PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
COVER SHEET
MAY 2025

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 ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

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

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

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

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

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

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

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

16. 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
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

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 = 63,250 CY, ESTIMATED FILL = 63,770 CY, NET = 520 CY <FILL>

REV1

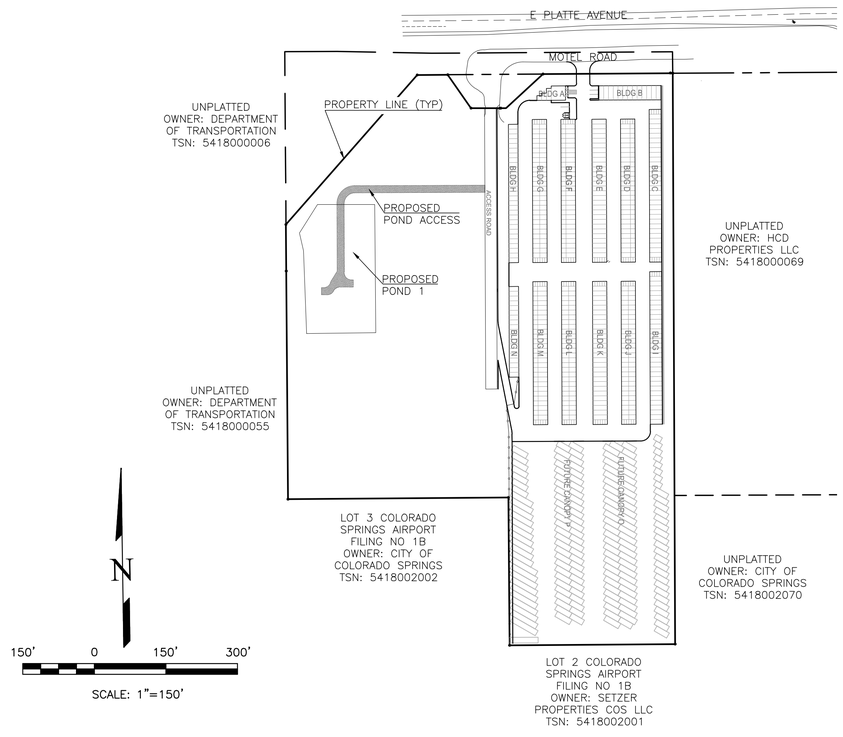
EROSION CONTROL COST OPINION:

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.	19 EA-INLET PROTECTION @ $217/EA	$	4,123
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
7.	35% MAINTENANCE AND REPLACEMENT	$	15,720
	TOTAL	$	60,634

REVISION NOTES

REV 1: REGRADED SITE TO CHANGE EARTHWORKS, DRIVEWAY MOVED, TWO BUILDINGS CHANGED, RETAINING WALLS CHANGED

VICINITY MAP
N.T.S.



SHEET INDEX

GEC COVER SHEET	1	STORM PLAN & PROFILE	18
GEC OVERVIEW	2	STORM PLAN & PROFILE	19
GEC GRAD - INTERIM - N	3	STORM PLAN & PROFILE	20
GEC GRAD - INTERIM - S	4	EXT DET BASIN PLAN	21
GEC GRAD - FINAL - N	5	EXT DET BASIN PLAN	22
GEC GRAD - FINAL - S	6	STREET IMP PLAN COVER	23
GEC GRAD DETAILS	7	STREET IMP PLAN OVERVIEW	24
GEC INITIAL GRAD & EC - N	8	STREET IMP PLAN P&P	25
GEC INITIAL GRAD & EC - S	9	STREET IMP PLAN DETAILS	26
GEC INITIAL GRAD & EC - E	10	STREET IMP PLAN ACCESS REMOVAL	27
GEC INTERIM EC - N	11	STREET IMP PLAN RIGHT OF WAY IMPROVEMENTS SHEET	28
GEC INTERIM EC - S	12		
GEC FINAL EC - N	13		
GEC FINAL EC - S	14		
GEC EC DETAILS	15		
GEC EC DETAILS	16		
GEC EC DETAILS	17		

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

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.

Dane Frank

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

COLORADO LICENSED
DANE FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

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: 6.12.25

PLATTE AVE STORAGE LLC
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
1	LOWER SITE GRADING	05/16/25

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY/ENGINEERING, 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

Terra Nova Engineering, Inc.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
COVER SHEET

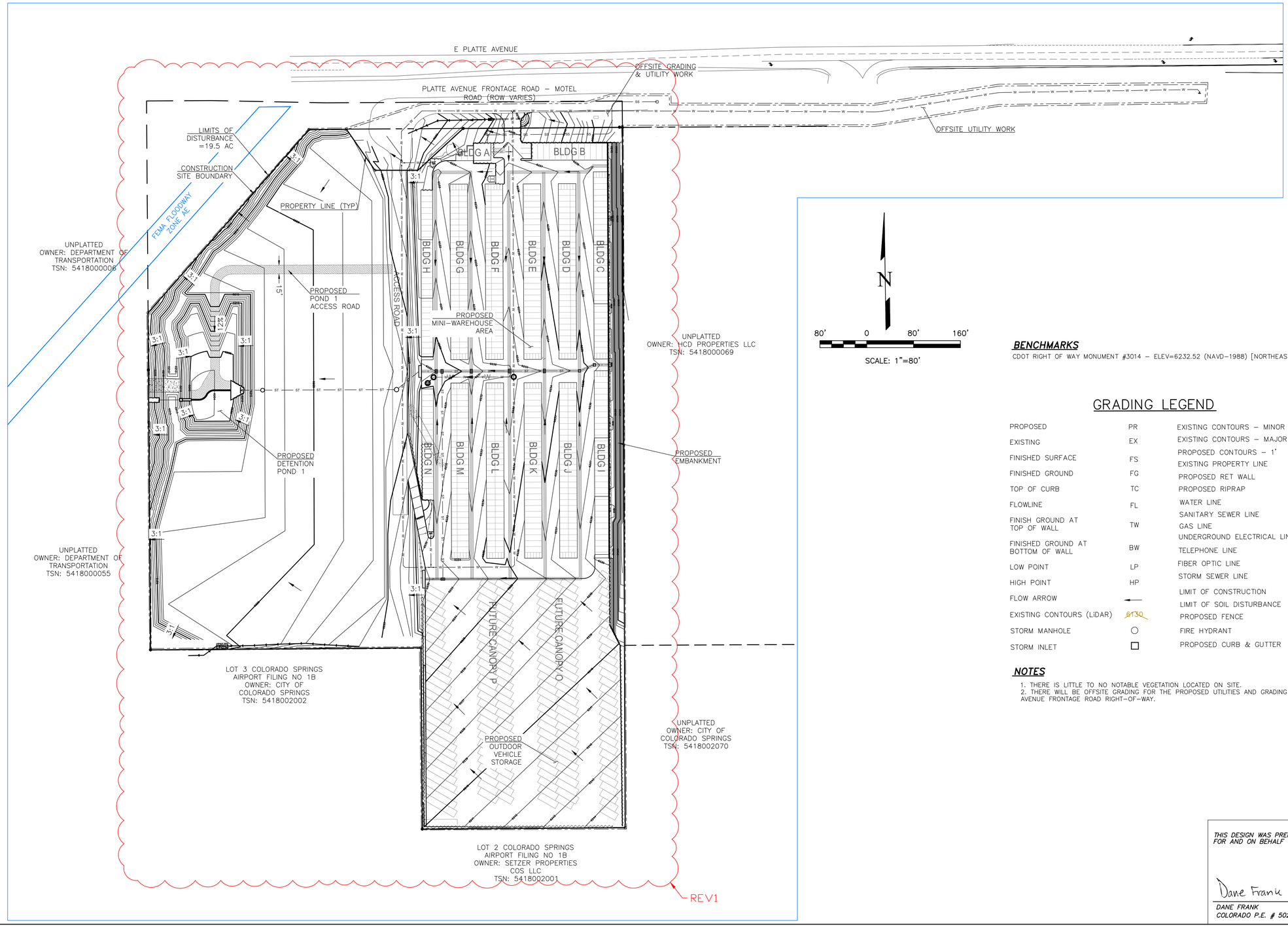
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	1 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

OVERVIEW SHEET

MAY 2025



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
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)	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	

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

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED DANE L. FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

UNTIL SUCH TIME AS THESE PLANS 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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
OVERVIEW SHEET

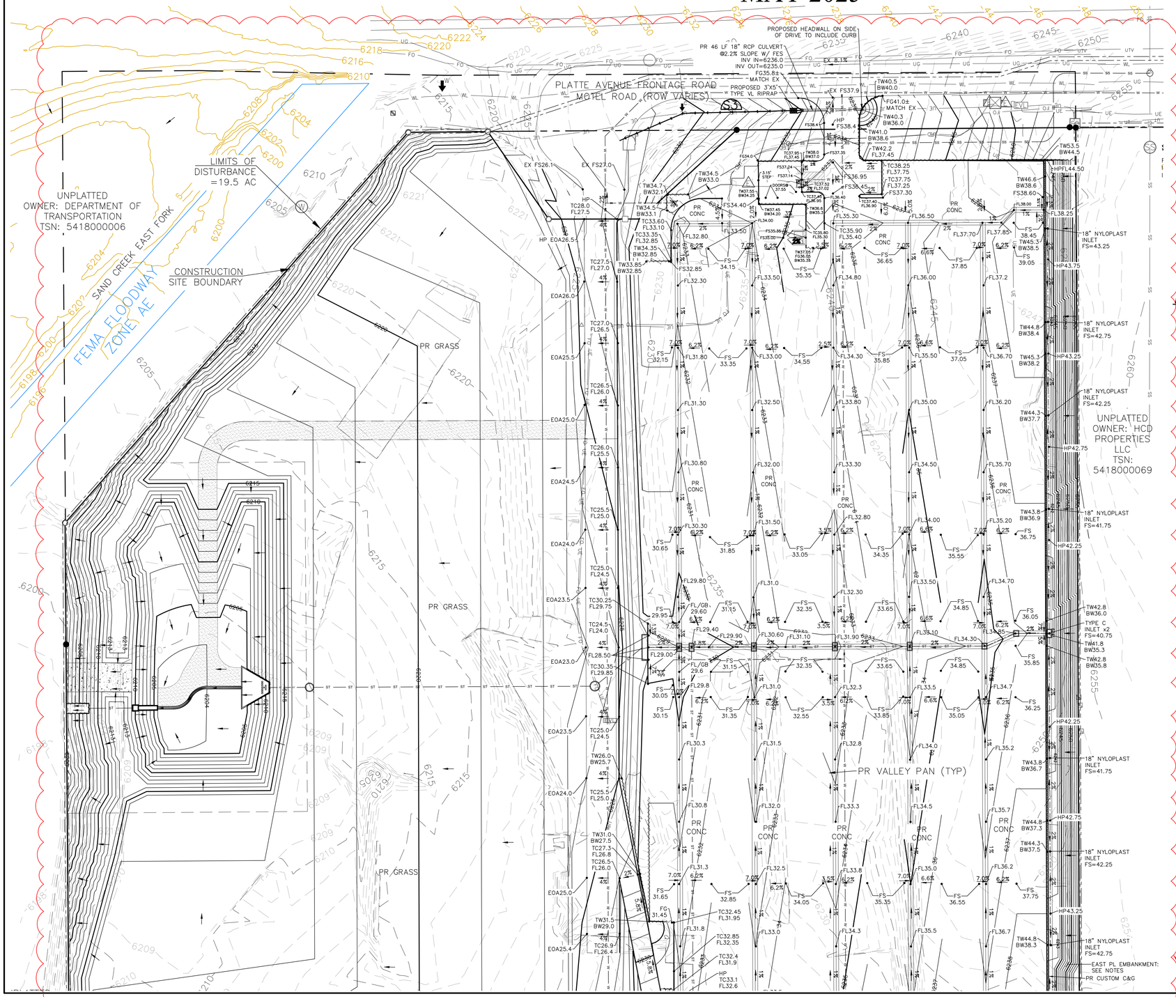
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	2 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - NORTH SIDE

MAY 2025



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
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)	6130	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	

NOTES

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

N

40' 0 40' 80'

SCALE: 1"=40'

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnsinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INTERIM GRADING PLAN – NORTH SIDE

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE CORY FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

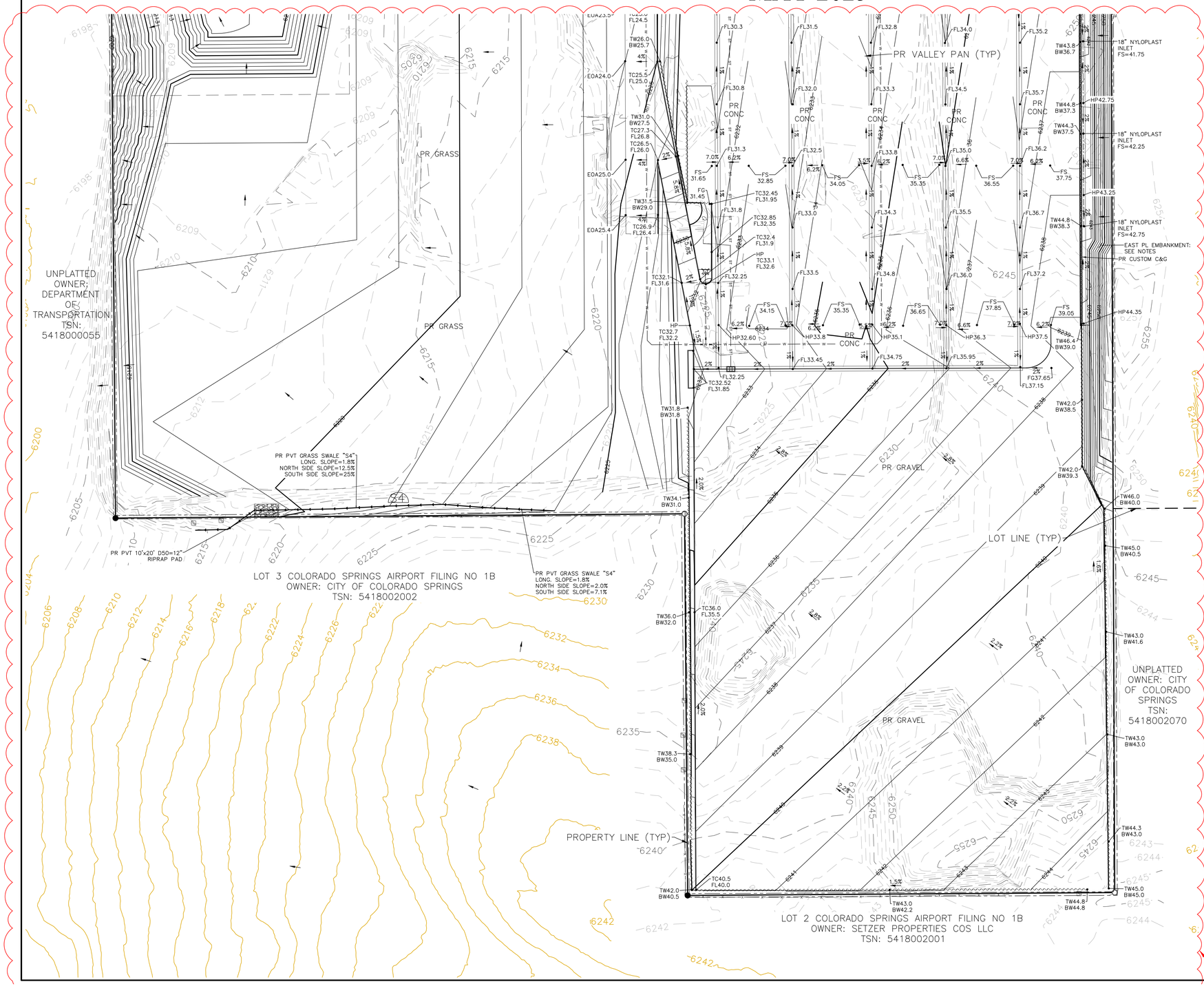
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	3 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM GRADING PLAN - SOUTH SIDE

MAY 2025



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
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)	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	

NOTES

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

N

40' 0 40' 80'

SCALE: 1"=40'

REV1

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tneainc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INTERIM GRADING PLAN – SOUTH SIDE

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
PROFESSIONAL ENGINEER
2025/06/16

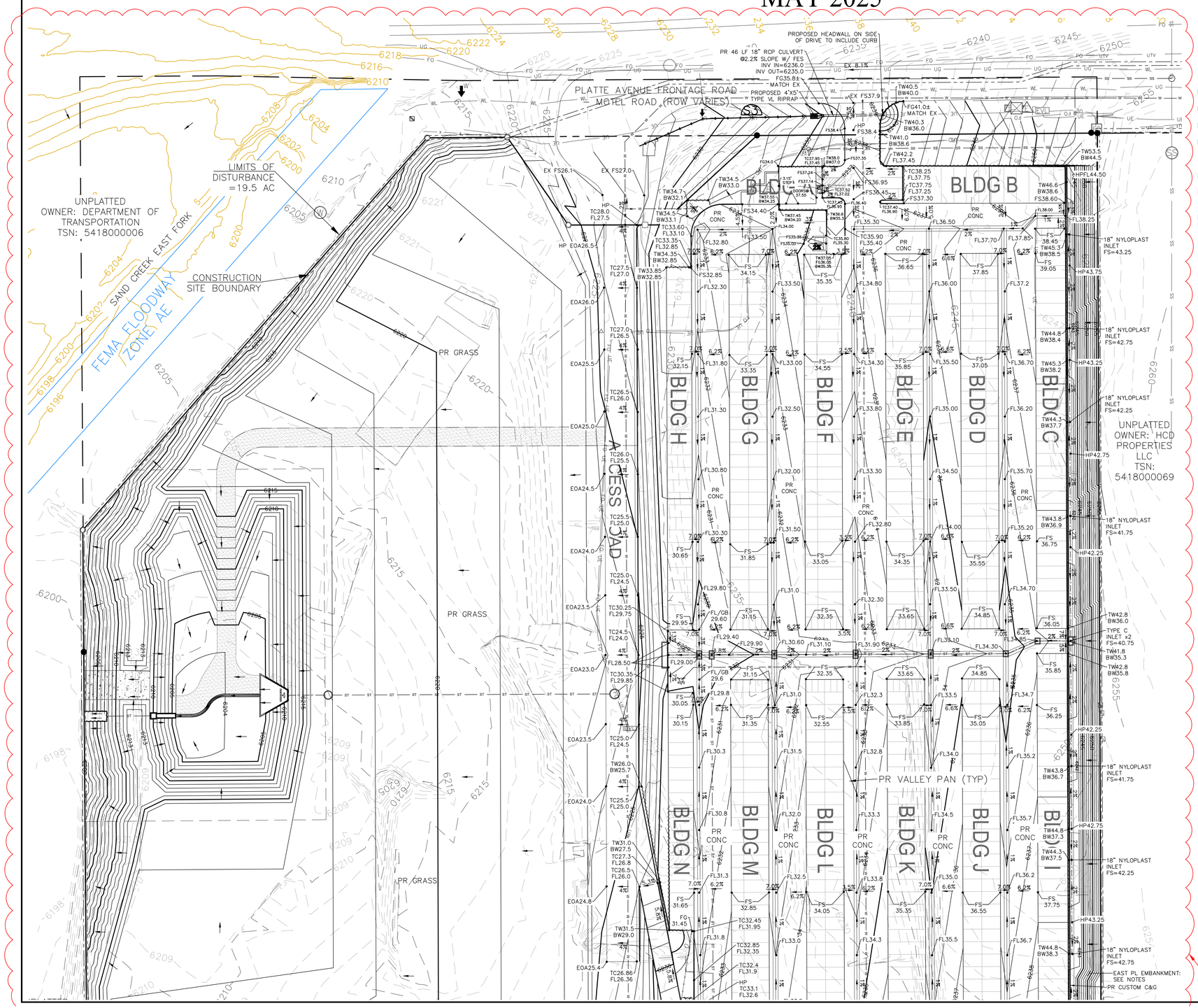
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	4 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL GRADING PLAN - NORTH SIDE

MAY 2025



BENCHMARKS

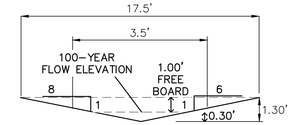
CDOT RIGHT OF WAY MONUMENT #3014 – ELEV=6232.52 (NAVD–1988) [NORTHEAST OF SITE ENTRANCE]

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
		SANITARY SEWER LINE	SS
FINISHED GROUND AT BOTTOM OF WALL	BW	GAS LINE	UG
		UNDERGROUND ELECTRICAL LINE	UE
LOW POINT	LP	TELEPHONE LINE	UT
HIGH POINT	HP	FIBER OPTIC LINE	FO
FLOW ARROW		STORM SEWER LINE	ST
EXISTING CONTOURS (LiDAR)	6230	LIMIT OF CONSTRUCTION	
STORM MANHOLE		LIMIT OF SOIL DISTURBANCE	
STORM INLET		PROPOSED FENCE	
		FIRE HYDRANT	
		PROPOSED CURB & GUTTER	

NOTES

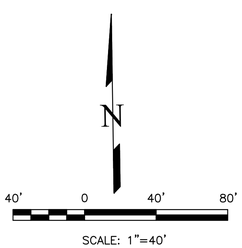
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT–OF–WAY.
3. EAST PROPERTY LINE EMBANKMENT: THE GRADING SHOWN IS THE EQUIVALENT SLOPE NOT THE ACTUAL DESIGN, A CONCEPTUAL DESIGN IS INCLUDED ON THE GRADING DETAILS SHEET, SEE THE STRUCTURAL DESIGN FOR DESIGN DETAILS.



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



SCALE: 1"=40'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED DANE ORIN FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnsinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
VERTICAL GRADING PLAN – NORTH SIDE

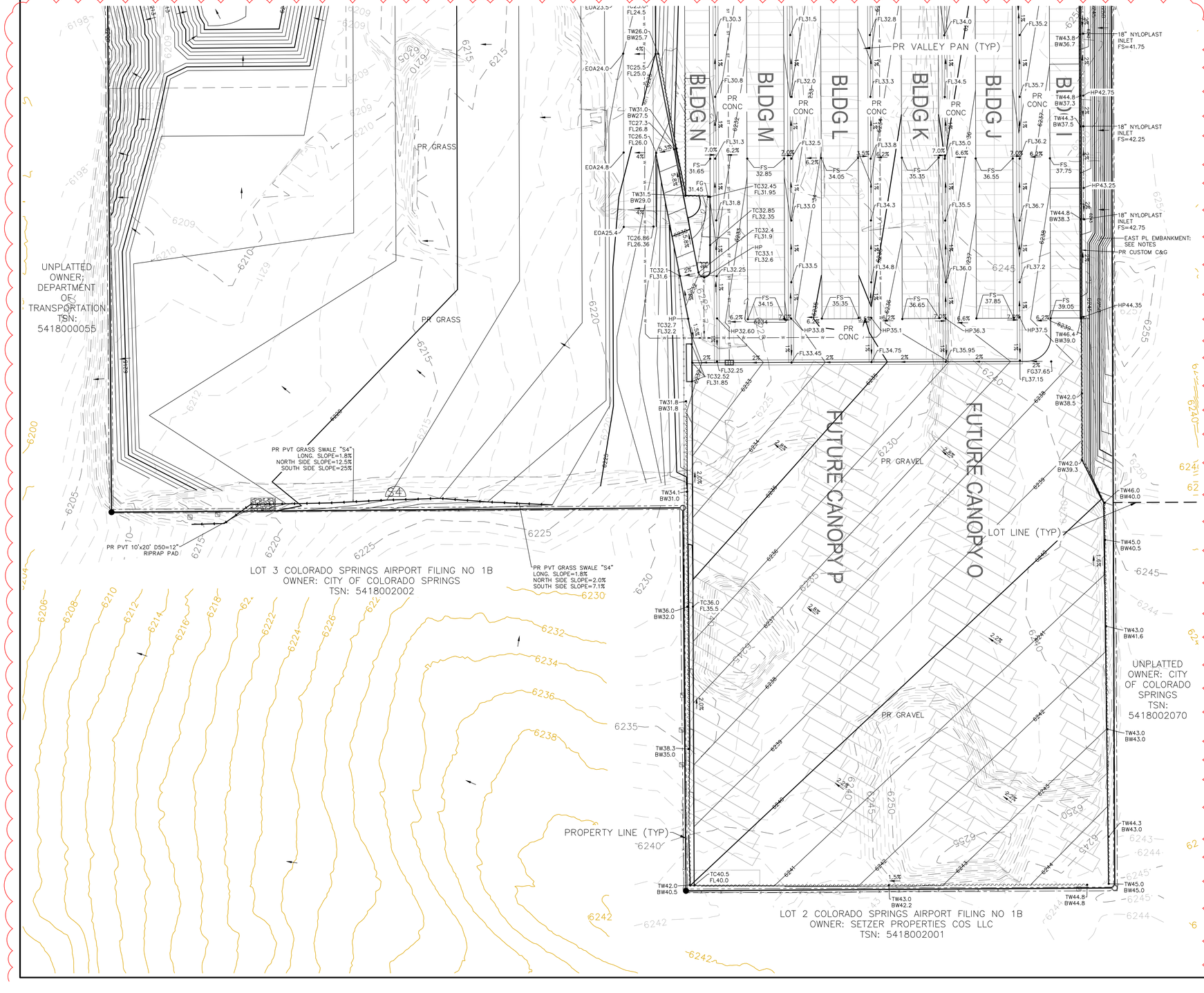
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	5 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL GRADING PLAN - SOUTH SIDE

MAY 2025



BENCHMARKS

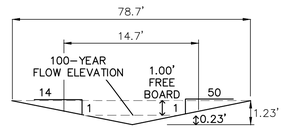
CDOT RIGHT OF WAY MONUMENT #3014 – ELEV=6232.52 (NAVD–1988) [NORTHEAST OF SITE ENTRANCE]

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
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)	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	

NOTES

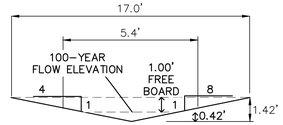
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT–OF–WAY.
3. EAST PROPERTY LINE EMBANKMENT: THE GRADING SHOWN IS THE EQUIVALENT SLOPE NOT THE ACTUAL DESIGN, A CONCEPTUAL DESIGN IS INCLUDED ON THE GRADING DETAILS SHEET, SEE THE STRUCTURAL DESIGN FOR DESIGN DETAILS.



SWALE CROSS SECTION – EAST (S4)

SCALE : NTS

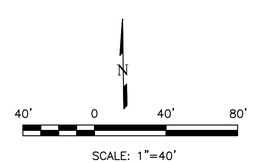
Q (100–YEAR) = 3.3 CFS
SLOPE = 1.8%
n VALUE = 0.022
DEPTH = 1.23'
VELOCITY = 2.1 FT/S



SWALE CROSS SECTION – WEST (S4)

SCALE : NTS

Q (100–YEAR) = 3.3 CFS
SLOPE = 1.8%
n VALUE = 0.022
DEPTH = 1.42'
VELOCITY = 3.2 FT/S



SCALE: 1"=40'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED DANE LORIN FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
VERTICAL GRADING PLAN – SOUTH SIDE

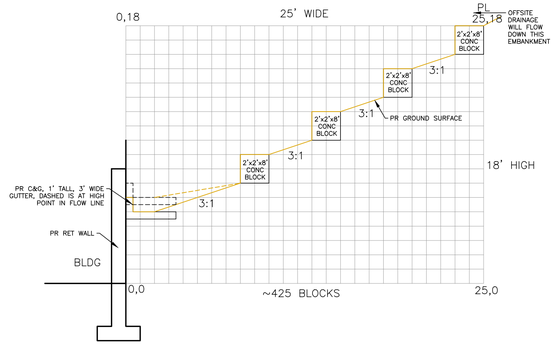
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	6 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

GRADING DETAILS SHEET

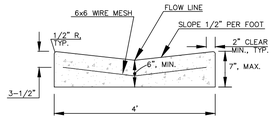
MAY 2025



EAST PROPERTY LINE EMBANKMENT CONCEPT DETAIL

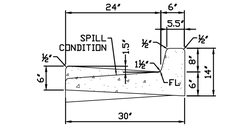
SEE STRUCTURAL DESIGN FOR EMBANKMENT DESIGN DETAILS

1" = 5'



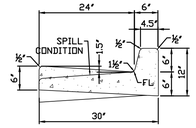
VALLEY PAN

N.T.S.



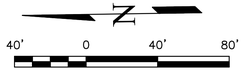
TYPE 1 – 8" VERTICAL C&G

N.T.S.

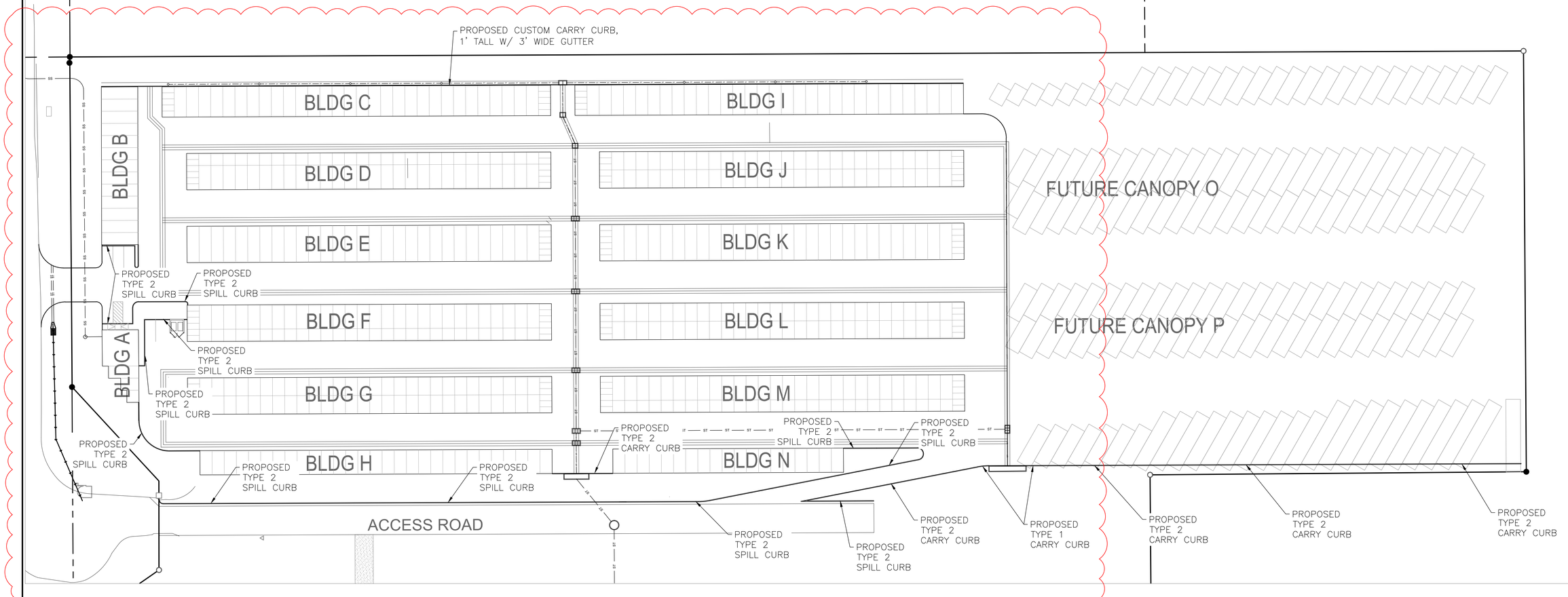


TYPE 2 – 6" VERTICAL C&G

N.T.S.



SCALE: 1"=40'



REV1

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Smart Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
GRADING DETAILS SHEET

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
2025/05/16
PROFESSIONAL ENGINEER

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	7 OF 28

PLATTE SELF STORAGE

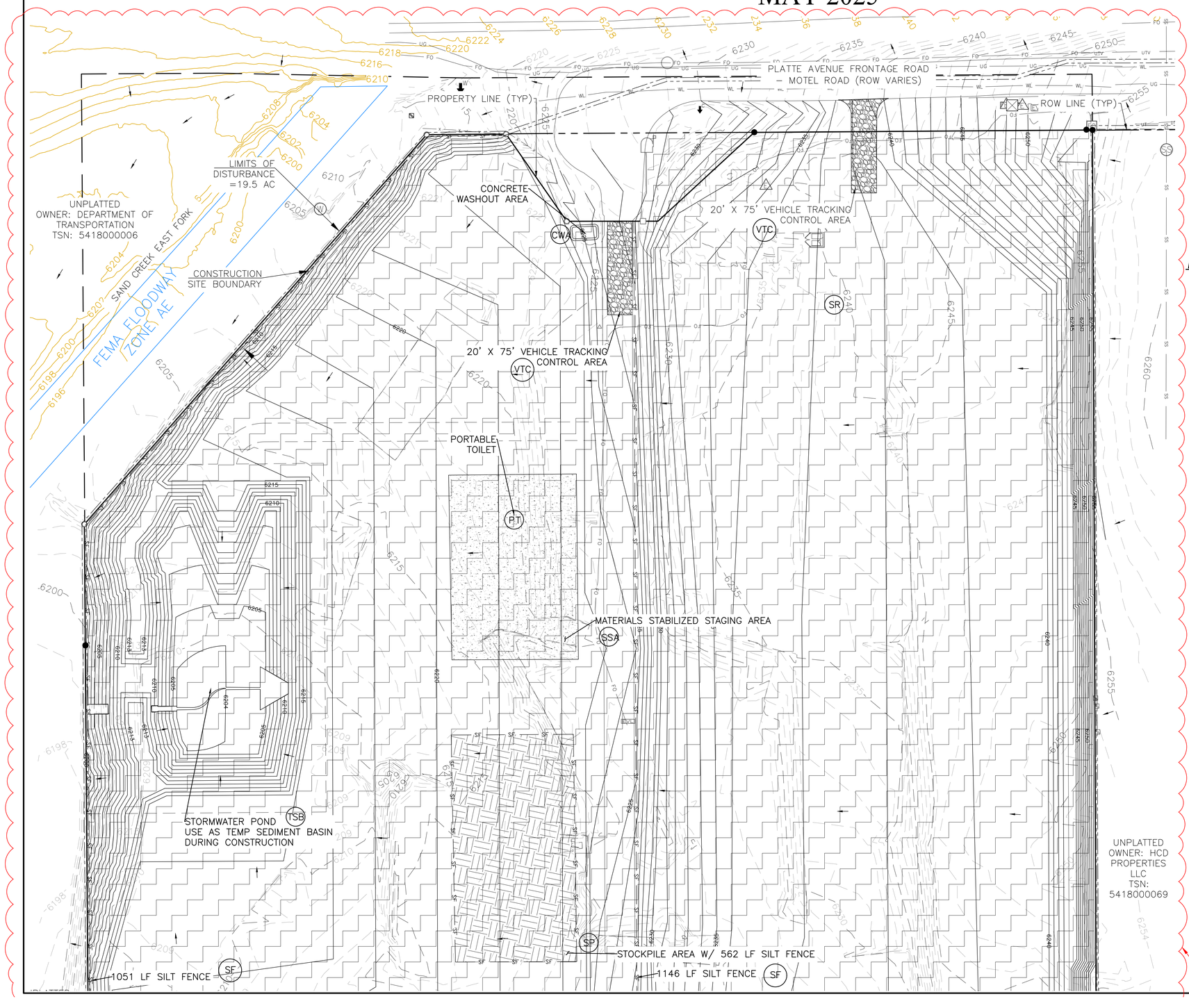
GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - NORTH SIDE

MAY 2025

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
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)	6130	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	

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE EARTHWORK 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
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
TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL

N

40' 0 40' 80'

SCALE: 1"=40'

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

COLORADO LICENSED DANE LORIN FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "where ideas take shape" Creative Civil Engineering
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.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	05/16/25
SHEET NO.	8 OF 28

PLATTE SELF STORAGE

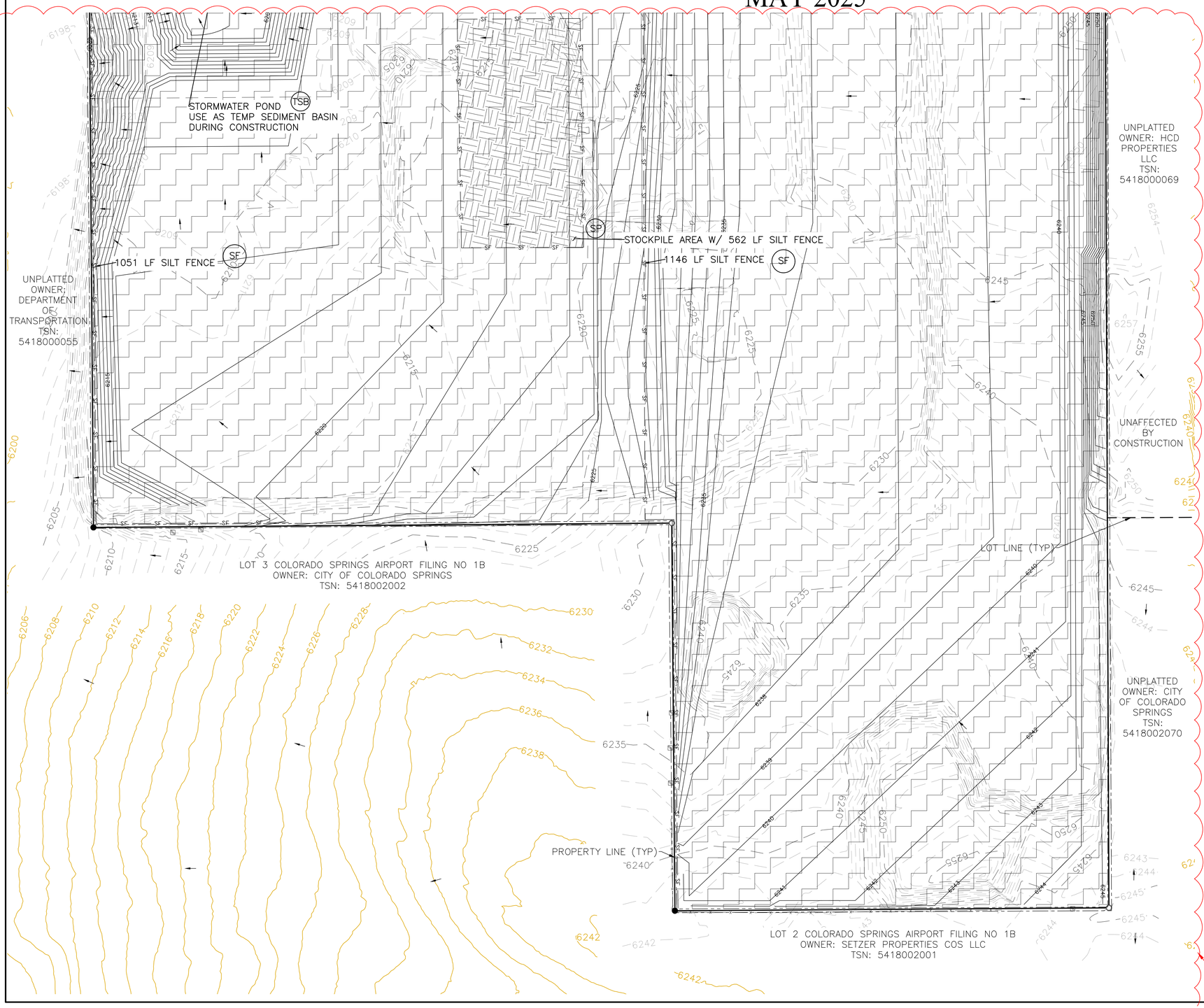
GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE

MAY 2025

BENCHMARKS

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



GRADING LEGEND

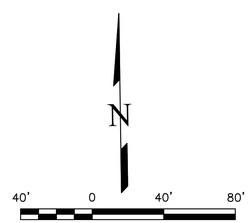
PROPOSED	PR	EXISTING CONTOURS – MINOR	6231
EXISTING	EX	EXISTING CONTOURS – MAJOR	6230
FINISHED SURFACE	FS	PROPOSED CONTOURS – 1'	6231
FINISHED GROUND	FG	EXISTING PROPERTY LINE	
TOP OF CURB	TC	PROPOSED RET WALL	
FLOWLINE	FL	PROPOSED RIPRAP	
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	W
FINISHED GROUND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

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE EARTHWORK 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. 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
TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL



SCALE: 1"=40'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1.	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. — Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO. 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INITIAL – SOUTH SIDE

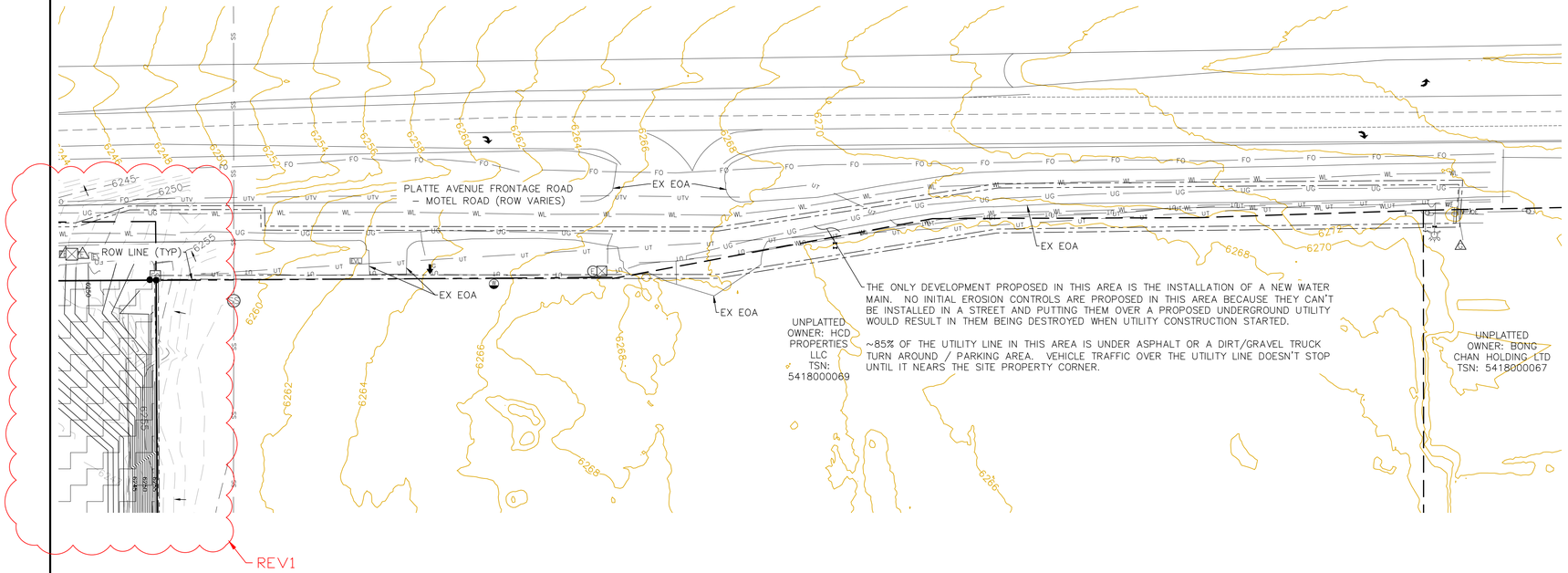
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	9 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INITIAL GRADING & EROSION CONTROL - EAST SIDE

MAY 2025



BENCHMARKS

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

GRADING LEGEND

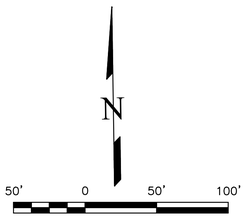
PROPOSED	PR	EXISTING CONTOURS – MINOR	6231
EXISTING	EX	EXISTING CONTOURS – MAJOR	6230
FINISHED SURFACE	FS	PROPOSED CONTOURS – 1'	6231
FINISHED GROUND	FG	EXISTING PROPERTY LINE	
TOP OF CURB	TC	PROPOSED RET WALL	
FLOWLINE	FL	PROPOSED RIPRAP	
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	W
FINISHED GROUND 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)	6130	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	

NOTES

1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE EARTHWORK 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
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
TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL



SCALE: 1"=50'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO. 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INITIAL – EAST SIDE

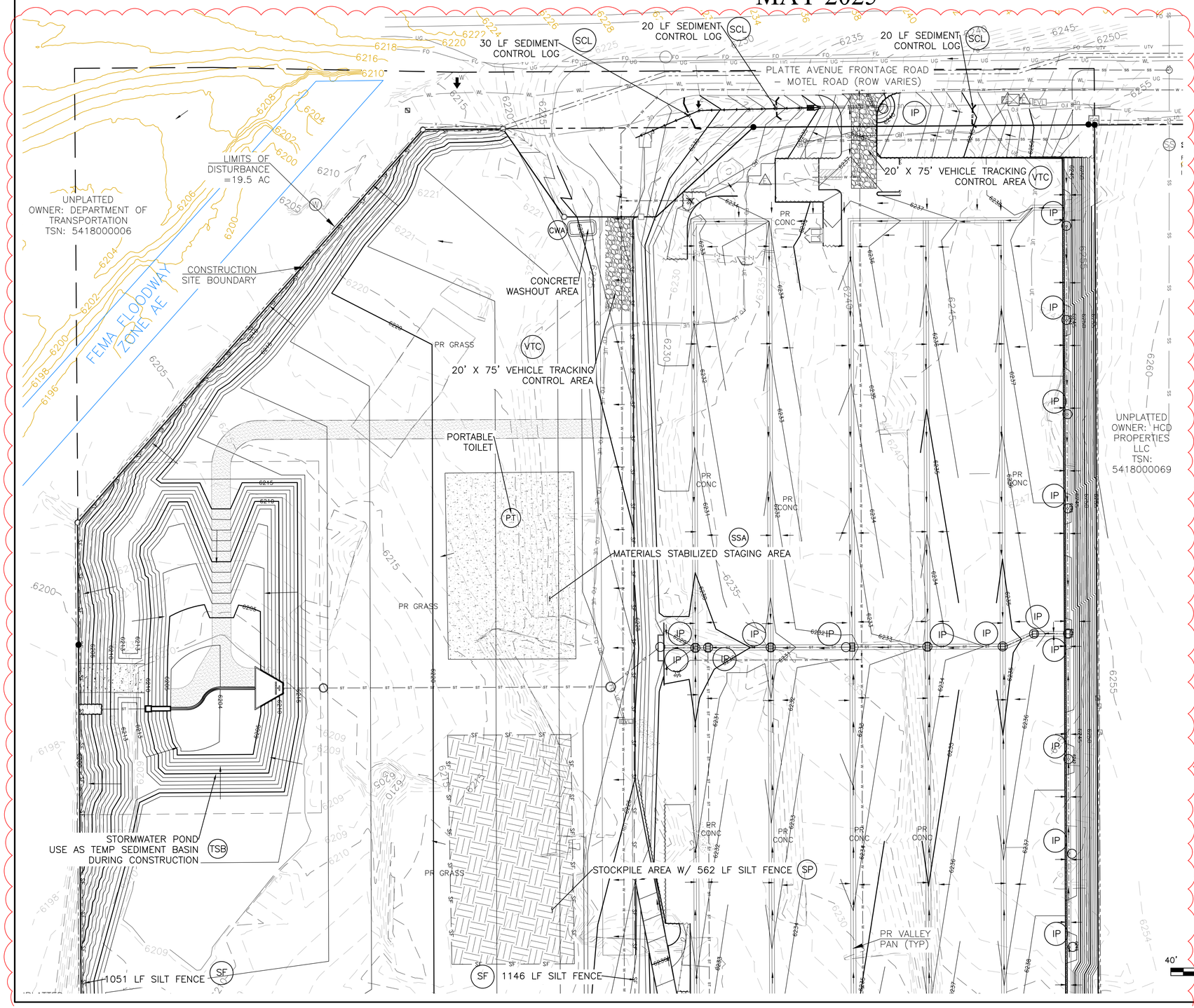
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	10 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - NORTH SIDE

MAY 2025



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
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)	6130	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
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		INTERIM

NOTES

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 EXISTING VEGETATION LOCATED ON SITE.
4. THERE WILL BE OFFSITE EARTHWORK 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.

COLORADO LICENSED DANE FRANK P.E. 050207 2025/06/16 PROFESSIONAL ENGINEER

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INTERIM EROSION CONTROL PLAN – NORTH SIDE

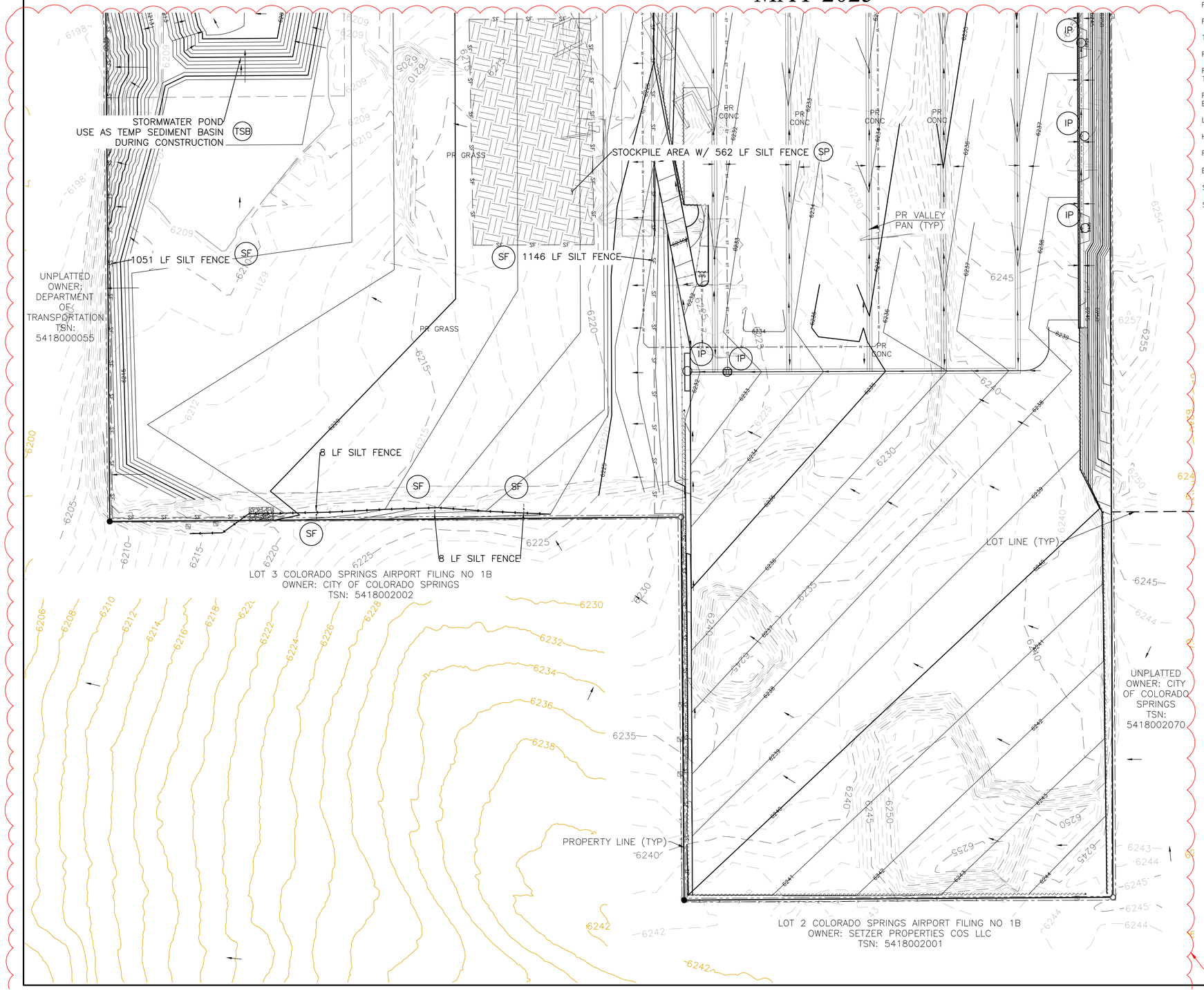
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	11 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

INTERIM EC PLAN - SOUTH SIDE

MAY 2025



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
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)	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
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		INTERIM

NOTES

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 EXISTING VEGETATION LOCATED ON SITE.
4. THERE WILL BE OFFSITE EARTHWORK FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT–OF–WAY.

N

40' 0 40' 80'

SCALE: 1"=40'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Solutions Creative Civil Engineering"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnsinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
INTERIM EROSION CONTROL PLAN – SOUTH SIDE

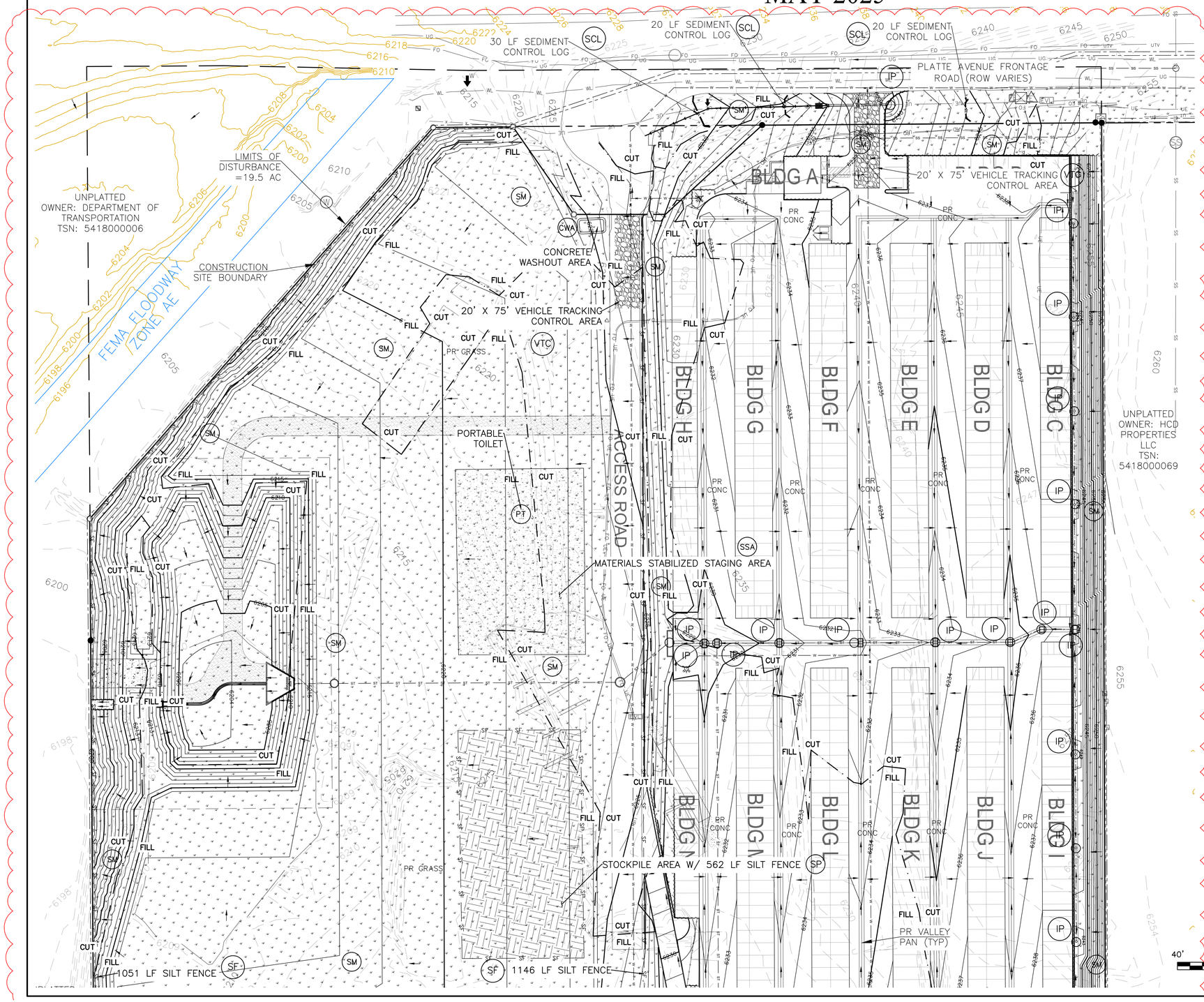
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	12 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - NORTH SIDE

MAY 2025



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
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)	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	
		CUT/FILL BOUNDARY	

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		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

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 EXISTING VEGETATION LOCATED ON SITE.
4. THERE WILL BE OFFSITE EARTHWORK FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT–OF–WAY.

REV1

N

40' 0 40' 80'

SCALE: 1"=40'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED DANE LORIN FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

REVISIONS

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

Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

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

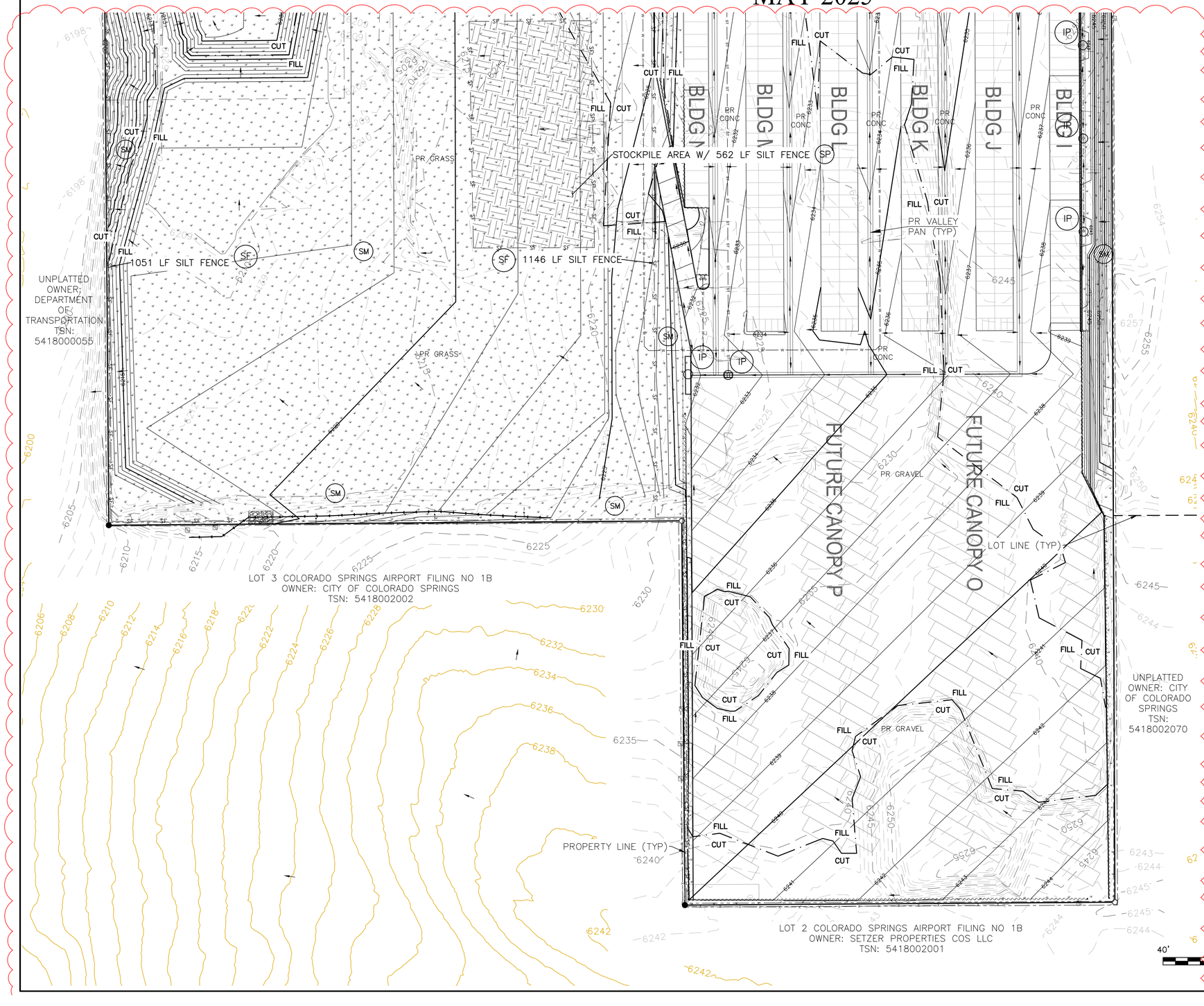
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	13 OF 28

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN

FINAL EC PLAN - SOUTH SIDE

MAY 2025



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
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)	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	
		CUT/FILL BOUNDARY	

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		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

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 EXISTING VEGETATION LOCATED ON SITE.
4. THERE WILL BE OFFSITE EARTHWORK 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

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE CORIN FRANK
TERRA NOVA ENGINEERING, INC.
PE 0052027
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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.

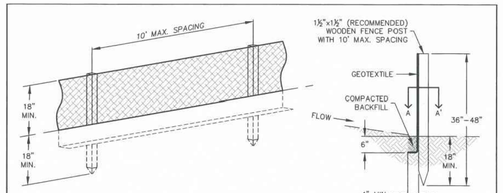
PREPARED FOR:
RMG–ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR. #200
COLORADO SPRINGS, CO 80919
719.548.0600

Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnsinc.com

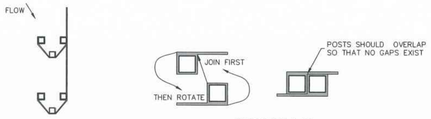
PLATTE SELF STORAGE

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

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	14 OF 28



SILT FENCE



J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

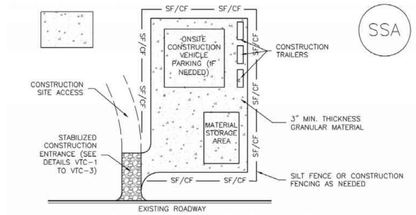
SF

STORMWATER ENTERPRISE — SILT FENCE

APPROVED: CHIEF ENGINEER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SF

Stabilized Staging Area (SSA) SM-6



SSA

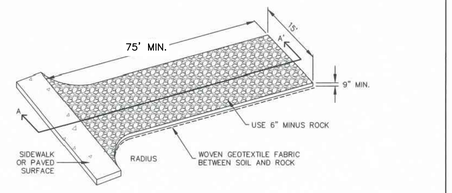
SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

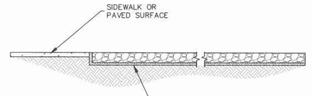
1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

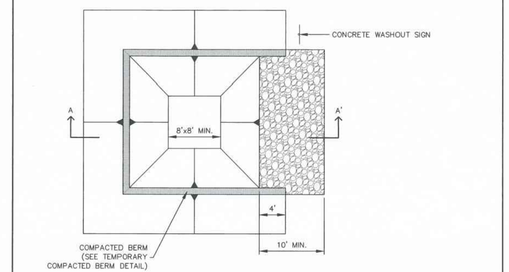
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

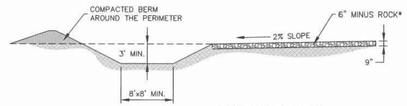
STORMWATER ENTERPRISE — VEHICLE TRACKING CONTROL

APPROVED: CHIEF ENGINEER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-VTC



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

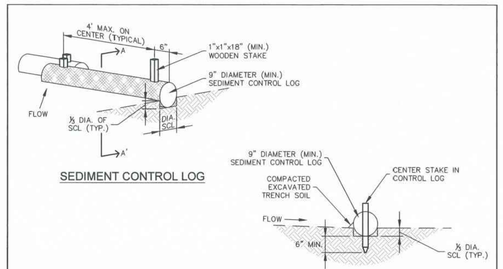
*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

STORMWATER ENTERPRISE — CONCRETE WASHOUT AREA

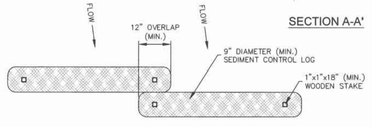
APPROVED: CHIEF ENGINEER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-CWA-1



SEDIMENT CONTROL LOG

SECTION A-A'



SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES

1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ½ OF THE HEIGHT OF THE LOG
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE — SEDIMENT CONTROL LOGS

APPROVED: CHIEF ENGINEER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SCL

SM-6 Stabilized Staging Area (SSA)

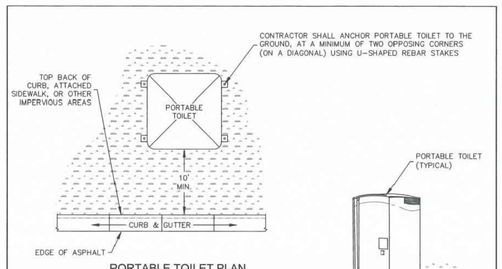
STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

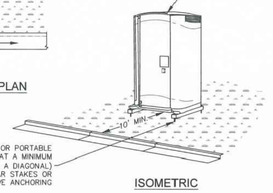
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



PORTABLE TOILET PLAN



ISOMETRIC

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS; AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

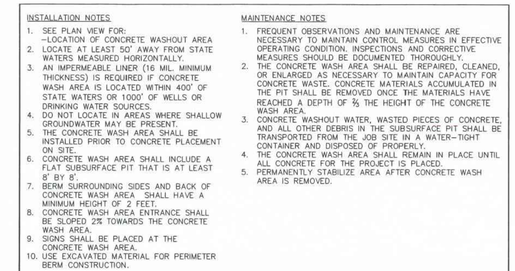
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET

APPROVED: CHIEF ENGINEER

ISSUED:	REVISED:	DRAWING NO.
2/19/19	8/19/2020	900-PTM



CONCRETE WASHOUT AREA PLAN

SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅓ THE HEIGHT OF THE CONCRETE WASH AREA.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE — CONCRETE WASHOUT AREA

APPROVED: CHIEF ENGINEER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-CWA-2

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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.

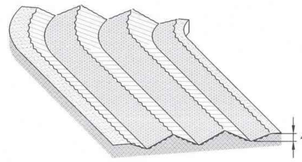
PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR. #200
COLORADO SPRINGS, CO 80919
719.548.0600

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnsinc.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 05/16/25
SHEET NO. 15 OF 28



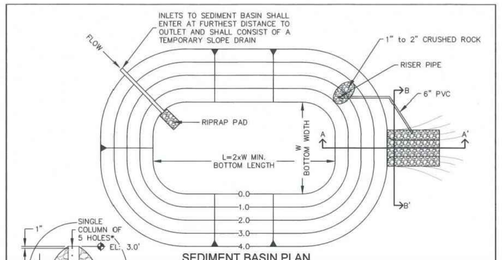
SURFACE ROUGHENING

INSTALLATION NOTES
1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

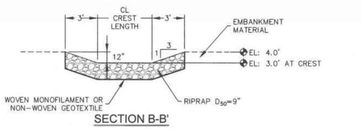
SR

STORMWATER ENTERPRISE — SURFACE ROUGHENING
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SR



SEDIMENT BASIN PLAN

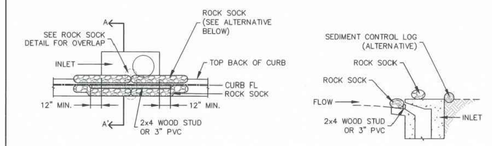
SECTION A-A'



SECTION B-B'

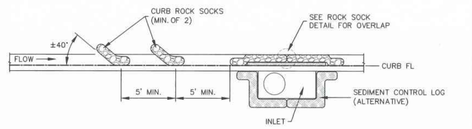
TSB

STORMWATER ENTERPRISE — TEMPORARY SEDIMENT BASIN
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-TSB-1



CURB INLET PROTECTION PLAN

SECTION A-A'



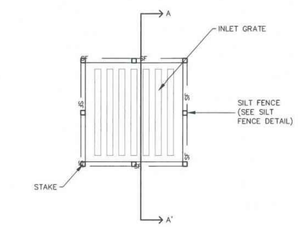
CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES
1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

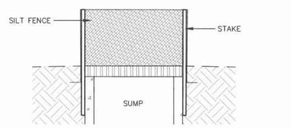
MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

STORMWATER ENTERPRISE — ON-GRADE INLET PROTECTION
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-IP-1



SILT FENCE SUMP INLET PROTECTION PLAN



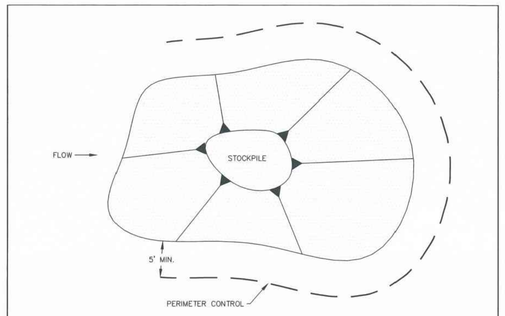
SECTION A-A'

INSTALLATION NOTES
1. SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
3. SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

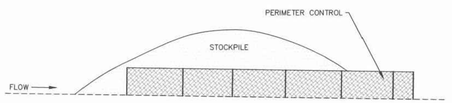
MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-3

STORMWATER ENTERPRISE — SUMP INLET PROTECTION
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-IP-3



STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES
1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE — STOCKPILE PROTECTION
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SP

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

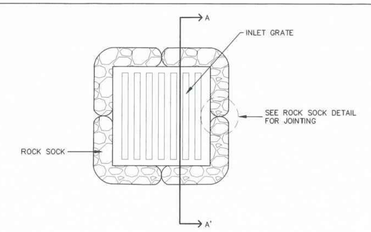
UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12½'	2	3/32
2	21	3	13/16
3	28	5	1/2
4	33½	6	9/16
5	38½	8	21/32
6	43	9	23/32
7	47¾	11	25/32
8	51	12	27/32
9	55	13	7/8
10	58¾	15	15/16
11	61	16	31/32
12	64	18	1
13	67½	19	1 1/16
14	70½	21	1 1/8
15	73¼	22	1 3/16
FOR 33 AC DRAINAGE AREAS USE:	161	48	28

INSTALLATION NOTES
1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

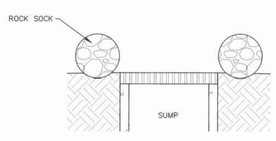
MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE — TEMPORARY SEDIMENT BASIN
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-TSB-2



ROCK SOCK SUMP INLET PROTECTION PLAN



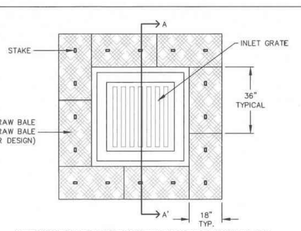
SECTION A-A'

INSTALLATION NOTES
1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

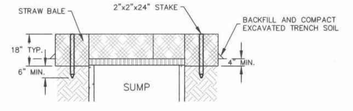
MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE — SUMP INLET PROTECTION
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-IP-2



STRAW BALE SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES
1. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
5. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PACED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).
6. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKED SHALL BE 2"x2"x24 (MIN.)". WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
5. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

IP-4

STORMWATER ENTERPRISE — SUMP INLET PROTECTION
APPROVED: SMENT MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-IP-4

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
731 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.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 05/16/25
SHEET NO. 16 OF 28

SEEDING & MULCHING

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

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE 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: _____ ENGINEERING MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/18/2020	SDD–SM

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

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
			Seed rate (lbs PLS/acre)	19.3	9.7	4.8

[1]For 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.

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

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

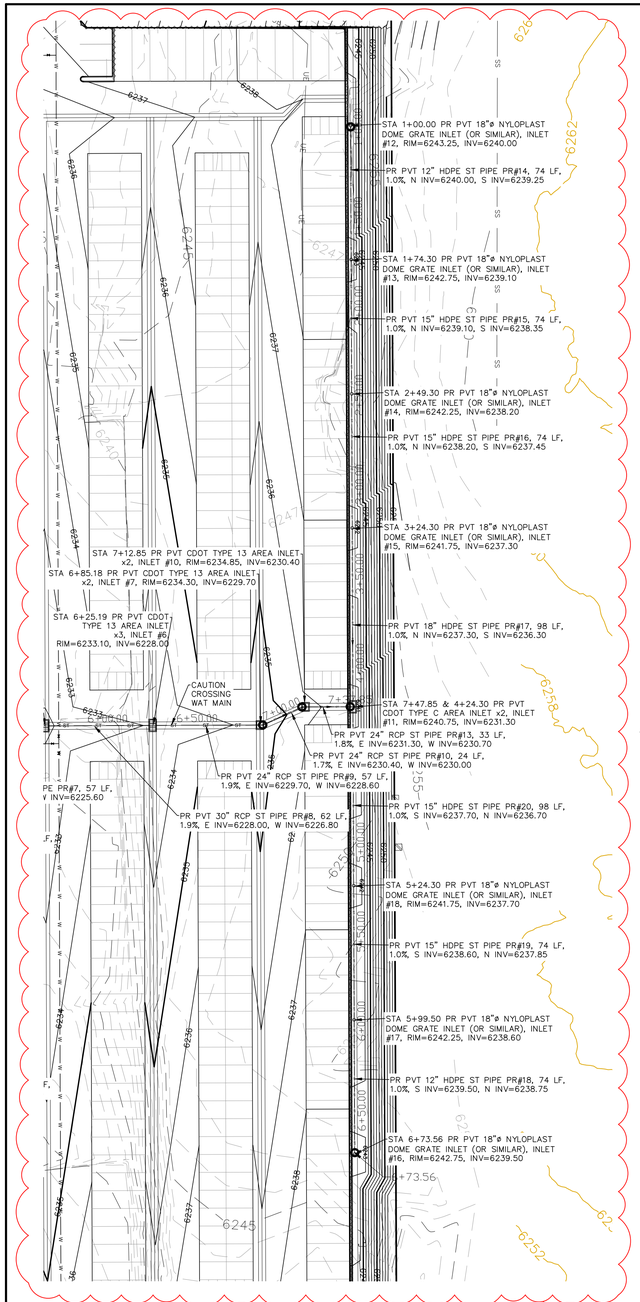
PREPARED FOR:
RMG–ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR. #200
COLORADO SPRINGS, CO 80919
719.548.0600

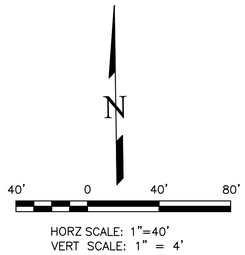
Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

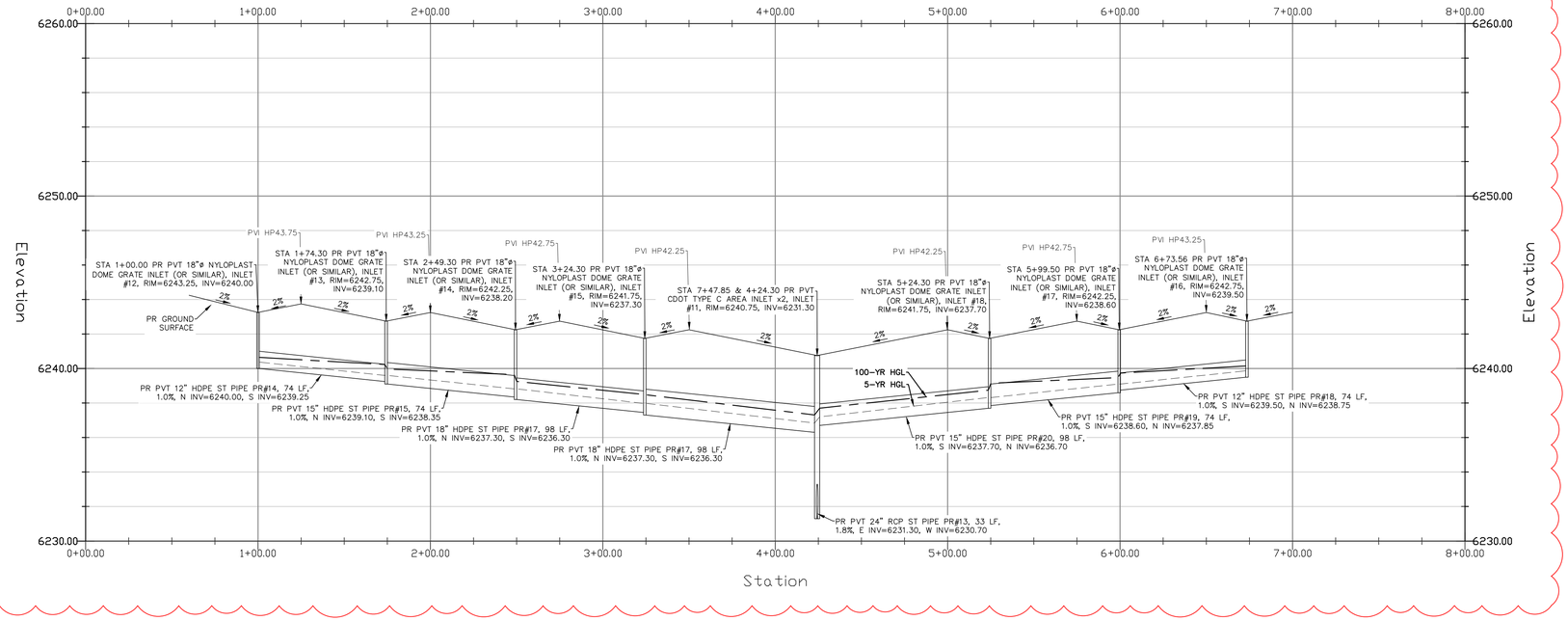
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H–SCALE AS SHOWN
V–SCALE N/A
JOB NO. 2419.00
DATE ISSUED 05/16/25
SHEET NO. 17 OF 28





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



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
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)	6230	FIBER OPTIC LINE	FO
STORM MANHOLE		STORM SEWER LINE	ST
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.
4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.
5. GRADING INFORMATION SHOWN ON STORM SEWER PLANS SHALL NOT BE USED FOR CONSTRUCTION, USE THE GRADING PLANS FOR THAT. THE COUNTY REQUIRED REDUNDANT GRADING CALLOUTS BE INCLUDED ON THESE PLANS, AND THAT INFO MAY BE INCORRECT.

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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.

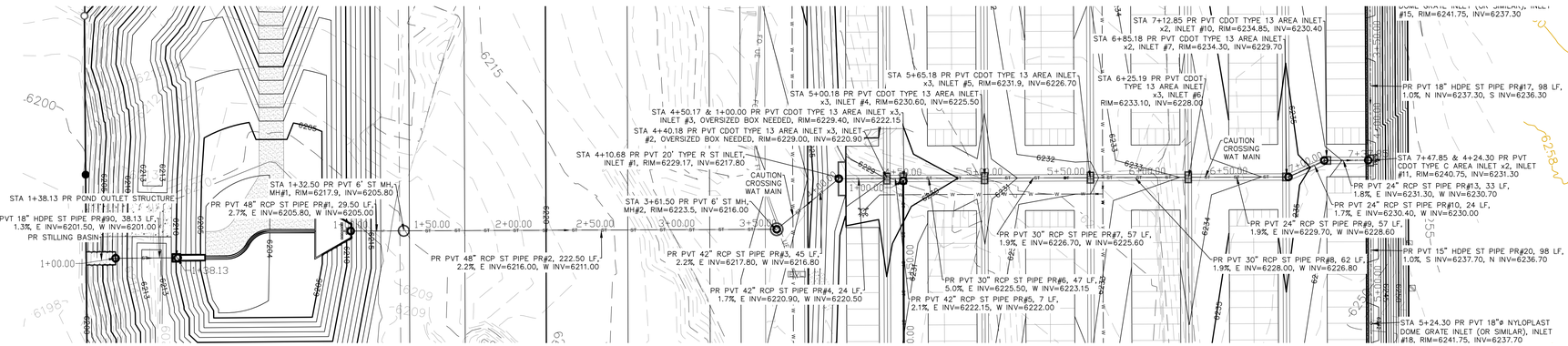
PREPARED FOR:
RMG–ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR. #200
COLORADO SPRINGS, CO 80919
719.548.0600

Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
731 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

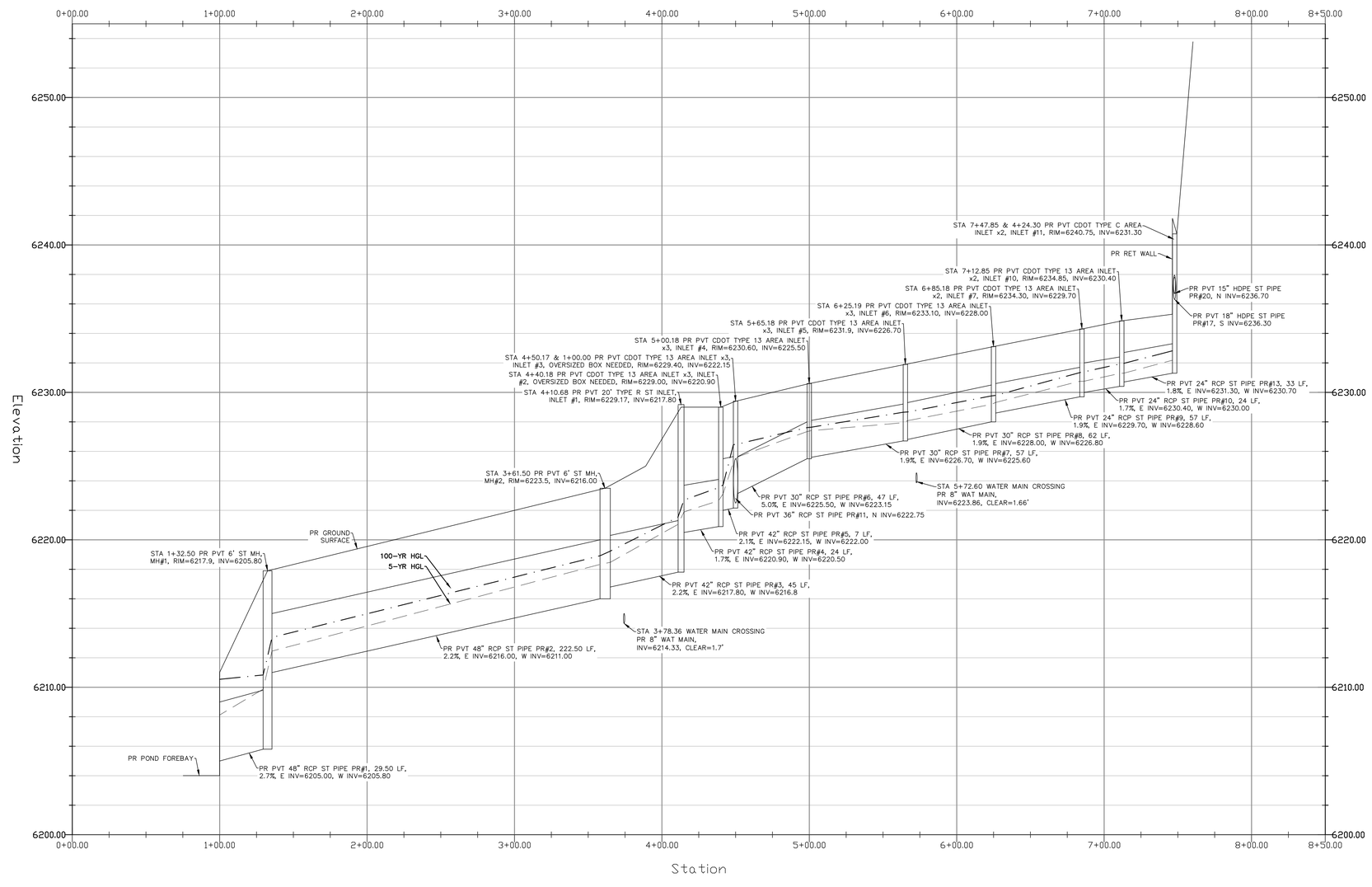
PLATTE SELF STORAGE

STORM SEWER PLAN
EAST RUN – 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	05/16/25
SHEET NO.	18 OF 28



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

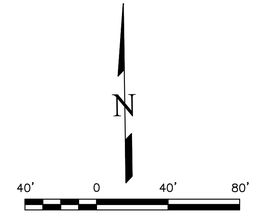


GRADING LEGEND

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.
4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.



HORZ SCALE: 1"=40'
VERT SCALE: 1" = 4'

REV1

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE 0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LOWER SITE GRADING	05/16/25

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.

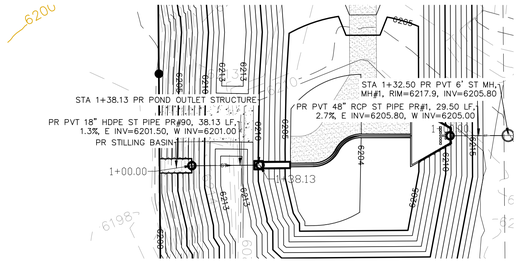
PREPARED FOR:
RMG–ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR. #200
COLORADO SPRINGS, CO 80919
719.548.0600

Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnsinc.com

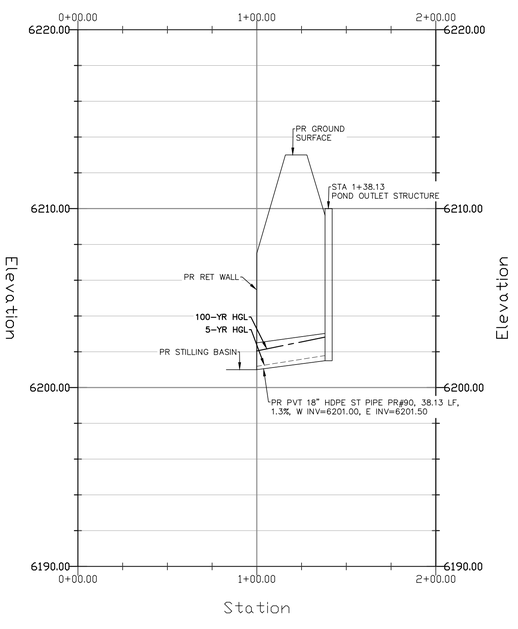
PLATTE SELF STORAGE

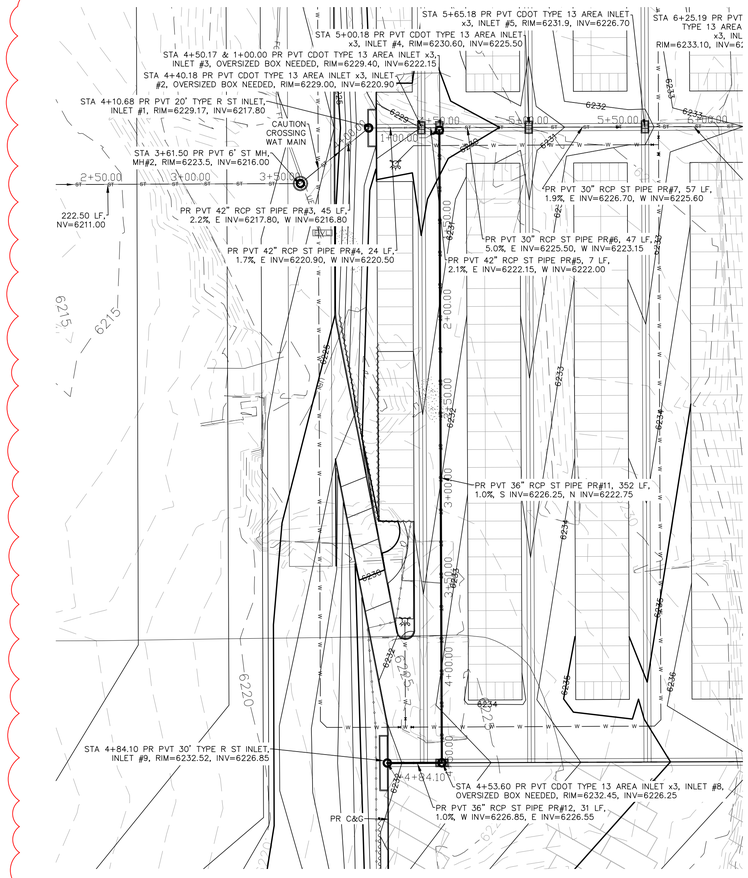
STORM SEWER PLAN
MAIN RUN – PLAN & PROFILE

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	19 OF 28

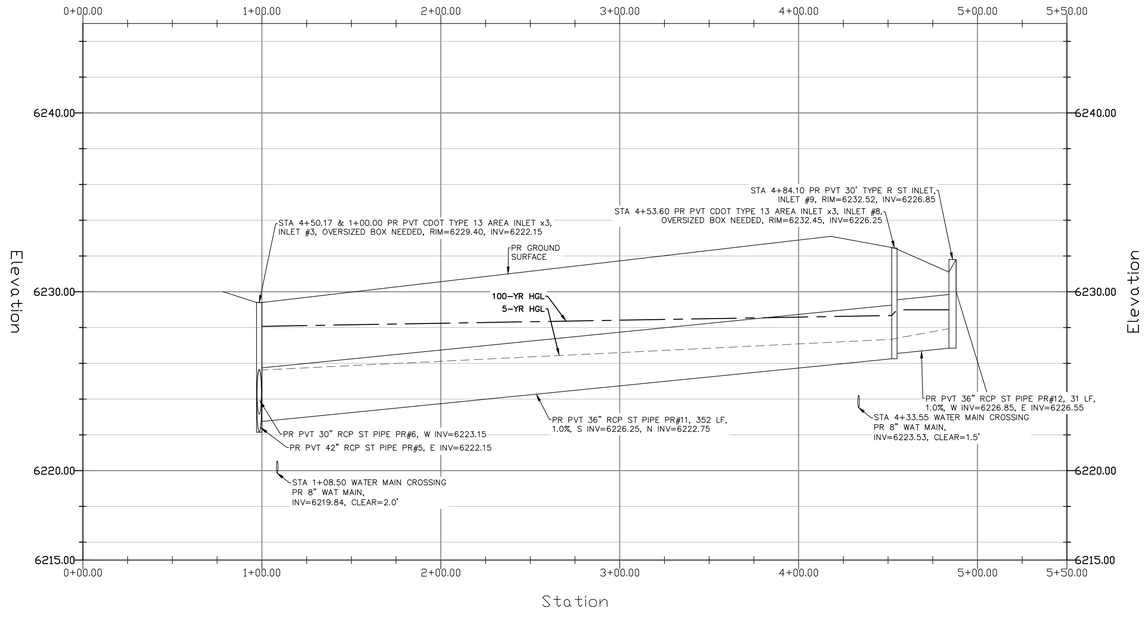


STORM SEWER POND OUTLET – PLAN & PROFILE
HORZ SCALE: 1"=40' – VERT SCALE: 1"=4'





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



GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS – MINOR	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
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)	6130	FIBER OPTIC LINE	FO
STORM MANHOLE		STORM SEWER LINE	ST
STORM INLET		LIMIT OF CONSTRUCTION	
		LIMIT OF SOIL DISTURBANCE	
		PROPOSED FENCE	
		FIRE HYDRANT	

STORM SEWER NOTES

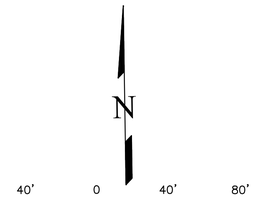
1. ALL HDPE STORM SEWER MUST BE SMOOTH INTERIOR PIPE. ALL RCP MUST BE MINIMUM CLASS 3.

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.

4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.

REV1



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

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
No. 50207
PE
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.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	05/16/25
SHEET NO.	20 OF 28

PLATTE SELF STORAGE

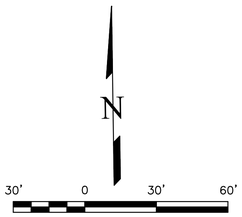
GRADING AND EROSION CONTROL PLAN

EXTENDED DETENTION BASIN PLAN

MAY 2025

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
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
		FIBER OPTIC LINE	FO
		STORM SEWER LINE	ST
		LIMIT OF CONSTRUCTION	
		LIMIT OF SOIL DISTURBANCE	
		PROPOSED FENCE	
		FIRE HYDRANT	



SCALE: 1"=30'

POND WATER LEVEL ELEVS

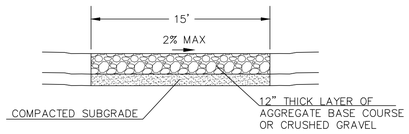
WQCV: 6206.23
EURV: 6208.68
100–YR: 6210.86

NOTES

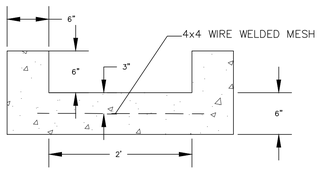
1. ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
2. LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

BENCHMARKS

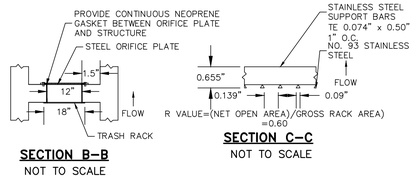
#5 REBAR WITH ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439", FLUSH WITH GROUND – ELEV.=6513.85 (NAVD–1988) [NORTHWEST PROPERTY CORNER]



15' MAINTENANCE ACCESS ROAD SECTION
NOT TO SCALE



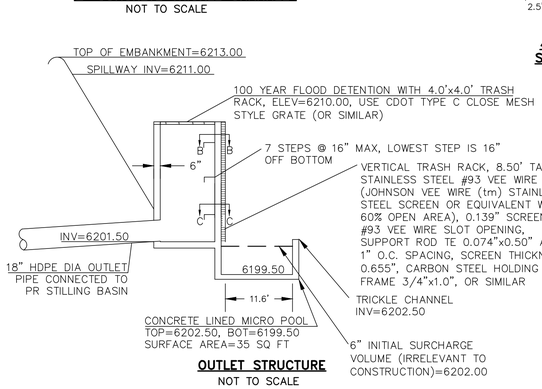
2' CONCRETE TRICKLE CHANNEL
NOT TO SCALE



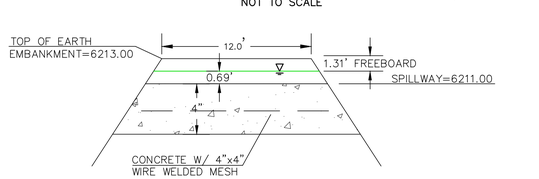
4'x4' OUTLET BOX STRUCTURAL DETAIL
NOT TO SCALE

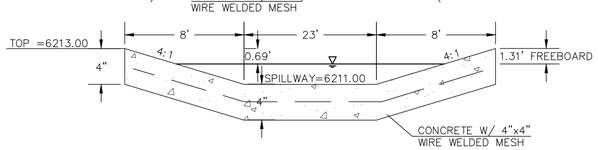
SECTION B–B
NOT TO SCALE

SECTION C–C
NOT TO SCALE

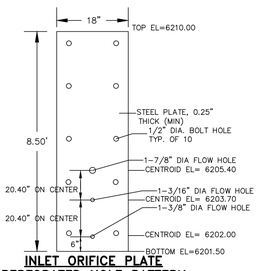


OUTLET STRUCTURE
NOT TO SCALE

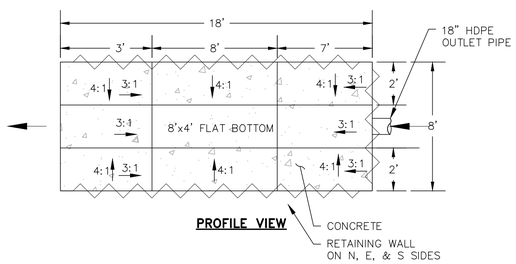




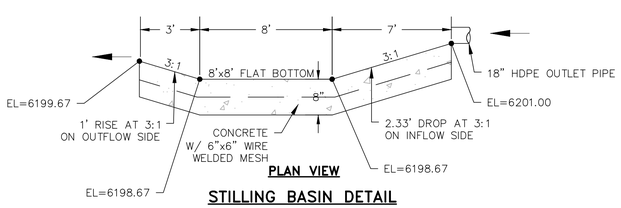
EDB EMERGENCY WEIR
NOT TO SCALE



INLET ORIFICE PLATE PERFORATED HOLE PATTERN
NOT TO SCALE

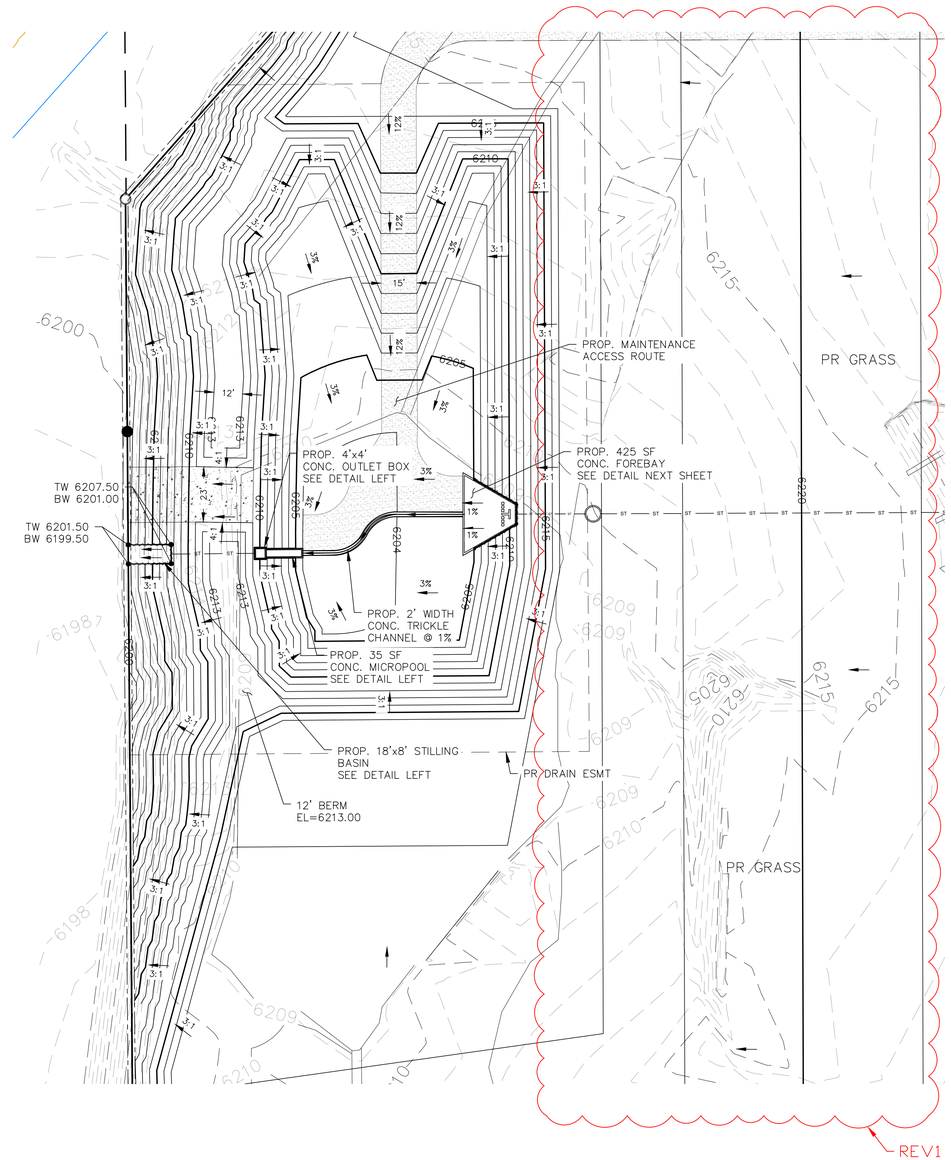


PROFILE VIEW



PLAN VIEW

STILLING BASIN DETAIL
NOT TO SCALE



REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Solutions that Flow"
Creative Civil Engineering
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnsinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EXTENDED DETENTION BASIN PLAN

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

COLORADO LICENSED
DANE FRANK
50 P.E. 0050207
2025/06/16
PROFESSIONAL ENGINEER

Dane Frank

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	05/16/25
SHEET NO.	21 OF 28

PLATTE SELF STORAGE
GRADING AND EROSION CONTROL PLAN
EXTENDED DETENTION BASIN PLAN
MAY 2025

GRADING LEGEND

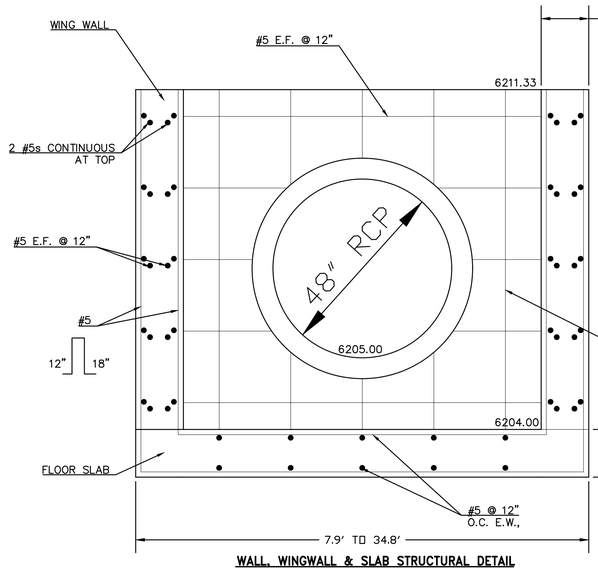
PROPOSED	PR	EXISTING CONTOURS – MINOR	6231
EXISTING	EX	EXISTING CONTOURS – MAJOR	6230
FINISHED SURFACE	FS	PROPOSED CONTOURS – 1'	6231
FINISHED GROUND	FG	EXISTING PROPERTY LINE	
TOP OF CURB	TC	PROPOSED RET WALL	
FLOWLINE	FL	PROPOSED RIPRAP	
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	W
FINISHED GROUND 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
		FIBER OPTIC LINE	FO
		STORM SEWER LINE	ST
		LIMIT OF CONSTRUCTION	
		LIMIT OF SOIL DISTURBANCE	
		PROPOSED FENCE	
		FIRE HYDRANT	

NOTES

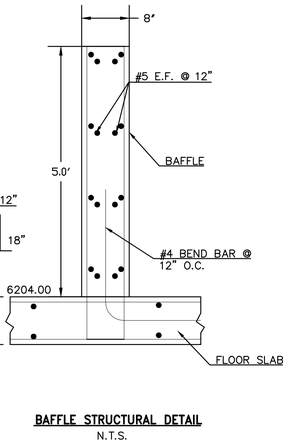
1. ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
2. LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

BENCHMARKS

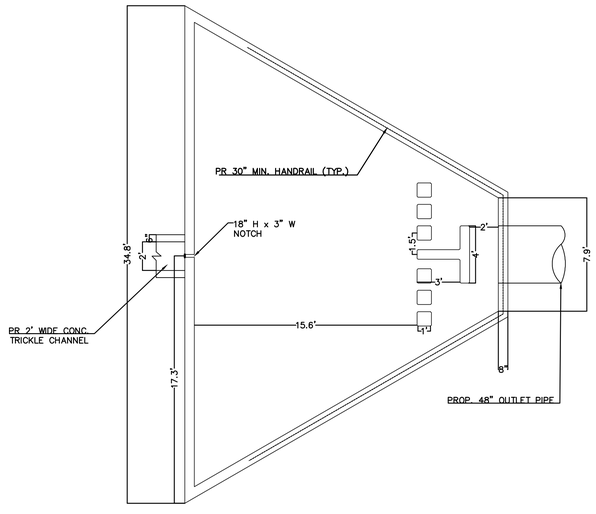
#5 REBAR WITH ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439", FLUSH WITH GROUND – ELEV.=6513.85 (NAVD–1988) [NORTHWEST PROPERTY CORNER]



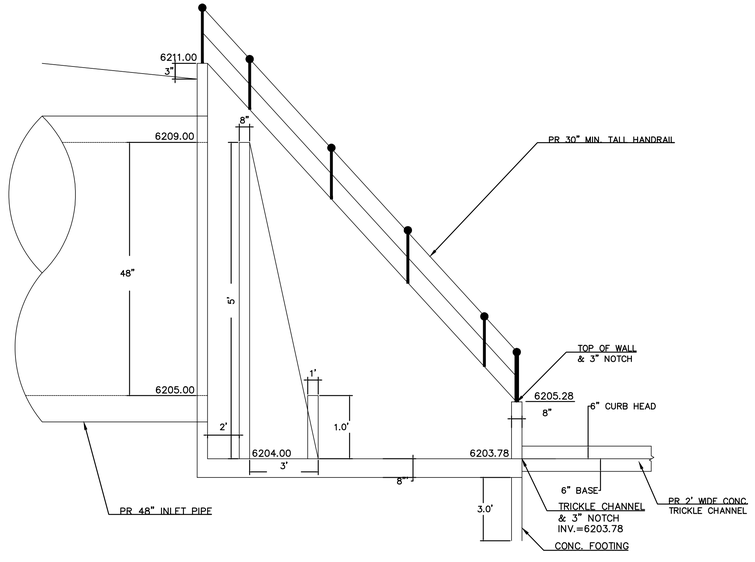
WALL, WINGWALL & SLAB STRUCTURAL DETAIL
N.T.S.



BAFFLE STRUCTURAL DETAIL
N.T.S.



FOREBAY PLAN VIEW
1"=5'



FOREBAY PROFILE VIEW
N.T.S.

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Solutions that Work"
Creative Civil Engineering
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN
EXTENDED DETENTION BASIN PLAN

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
50207
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	22 OF 28

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:

1. 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.

2. 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).

3. 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:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 & 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS.

4. 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 ENTIERELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. 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.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. 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.

8. 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.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. 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.

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

12. 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.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. 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

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. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
6. 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.
7. EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.
8. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
9. 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
MAY 2025

REVISION NOTES
REV 1: REGRADED SITE TO CHANGE EARTHWORKS, DRIVEWAY MOVED, TWO BUILDINGS CHANGED, RETAINING WALLS CHANGED

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

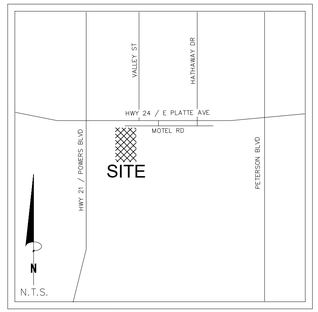
SITE ADDRESS
6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID
5418000075

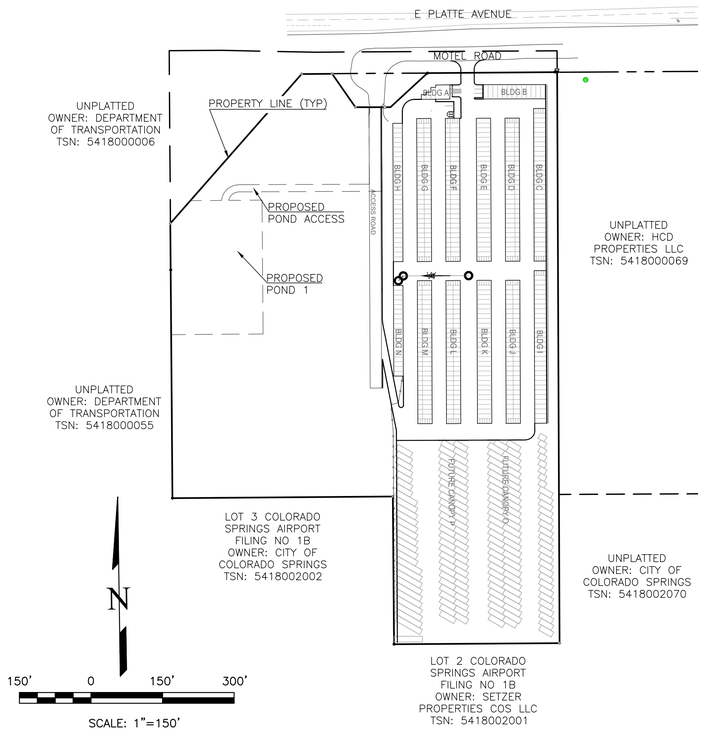
LEGAL DESCRIPTION
TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59' N 958.2 FT TO POB, W 349.88 FT OF NE4NW4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

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

COLORADO LICENSED DANE L. FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

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

PLATTE AVE STORAGE LLC
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 DIRECTORS DISCRETION.

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

PPR2418

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Solutions Creative Civil Engineering"
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
COVER SHEET

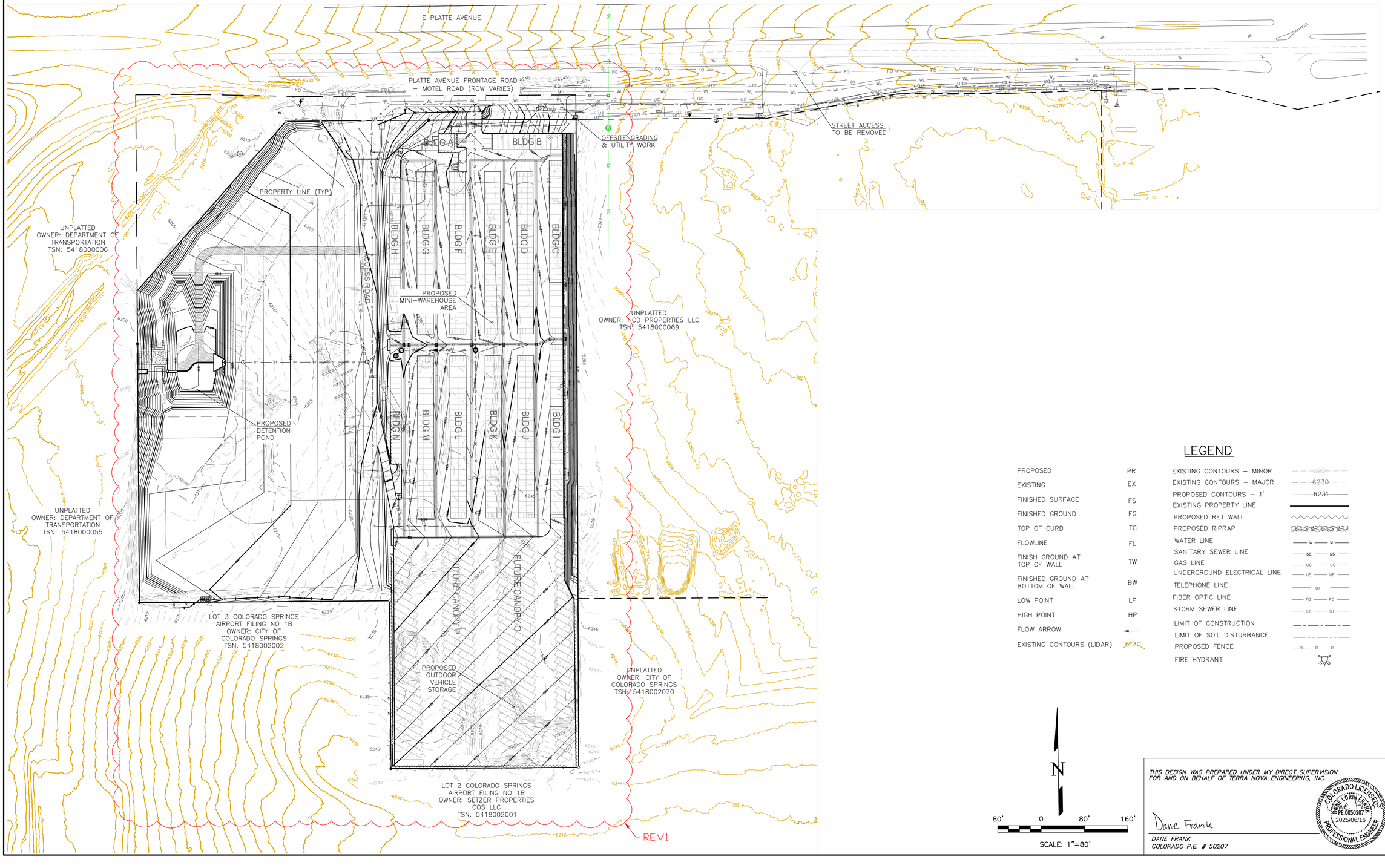
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	23 OF 28

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN

OVERVIEW SHEET

MAY 2025



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
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)	6230	FIBER OPTIC LINE	FO
		STORM SEWER LINE	ST
		LIMIT OF CONSTRUCTION	
		LIMIT OF SOIL DISTURBANCE	
		PROPOSED FENCE	
		FIRE HYDRANT	

N

80' 0 80' 160'

SCALE: 1"=80'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED DANE L. FRANK PE.0050207 2025/06/16 PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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.

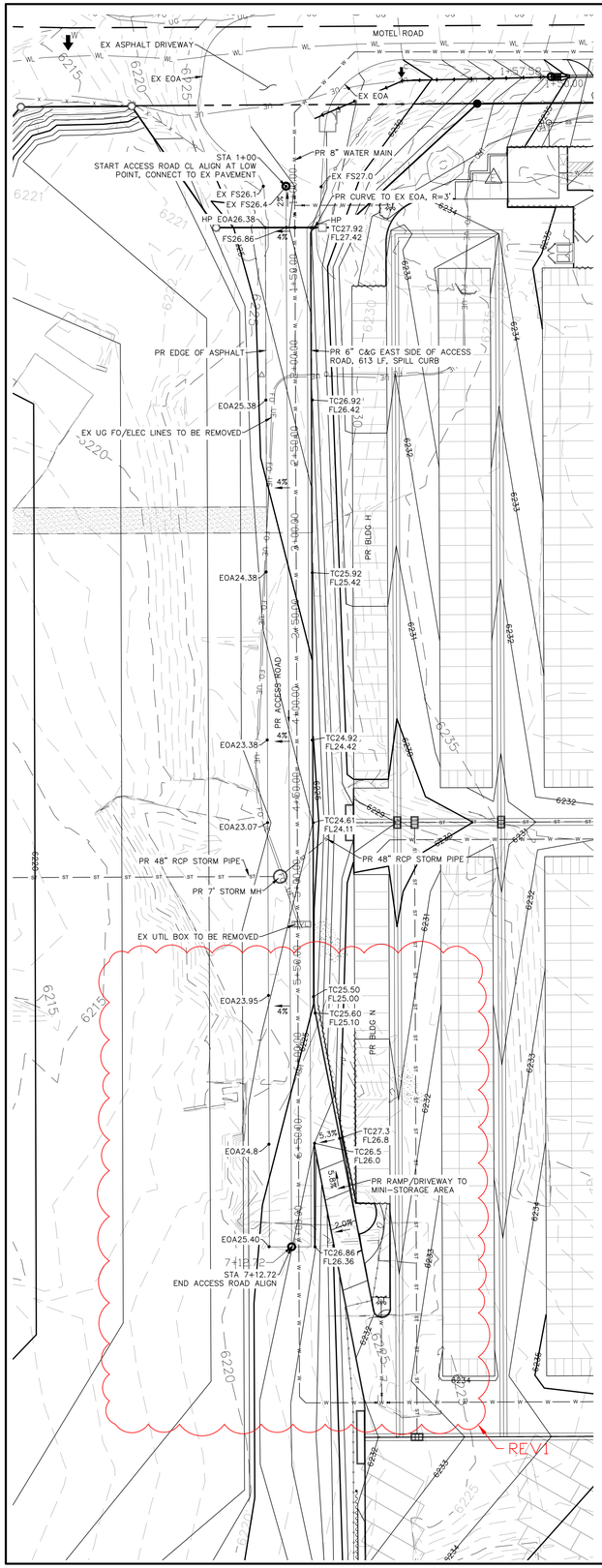
PREPARED FOR:
RMG–ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600

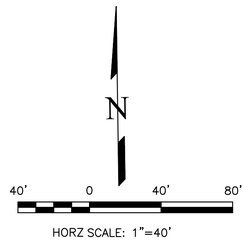
Terra Nova Engineering, Inc. "where land meets sky" Creative Civil Engineering
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719–635–6422
FAX: 719–635–6426
www.tnesinc.com

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN
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	05/16/25
SHEET NO.	24 OF 28





HORZ SCALE: 1"=40'
VERT SCALE: 1" = 4'

SIDEWALK: WIDTH			
LOCATION:	☐ ATTACHED	☐ DETACHED	
DESIGN SPEED:	25 MPH (POSTED)		
CURB TYPE:	☐ 1	☒ 2	☐ 3 ☐ 4 ☐ 5
ROW WIDTH:	FL-FL: 28'		
STREET TYPE:	CUSTOM		
PAVEMENT TYPE:	☐ HMA	☐ PCC	
THICKNESS:			
COMPOSITE SECTION:			
	☐ HMA	☐ BASE	
SUBGRADE STABILIZATION:			
	☐ CHEMICAL	☐ MECHANICAL	
	☐ TYPE	☐ 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.

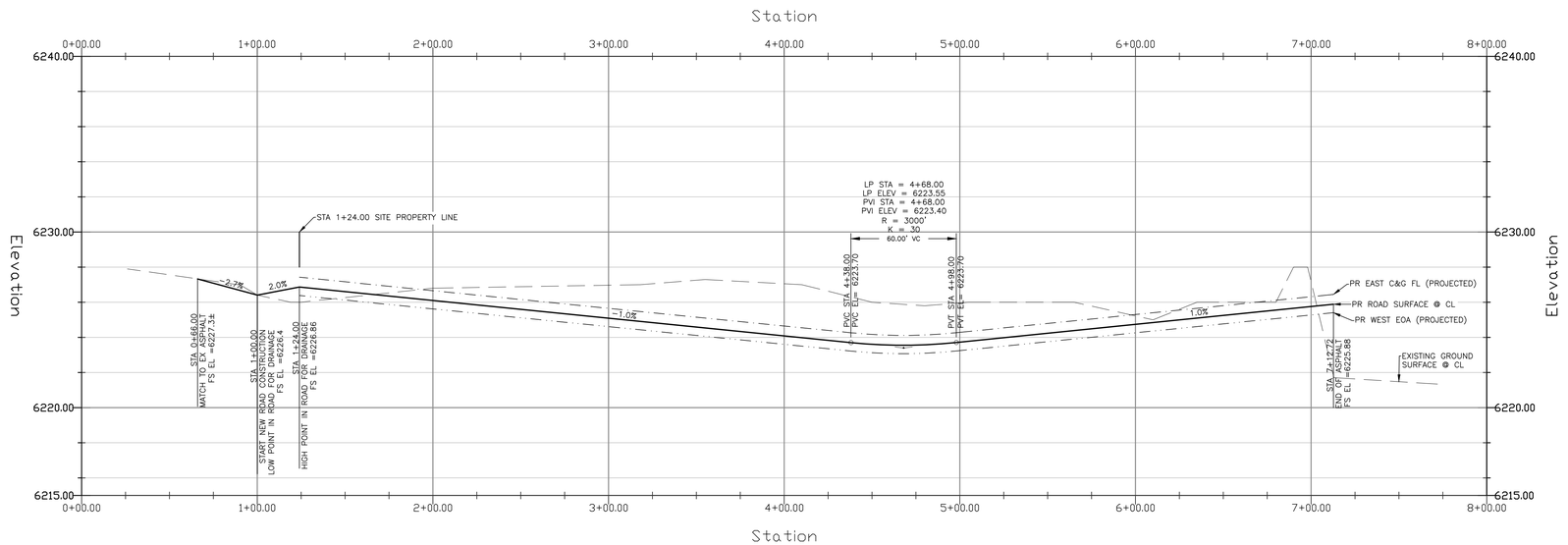
2. FOR COST EXERCISES THE FOLLOWING PAVEMENT DESIGN CAN BE ASSUMED: 5" HMA OVER 9" BASE.

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	W
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)	6230	FIBER OPTIC LINE	FO
		STORM SEWER LINE	ST
		LIMIT OF CONSTRUCTION	
		LIMIT OF SOIL DISTURBANCE	
		PROPOSED FENCE	
		FIRE HYDRANT	

ACCESS ROAD – PLAN & PROFILE

HORZ SCALE: 1"=40' – VERT SCALE: 1"=4'



REVISIONS		
NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnsinc.com

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN
ACCESS ROAD PLAN & PROFILE

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

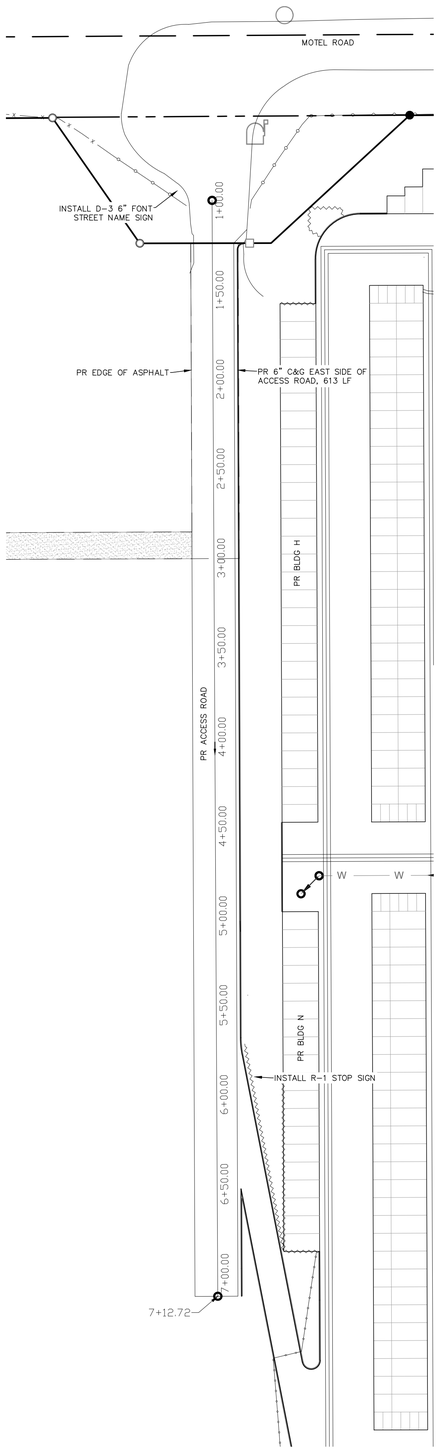
Dane Frank

DANE FRANK
COLORADO P.E. # 50207

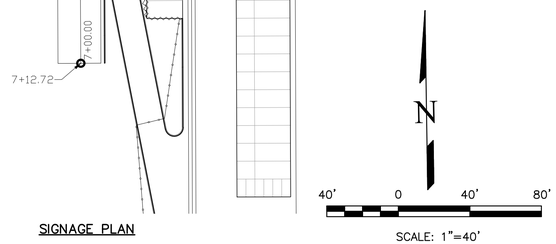
COLORADO LICENSED
DANE LORIN FRANK
No. PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	25 OF 28

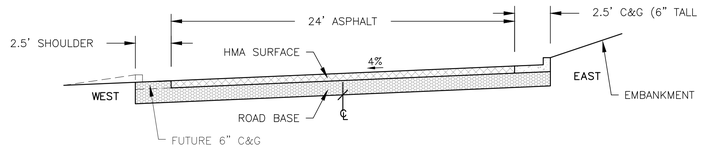
PLATTE SELF STORAGE
STREET IMPROVEMENT PLAN
DETAILS SHEET
MAY 2025



SIGNAGE PLAN



SCALE: 1"=40'



TYPICAL STREET SECTION (CUSTOM) – ACCESS ROAD (PRIVATE)

NOT TO SCALE

TYPE 2 – 6" VERTICAL C&G

N.T.S.

R1-1

D-3

STREET NAME SIGNS

1 – PVT ACCESS ROAD, 6"/4.5" TALL FONT, 12" TALL SIGN

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
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)	6130	FIBER OPTIC LINE	FO
		STORM SEWER LINE	ST
		LIMIT OF CONSTRUCTION	
		LIMIT OF SOIL DISTURBANCE	
		PROPOSED FENCE	
		FIRE HYDRANT	

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions since 1997
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

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

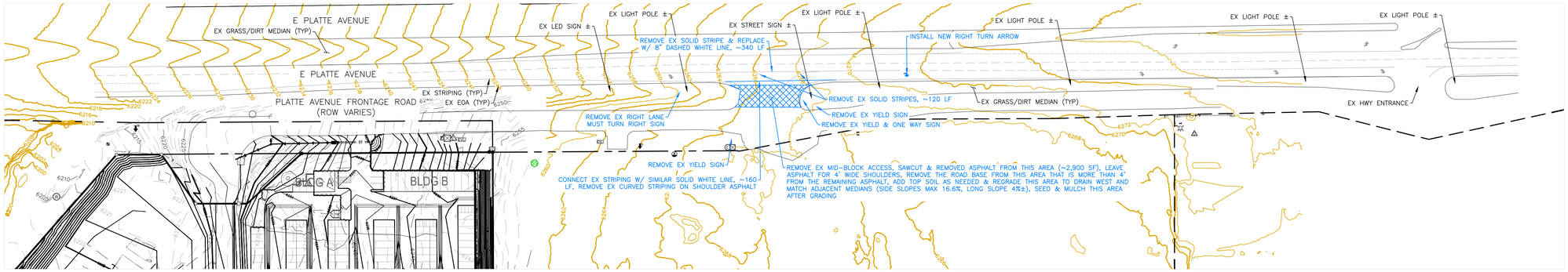
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	26 OF 28

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN

HWY 24 MID BLOCK ACCESS REMOVAL

MAY 2025



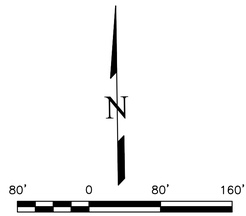
NOTES

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	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

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	



SCALE: 1"=80'

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE L. DRIN FRANK
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
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
HWY 24 MID BLOCK ACCESS REMOVAL

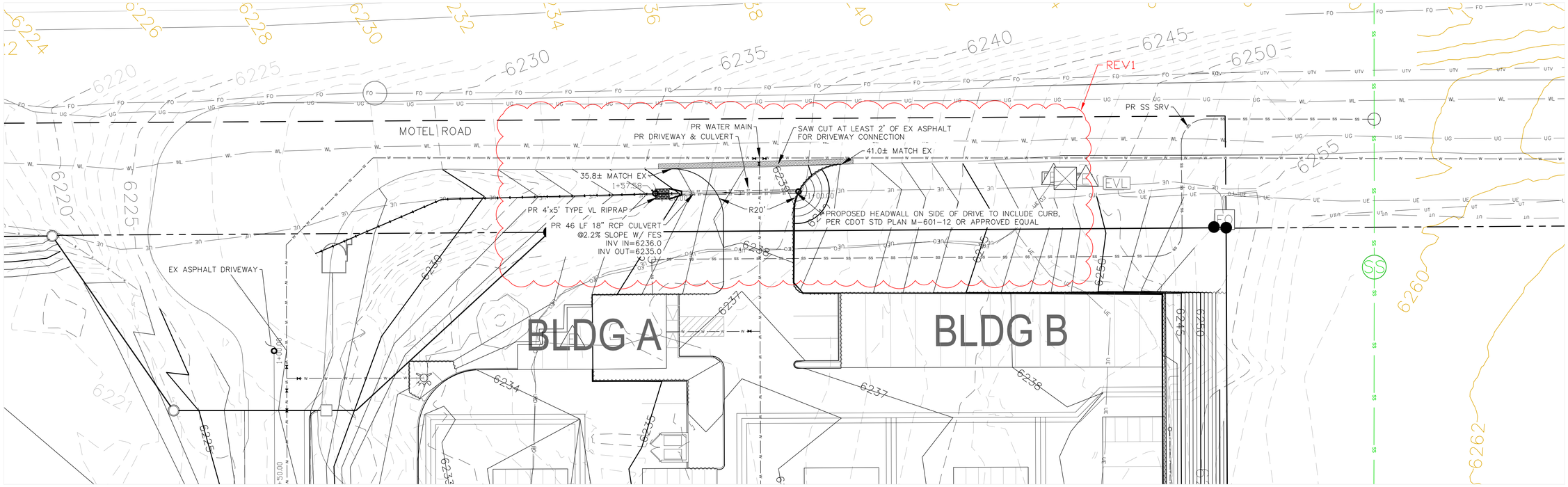
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	05/16/25
SHEET NO.	27 OF 28

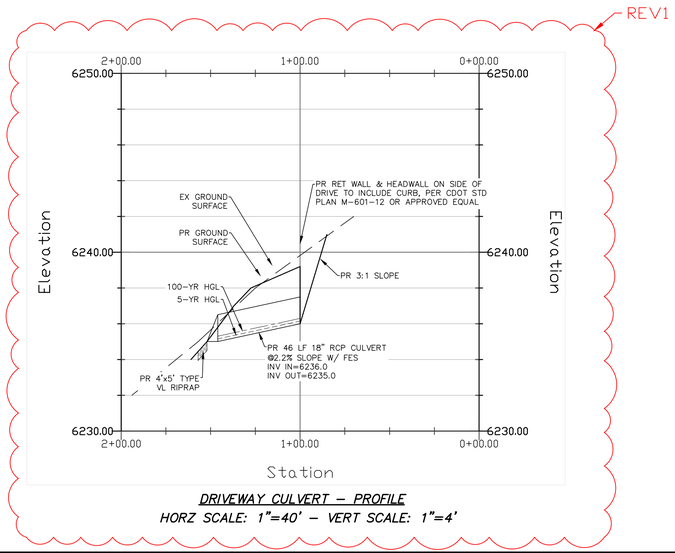
PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN

RIGHT OF WAY IMPROVEMENTS SHEET

MAY 2025





DRIVEWAY CULVERT – PROFILE

HORZ SCALE: 1"=40' – VERT SCALE: 1"=4'

NOTES

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

2. CULVERT INFO SHOWN ON THESE PLANS IS SECONDARY TO THE INFO SHOWN ON THE GRADING PLANS. IN THE EVENT OF A DISCREPANCY THE GRADING PLANS SHALL DICTATE.

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)	6230

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	

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

Dane Frank

DANE FRANK
COLORADO P.E. # 50207

COLORADO LICENSED
DANE LORIN FRANK
50207
PE.0050207
2025/06/16
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING	05/16/25

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

Terra Nova Engineering, Inc. "Creative Civil Engineering Solutions"
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
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	05/16/25
SHEET NO.	28 OF 28