

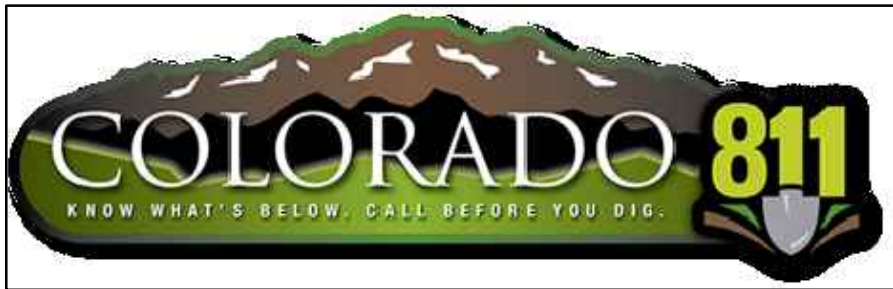
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NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY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

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (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.
4. ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS OR EQUIVALENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT"(33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS/ARCHITECTS DATED MAY 9, 2024 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL 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

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



GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
4. CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
6. ALL BOTTOM OF WALL (BW) CALLOUTS ARE FOR THE BOTTOM OF WALL AT GRADE. THEY DO NOT REPRESENT THE BOTTOM OF THE CONSTRUCTED WALL OR FOOTING, WHICH IS NOT SPECIFIED ON THESE PLANS.
7. BROWN GROUND SURFACE CONTOURS ARE LIDAR DATA DOWNLOADED FROM THE COLORADO HAZARD MAPPING & RISK MAP PORTAL, DATA SET: 2018 3DEP EAST CO EL PASO. THIS DATA IS APPROXIMATE. LIDAR DATA IS FROM 2018 AND AT 2' INTERVALS.

SOIL TYPES

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

BENCHMARKS

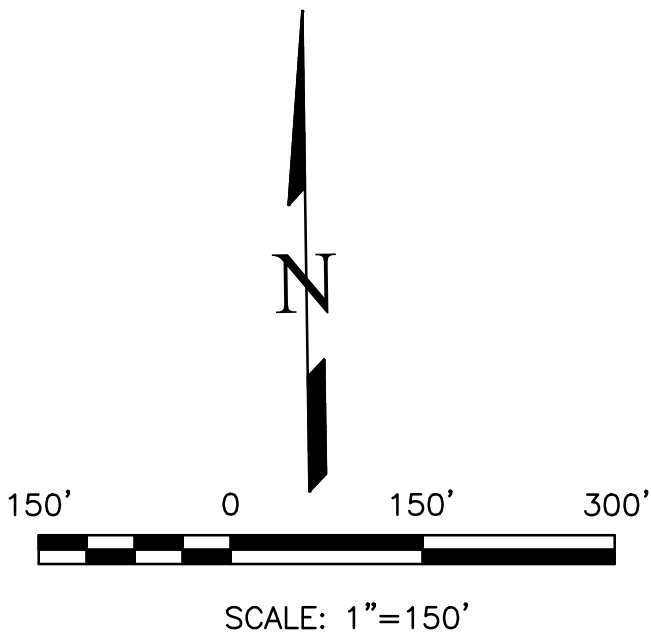
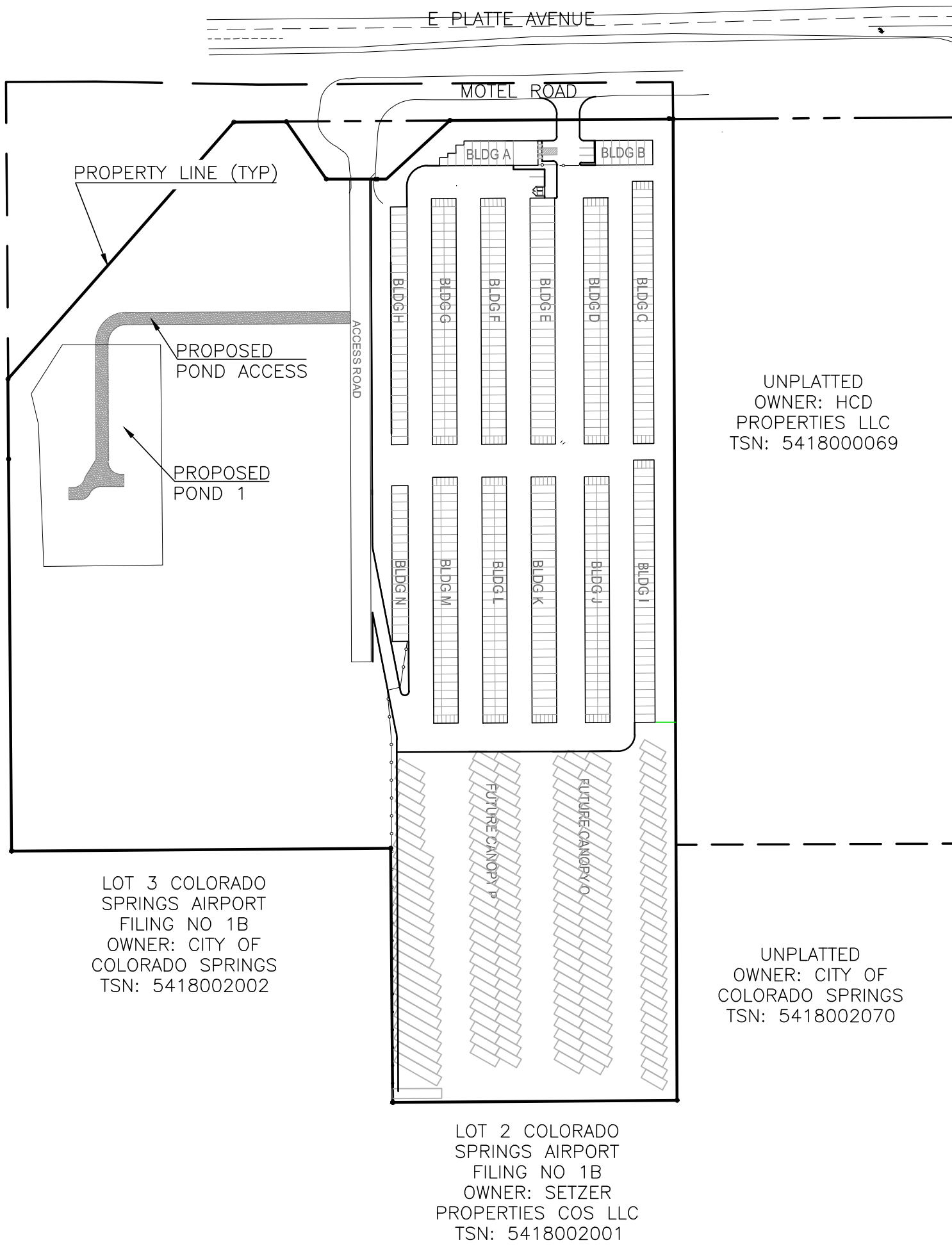
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988)
[NORTHEAST OF SITE ENTRANCE]

EARTHWORK VOLUMES

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

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. 18 EA-INLET PROTECTION @ \$217/EA	\$ 3,906
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	\$ 15,644
TOTAL	\$ 60,341



SHEET INDEX

GEC COVER SHEET	1	EXT DET BASIN PLAN	20
GEC OVERVIEW	2	EXT DET BASIN PLAN	21
GEC GRAD - INTERIM - N	3	STREET IMP PLAN COVER	22
GEC GRAD - INTERIM - S	4	STREET IMP PLAN OVERVIEW	23
GEC GRAD - FINAL - N	5	STREET IMP PLAN P&P	24
GEC GRAD - FINAL - S	6	STREET IMP PLAN DETAILS	25
GEC GRAD DETAILS	7	STREET IMP PLAN ACCESS	26
GEC INITIAL GRAD & EC - N	8	REMOVAL	
GEC INITIAL GRAD & EC - S	9	STREET IMP PLAN RIGHT OF	27
GEC INTERIM EC - N	10	WAY IMPROVEMENTS SHEET	
GEC INTERIM EC - S	11		
GEC FINAL EC - N	12		
GEC FINAL EC - S	13		
GEC EC DETAILS	14		
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STORM PLAN & PROFILE	17		
STORM PLAN & PROFILE	18		
STORM PLAN & PROFILE	19		

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 95<12' E TO POB, W 349.88 FT OF NE4NW4 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 _____

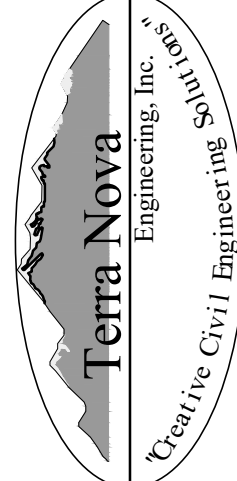
EL PASO COUNTY APPROVAL

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.

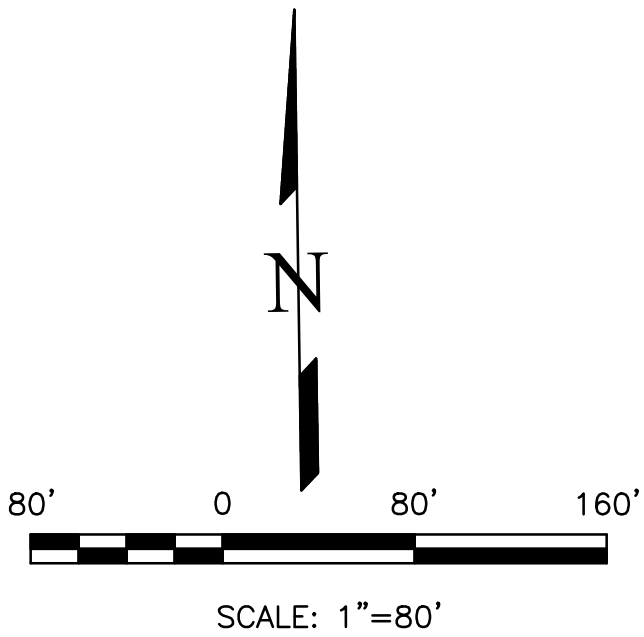
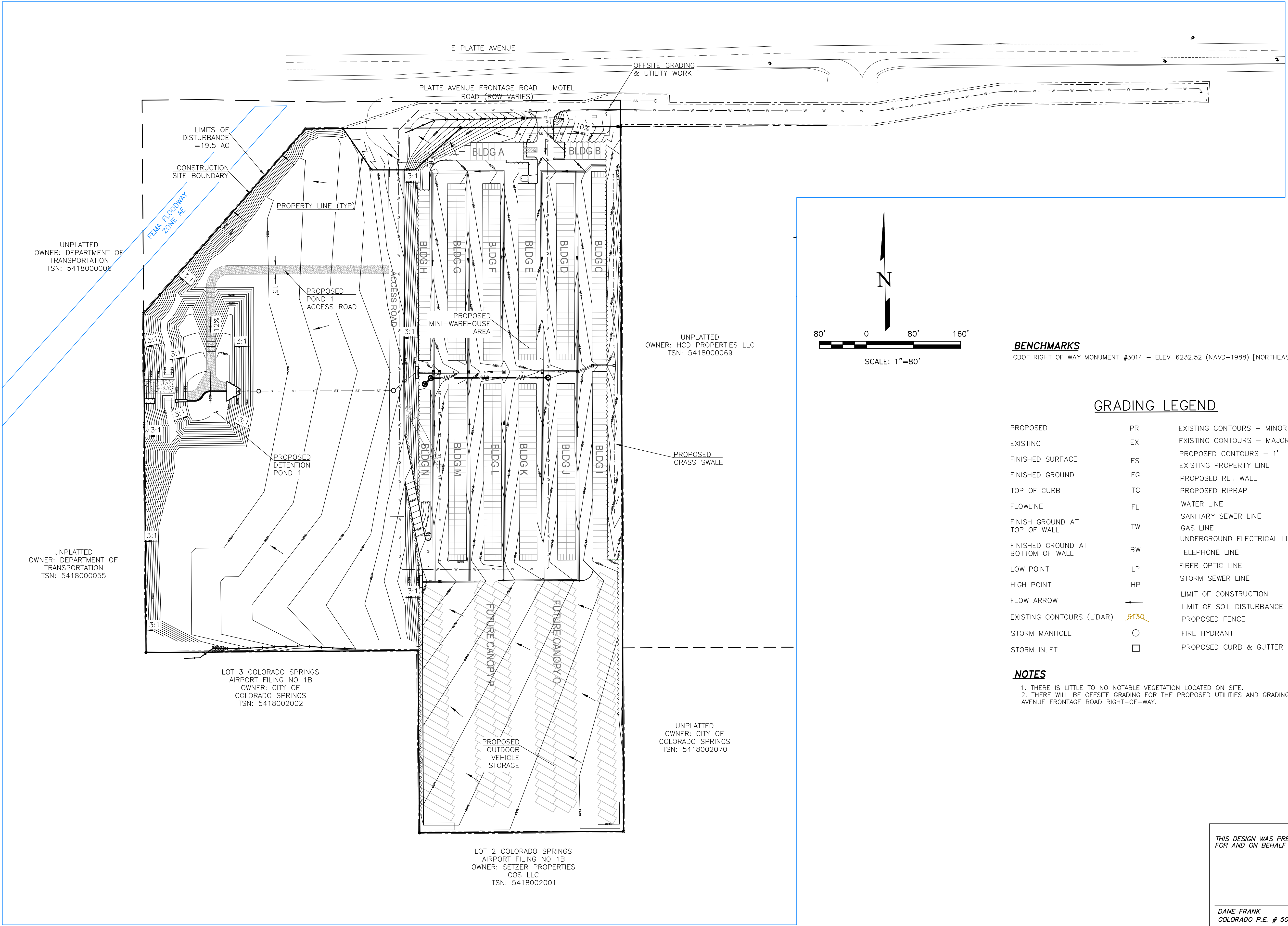
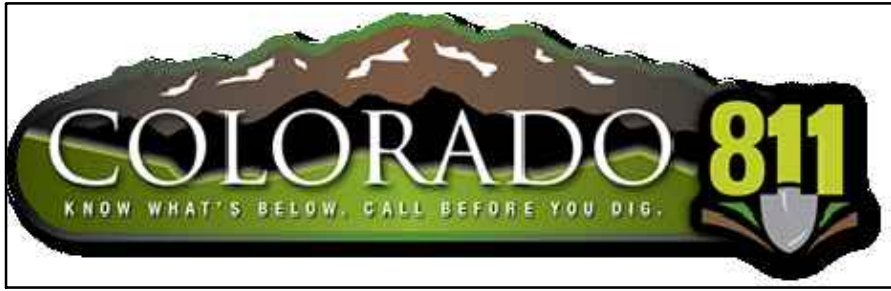
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / DIRECTOR

PPR2418

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE EL PASO COUNTY ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT 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.tnecinc.com			
PLATTE SELF STORAGE			
GRADING AND EROSION CONTROL PLAN COVER SHEET			
DESIGNED BY JF			
DRAWN BY JF			
CHECKED BY DF			
H-SCALE AS SHOWN			
V-SCALE N/A			
JOB NO. 2419.00			
DATE ISSUED 11/13/24			
SHEET NO. 1 OF 27			

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
OVERVIEW SHEET
NOVEMBER 2024



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

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)	8130
STORM MANHOLE	○
STORM INLET	□
EXISTING CONTOURS - MINOR	---6234---
EXISTING CONTOURS - MAJOR	---6230---
PROPOSED CONTOURS - 1'	---6231---
EXISTING PROPERTY LINE	---
PROPOSED RET WALL	~~~~~
PROPOSED RIPRAP	~~~~~
WATER LINE	---W---
SANITARY SEWER LINE	---SS---
GAS LINE	---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	⊗
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.

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

DANE FRANK
COLORADO P.E. # 50207

REVISIONS

NO.	DESCRIPTION	DATE

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

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

Terra Nova
Engineering, Inc.
Professional Engineer No. 186115
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
OVERVIEW SHEET

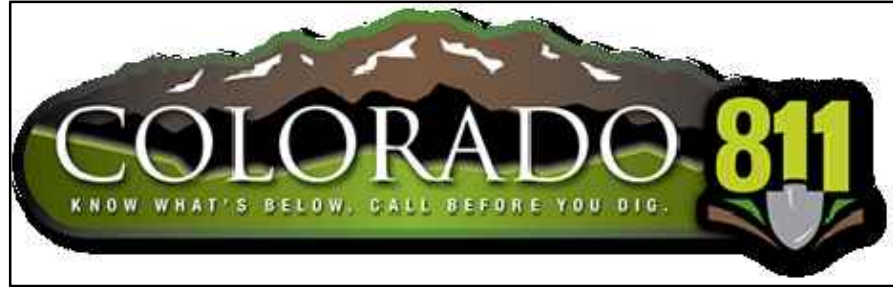
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DRAWN BY JF
CHECKED BY DF

H-SCALE AS SHOWN
V-SCALE N/A

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - NORTH SIDE

NOVEMBER 2024

BENCHMARKS

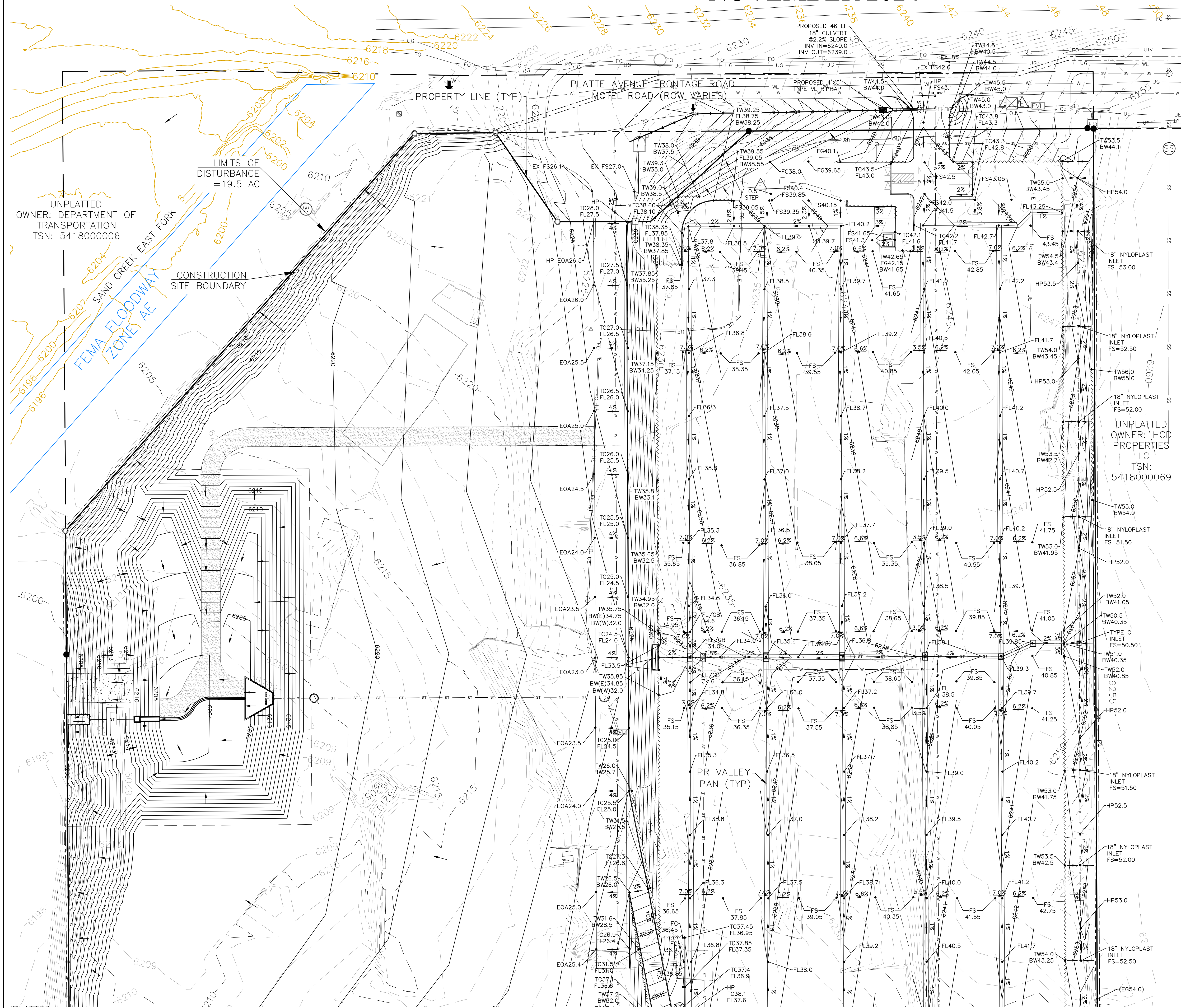
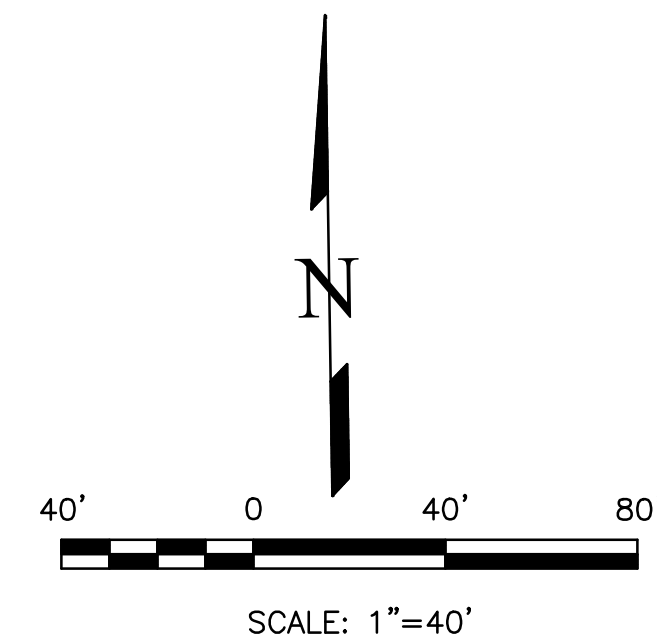
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
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	---

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



REVISIONS	DATE	
	DESCRIPTION	
NO.		
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE REVIEWING AGENCIES, AND TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND ONLY FOR THE DESIGNATED BY WRITTEN AUTHORIZATION.		
PREPARED FOR:	RMG-ROCKY MOUNTAIN GROUP	
ATTN:	5085 LIST DR, #200	
	COLORADO SPRINGS, CO 80919	
	719.548.0600	
721 S. Z3RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com		
PLATTE SELF STORAGE		
GRADING AND EROSION CONTROL PLAN 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 11/13/24		
SHEET NO. 3	OF 27	

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

DANE FRANK
COLORADO P.E. # 50207

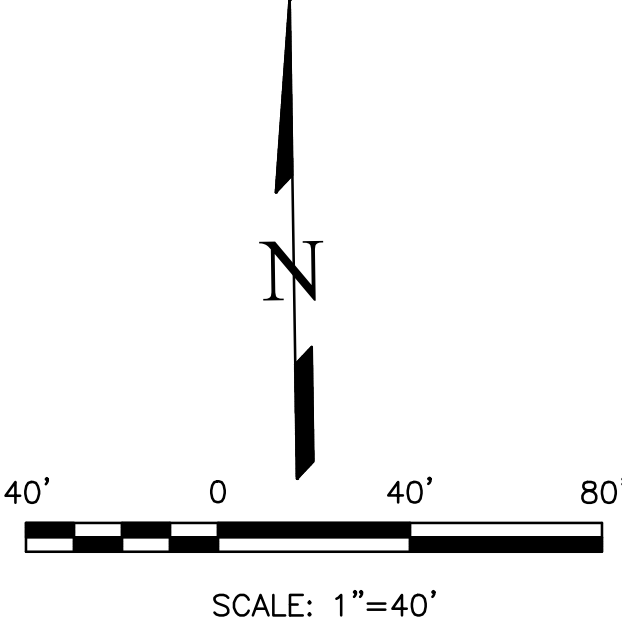
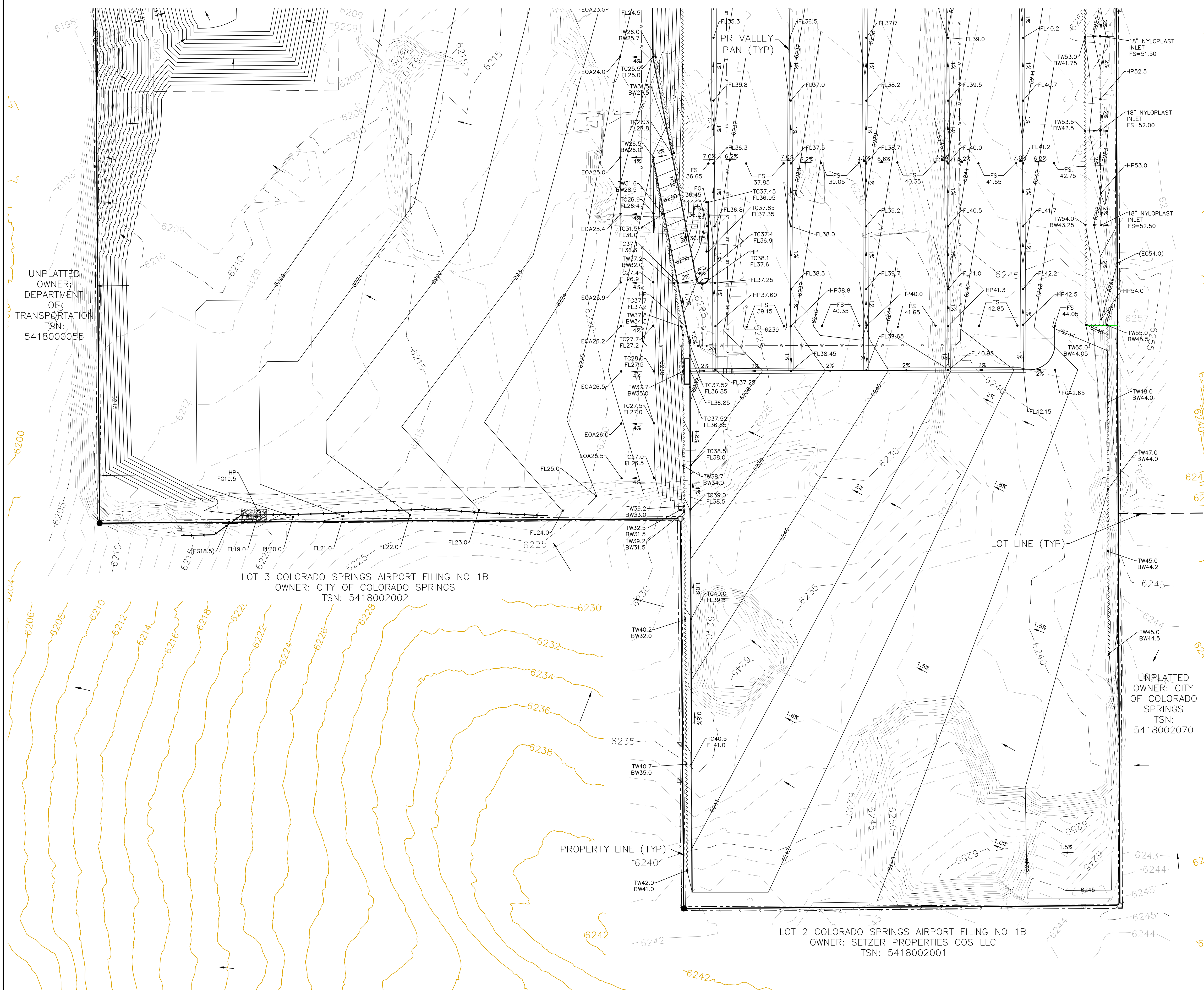
PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
INTERIM GRADING PLAN - SOUTH SIDE
NOVEMBER 2024

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

GRADING LEGEND

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

NOTES
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



DATE

DESCRIPTION

REVISIONS

NO.

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

PREPARED FOR:

RMG-ROCKY MOUNTAIN GROUP

ATTN:

5085 LIST DR, #200

COLORADO SPRINGS, CO 80919

719.548.0600

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

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INTERIM GRADING PLAN - SOUTH SIDE

DESIGNED BY JF

DRAWN BY JF

CHECKED BY DF

H-SCALE AS SHOWN

V-SCALE N/A

JOB NO. 2419.00

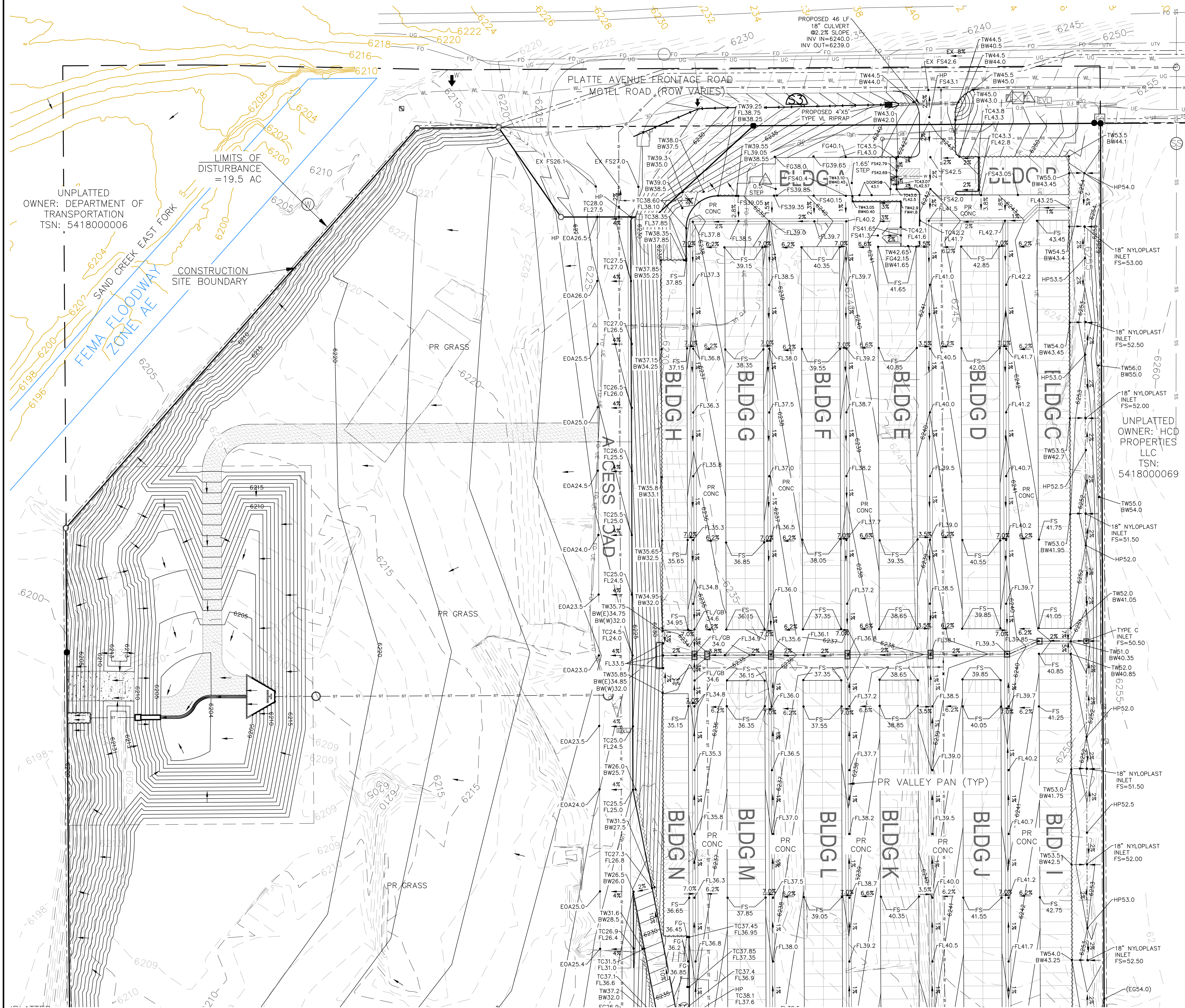
DATE ISSUED 11/13/24

SHEET NO. 4 OF 27

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
GRADING AND EROSION CONTROL PLAN
FINAL GRADING PLAN - NORTH SIDE
NOVEMBER 2024



BENCHMARKS

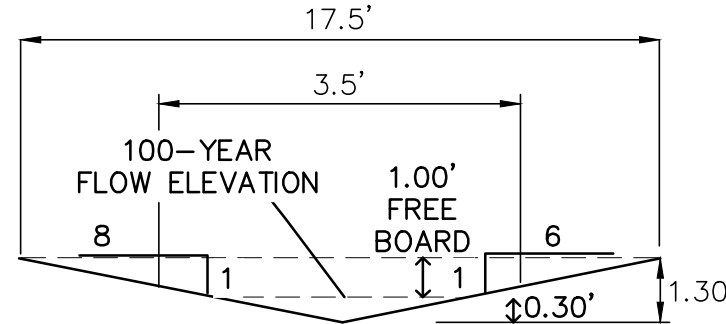
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
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	---
		PROPOSED CURB & GUTTER	---

NOTES

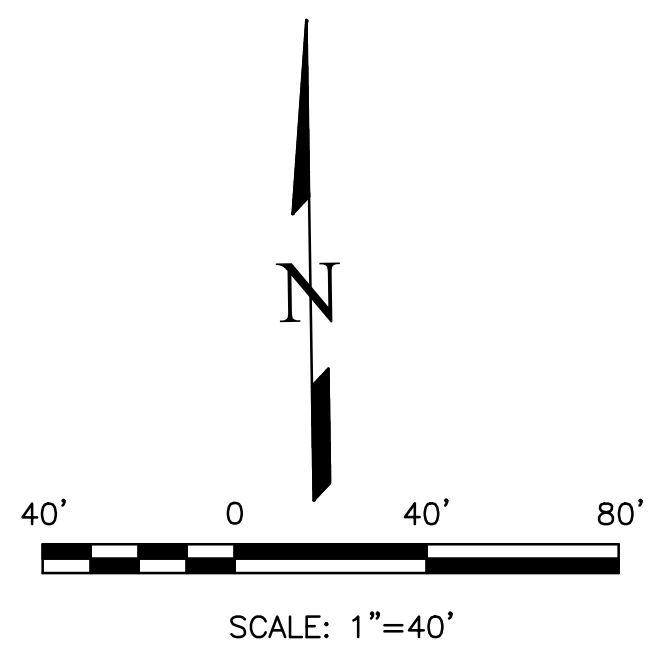
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



SWALE CROSS SECTION (S3)

SCALE : NTS

Q (100-YEAR) = 1.9 CFS
SLOPE = 7.6%
n VALUE = 0.030
DEPTH = 1.30'
VELOCITY = 3.8 FT/S



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, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED 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.
Creative Civil Engineering

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FAX: 719-635-6426
www.tnainc.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 11/13/24
SHEET NO. 5 OF 27

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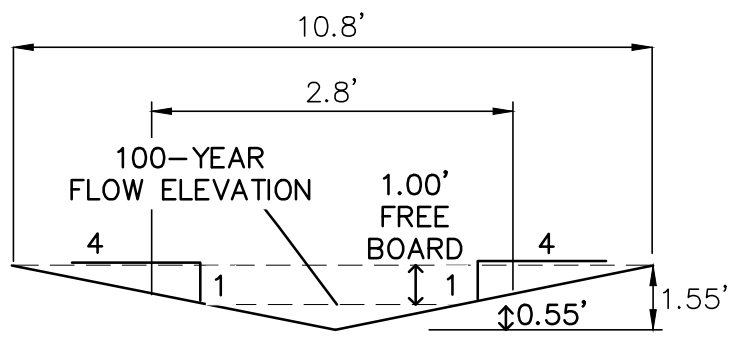
PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
FINAL GRADING PLAN - SOUTH SIDE
NOVEMBER 2024

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

GRADING LEGEND

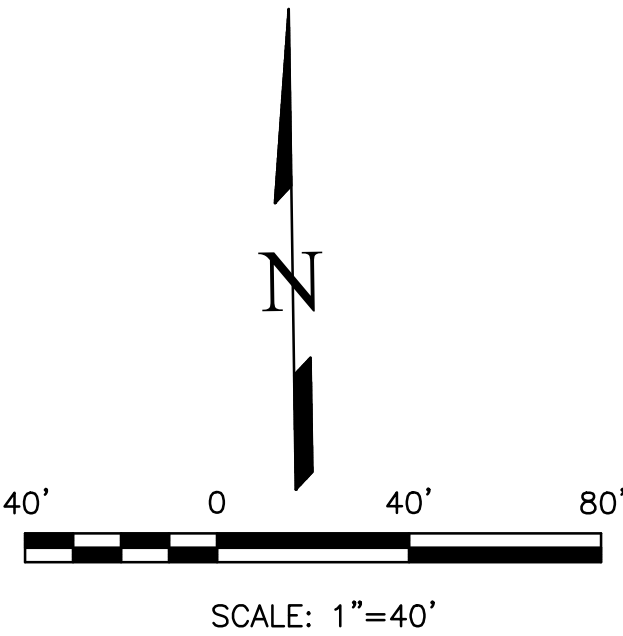
PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
FLOWLINE	FL	PROPOSED RIPRAP	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---
FINISH GROUND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

NOTES
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2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



SWALE CROSS SECTION S4
SCALE : NTS

Q (100-YEAR) = 3.3 CFS
SLOPE = 2.0%
n VALUE = 0.030
DEPTH = 1.55'
VELOCITY = 2.9 FT/S



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.

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PREPARED FOR:

RMG-ROCKY MOUNTAIN GROUP

ATTN:

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719.548.0600

721 S. Z3RD STREET
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www.tnecinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

VERTICAL GRADING PLAN - SOUTH SIDE

DESIGNED BY JF

DRAWN BY JF

CHECKED BY DF

H-SCALE AS SHOWN

V-SCALE N/A

JOB NO. 2419.00

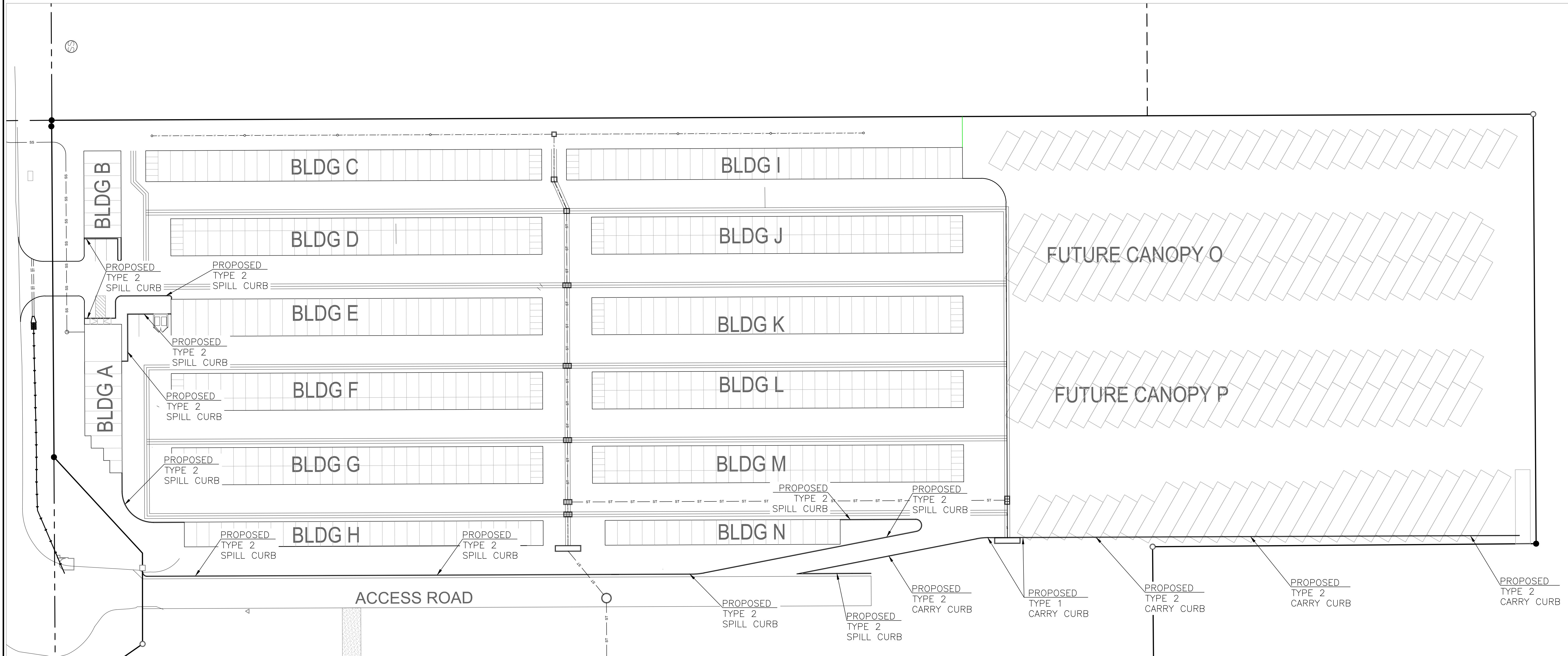
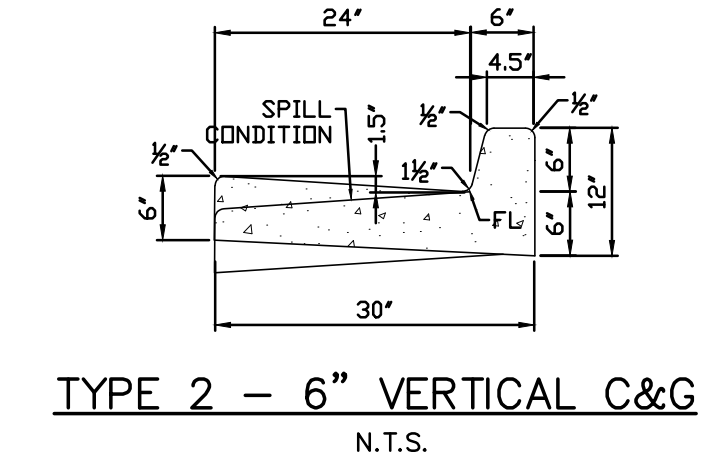
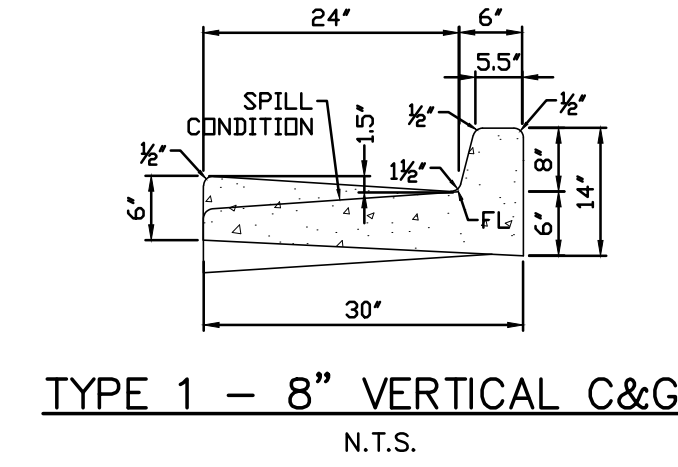
DATE ISSUED 11/13/24

SHEET NO. 6 OF 27

The diagram illustrates a cross-section of a valley pan. Key features include:

- 6x6 WIRE MESH**: Indicated by arrows pointing to the mesh reinforcement within the concrete.
- FLOW LINE**: A dashed line representing the water surface profile.
- SLOPE 1/2" PER FOOT**: The bottom slope of the pan.
- 1/2" R, TYP.**: Radius at the top corners.
- 6" MIN.**: Minimum depth of the pan.
- 7" MAX.**: Maximum depth of the pan.
- 2" CLEAR MIN., TYP.**: Clearance from the side walls.
- 3-1/2"**: Width of the top flange.
- 4'**: Total width of the pan.

VALLEY PAN
N.T.S.

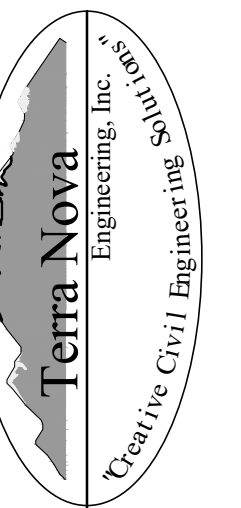


DANE FRANK
COLORADO P.E. # 50207

[illegible]

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPROPRIATE
REVIEWING AGENCIES,
TERRA NOVA ENGINEERING,
INC. APPROVES THEIR USE
ONLY FOR THE
PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION.

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



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904

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FAX: 719-635-6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING DETAILS

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
SCALE AS SHOWN
SCALE N/A
PRICE NO. 2419.00
DATE ISSUED 11/13/24
SHEET NO. 7 OF 27



PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
INITIAL GRADING & EROSION CONTROL - NORTH SIDE
NOVEMBER 2024

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

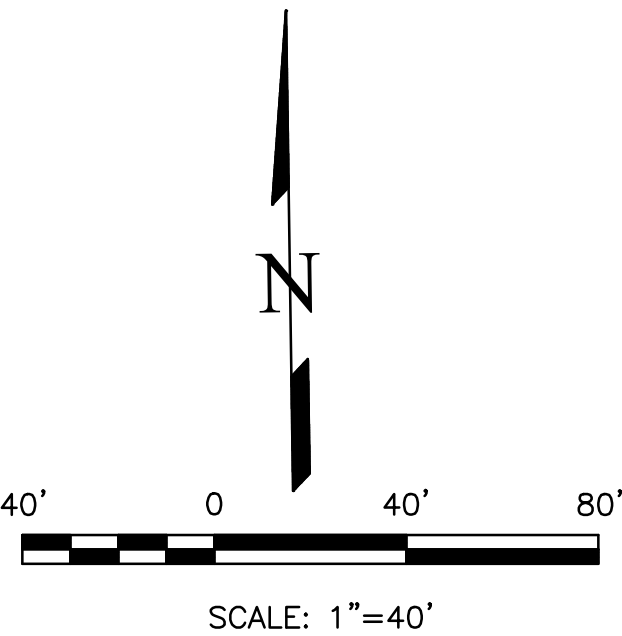
GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
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	---

- NOTES**
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
 2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
 3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN. THIS INITIAL GRADING IS A POOR FIT FOR THE PROPOSED SITE DUE TO THE LARGE NUMBER OF TALL RETAINING WALLS PROPOSED. THE DESIGN ENGINEER DOES NOT CONSIDER MATCHING THE INITIAL GRADING PLAN TO BE CRITICAL AND RECOMMENDS THE CONTRACTOR PRIORITIZE CONSTRUCTION OF THE RETAINING WALLS AND THE VERTICAL GRADING PLAN OVER THE INITIAL GRADING PLAN.
 4. SEED AND MULCH DISTURBED AREAS ONLY.
 5. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
8F	SILT FENCE	---	INITIAL
SSA	STABILIZED STAGING AREA	---	INITIAL
VTC	VEHICLE TRACKING CONTROL	---	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	---	INITIAL
CWA	CONCRETE WASHOUT AREA	---	INITIAL
SR	SURFACE ROUGHENING	---	INITIAL
TSE	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL



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DANE FRANK
COLORADO P.E. # 50207

DATE

REVISIONS

NO.

DESCRIPTION

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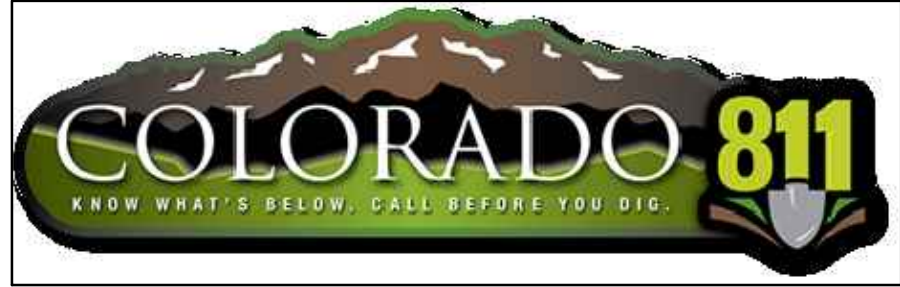
PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600

Terra Nova Engineering, Inc.
Civil Engineering
721 S. ZIEGLER STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnainc.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 11/13/24
SHEET NO. 8 OF 27

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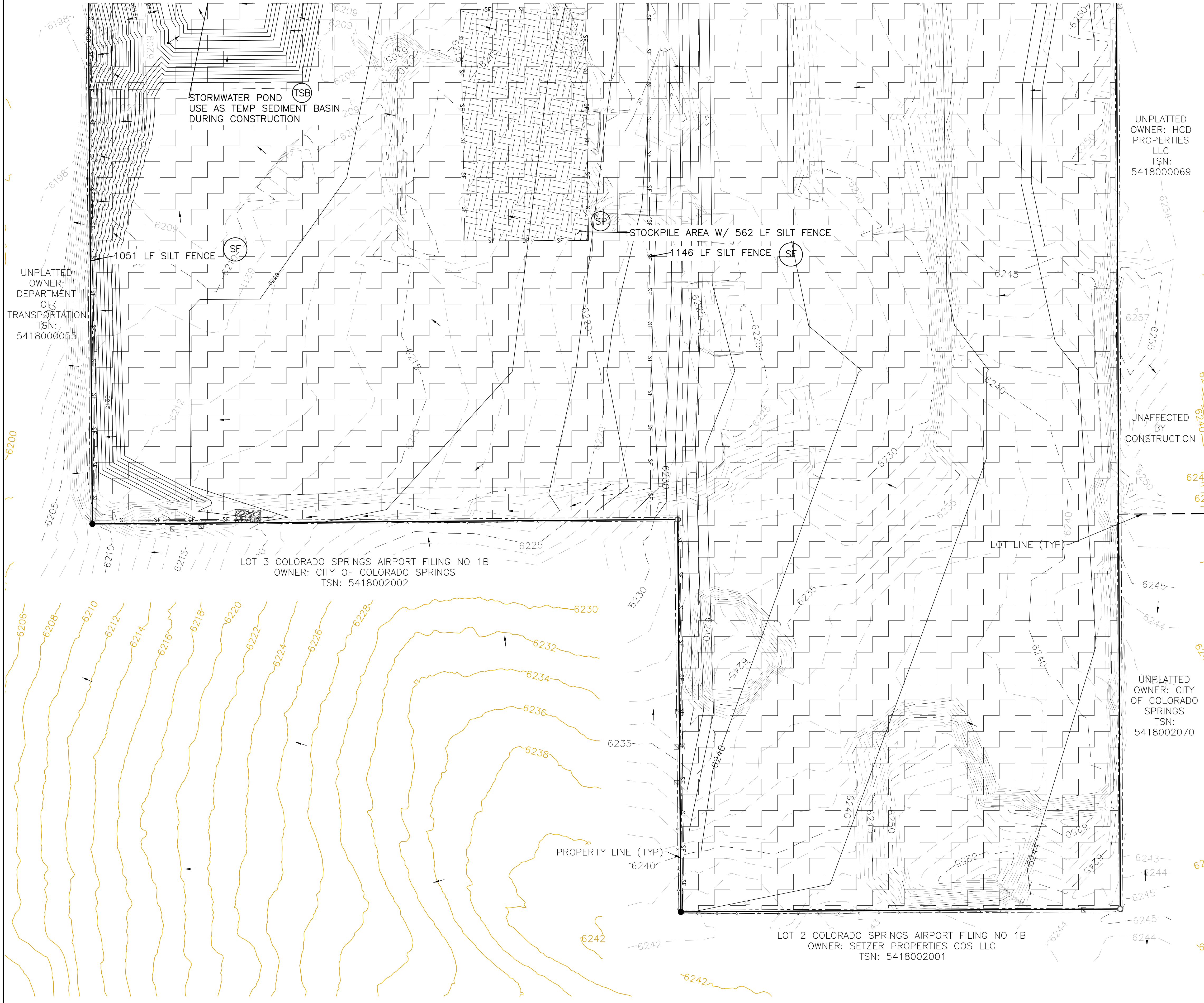
PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE

NOVEMBER 2024

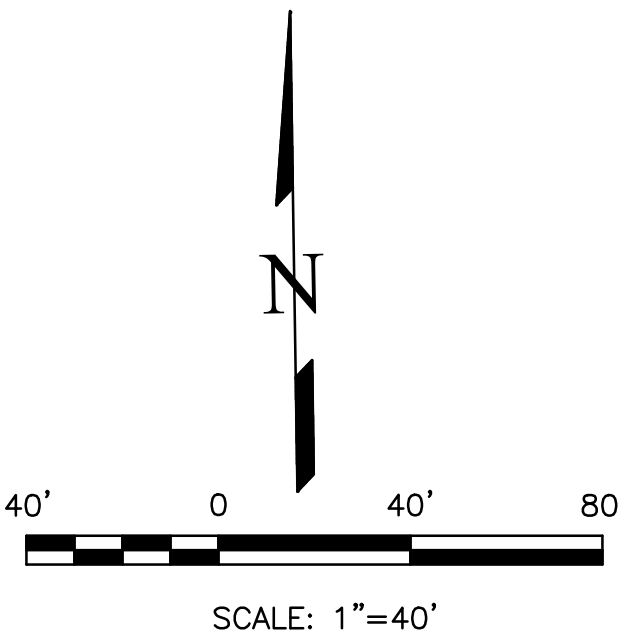
BENCHMARKS
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]



GRADING LEGEND			
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	---
		PROPOSED CURB & GUTTER	---

- NOTES**
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 2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
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 4. 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		INITIAL
VTC	VEHICLE TRACKING CONTROL		INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION		INITIAL
CWA	CONCRETE WASHOUT AREA		INITIAL
SR	SURFACE ROUGHENING		INITIAL
TSS	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL



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DANE FRANK
COLORADO P.E. # 50207

REVISIONS

NO.	DESCRIPTION	DATE

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PREPARED FOR:
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Creative Civil Engineering

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OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnainc.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 11/13/24
SHEET NO. 9 OF 27



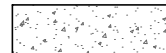

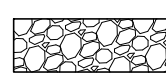

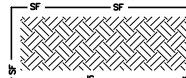

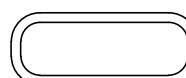





PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
INTERIM EC PLAN - NORTH SIDE
NOVEMBER 2024

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

GRADING LEGEND

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

EROSION CONTROL LEGEND

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

NOTES

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
2. SEED AND MULCH DISTURBED AREAS ONLY.
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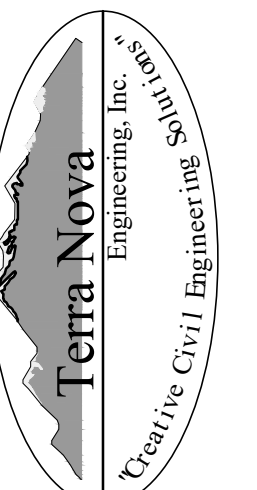
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GRADING AND EROSION CONTROL PLAN
INTERIM EROSION CONTROL PLAN – NORTH SIDE

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PLATTE SELF STORAGE
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BENCHMARKS
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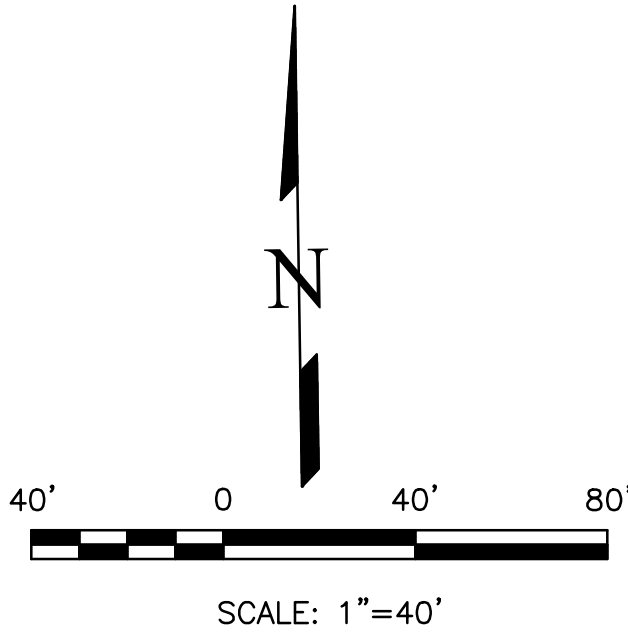
GRADING LEGEND

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

EROSION CONTROL LEGEND

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

NOTES
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INTERIM EROSION CONTROL PLAN -- SOUTH SIDE

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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)	6130	FIBER OPTIC LINE	---fo---fo---
STORM MANHOLE	○	STORM SEWER LINE	---st---st---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---
		CUT/FILL BOUNDARY	---

EROSION CONTROL LEGEND

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SCL	SEDIMENT CONTROL LOG	---	INTERIM
IP	INLET PROTECTION	---	INTERIM
SM	PERMANENT SEEDING AND MULCHING PS - DRILL SEED, HAND SEED, OR HYDROSEED; SEED MIX PER COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL (DECEMBER 2020), TABLE 5-2 MU - MECHANICALLY CRIMP MULCH OR HYDROMULCH	---	FINAL

NOTES

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
VERTICAL EROSION CONTROL PLAN - NORTH SIDE

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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

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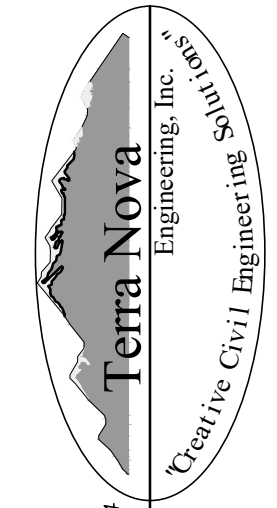
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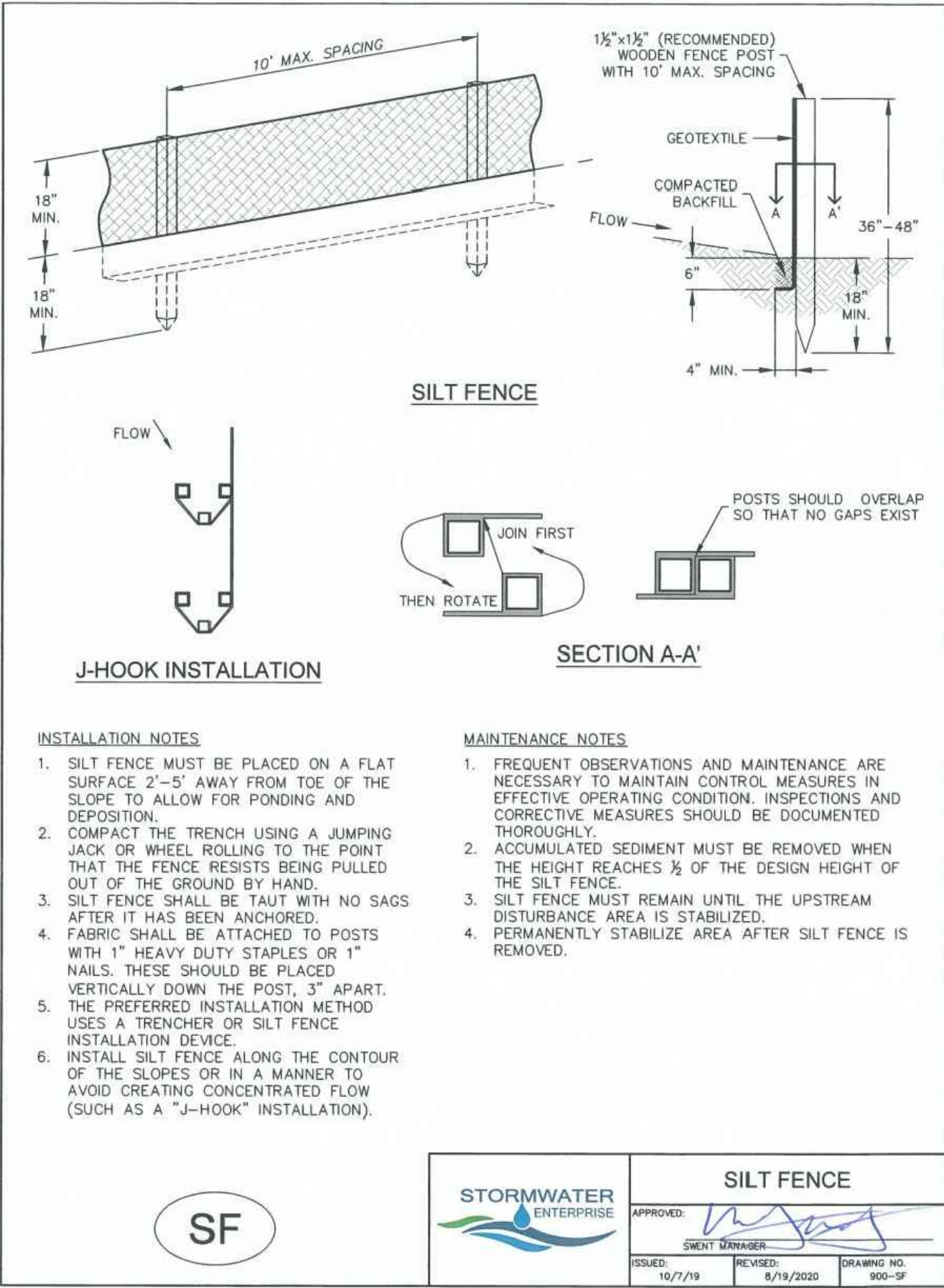
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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
VERTICAL EROSION CONTROL PLAN — SOUTH SIDE

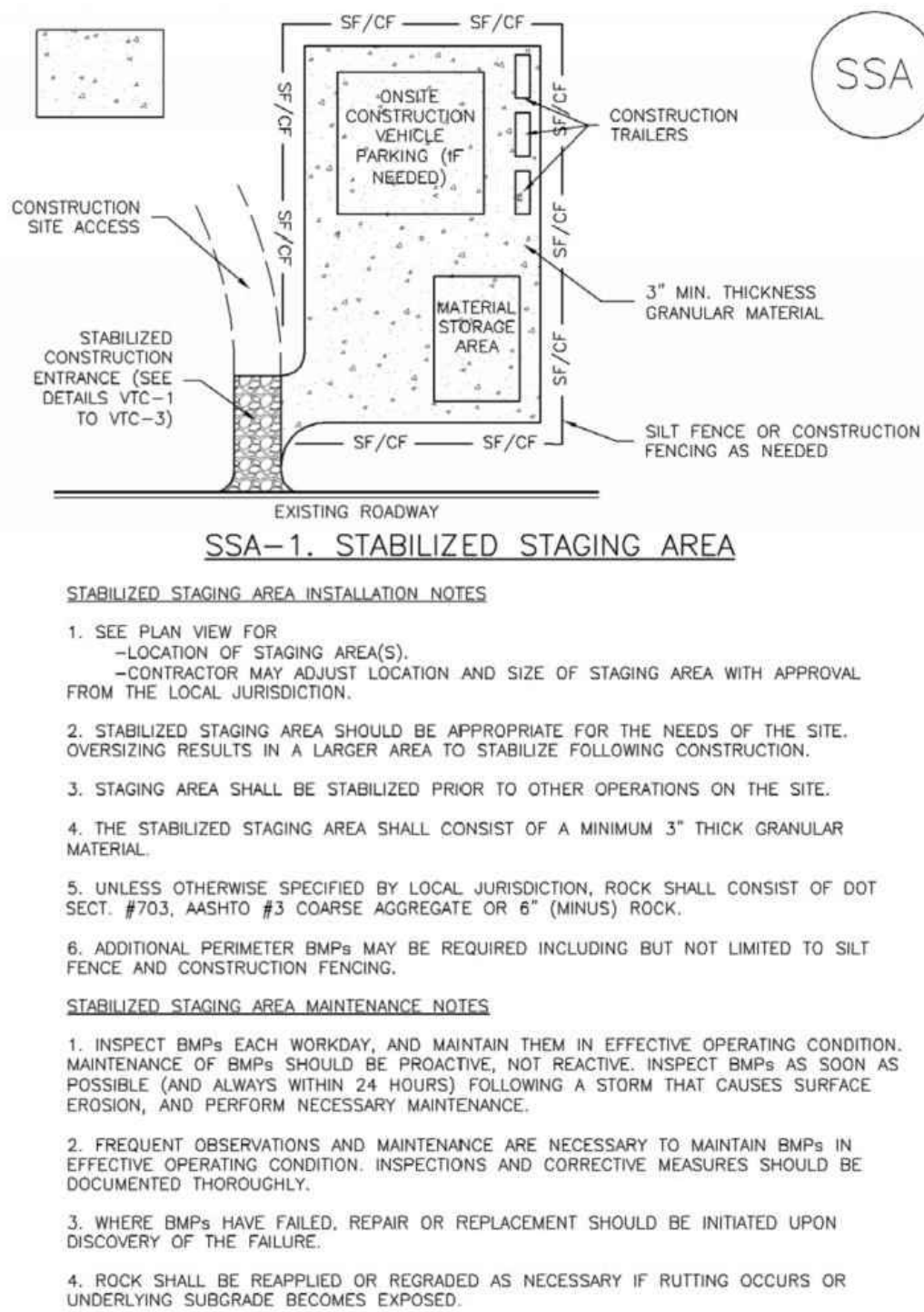
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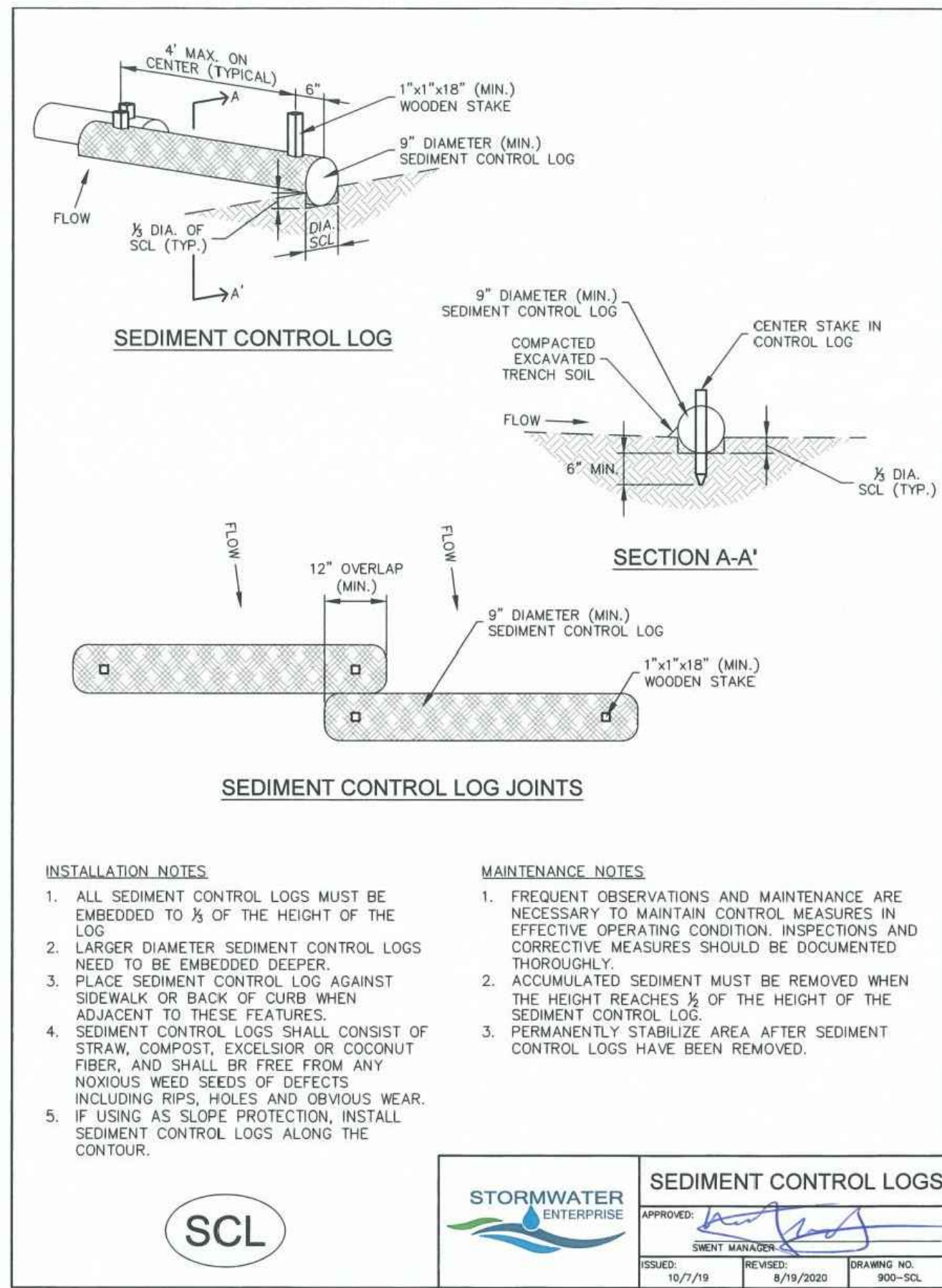
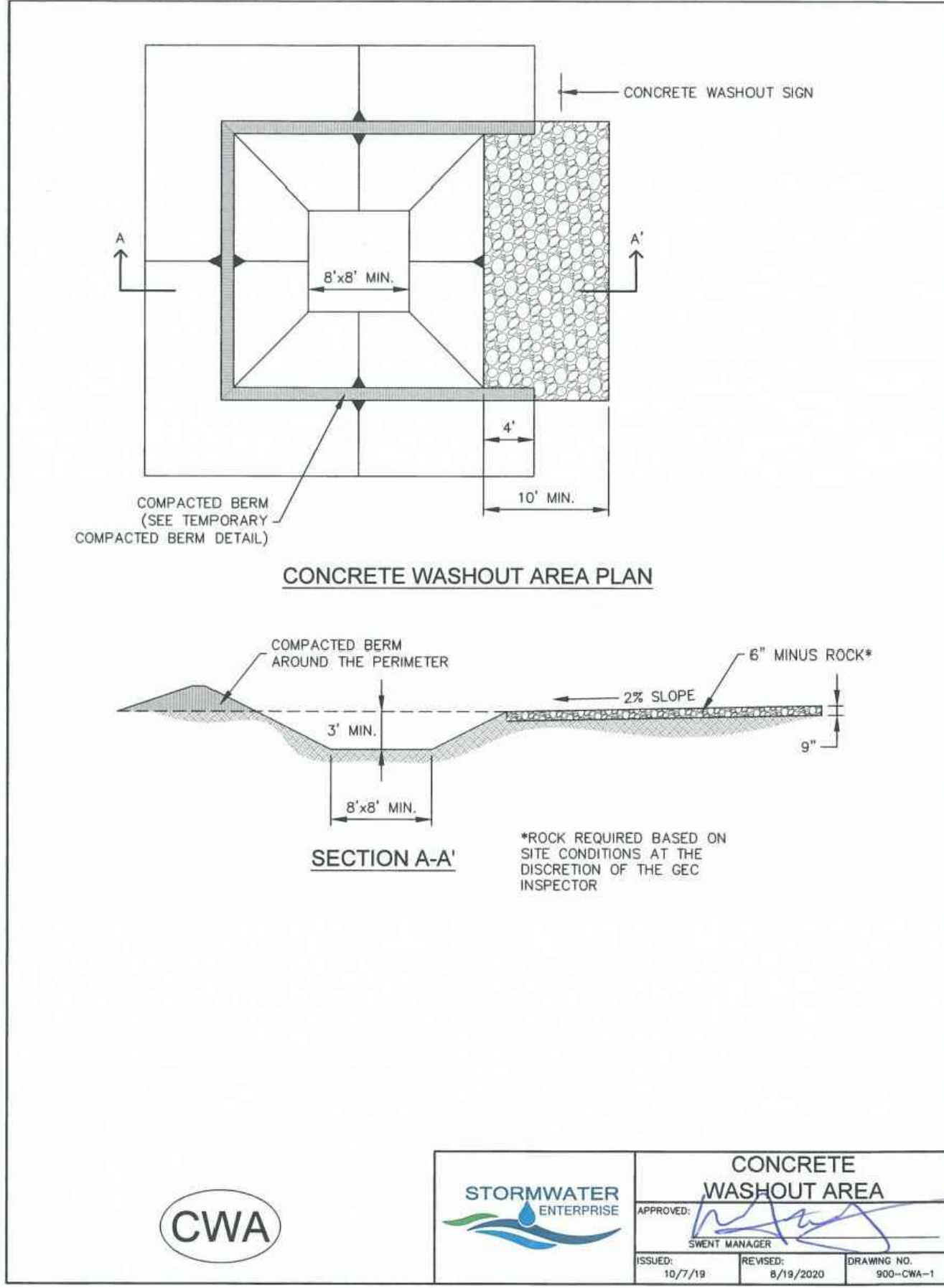
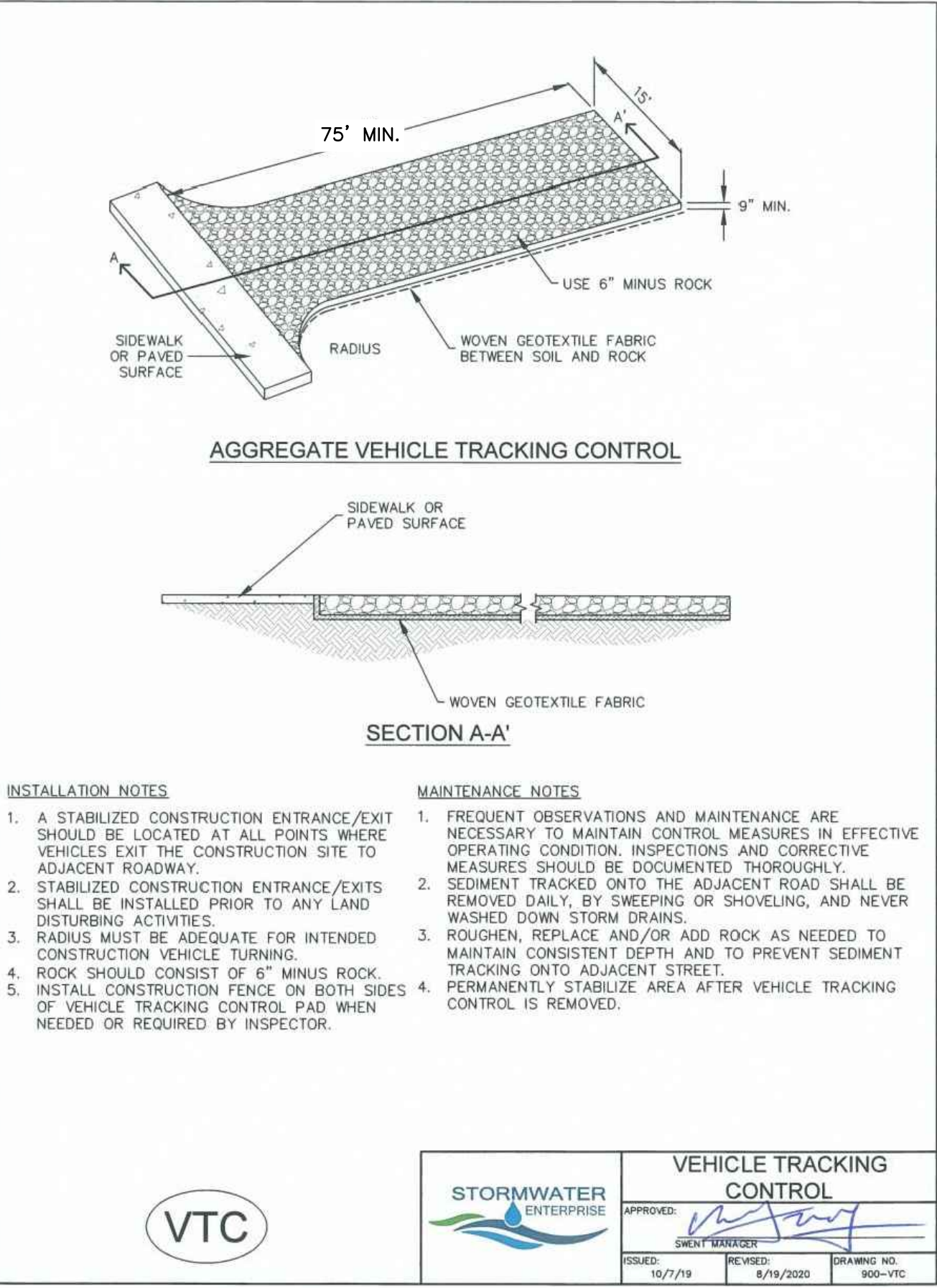
Stabilized Staging Area (SSA)

SM-6



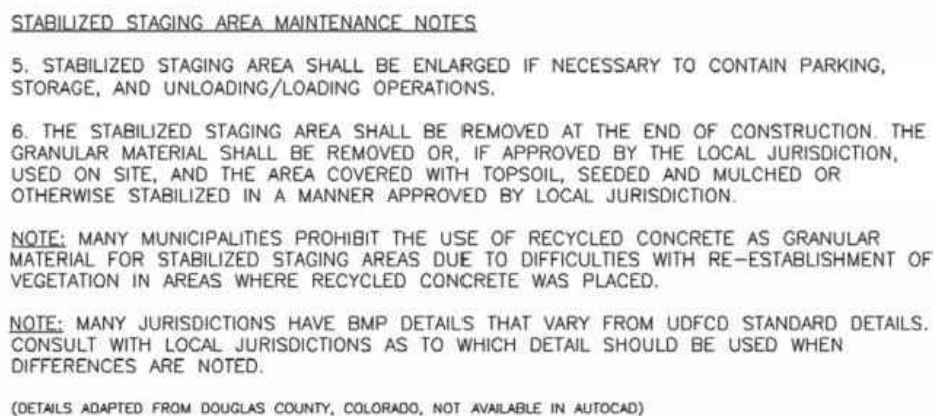
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SSA-3



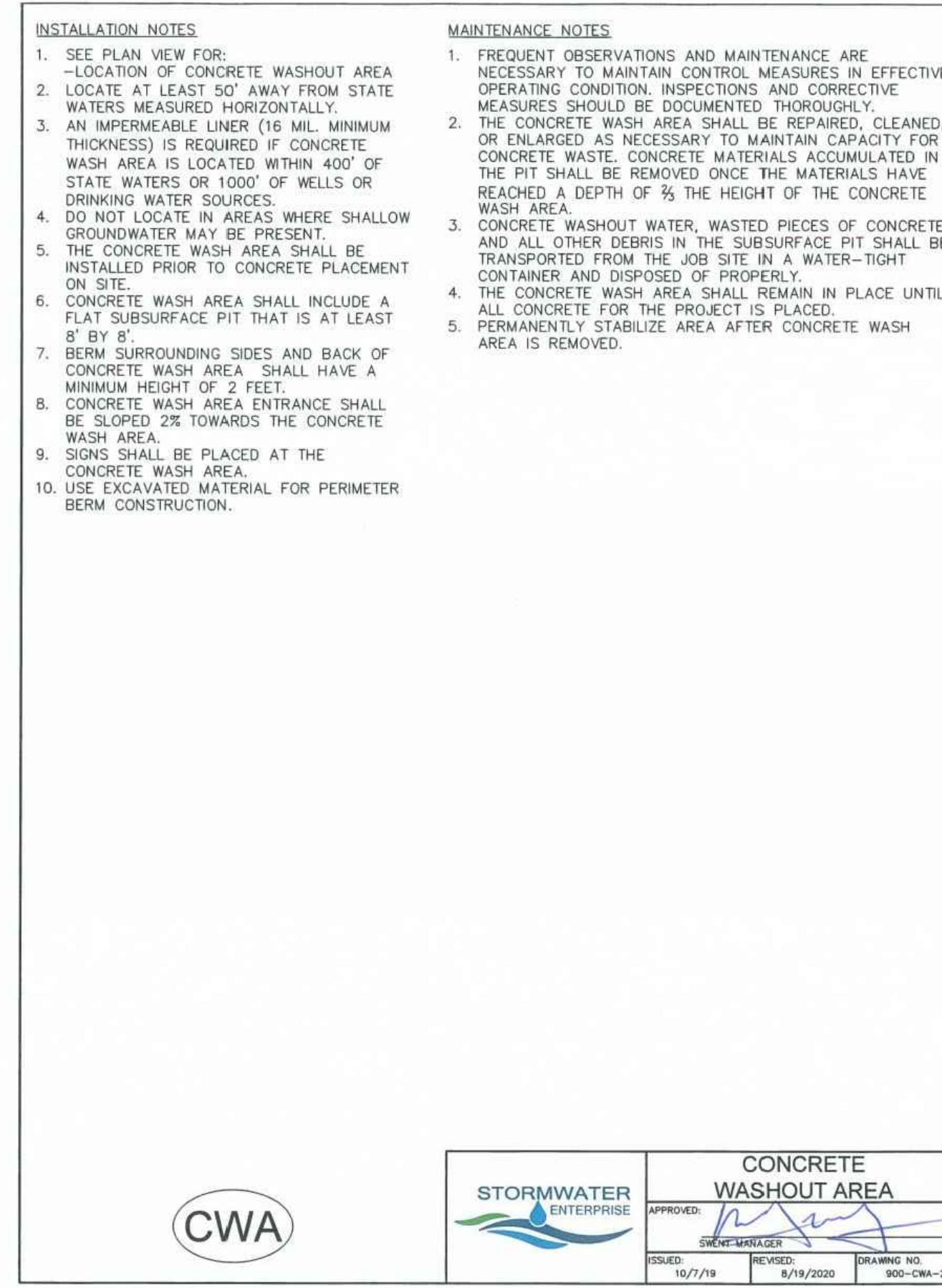
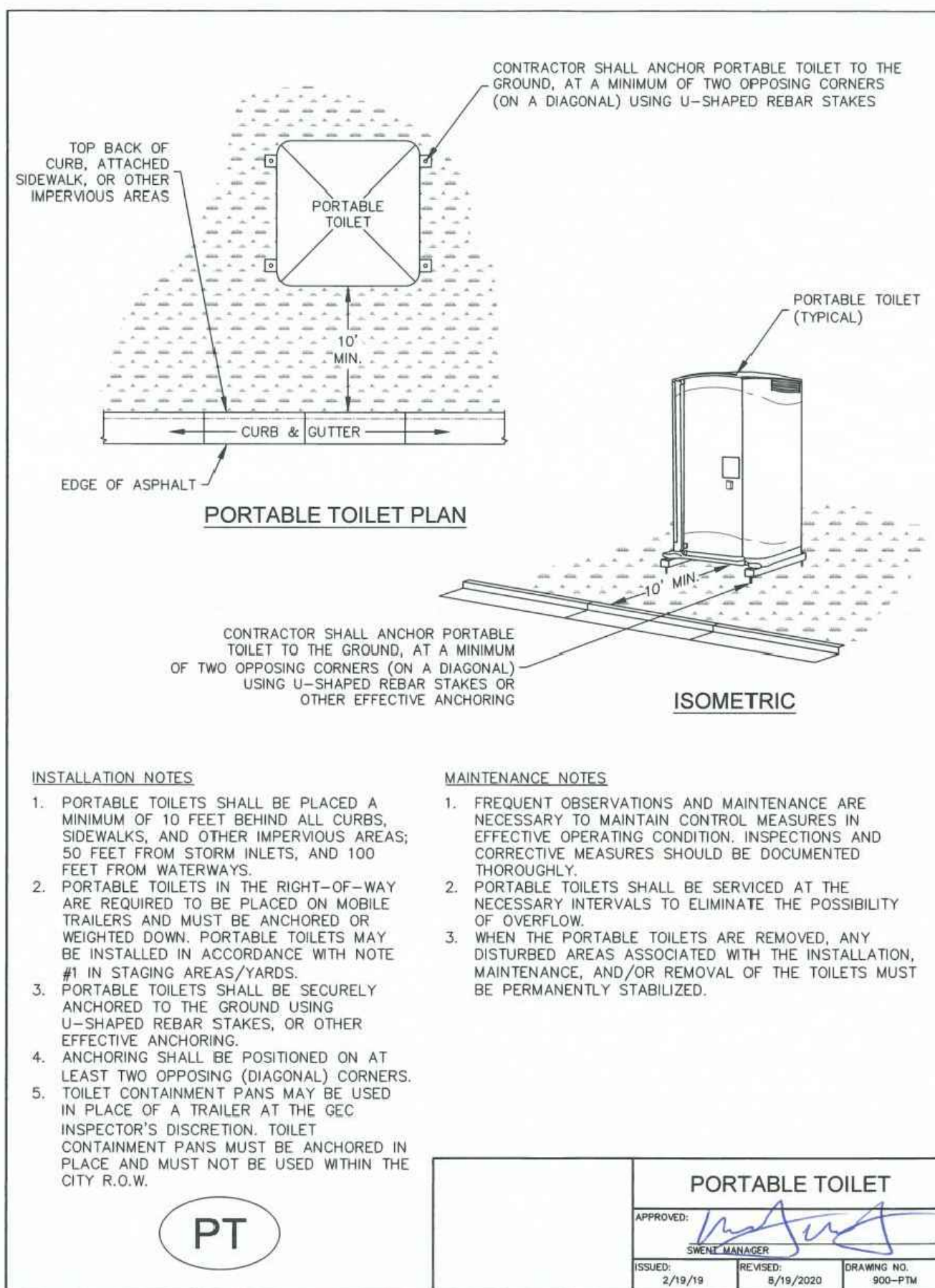
Stabilized Staging Area (SSA)

SM-6



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

SSA-4



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SEEDING & MULCHING

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

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.

2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.

3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.

4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE. AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.

2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.

•SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL-SEEDING IS USED

3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.

•SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING

•BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.

2. MULCHING REQUIREMENTS INCLUDE:

•HAY OR STRAW MULCH

- ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
- CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
- TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.

•HYDRAULIC MULCHING

- HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
- IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
- WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.


•EROSION CONTROL BLANKET

- EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: 


DESIGNED: 10/7/19
CHECKED: 8/19/2020
DRAWING NO. 900-SM

Chapter 5
Native Vegetation Requirements and Guidelines

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

City of Colorado Springs
Stormwater Enterprise

 5-11

Stormwater Construction Manual
December 2020

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.

Chapter 5
Native Vegetation Requirements and Guidelines

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

City of Colorado Springs
Stormwater Enterprise

 5-12

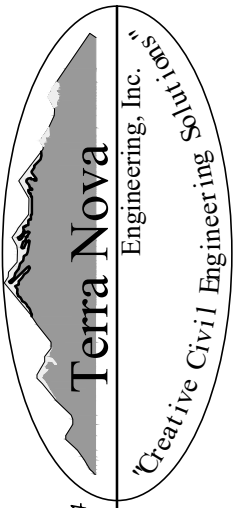
Stormwater Construction Manual
December 2020

REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES HAVE NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. ONLY THE DESIGNER'S WRITTEN AUTHORIZATION.

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



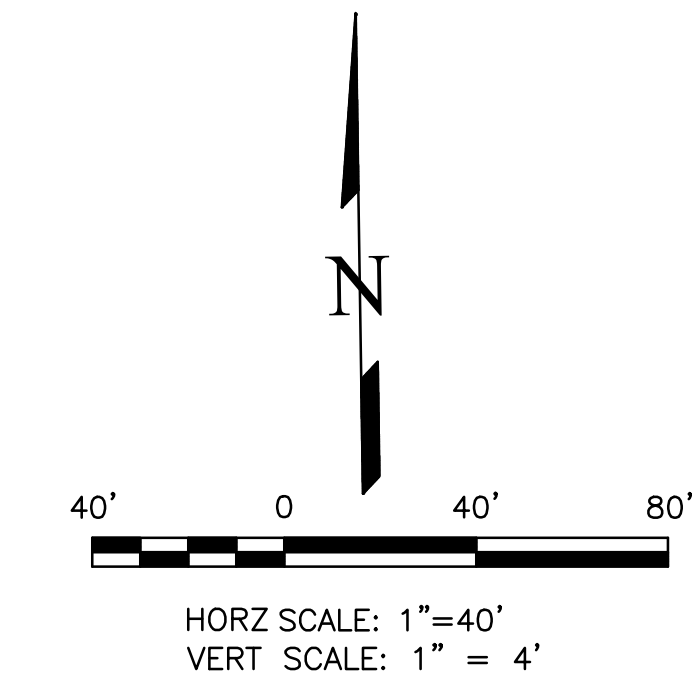
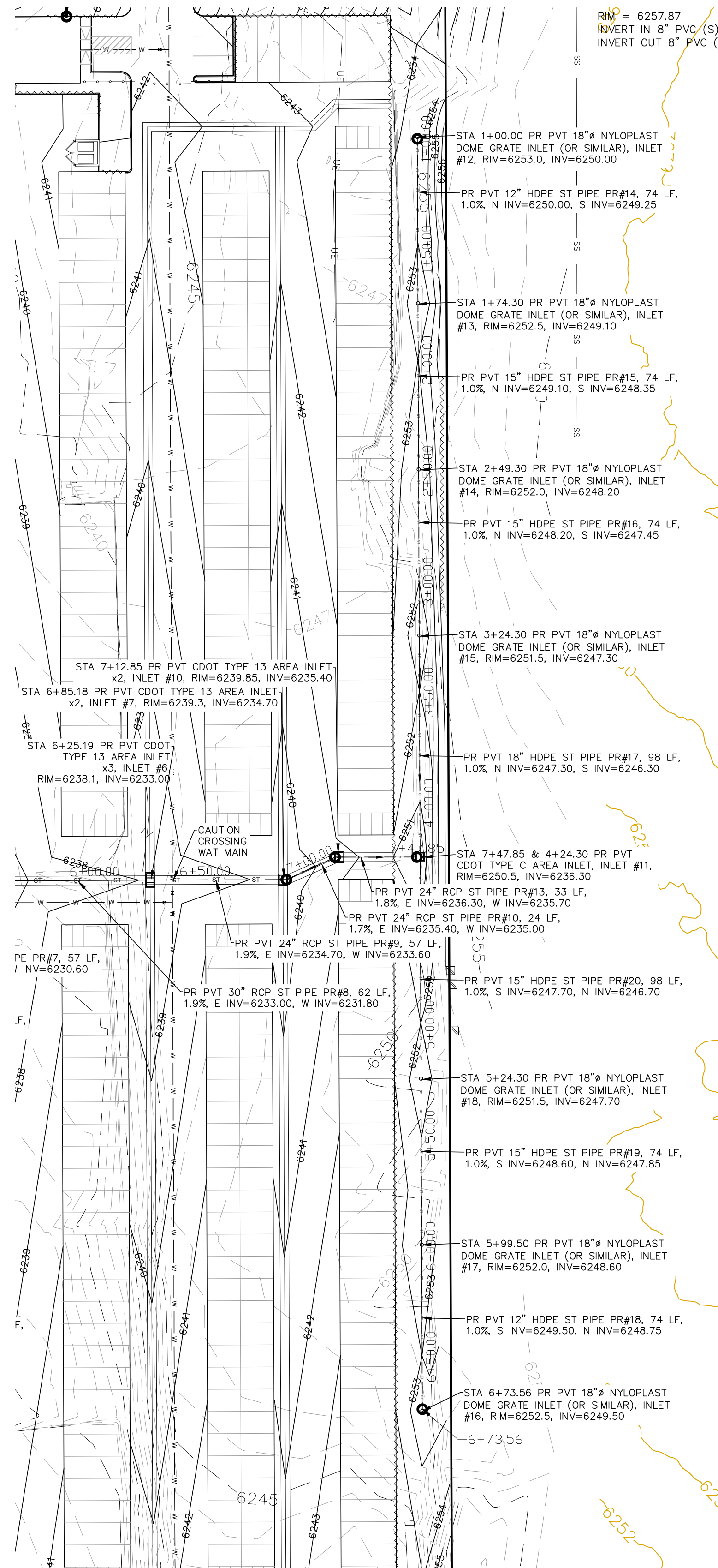
Terra Nova Engineering, Inc.
Creative Civil Engineering

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

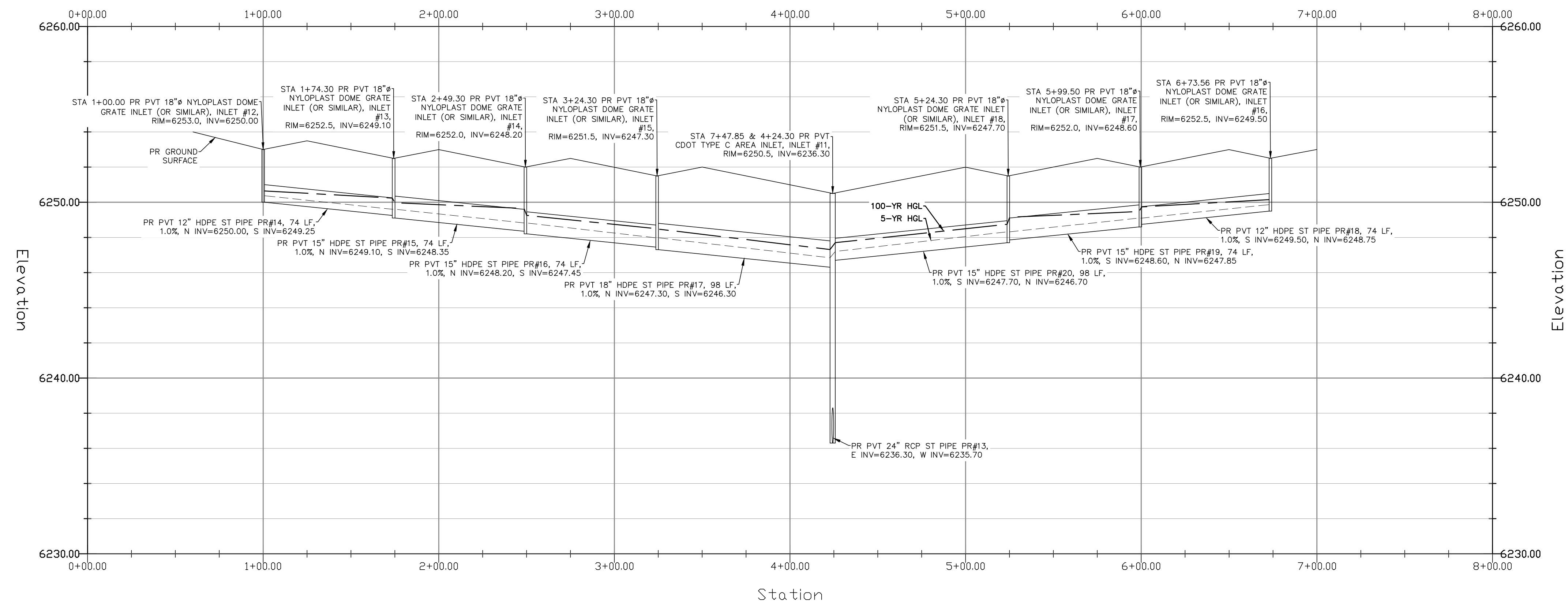
PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

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



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




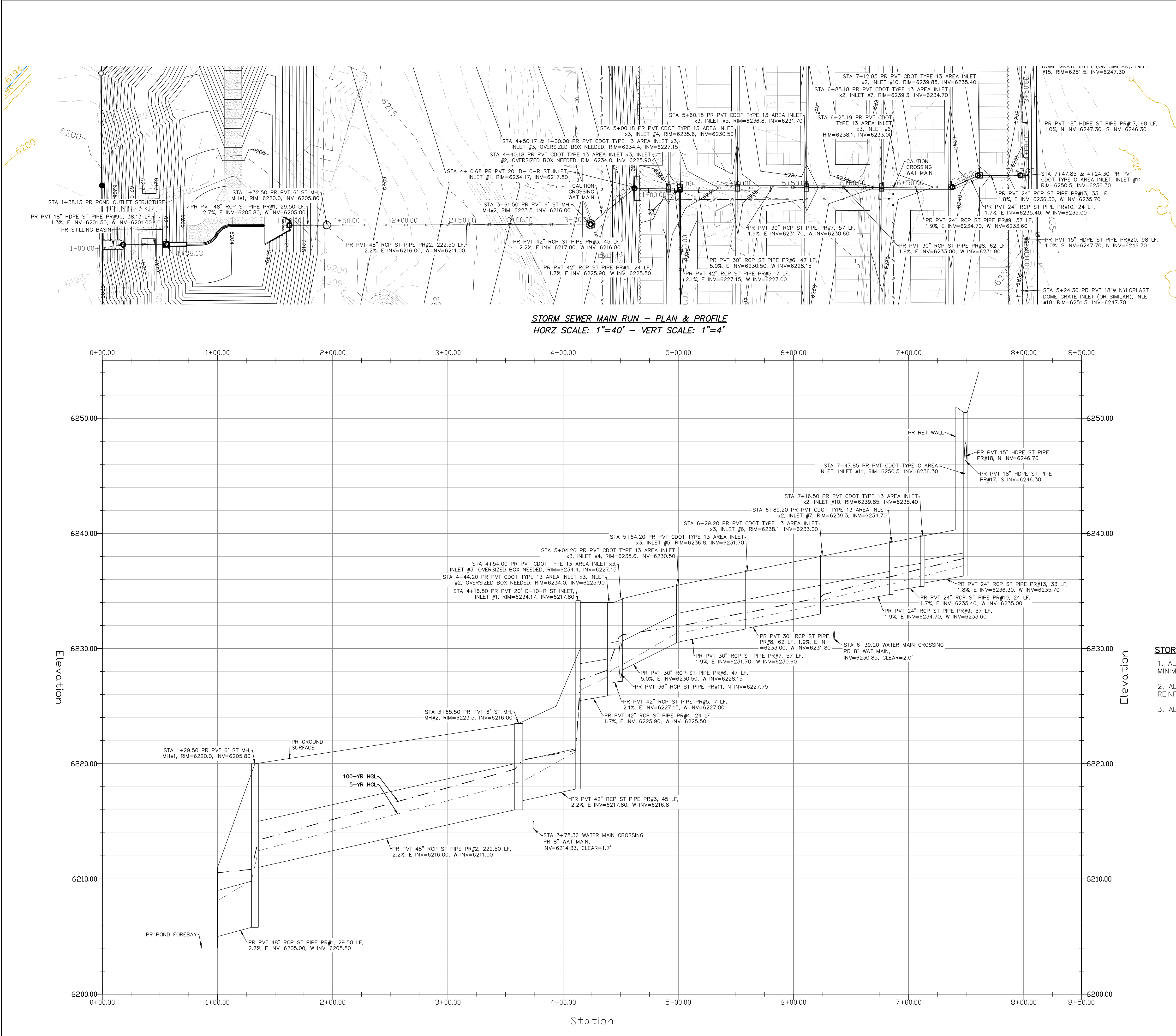
GRADING LEGEND

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)		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.

DESIGNED BY DLF		<div>721 S. 23RD STREET COLORADO SPRINGS, CO 80904</div> <div>OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnesinc.com</div>	<div><p>Terra Nova Engineering, Inc. Creative Civil Engineering www.tnesinc.com</p></div> <div>RMG-ROCKY MOUNTAIN GROUP</div> <div>ATTN:</div> <div>5085 LIST DR, #200</div> <div>COLORADO SPRINGS, CO 80919</div> <div>719.548.0600</div>	UNTIL SUCH TIME AS THESE DRAWINGS ARE RECORDED BY THE APPROPRIATE REVIEWING AGENCIES. TERRA NOVA ENGINEERING, INC. ACCEPTS NO OTHER USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	DATE:	DESCRIPTION	NO.
DRAWN BY DLF							
CHECKED BY LD							
SCALE AS SHOWN							
SCALE N/A							
DATE ISSUED: 2019.00							
SHEET NO. 17 OF 24							

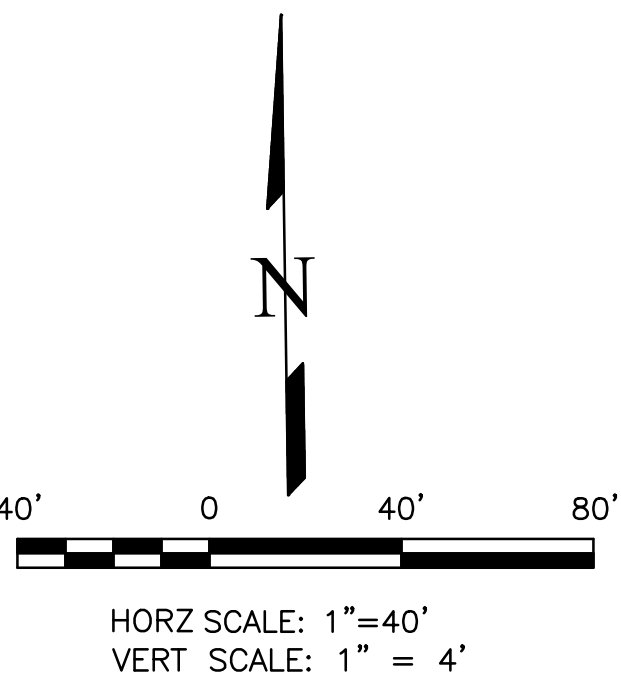


GRADING LEGEND

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	---
EXISTING CONTOURS - MAJOR	---
PROPOSED CONTOURS - 1'	---
EXISTING PROPERTY LINE	---
PROPOSED RET WALL	---
PROPOSED RIPRAP	---
WATER LINE	---
SANITARY SEWER LINE	---
GAS LINE	---
UNDERGROUND ELECTRICAL LINE	---
TELEPHONE LINE	---
FIBER OPTIC LINE	---
STORM SEWER LINE	---
LIMIT OF CONSTRUCTION	---
LIMIT OF SOIL DISTURBANCE	---
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FIRE HYDRANT	---

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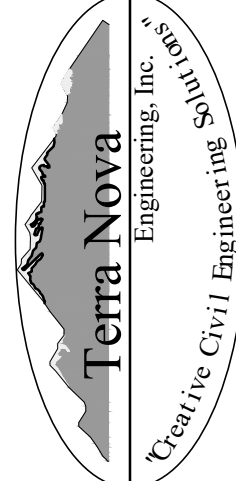
DANE FRANK
COLORADO P.E. # 50207

REVISIONS

NO.	DESCRIPTION	DATE

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PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
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COLORADO SPRINGS, CO 80919
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Terra Nova

Engineering, Inc.

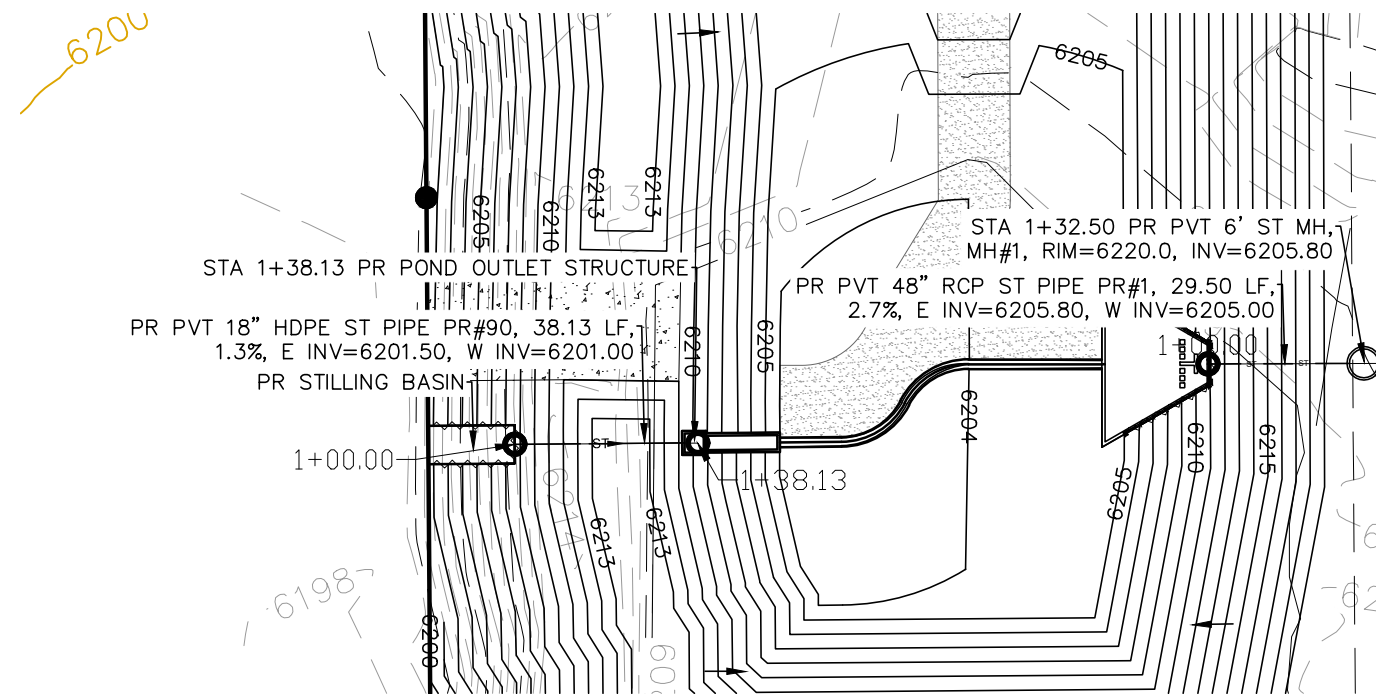
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www.tnengine.com

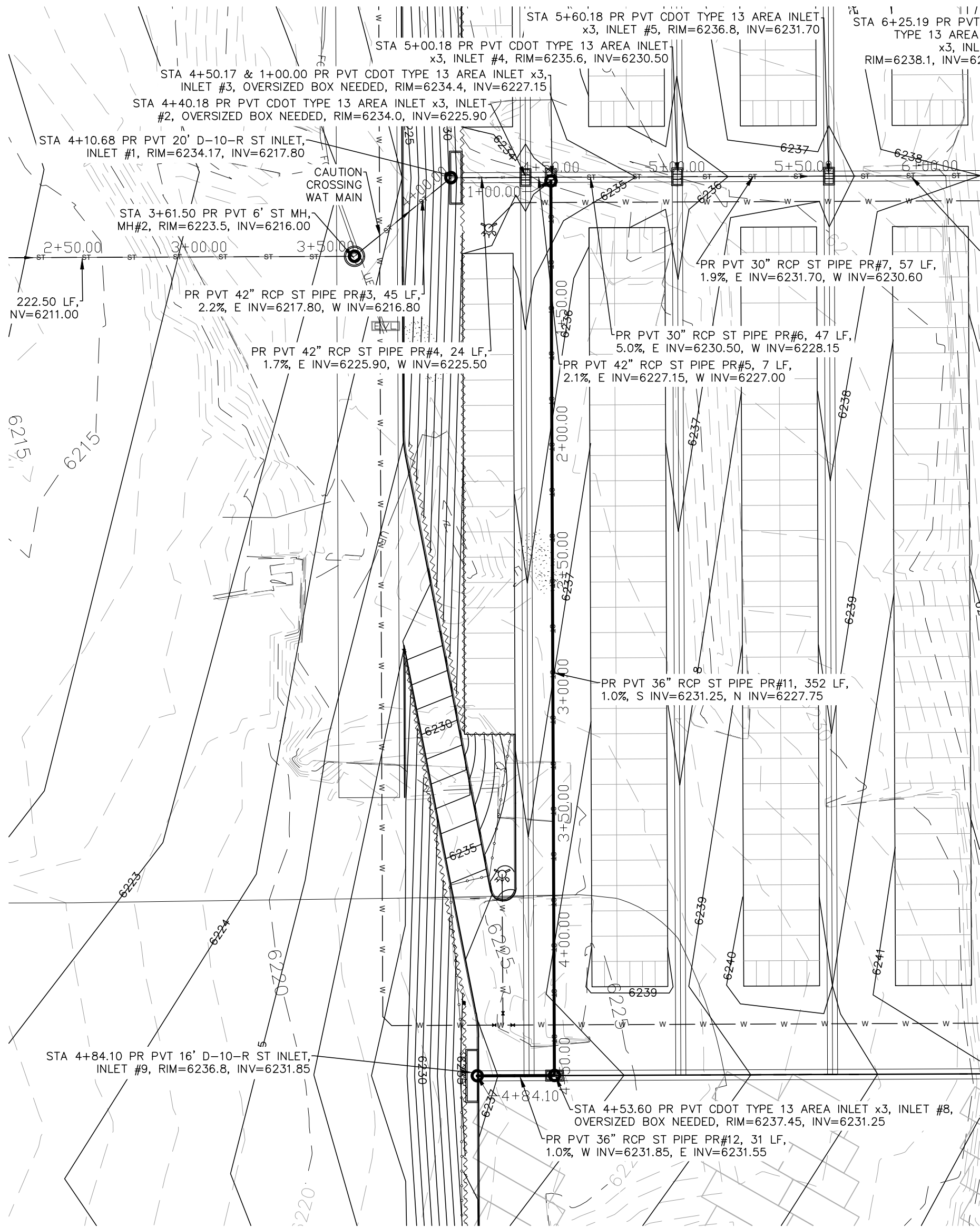
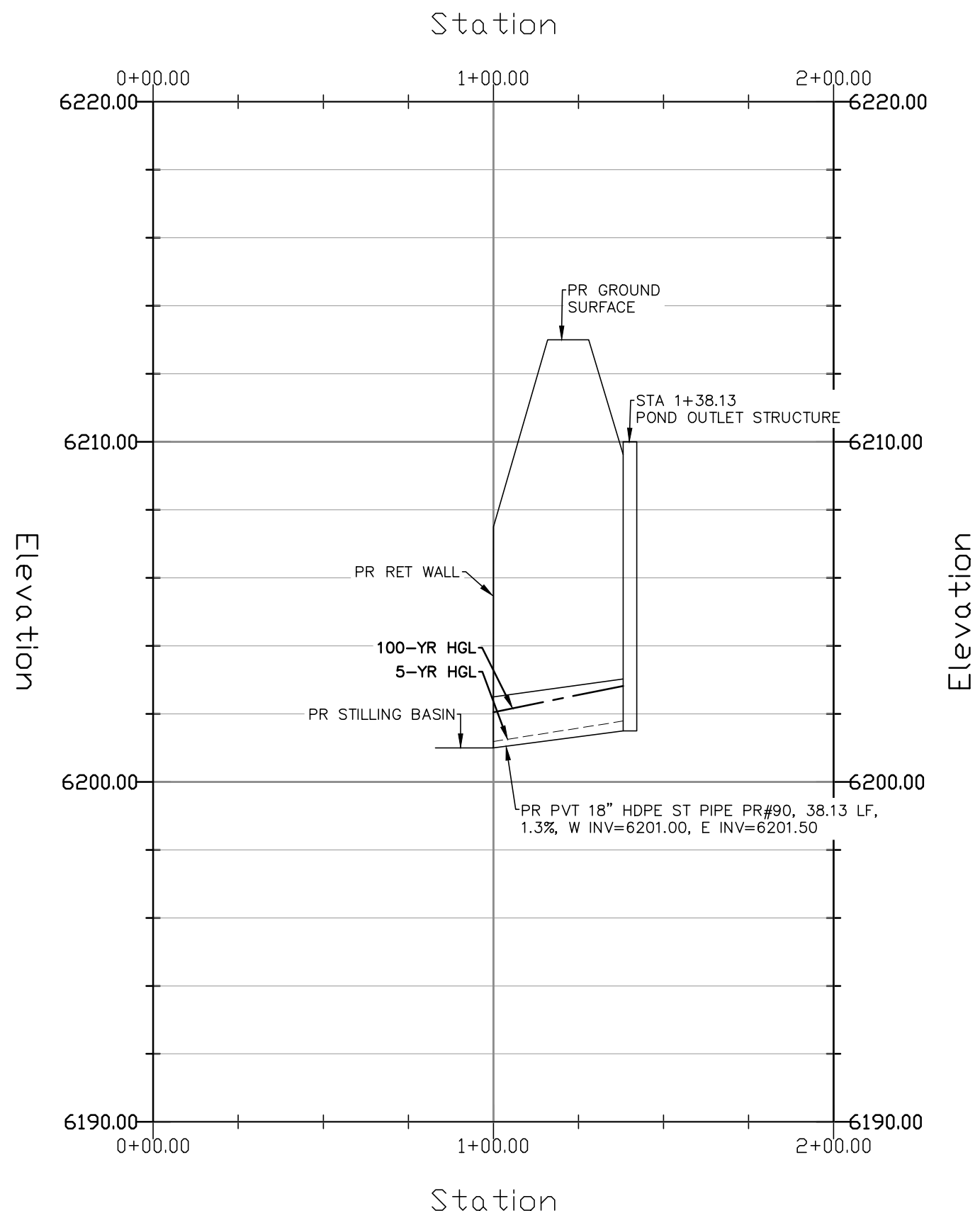
PLATTE SELF STORAGE

STORM SEWER PLAN
MAIN RUN - PLAN & PROFILE

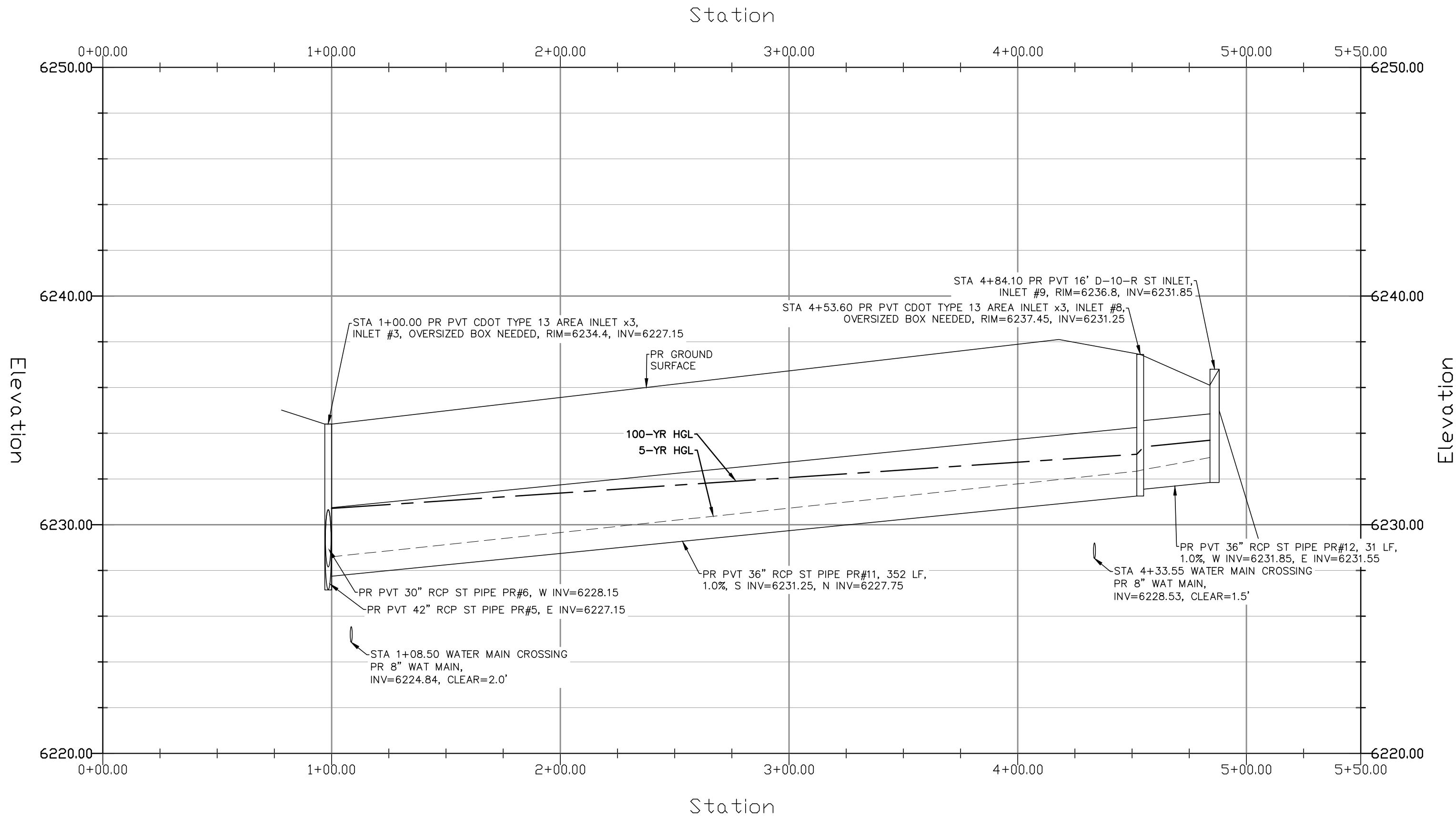
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V-SCALE N/A
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DATE ISSUED 11/13/24
SHEET NO. 18 OF 27



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'

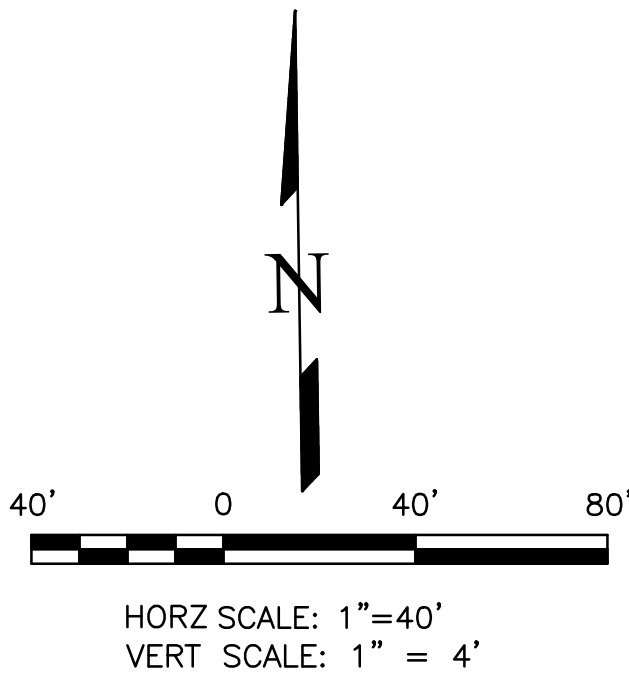


GRADING LEGEND

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)	6130	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---

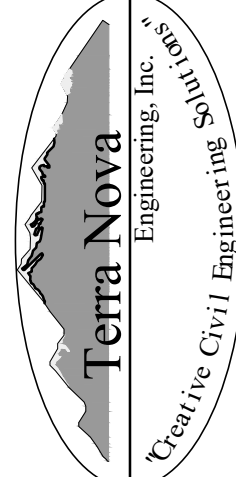
STORM SEWER NOTES

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
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FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

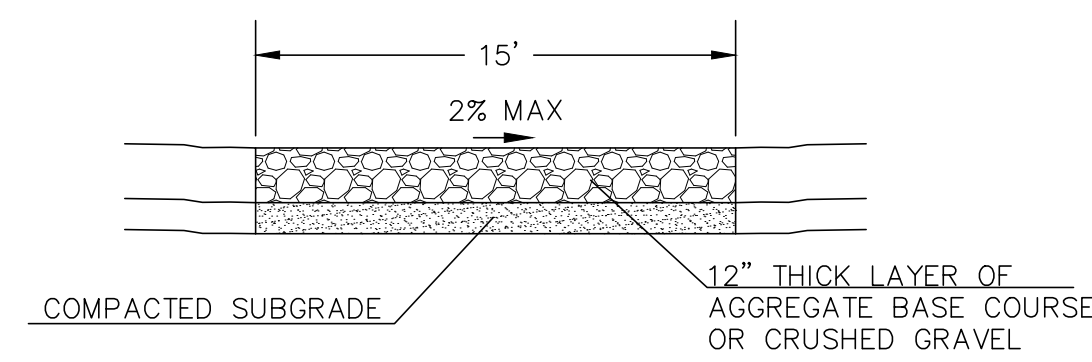
DANE FRANK
COLORADO P.E. # 50207

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			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com			
PLATTE SELF STORAGE			
STORM SEWER PLAN SOUTH RUN & POND OUTLET – PLAN & PROFILE			
DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A JOB NO. 2419.00 DATE ISSUED 11/13/24 SHEET NO. 19 OF 27			

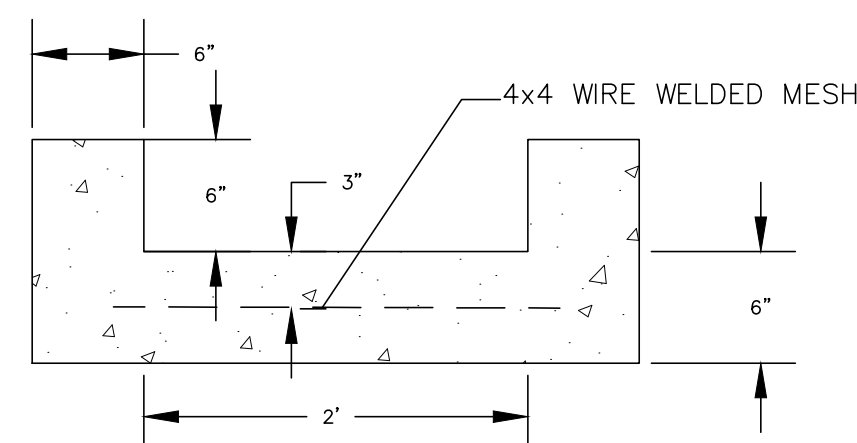
PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
EXTENDED DETENTION BASIN PLAN
NOVEMBER 2024

GRADING LEGEND

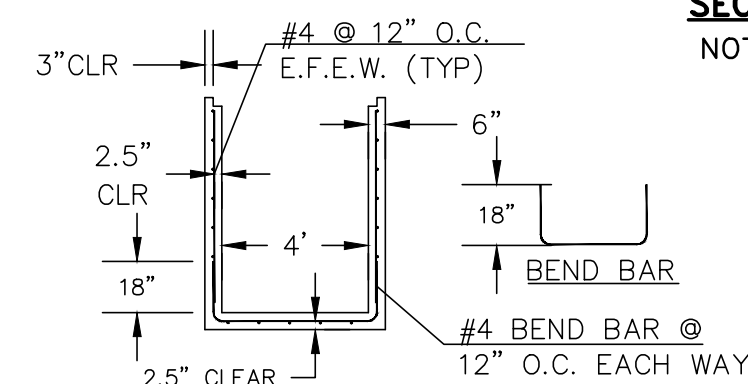
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EXISTING	EX	EXISTING CONTOURS - MAJOR	--- -6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	===== 6231
FINISHED GROUND	FG	EXISTING PROPERTY LINE	=====
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	=====
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	— v — v —
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	— SS — SS —
LOW POINT	LP	GAS LINE	— UG — UG —
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	— UE — UE —
FLOW ARROW	←	TELEPHONE LINE	— UT —
		FIBER OPTIC LINE	— FO — FO —
		STORM SEWER LINE	— ST — ST —
		LIMIT OF CONSTRUCTION	— - - - -
		LIMIT OF SOIL DISTURBANCE	- - - - -
		PROPOSED FENCE	— o — o — o —
		FIRE HYDRANT	



15' MAINTENANCE ACCESS ROAD SECTION
NOT TO SCALE

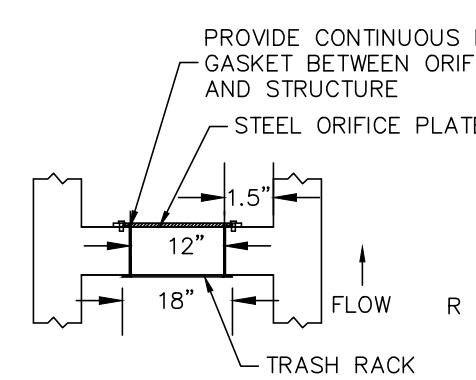


2' CONCRETE TRICKLE CHANNEL
NOT TO SCALE

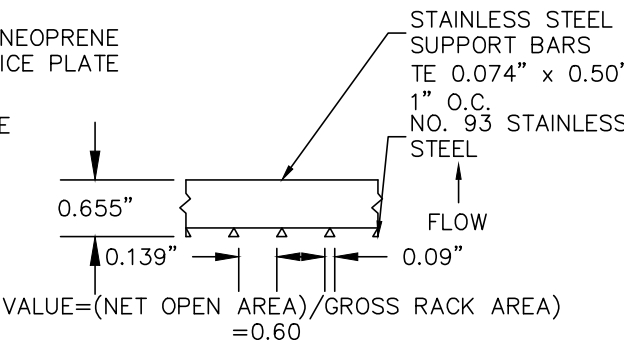


4'x4' OUTLET BOX
STRUCTURAL DETAIL

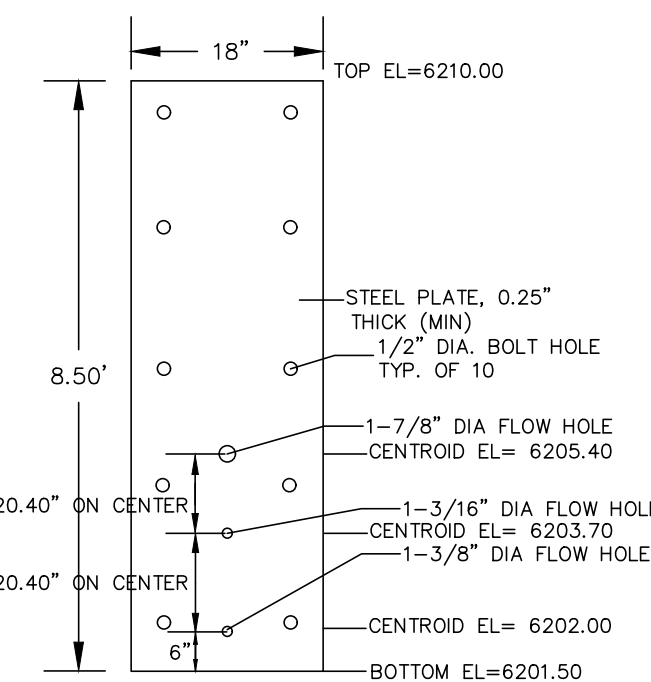
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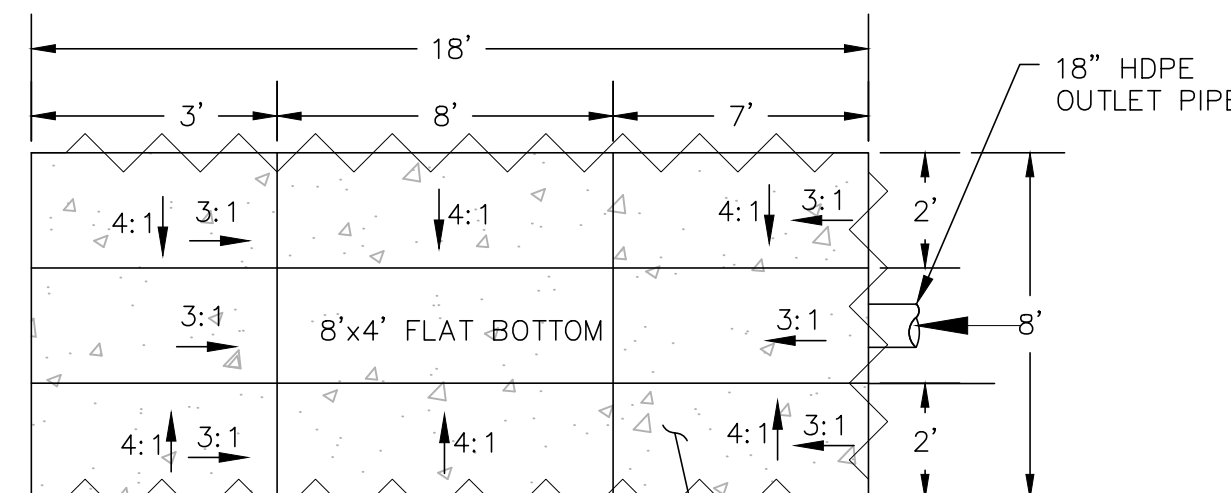
SECTION B-B
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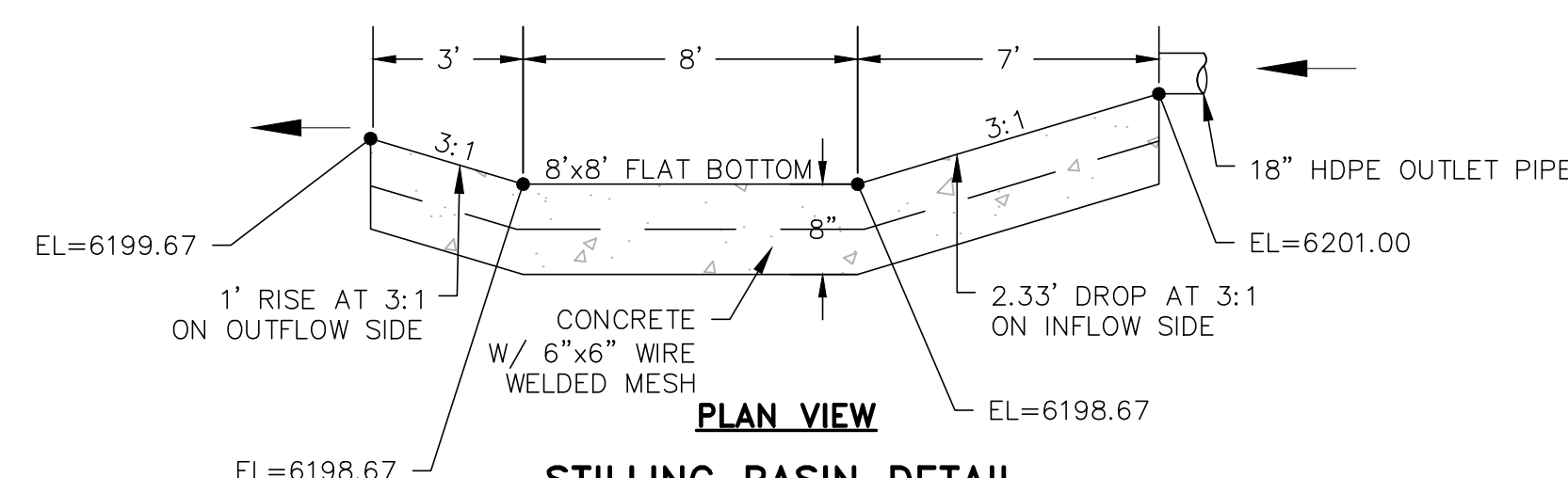
SECTION C-C
NOT TO SCALE



INLET ORIFICE PLATE
PERFORATED HOLE PATTERN
NOT TO SCALE



PROFILE VIEW



STILLING BASIN DETAIL
NOT TO SCALE

POND WATER LEVEL ELEVS

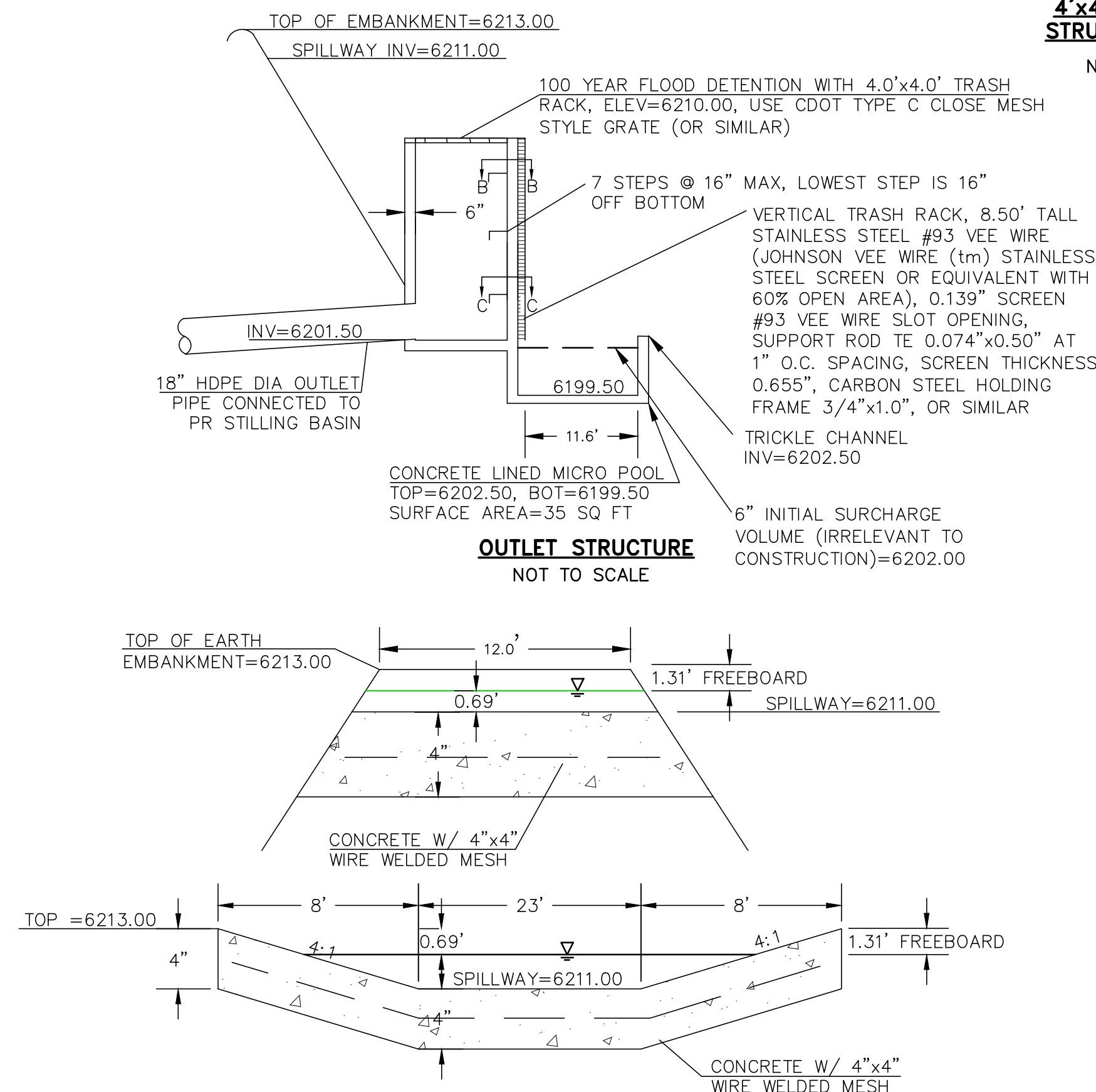
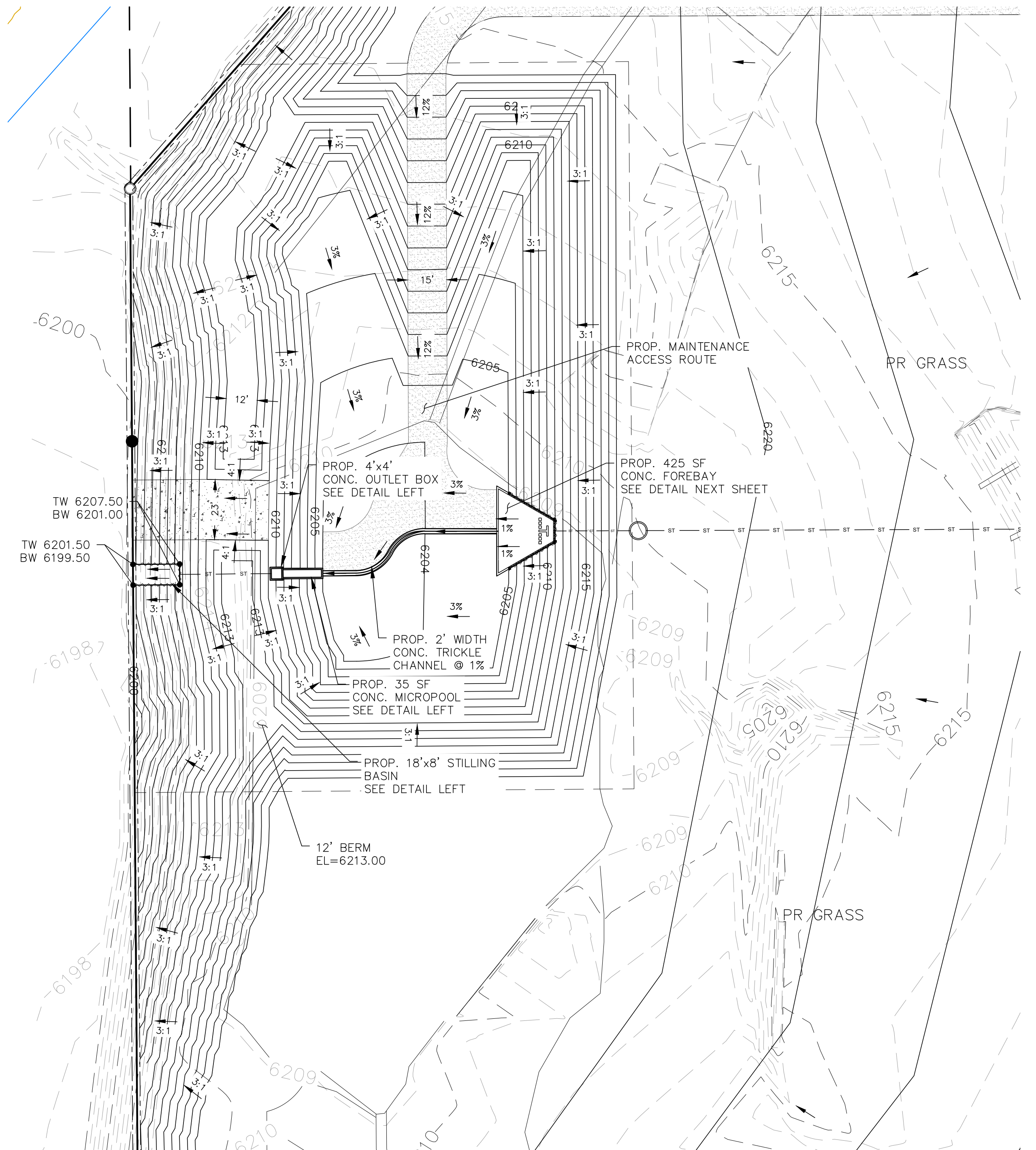
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EURV: 6208.68
100-YR: 6210.86

NOTES

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

BENCHMARKS


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



EDB EMERGENCY WEIR
NOT TO SCALE

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 GRADING AND EROSION CONTROL PLAN EXTENDED DETENTION BASIN PLAN	DESIGNED BY DLF		RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600	PREPARED FOR: UNTIL SUCH TIME AS THESE BY THE APPROPRIATE REVIEWING AGENCIES INC. APPROVES THEIR USE ONLY FOR THE INTENTED WRITTEN AUTHORIZATION	DATE
	DRAWN BY DLF				NO.
CHECKED BY LD	SCALE AS SHOWN				
SCALE N/A					
JOB NO. 2419					
SHEET NO. 20	ISSUED 11/13/24				
	OF 27				

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PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

EXTENDED DETENTION BASIN PLAN

NOVEMBER 2024

GRADING LEGEND

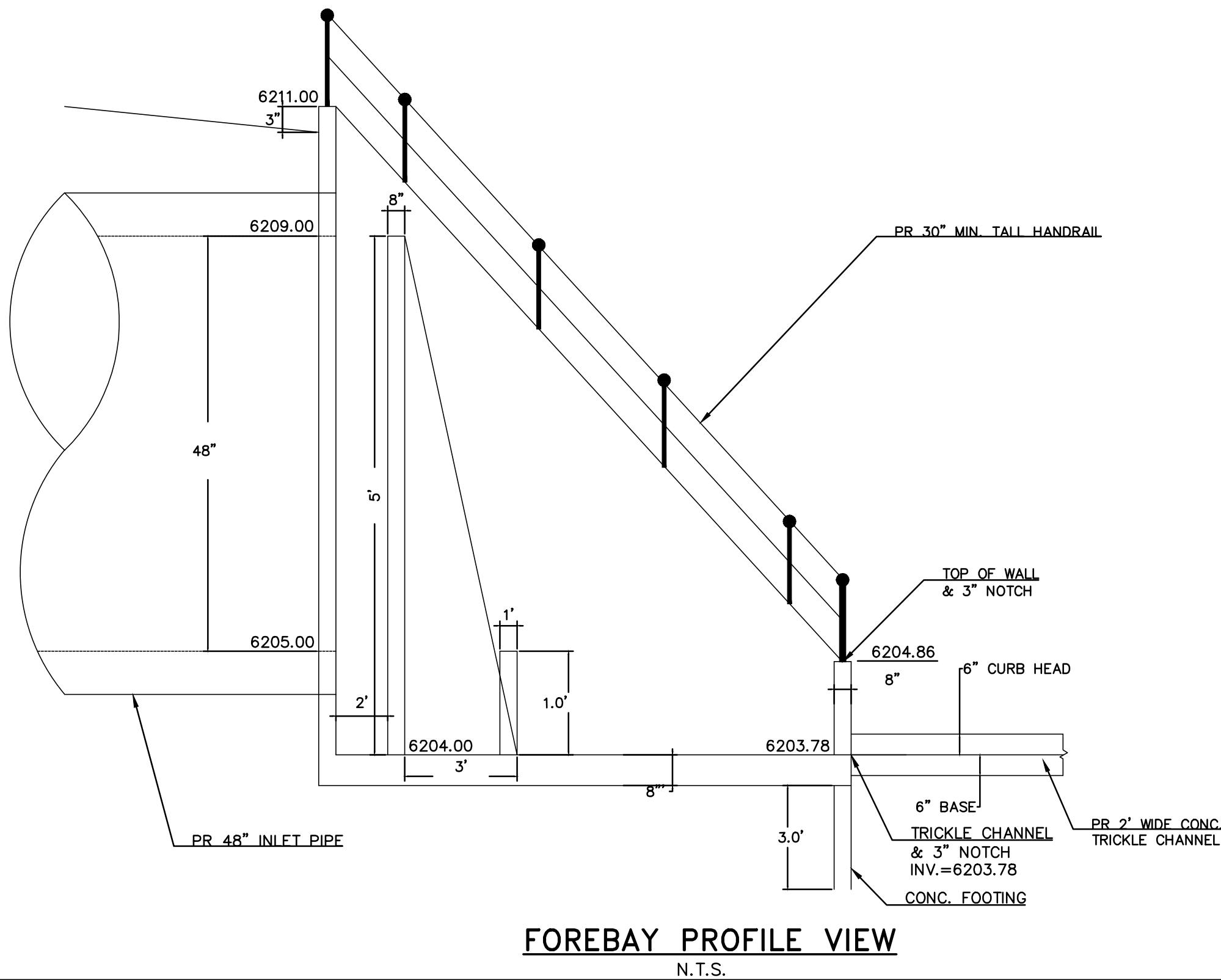
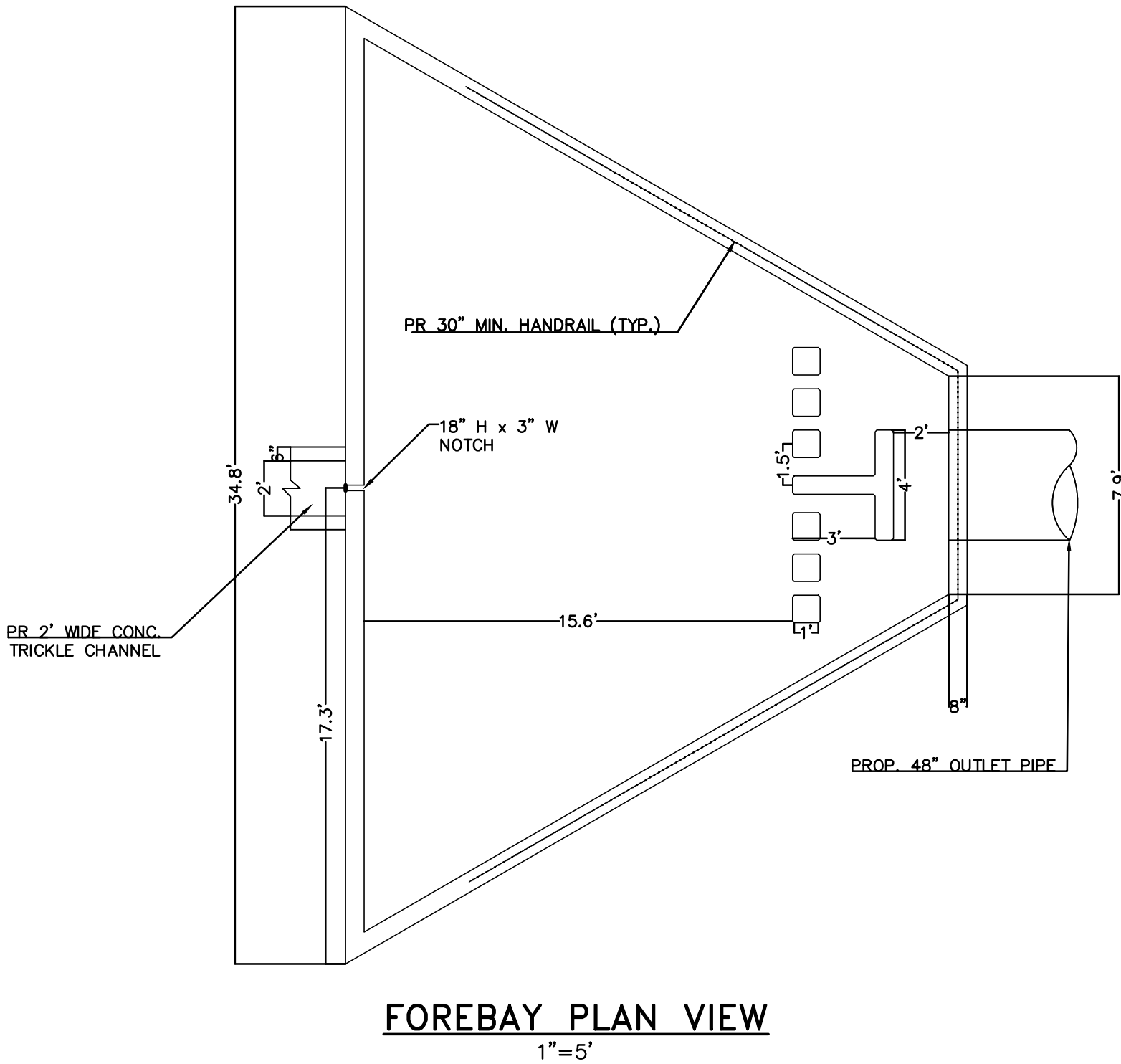
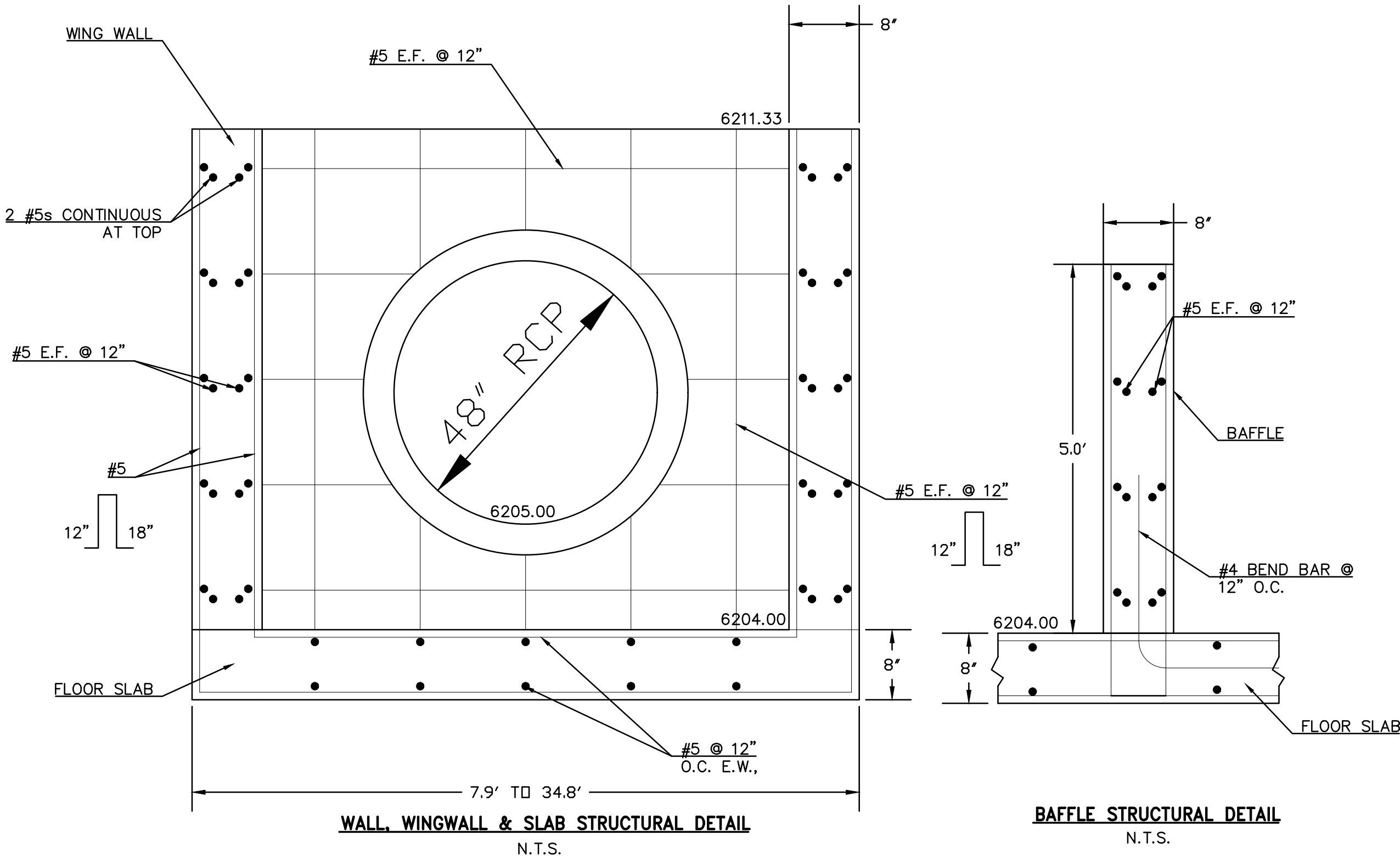
PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	-----
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	XXXXXX
FINISH GROUND AT TOP OF WALL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

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Civil & Mechanical Engineering

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

PLATTE SELF STORAGE	DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A JOB NO. 2419.00 DATE ISSUED 11/13/24 SHEET NO. 21 OF 27
GRADING AND EROSION CONTROL PLAN EXTENDED DETENTION BASIN PLAN	

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

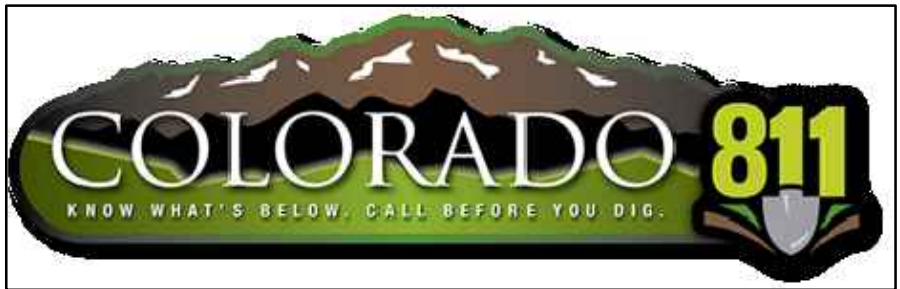
EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.
- CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- BROWN GROUND SURFACE CONTOURS ARE LIDAR DATA DOWNLOADED FROM THE COLORADO HAZARD MAPPING & RISK MAP PORTAL, DATA SET: 2018 3DEP EAST CO EL PASO. THIS DATA IS APPROXIMATE. LIDAR DATA IS FROM 2018 AND AT 2' INTERVALS.

PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
COVER SHEET
NOVEMBER 2024



SITE ADDRESS

6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID

5418000075

LEGAL DESCRIPTION

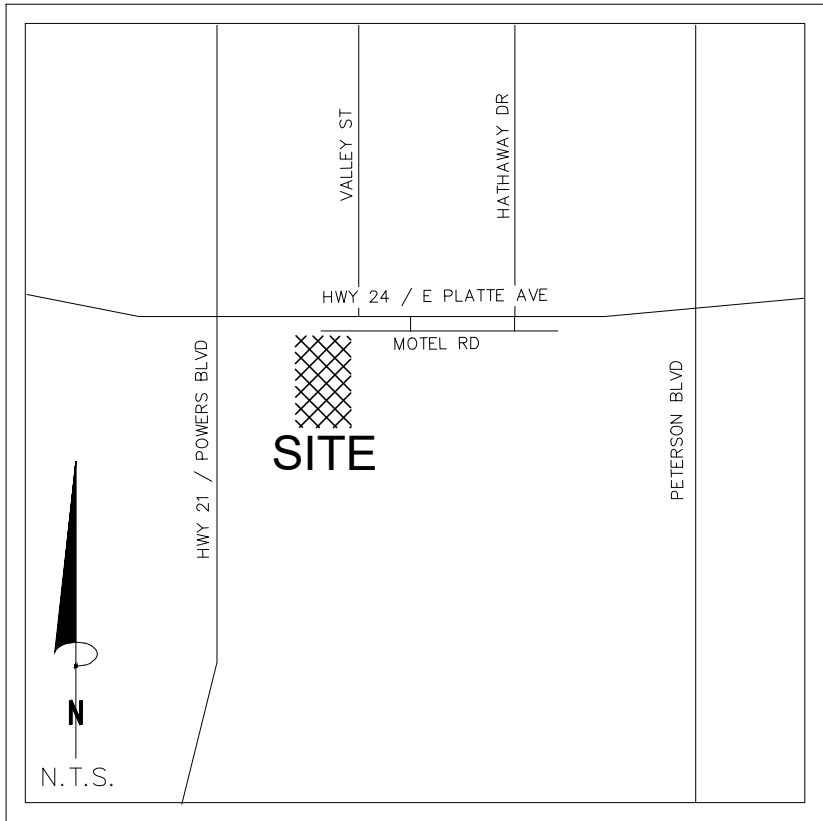
TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59° N 958.2 FT TO POB, W 349.88 FT OF NE4NW4 OF SEC 18 EX HWY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

DATE

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

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

Terra Nova
Engineering, Inc.
Civil Engineering

721 S. 23RD STREET
COLORADO SPRINGS, CO 80904

OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnainc.com

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN
COVER SHEET

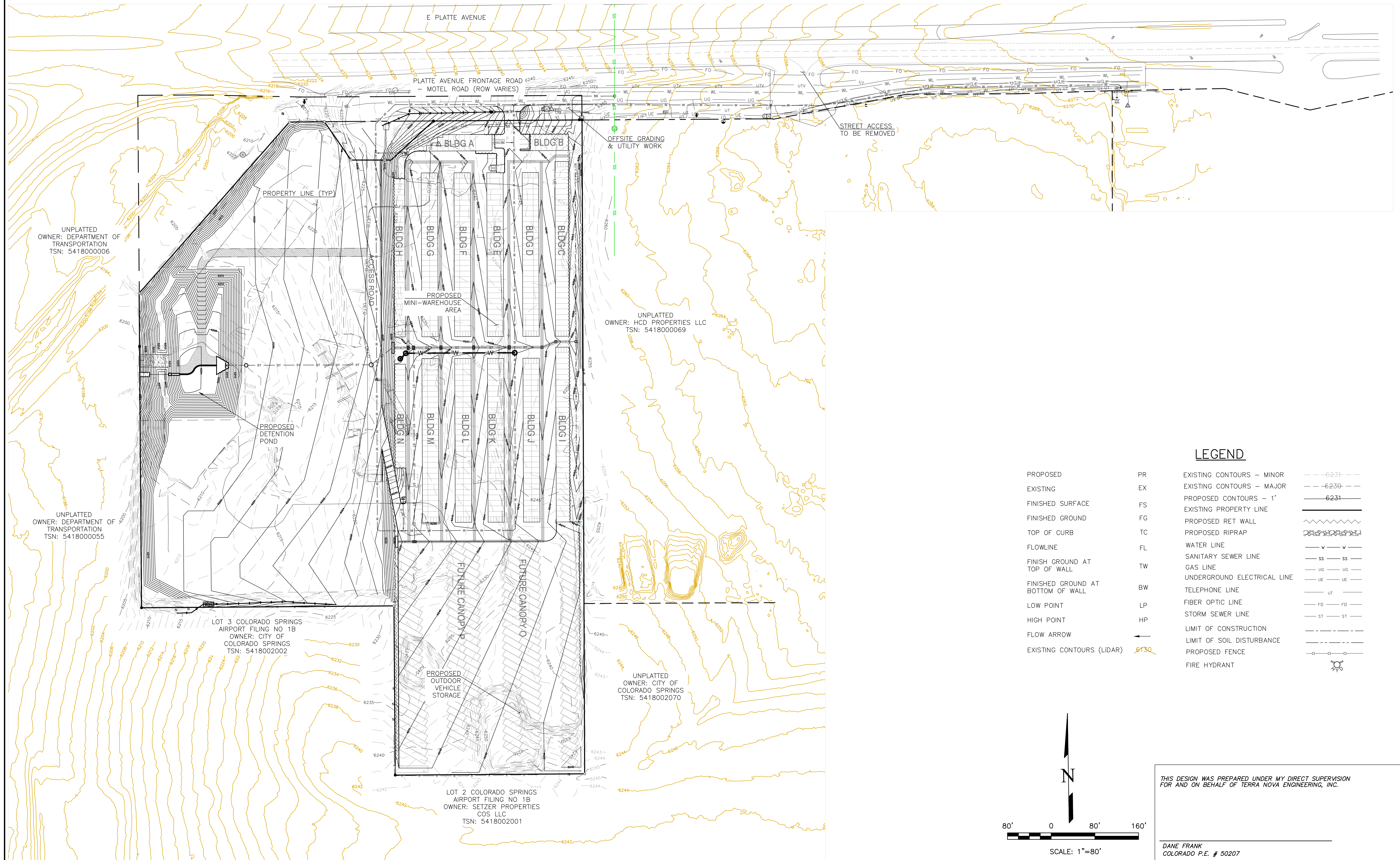
DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 11/13/24
SHEET NO. 22 OF 27

PLATTE SELF STORAGE

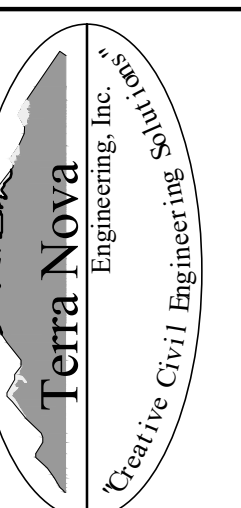
STREET IMPROVEMENT PLAN

OVERVIEW SHEET

NOVEMBER 2024

[illegible]

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



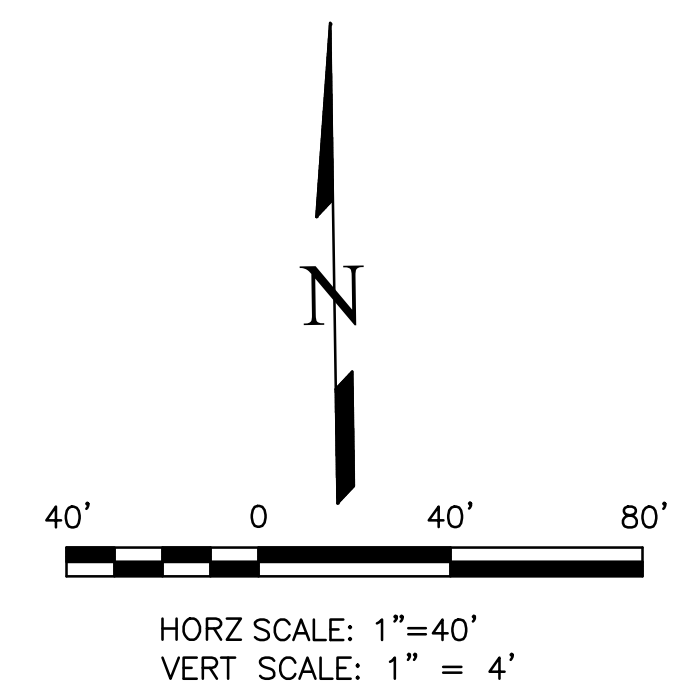
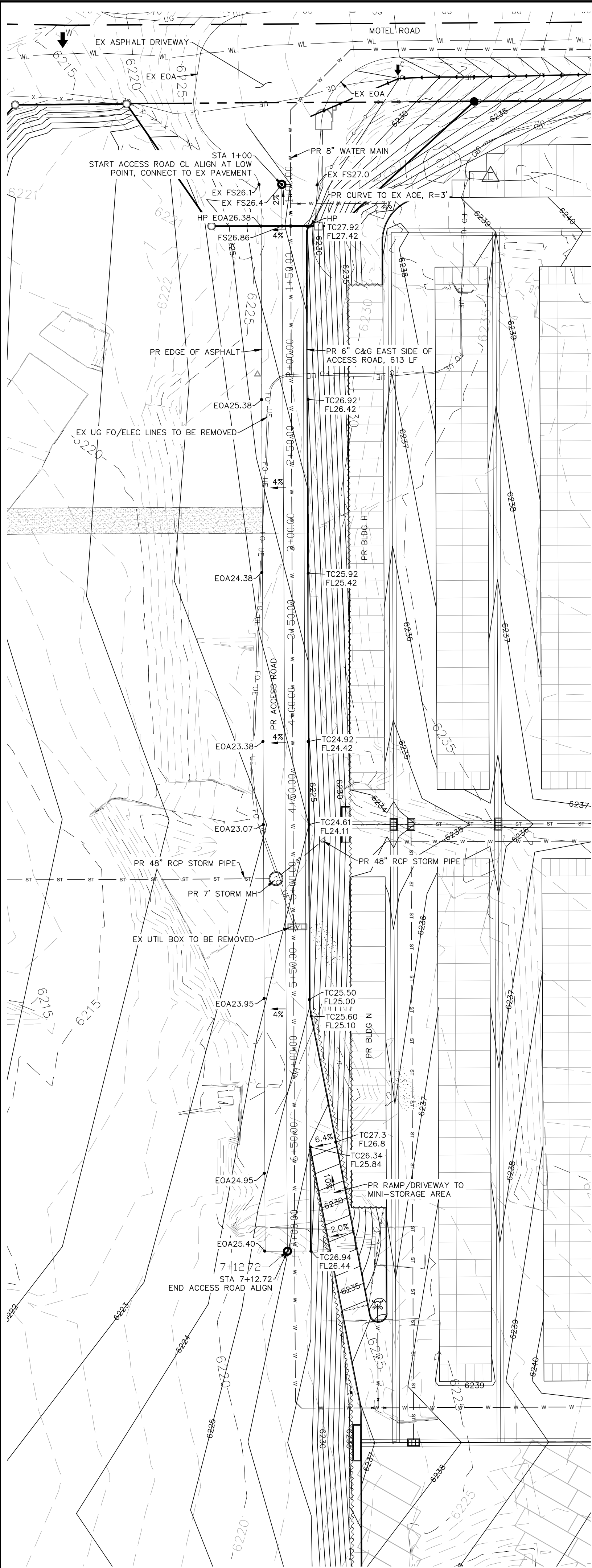
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904

OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

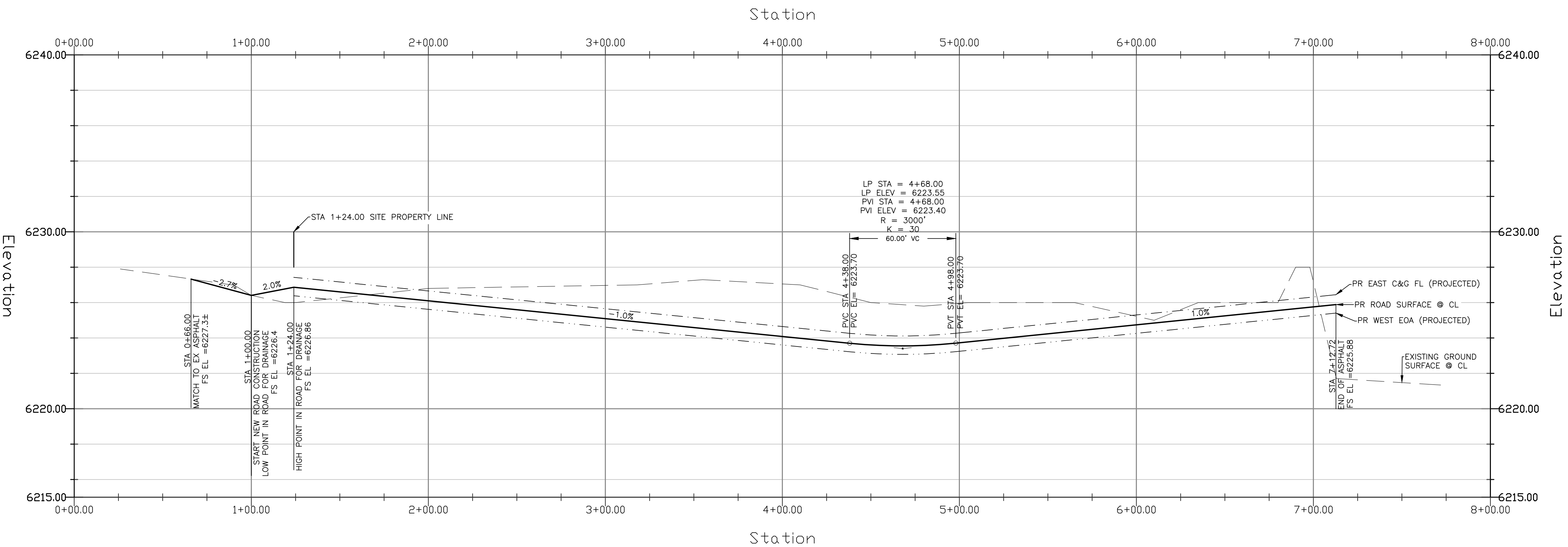
PLATE SELF STORAGE

STREET IMPROVEMENT PLAN
OVERVIEW SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
SCALE AS SHOWN
SCALE N/A
PRICE NO. 2419.00
DATE ISSUED 11/13/24
SHEET NO. 23 OF 27



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



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

DANE FRANK
COLORADO P.E. # 50207

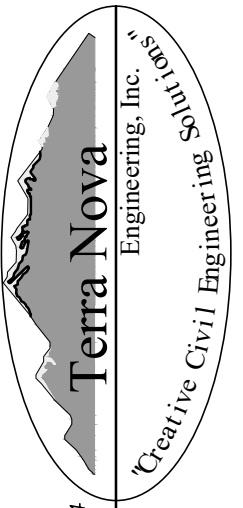
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LOCATION:	
DESIGN SPEED: 25 MPH (POSTED)	
CURB TYPE: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
ROW WIDTH: FL=FL: 28'	
STREET TYPE: CUSTOM	
PAVEMENT TYPE: <input type="checkbox"/> HMA <input type="checkbox"/> PCC	
THICKNESS:	
COMPOSITE SECTION: <input type="checkbox"/> HMA <input type="checkbox"/> BASE	
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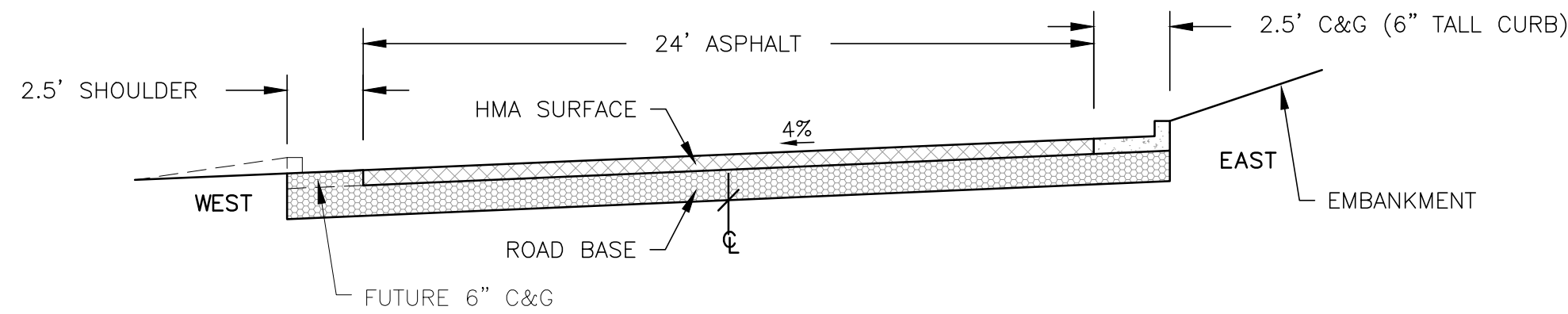
ACCESS ROAD PAVEMENT NOTES

1. FINAL PAVEMENT DESIGN WILL BE DETERMINED BY A GEOTECHNICAL ENGINEER, PER THE COUNTY'S PAVEMENT DESIGN REQUIREMENTS, FOLLOWING FINAL GRADING OF THE STREET.

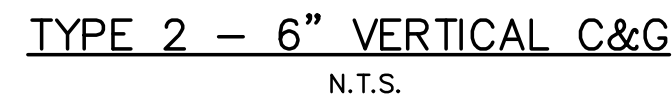
2. FOR COST EXERCISES THE FOLLOWING PAVEMENT DESIGN CAN BE ASSUMED:
5" HMA OVER 9" BASE.

LEGEND	
PROPOSED	PR
EXISTING	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)	
EXISTING CONTOURS – MINOR	---
EXISTING CONTOURS – MAJOR	---
PROPOSED CONTOURS – 1'	---
EXISTING PROPERTY LINE	---
PROPOSED RET WALL	---
PROPOSED RIPRAP	---
WATER LINE	---
SANITARY SEWER LINE	---
GAS LINE	---
UNDERGROUND ELECTRICAL LINE	---
TELEPHONE LINE	---
FIBER OPTIC LINE	---
STORM SEWER LINE	---
LIMIT OF CONSTRUCTION	---
LIMIT OF SOIL DISTURBANCE	---
PROPOSED FENCE	---
FIRE HYDRANT	---

REVISIONS	DATE
NO.	DESCRIPTION
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT 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.tnecinc.com	
PLATTE SELF STORAGE STREET IMPROVEMENT PLAN ACCESS ROAD PLAN & PROFILE	
DESIGNED BY DLF	DRAWN BY DLF
CHECKED BY LD	
H-SCALE AS SHOWN	V-SCALE N/A
JOB NO. 2419.00	DATE ISSUED 11/13/24
SHEET NO. 24 OF 27	




NOT TO SCALE



N **MAIN** ST

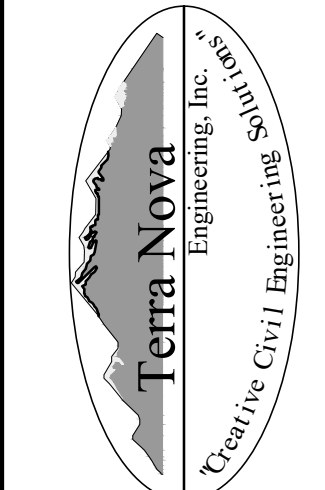
D-3

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

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE TERESA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED 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. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN
DETAILS SHEET

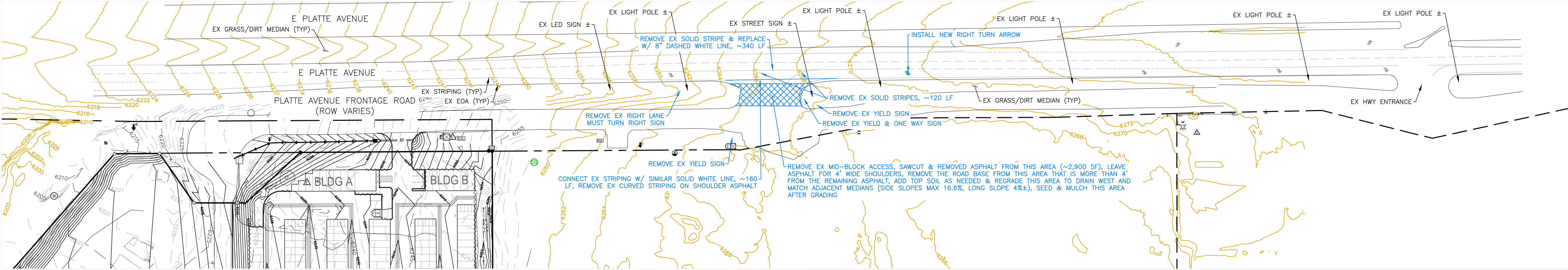
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	11/13/24
SHEET NO.	25 OF 27

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

DANE FRANK
COLORADO P.E. # 50207

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

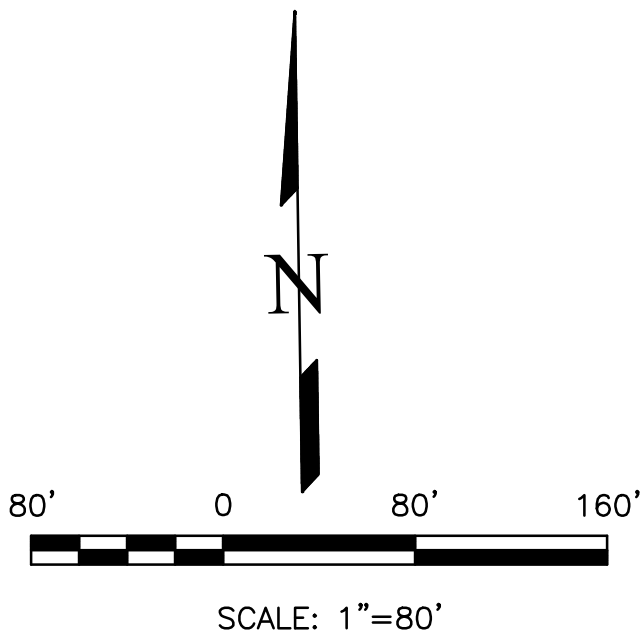


NOTES

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

LEGEND

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

REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING DIVISION OF THE COLORADO DEPARTMENT OF TRANSPORTATION, THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE USER. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION.

PREPARED FOR:

RMG-ROCKY MOUNTAIN GROUP

ATTN:

5085 LIST DR, #200

COLORADO SPRINGS, CO 80919

719.548.0600

721 S. Z3RD STREET
COLORADO SPRINGS, CO 80904

OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

Terra Nova

Engineering, Inc.

Creative Civil Engineering

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN

HWY 24 MID BLOCK ACCESS REMOVAL

DESIGNED BY DLF

DRAWN BY DLF

CHECKED BY LD

H-SCALE AS SHOWN

V-SCALE N/A

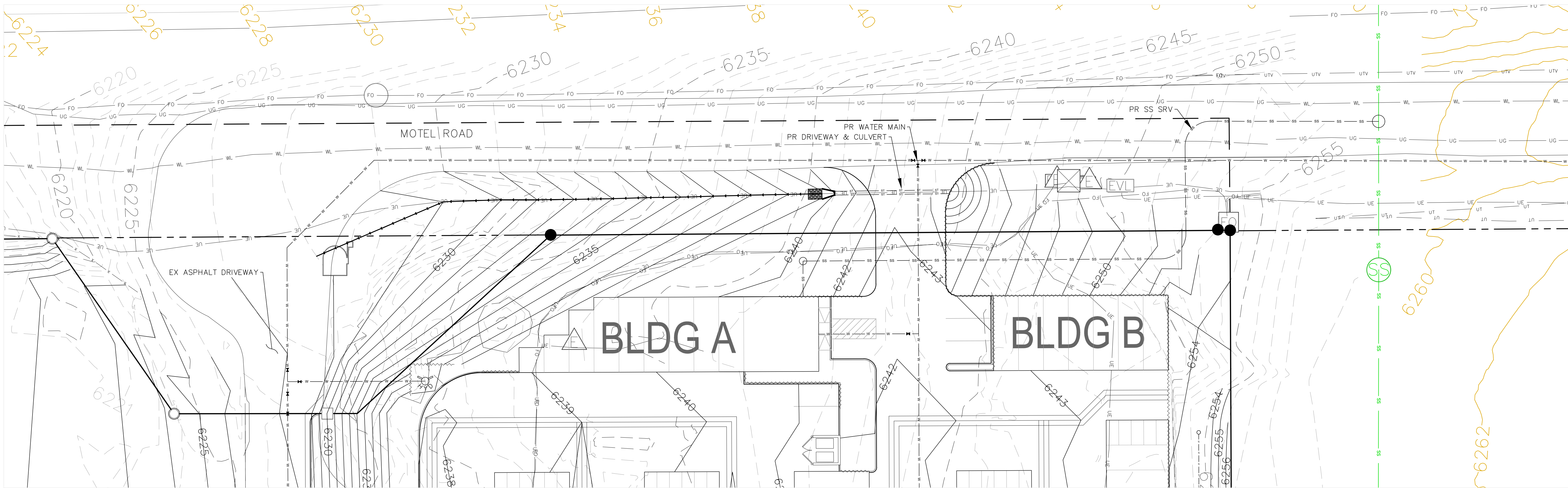
JOB NO. 2419.00

DATE ISSUED 11/13/24

SHEET NO. 26 OF 27

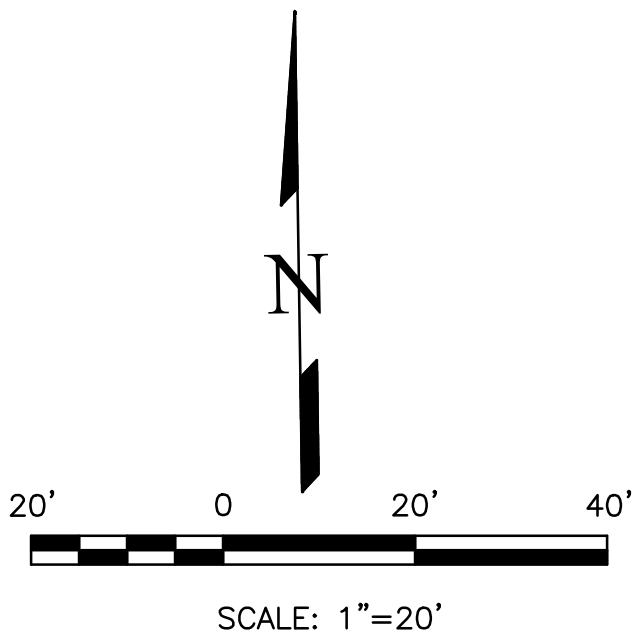
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PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
RIGHT OF WAY IMPROVEMENTS SHEET
NOVEMBER 2024



NOTES
1. THE COUNTY REQUIRED THIS SHEET BE ADDED TO THE PLAN SET. NO NEW INFO IS INCLUDED HERE.

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 SEWER LINE	---
		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

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES HAVE NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. ONLY THE DESIGNER'S WRITTEN AUTHORIZATION IS VALID.			
PREPARED FOR: RMG-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600			
Terra Nova Engineering, Inc. Creative Civil Engineers			
721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com			
PLATTE SELF STORAGE		STREET IMPROVEMENT PLAN RIGHT OF WAY IMPROVEMENTS SHEET	
DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD			
H-SCALE AS SHOWN V-SCALE N/A			
JOB NO. 2419.00 DATE ISSUED 11/13/24 SHEET NO. 27 OF 27			