

JPS ENGINEERING
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 Colorado Springs, CO 80903
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 FAX: 719-471-0766
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SMELEK SCHLEDER LLP
 7450 INDUSTRY ROAD
 PARCEL NO: 53332-01-011
 ZONE: I-3 CAD-0
 USE: MINI WAREHOUSE

LOT 1
 2.763 ACRE

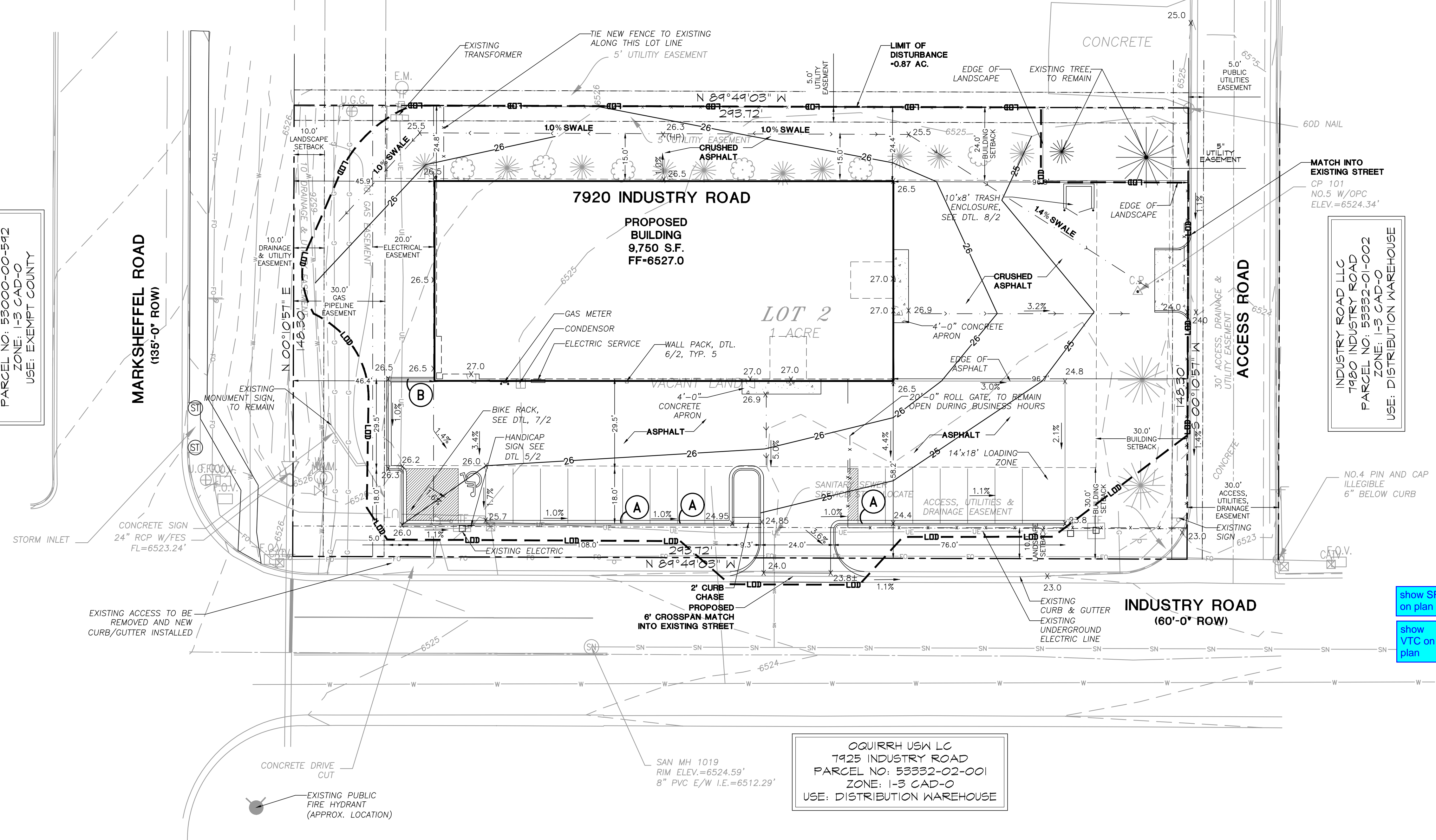
EL PASO COUNTY
 5115 AKERS DRIVE
 PARCEL NO: 53000-00-542
 ZONE: I-5 CAD-0
 USE: EXEMPT COUNTY

MARKSHEFFEL ROAD
 (135'-0" ROW)

INDUSTRY ROAD LLC
 7480 INDUSTRY ROAD
 PARCEL NO: 53332-01-002
 ZONE: I-3 CAD-0
 USE: DISTRIBUTION WAREHOUSE

LOT 2
 1 ACRE

7920 INDUSTRY ROAD
PROPOSED BUILDING
 9,750 S.F.
 FF=6527.0



KEYED NOTES:

- TOPSOIL & STRIPPINGS STOCKPILE AREA
- CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
- PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
- PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE UNLESS NOTED OTHERWISE)
- STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
- MIN 4'x4' CONCRETE LANDING AT DOOR W/2.0% SLOPE AWAY FROM BUILDING

ESTIMATED EARTHWORK QUANTITY:

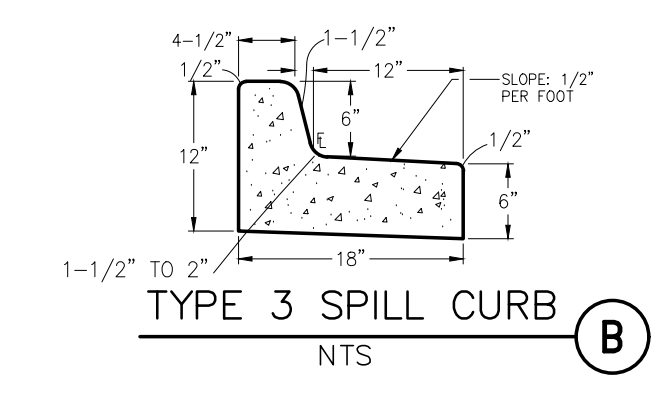
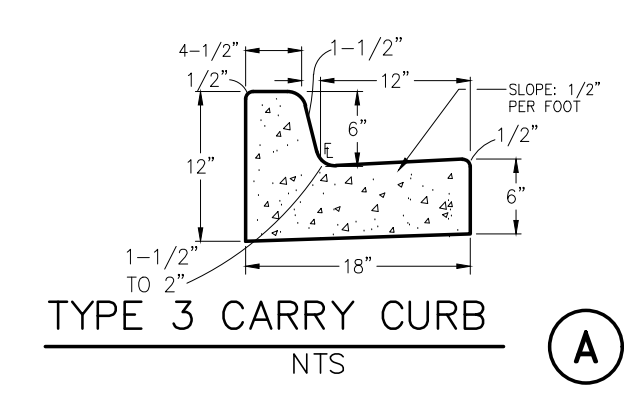
UNCLASSIFIED EXCAVATION (TOTAL CUT) = 42 CY
 * TOTAL FILL = 1,592 CY
 NET (FILL) = 1,789 CY
 * (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

EROSION CONTROL LEGEND

show SF on plan	SILT FENCE	PROPERTY LINE
show VTC on plan	VEHICLE TRACKING PAD	EASEMENT LINE
		6520 PROPOSED CONTOUR
		6520 EXISTING CONTOUR
		X 49.0 PROPOSED SPOT ELEVATION (FLOWLINE)
		X 74.5 EXIST. SPOT ELEVATION
		TW TOP OF RETAINING WALL
		BW BOTTOM OF RETAINING WALL
		CUT FILL CUT/FILL DEMARCATION LINE
		LOD LIMIT OF CONSTRUCTION/DISTURBANCE
		DS DOWNSPOUT CONNECTION TO STORM SEWER. INSTALL TRANSITION COUPLINGS & EXTEND 6" PVC (SDR35) AT 1.0% MIN. SLOPE TO SD

NOTE: ALL EROSION CONTROL MEASURES SHALL CONFORM TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2 REQUIREMENTS



BENCHMARK:
 SAN MH 1019
 RIM ELEV.=6524.59'

OQUIRRH USW LC
 7925 INDUSTRY ROAD
 PARCEL NO: 53332-02-001
 ZONE: I-3 CAD-0
 USE: DISTRIBUTION WAREHOUSE

**SMELEK - HCI BUILDING
 LOT 2, PUMP IT BABY SUBDIVISION**

**SITE GRADING AND
 EROSION CONTROL PLAN**

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 05/19/22
PROJECT NO: 042203	MODIFIED BY: PV

C1.1

Grading Plan_V1.pdf Markup Summary

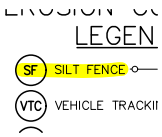
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show SF
on plan

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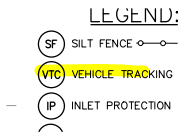
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show
VTC on
plan

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show VTC on plan