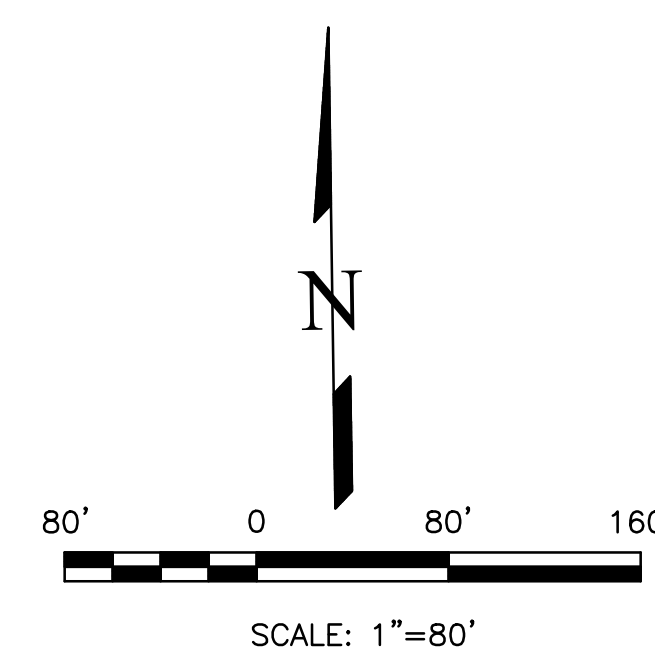
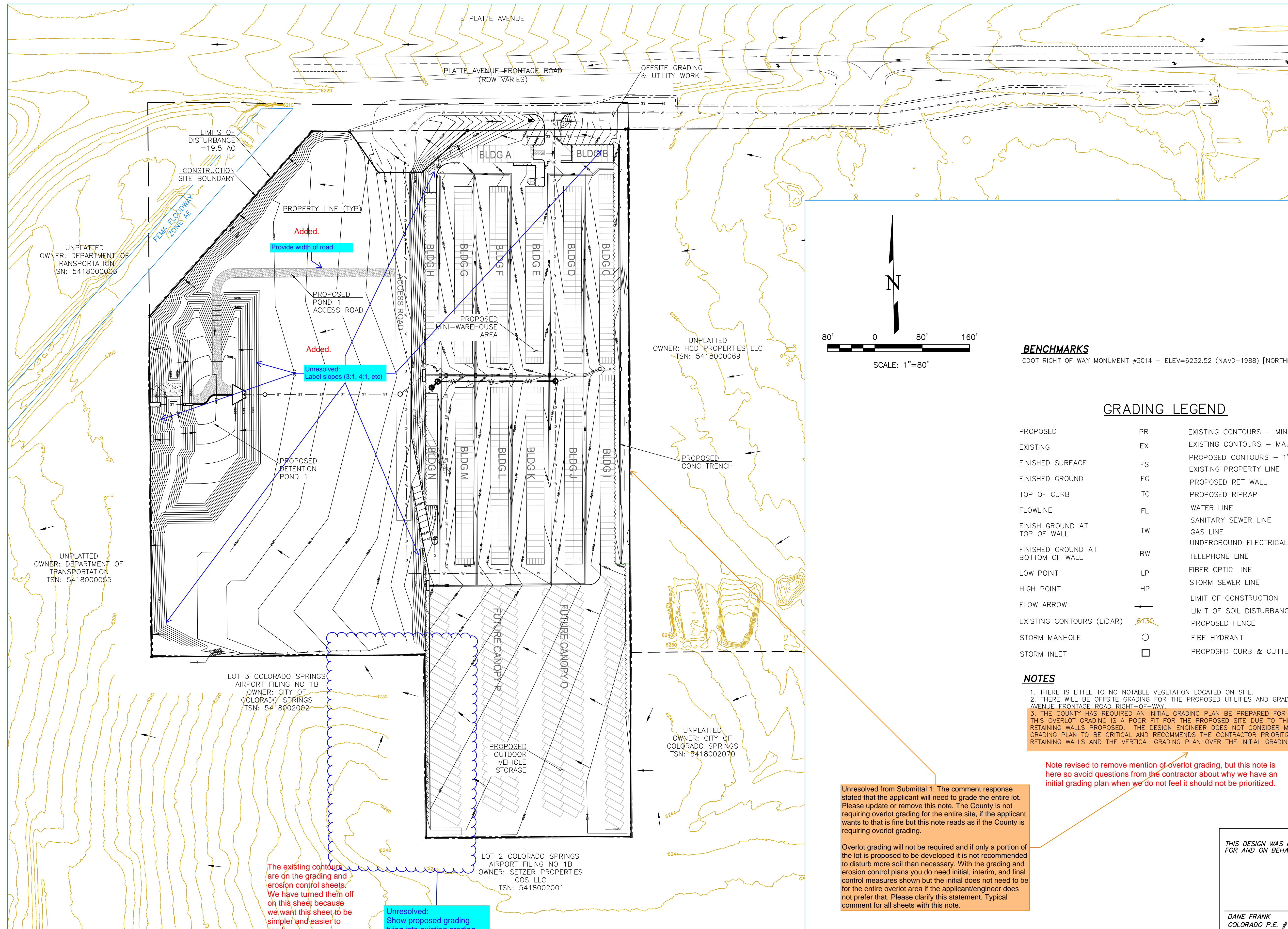


# PLATTE SELF STORAGE

## GRADING AND EROSION CONTROL PLAN

### OVERVIEW SHEET

AUGUST 2024



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

**GRADING LEGEND**

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

- NOTES**
1. THERE IS LITTLE TO NO NOTABLE VEGETATION LOCATED ON SITE.
  2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
  3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN BE PREPARED FOR OVERLOT GRADING ONLY. THIS OVERLOT GRADING IS A POOR FIT FOR THE PROPOSED SITE DUE TO THE LARGE NUMBER OF TALL RETAINING WALLS PROPOSED. THE DESIGN ENGINEER DOES NOT CONSIDER MATCHING THE INITIAL GRADING PLAN TO BE CRITICAL AND RECOMMENDS THE CONTRACTOR PRIORITIZE CONSTRUCTION OF THE RETAINING WALLS AND THE VERTICAL GRADING PLAN OVER THE INITIAL GRADING PLAN.

Unresolved from Submittal 1: The comment response stated that the applicant will need to grade the entire lot. Please update or remove this note. The County is not requiring overlot grading for the entire site, if the applicant wants to that is fine but this note reads as if the County is requiring overlot grading.

Overlot grading will not be required and if only a portion of the lot is proposed to be developed it is not recommended to disturb more soil than necessary. With the grading and erosion control plans you do need initial, interim, and final control measures shown but the initial does not need to be for the entire overlot area if the applicant/engineer does not prefer that. Please clarify this statement. Typical comment for all sheets with this note.

Note revised to remove mention of overlot grading, but this note is here so avoid questions from the contractor about why we have an initial grading plan when we do not feel it should not be prioritized.

The existing contours are on the grading and erosion control sheets. We have turned them off on this sheet because we want this sheet to be simpler and easier to read.

Unresolved: Show proposed grading tying into existing grading

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

DANE FRANK  
 COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: <b>RMG-ROCKY MOUNTAIN GROUP</b> ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600			
 Terra Nova Engineering, Inc. 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnainc.com			
<b>PLATTE SELF STORAGE</b> 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	08/14/24		
SHEET NO.	2 OF 25		



# PLATTE SELF STORAGE

## GRADING AND EROSION CONTROL PLAN

### INITIAL GRADING & EROSION CONTROL - NORTH SIDE

AUGUST 2024

#### BENCHMARKS

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

#### GRADING LEGEND

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

#### NOTES

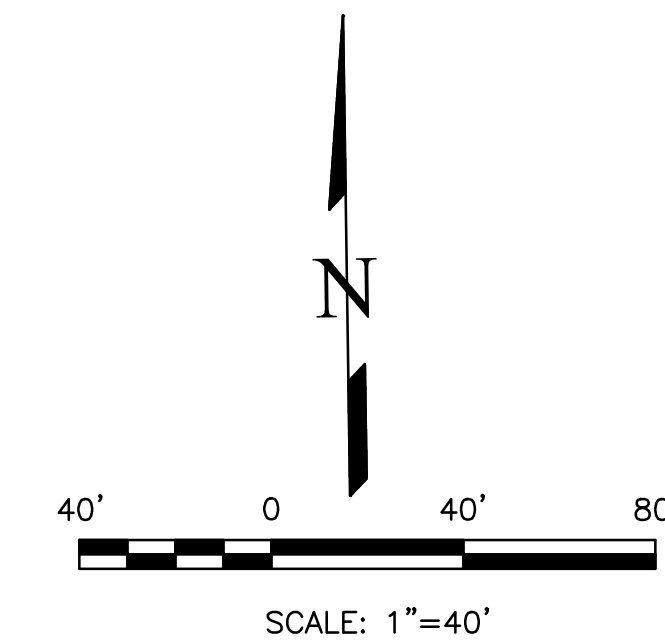
1. THERE IS LITTLE TO NO NOTABLE EXISTING VEGETATION LOCATED ON SITE.
2. THERE WILL BE OFFSITE GRADING FOR THE PROPOSED UTILITIES AND GRADING WITHIN THE PLATTE AVENUE FRONTAGE ROAD RIGHT-OF-WAY.
3. THE COUNTY HAS REQUIRED AN INITIAL GRADING PLAN BE PREPARED FOR OVERLOT GRADING ONLY. THIS OVERLOT GRADING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

#### EROSION CONTROL LEGEND

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

Please include full limits of construction within the view, it appears to extend further to the east.

NO GRADING IS BEING DONE IN THIS AREA THAT ISN'T SHOWN ON THE DETAIL SHEETS. THIS AREA IS SHOWN ON THE OVERVIEW PLAN, BUT IS NOT SHOWN ON THESE DETAIL SHEETS BECAUSE IT IS ONLY UTILITY WORK.



UNPLATTED OWNER: HCD PROPERTIES LLC  
TSN: 5418000069

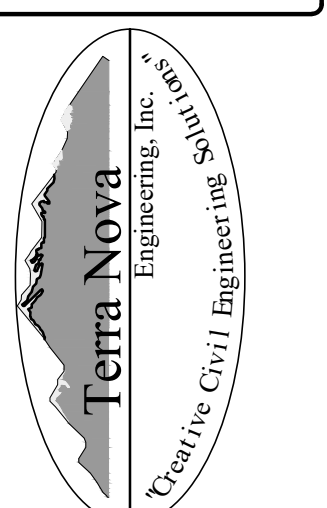
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK  
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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

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



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

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

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 08/14/24
SHEET NO. 8 OF 25

N:\jobs\2419.00\Drawings\241900 GEC.dwg, 8/14/2024 12:49:28 PM

# PLATTE SELF STORAGE

## GRADING AND EROSION CONTROL PLAN

### INTERIM EC PLAN - NORTH SIDE

#### AUGUST 2024

**BENCHMARKS**

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

**GRADING LEGEND**

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

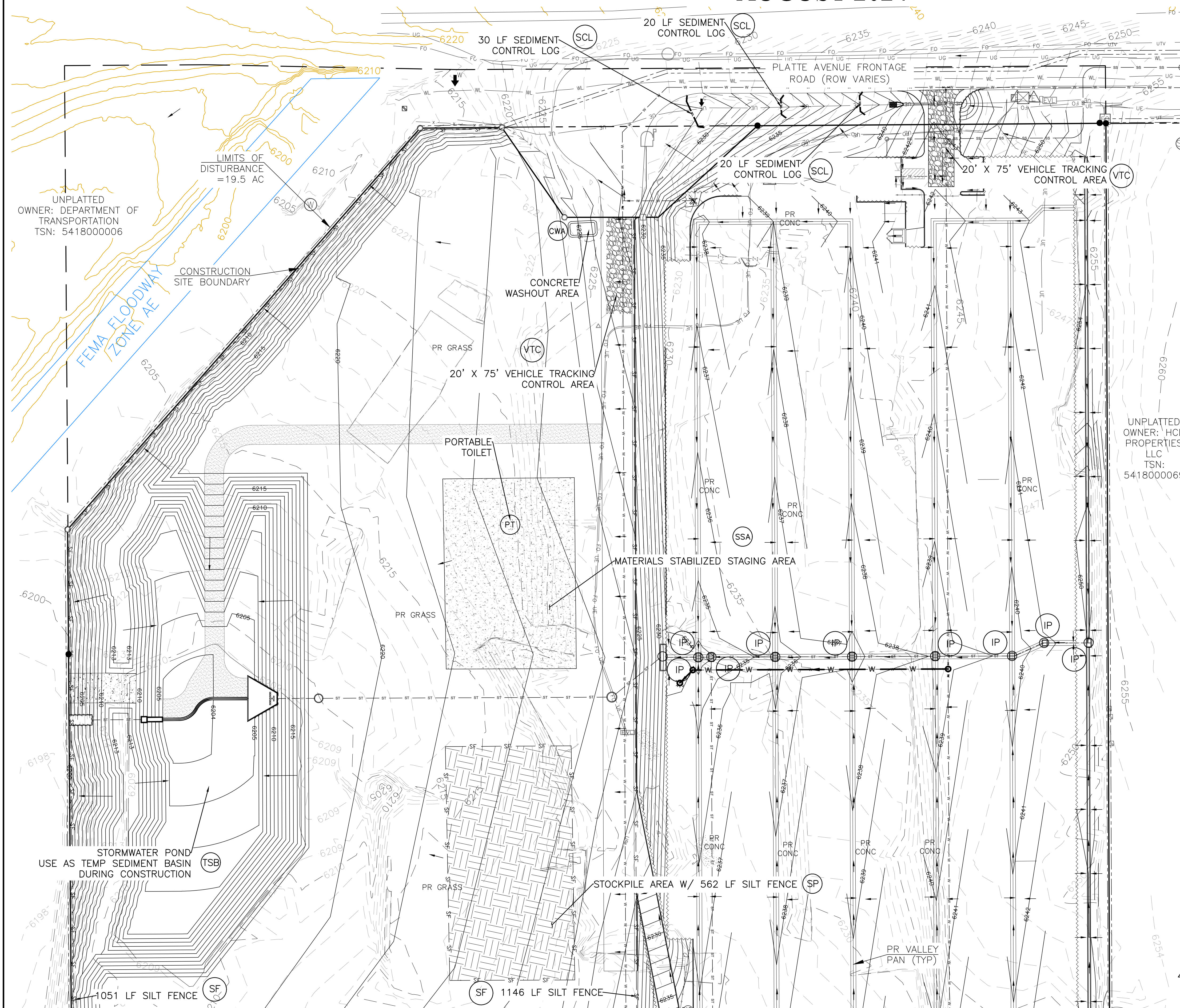
**Unresolved:**  
Show cut/fill limits

**THE CUT/FILL LIMITS ARE SHOWN ON THE FINAL VERTICAL EROSION CONTROL PLAN SHEETS.**

**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
⊙TSE	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
⊙PT	PORTABLE TOILET	NONE	INITIAL
⊙SCL	SEDIMENT CONTROL LOG	— SCL —	INTERIM
⊙IP	INLET PROTECTION	⊙	INTERIM

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

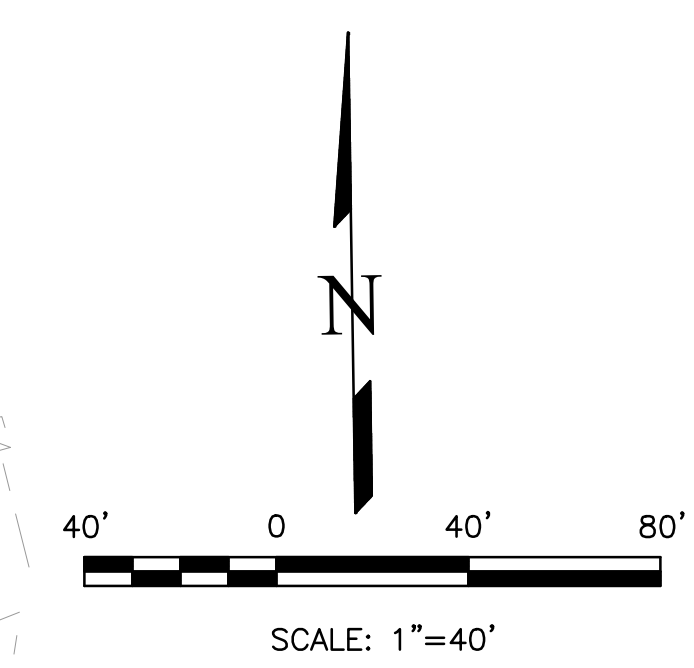


UNPLATTED OWNER: HCD PROPERTIES LLC  
TSN: 5418000069

UNPLATTED OWNER: DEPARTMENT OF TRANSPORTATION  
TSN: 5418000006

LIMITS OF DISTURBANCE = 19.5 AC

FEMA FLOODWAY ZONE 1 AE



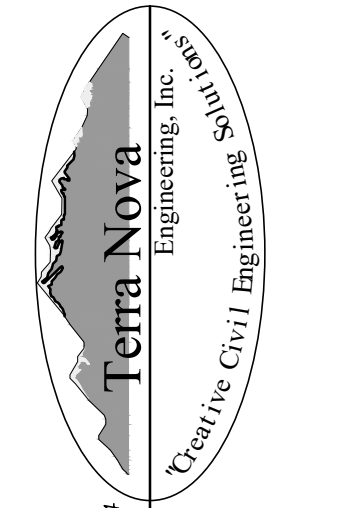
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK  
COLORADO P.E. # 50207

REVISIONS	NO.	DESCRIPTION	DATE

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

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

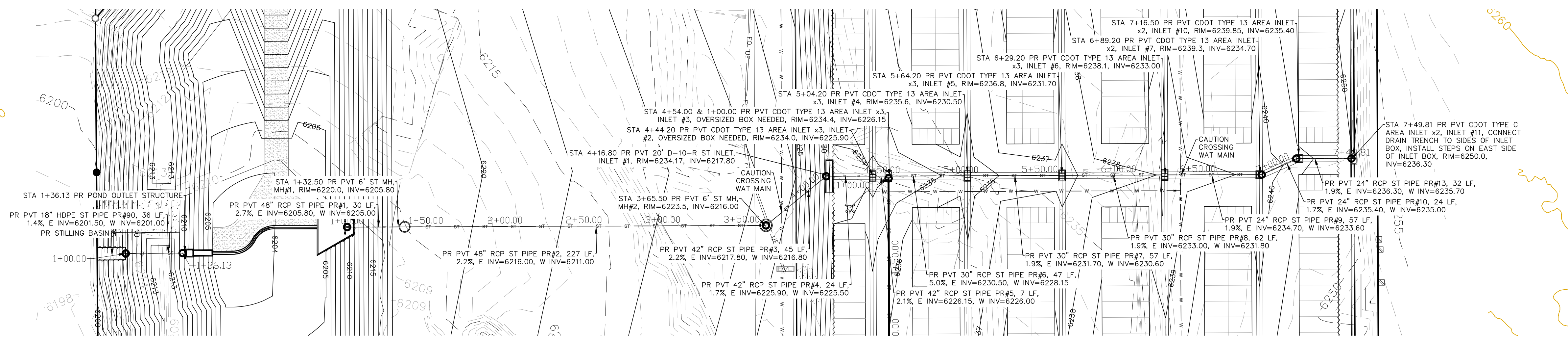


721 S. ZARO STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnec.com

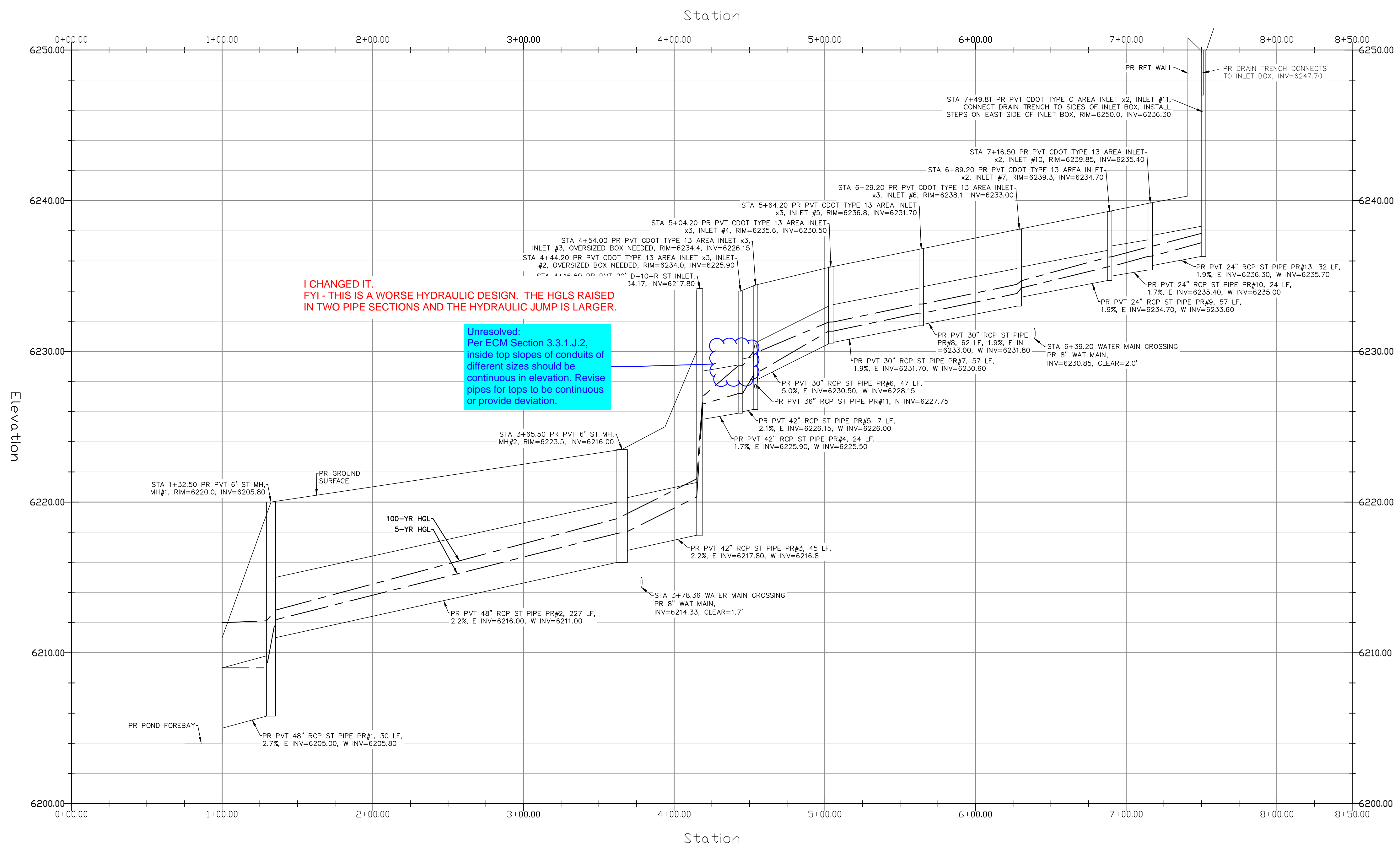
**PLATTE SELF STORAGE**  
GRADING AND EROSION CONTROL PLAN  
INTERIM EROSION CONTROL PLAN - NORTH SIDE

DESIGNED BY JF
DRAWN BY JF
CHECKED BY DF
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 08/14/24
SHEET NO. 10 OF 25

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



**I CHANGED IT. FYI - THIS IS A WORSE HYDRAULIC DESIGN. THE HGLS RAISED IN TWO PIPE SECTIONS AND THE HYDRAULIC JUMP IS LARGER.**

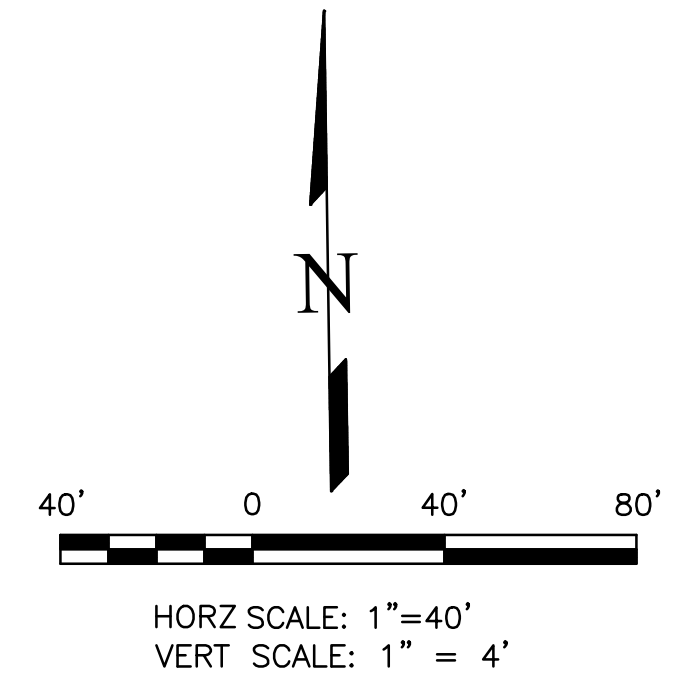
**Unresolved:**  
 Per ECM Section 3.3.1.J.2, inside top slopes of conduits of different sizes should be continuous in elevation. Revise pipes for tops to be continuous or provide deviation.

**GRADING LEGEND**

PROPOSED	PR
EXISTING	EX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	TC
FLOWLINE	FL
FINISH GROUND AT TOP OF WALL	TW
FINISHED GROUND AT BOTTOM OF WALL	BW
LOW POINT	LP
HIGH POINT	HP
FLOW ARROW	→
EXISTING CONTOURS (LIDAR)	6130
STORM MANHOLE	○
STORM INLET	□
EXISTING CONTOURS - MINOR	---6234---
EXISTING CONTOURS - MAJOR	---6230---
PROPOSED CONTOURS - 1'	---6231---
EXISTING PROPERTY LINE	=====
PROPOSED RET WALL	=====
PROPOSED RIPRAP	=====
WATER LINE	---W---
SANITARY SEWER LINE	---SS---
GAS LINE	---UG---
UNDERGROUND ELECTRICAL LINE	---UE---
TELEPHONE LINE	---UT---
FIBER OPTIC LINE	---FO---
STORM SEWER LINE	---ST---
LIMIT OF CONSTRUCTION	-----
LIMIT OF SOIL DISTURBANCE	-----
PROPOSED FENCE	-----
FIRE HYDRANT	⊙

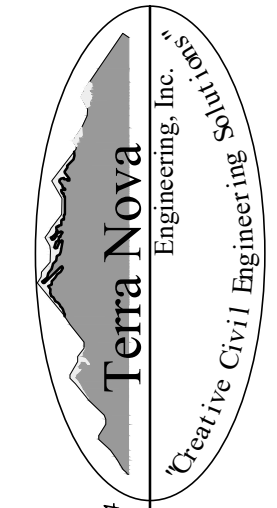
**STORM SEWER NOTES**

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.



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

DANE FRANK  
 COLORADO P.E. # 50207

DATE	
DESCRIPTION	
REVISIONS	
NO.	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE REVIEW AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.	
PREPARED FOR:	RMG-ROCKY MOUNTAIN GROUP
ATTN:	5085 LIST DR, #200
	COLORADO SPRINGS, CO 80919
	719.548.0600
	
721 S. ZUBO STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneng.com	
PLATTE SELF STORAGE	
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	08/14/24
SHEET NO.	17 OF 25

# PLATTE SELF STORAGE

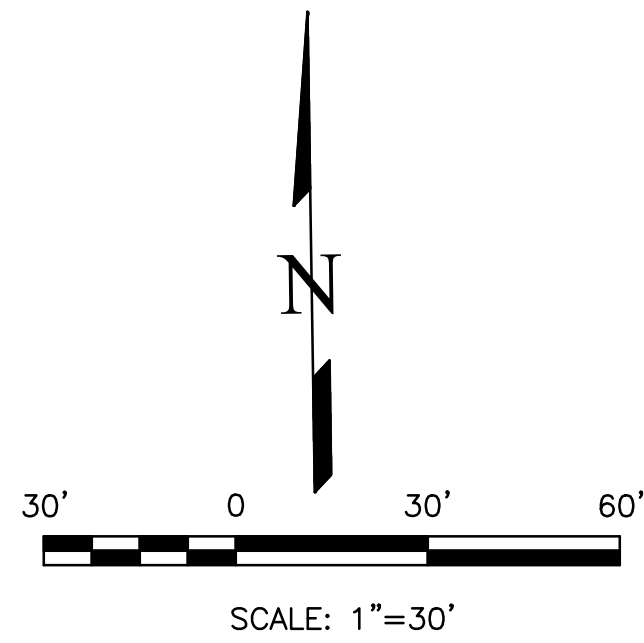
## GRADING AND EROSION CONTROL PLAN

### EXTENDED DETENTION BASIN PLAN

#### AUGUST 2024

### GRADING LEGEND

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



### POND WATER LEVEL ELEVS

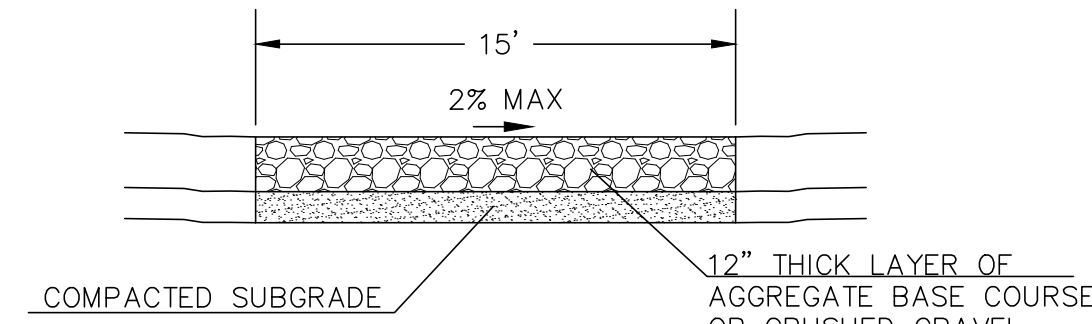
WOCV: 6206.05  
EURV: 6208.24  
100-YR: 6210.54

### NOTES

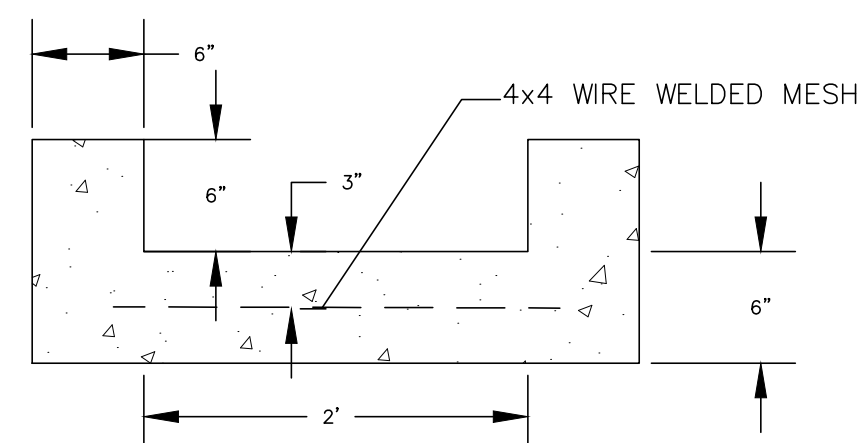
1. ALL HDPE STORM PIPE IS TO BE SMOOTH INTERIOR PIPE.
2. LARGE BLOCKS OF TEXT QUOTING STANDARD DRAWINGS OR DETAILS ARE INCLUDED AS A REQUIREMENT OF COUNTY REVIEWERS.

### BENCHMARKS

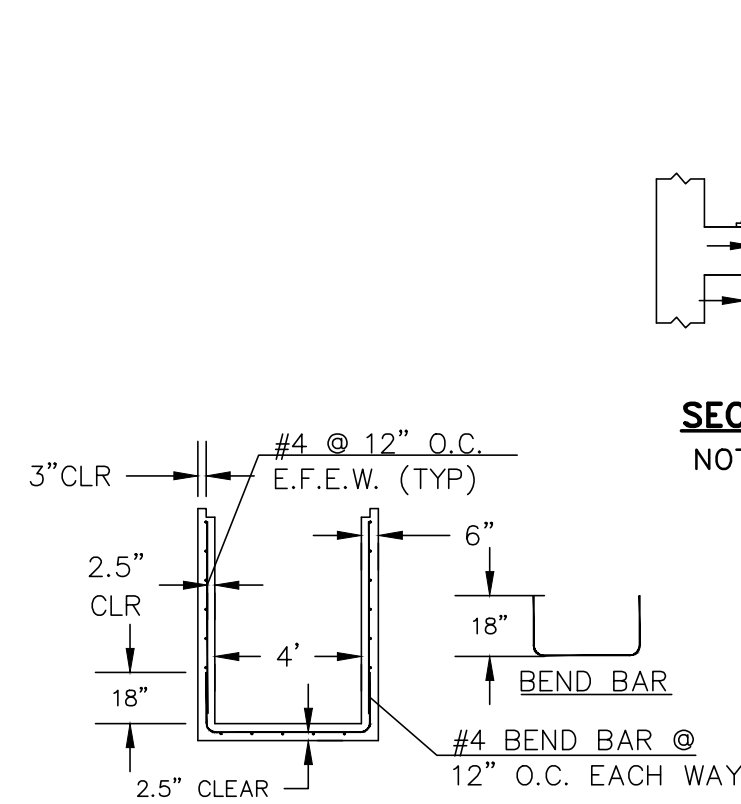
#5 REBAR WITH ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439", FLUSH WITH GROUND - ELEV.=6513.85 (NAVD-1988) [NORTHWEST PROPERTY CORNER]



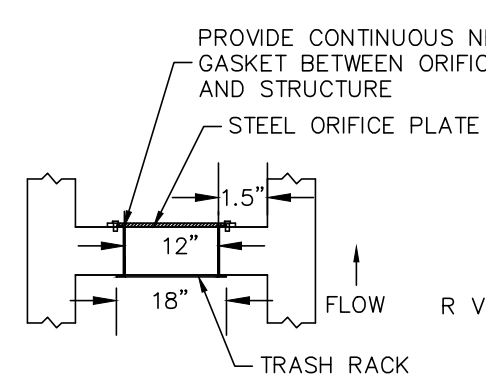
**15' MAINTENANCE ACCESS ROAD SECTION**  
NOT TO SCALE



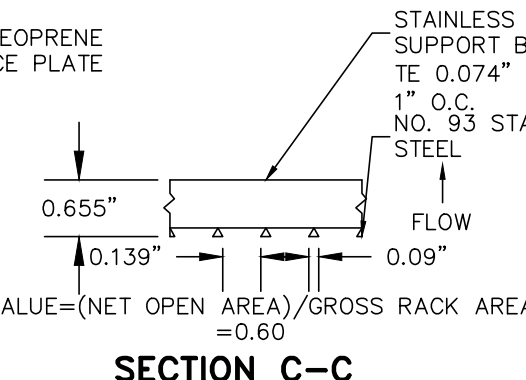
**2' CONCRETE TRICKLE CHANNEL**  
NOT TO SCALE



**4'x4' OUTLET BOX STRUCTURAL DETAIL**  
NOT TO SCALE

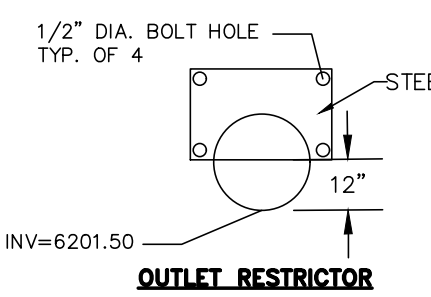


**SECTION B-B**  
NOT TO SCALE

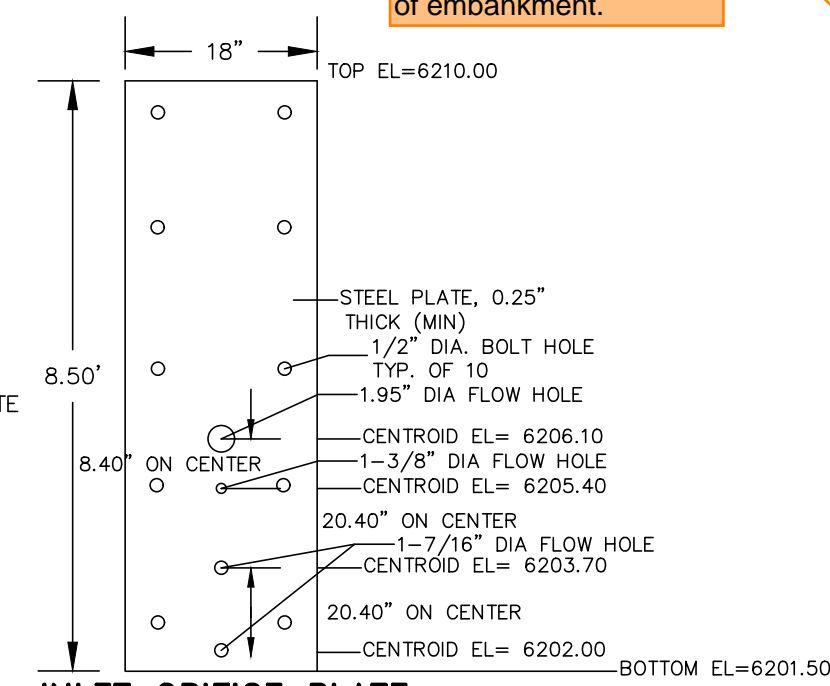


**SECTION C-C**  
NOT TO SCALE

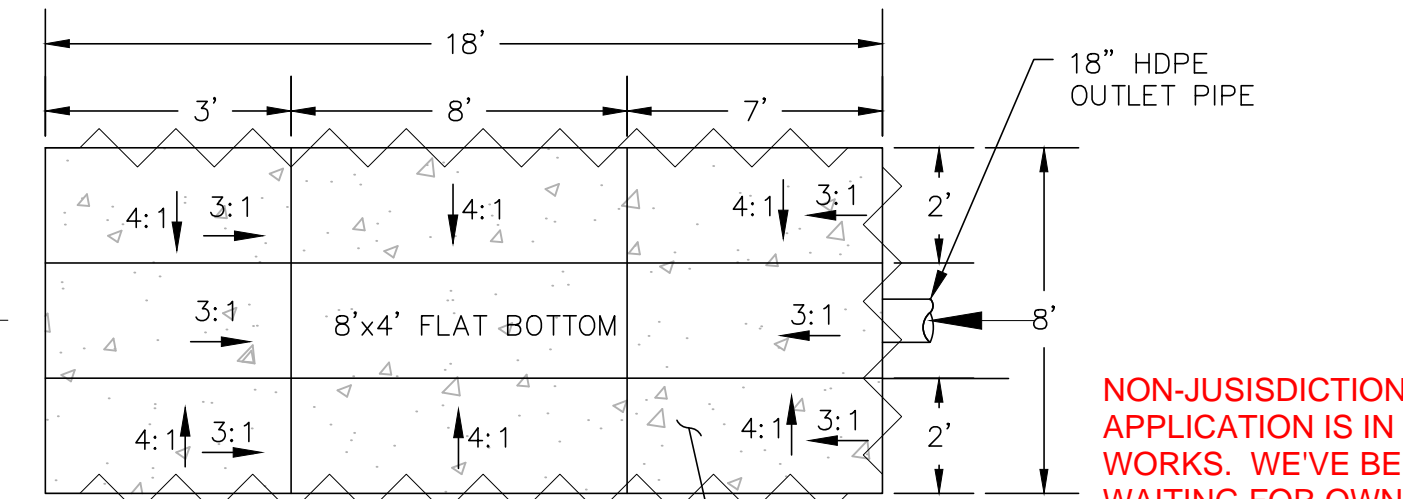
Unresolved: Per DCMV1 Chap 11.3.3, adjust pond design to include a min. width of 12ft at top of embankment.



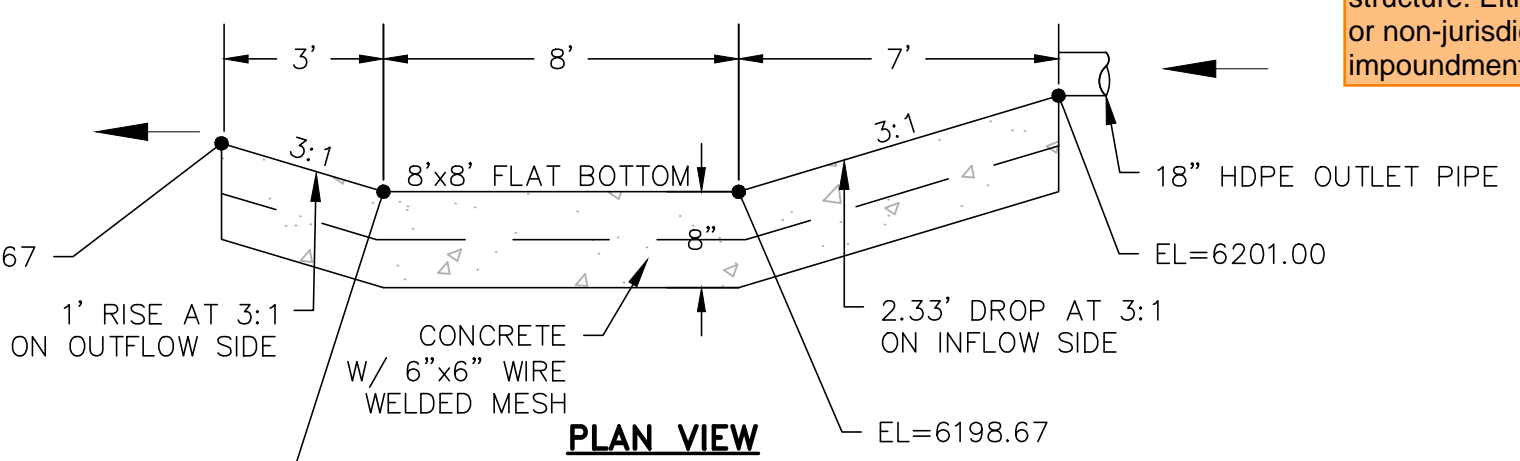
**OUTLET RESTRICTOR**  
NOT TO SCALE



**INLET ORIFICE PLATE PERFORATED HOLE PATTERN**  
NOT TO SCALE



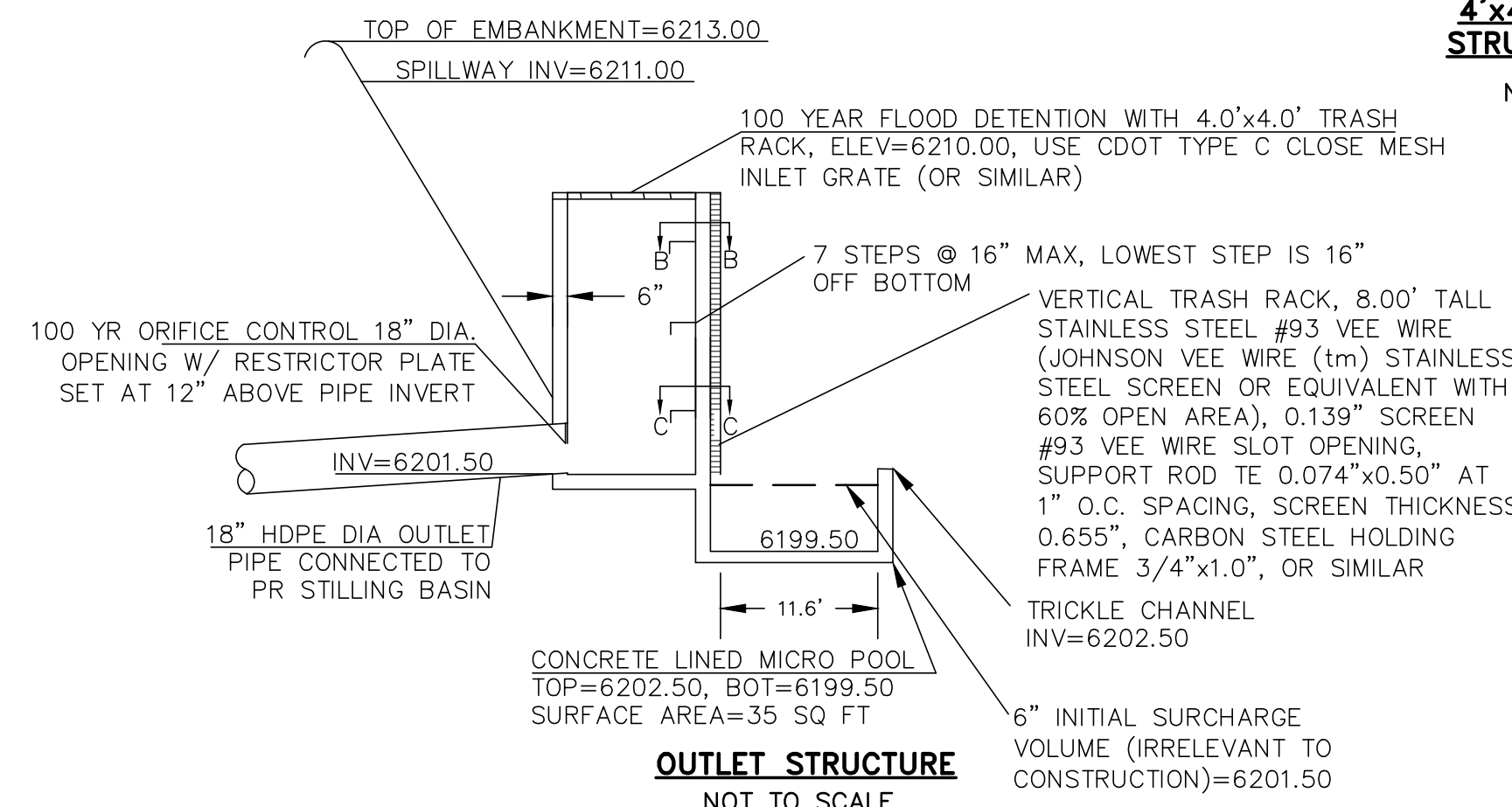
**PROFILE VIEW**  
NOT TO SCALE



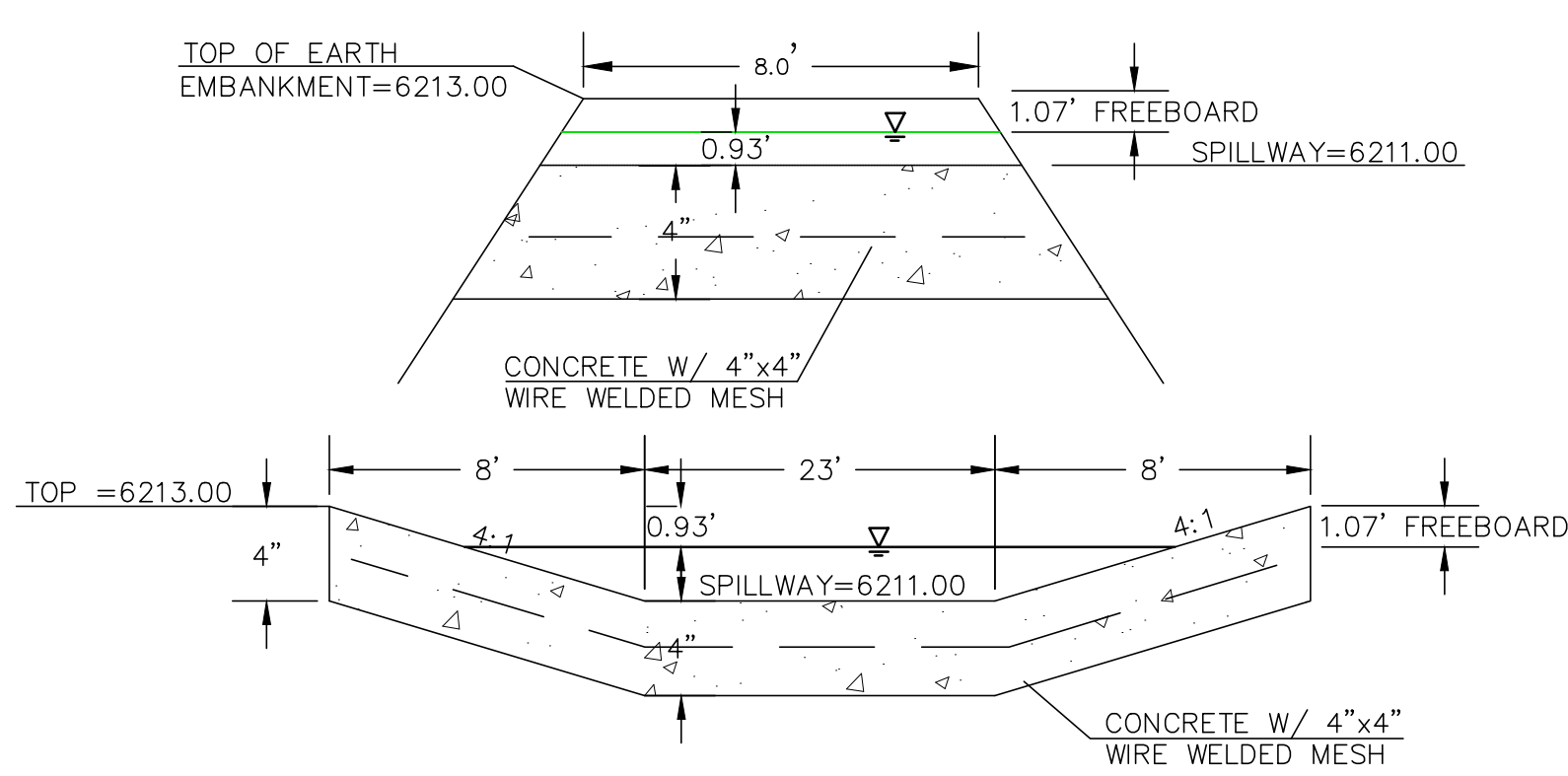
**STILLING BASIN DETAIL**  
NOT TO SCALE

NON-JURISDICTIONAL WATER APPLICATION IS IN THE WORKS. WE'VE BEEN WAITING FOR OWNER INFO SINCE THE 1ST COMMENTS.

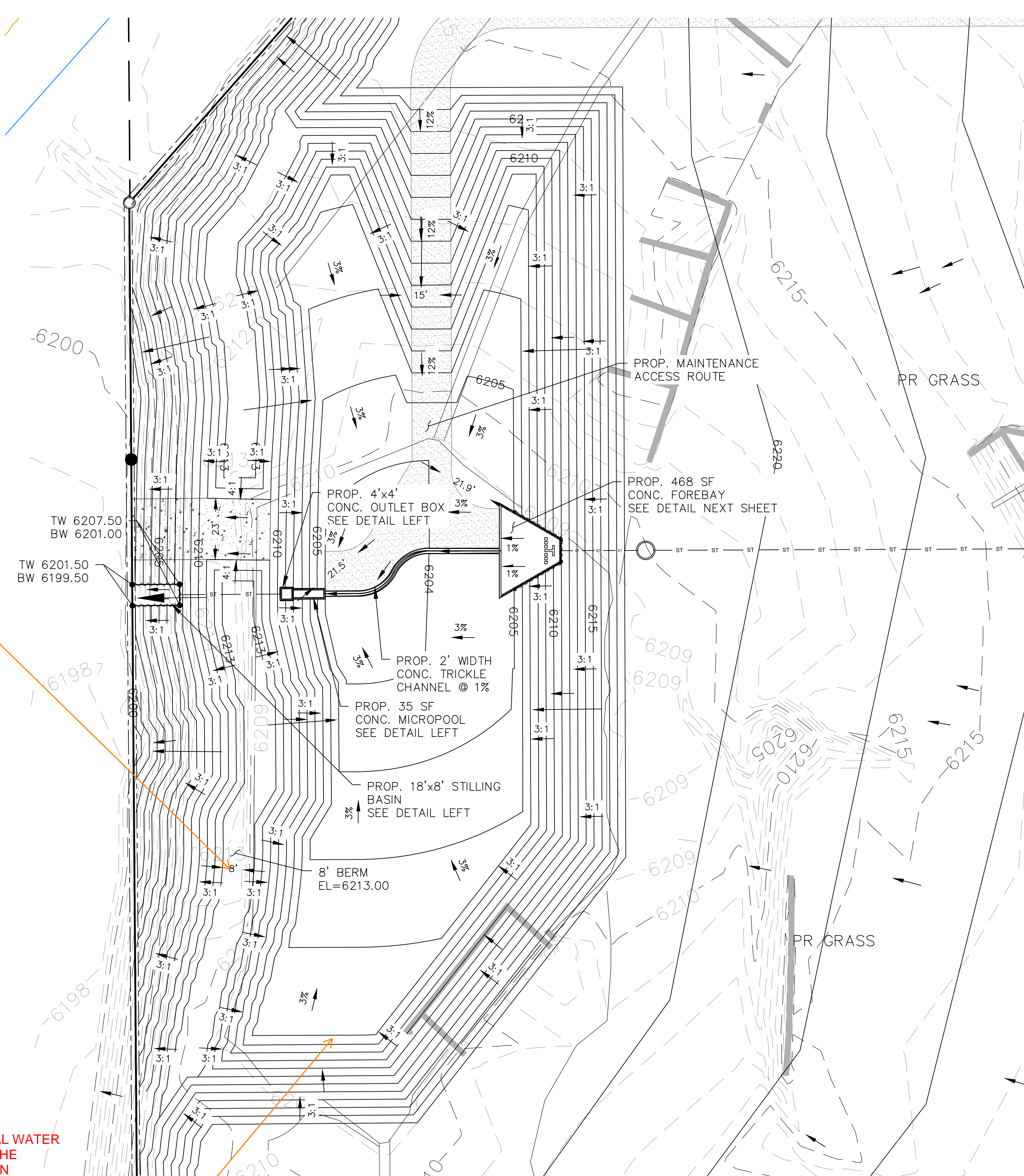
Unresolved from Submittal 1: This pond is deeper than 10-ft and likely qualifies as a state jurisdictional dam. At a minimum it would qualify as a non-jurisdictional water impoundment structure. Either submit jurisdictional or non-jurisdictional water impoundment structure application.



**OUTLET STRUCTURE**  
NOT TO SCALE

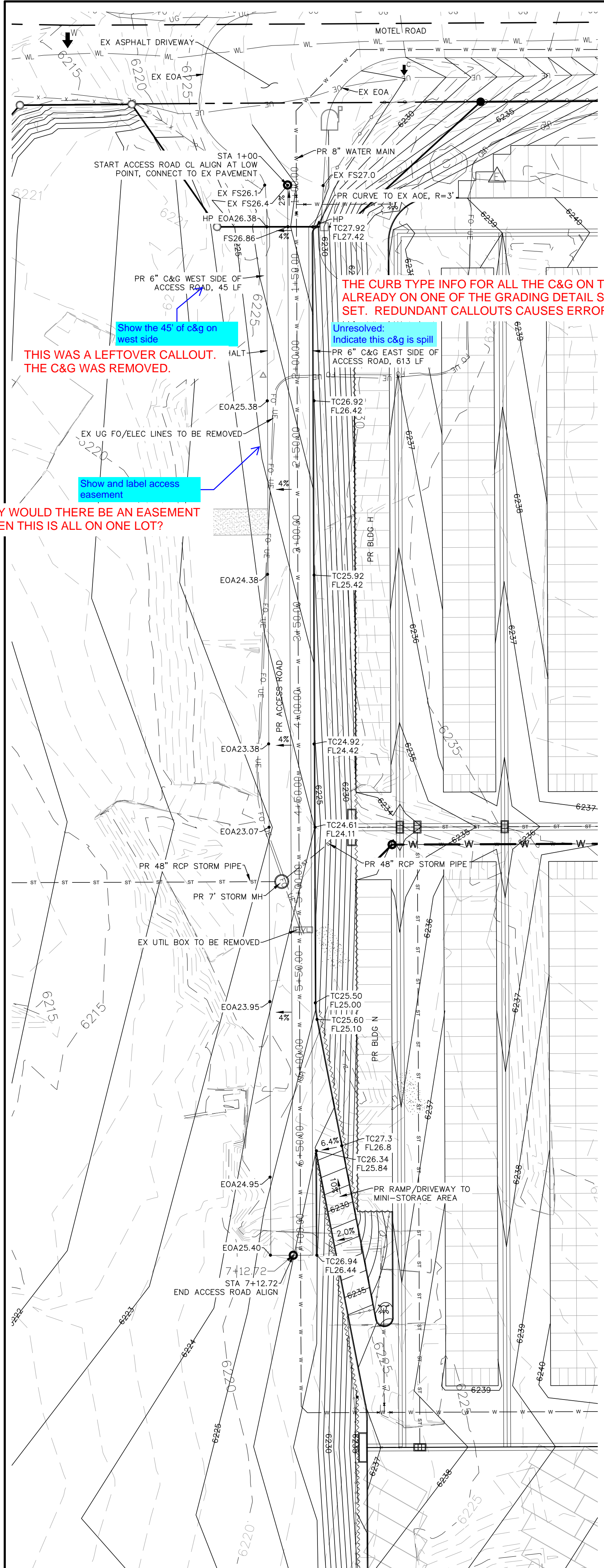


**EDB EMERGENCY WEIR**  
NOT TO SCALE



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 95%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							<p>DATE</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE RELEVANT AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST RECENT WRITTEN AUTHORIZATION.</p>
NO.	DESCRIPTION									
<p>PREPARED FOR:</p> <p><b>RMG-ROCKY MOUNTAIN GROUP</b></p> <p>ATTN:</p> <p>5085 LEST DR, #200</p> <p>COLORADO SPRINGS, CO 80919</p> <p>719.548.0600</p>										
<p>Terra Nova Engineering, Inc. Civil Engineering</p> <p>721 S. ZABO STREET COLORADO SPRINGS, CO 80904</p> <p>OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com</p>										
<p><b>PLATTE SELF STORAGE</b></p> <p>GRADING AND EROSION CONTROL PLAN</p> <p>EXTENDED DETENTION BASIN PLAN</p>										
<p>DESIGNED BY DLF</p> <p>DRAWN BY DLF</p> <p>CHECKED BY LD</p> <p>H-SCALE AS SHOWN</p> <p>V-SCALE N/A</p> <p>JOB NO. 2419.00</p> <p>DATE ISSUED 08/14/24</p> <p>SHEET NO. 19 OF 25</p>										
<p>THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.</p> <p>DANE FRANK COLORADO P.E. # 50207</p>										

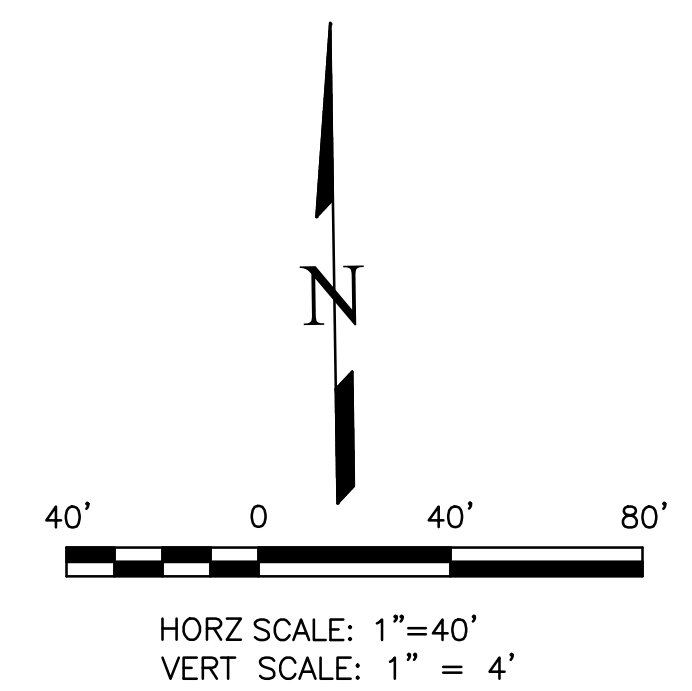
N:\jobs\2419.00\Drawings\241900 GEC.dwg, 8/14/2024 12:50:09 PM



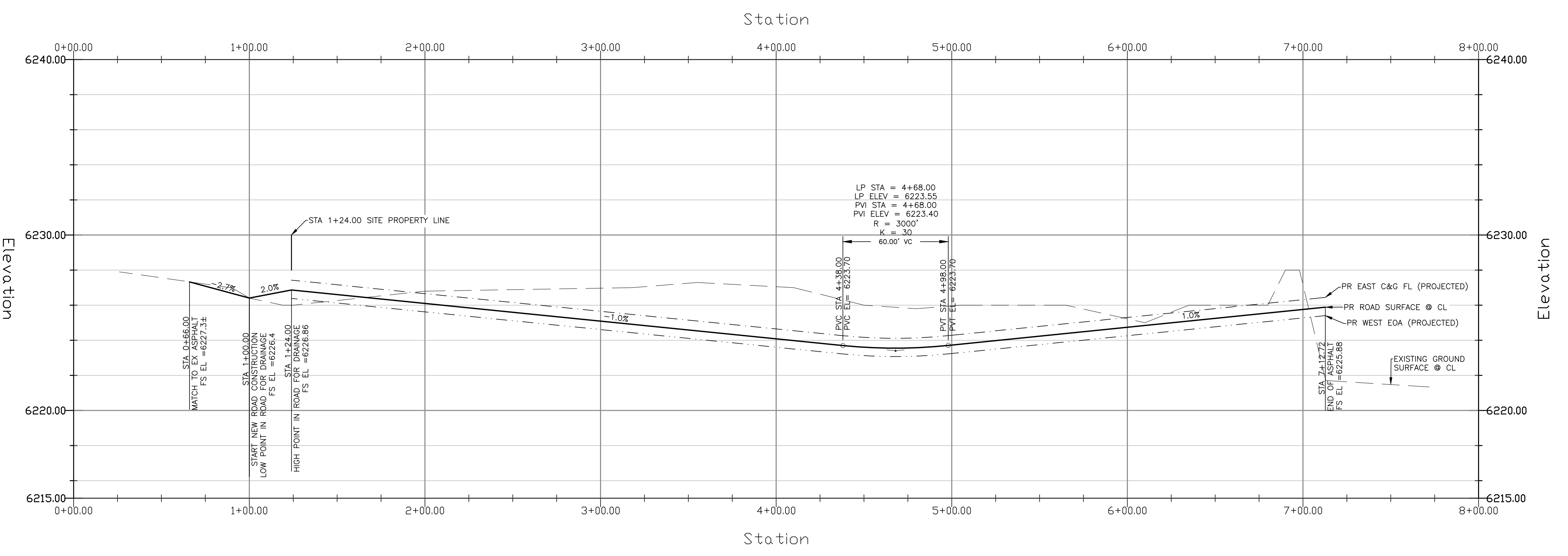
Show the 45' of c&g on west side  
 THIS WAS A LEFTOVER CALLOUT. THE C&G WAS REMOVED.

Show and label access easement  
 WHY WOULD THERE BE AN EASEMENT WHEN THIS IS ALL ON ONE LOT?

Unresolved: Indicate this c&g is spill  
 THE CURB TYPE INFO FOR ALL THE C&G ON THE PROJECT IS ALREADY ON ONE OF THE GRADING DETAIL SHEETS IN THIS PLAN SET. REDUNDANT CALLOUTS CAUSES ERRORS.



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

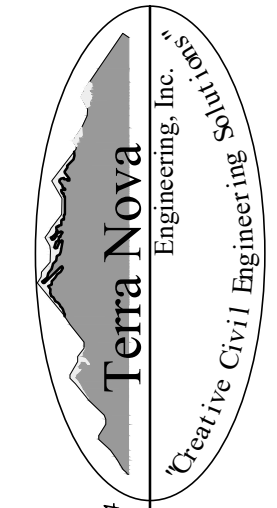


SIDEWALK: WIDTH	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> DETACHED
LOCATION:		
DESIGN SPEED: 25 MPH (POSTED)		
CURB TYPE:	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2
ROW WIDTH:	FL-FL: 28'	
STREET TYPE:	CUSTOM	
PAVEMENT TYPE:	<input type="checkbox"/> HMA	<input type="checkbox"/>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

**ACCESS ROAD PAVEMENT NOTES**

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

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

DATE	
DESCRIPTION	
REVISIONS	
NO.	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.	
PREPARED FOR: <b>RMG-ROCKY MOUNTAIN GROUP</b>	
ATTN: 5085 LIST DR, #200 COLORADO SPRINGS, CO 80919 719.548.0600	
	
721 S. Z3RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneng.com	
<b>PLATTE SELF STORAGE</b>	
STREET IMPROVEMENT PLAN ACCESS ROAD PLAN & PROFILE	
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2419.00
DATE ISSUED	08/14/24
SHEET NO.	23 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