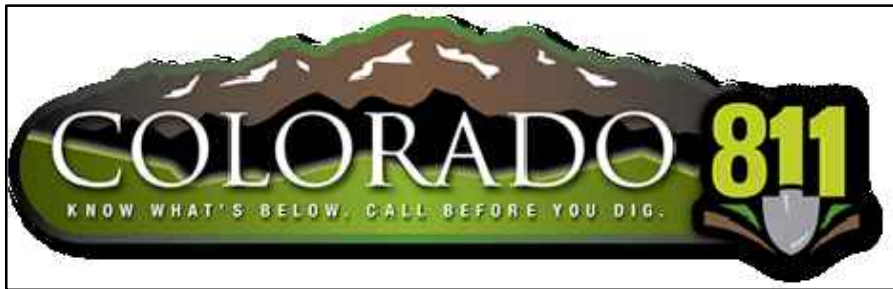


# PLATTE SELF STORAGE

## GRADING AND EROSION CONTROL PLAN

### COVER SHEET

#### JANUARY 2025



#### GENERAL NOTES

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

#### SOIL TYPES

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

#### BENCHMARKS

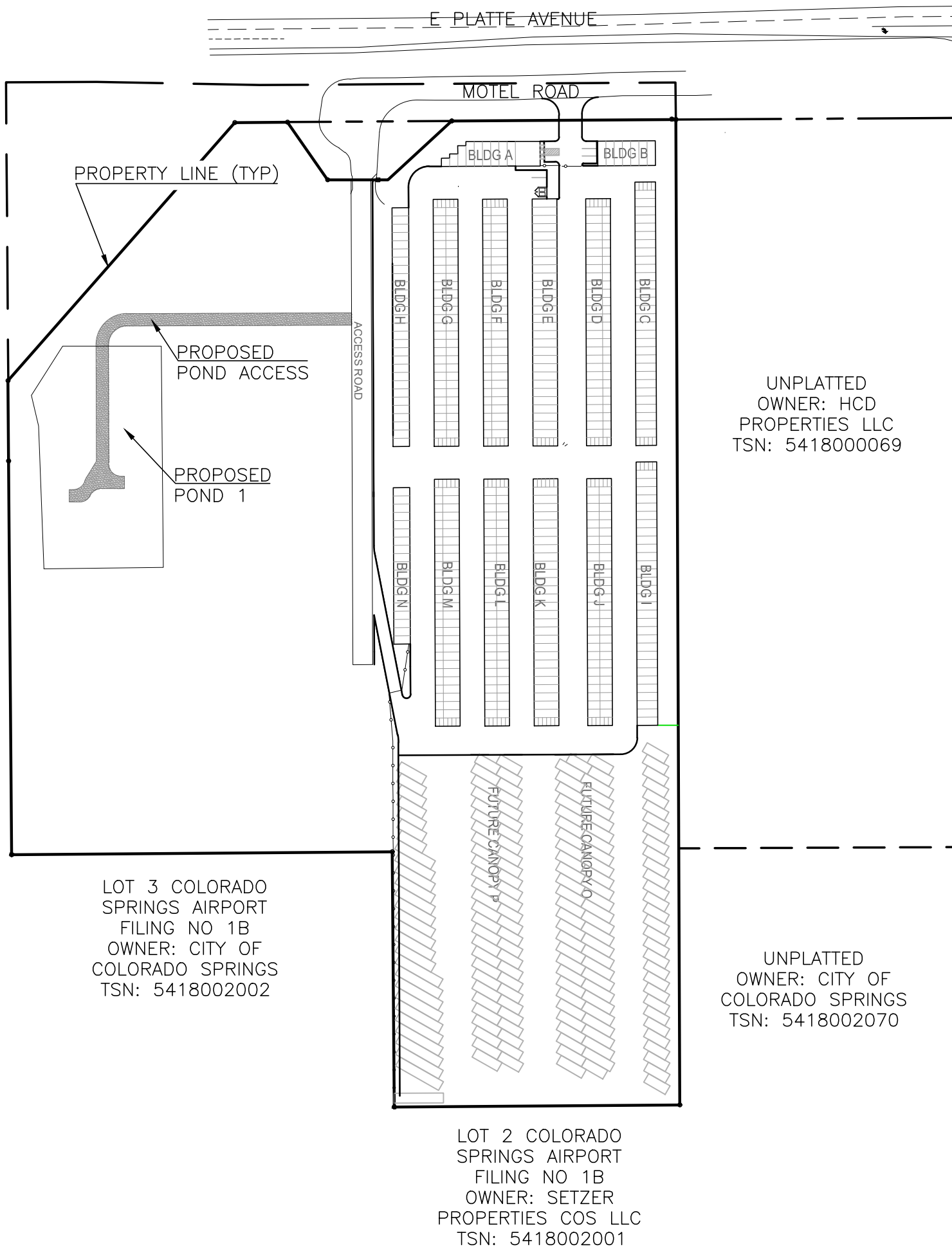
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988)  
[NORTHEAST OF SITE ENTRANCE]

#### EARTHWORK VOLUMES

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

#### 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
9. 35% MAINTENANCE AND REPLACEMENT	\$ 15,720
TOTAL	\$ 60,634



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

#### STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

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

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

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#### 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 908.2 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.

#### 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

Colorado Commercial Construction Inc., 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.  
COUNTY ENGINEER / DIRECTOR

DATE

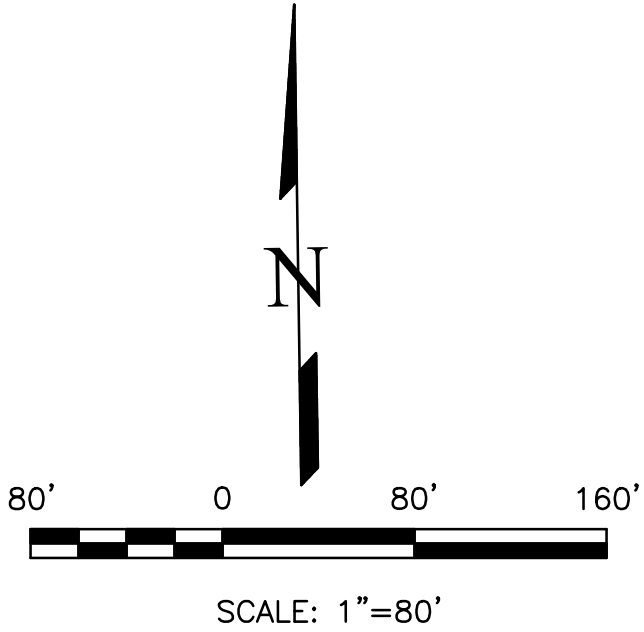
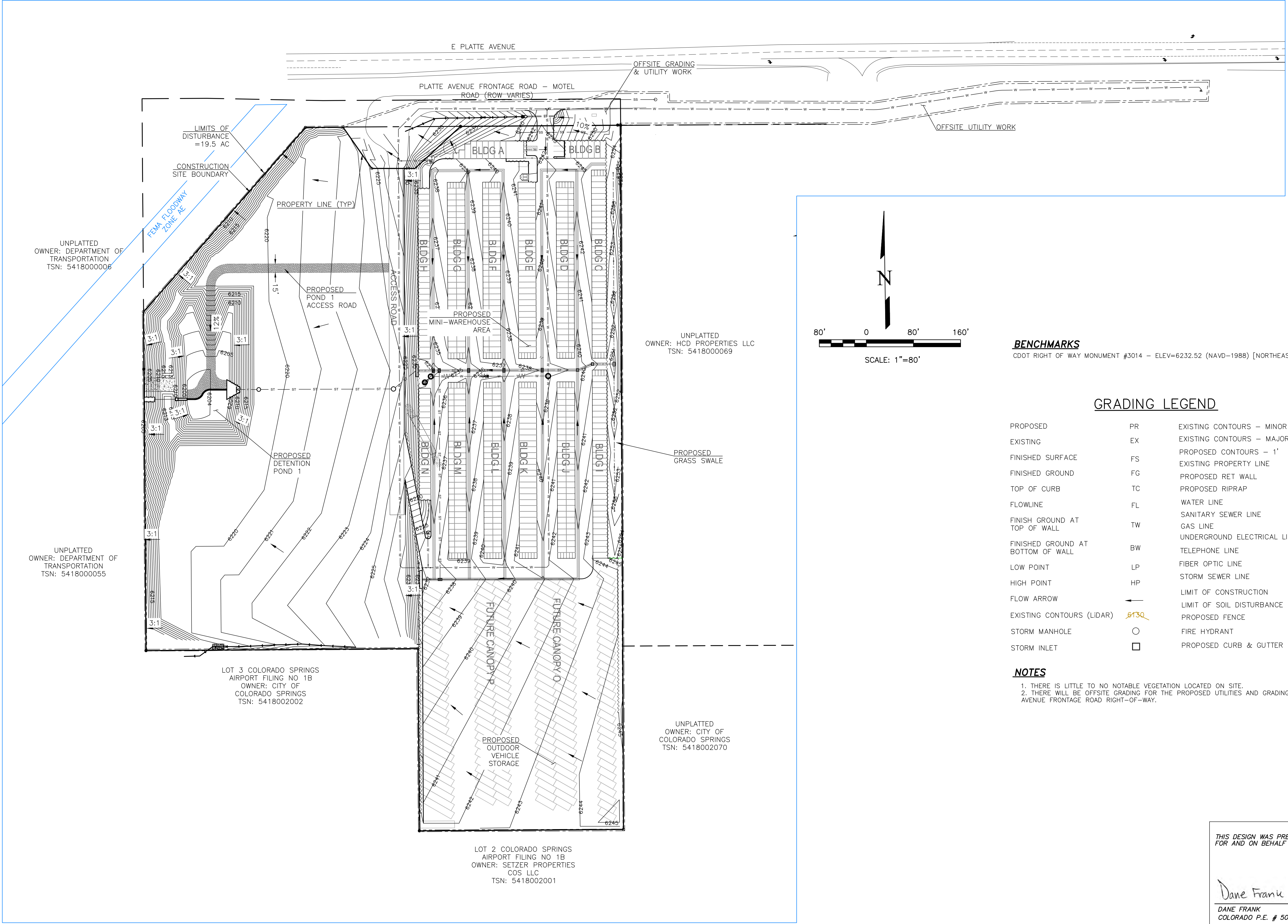
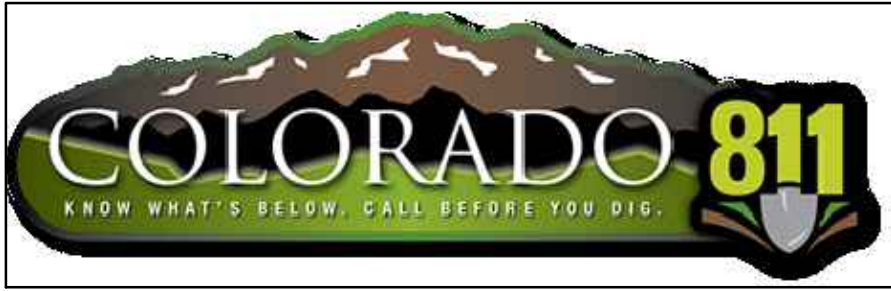
PPR2418

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

PREPARED FOR:	RMG-ROCKY MOUNTAIN GROUP
ATTN:	5085 LIST DR, #200
	COLORADO SPRINGS, CO 80919
	719: 548.0600

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	01/15/25
SHEET NO.	1 OF 28

PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
OVERVIEW SHEET  
JANUARY 2025



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

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---6234---
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 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



REVISIONS

NO.	DESCRIPTION	DATE

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

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

Terra Nova  
Engineering, Inc.  
Creative Civil Engineers

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


PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN  
OVERVIEW SHEET

DESIGNED BY JF  
DRAWN BY JF  
CHECKED BY DF

H-SCALE AS SHOWN  
V-SCALE N/A

JOB NO. 2419.00  
DATE ISSUED 01/15/25  
SHEET NO. 2 OF 25



PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INTERIM GRADING PLAN - SOUTH SIDE  
JANUARY 2025

BENCHMARKS

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

GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---
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FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	---
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LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW		TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)		FIBER OPTIC LINE	---
STORM MANHOLE		STORM SEWER LINE	---
STORM INLET		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

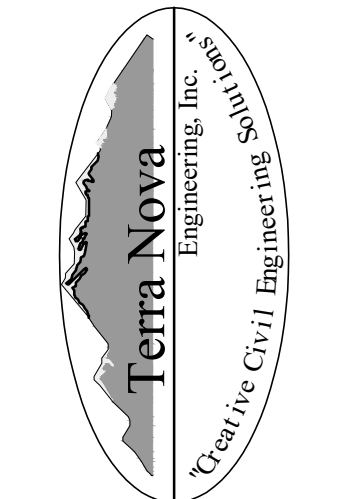
NOTES

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

REV	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

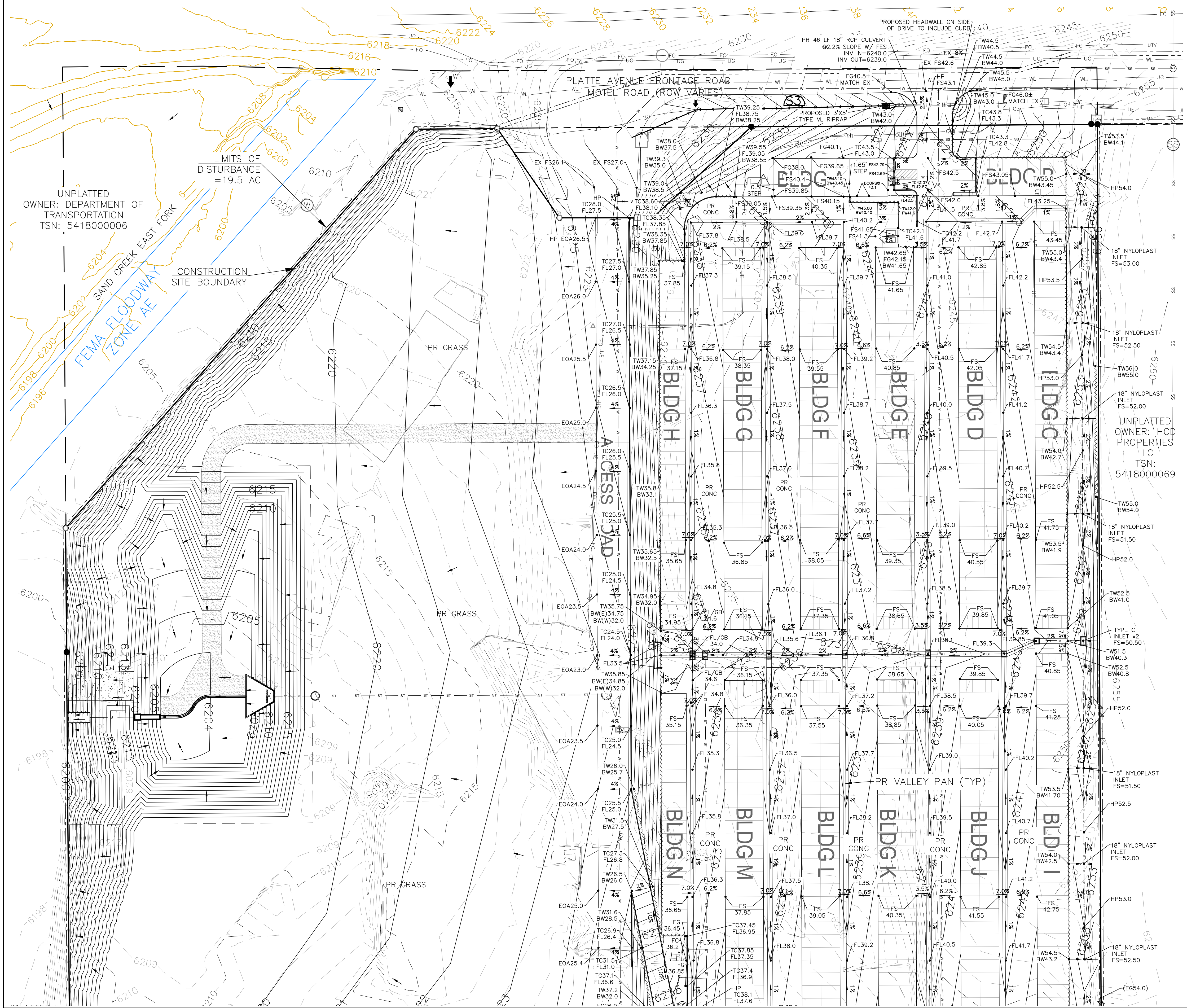
DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	DF
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	01/15/25
SHEET NO.	4 OF 25

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



PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
FINAL GRADING PLAN - NORTH SIDE  
JANUARY 2025



**BENCHMARKS**

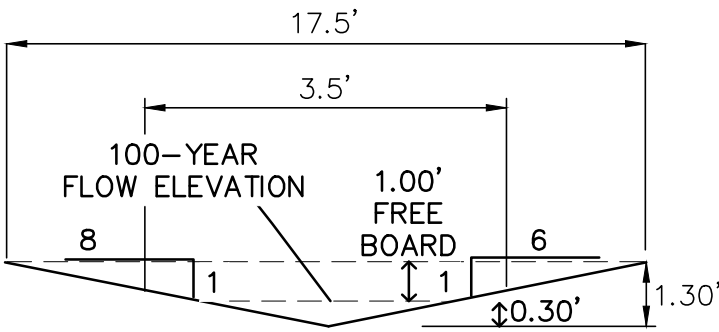
CDOT RIGHT OF WAY MONUMENT #3014 - ELEV=6232.52 (NAVD-1988) [NORTHEAST OF SITE ENTRANCE]

**GRADING LEGEND**

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

**NOTES**

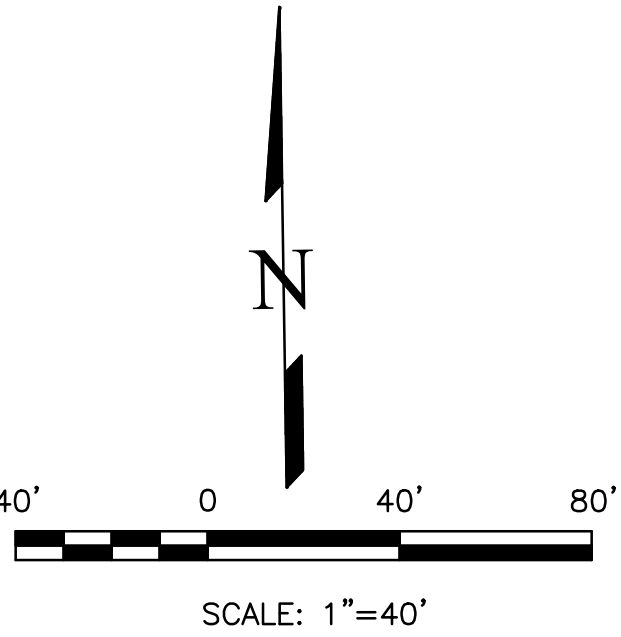
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.



**SWALE CROSS SECTION (S3)**

SCALE : NTS

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



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

Dane Frank  
DANE FRANK  
COLORADO P.E. # 20207



REVISIONS

NO.	DESCRIPTION	DATE

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

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

Terra Nova  
Engineering, Inc.  
Civil/Environmental Engineers

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

PLATTE SELF STORAGE

GRADING AND EROSION CONTROL PLAN  
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 01/15/25  
SHEET NO. 5 OF 28

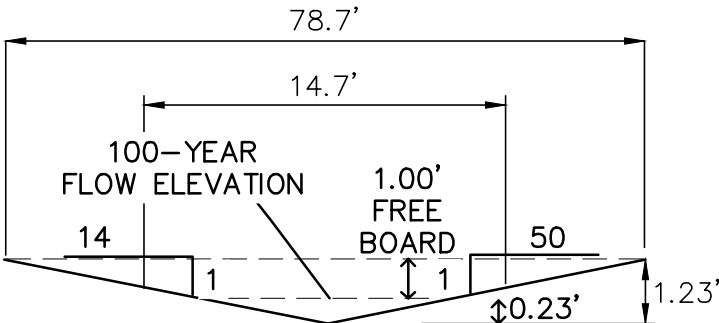
PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
FINAL GRADING PLAN - SOUTH SIDE  
JANUARY 2025

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

**GRADING LEGEND**

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

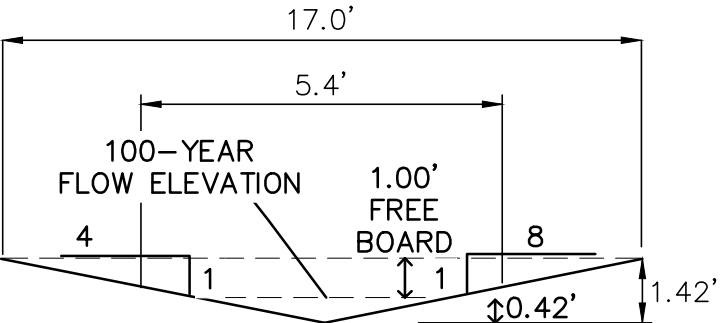
**NOTES**  
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.  
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**SWALE CROSS SECTION - EAST (S4)**

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



DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

NO. \_\_\_\_\_

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

PREPARED FOR:  
RMG-ROCKY MOUNTAIN GROUP

ATTN:  
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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 01/15/25  
SHEET NO. 6 OF 28

6x6 WIRE MESH

FLOW LINE

SLOPE 1/2" PER FOOT

1/2" R

1/2" TP.

6" MIN.

2" CLEAR MIN., TYP.

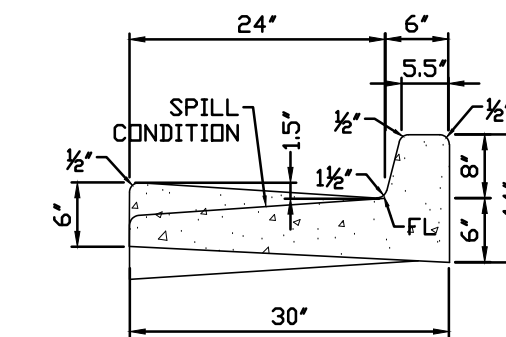
7" MAX.

3-1/2"

4'

**VALLEY PAN**

N.T.S.

[illegible]

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

BLDG G

BLDG H

BLDG I

BLDG J

BLDG K

BLDG L

BLDG M

BLDG N

FUTURE CANOPY O


FUTURE CANOPY P

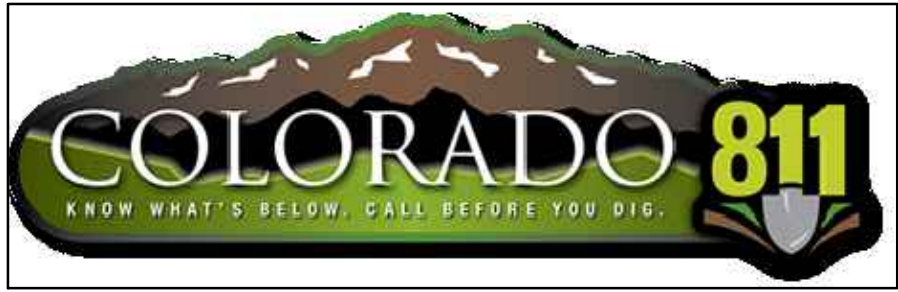
ACCESS ROAD

PROPOSED TYPE 2 SPILL CURB

PROPOSED TYPE 2 CARRY CURB



<b>PLATTE SELF STORAGE</b>	<b>DESIGNED BY</b> JF	<b>DATE</b> _____
	<b>DRAWN BY</b> JF	<b>DESCRIPTION</b> _____
	<b>CHECKED BY</b> DF	<b>REVISIONS</b>
	H-SCALE AS SHOWN	NO. _____
	V-SCALE N/A	_____
		_____
<b>GRADING AND EROSION CONTROL PLAN</b>  GRADING DETAILS	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REMEDIATION AGENCIES INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
	PREPARED FOR: <b>RMC-ROCKY MOUNTAIN GROUP</b> ATTN: 5085 LUST DR., #200 COLORADO SPRINGS, CO 80919 719.548.0600	
<div style="text-align: center;">  <p>Tetra Nova Engineering, Inc. Creative Civil Engineering</p> </div> <p>721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAK: 719-635-6426 www.tnengine.com</p>		
<b>JOB NO. 2419.00</b> <b>DATE ISSUED 01/15/25</b> <b>SHEET NO. 7 OF 25</b>		



PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INITIAL GRADING & EROSION CONTROL - NORTH SIDE  
JANUARY 2025

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

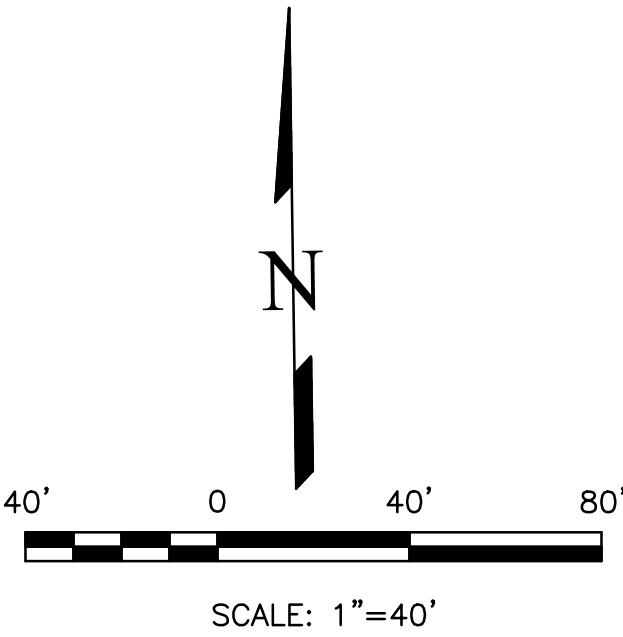
GRADING LEGEND

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

**NOTES**  
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.  
2. THERE WILL BE OFFSITE 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	SSA	INITIAL
VTC	VEHICLE TRACKING CONTROL	VTC	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	SP	INITIAL
CWA	CONCRETE WASHOUT AREA	CWA	INITIAL
SR	SURFACE ROUGHENING	SR	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	TSB	INITIAL
PT	PORTABLE TOILET	PT	INITIAL



UNPLATTED  
OWNER: HCD  
PROPERTIES  
LLC  
TSN:  
5418000069

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FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

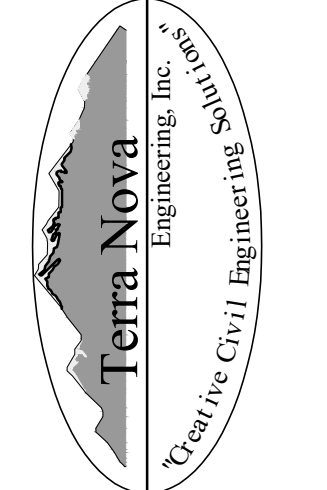
Dane Frank  
DANE FRANK  
COLORADO P.E. # 50207



REV	NO.	DESCRIPTION	DATE

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WRITTEN AUTHORIZATION.

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



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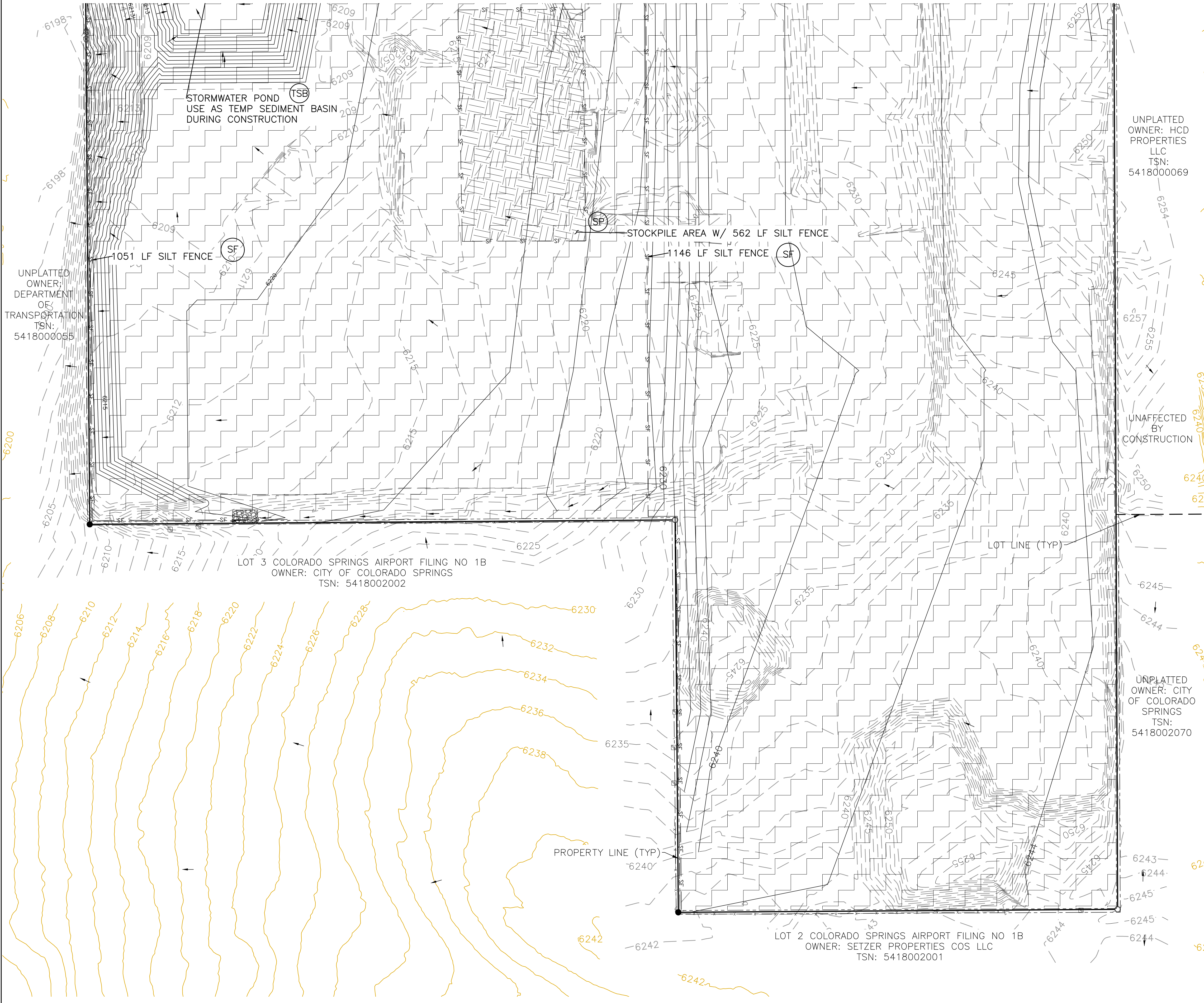
PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INITIAL - NORTH SIDE

DESIGNED BY JF	CHECKED BY DF
DRAWN BY JF	AS SHOWN
H-SCALE	N/A
V-SCALE	N/A
JOB NO. 2419.00	DATE ISSUED 01/15/25
SHEET NO. 8	OF 25



PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INITIAL GRADING & EROSION CONTROL PLAN - SOUTH SIDE  
JANUARY 2025

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



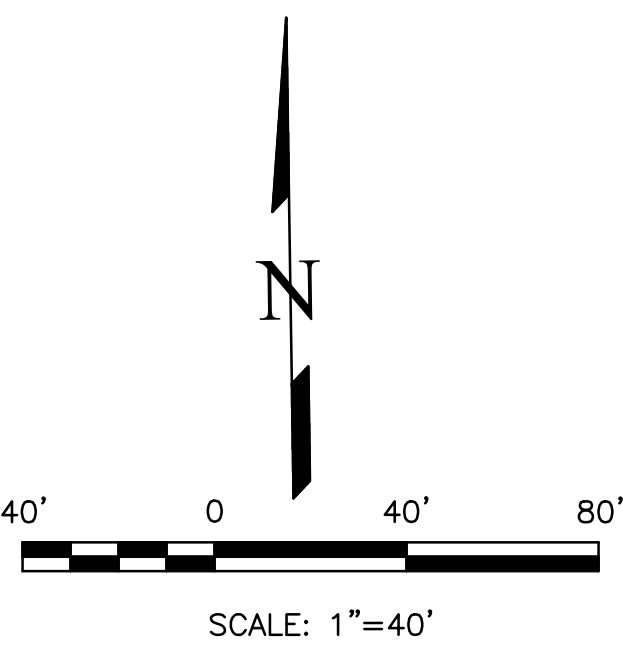
GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---	6234	---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---	6230	---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---	6231	---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---		---
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~		~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	~~~~~		~~~~~
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---	v	---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---	ss	---
LOW POINT	LP	GAS LINE	---	ug	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---	ue	---
FLOW ARROW	→	TELEPHONE LINE	---	ut	---
EXISTING CONTOURS (LIDAR)	8130	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.
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  4. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
SF	SILT FENCE	---	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



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Dane Frank  
DANE FRANK  
COLORADO P.E. # 50207



REVISIONS

NO.	DESCRIPTION	DATE

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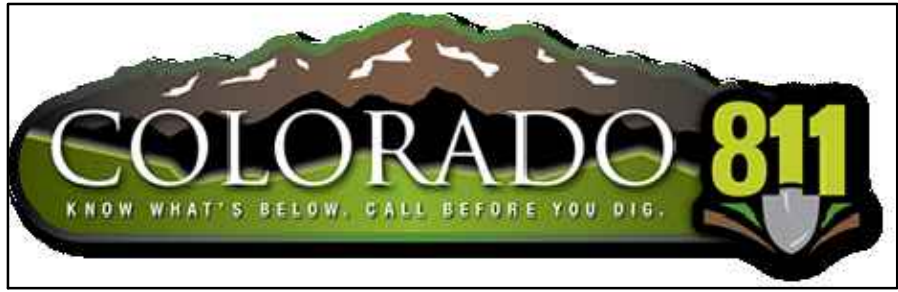
Terra Nova  
Engineering, Inc.  
Creative Civil Engineering 188

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PLATTE SELF STORAGE

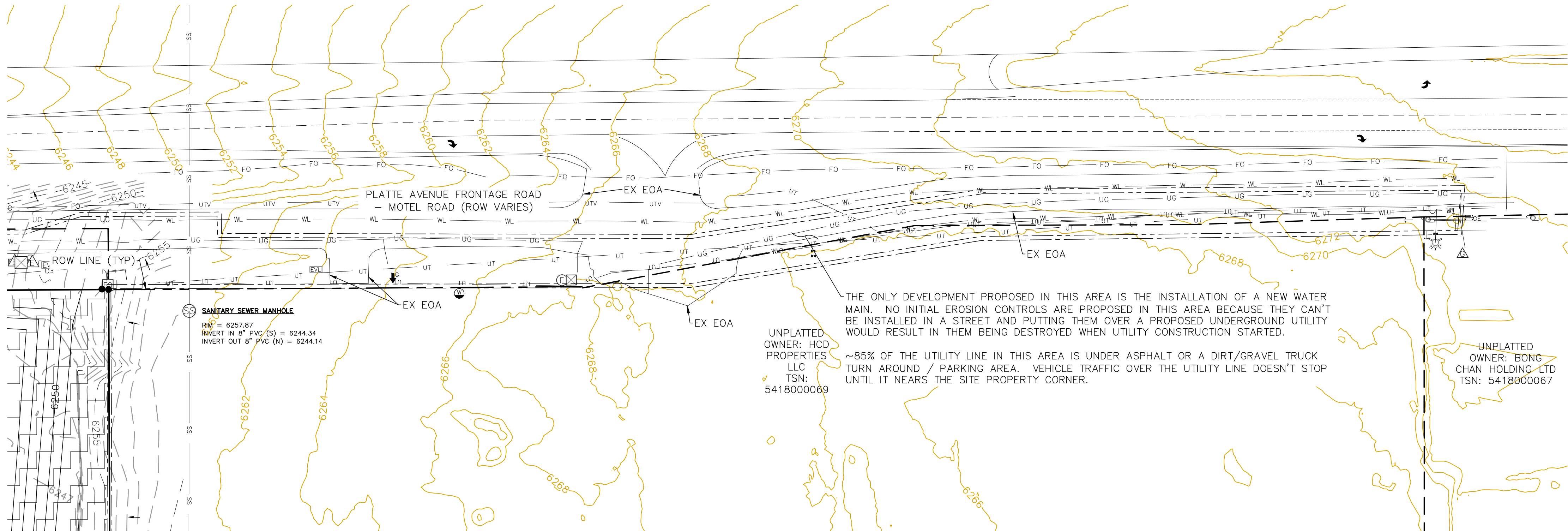
GRADING AND EROSION CONTROL PLAN  
INITIAL - SOUTH SIDE

DESIGNED BY JF	
DRAWN BY JF	
CHECKED BY DF	
H-SCALE AS SHOWN	
V-SCALE N/A	
JOB NO. 2419.00	
DATE ISSUED 01/15/25	
SHEET NO. 9 OF 25	



PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INITIAL GRADING & EROSION CONTROL - EAST SIDE  
JANUARY 2025

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



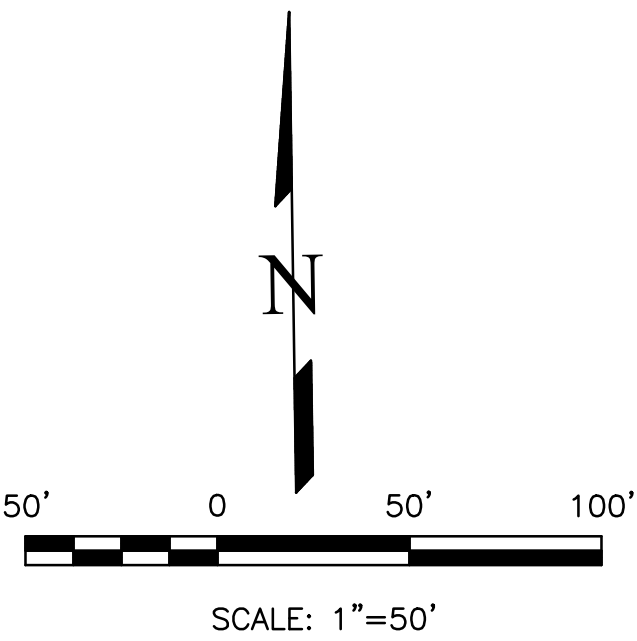
GRADING LEGEND

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

- NOTES**
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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
TBB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL



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Dane Frank

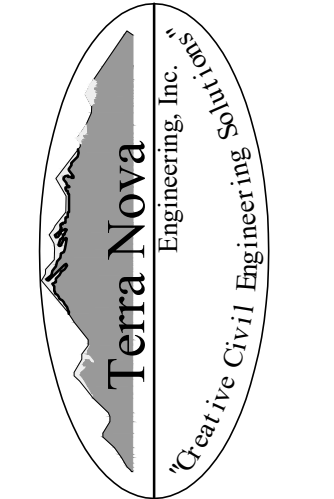
DANE FRANK  
COLORADO P.E. # 50207



REVISIONS	NO.	DESCRIPTION	DATE

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

PLATTE SELF STORAGE	DESIGNED BY JF
GRADING AND EROSION CONTROL PLAN	DRAWN BY JF
INITIAL - EAST SIDE	CHECKED BY DF
	H-SCALE AS SHOWN
	V-SCALE N/A
	JOB NO. 2419.00
	DATE ISSUED 01/15/25
	SHEET NO. 10 OF 25

PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INTERIM EC PLAN - NORTH SIDE  
JANUARY 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	---
FINISH GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---
LOW POINT	LP	GAS LINE	---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---
FLOW ARROW	→	TELEPHONE LINE	---
EXISTING CONTOURS (LIDAR)	8130	FIBER OPTIC LINE	---
STORM MANHOLE	○	STORM SEWER LINE	---
STORM INLET	□	LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---
		FIRE HYDRANT	---
		PROPOSED CURB & GUTTER	---

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
SF	SILT FENCE	SF	INITIAL
SSA	STABILIZED STAGING AREA	SSA	INITIAL
VTC	VEHICLE TRACKING CONTROL	VTC	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	SP	INITIAL
CWA	CONCRETE WASHOUT AREA	CWA	INITIAL
TBB	TEMPORARY SEDIMENT BASIN	TBB	INITIAL
PT	PORTABLE TOILET	PT	INITIAL
SCL	SEDIMENT CONTROL LOG	SCL	INTERIM
P	INLET PROTECTION	P	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.

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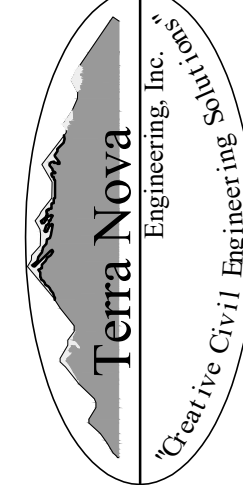
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DANE FRANK  
COLORADO P.E. # 50207



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 01/15/25  
SHEET NO. 11 OF 25



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

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

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REVISIONS	NO.	DESCRIPTION	DATE

PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
INTERIM EC PLAN - SOUTH SIDE  
JANUARY 2025

BENCHMARKS

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

GRADING LEGEND

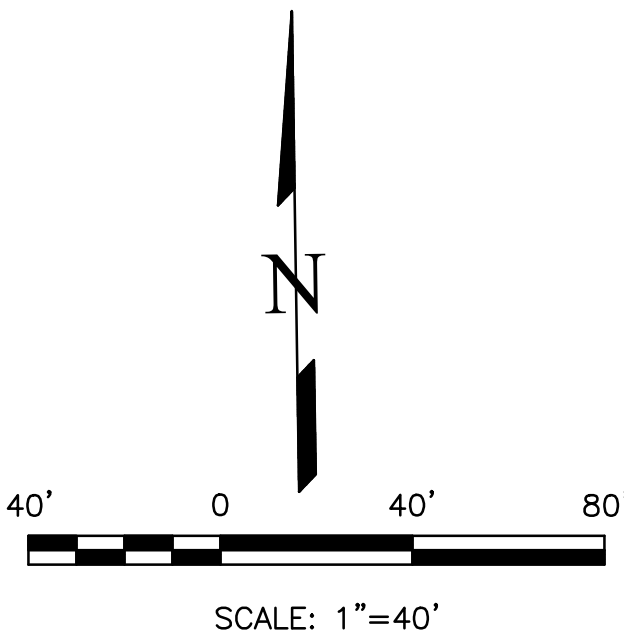
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EXISTING	EX	EXISTING CONTOURS - MAJOR	---
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		FIRE HYDRANT	---
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VTC	VEHICLE TRACKING CONTROL		INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION		INITIAL
CWA	CONCRETE WASHOUT AREA		INITIAL
TSE	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL
SCL	SEDIMENT CONTROL LOG	SCL	INTERIM
IP	INLET PROTECTION	IP	INTERIM

NOTES

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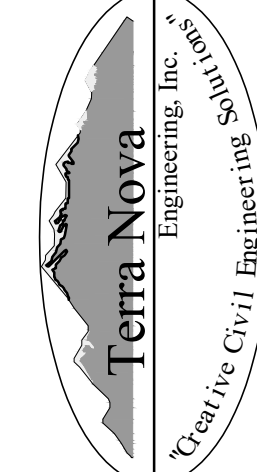


PLATTE SELF STORAGE

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	01/15/25
SHEET NO.	12 OF 25

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PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
FINAL EC PLAN - NORTH SIDE  
JANUARY 2025

BENCHMARKS

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

GRADING LEGEND

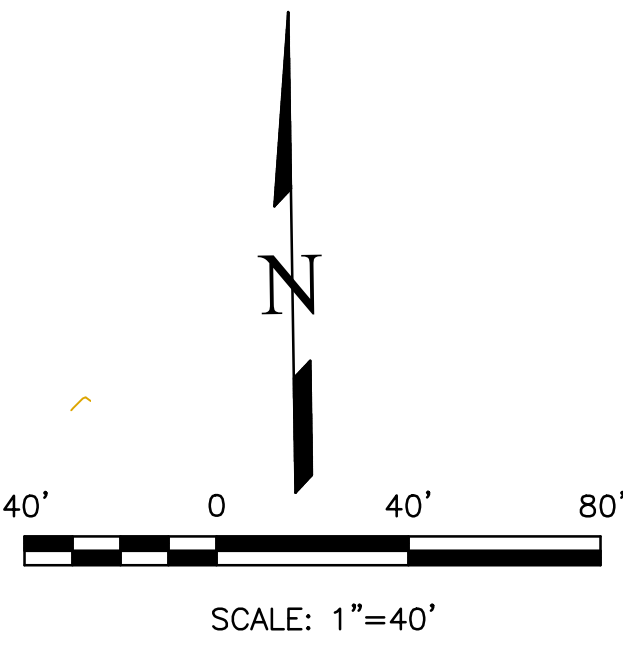
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EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
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SCL	SEDIMENT CONTROL LOG	SCL	INTERIM
IP	INLET PROTECTION	IP	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	SM	FINAL

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Dane Frank  
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COLORADO P.E. # 50207



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PLATTE SELF STORAGE

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

DESIGNED BY JF	JOB NO. 2419.00
DRAWN BY JF	DATE ISSUED 01/15/25
CHECKED BY DF	SHEET NO. 13 OF 25
H-SCALE AS SHOWN	
V-SCALE N/A	

N:\Jobs\2419.00\Drawings\241900 GEC.dwg, 2/7/2025 11:30:25 AM, DWG to PDF.pc3

PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
FINAL EC PLAN - SOUTH SIDE  
JANUARY 2025

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

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PERMANENT SEEDING AND MULCHING  
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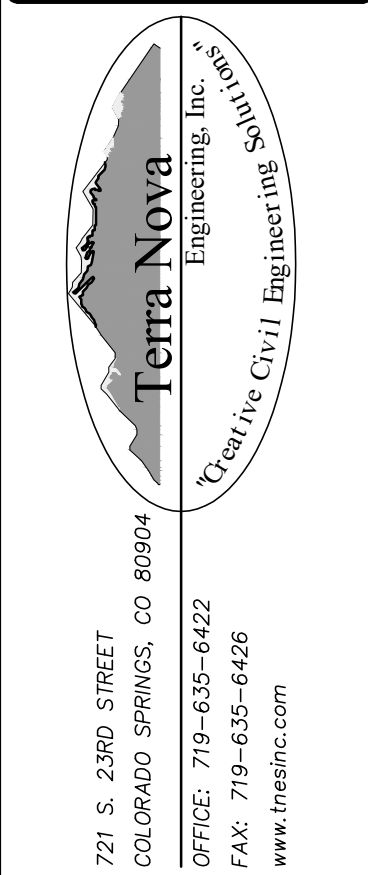
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DANE FRANK  
COLORADO P.E. # 50207



REVISIONS	NO.	DESCRIPTION	DATE

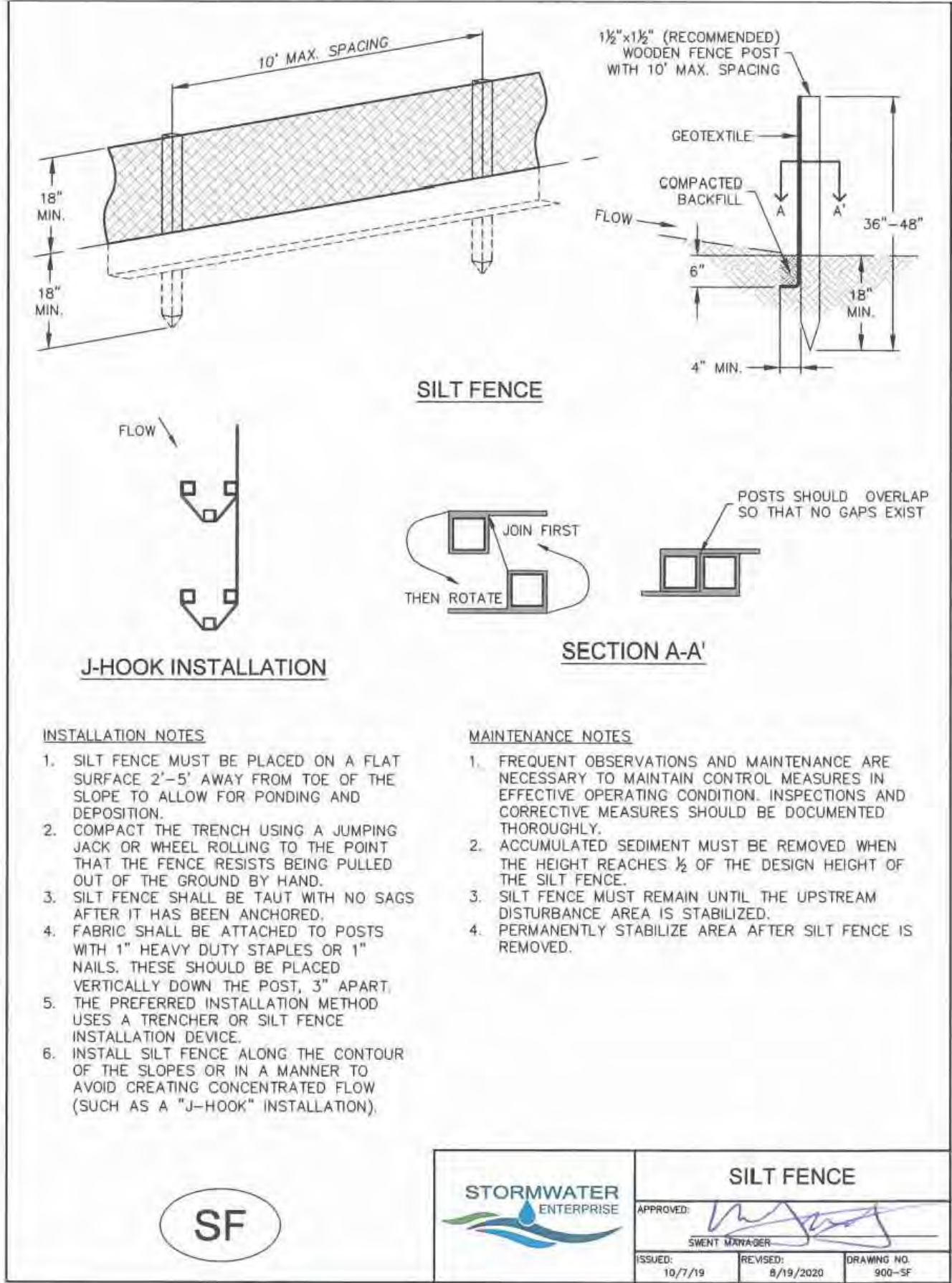
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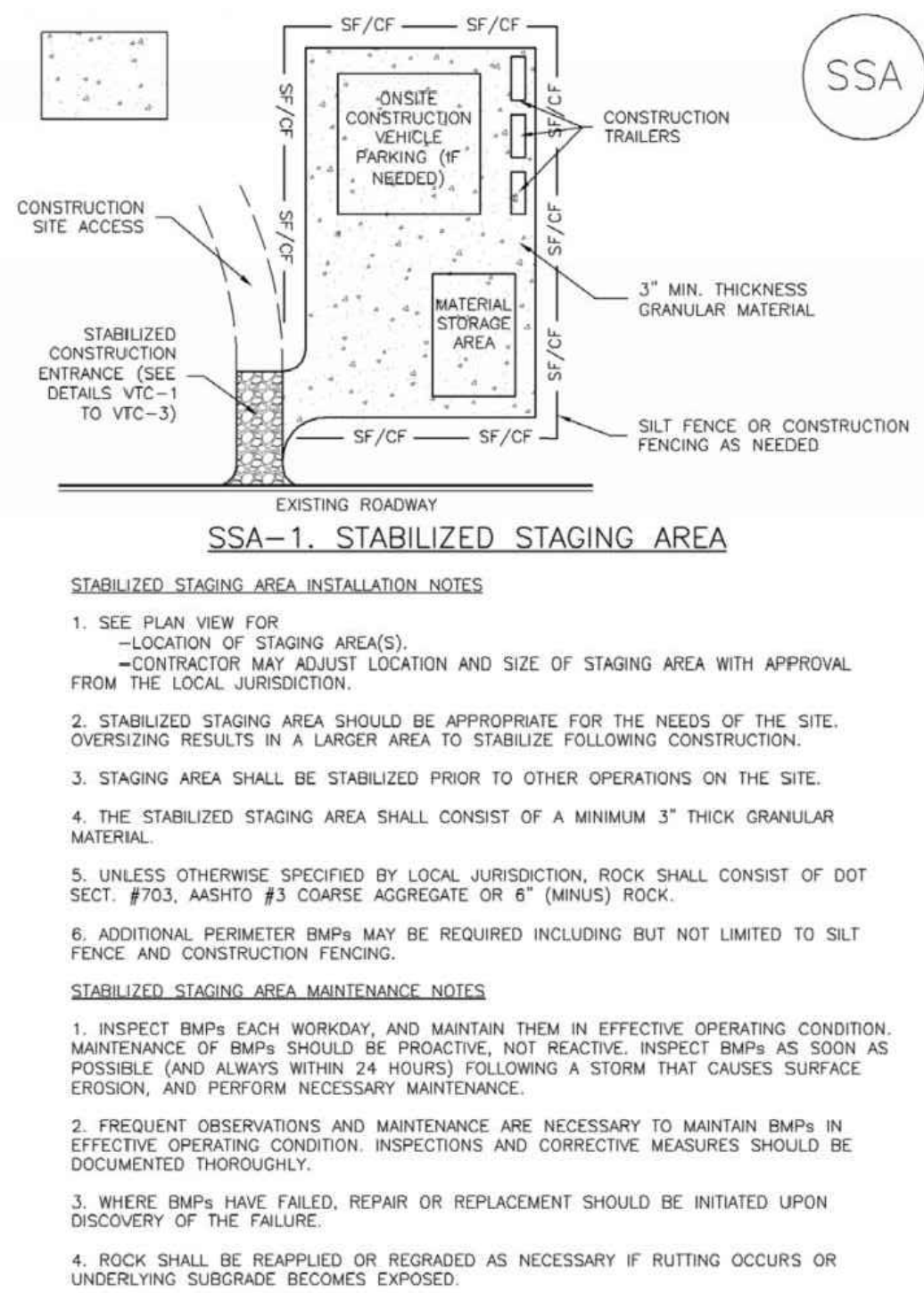


PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
VERTICAL EROSION CONTROL PLAN - SOUTH SIDE

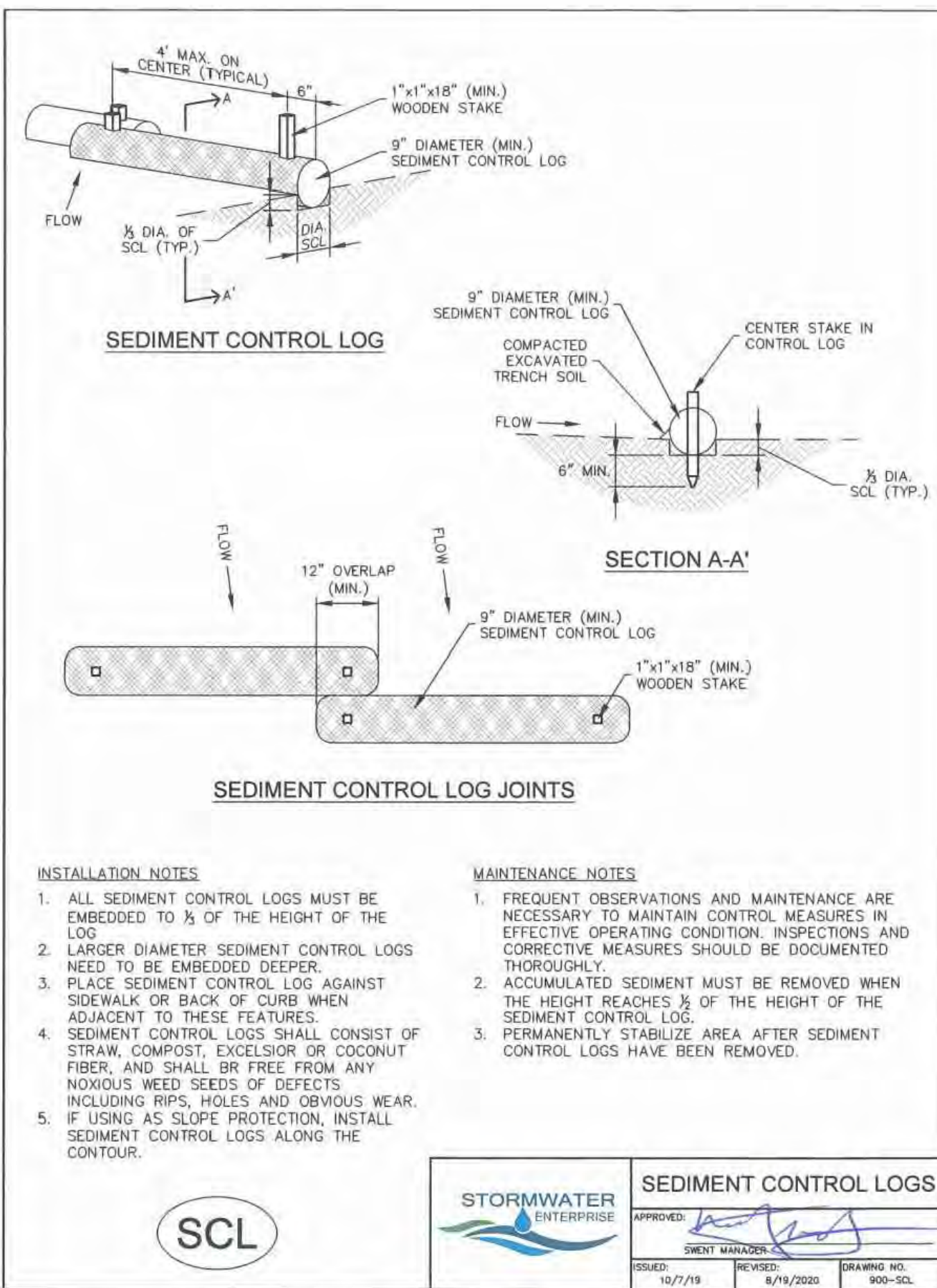
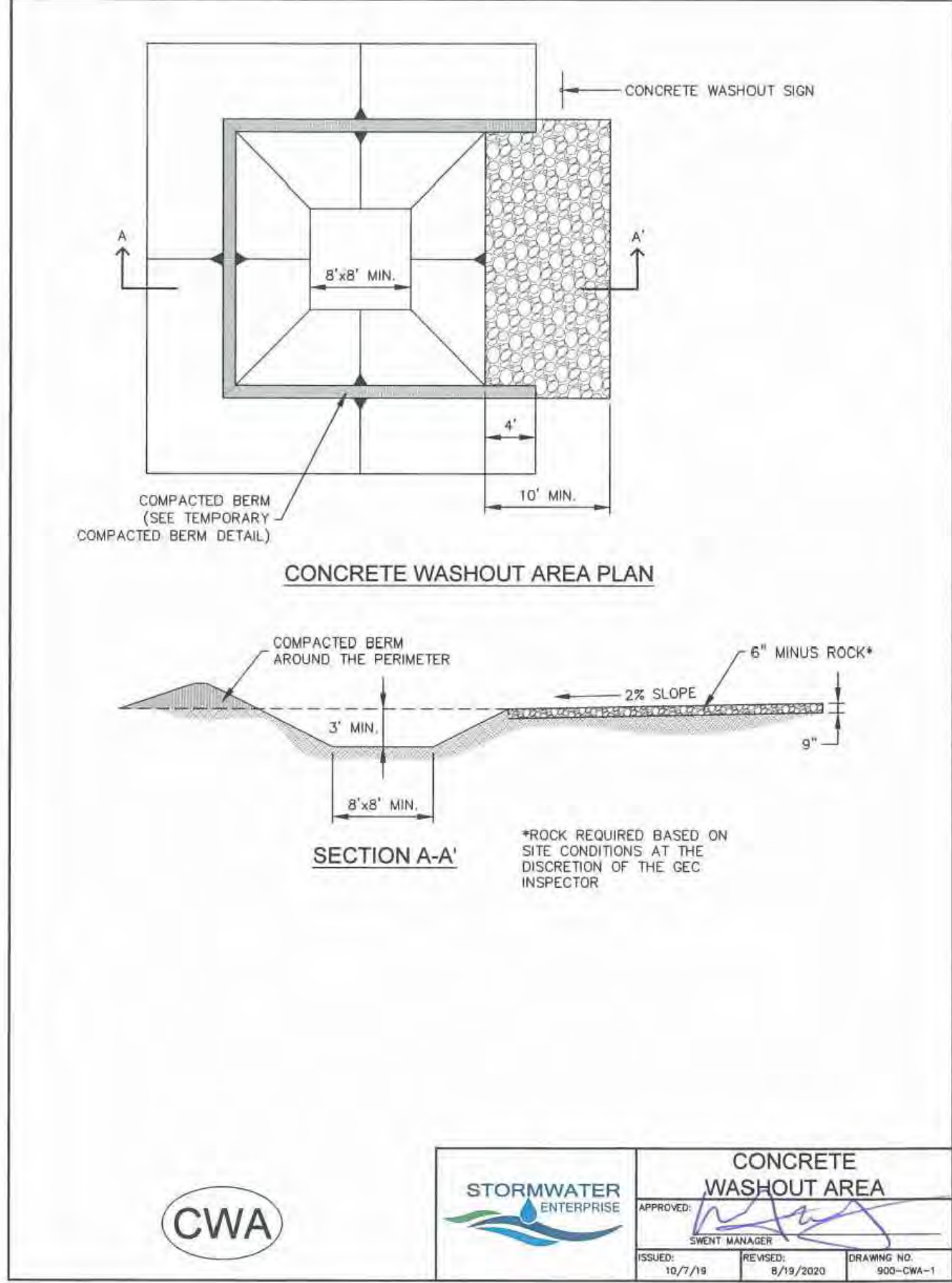
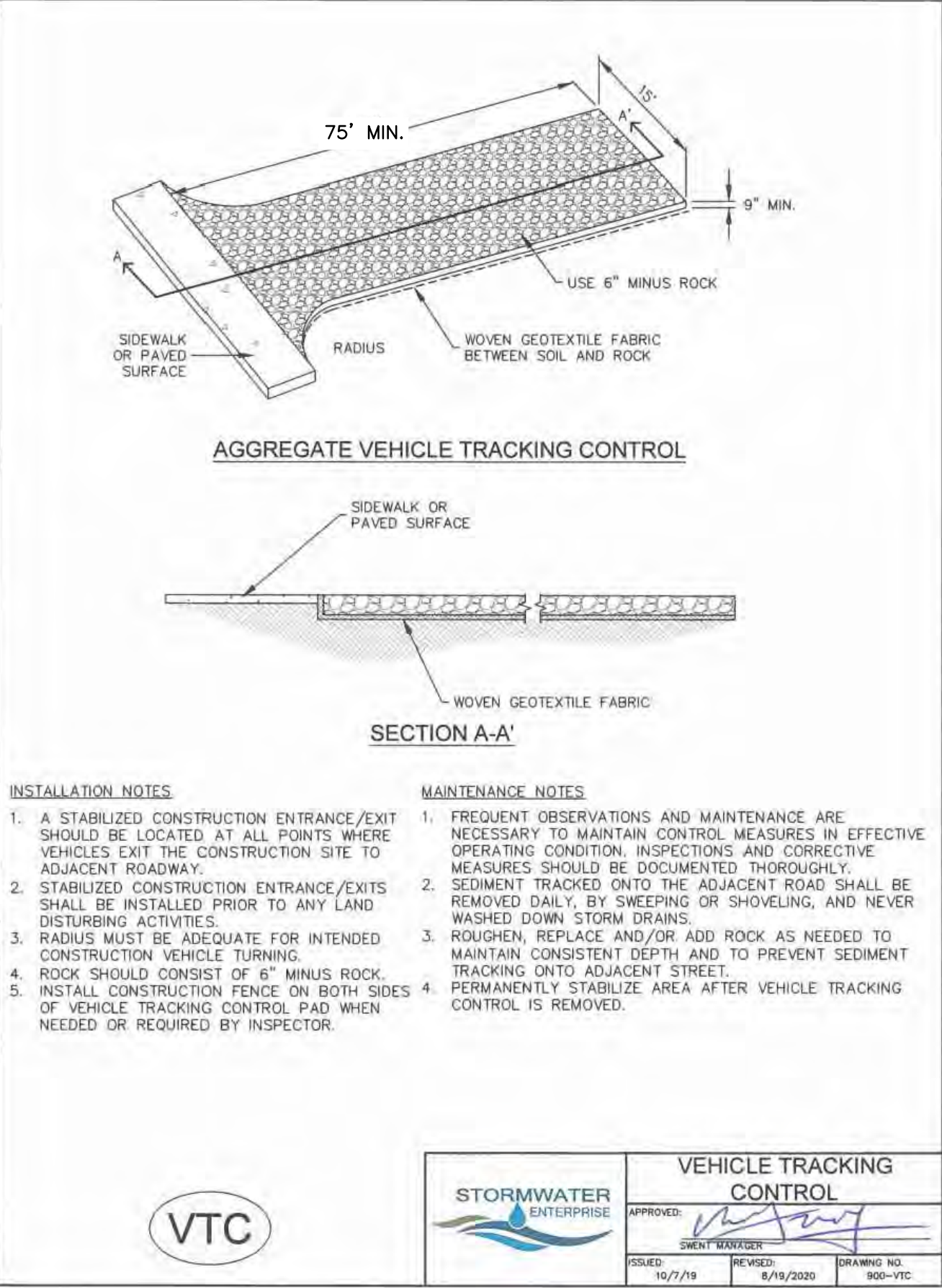
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V-SCALE N/A	
JOB NO. 2419.00	
DATE ISSUED 01/15/25	
SHEET NO. 14 OF 25	



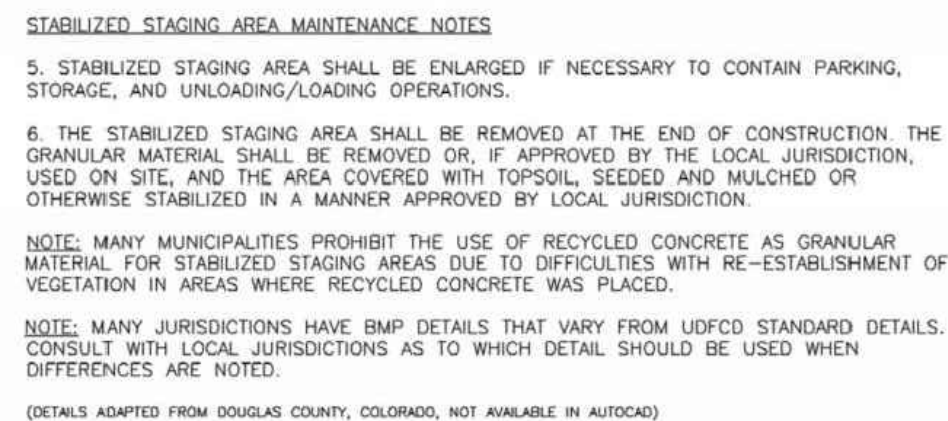
## Stabilized Staging Area (SSA) SM-6



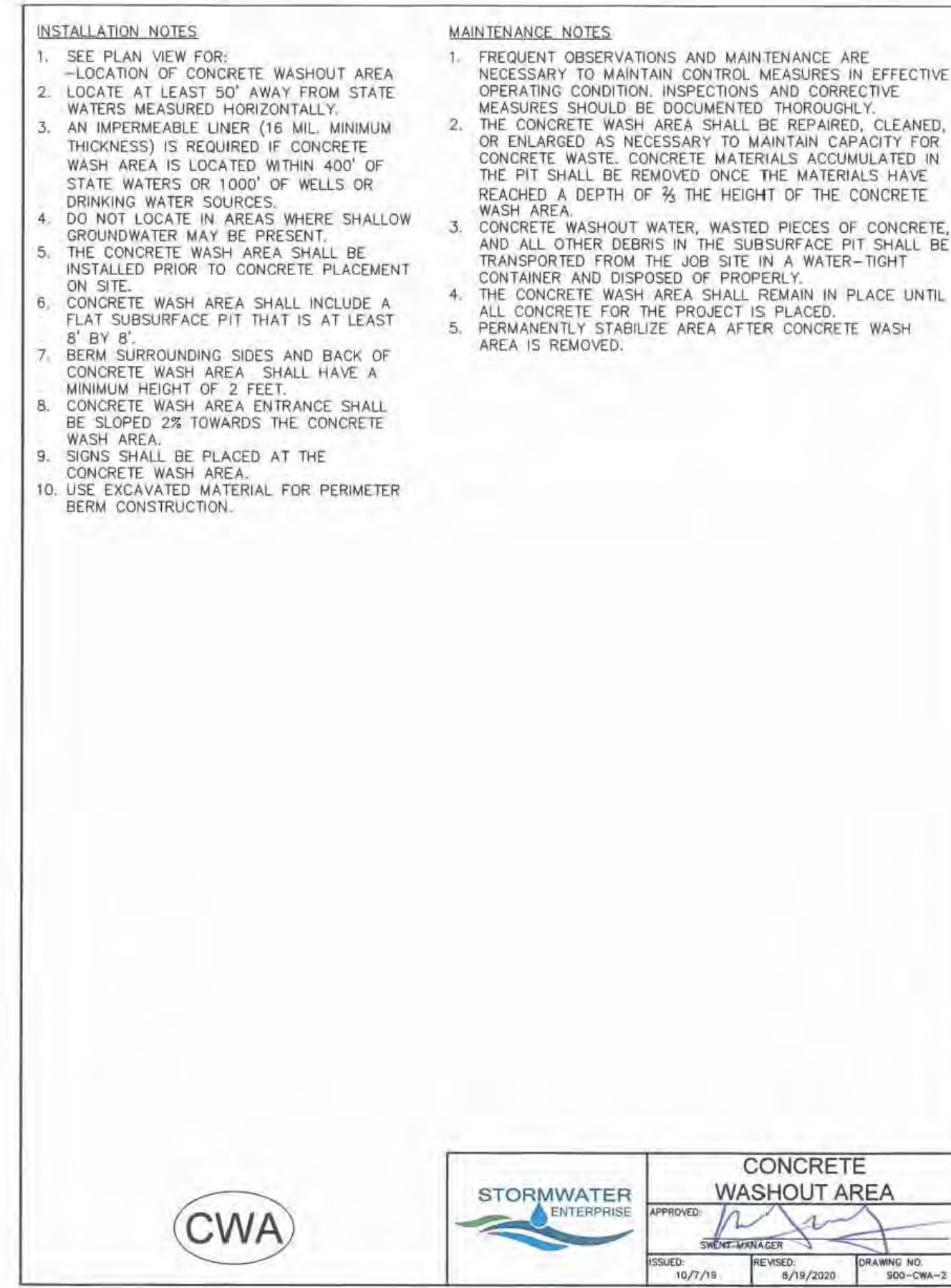
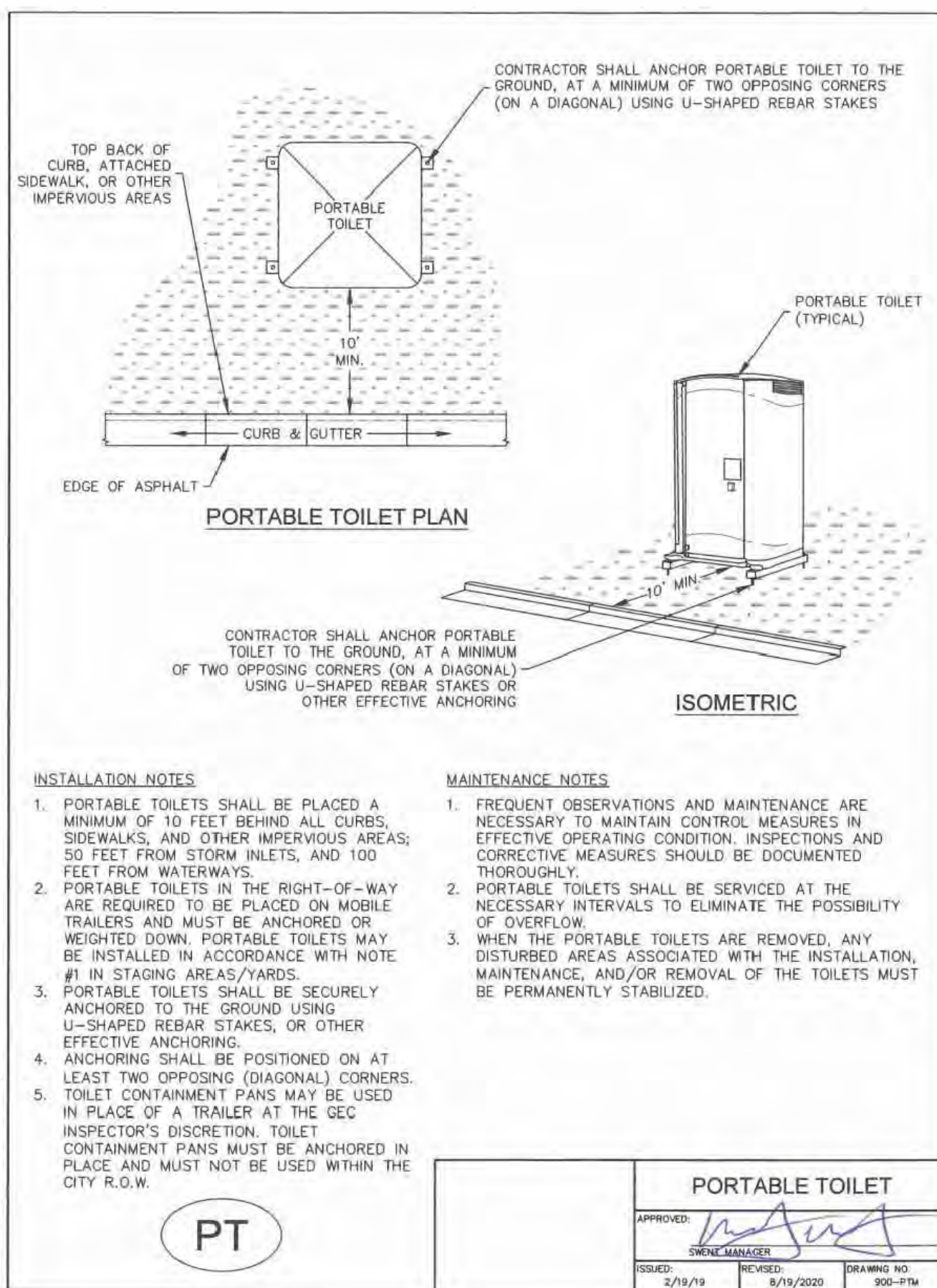
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3



## Stabilized Staging Area (SSA) SM-6



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



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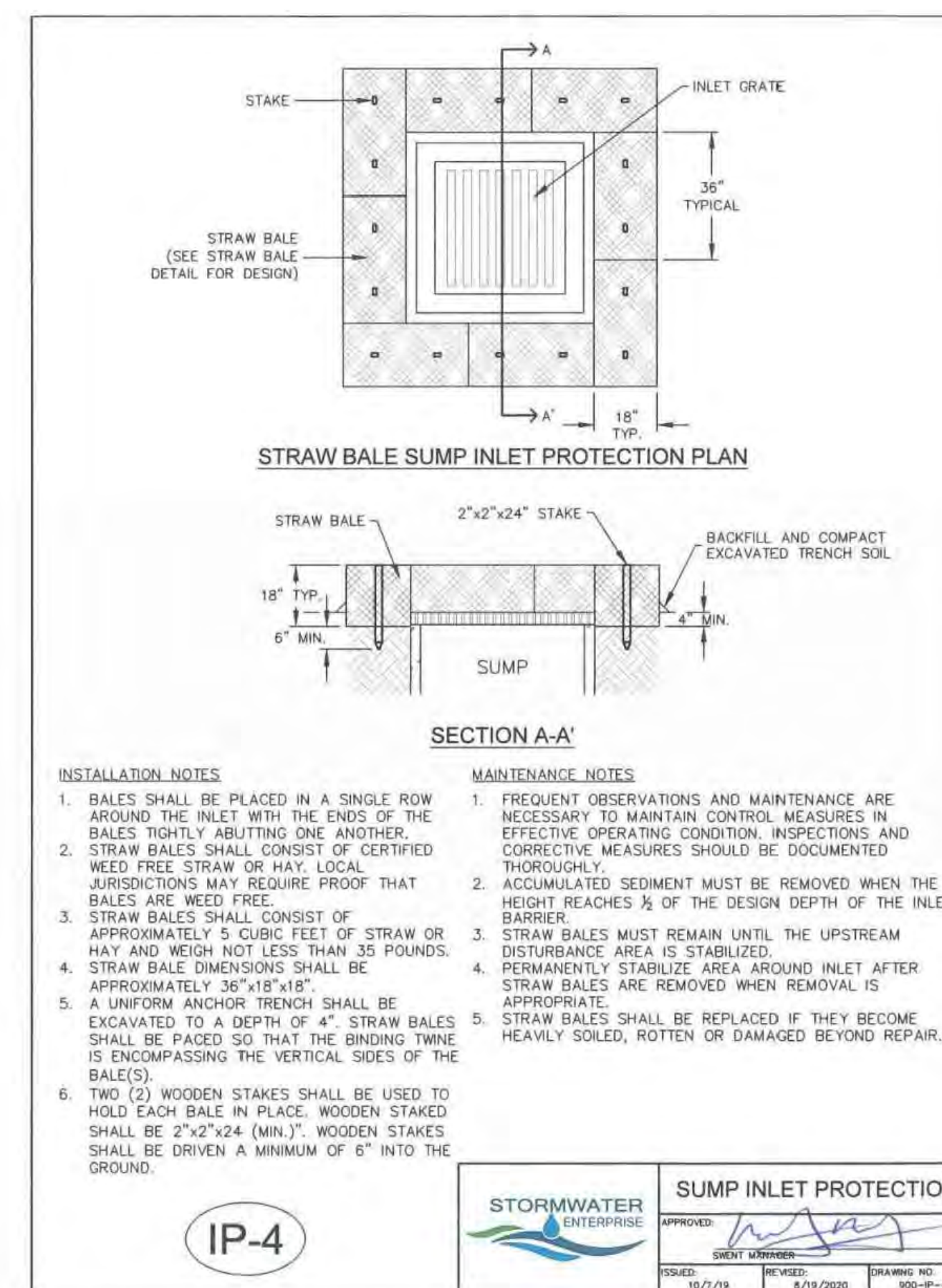
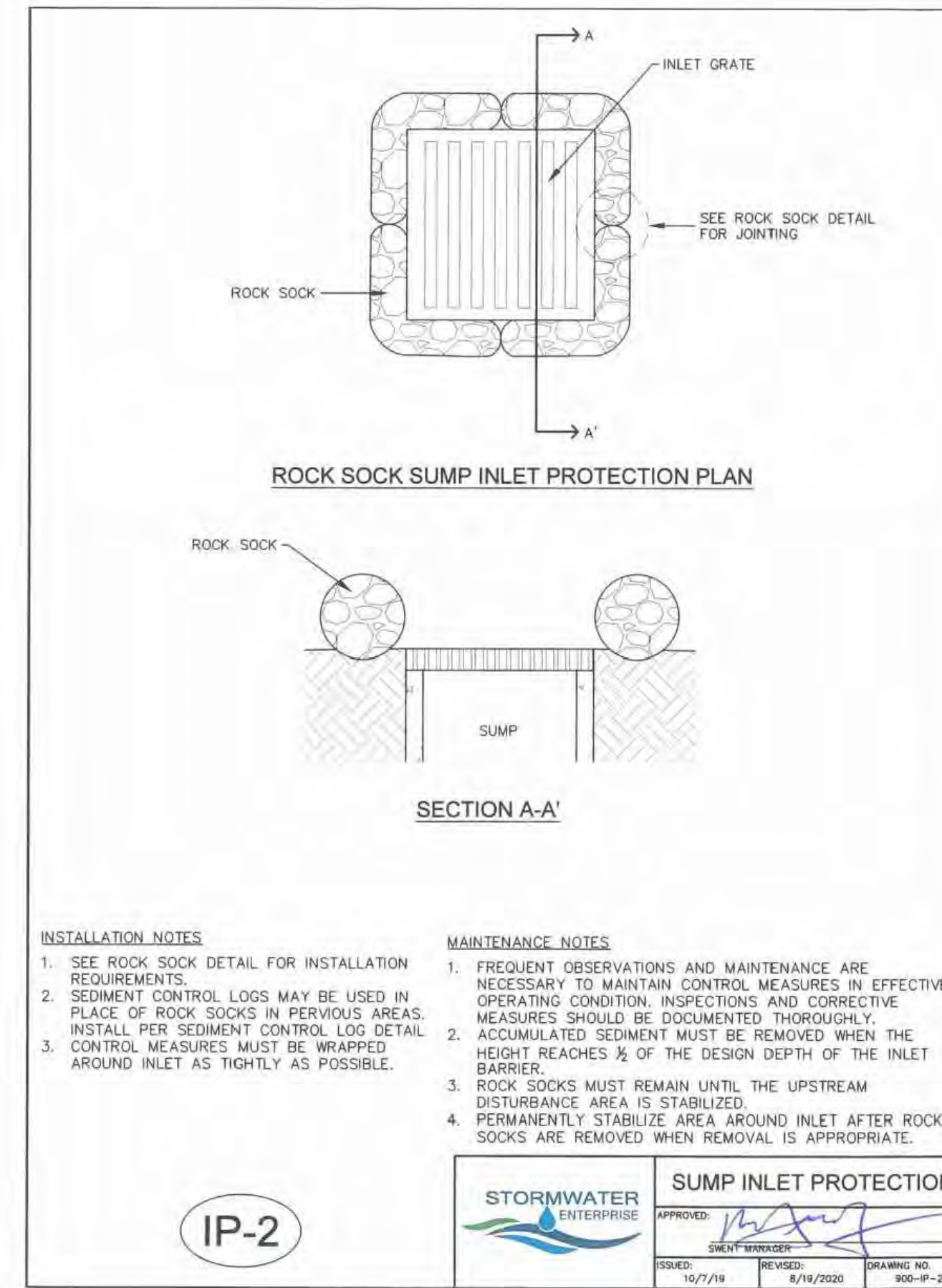
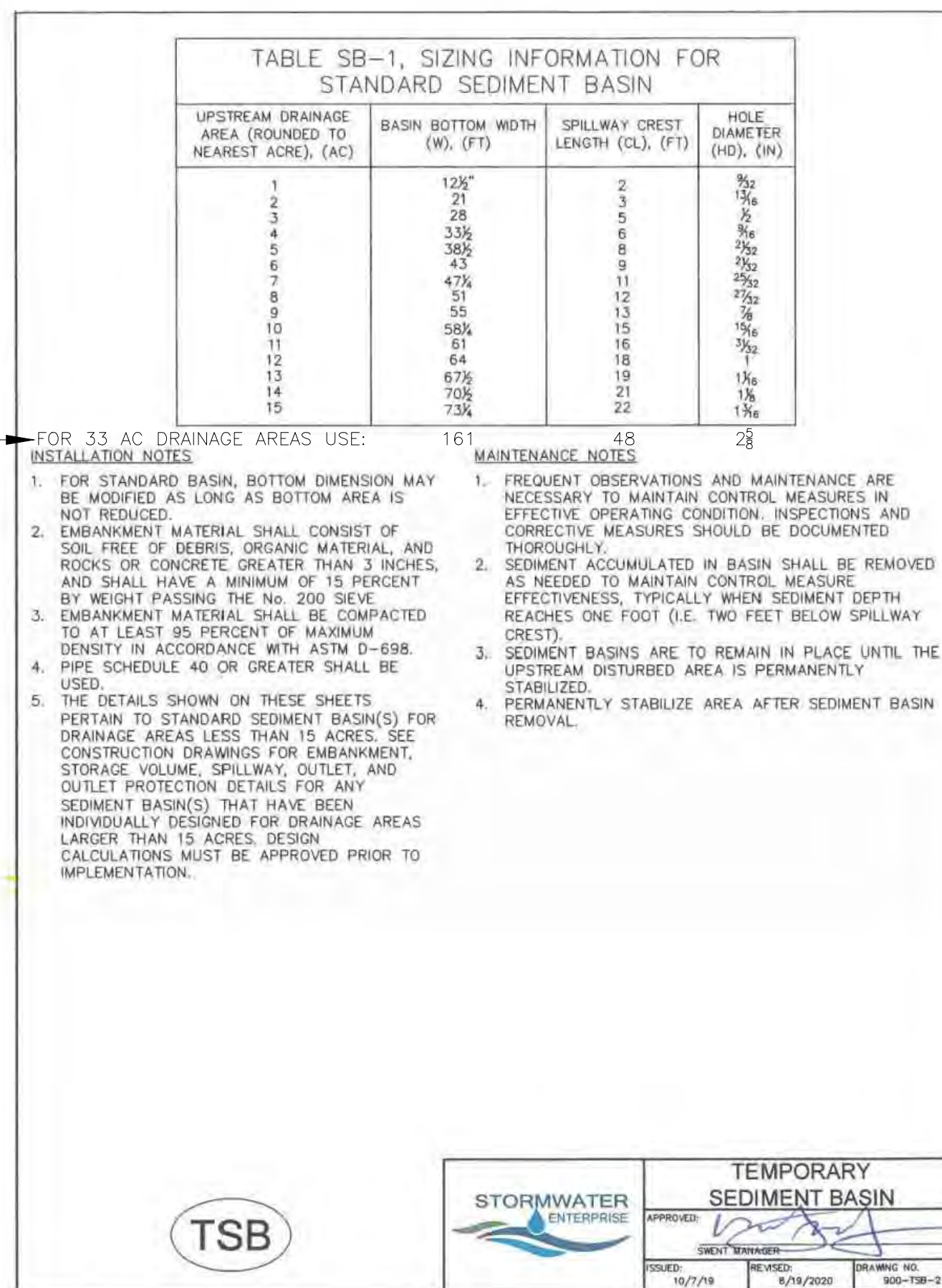
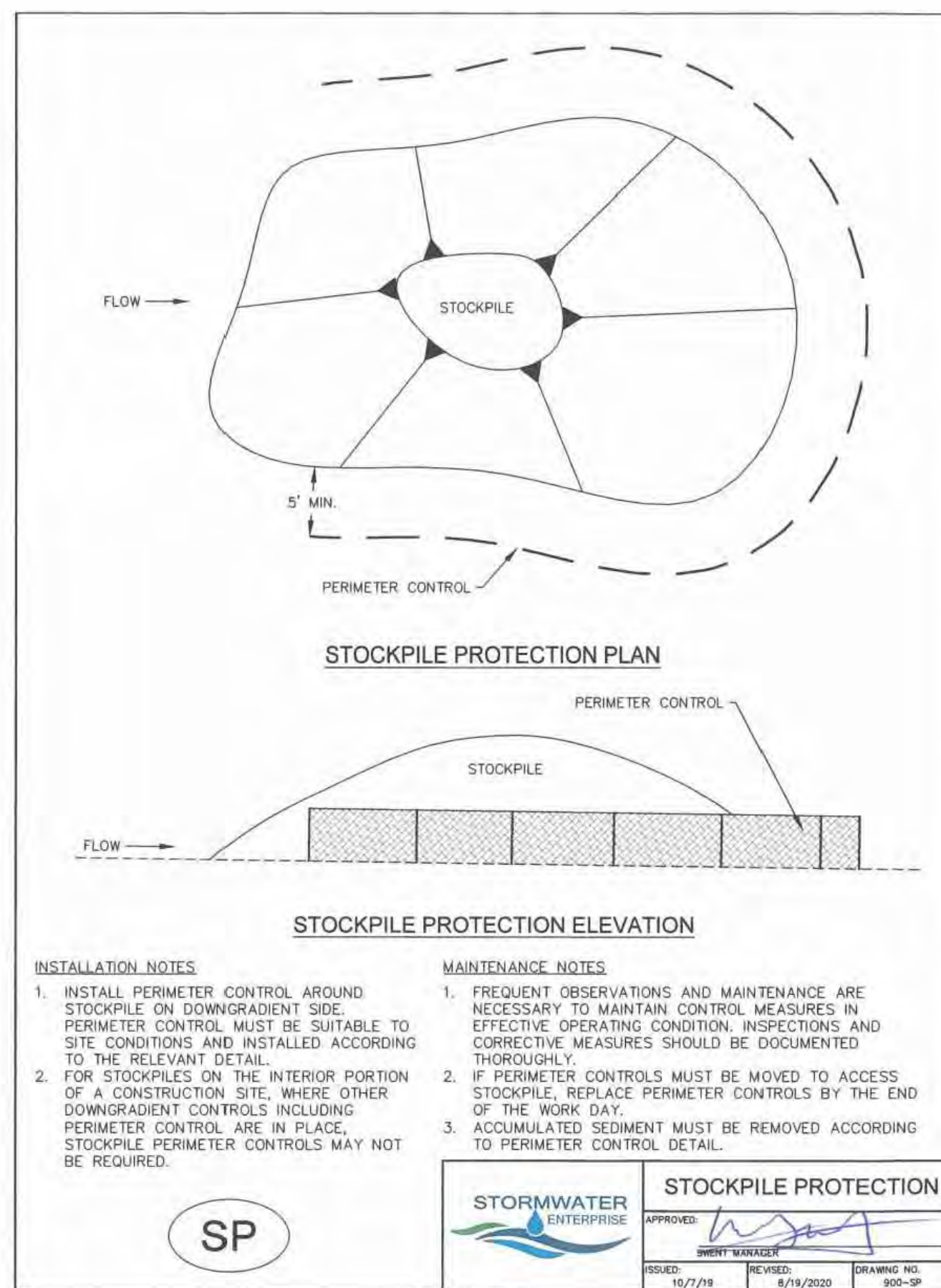
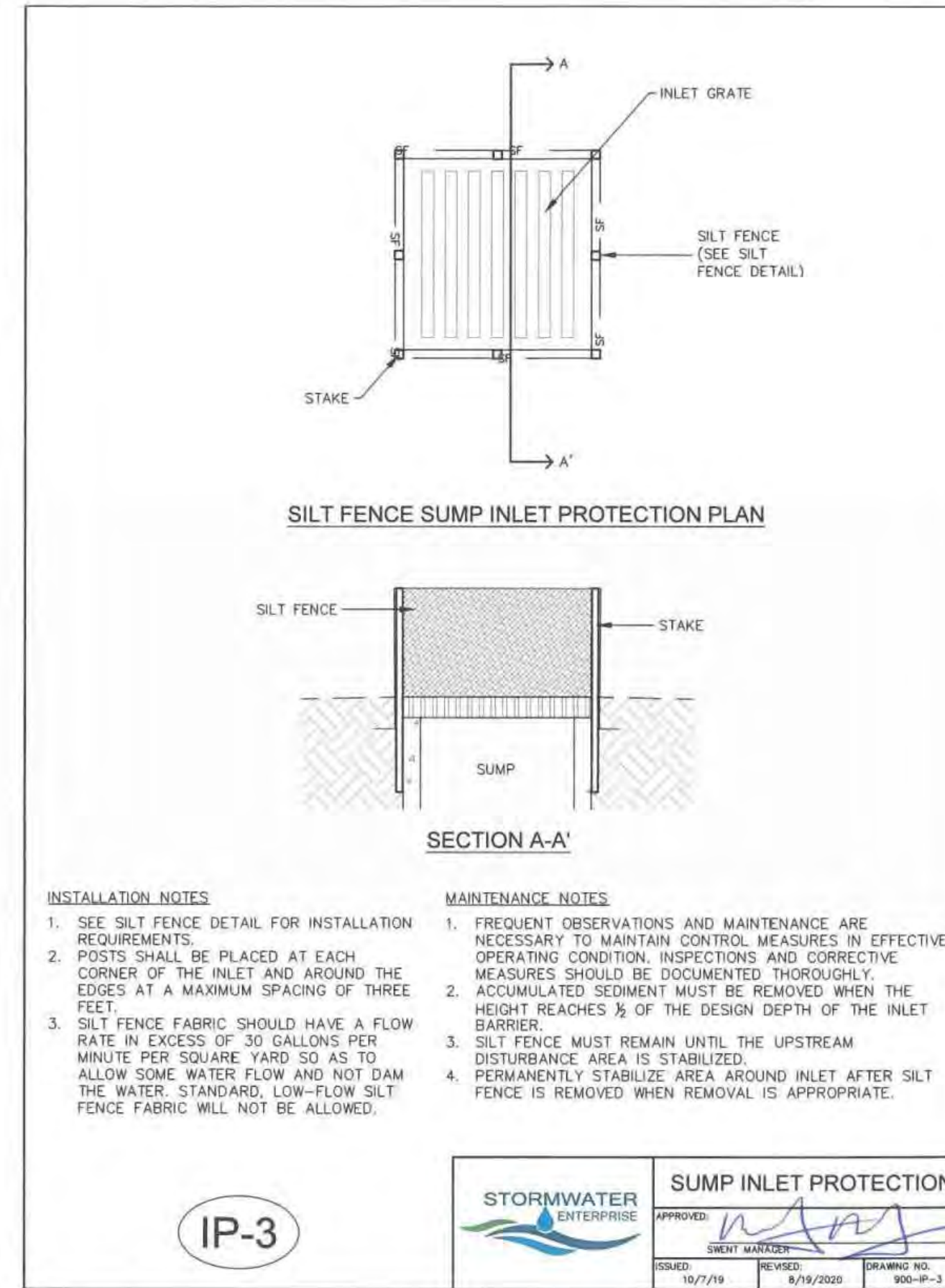
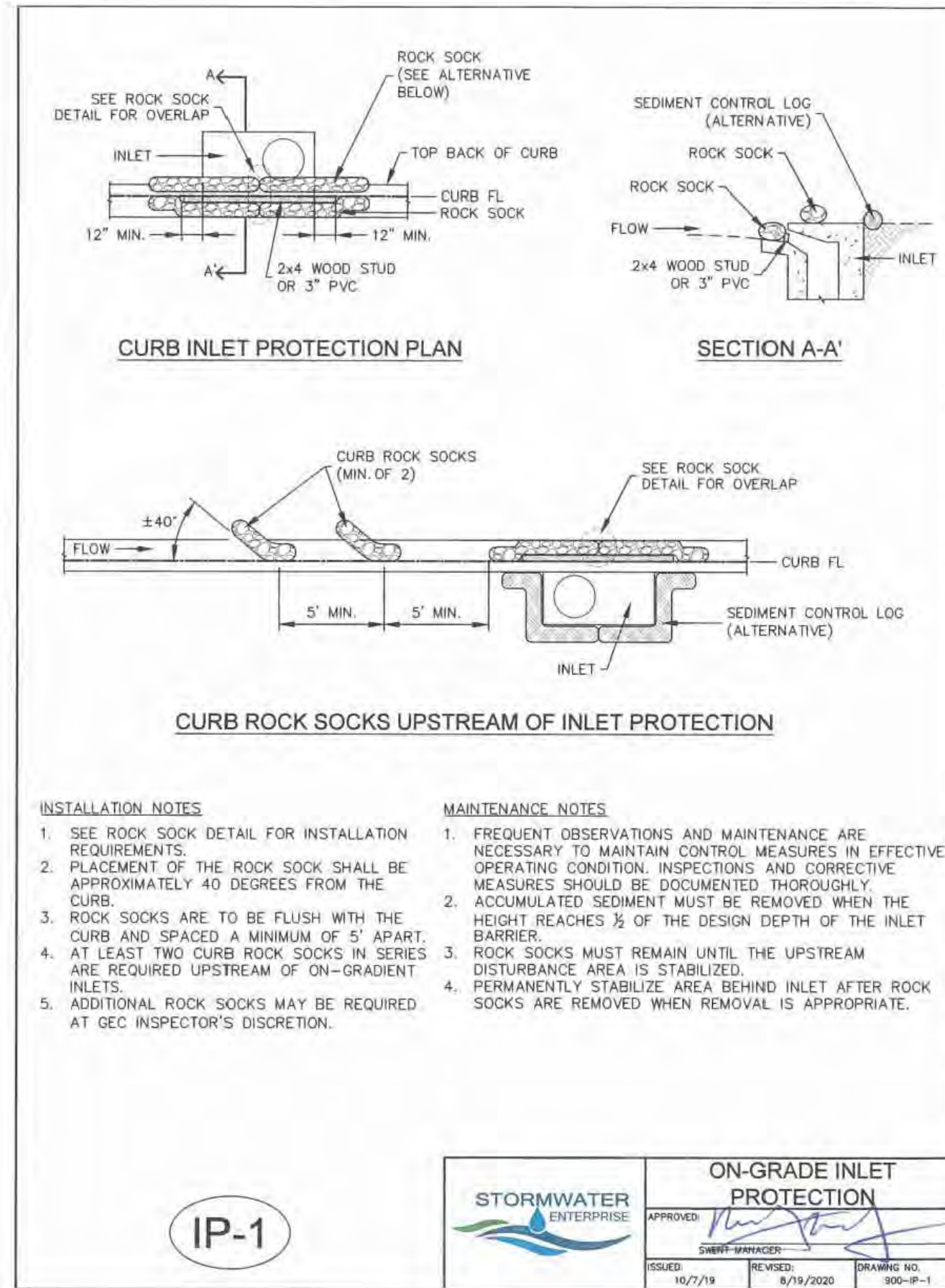
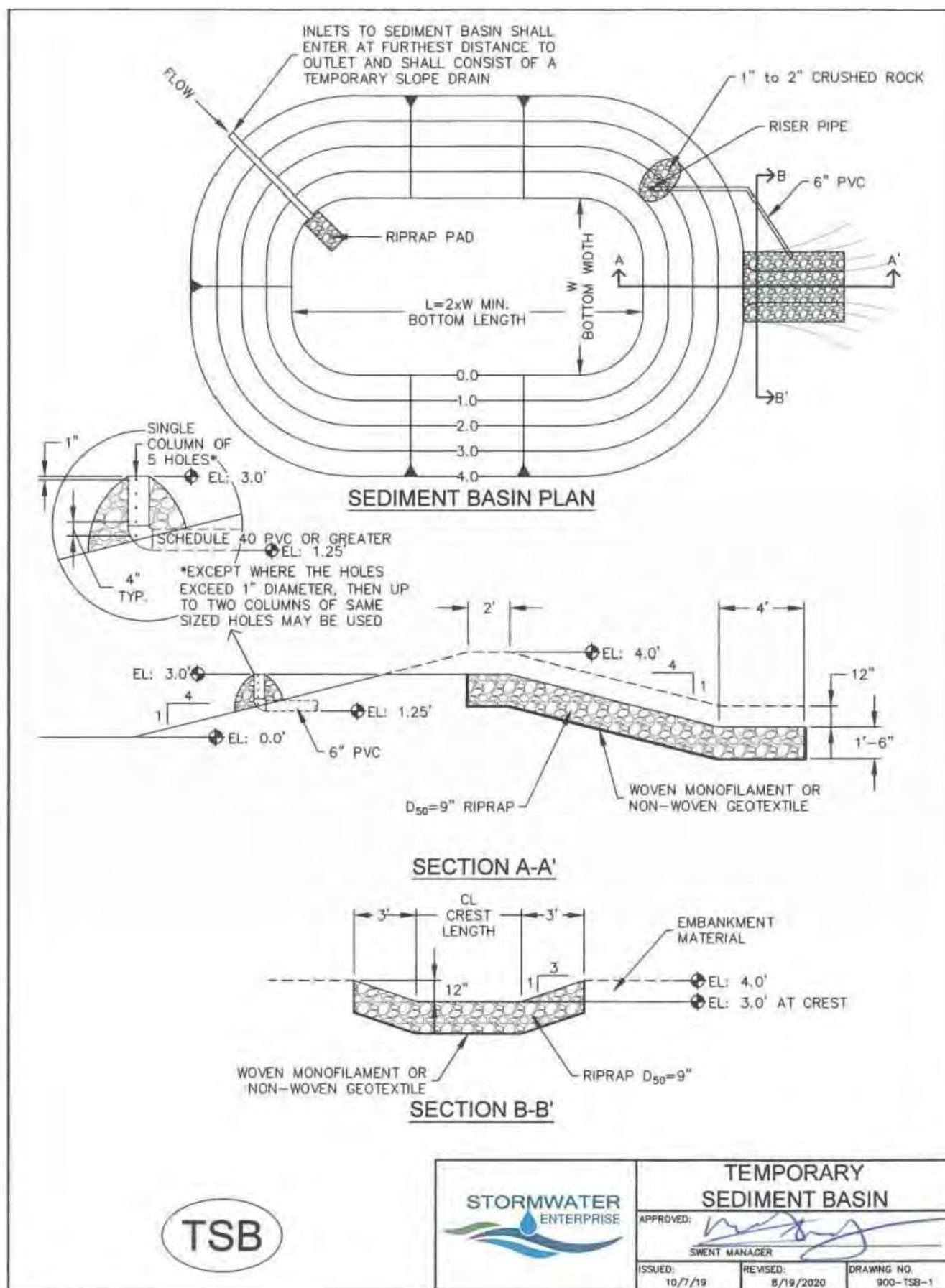
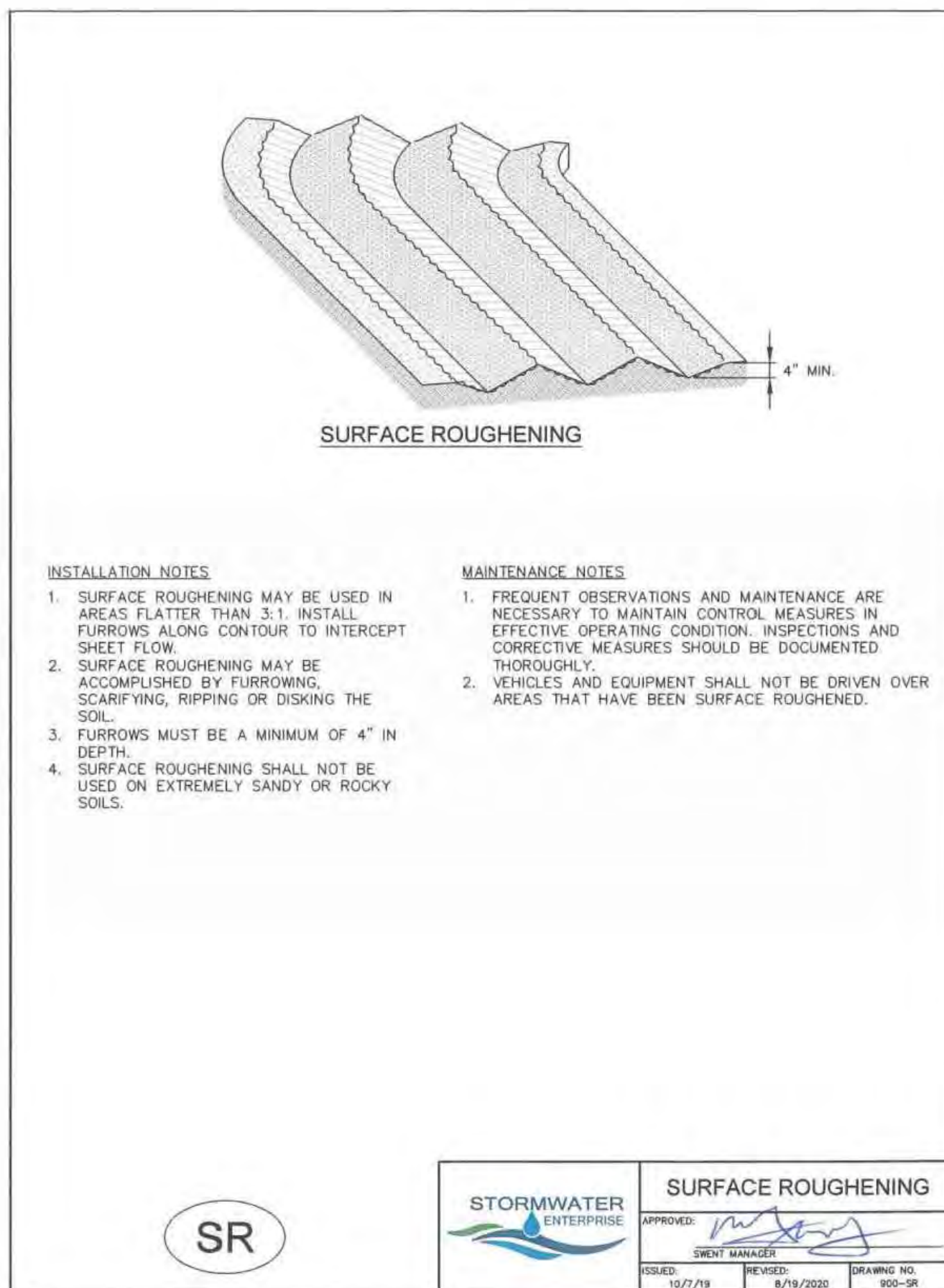
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ATTN:  
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**PLATE SELF STORAGE**

GRADING AND EROSION CONTROL PLAN  
EROSION CONTROL DETAILS

DESIGNED BY JF  
DRAWN BY JF  
CHECKED BY JF  
H-SCALE AS SHOWN  
V-SCALE N/A  
JOB NO. 2419.00  
DATE ISSUED 01/15/25  
SHEET NO. 15 OF 25



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V-SCALE N/A  
JOB NO. 2419.00  
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SHEET NO. 16 OF 25

SEEDING & MULCHING

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

**SOIL PREPARATION**

- IN AREAS TO BE 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.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

**SEEDING**

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- SEED DEPTH MUST BE  $\frac{1}{4}$  TO  $\frac{1}{2}$  INCHES WHEN DRILL-SEEDED IS USED.

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

- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDED.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

**MULCHING**


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

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

SM

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: 

DRAWN: 10/7/19

DESIGNED: 8/19/2020

DRAWING NO. 900-SM

Chapter 5

Native Vegetation Requirements and Guidelines


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

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

<sup>1</sup>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.

<sup>2</sup>Species that will do well in the bottom of pond areas.

City of Colorado Springs  
Stormwater Enterprise

5-11

Stormwater Construction Manual  
December 2020


Chapter 5

Native Vegetation Requirements and Guidelines

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

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

City of Colorado Springs  
Stormwater Enterprise

5-12

Stormwater Construction Manual  
December 2020

REVISIONS

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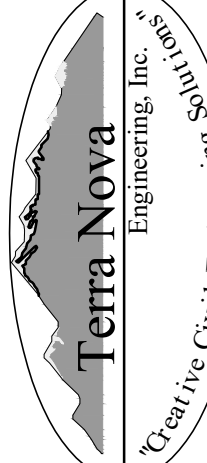
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Creative Civil Engineers

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

PLATE SELF STORAGE

GRADING AND EROSION CONTROL PLAN  
EROSION CONTROL DETAILS

DESIGNED BY: JF

DRAWN BY: JF

CHECKED BY: DF

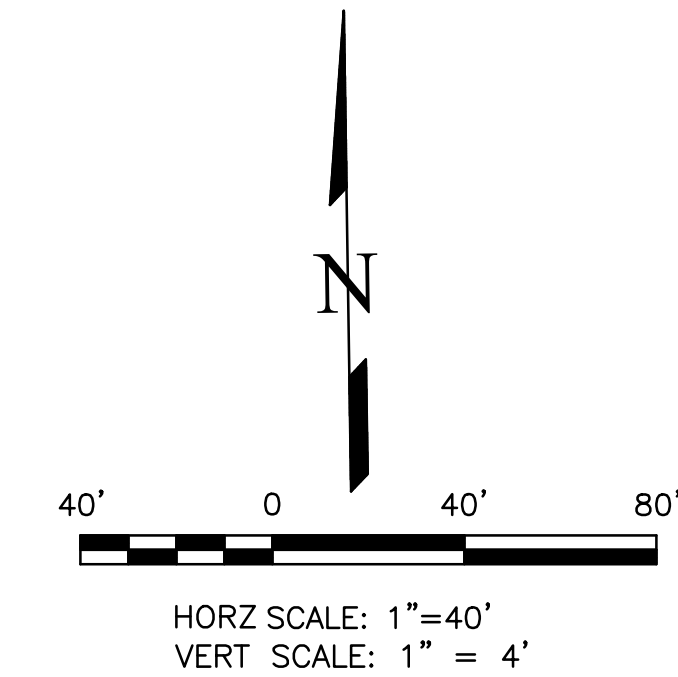
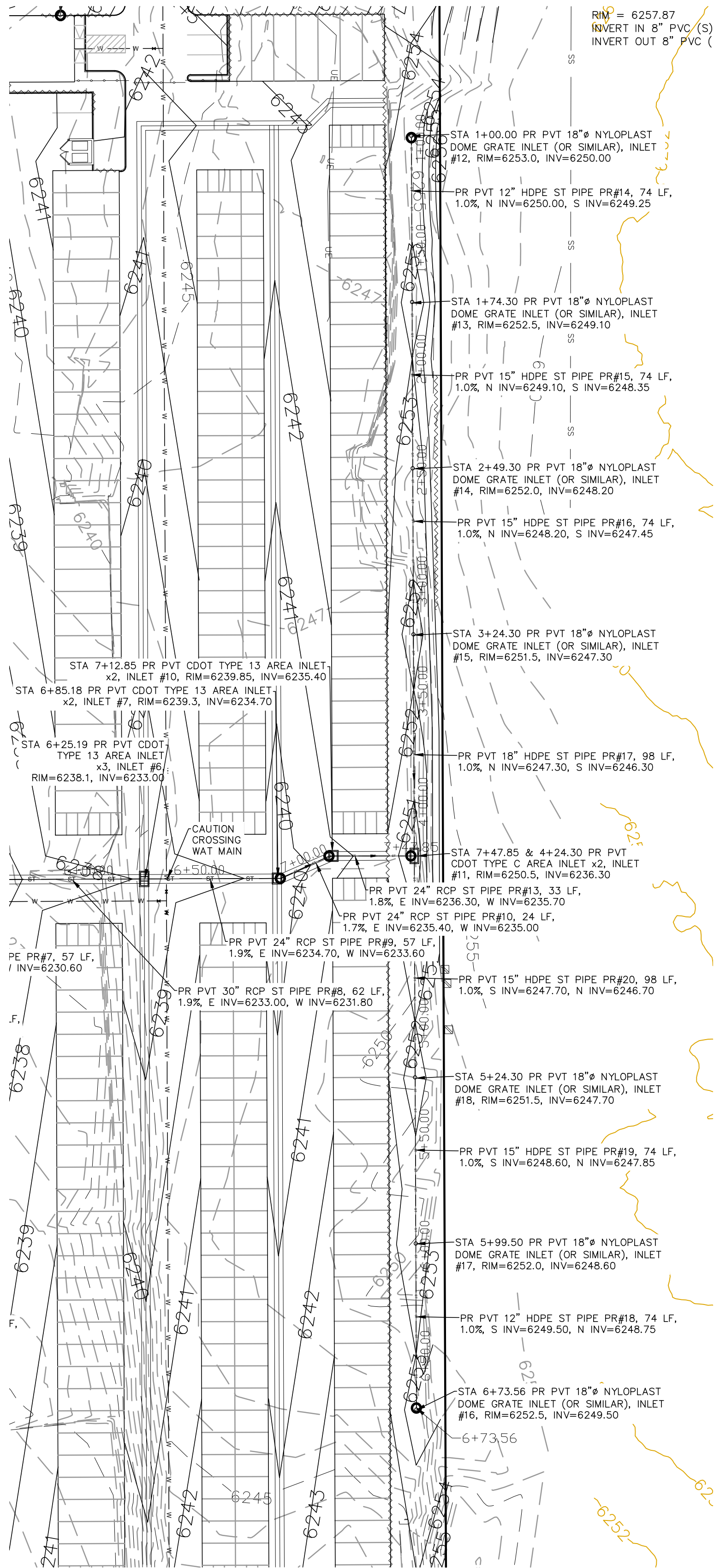
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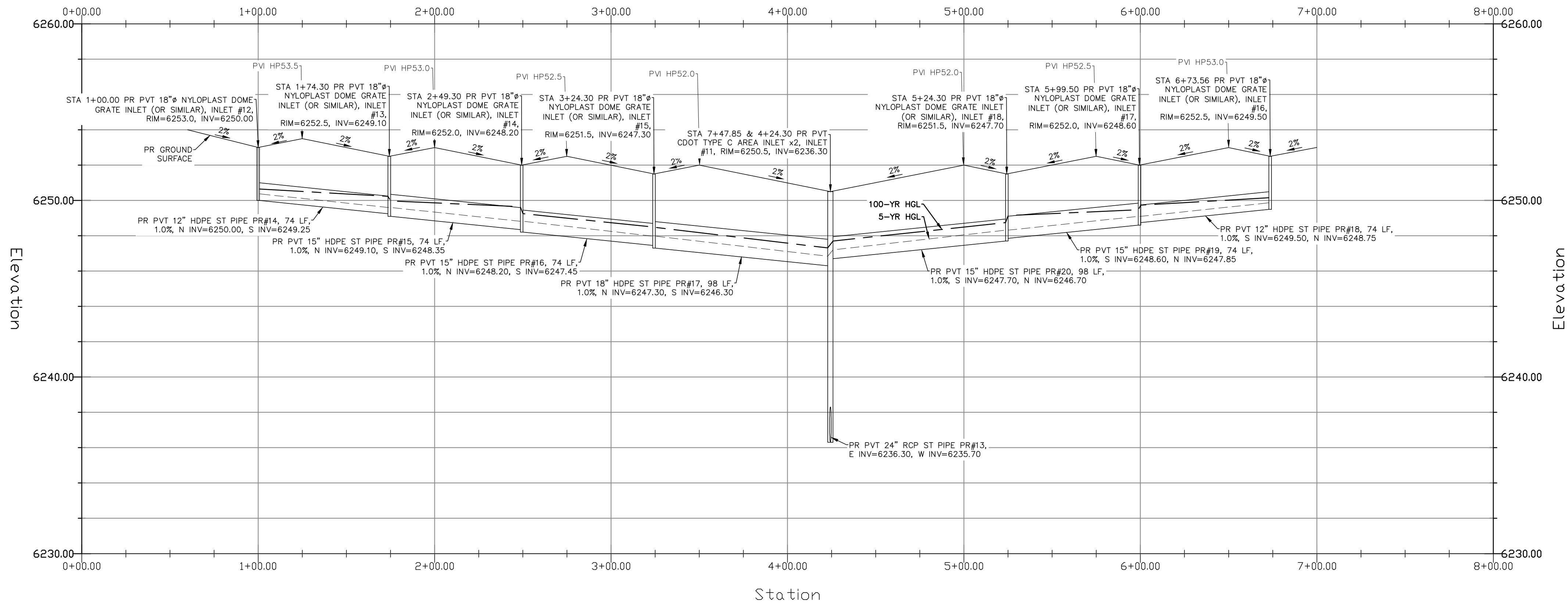
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**STORM SEWER EAST RUN - PLAN & PROFILE**  
HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'



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

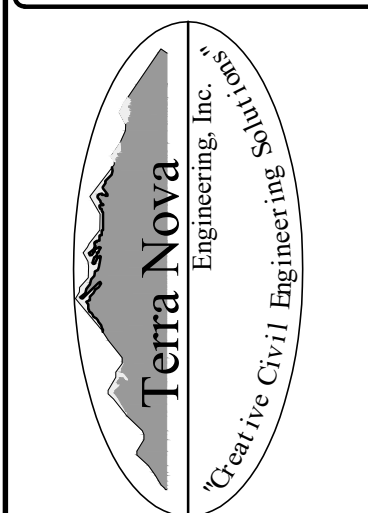
**STORM SEWER NOTES**

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

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**PLATE SELF STORAGE**  
STORM SEWER PLAN  
EAST RUN - PLAN & PROFILE

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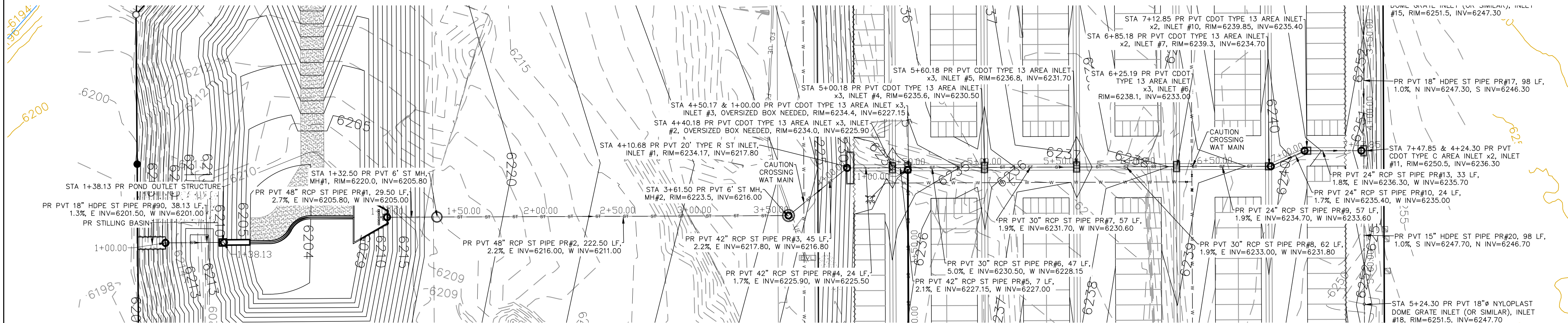
Dane Frank

DANE FRANK  
COLORADO P.E. # 50207

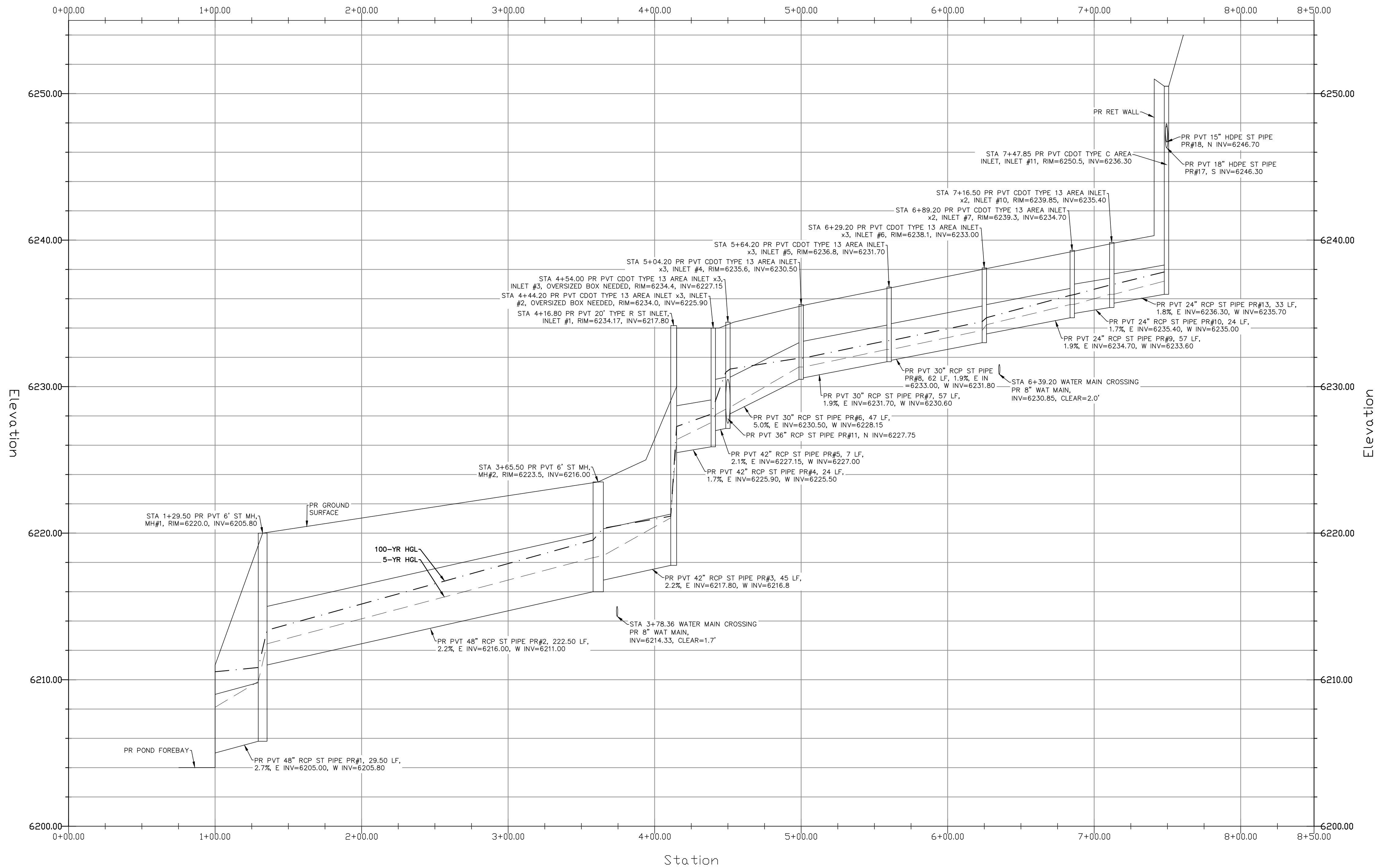


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SHEET NO.	18 OF 28

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STORM SEWER MAIN RUN - PLAN & PROFILE  
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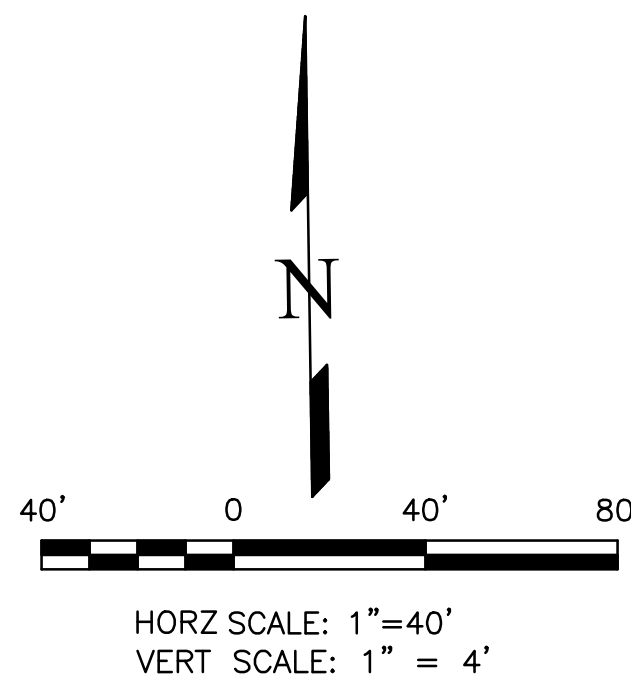
## GRADING LEGEND

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)	6230
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

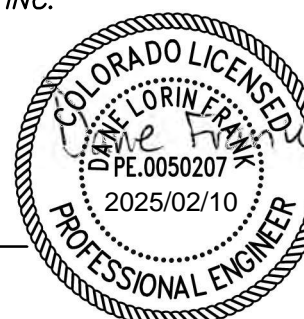
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2. ALL PIPE CONNECTIONS TO PREFABRICATED INLETS OR BOXES MUST USE A REINFORCED CONCRETE COLLAR.
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4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.



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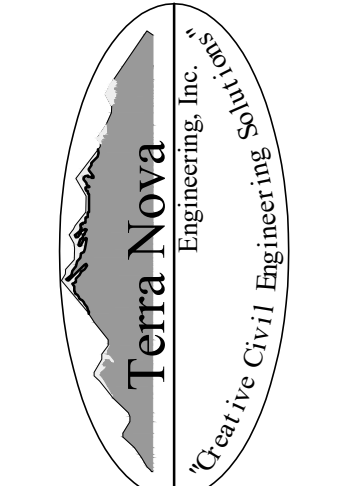
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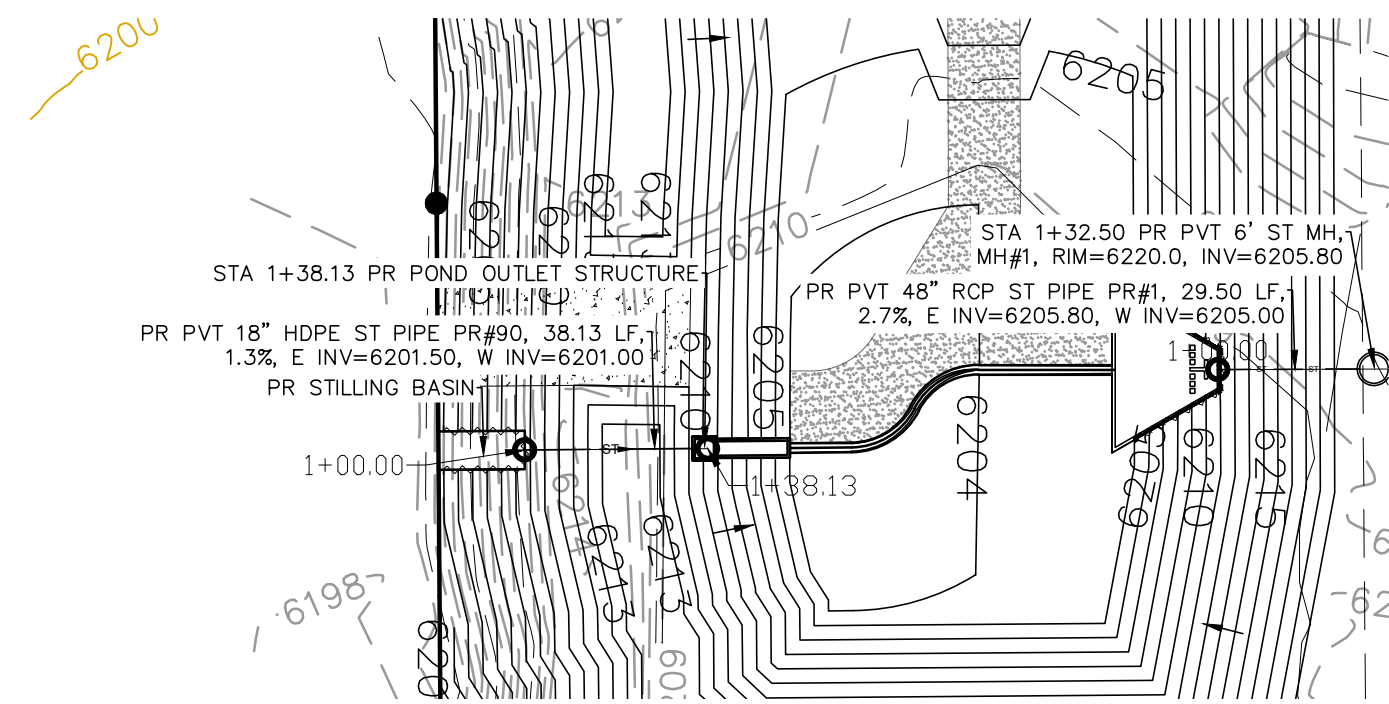
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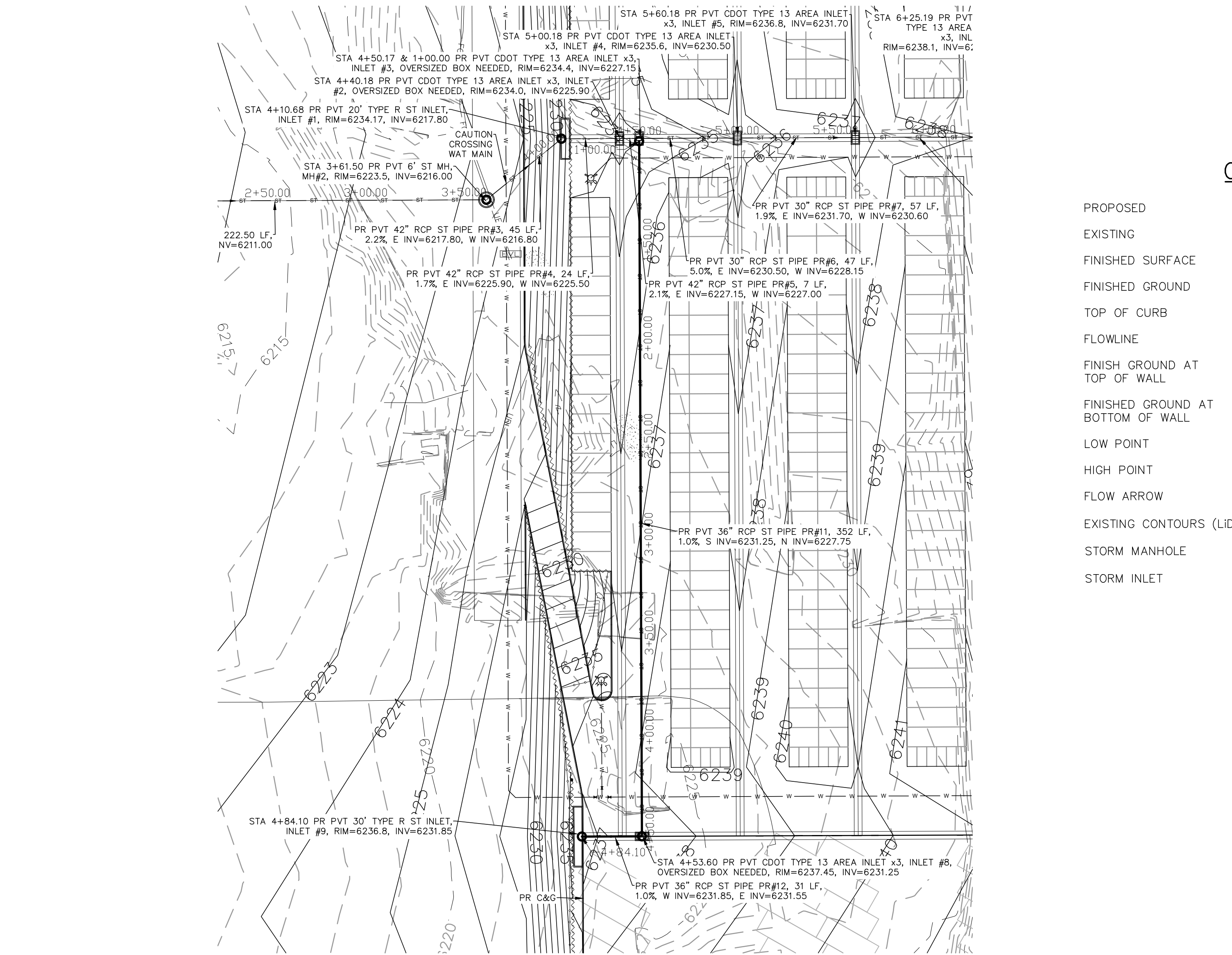
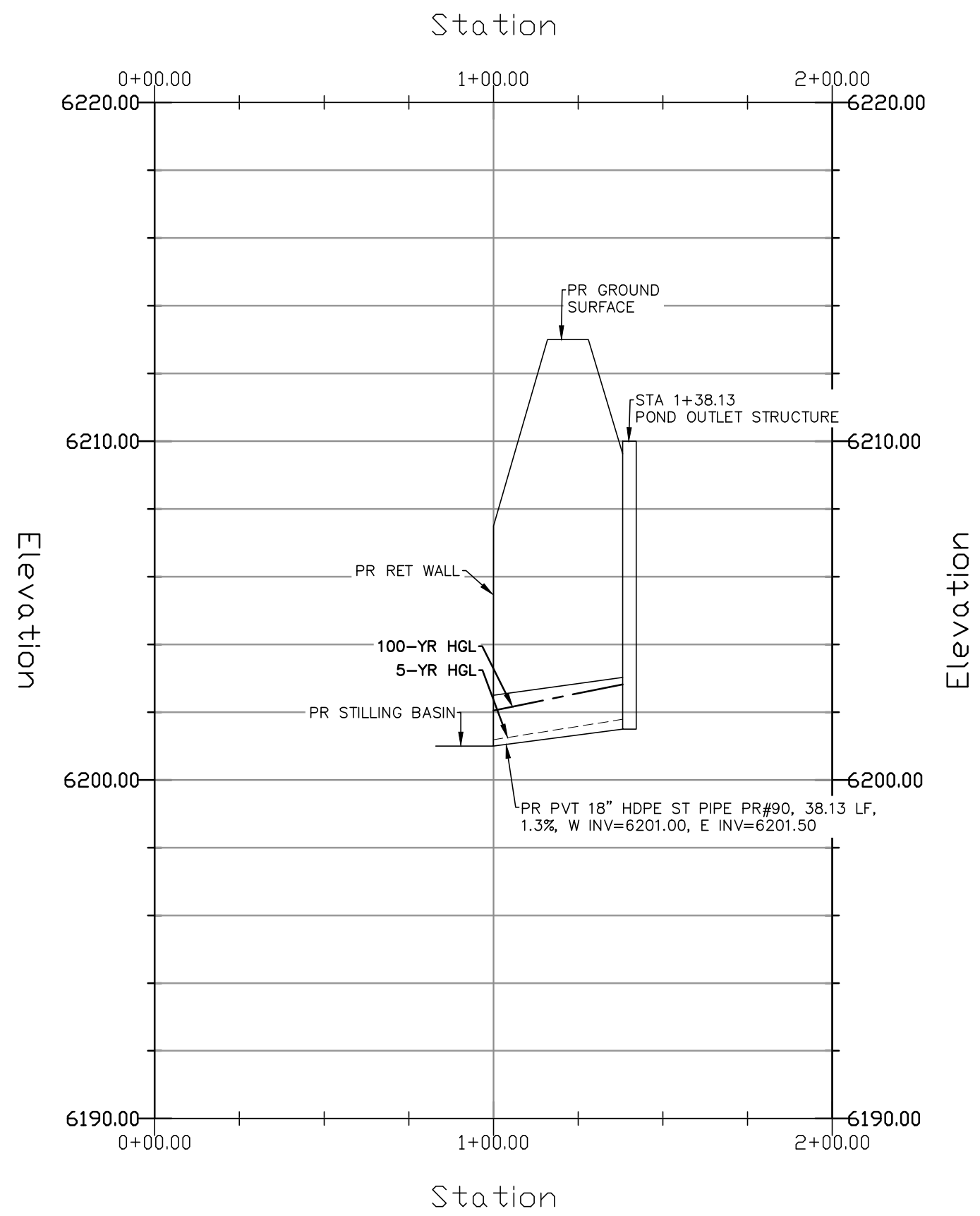
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PLATE SELF STORAGE	STORM SEWER PLAN MAIN RUN - PLAN & PROFILE
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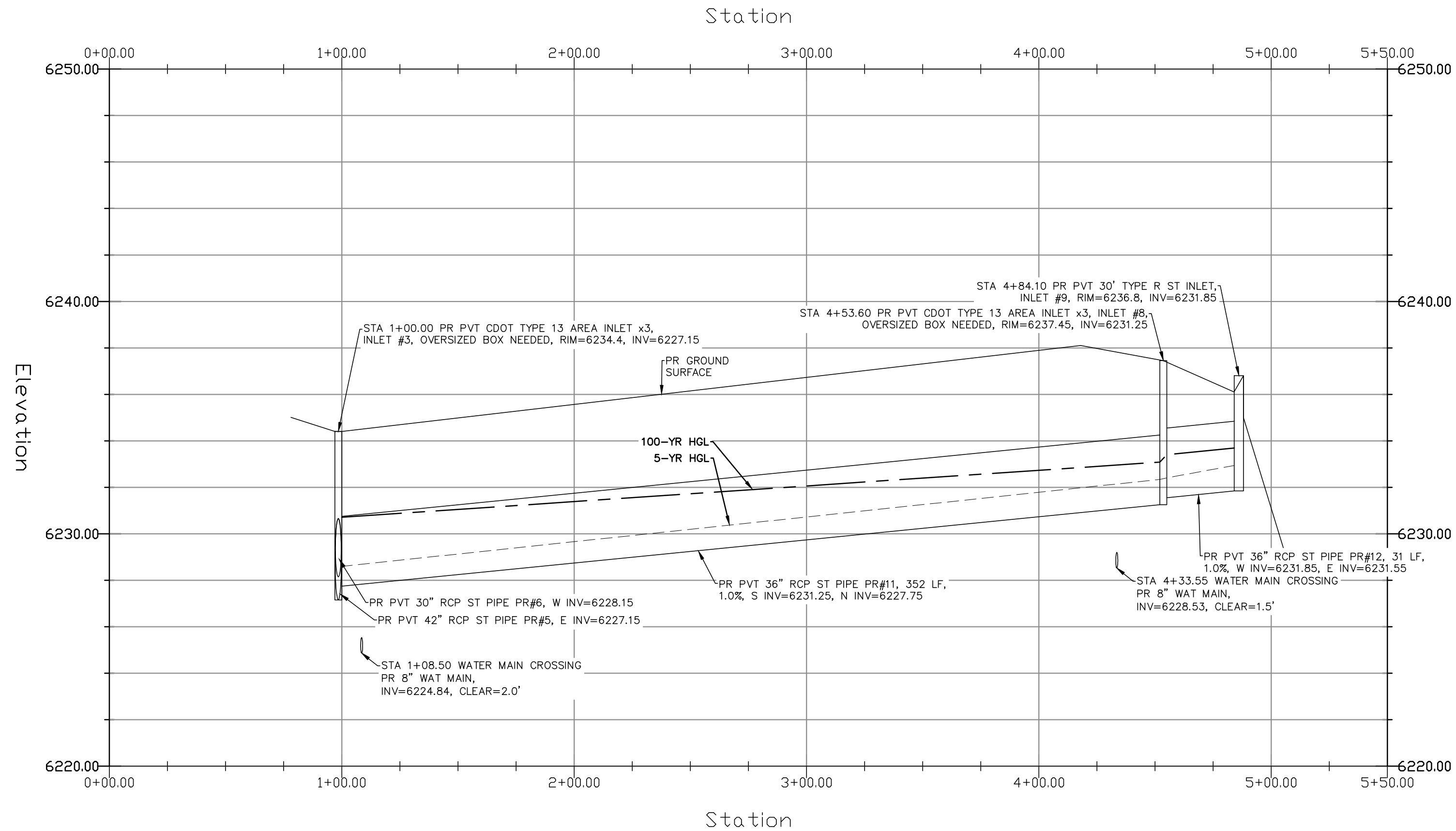
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STORM SEWER POND OUTLET – PLAN & PROFILE  
HORZ SCALE: 1"=40' – VERT SCALE: 1"=4'



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

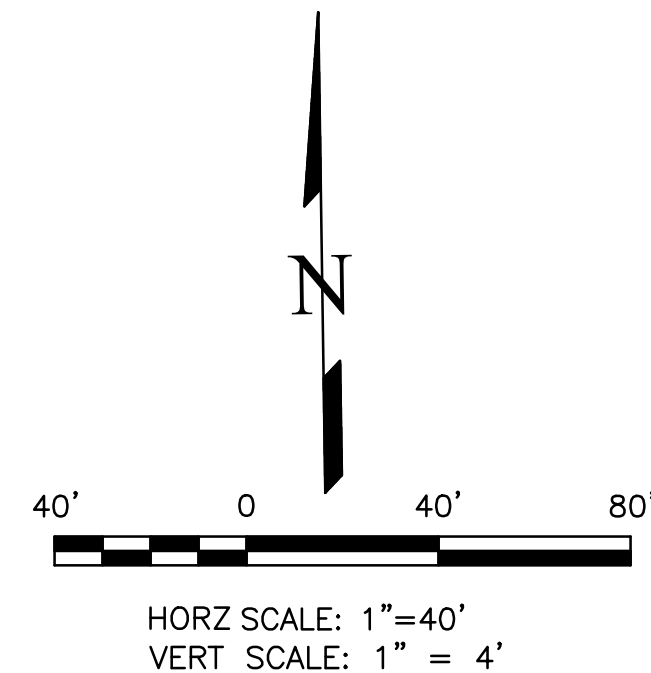


## GRADING LEGEND

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

## STORM SEWER NOTES

1. ALL HDPE STORM SEWER MUST BE SMOOTH INTERIOR PIPE. ALL RCP MUST BE MINIMUM CLASS 3.
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3. ALL TYPE C INLETS SHALL HAVE CLOSE MESH GRATES.
4. ALL PRESSURIZED PIPES MUST HAVE WATERTIGHT SEALS.



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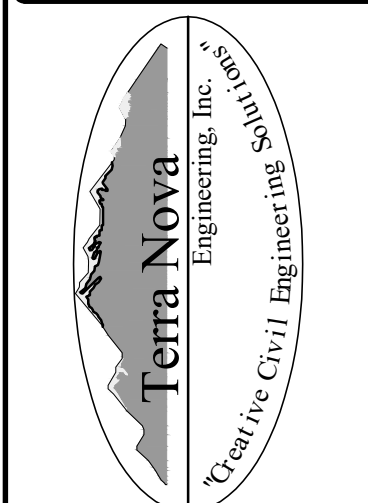
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DANE FRANK  
COLORADO P.E. # 50207



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

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JOB NO.	2419.00
DATE ISSUED	01/15/25
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## GRADING LEGEND

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

# PLATTE SELF STORAGE

## GRADING AND EROSION CONTROL PLAN

### EXTENDED DETENTION BASIN PLAN

#### JANUARY 2025

#### POND WATER LEVEL ELEVATIONS

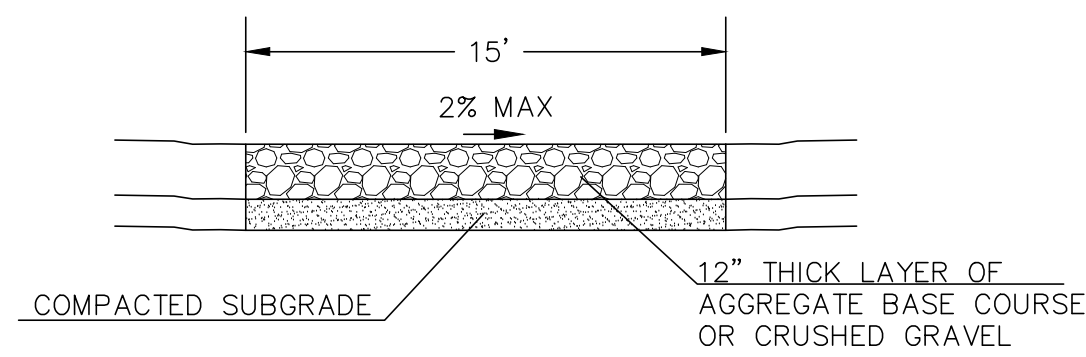
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#### NOTES

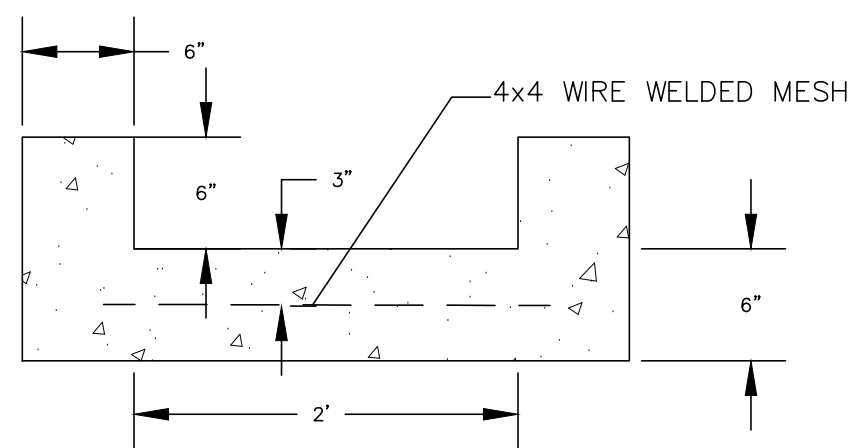
- ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
- LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

#### BENCHMARKS

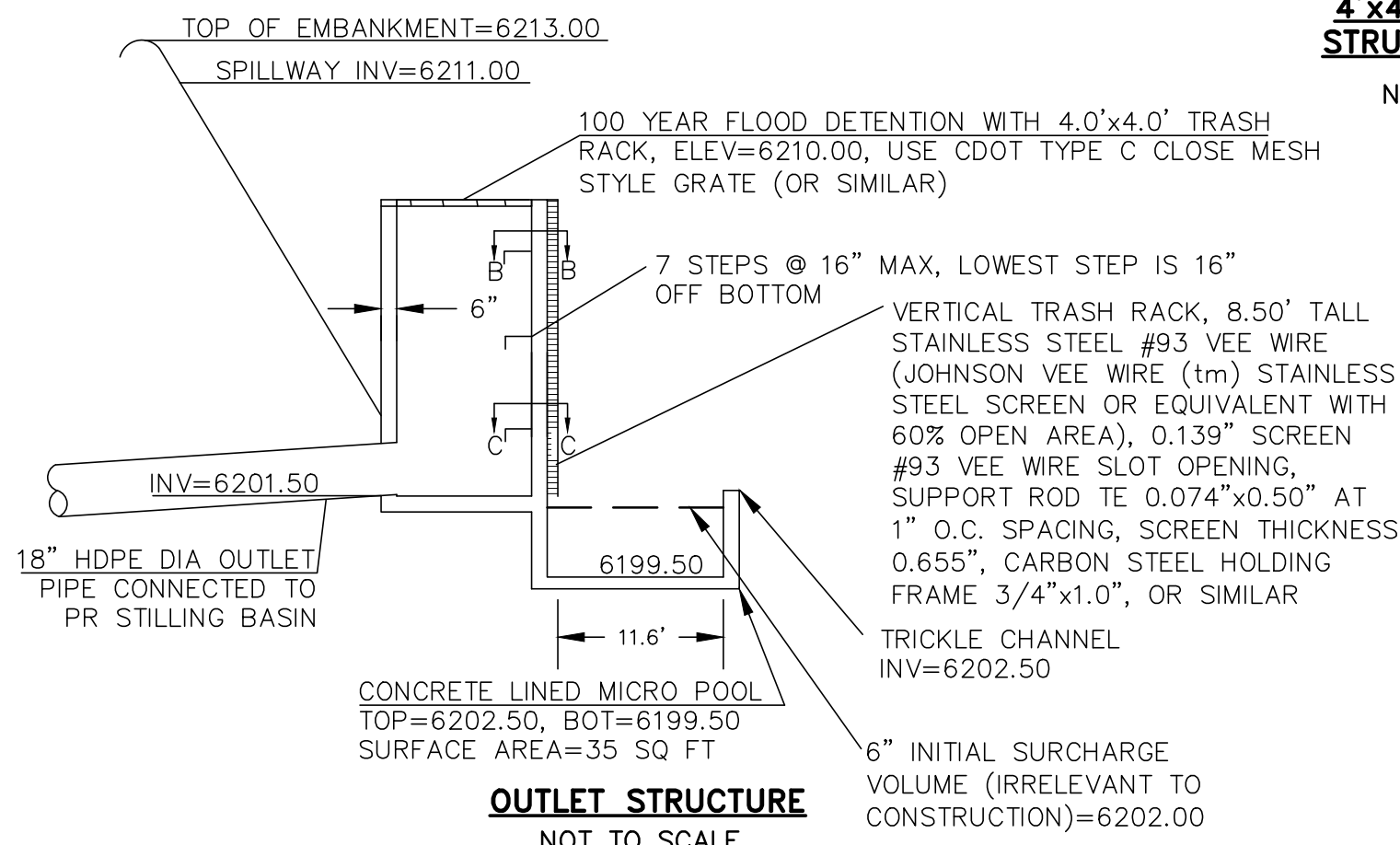
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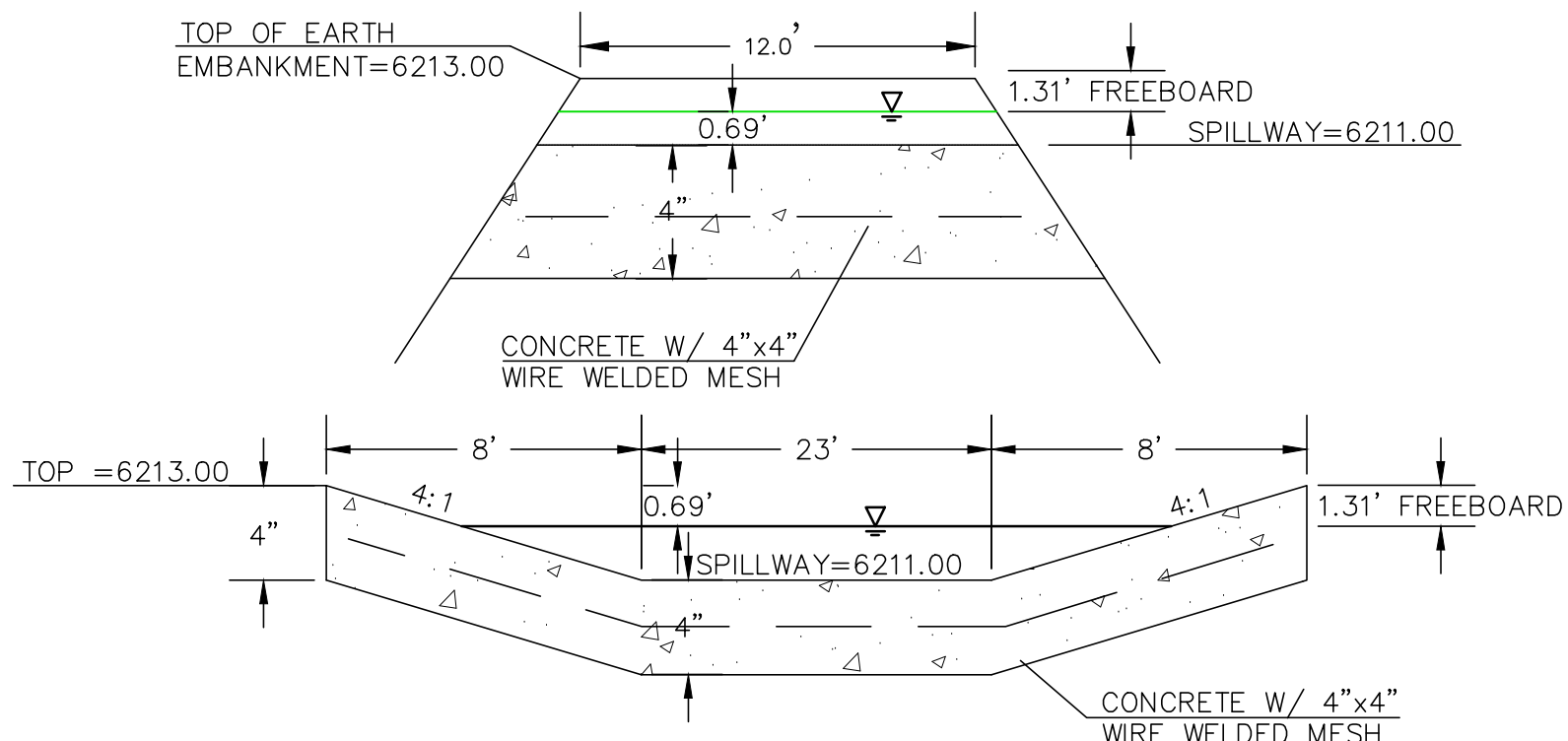
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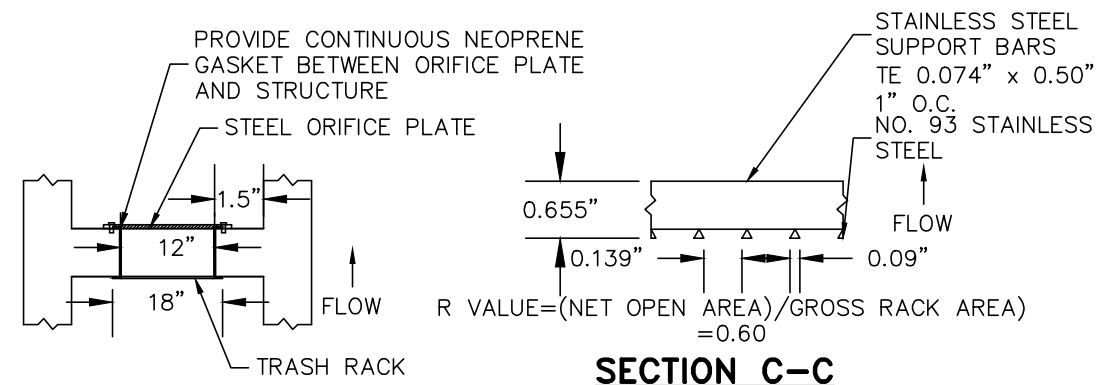
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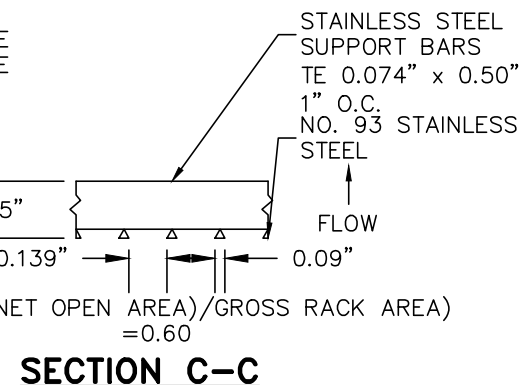
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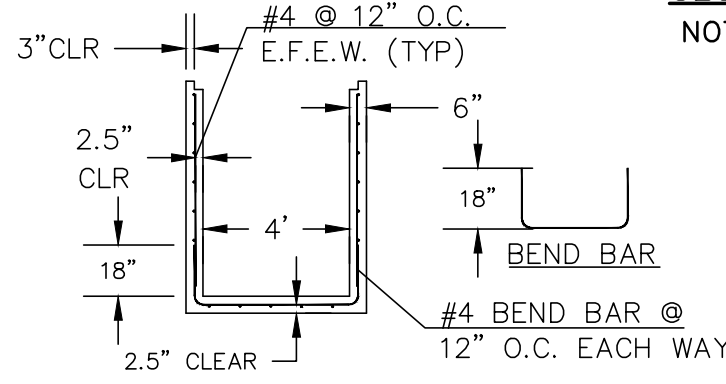
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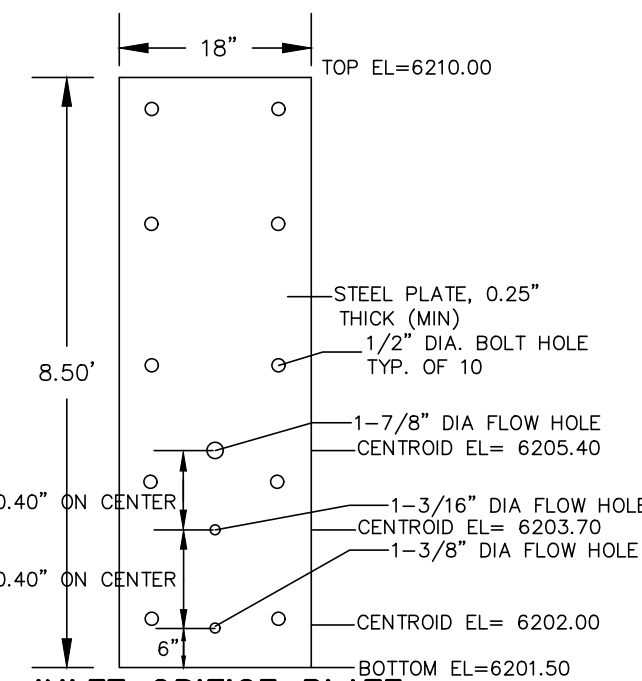
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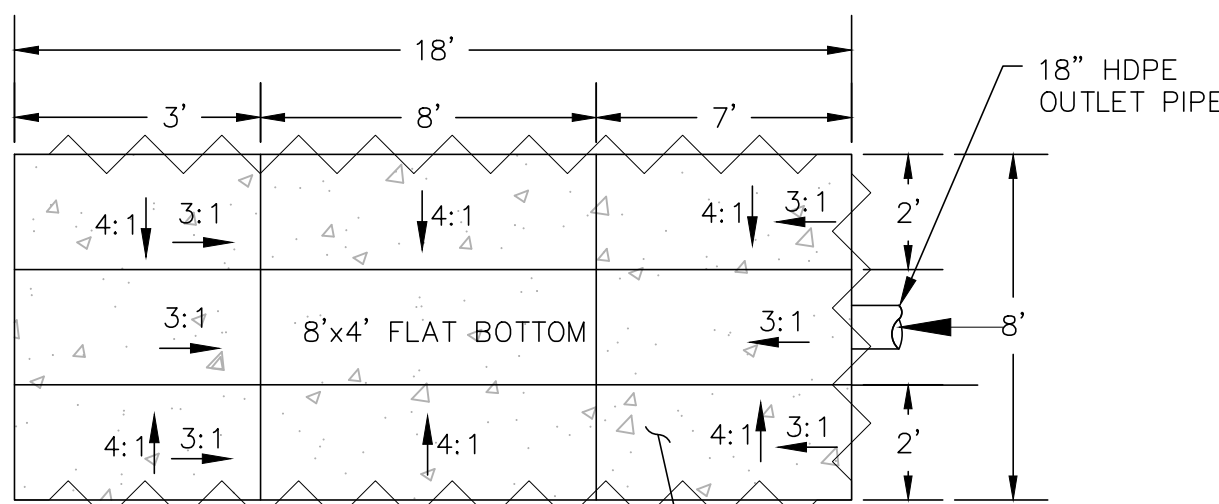
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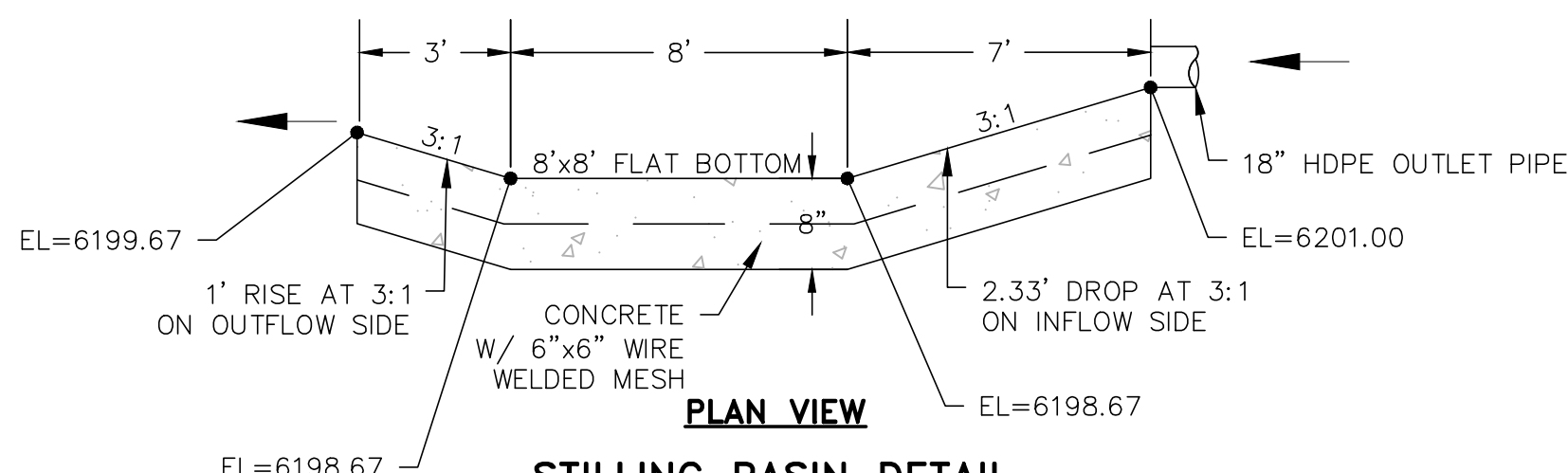
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STRUCTURAL DETAIL**  
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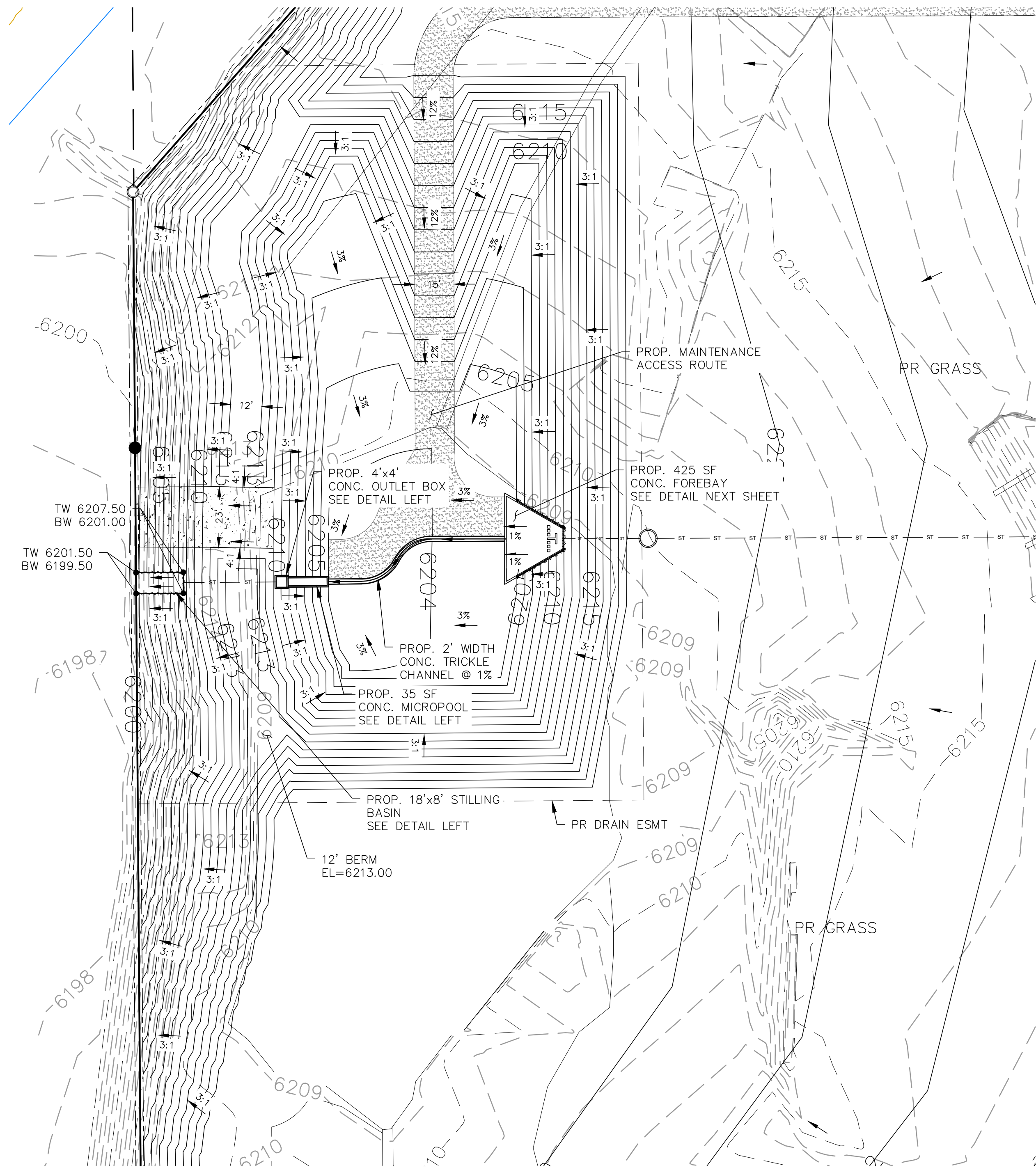
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PERFORATED HOLE PATTERN**  
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**PROFILE VIEW**  
NOT TO SCALE



**STILLING BASIN DETAIL**  
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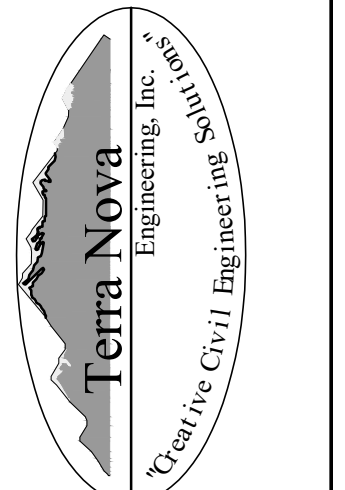
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DANE FRANK  
COLORADO P.E. # 50207



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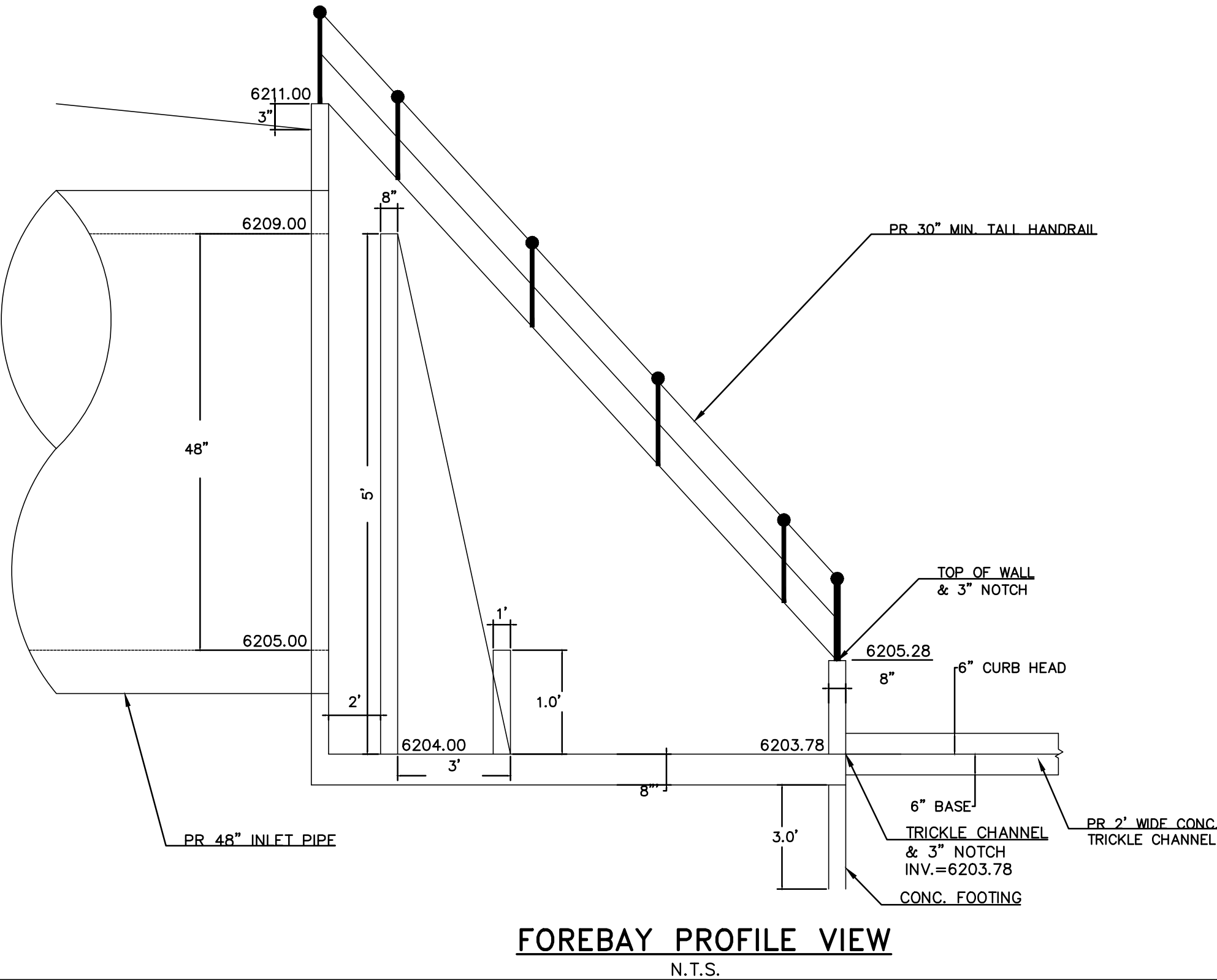
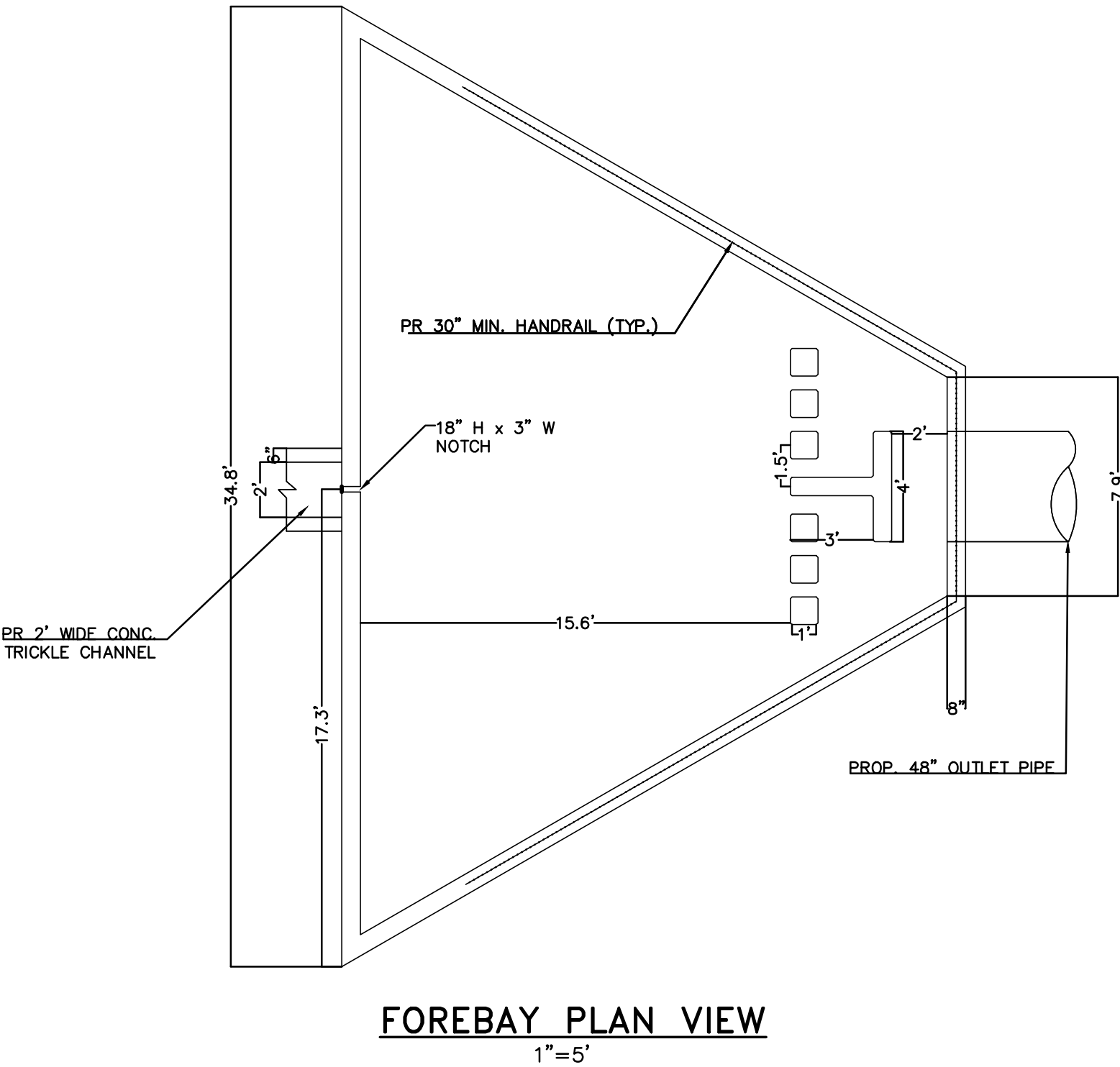
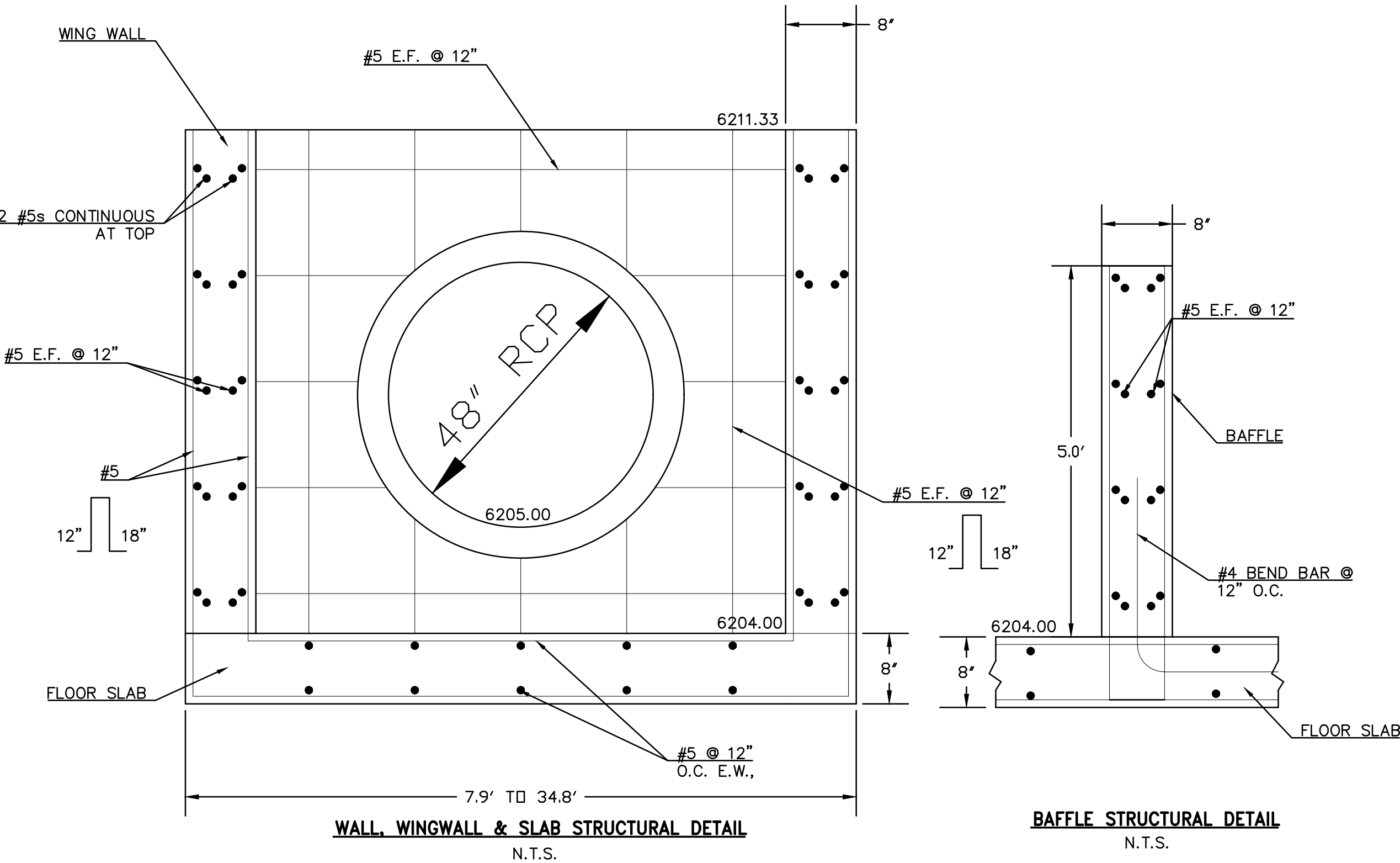
**PLATTE SELF STORAGE**  
GRADING AND EROSION CONTROL PLAN  
EXTENDED DETENTION BASIN PLAN

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
SHEET NO. 21 OF 28

PLATTE SELF STORAGE  
GRADING AND EROSION CONTROL PLAN  
EXTENDED DETENTION BASIN PLAN  
JANUARY 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	---v---v---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---ss---ss---
LOW POINT	LP	GAS LINE	---ug---ug---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---ue---ue---
FLOW ARROW	←	TELEPHONE LINE	---ut---
		FIBER OPTIC LINE	---fo---fo---
		STORM SEWER LINE	---st---st---
		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---o---o---
		FIRE HYDRANT	---



NOTES

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

BENCHMARKS

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

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

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

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904

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

Terra Nova  
Engineering, Inc.  
Creative Civil Engineering

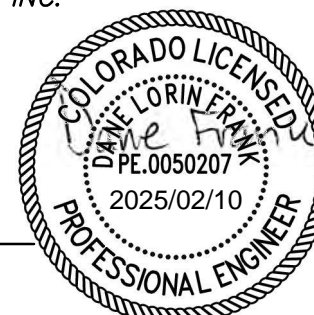
PLATTE SELF STORAGE

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



DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 01/15/25
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

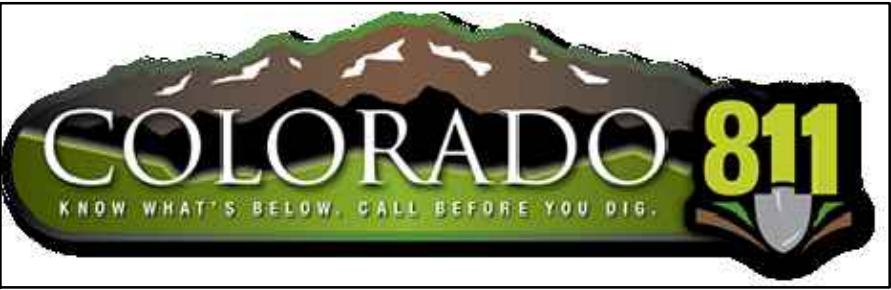
C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

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 ENTIRELY 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  
JANUARY 2025

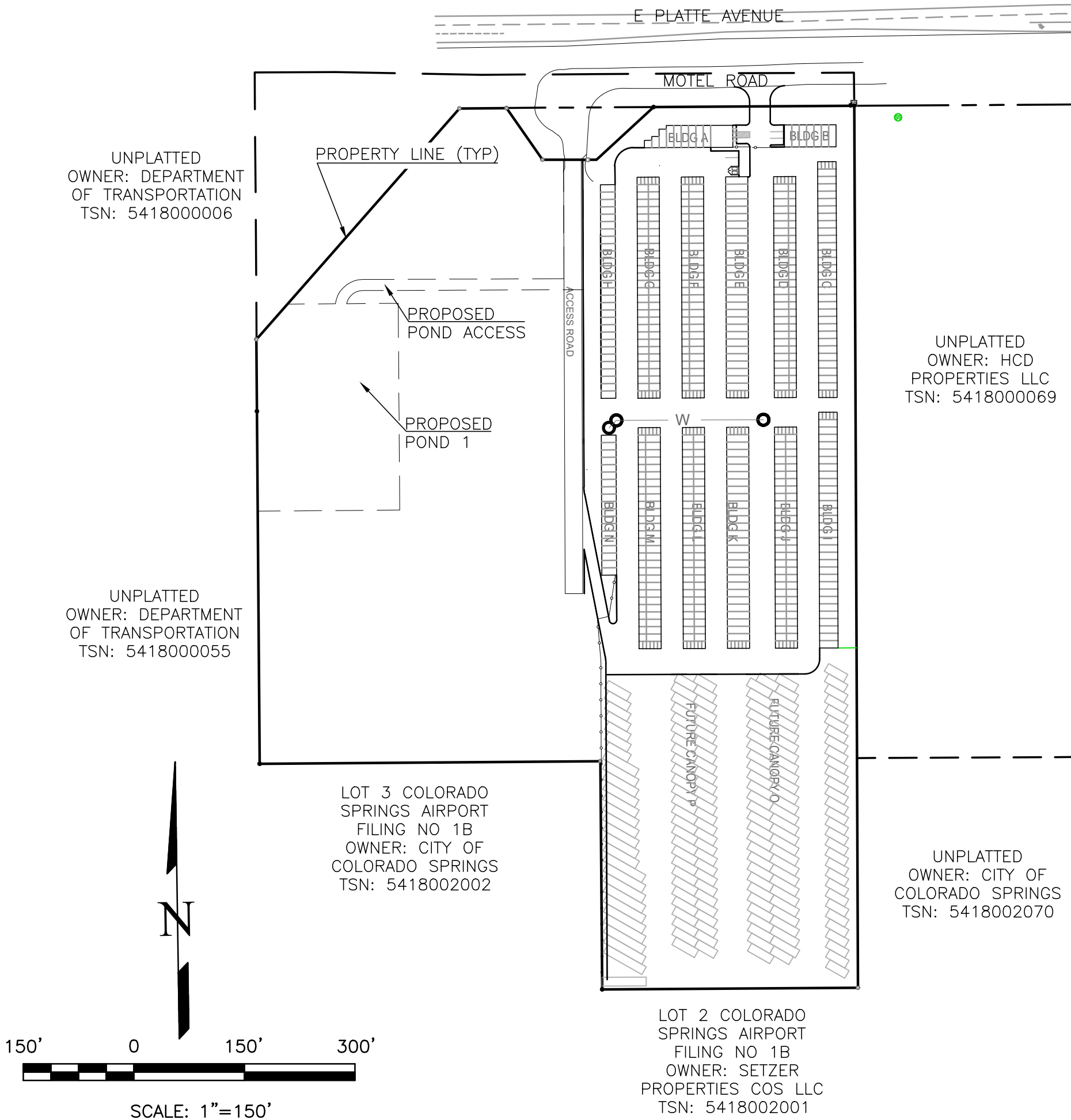
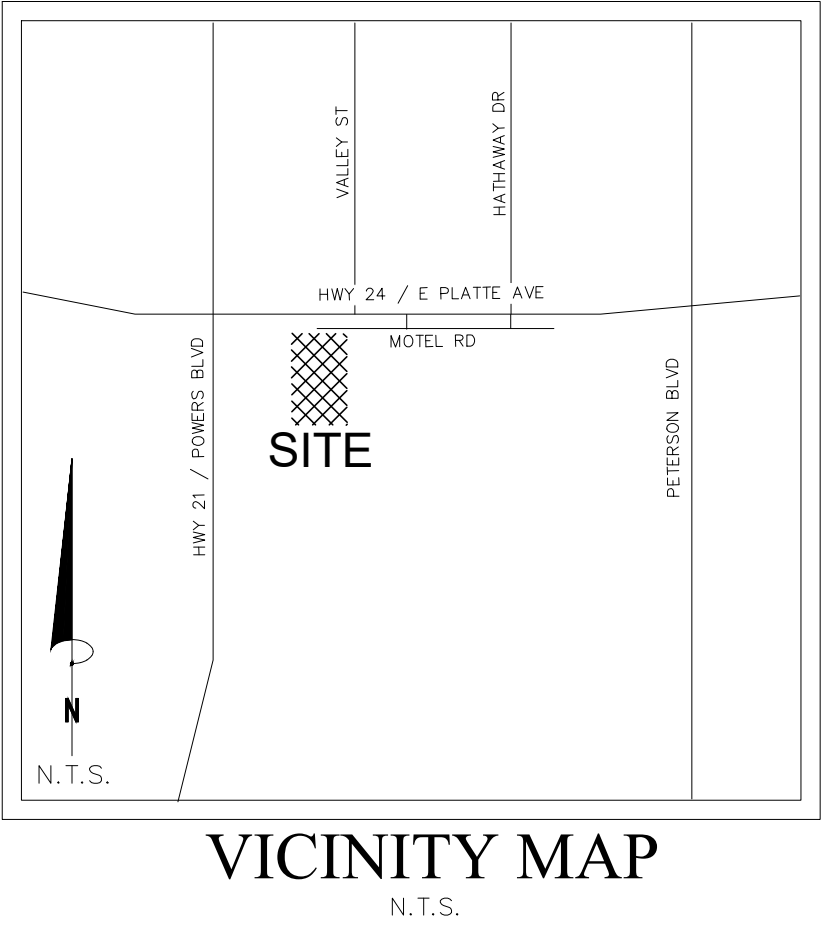


**SITE ADDRESS**  
6001 E PLATTE AVE, COLORADO SPRINGS  
**TAX ID**  
5418000075

**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]



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  
1635 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.

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.

*[Signature]* 2/6/25  
OWNER NAME, TITLE DATE  
Colorado Commercial Construction Inc, 12325 Oracle Blvd Ste 120  
BUSINESS NAME, ADDRESS Colorado Springs, CO 80921

EL PASO COUNTY APPROVAL

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

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

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

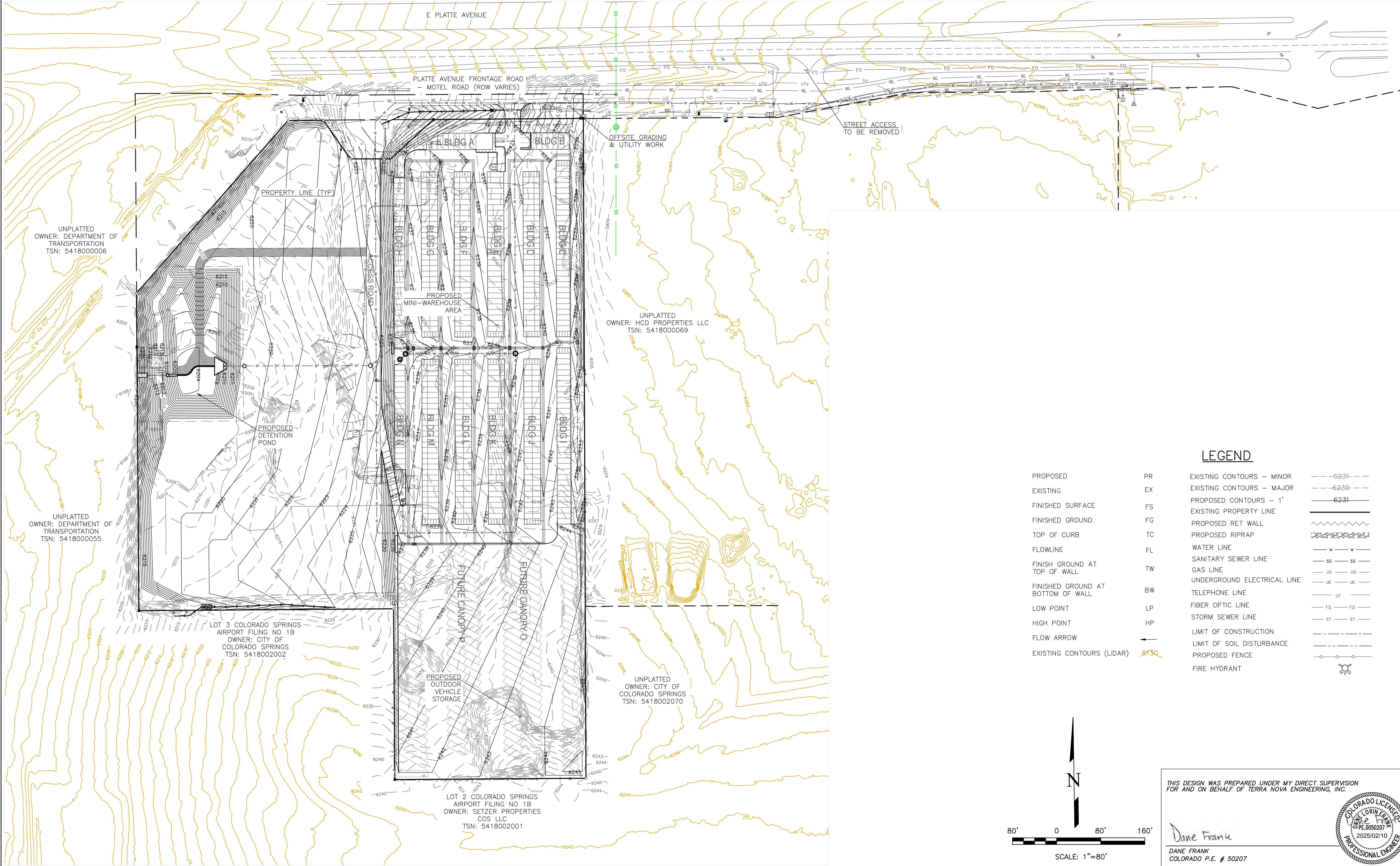
JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: RMC-ROCKY MOUNTAIN GROUP ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600			
721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426			
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 01/14/25			
SHEET NO. 23 OF 28			

PPR2418

PLATTE SELF STORAGE  
STREET IMPROVEMENT PLAN  
OVERVIEW SHEET  
JANUARY 2025



LEGEND	
PROPOSED	PR
EXISTING	EX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	TC
FLOWLINE	FL
FINISH GROUND AT TOP OF WALL	TW
FINISH 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	--- F ---
FIRE HYDRANT	⊙

REVISIONS

NO.	DESCRIPTION	DATE

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

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

**Terra Nova**  
Engineering, Inc.  
Creative Civil Engineers

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

PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN  
OVERVIEW SHEET

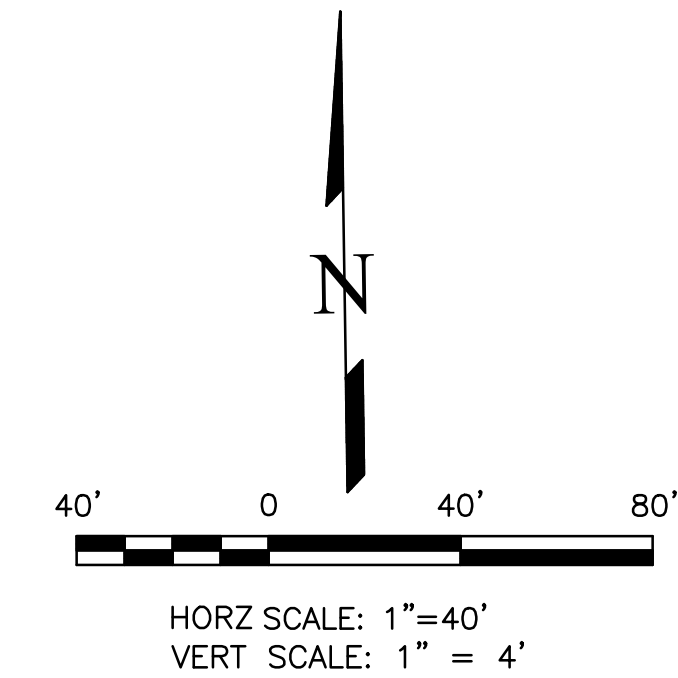
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CHECKED BY LD

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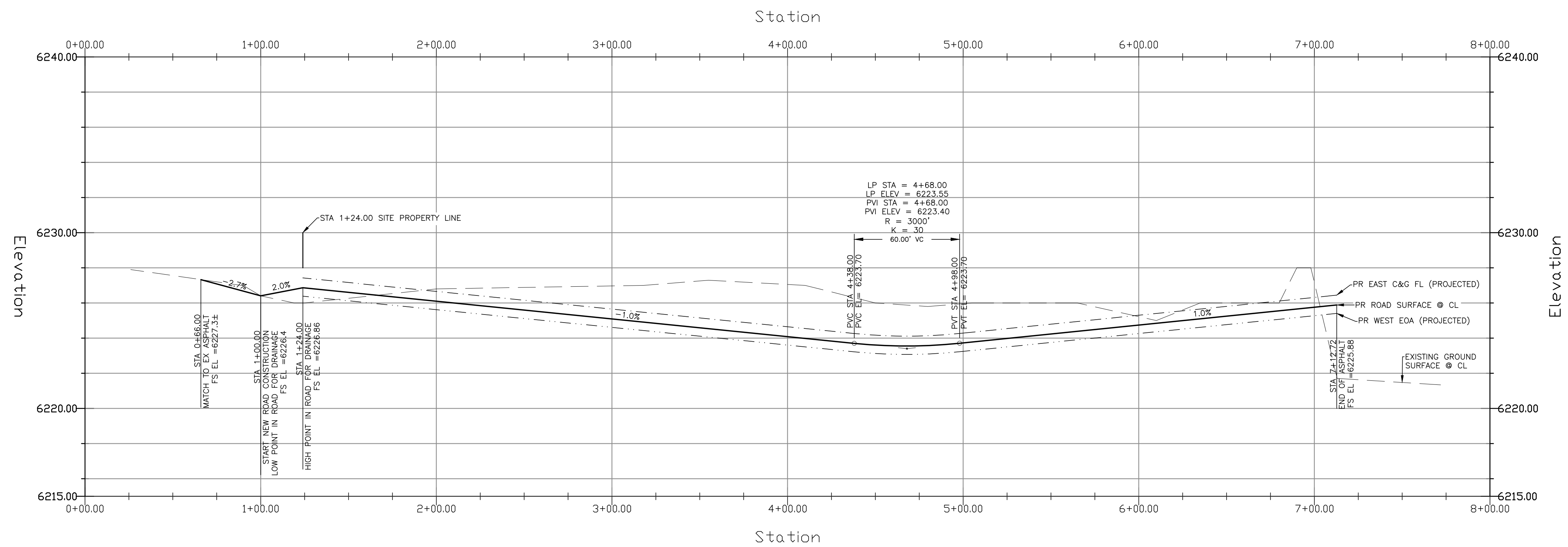
JOB NO. 2419.00  
DATE ISSUED 01/14/25  
SHEET NO. 24 OF 25

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

Dane Frank  
COLORADO P.E. # 50207



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


















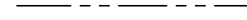



SIDEWALK: WIDTH				
LOCATION:	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> DETACHED		
DESIGN SPEED:	25 MPH (POSTED)			
CURB TYPE:	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
ROW WIDTH:	FL-FL: 28'			
STREET TYPE:	CUSTOM			

PAVEMENT TYPE:	<input type="checkbox"/> HMA	<input type="checkbox"/> PCC
THICKNESS:		
COMPOSITE SECTION:		
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SUBGRADE STABILIZATION:		
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	<input type="checkbox"/> TYPE	<input type="checkbox"/> THICKNESS

### ACCESS ROAD PAVEMENT NOTES

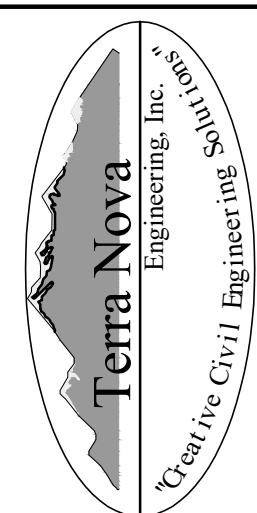
1. FINAL PAVEMENT DESIGN WILL BE DETERMINED BY A GEOTECHNICAL ENGINEER, PER THE COUNTY'S PAVEMENT DESIGN REQUIREMENTS, FOLLOWING FINAL GRADING OF THE STREET.
2. FOR COST EXERCISES THE FOLLOWING PAVEMENT DESIGN CAN BE ASSUMED:  
5" HMA OVER 9" BASE.

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

[illegible]

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

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



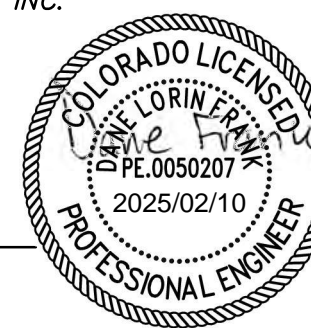
721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
[www.tnesinc.com](http://www.tnesinc.com)

PLATTE SELF STORAGE	STREET IMPROVEMENT PLAN ACCESS ROAD PLAN & PROFILE
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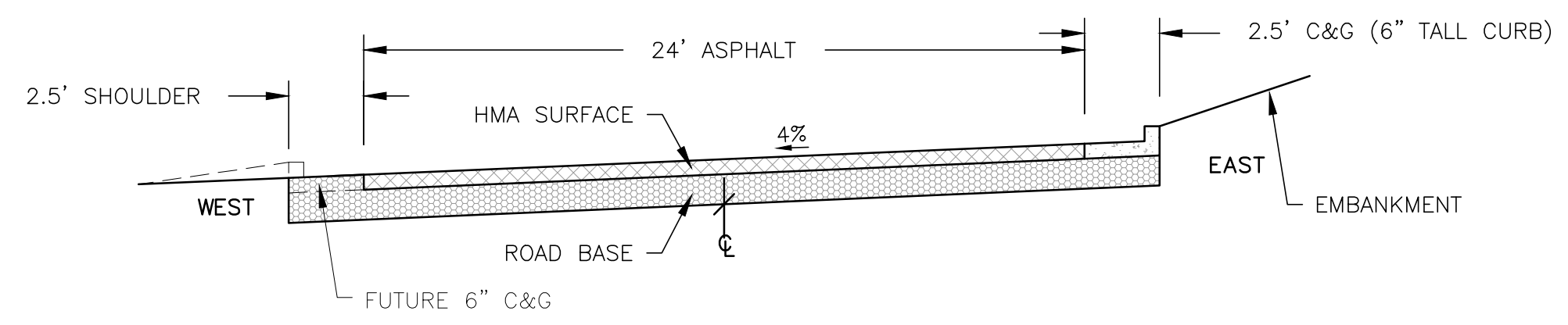
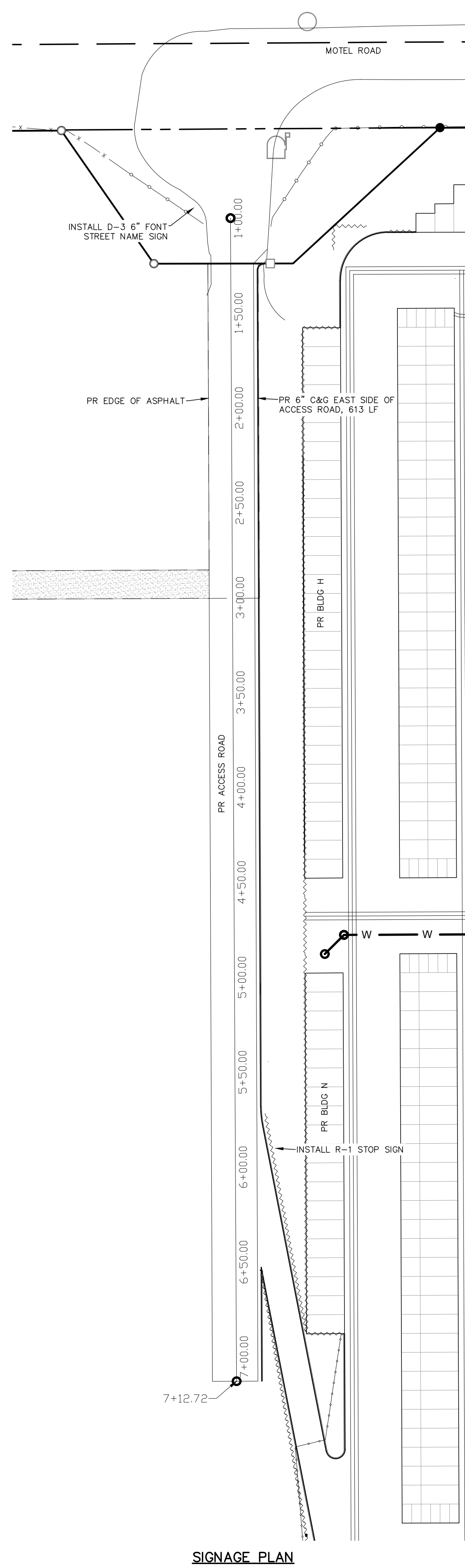
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO. 2419.00	
DATE ISSUED 01/14/25	
SHEET NO. 25 OF 28	

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

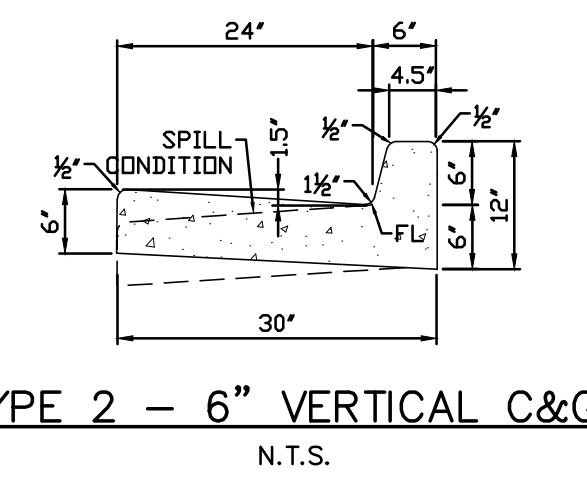
DANE FRANK  
DANE FRANK  
COLORADO P.E. # 50207



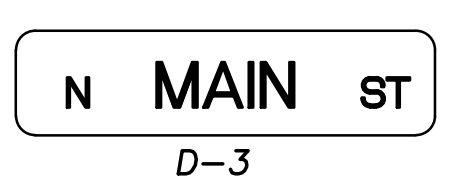
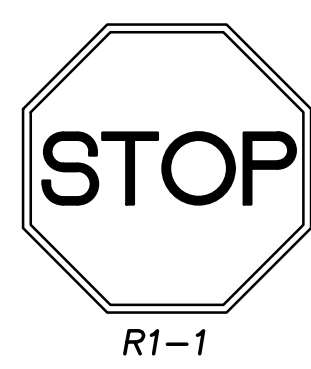
PLATTE SELF STORAGE  
STREET IMPROVEMENT PLAN  
DETAILS SHEET  
JANUARY 2025



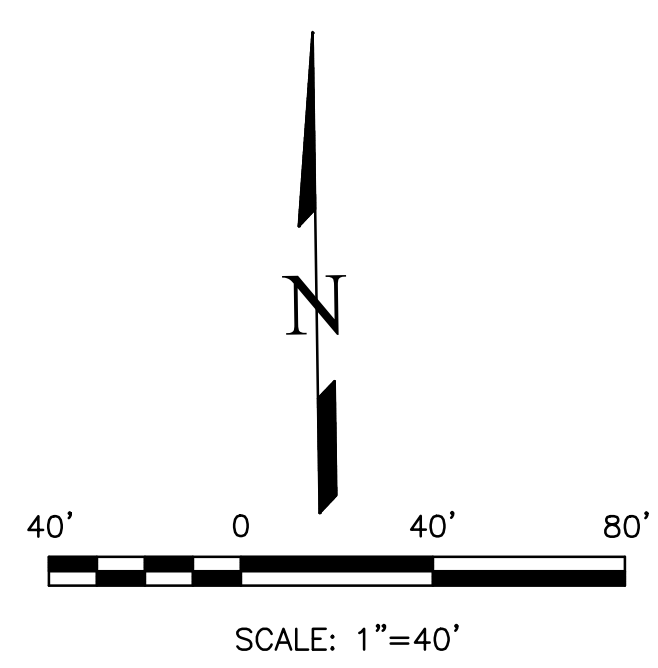
TYPICAL STREET SECTION (CUSTOM) - ACCESS ROAD (PRIVATE)  
NOT TO SCALE



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



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



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

LEGEND

REVISIONS		DATE
NO.	DESCRIPTION	

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF ENGINEERS, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

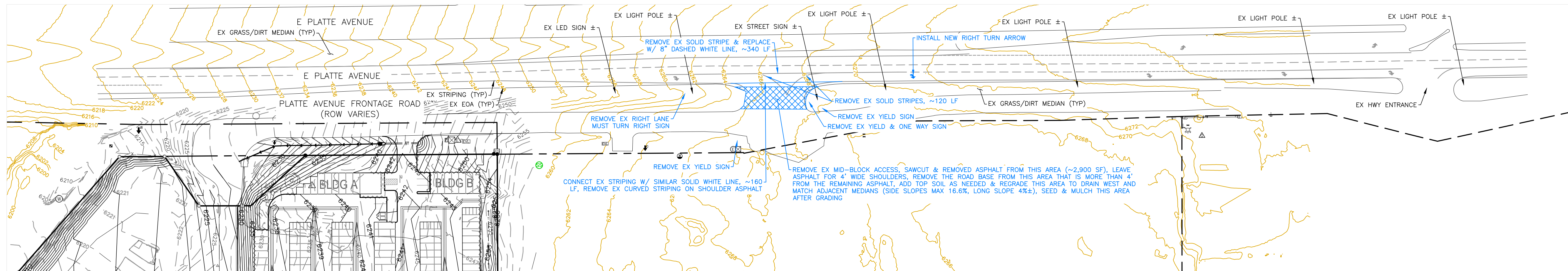
PLATTE SELF STORAGE  
STREET IMPROVEMENT PLAN  
DETAILS SHEET

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

Dane Frank  
COLORADO P.E. # 50207

DESIGNED BY DLF  
DRAWN BY DLF  
CHECKED BY LD  
H-SCALE AS SHOWN  
V-SCALE N/A  
JOB NO. 2419.00  
DATE ISSUED 01/14/25  
SHEET NO. 26 OF 28


JANUARY 2025

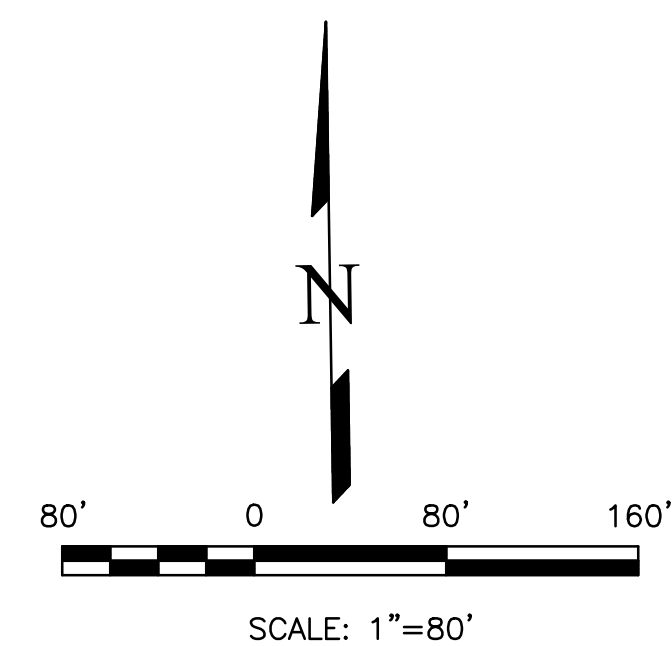


NOTES

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 CONTOURS - MINOR	--- 6230 ---
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	<del>~~~~~</del>
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	--- W --- W ---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	--- SS --- SS ---
LOW POINT	LP	GAS LINE	--- UG --- UG ---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	--- UE --- UE ---
FLOW ARROW	→	TELEPHONE LINE	--- UT ---
EXISTING CONTOURS (LiDAR)	6230	FIBER OPTIC LINE	--- FO --- FO ---
		STORM SEWER LINE	--- ST --- ST ---
		LIMIT OF CONSTRUCTION	--- ---
		LIMIT OF SOIL DISTURBANCE	--- ---
		PROPOSED FENCE	--- --- --- ---
		FIRE HYDRANT	



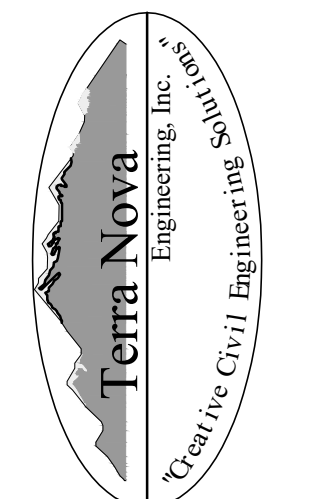
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION  
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

Dane Frank  
DANE FRANK  
COLORADO P.E. # 50207

[illegible]

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

PREPARED FOR:  
RMG-ROCKY MOUNTAIN GROUP  
ATTN:  
5085 LIST DR, #200  
COLORADO SPRINGS, CO 80919  
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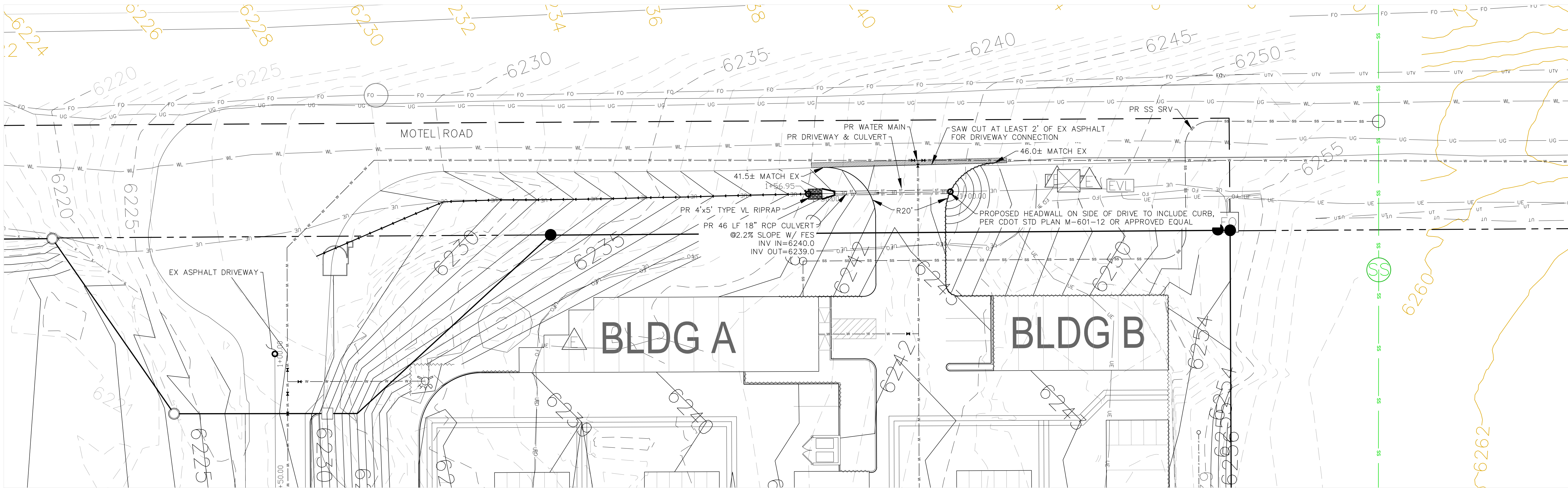
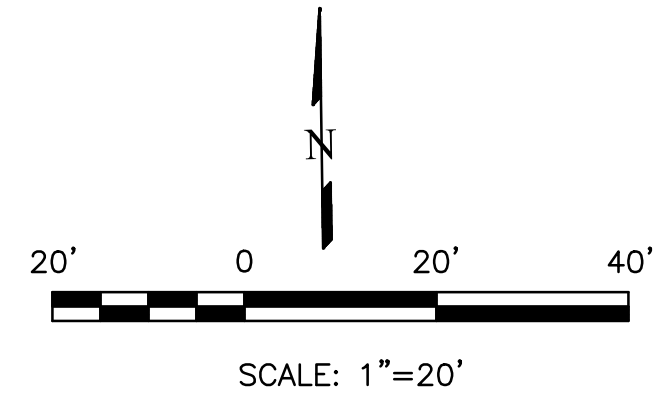
721 S. 23RD STREET  
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[www.tresinc.com](http://www.tresinc.com)

## PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN  
HWY 24 MID BLOCK ACCESS REMOVAL

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
-SCALE AS SHOWN
-SCALE N/A
DOB NO. 2419.00
DATE ISSUED 01/14/25
SHEET NO. 27 OF 28

PLATTE SELF STORAGE  
STREET IMPROVEMENT PLAN  
RIGHT OF WAY IMPROVEMENTS SHEET  
JANUARY 2025

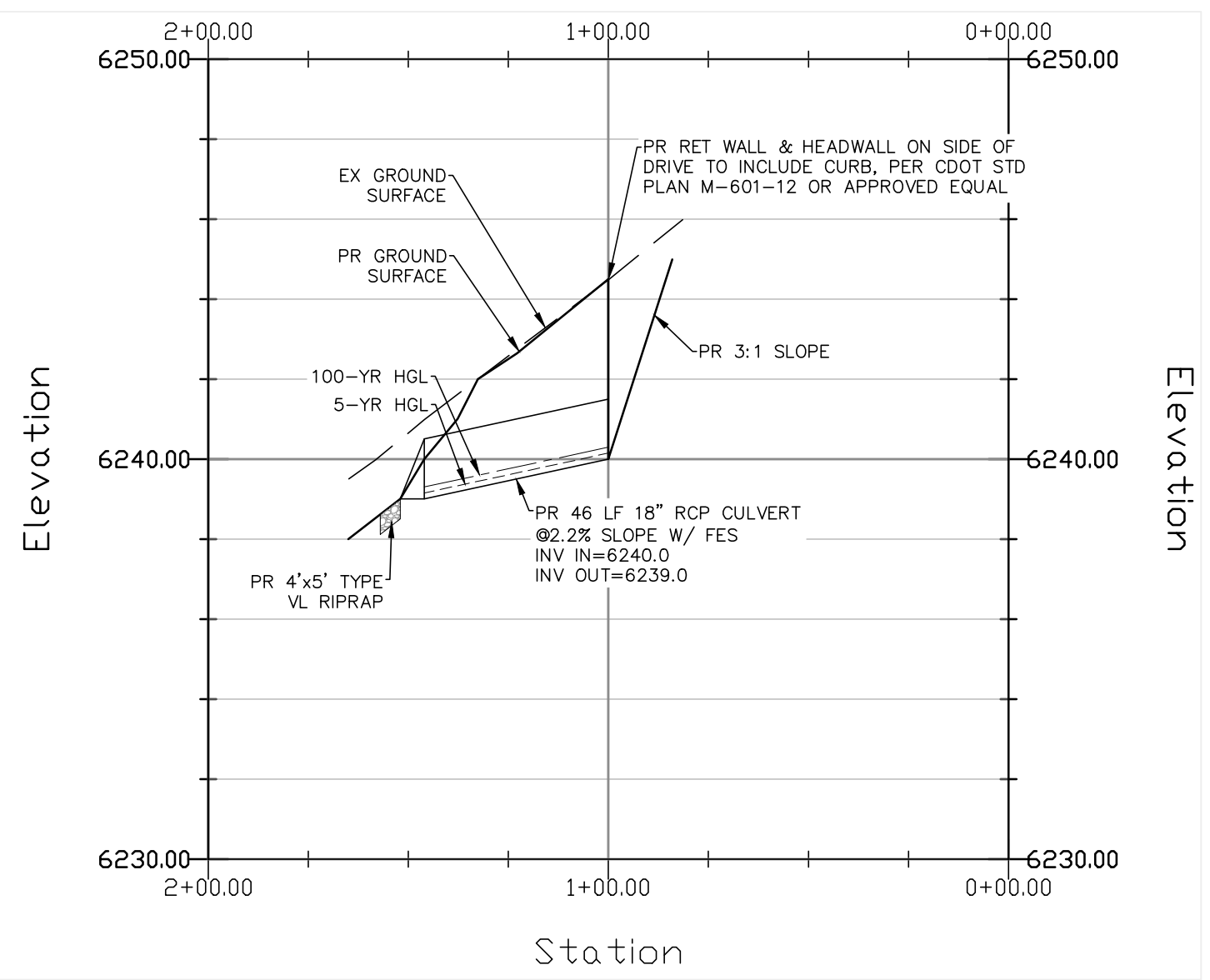


**NOTES**

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.

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



DRIVEWAY CULVERT - PROFILE  
HORZ SCALE: 1"=40' - VERT SCALE: 1"=4'

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

Dane Frank  
DANE FRANK  
COLORADO P.E. # 50207



REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES HAVE NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN ONLY AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN ONLY AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT.

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Terra Nova  
Engineering, Inc.  
Civil/Heavy Civil Engineer

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PLATTE SELF STORAGE

STREET IMPROVEMENT PLAN  
RIGHT OF WAY IMPROVEMENTS SHEET

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DRAWN BY DLF  
CHECKED BY LD

H-SCALE AS SHOWN  
V-SCALE N/A

JOB NO. 2419.00  
DATE ISSUED 01/14/25  
SHEET NO. 28 OF 28