

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.

UTILITY SERVICE PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY CHEROKEE METRO DISTRICT'S INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

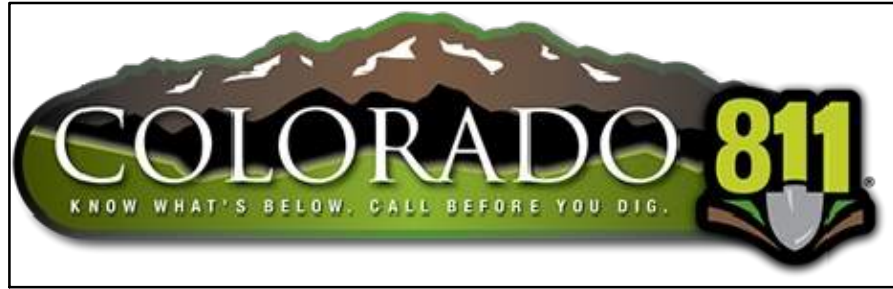
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METROPOLITAN DISTRICT'S STANDARDS.
 - IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
 - ALL FIELD STAKING SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
 - CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
 - FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
 - ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL* AND SECTION 5.18 OF THE *WATER LESS*.
- WASTEWATER:**
- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"x4"x12" STEEL OR WOODEN POST.
 - SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
 - ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

WATER:

- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
- SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
- ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCOCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
- ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
- ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

WATER PLAN NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)*.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS*.
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS*.
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT'S INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.



BUILDING FIRE DATA

	MINI STORAGE
CONSTRUCTION TYPE	II-A
GROSS SQUARE FOOTAGE	9,000
REQUIRED FIRE FLOW	1,500 GPM
REQUIRED # OF HYDRANTS	1
AVG SPACING BETWEEN HYDRANT	500 FT
MAX HOSE DISTANCE	250 FT
FIRE FLOW PROVIDED	2274-2585 GPM
FIRE FLOW DURATION	2 HRS
AREA SEPARATION WALL	NO
MAX STATIC PRESSURE	91-110

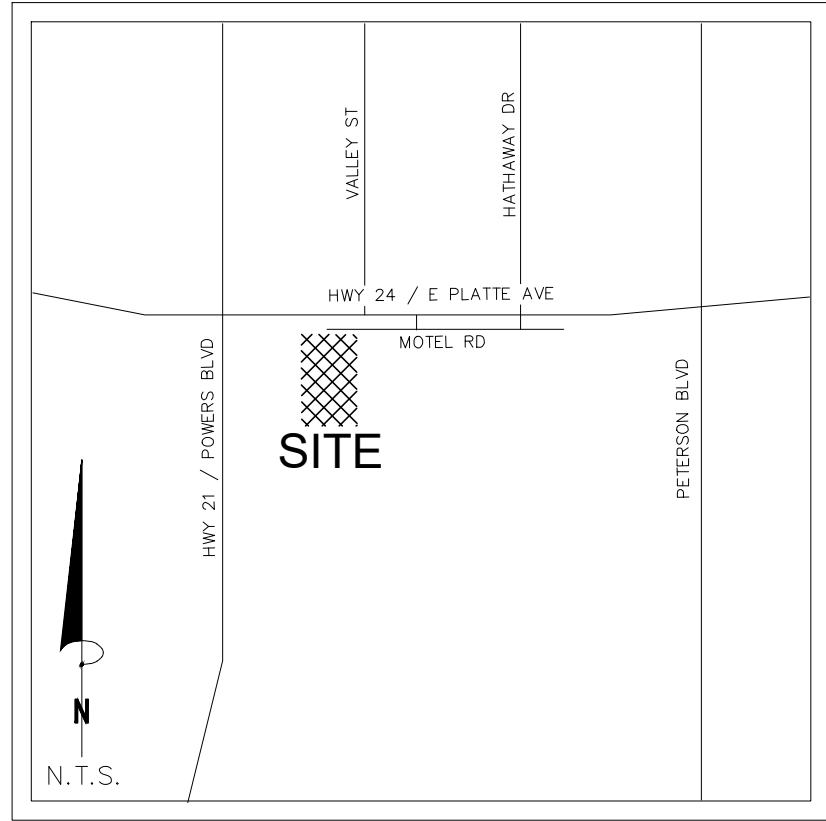
FIRE FLOW

THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE WITH A 20 PSI RESIDUAL IS ESTIMATED AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS). FLOW ESTIMATES ARE BASED ON A FLOW TEST OF THE EXISTING HYDRANT BY THE CHEROKEE METRO DISTRICT, FLOW AT PRESSURE CALCULATIONS, THE ELEVATION CHANGE BETWEEN THE TEST AND PROPOSED HYDRANTS, AND PIPE LENGTH HEAD LOSS.

NODE	FIRE FLOW (GPM)
A	2585
B	2442
C	2274

REVISION NOTES

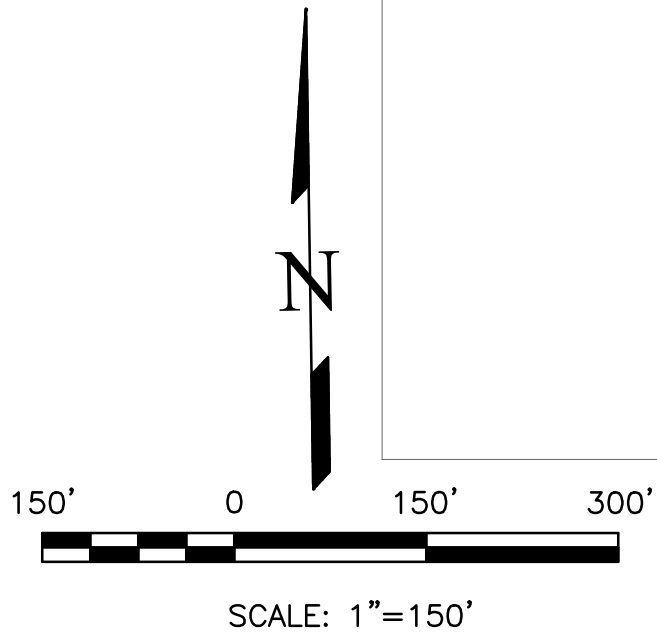
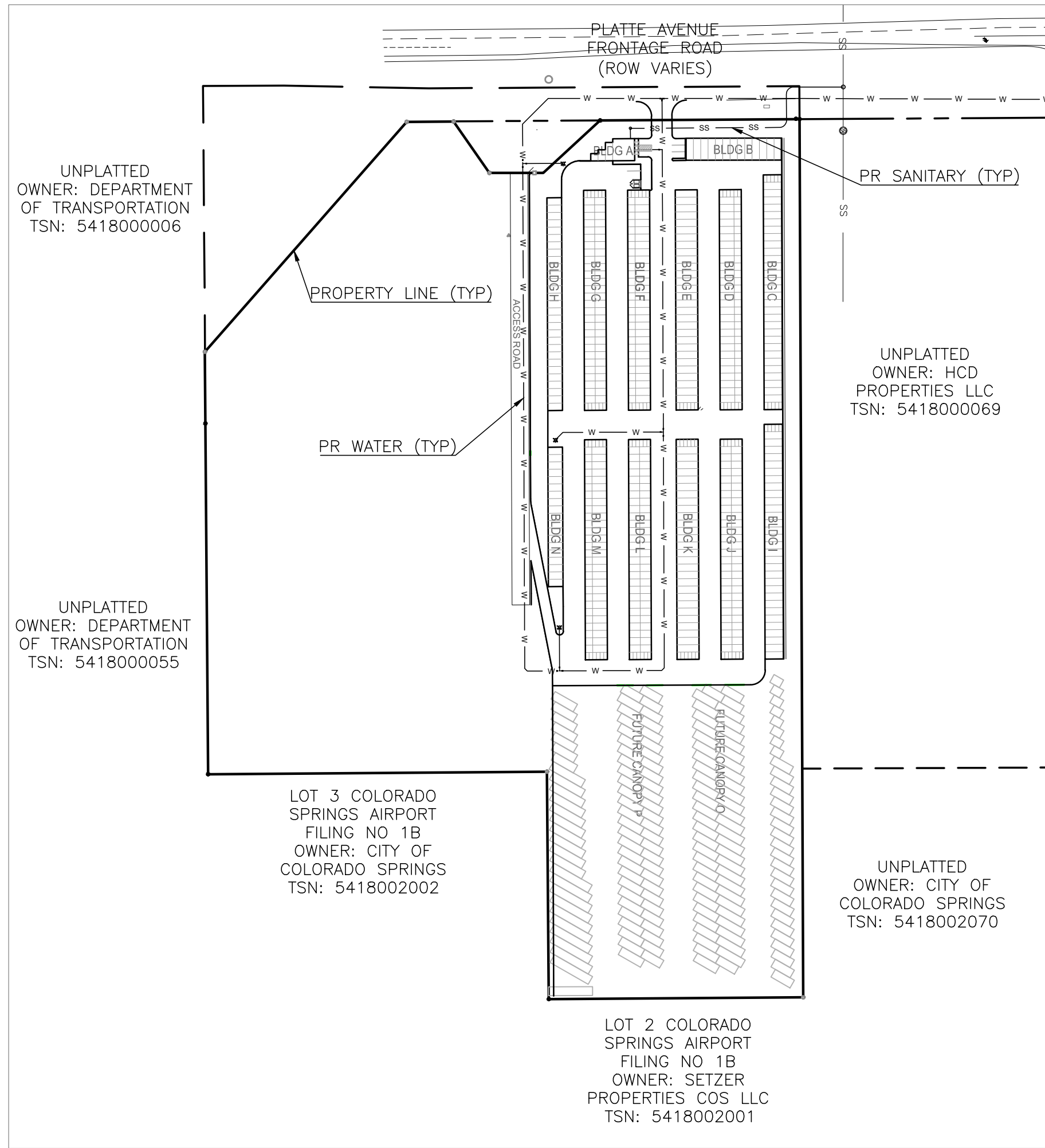
REV 1: REGRADED SITE TO CHANGE EARTHWORKS, DRIVEWAY MOVED, TWO BUILDINGS CHANGED, RETAINING WALLS CHANGED, FIRE FLOW INFO ADDED



VICINITY MAP

N.T.S.

REV1



SHEET INDEX

COVER SHEET	1
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WATER MAIN PLAN & PROFILE	5
WATER MAIN PLAN & PROFILE	6
WATER MAIN PLAN & PROFILE	7

SITE ADDRESS

6001 E PLATTE AVE, COLORADO SPRINGS

TAX ID

5418000075

LEGAL DESCRIPTION

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

BENCHMARKS

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

CONTACT INFORMATION:

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

APPROVALS

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

Dane Frank

DANE FRANK, COLORADO P.E. #50207

DATE



OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY "COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS".

☒ PUBLIC FACILITIES PROPOSED

☒ PRIVATE FACILITIES PROPOSED

SIGNED: **Josh Beggs**
OWNER/DEVELOPER
Josh Beggs
OWNER/DEVELOPER (PRINT NAME)

DBA:

ADDRESS: 12325 Oracle Boulevard

Colorado Springs, CO 80921

EMAIL ADDRESS: jbeggs@cocommercial.net

PHONE: 719-491-5982

DATE: 9/5/25

**CHEROKEE METROPOLITAN DISTRICT
UTILITY SERVICE PLAN APPROVAL**

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: Brandon Zembala DATE: 09OCT2025

**CHEROKEE METROPOLITAN DISTRICT
WATER PLAN APPROVAL**

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: Brandon Zembala DATE: 09OCT2025



APPROVED

FIRE By Thomas P. Joyce at 2:23 pm, Sep 08, 2025

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE A IS 2,585 GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20 PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS.

UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

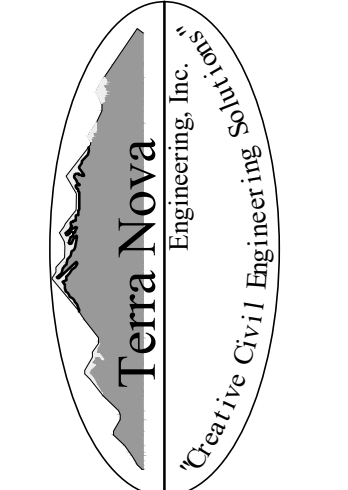
CIMARRON HILLS FIRE DEPARTMENT

FIRE DEPARTMENT SIGNATURE: Thomas P. Joyce DATE: September 8, 2025

REVISIONS	NO.	DESCRIPTION	DATE
	1	LOWER SITE GRADING, FIRE FLOW	09/02/25

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCY, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE SPECIFIC SITE. NO OTHER USE OR REUSE WITHOUT WRITTEN AUTHORIZATION.

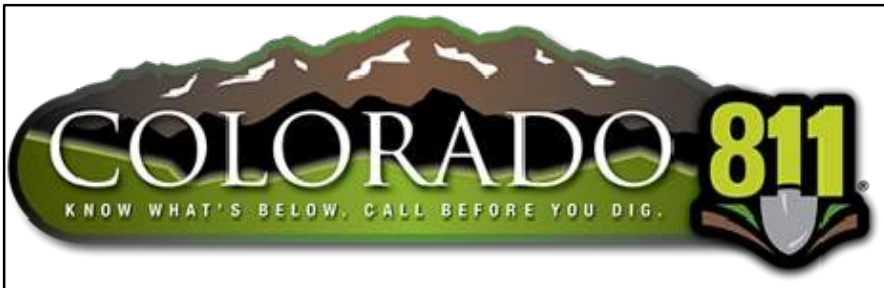
PREPARED FOR:
RMG-ROCKY MOUNTAIN GROUP
ATTN:
5085 LIST DR, #200
COLORADO SPRINGS, CO 80919
719.548.0600



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

PLATTE SELF STORAGE	DESIGNED BY JF
	DRAWN BY JF
	CHECKED BY LD
	H-SCALE AS SHOWN
V-SCALE N/A	
JOB NO. 2419.00	
DATE ISSUED 09/02/25	
SHEET NO. 1 OF 7	

PPR2418



PLATTE SELF STORAGE

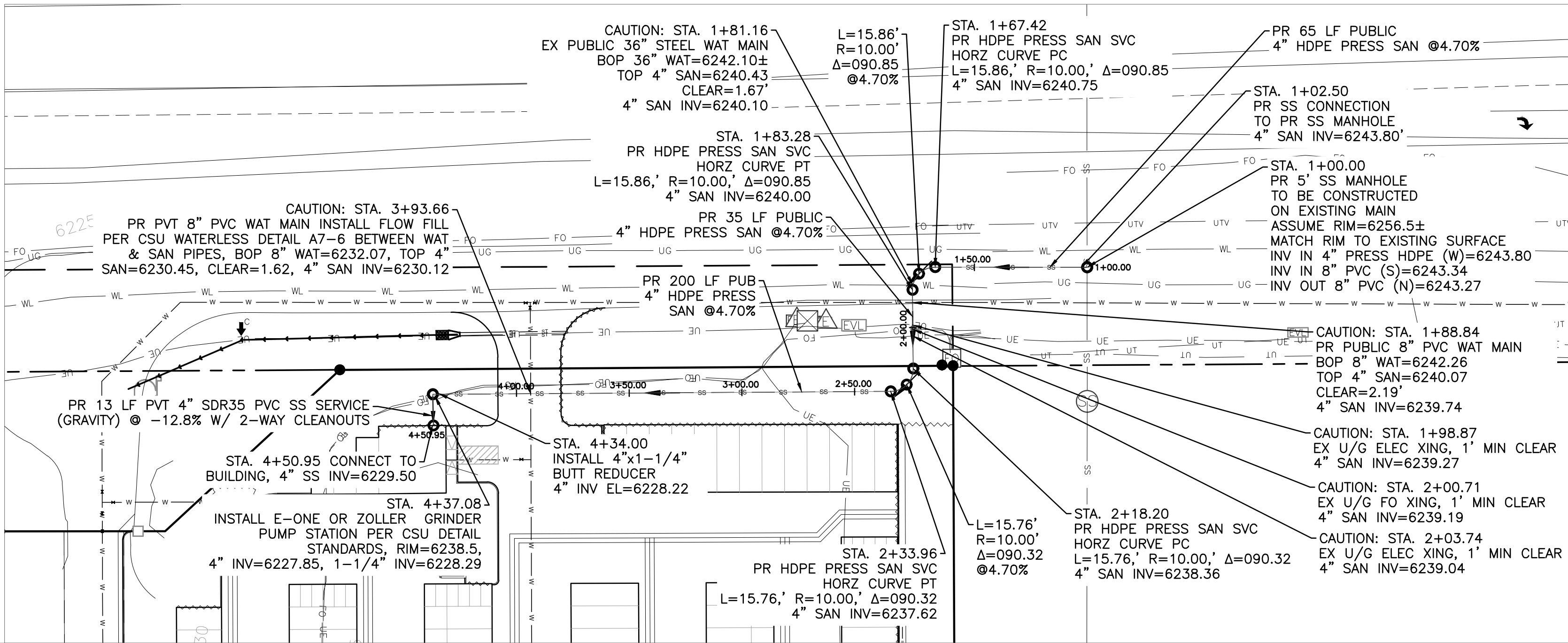
WATER & UTILITY SERVICE PLAN

SANITARY PLAN & PROFILE

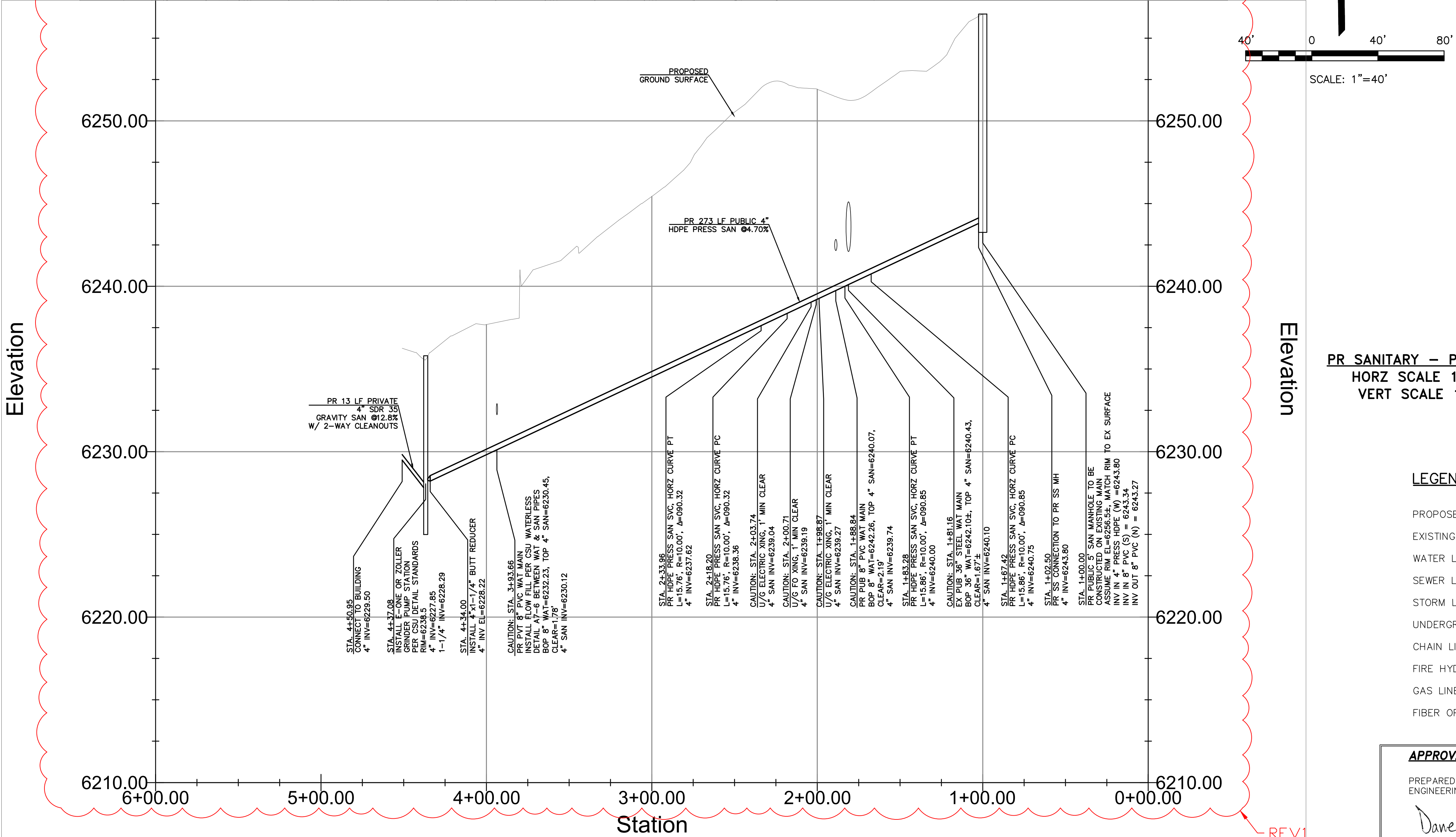
NOTES:

—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.

—ALL PROPOSED MANHOLES TO BE CHEROKEE STANDARD OF MINIMUM 5' INTERNAL DIAMETER.



PR SANITARY — PLAN VIEW
SCALE 1" = 40'



PR SANITARY — PROFILE VIEW
HORZ SCALE 1" = 40'
VERT SCALE 1" = 4'

LEGEND

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

APPROVALS

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

Dane Frank
DANE FRANK, COLORADO P.E. #50207



REVISIONS	NO.	DESCRIPTION	DATE
1	1	LOWER SITE GRADING, FIRE FLOW	09/02/25

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE SPECIFIC BY WRITTEN AUTHORIZATION.

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

Terra Nova
Engineering, Inc.
Civil Engineering
Civil Engineering

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DRAWN BY JF
CHECKED BY LD

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JOB NO. 2419.00
DATE ISSUED 09/02/25
SHEET NO. 2 OF 7

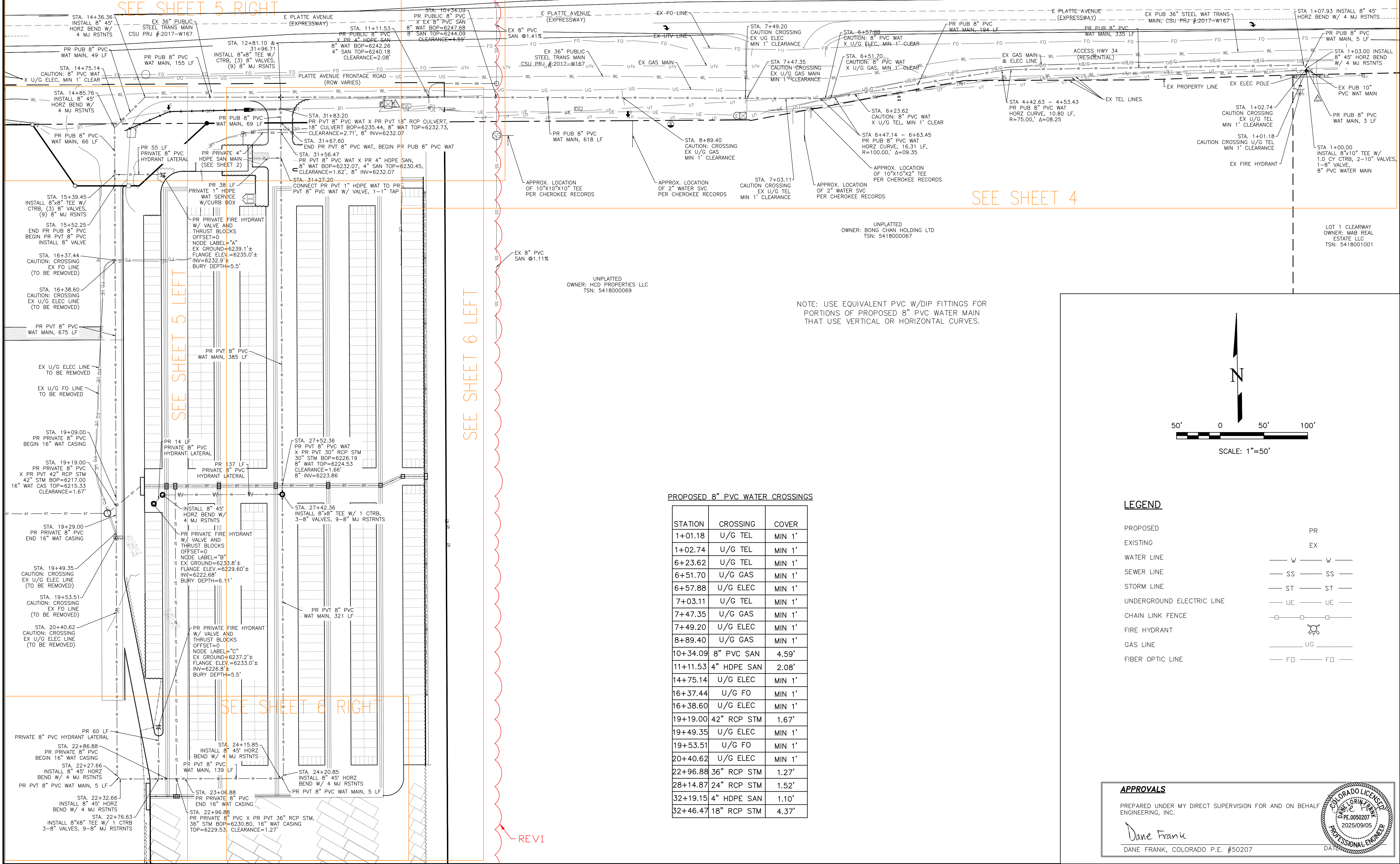


PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN

WATER PLAN OVERVIEW

SEPTEMBER 2025



PROPOSED 8" PVC WATER CROSSINGS

STATION	CROSSING	COVER
1+01.18	U/G TEL	MIN 1'
1+02.74	U/G TEL	MIN 1'
6+23.62	U/G TEL	MIN 1'
6+51.70	U/G GAS	MIN 1'
6+57.88	U/G ELEC	MIN 1'
7+03.11	U/G TEL	MIN 1'
7+47.35	U/G GAS	MIN 1'
7+49.20	U/G ELEC	MIN 1'
8+89.40	U/G GAS	MIN 1'
10+34.09	8" PVC SAN	4.59'
11+11.53	4" HDPE SAN	2.08'
14+75.14	U/G ELEC	MIN 1'
16+37.44	U/G FO	MIN 1'
16+38.60	U/G ELEC	MIN 1'
19+19.00	42" RCP STM	1.67'
19+49.35	U/G ELEC	MIN 1'
19+53.51	U/G FO	MIN 1'
20+40.62	U/G ELEC	MIN 1'
22+96.88	36" RCP STM	1.27'
28+14.87	24" RCP STM	1.52'
32+19.15	4" HDPE SAN	1.10'
32+46.47	18" RCP STM	4.37'

LEGEND

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

APPROVALS

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

Dane Frank

DANE FRANK, COLORADO P.E. #50207

DATE



REVISIONS

NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING, FIRE FLOW	09/02/25

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE SPECIFIC AUTHORIZATION.

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www.terranovainc.com

Terra Nova Engineering, Inc.
Civil Engineering
Civil Engineering

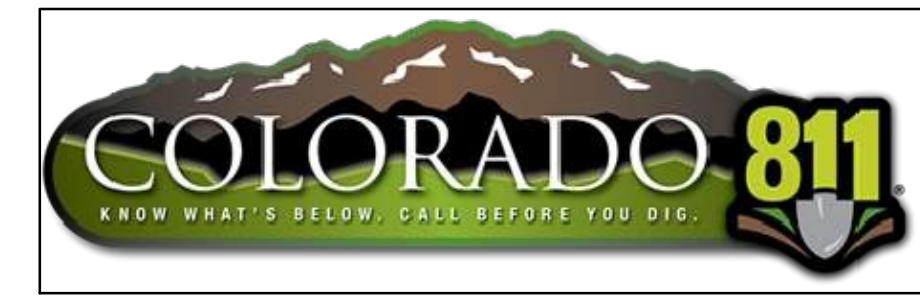
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V-SCALE N/A
JOB NO. 2419.00
DATE ISSUED 09/02/25
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PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN

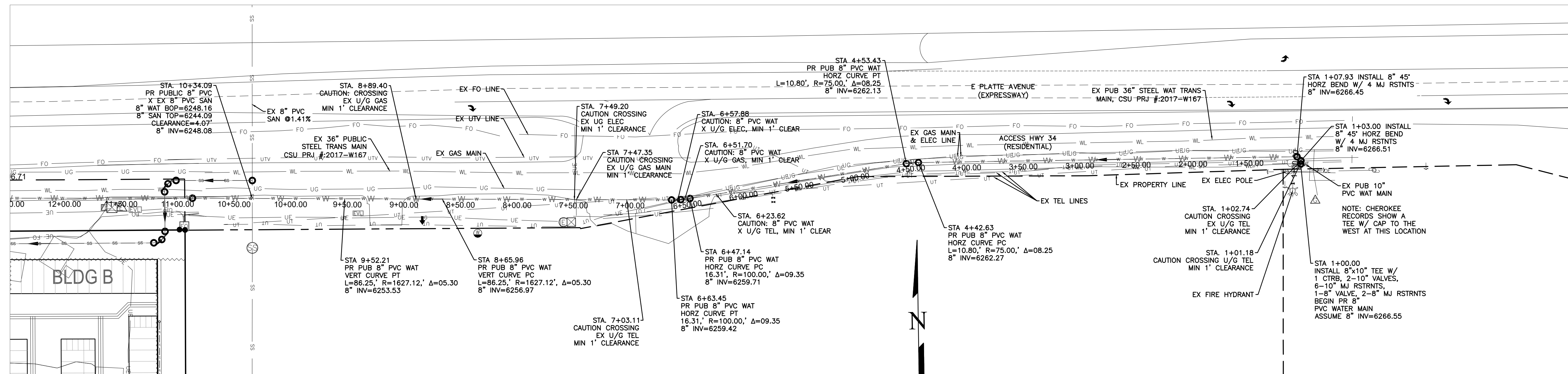
WATER MAIN PLAN & PROFILE

SEPTEMBER 2025

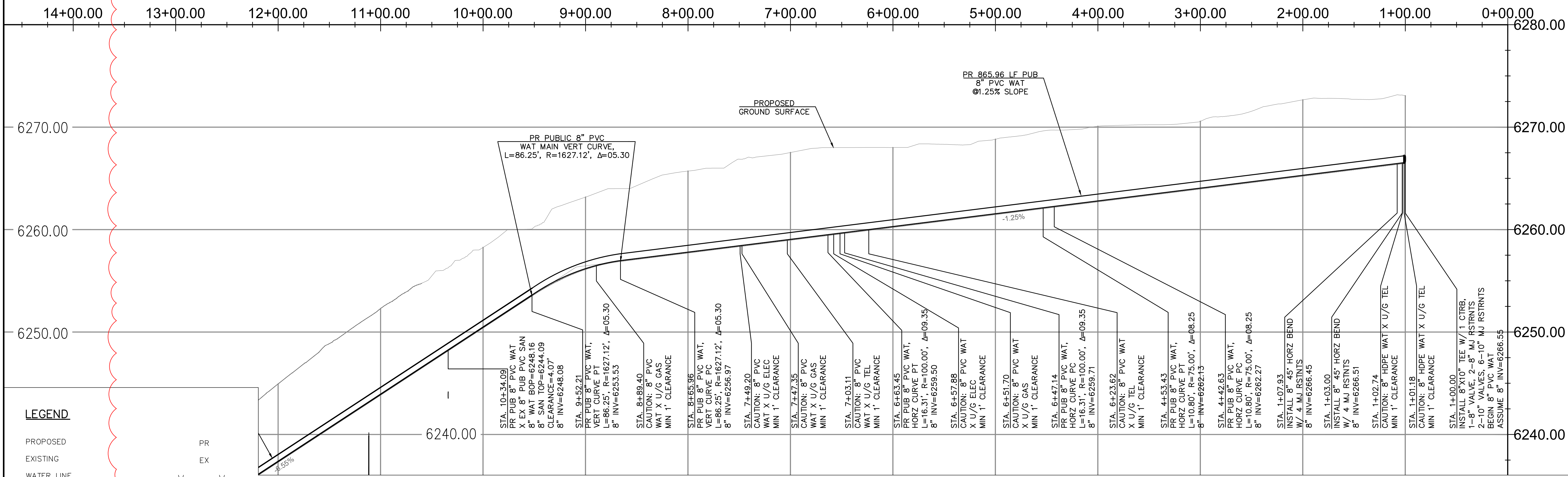
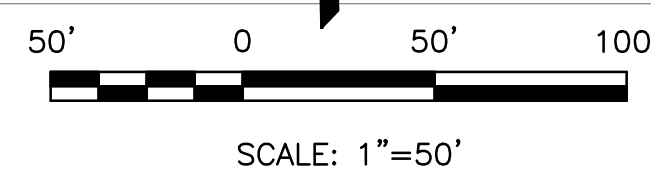


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NOTE: USE EQUIVALENT PVC W/DIP FITTINGS FOR PORTIONS OF PROPOSED 8" PVC WATER MAIN THAT USE VERTICAL OR HORIZONTAL CURVES.



PR WATER MAIN - PLAN VIEW



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

LEGEND

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

Elevation

REV1

APPROVALS

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

Dane Frank

DANE FRANK, COLORADO P.E. #50207

DA



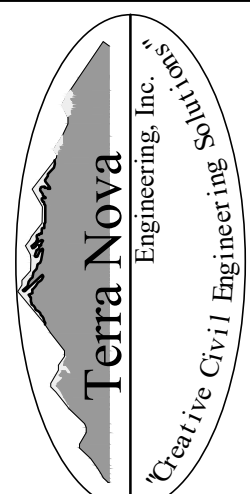
PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD

H-SCALE AS SHOWN
V-SCALE AS SHOWN
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SHEET NO. 4 OF 7

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719.548.0600



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

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

REVISIONS	NO.	DESCRIPTION	DATE
	1	LOWER SITE GRADING, FIRE FLOW	09/02/25

PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN

WATER MAIN PLAN & PROFILE

SEPTEMBER 2025

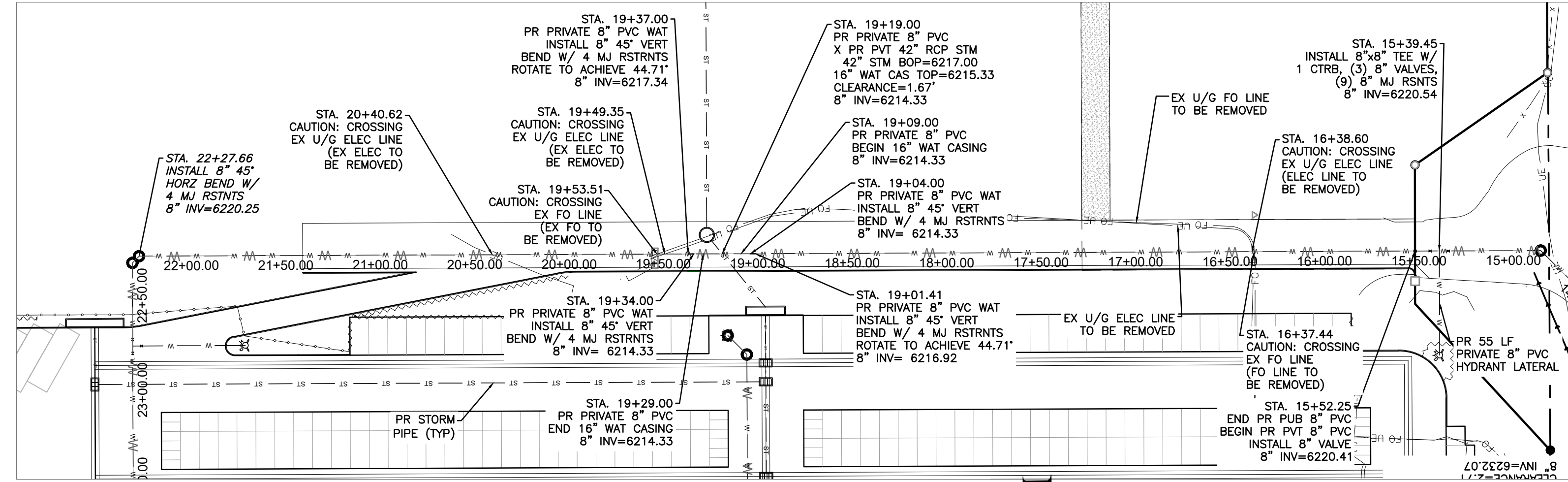
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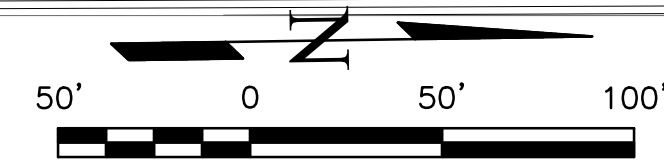
NOTE: USE EQUIVALENT PVC W/DIP FITTINGS FOR PORTIONS OF PROPOSED 8" PVC WATER MAIN THAT USE VERTICAL OR HORIZONTAL CURVES.

LEGEND

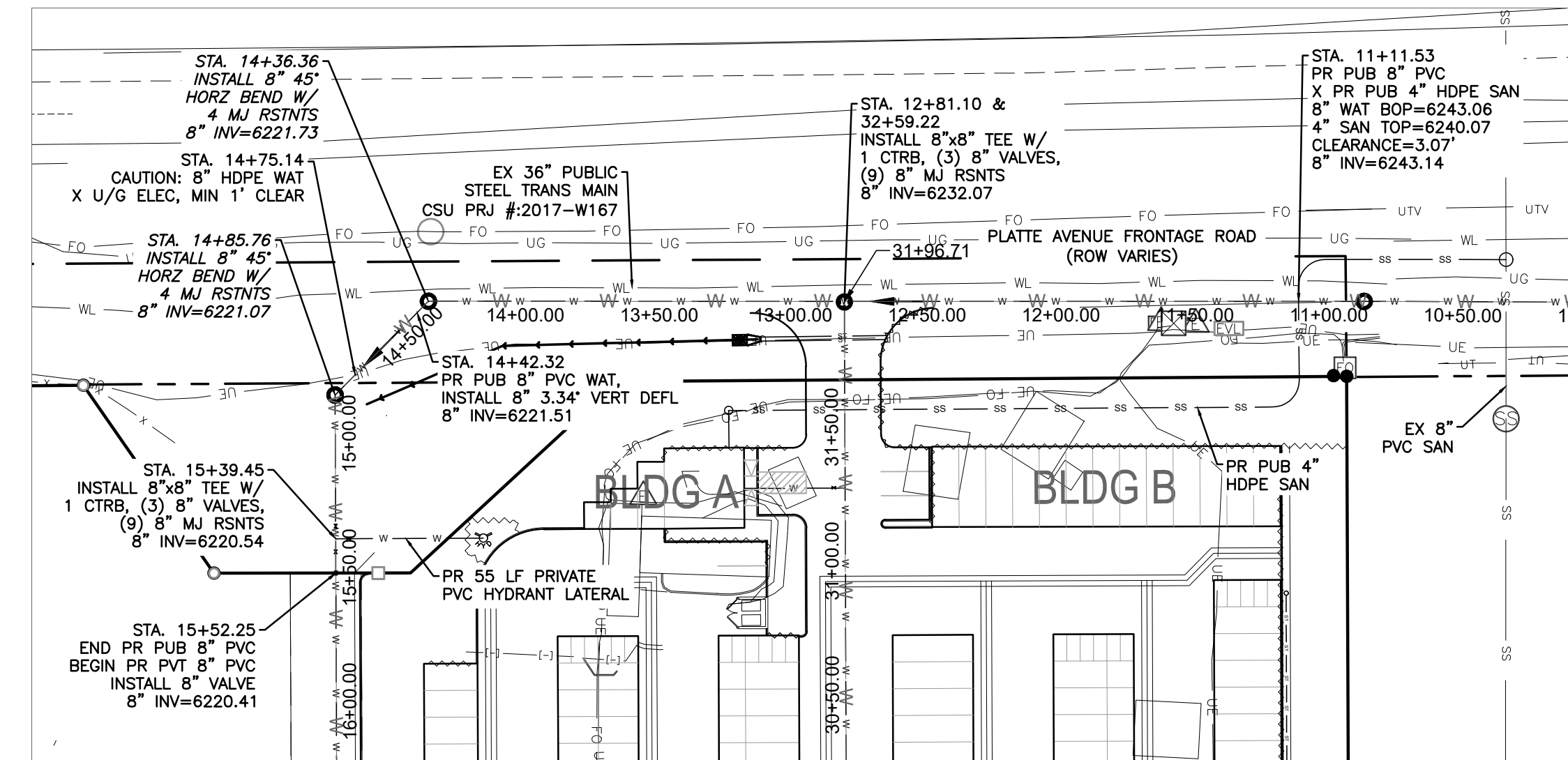
PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
UNDERGROUND ELECTRIC LINE	— UE — UE —
CHAIN LINK FENCE	— □ — □ —
FIRE HYDRANT	— (Symbol) —
GAS LINE	— UG —
FIBER OPTIC LINE	— FB — FB —



PR WATER MAIN - PLAN VIEW



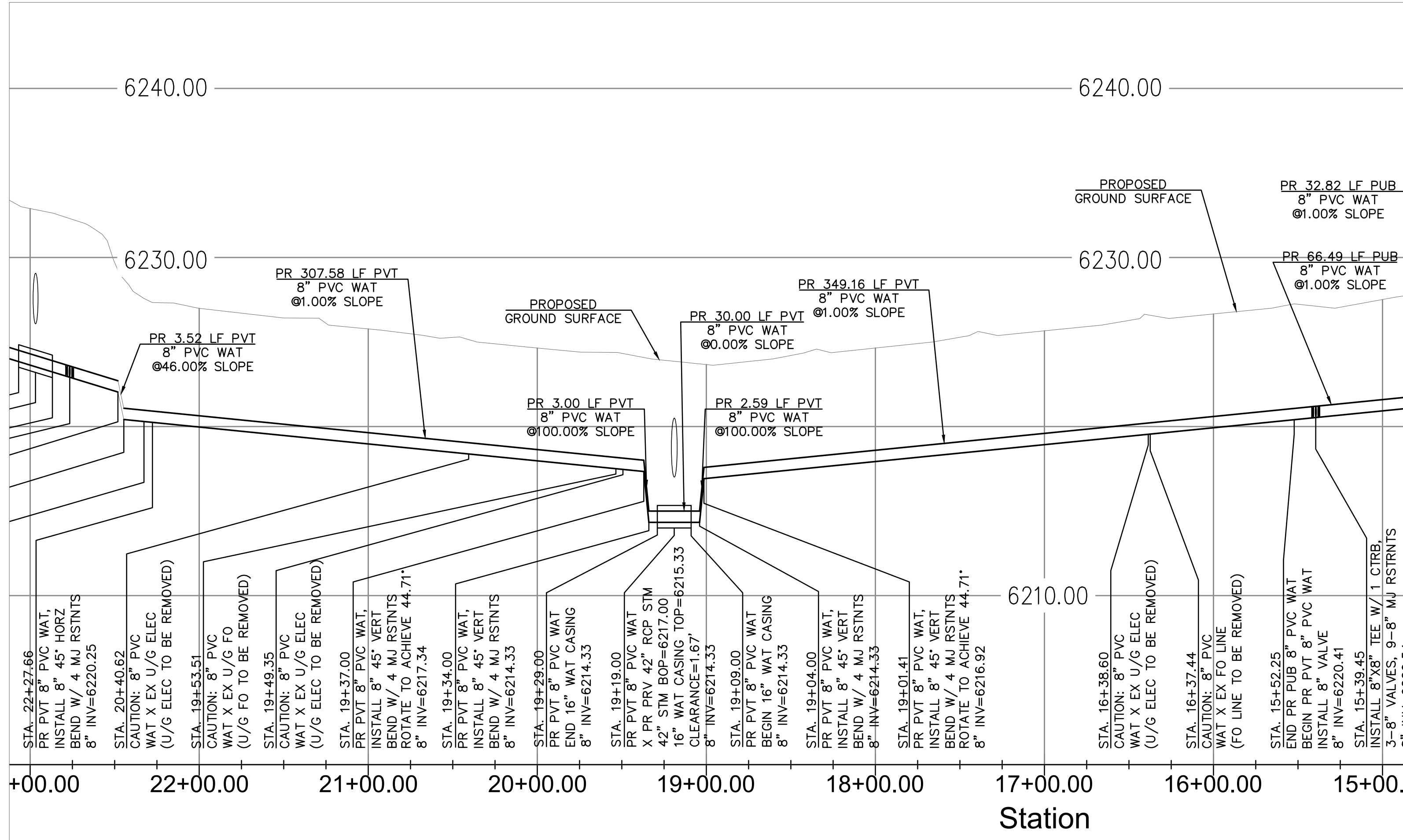
SCALE: 1"=50'



PR WATER MAIN - PLAN VIEW

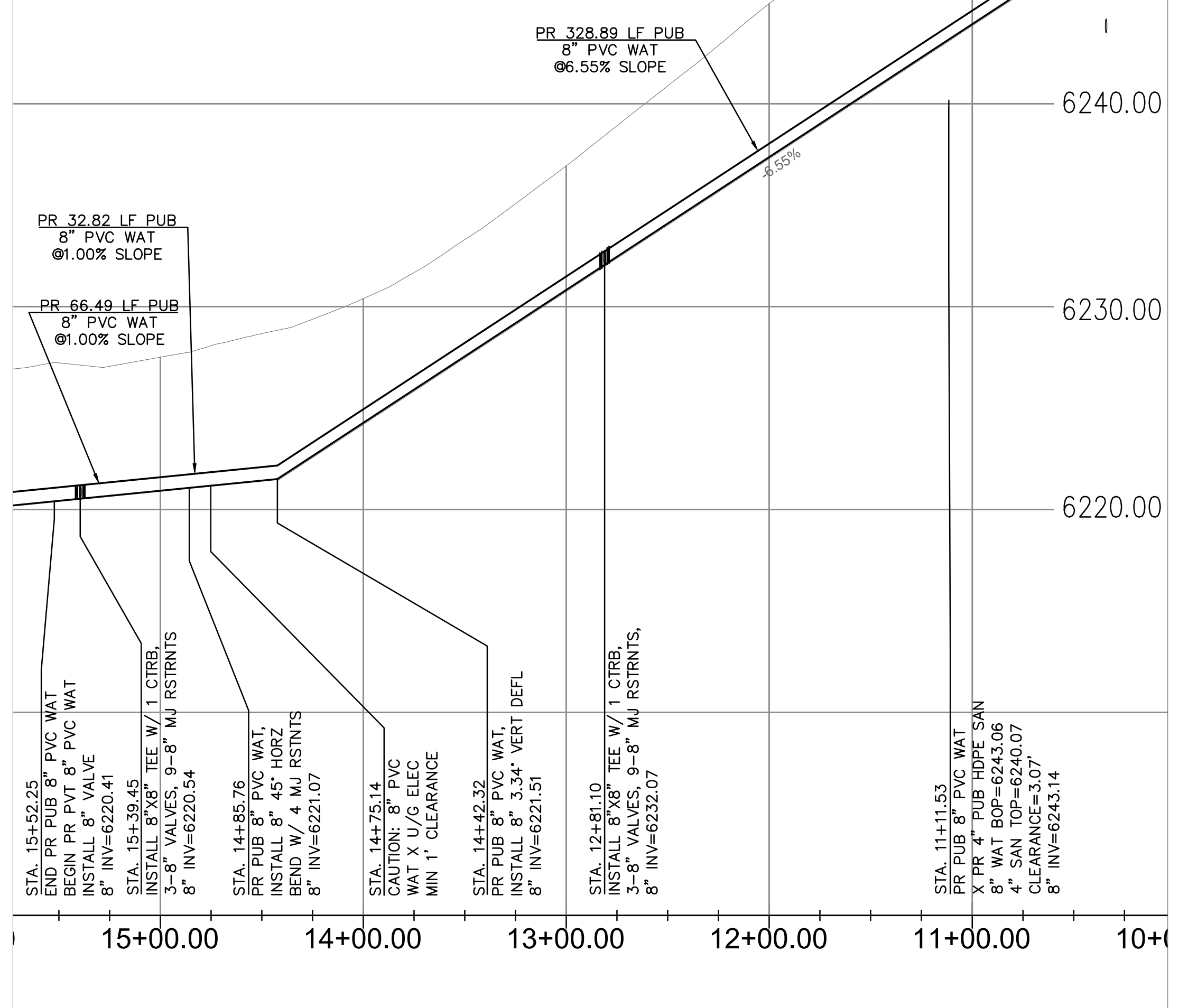


SCALE: 1"=50'



PR WATER MAIN - PROFILE VIEW

HORZ SCALE 1" = 50'
VERT SCALE 1" = 5'



PR WATER MAIN - PROFILE VIEW

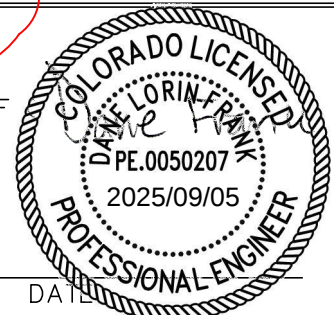
HORZ SCALE 1" = 50'
VERT SCALE 1" = 5'

APPROVALS

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

Dane Frank

DANE FRANK, COLORADO P.E. #50207



PLATTE SELF STORAGE

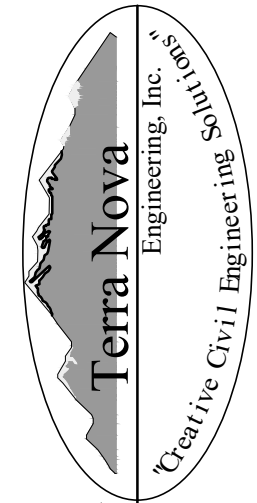
WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD

H-SCALE AS SHOWN
V-SCALE AS SHOWN

JOB NO. 2419.00
DATE ISSUED 09/02/25
SHEET NO. 5 OF 7

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.terrancinc.com

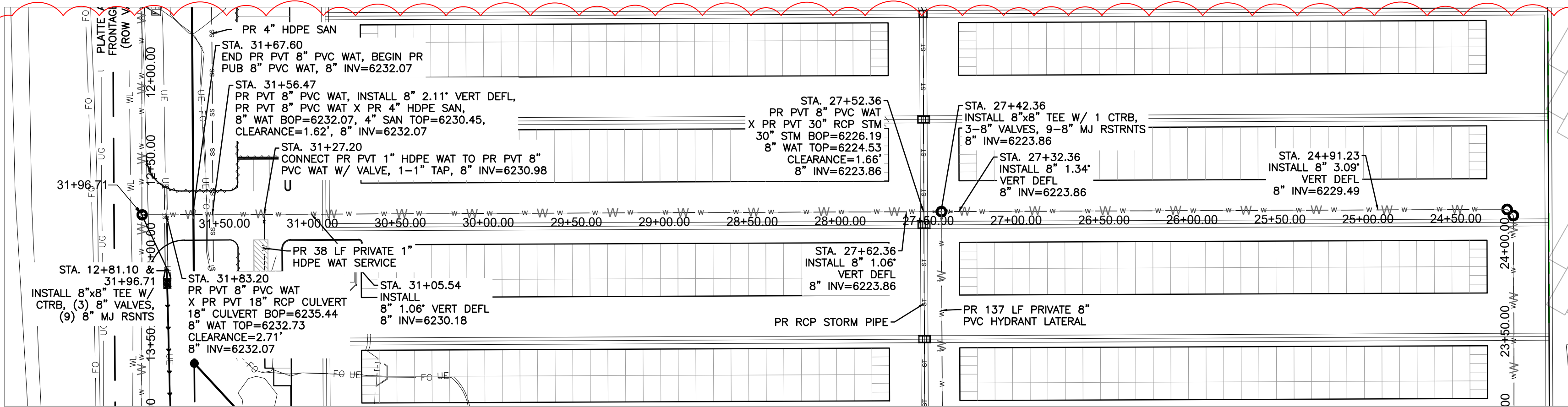
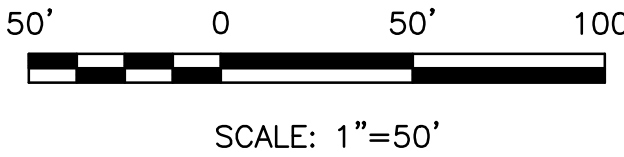
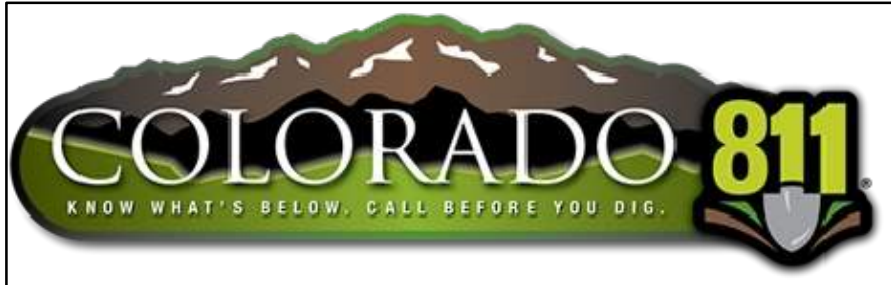
REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, NO OTHER REVISIONS ARE TO BE MADE. TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY WRITTEN AUTHORIZATION.	1	LOWER SITE GRADING, FIRE FLOW	09/02/25

LEGEND

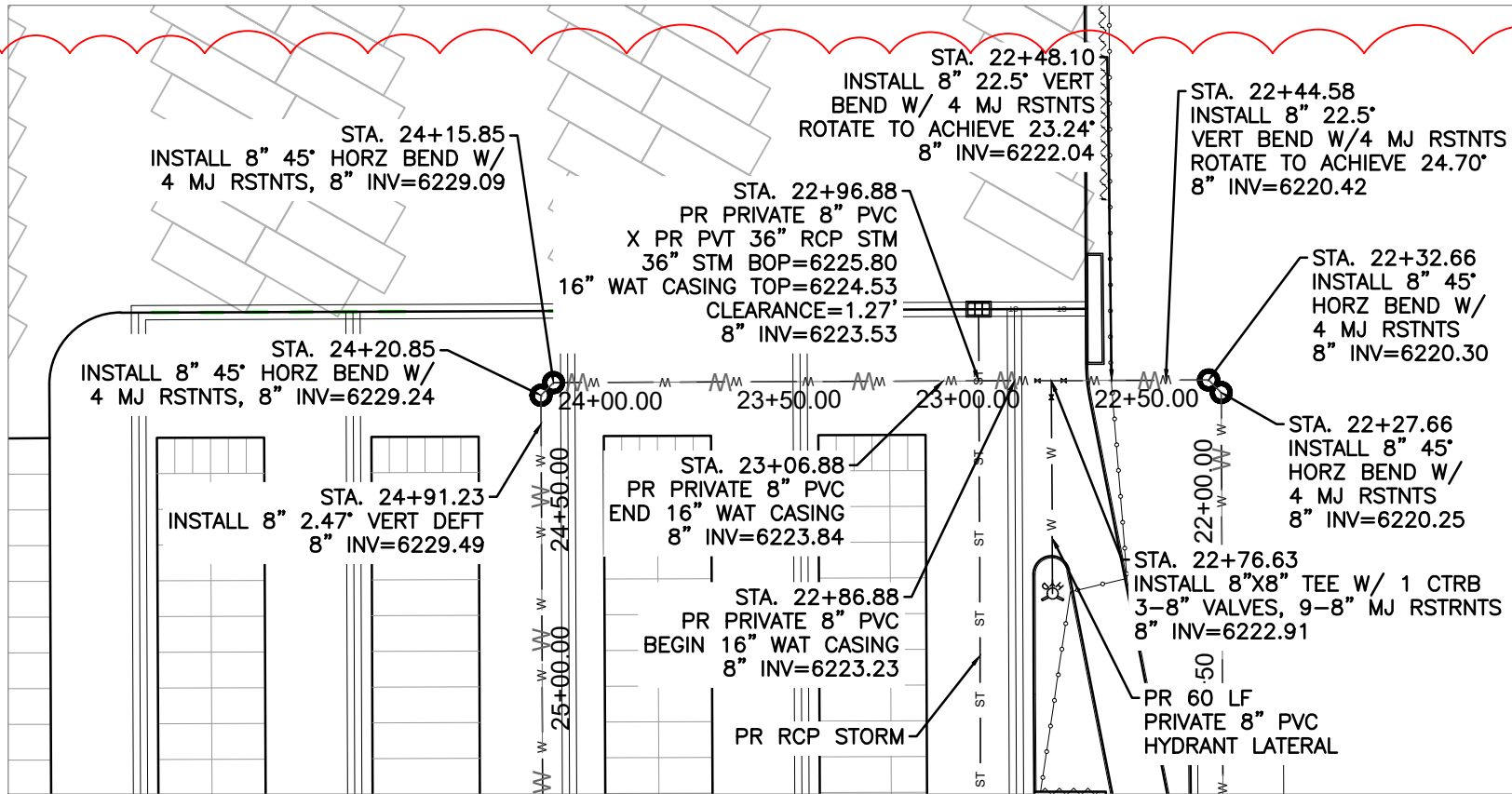
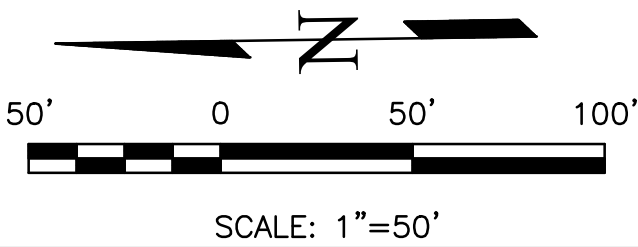
PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
UNDERGROUND ELECTRIC LINE	— UE — UE —
CHAIN LINK FENCE	— □ — □ — □ —
FIRE HYDRANT	— (H) —
GAS LINE	— UG —
FIBER OPTIC LINE	— FO — FO —

PLATTE SELF STORAGE
WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE
SEPTEMBER 2025

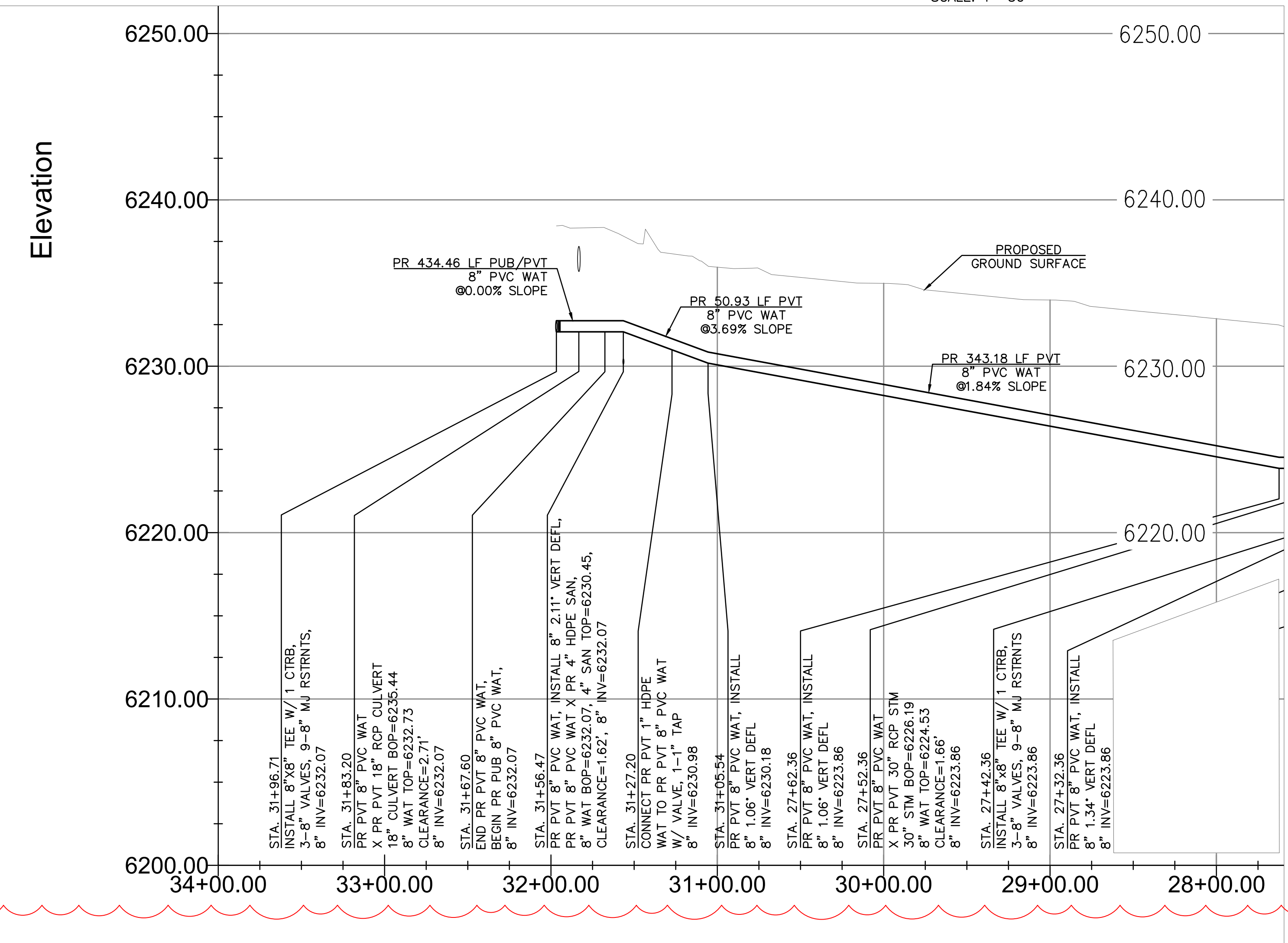
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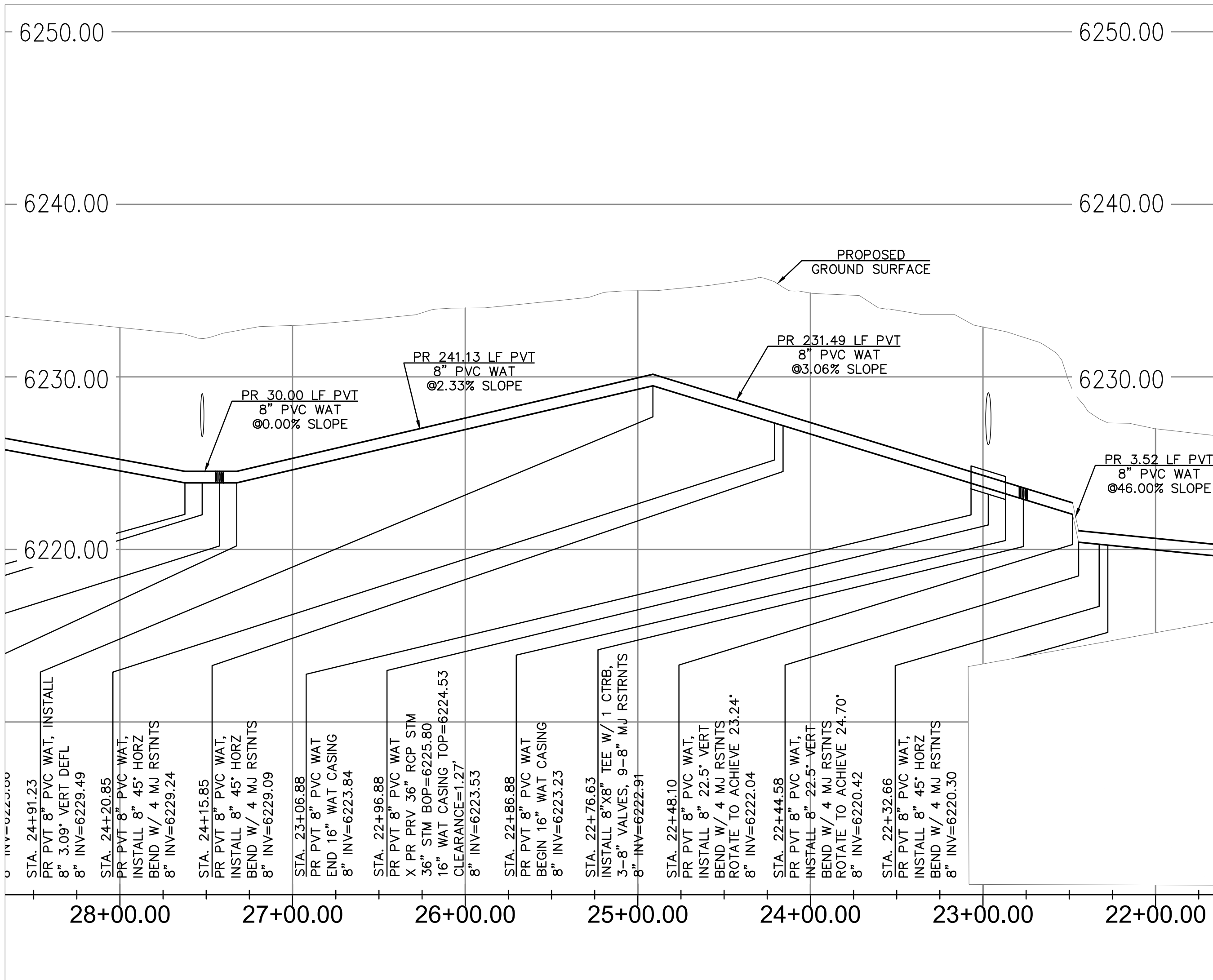
PR WATER MAIN - PLAN VIEW



PR WATER MAIN - PLAN VIEW



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



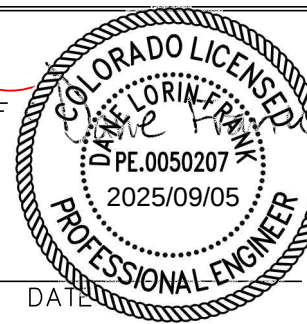
PR WATER MAIN - PROFILE VIEW
HORZ SCALE 1" = 50'
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REV1

APPROVALS

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

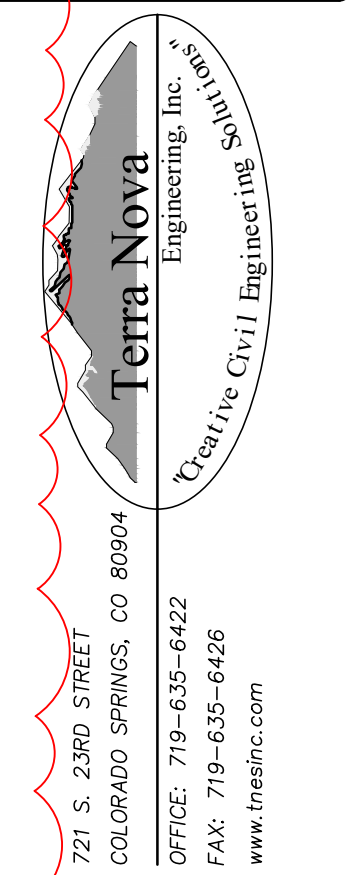
Dave Frank
DANE FRANK, COLORADO P.E. #50207



NO.	DESCRIPTION	DATE
1	LOWER SITE GRADING, FIRE FLOW	09/02/25

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



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

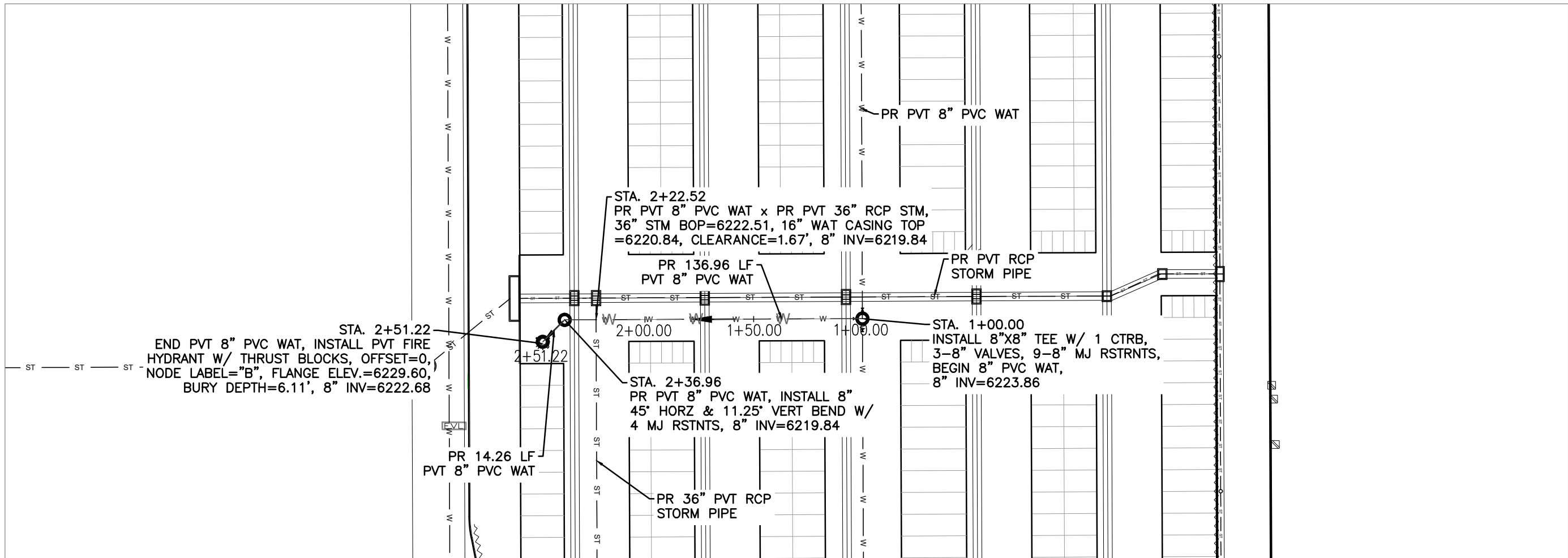
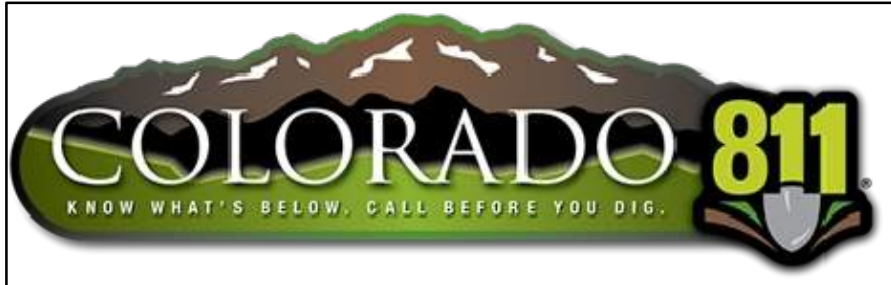
DESIGNED BY DLF	DATE
DRAWN BY DLF	
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SHEET NO. 6	OF 7

LEGEND

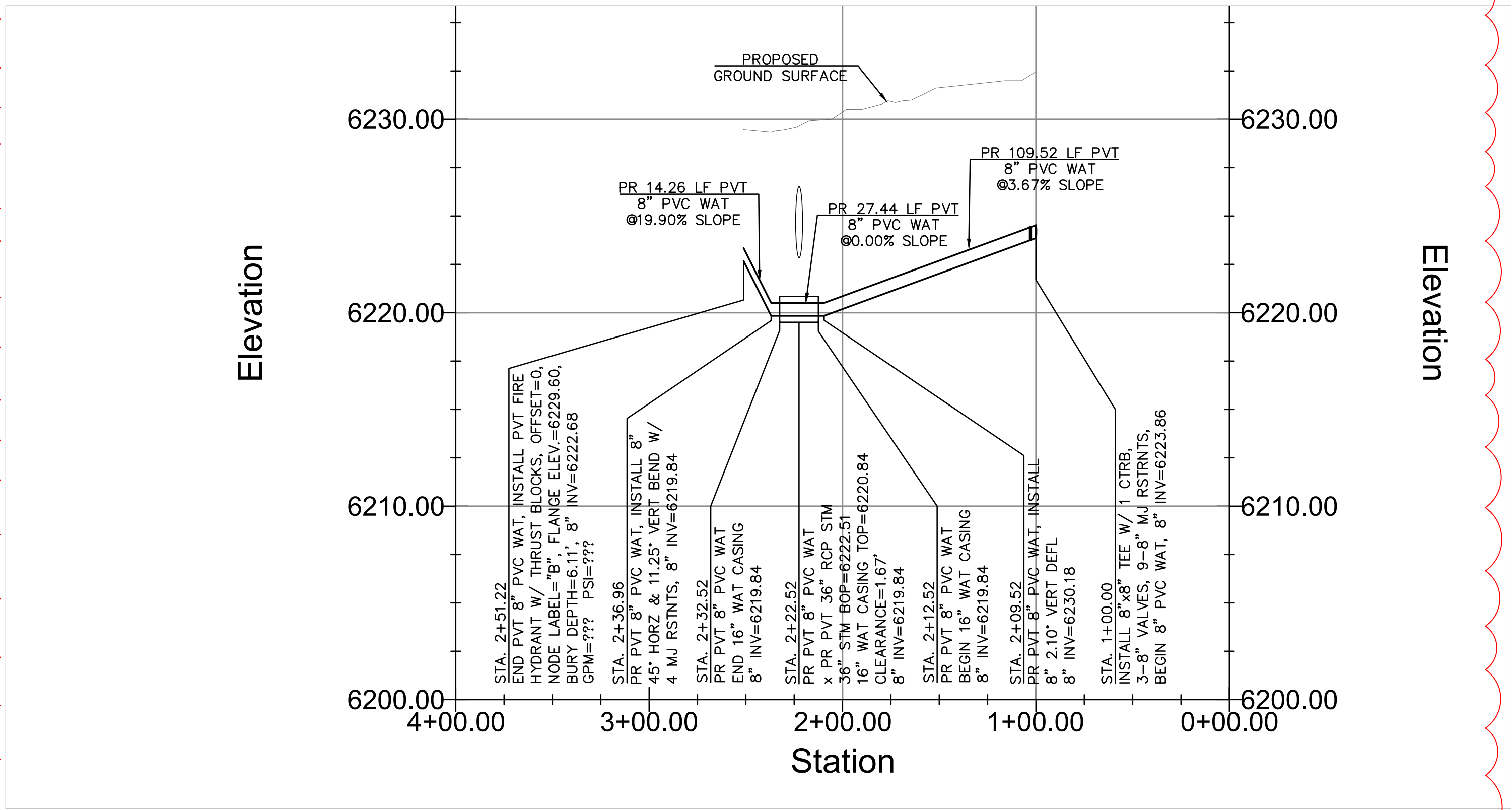
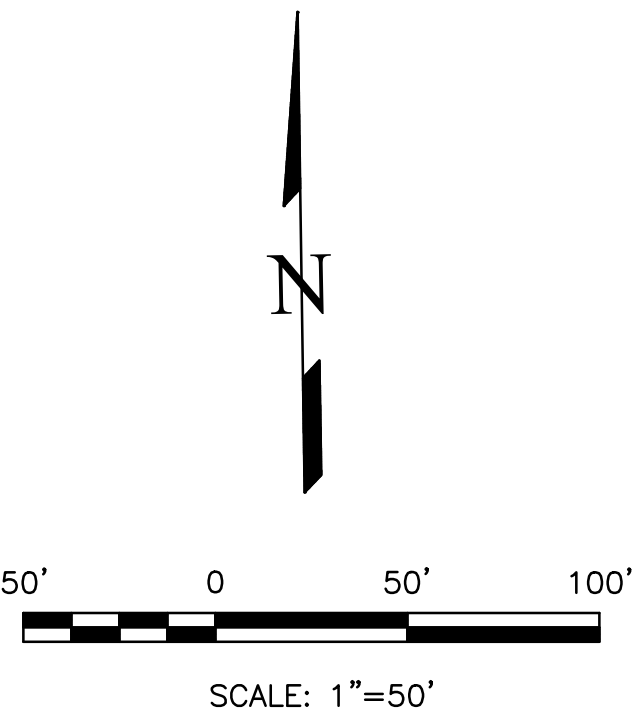
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GAS LINE	— UG — UG —
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PLATTE SELF STORAGE
WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE
SEPTEMBER 2025

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PR HYDRANT LATERAL – PLAN VIEW



PR HYDRANT LATERAL – PROFILE VIEW
HORZ SCALE 1" = 50'
VERT SCALE 1" = 5'

REV1

APPROVALS

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Dane Frank

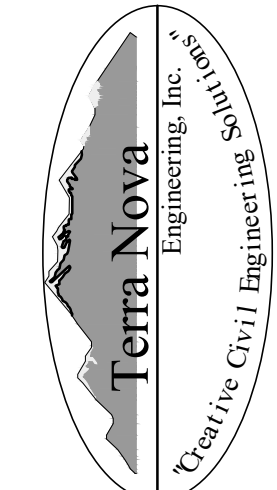
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REVISIONS	NO.	DESCRIPTION	DATE
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PLATTE SELF STORAGE

WATER & UTILITY SERVICE PLAN
WATER MAIN PLAN & PROFILE

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