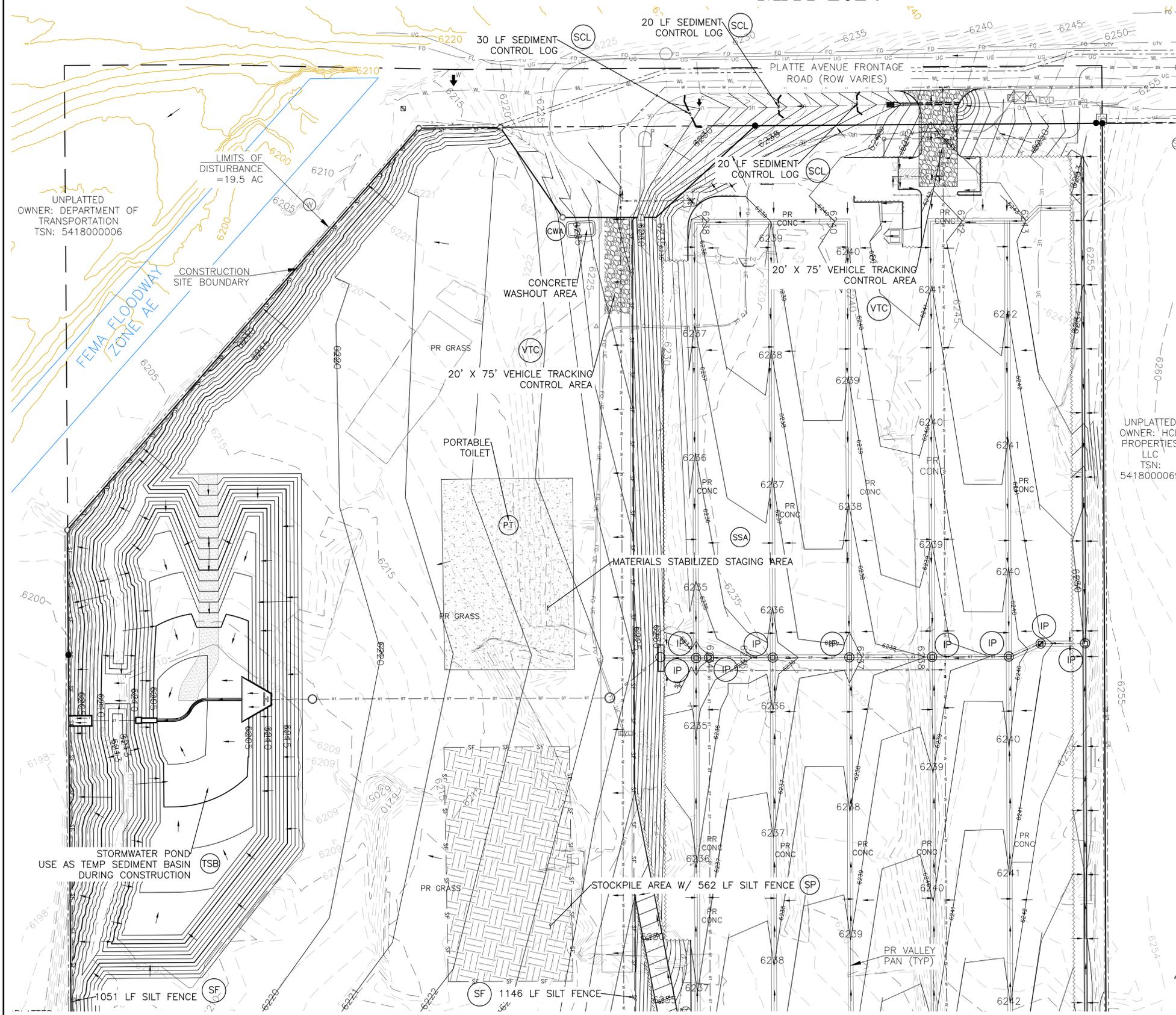
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
SF	SILT FENCE	— SF —	INITIAL
SSA	STABILIZED STAGING AREA	[Pattern]	INITIAL
VTC	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
CWA	CONCRETE WASHOUT AREA	[Pattern]	INITIAL
TSE	TEMPORARY SEDIMENT BASIN	NONE	INITIAL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



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

DANE FRANK
COLORADO P.E. # 50207



DATE	
DESCRIPTION	
REVISIONS	
NO.	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL AGENCIES, THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.	
PREPARED FOR:	RMG-ROCKY MOUNTAIN GROUP
ATTN:	5085 LIST DR, #200
	COLORADO SPRINGS, CO 80919
	719.548.0600
721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnove.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

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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]

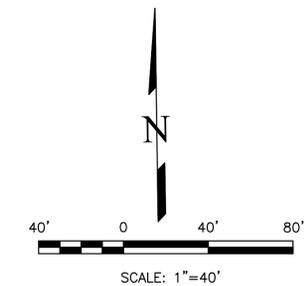
GRADING LEGEND

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

EROSION CONTROL LEGEND

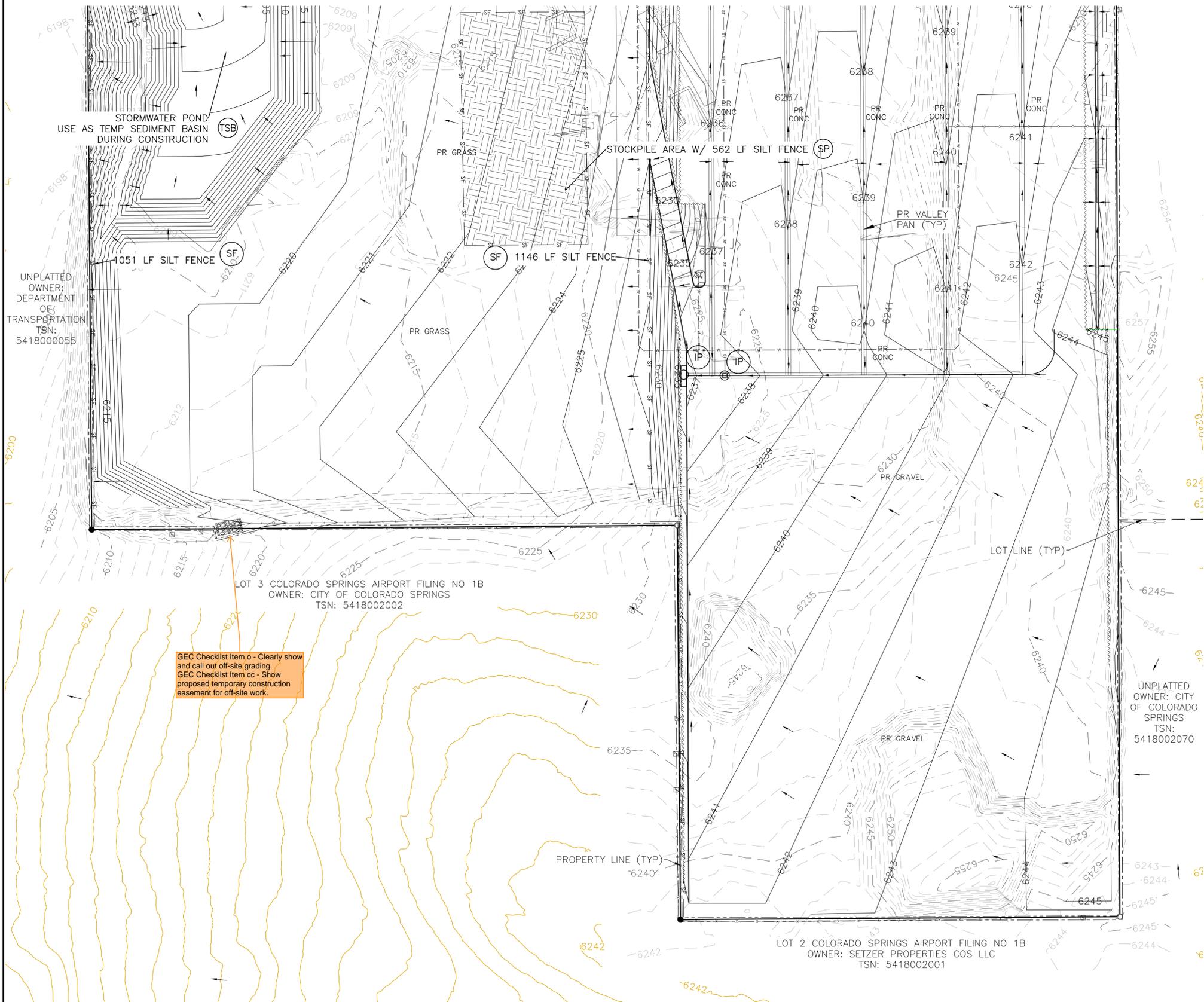
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
ⓈF	SILT FENCE	— SF —	INITIAL
ⓈSA	STABILIZED STAGING AREA	▨	INITIAL
ⓈVTC	VEHICLE TRACKING CONTROL	▨	INITIAL
ⓈSP	STOCKPILE MANAGEMENT WITH PROTECTION	▨	INITIAL
ⓈCWA	CONCRETE WASHOUT AREA	▭	INITIAL
ⓈTSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
ⓈPT	PORTABLE TOILET	NONE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



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DANE FRANK
COLORADO P.E. # 50207

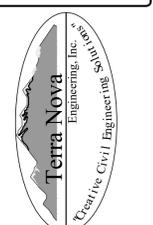


GEC Checklist Item o - Clearly show and call out off-site grading.
GEC Checklist Item cc - Show proposed temporary construction easement for off-site work.

REVISIONS	NO.	DESCRIPTION	DATE

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RMG-ROCKY MOUNTAIN GROUP
ATTN:
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COLORADO SPRINGS, CO 80919
719.548.0600



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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.

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

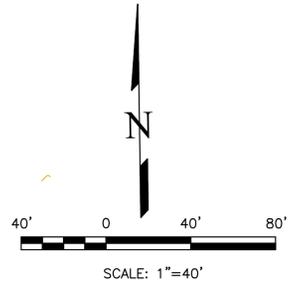
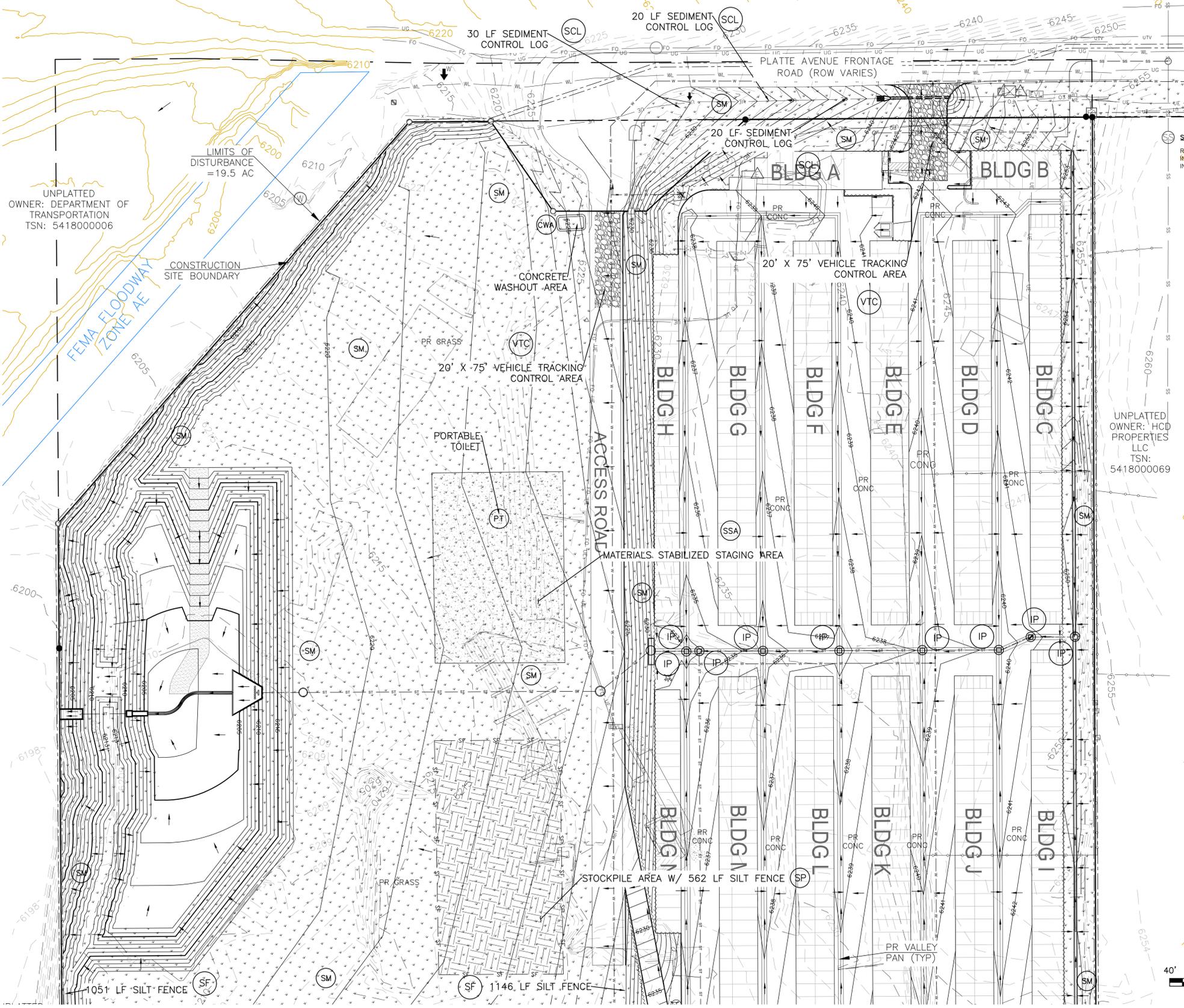
GRADING LEGEND

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.
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.



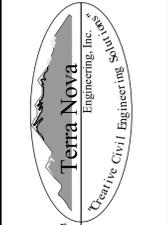
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DANE FRANK
 COLORADO P.E. # 50207

NO.	REVISIONS	DESCRIPTION	DATE

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

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 5/7/24
SHEET NO. 20 OF 47

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 - SOUTH SIDE

MAY 2024

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

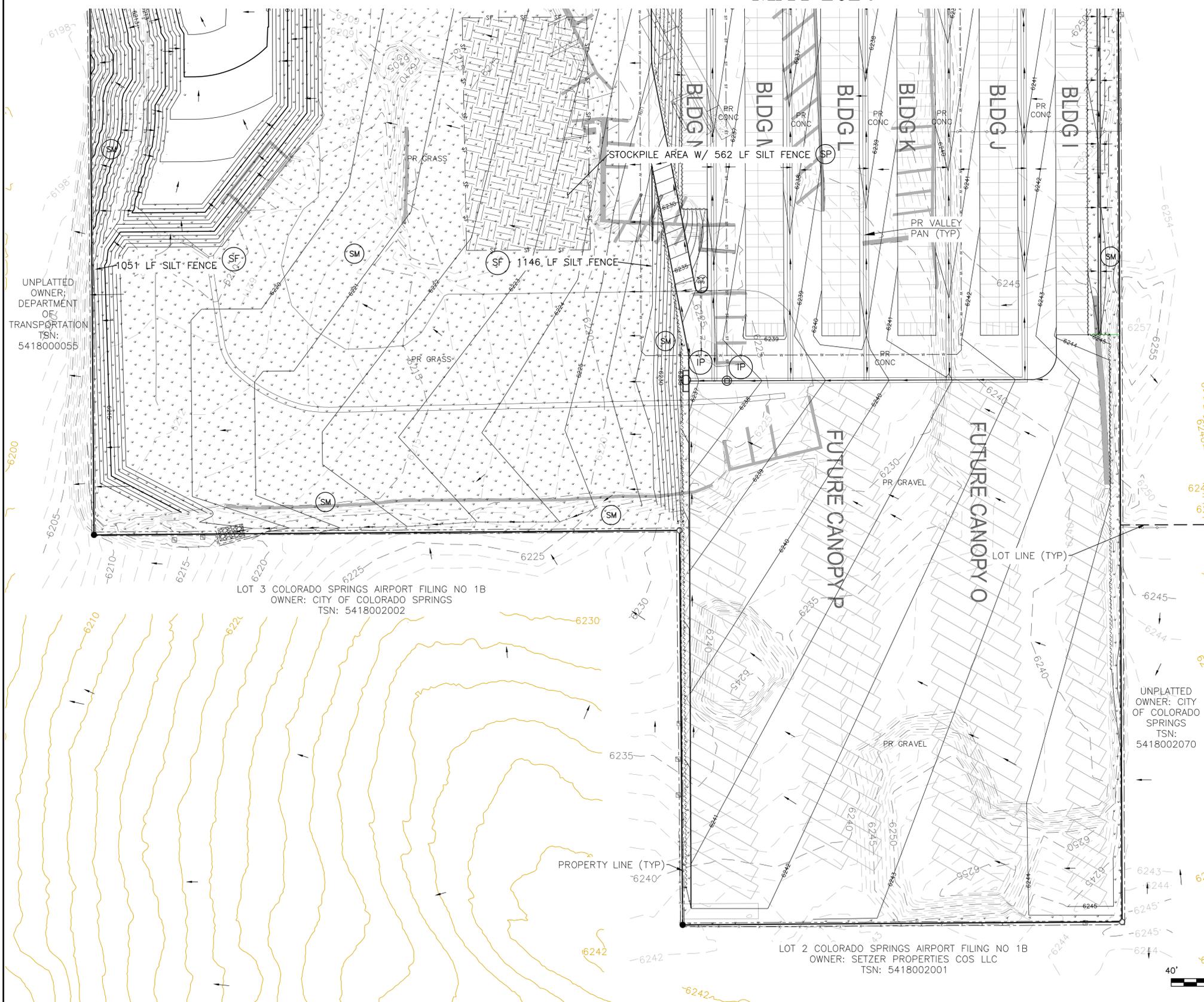
GRADING LEGEND

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	---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---
LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	→	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	6130	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
(SF)	SILT FENCE	— SF —	INITIAL
(SSA)	STABILIZED STAGING AREA	[Pattern]	INITIAL
(VTC)	VEHICLE TRACKING CONTROL	[Pattern]	INITIAL
(SP)	STOCKPILE MANAGEMENT WITH PROTECTION	[Pattern]	INITIAL
(CWA)	CONCRETE WASHOUT AREA	[Symbol]	INITIAL
(TSB)	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
(PT)	PORTABLE TOILET	NONE	INITIAL
(SCL)	SEDIMENT CONTROL LOG	— SCL —	INTERIM
(IP)	INLET PROTECTION	⊕	INTERIM
(SM)	PERMANENT SEEDING AND MULCHING PS - DRILL SEED, HAND SEED, OR HYDROSEED; SEED MIX PER COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL (DECEMBER 2020), TABLE 5-2 MU - MECHANICALLY CRIMP MULCH OR HYDOMULCH	[Symbol]	FINAL

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

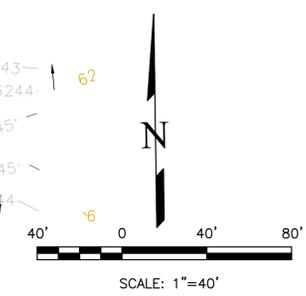


UNPLATTED OWNER; DEPARTMENT OF TRANSPORTATION TSN: 5418000055

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

UNPLATTED OWNER: CITY OF COLORADO SPRINGS TSN: 5418002070

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



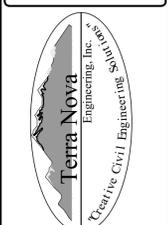
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DANE FRANK
 COLORADO P.E. # 50207

REVISIONS NO.	DESCRIPTION	DATE

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 ATTN:
 5085 LIST DR, #200
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 719.548.0600



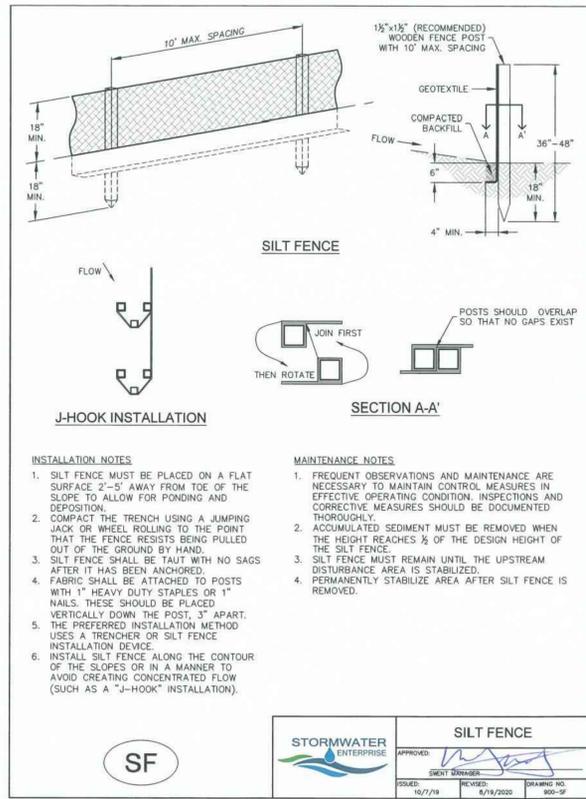
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 www.tneng.com

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

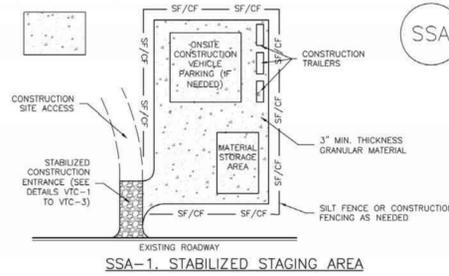
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SHEET NO. 21 OF 47

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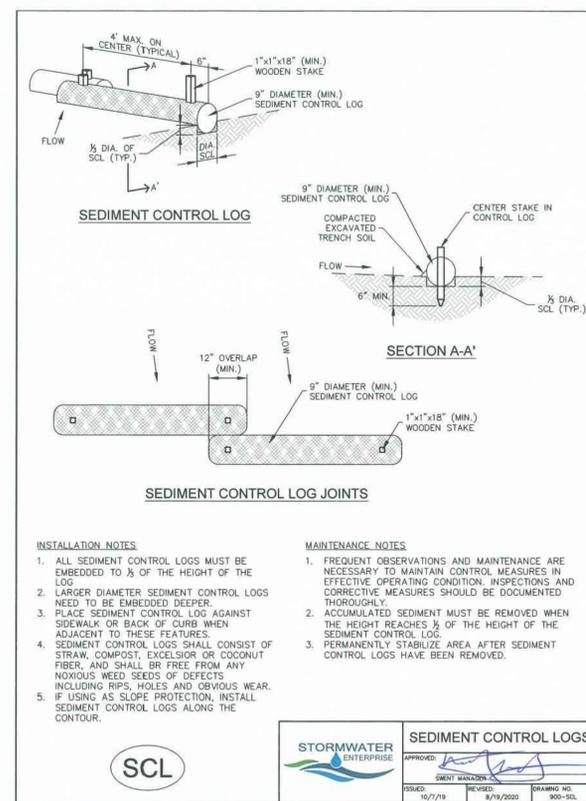
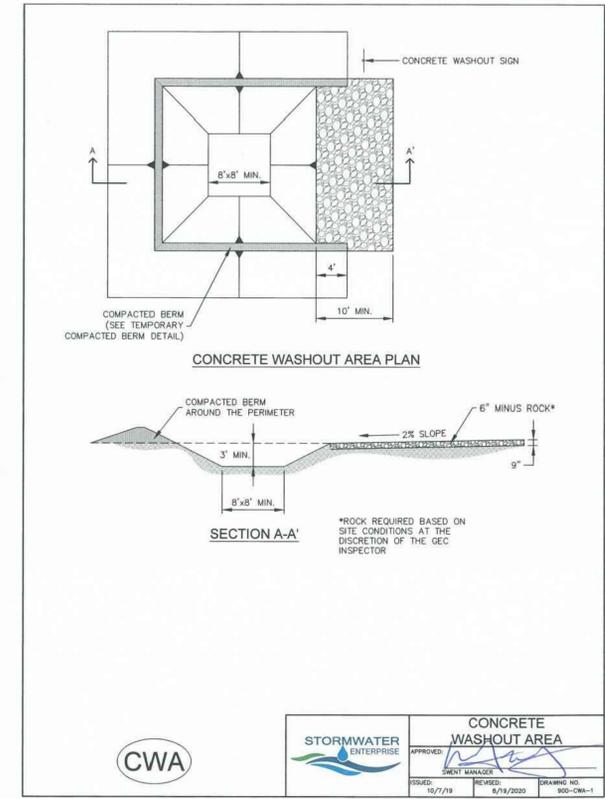
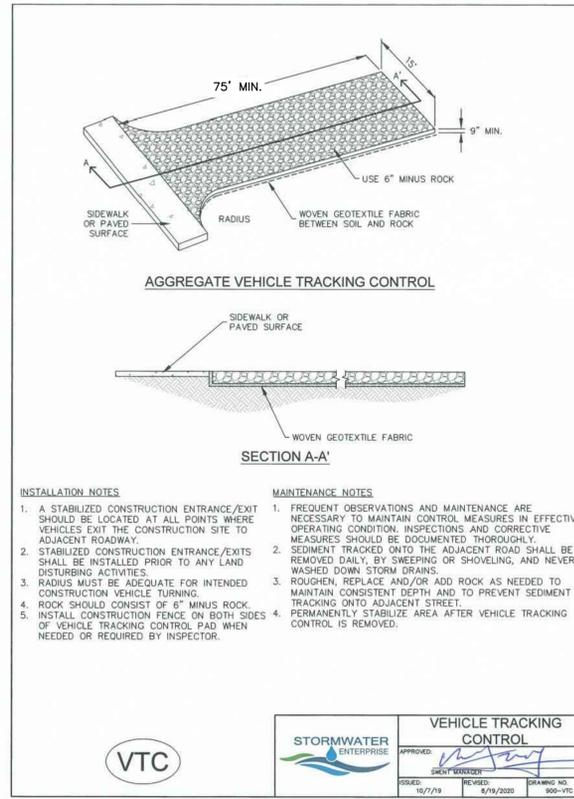
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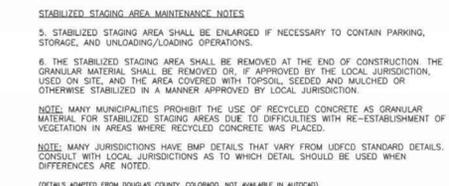
SM-6 Stabilized Staging Area (SSA)



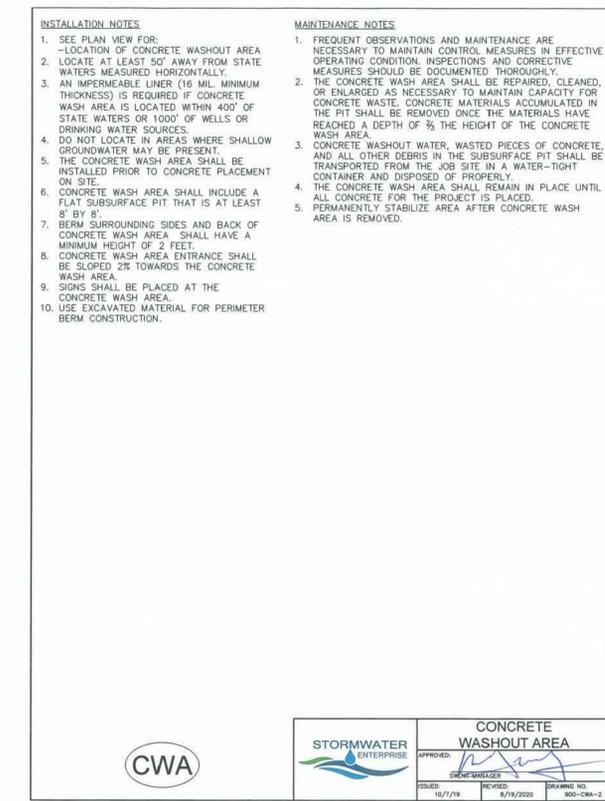
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3



SM-6 Stabilized Staging Area (SSA)



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



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

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

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SEEDING & MULCHING

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

SOIL PREPARATION

- IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIBLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- 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.
- 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

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

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- 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-SEEDED 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 80 seeds/sq ft	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

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

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

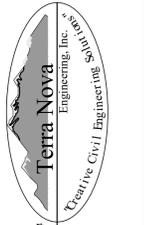
Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded 80 seeds/sq ft	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

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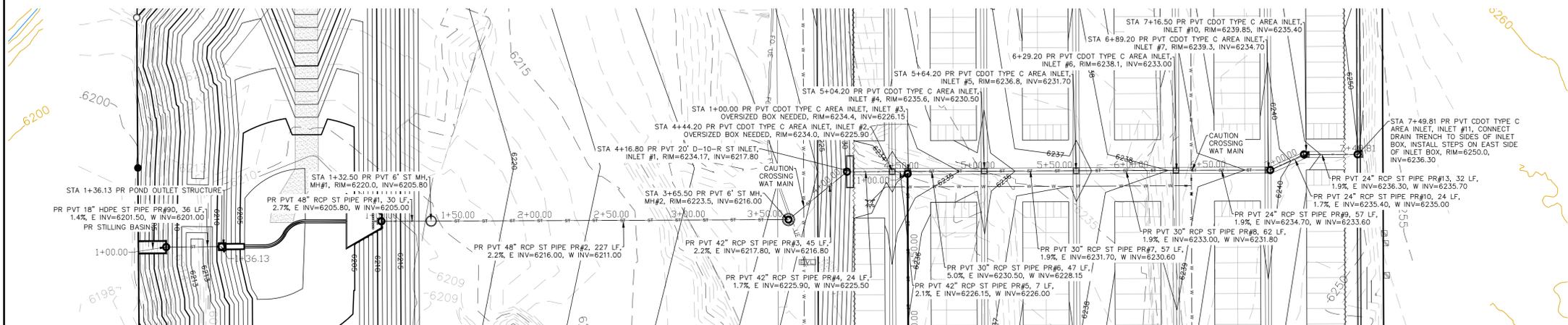
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PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

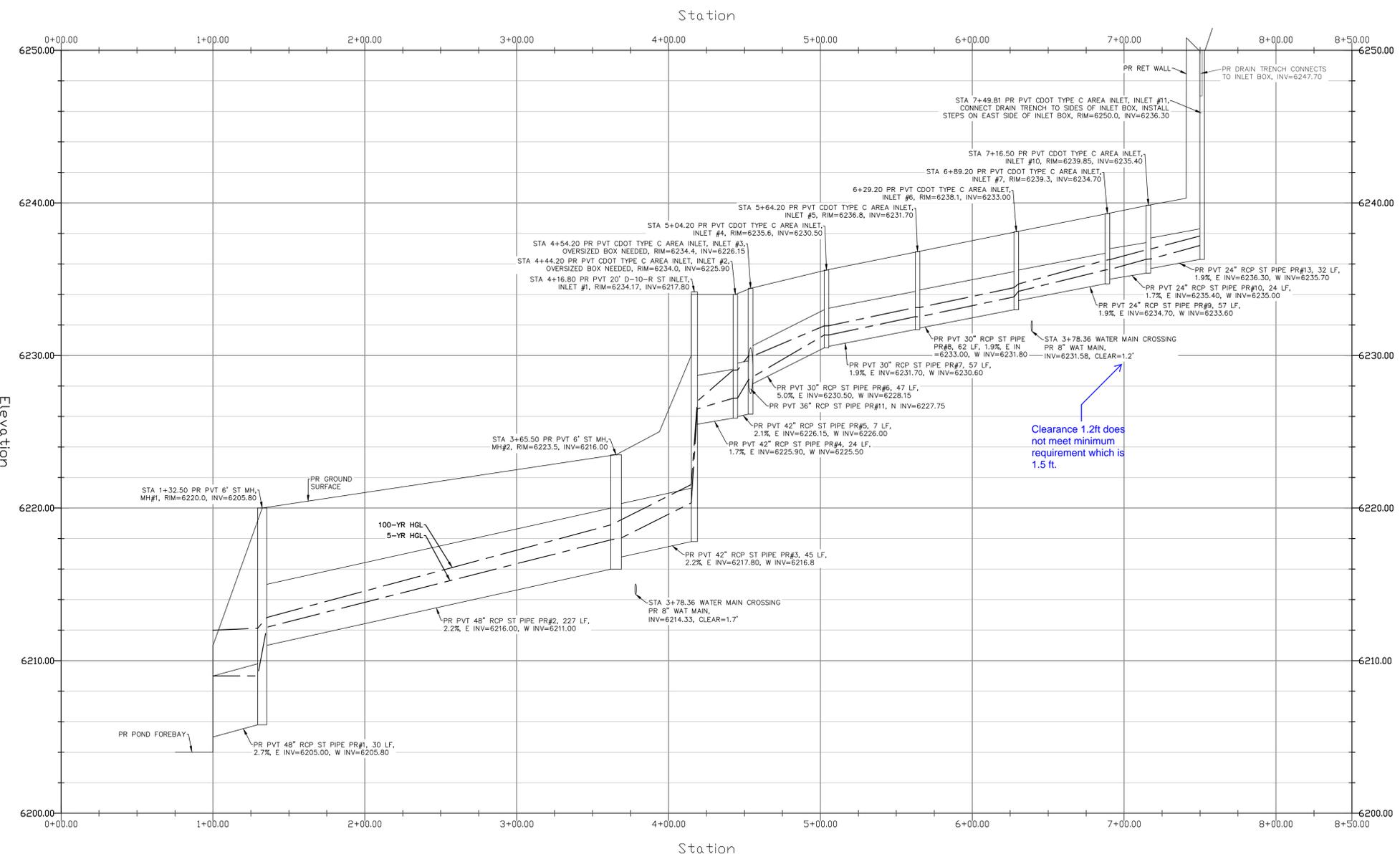
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STORM SEWER MAIN RUN - PLAN & PROFILE
 HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'

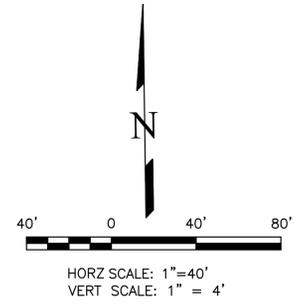


GRADING LEGEND

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

STORM SEWER NOTES

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



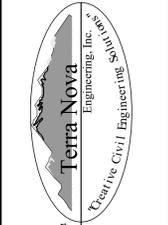
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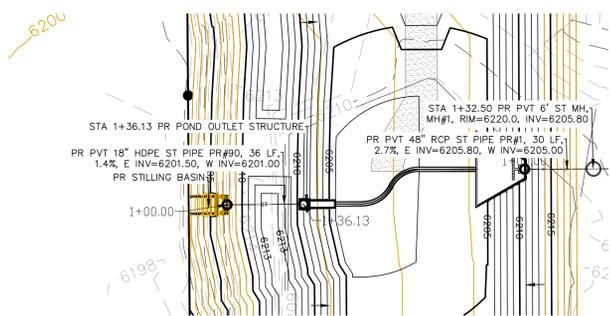


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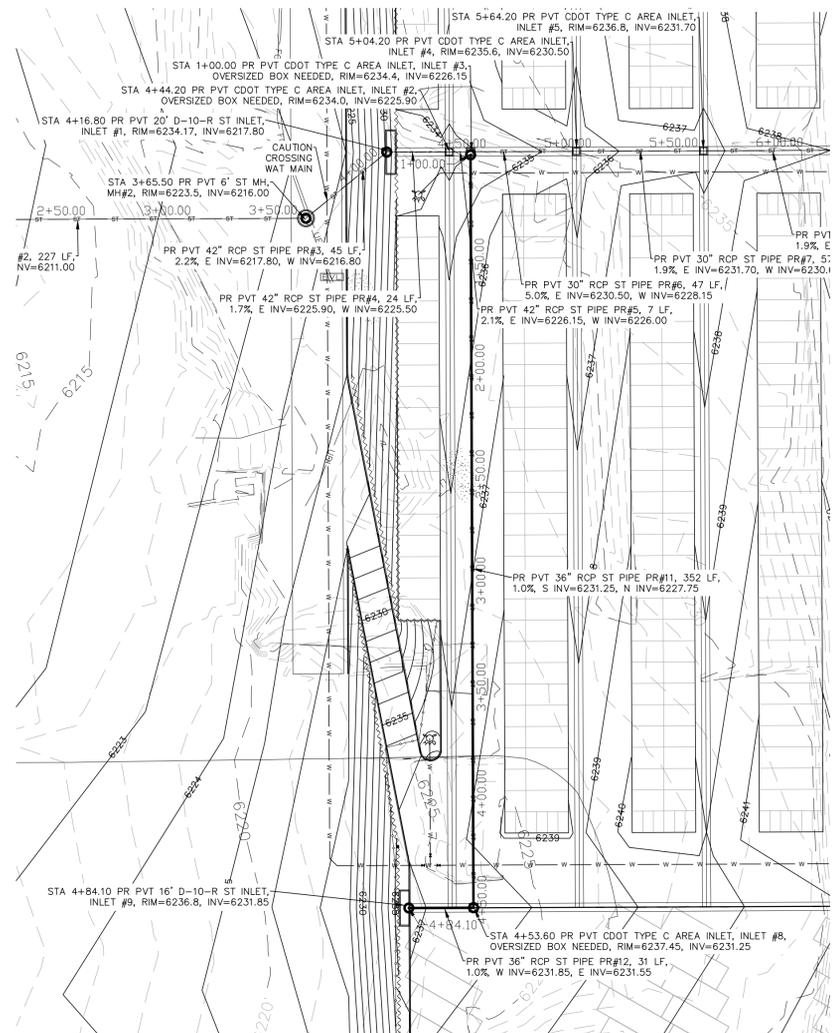
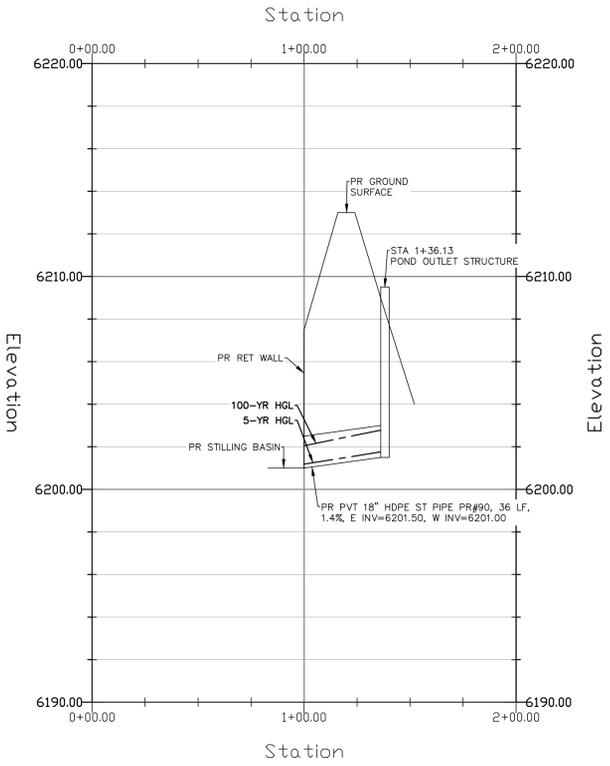
PLATTE SELF STORAGE
 STORM SEWER PLAN
 MAIN RUN - PLAN & PROFILE

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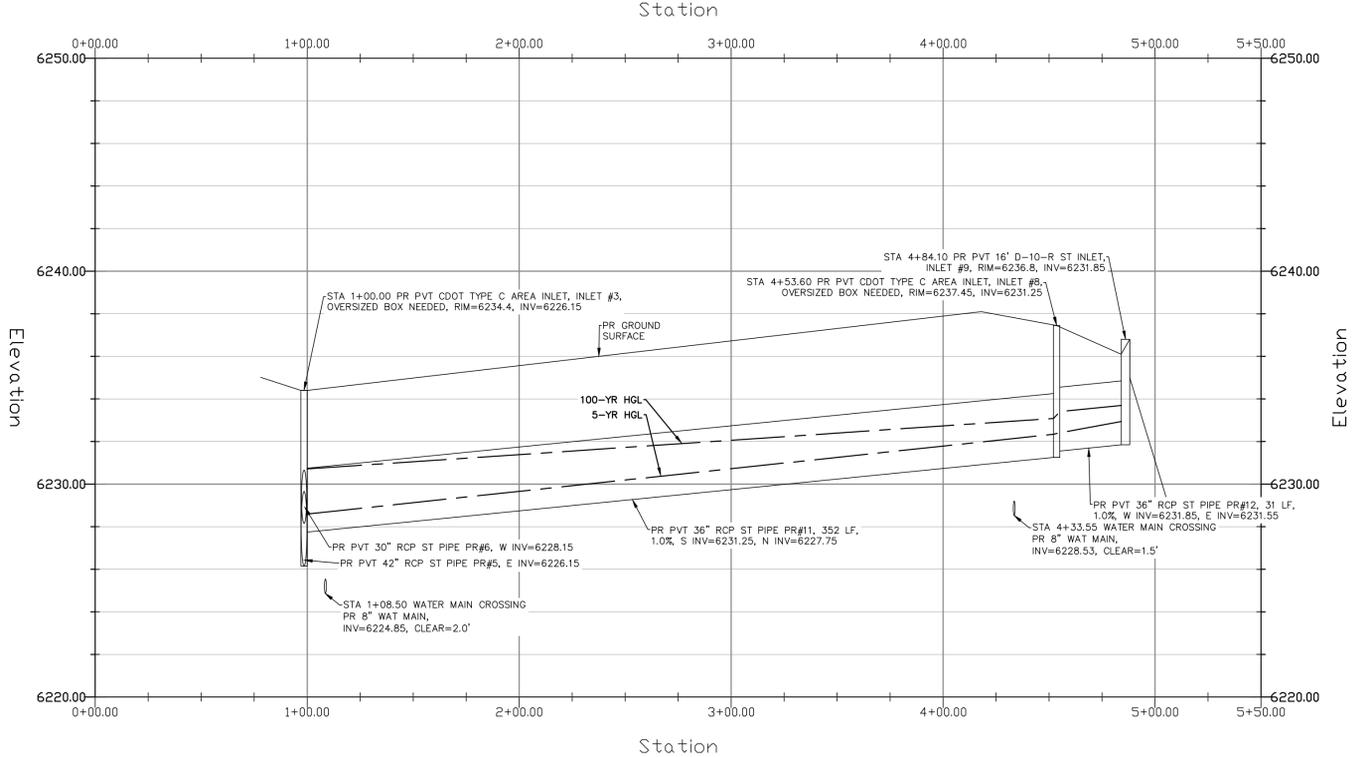
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STORM SEWER POND OUTLET - PLAN & PROFILE
 HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'



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

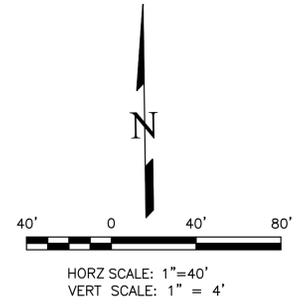


GRADING LEGEND

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

STORM SEWER NOTES

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



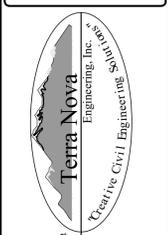
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PLATTE SELF STORAGE
 STORM SEWER PLAN
 SOUTH RUN & POND OUTLET - PLAN & PROFILE

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

GRADING LEGEND

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

NOTES

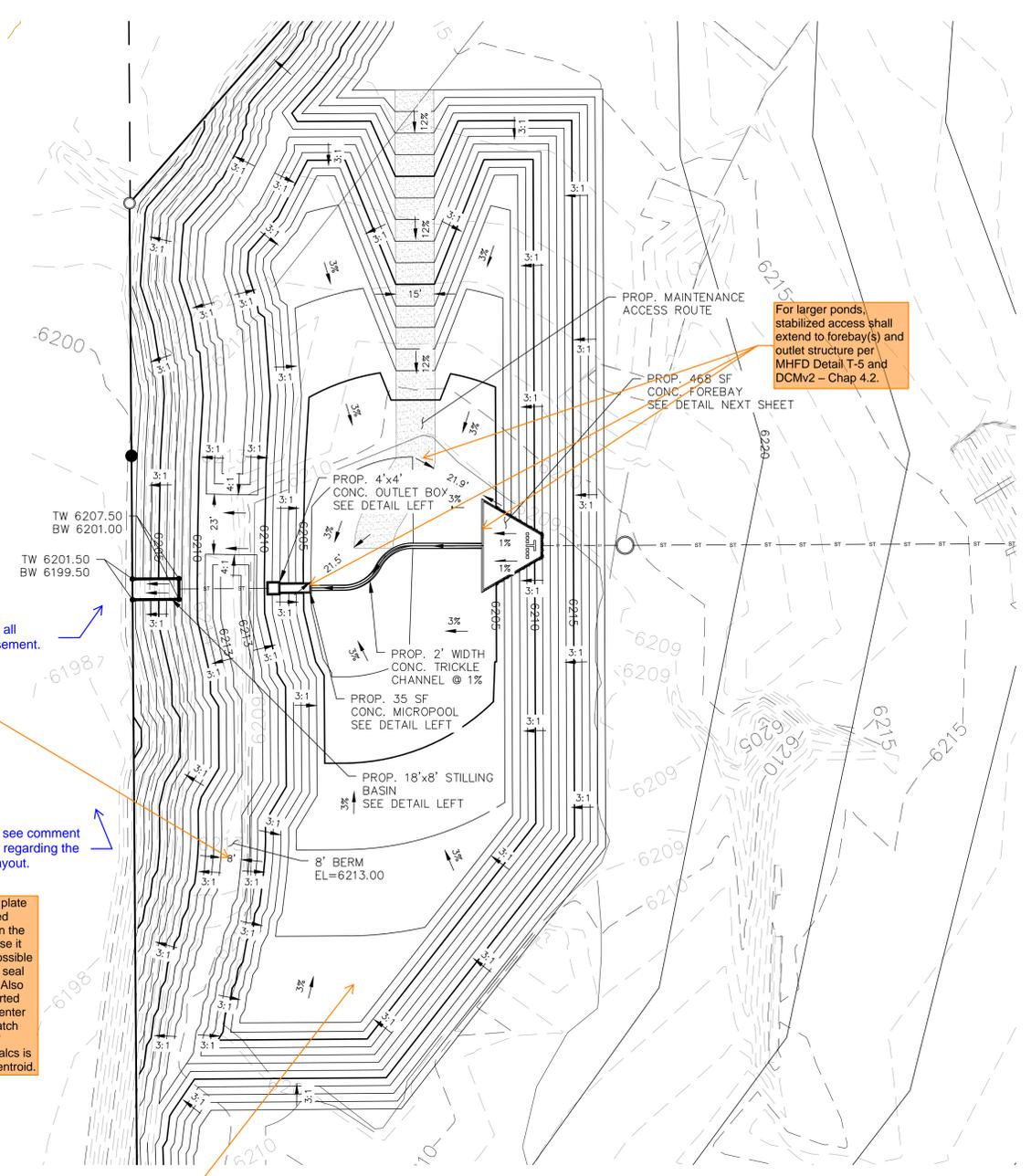
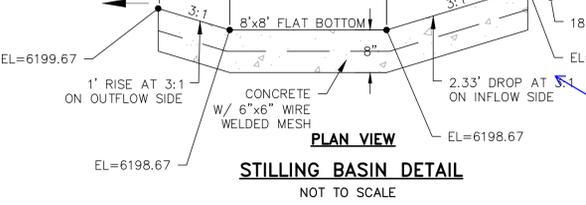
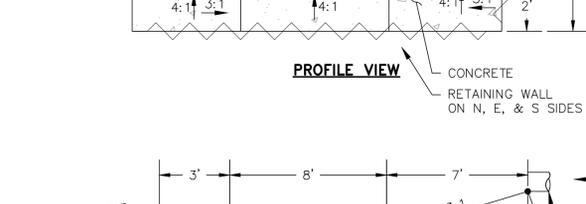
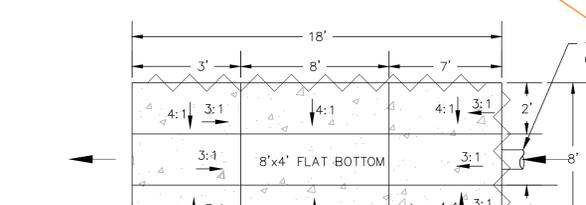
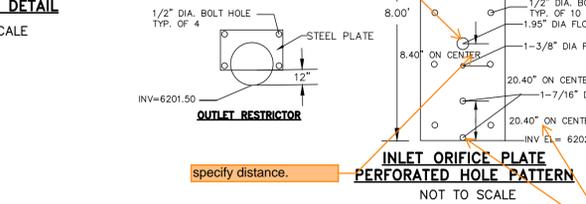
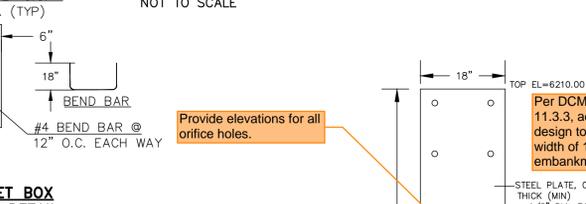
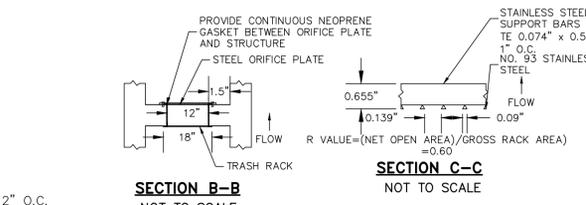
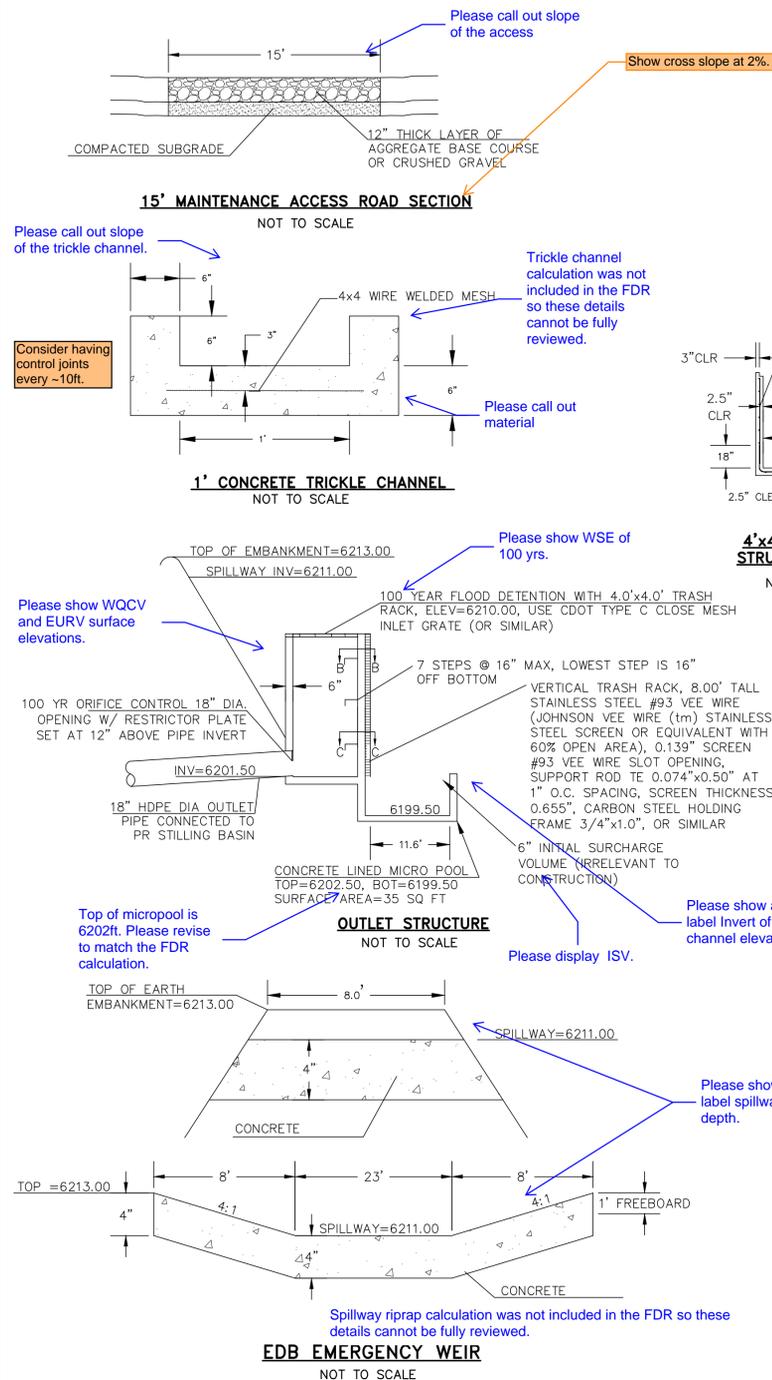
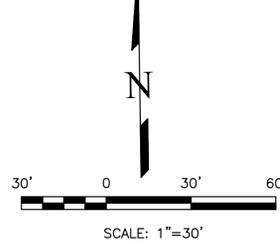
- ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
- LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

BENCHMARKS

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POND WATER LEVEL ELEVS

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EURV: 6208.24
100-YR: 6210.54



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 80%;">DESCRIPTION</th> <th style="width: 10%;">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>UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, REVISIONS SHALL BE MADE BY THE DESIGNER. APPROVALS FOR THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600</p> <p style="text-align: center;"> Terra Nova Engineering, Inc. Terra Nova Civil Engineering </p> <p>721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnec.com</p>
NO.	DESCRIPTION	DATE											
<p>PLATTE SELF STORAGE</p> <p>GRADING AND EROSION CONTROL PLAN EXTENDED DETENTION BASIN PLAN</p>	<p>DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A JOB NO. 2419.00 DATE ISSUED 05/07/24 SHEET NO. 27 OF 47</p>												

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 4:14:51 PM

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

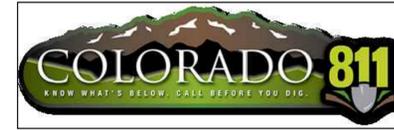
EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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

GENERAL NOTES

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

PLATTE SELF STORAGE STREET IMPROVEMENT PLAN COVER SHEET MAY 2024



SITE ADDRESS

6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID

5418000075

LEGAL DESCRIPTION

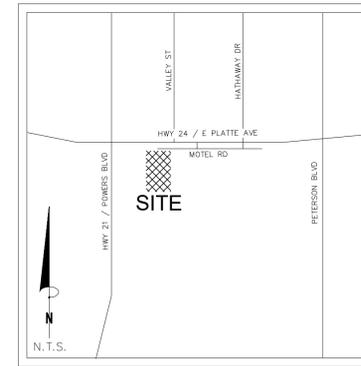
TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59' N 958.2 FT TO POB, W 349.88 FT OF NE4NW4 OF SEC 18 EX HWY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

SOIL TYPES

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

BENCHMARKS

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



VICINITY MAP
N.T.S.

CONTACT INFORMATION:

OWNER: DONALD HUMPHREY
5780 SAYRES ROAD
COLORADO SPRINGS, CO 80927
(719) 492-8649

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

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

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

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

ENGINEER'S STATEMENT

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

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

OWNER/DEVELOPER'S STATEMENT

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

OWNER NAME, TITLE _____ DATE _____

BUSINESS NAME, ADDRESS _____

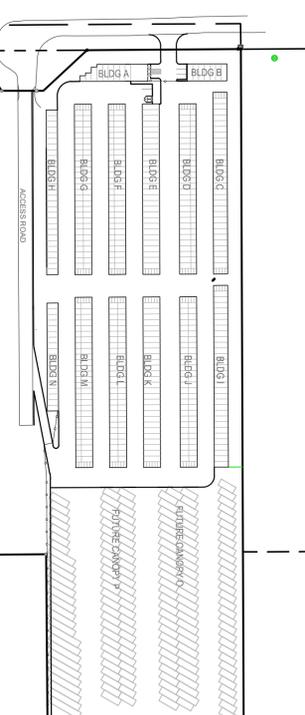
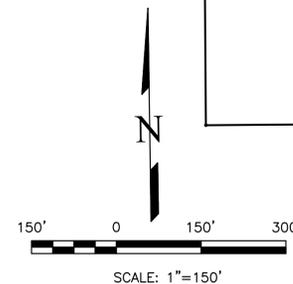
EL PASO COUNTY APPROVAL

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

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

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

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



REVISIONS NO.	DESCRIPTION	DATE

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

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



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

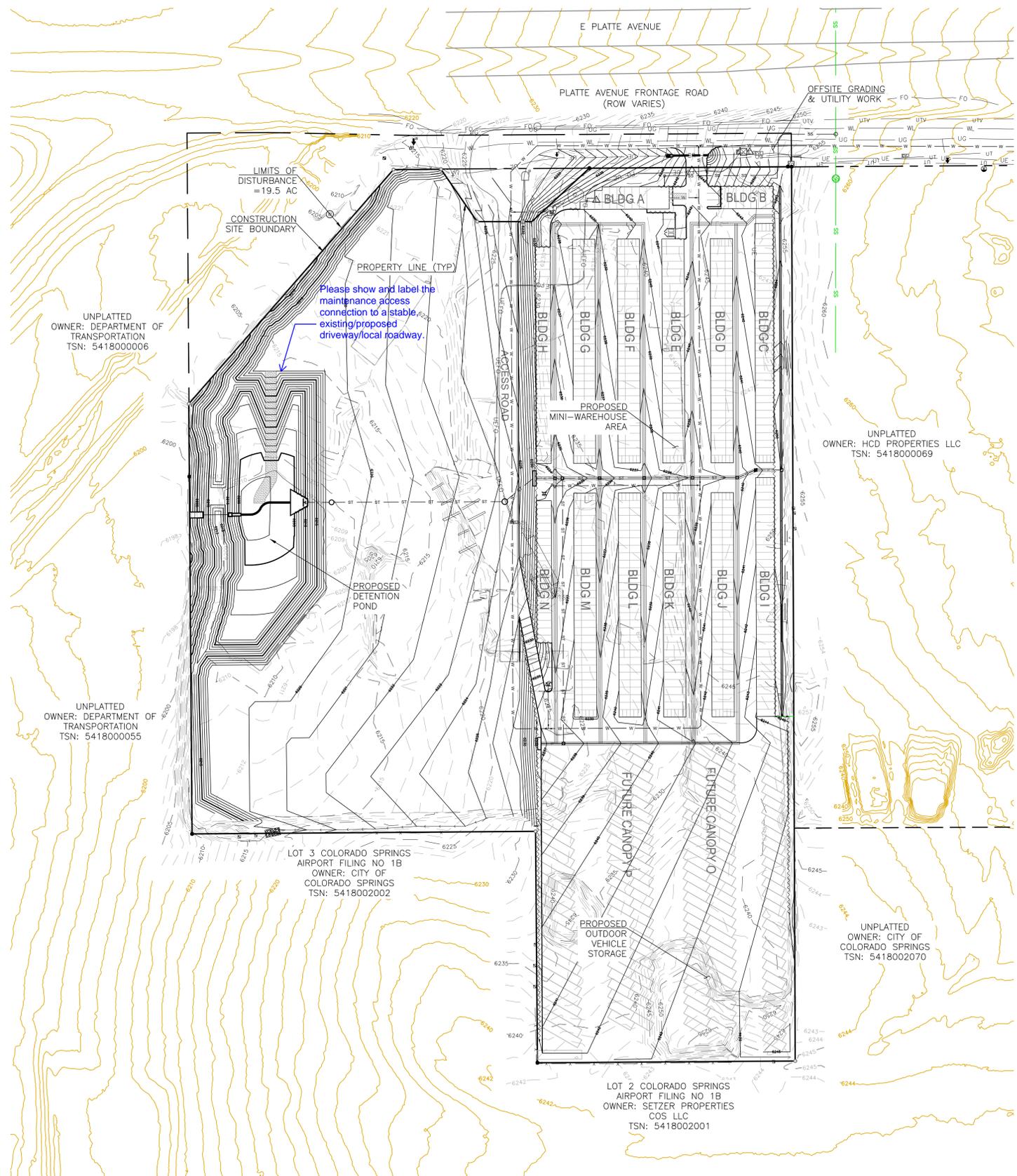
PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
COVER SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 05/07/24
SHEET NO. 29 OF 47

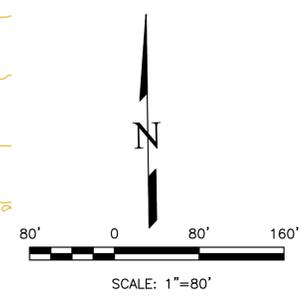
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PLATTE SELF STORAGE STREET IMPROVEMENT PLAN OVERVIEW SHEET MAY 2024



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

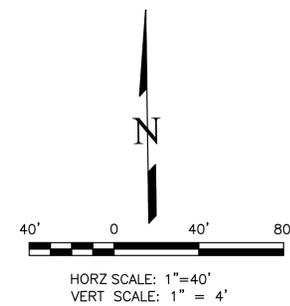
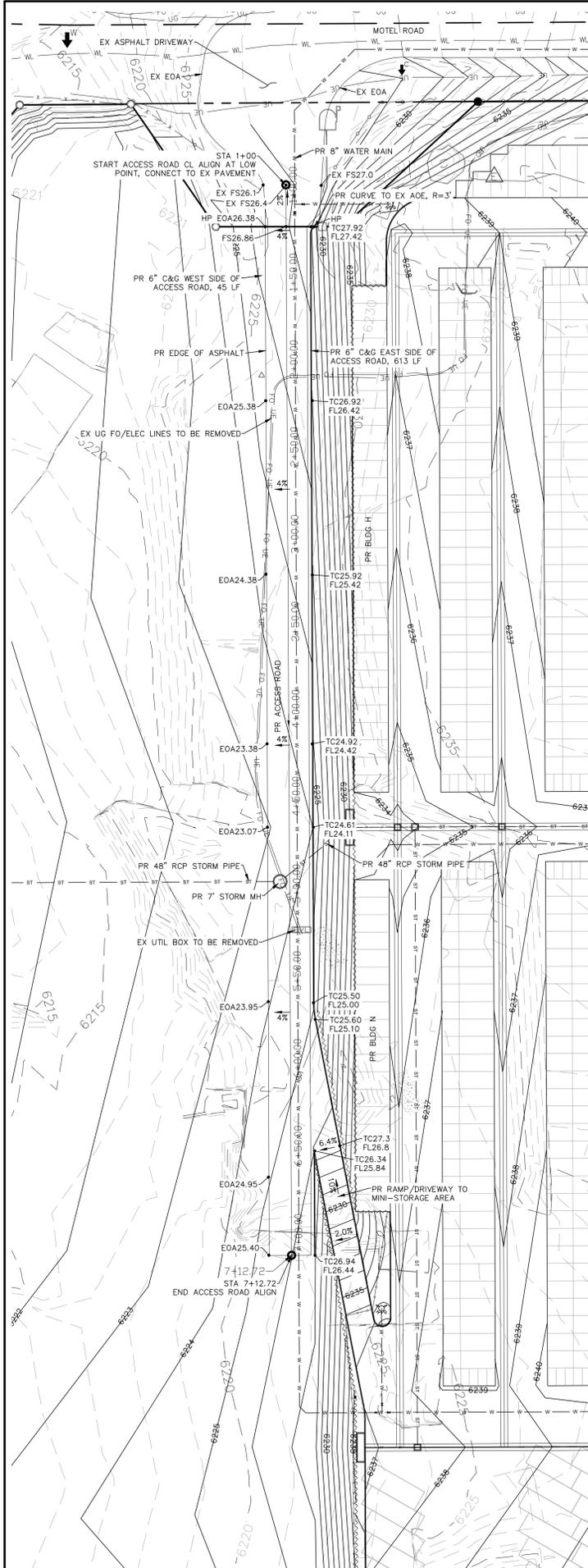


THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

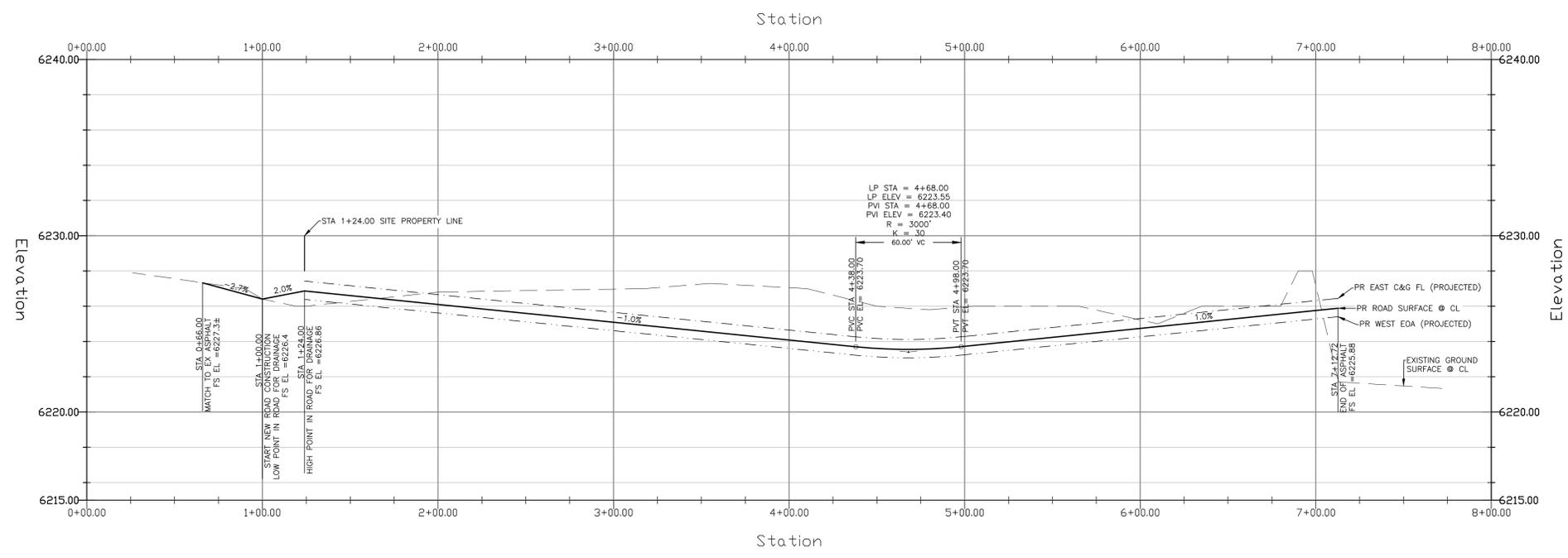
DANE FRANK
COLORADO P.E. # 50207

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF APPLICABLE REGULATORY AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.	REVISIONS	NO.	DESCRIPTION	DATE
PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600				
721 S. ZARO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnec.com	PLATTE SELF STORAGE STREET IMPROVEMENT PLAN OVERVIEW SHEET			
DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A JOB NO. 2419.00 DATE ISSUED 05/07/24 SHEET NO. 30 OF 47	THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.			

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



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

ACCESS ROAD PAVEMENT NOTES

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

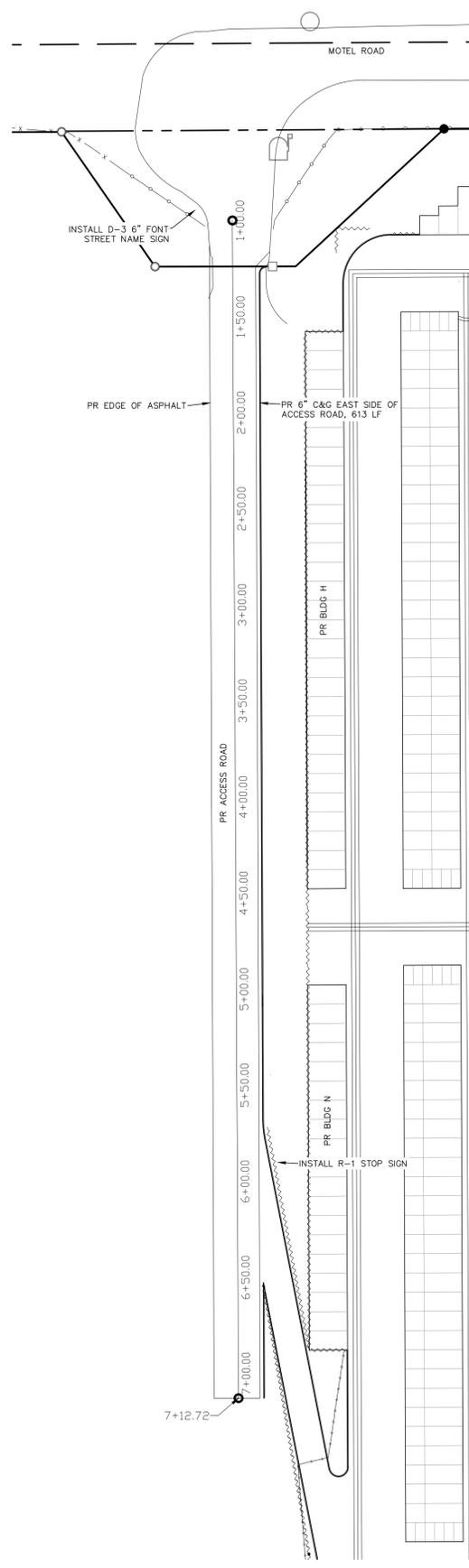
LEGEND			
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEW AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART, BY WRITTEN AUTHORIZATION.	REVISIONS NO. DESCRIPTION
	PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600
721 S. Z3RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneng.com	Terra Nova Engineering, Inc. Civil/City/Engineer/Int'l
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN ACCESS ROAD PLAN & PROFILE	DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A JOB NO. 2419.00 DATE ISSUED 05/07/24 SHEET NO. 31 OF 47

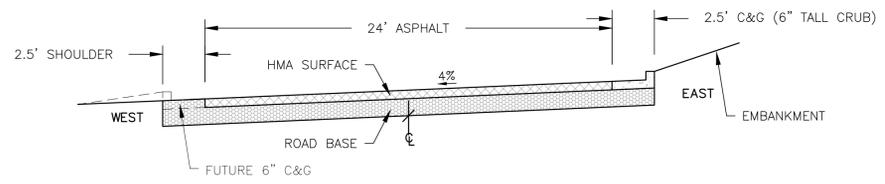
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
 COLORADO P.E. # 50207

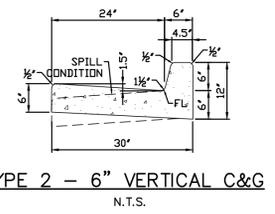
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN DETAILS SHEET MAY 2024



SIGNAGE PLAN



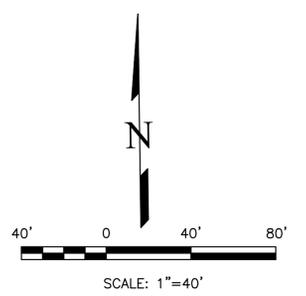
TYPICAL STREET SECTION (CUSTOM) - ACCESS ROAD (PRIVATE)
NOT TO SCALE



TYPE 2 - 6" VERTICAL C&G
N.T.S.



STREET NAME SIGNS
1 - ACCESS ROAD NAME TBD, 6"/4.5" TALL FONT, 12" TALL SIGN



PROPOSED	PR	EXISTING CONTOURS - MINOR	---	-6234-
EXISTING	EX	EXISTING CONTOURS - MAJOR	---	-6236-
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---	-6231-
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---	---
TOP OF CURB	TC	PROPOSED RET WALL	---	---
FLOWLINE	FL	PROPOSED RIPRAP	---	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---	---
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FLOW ARROW	→	TELEPHONE LINE	---	---
PROPOSED CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	---	---
		STORM SEWER LINE	---	---
		LIMIT OF CONSTRUCTION	---	---
		LIMIT OF SOIL DISTURBANCE	---	---
		PROPOSED FENCE	---	---
		FIRE HYDRANT	---	---

LEGEND

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING DIVISION OF THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION.			

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


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

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

PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
DETAILS SHEET

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

DANE FRANK
COLORADO P.E. # 50207

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 05/07/24
SHEET NO. 32 OF 47