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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.

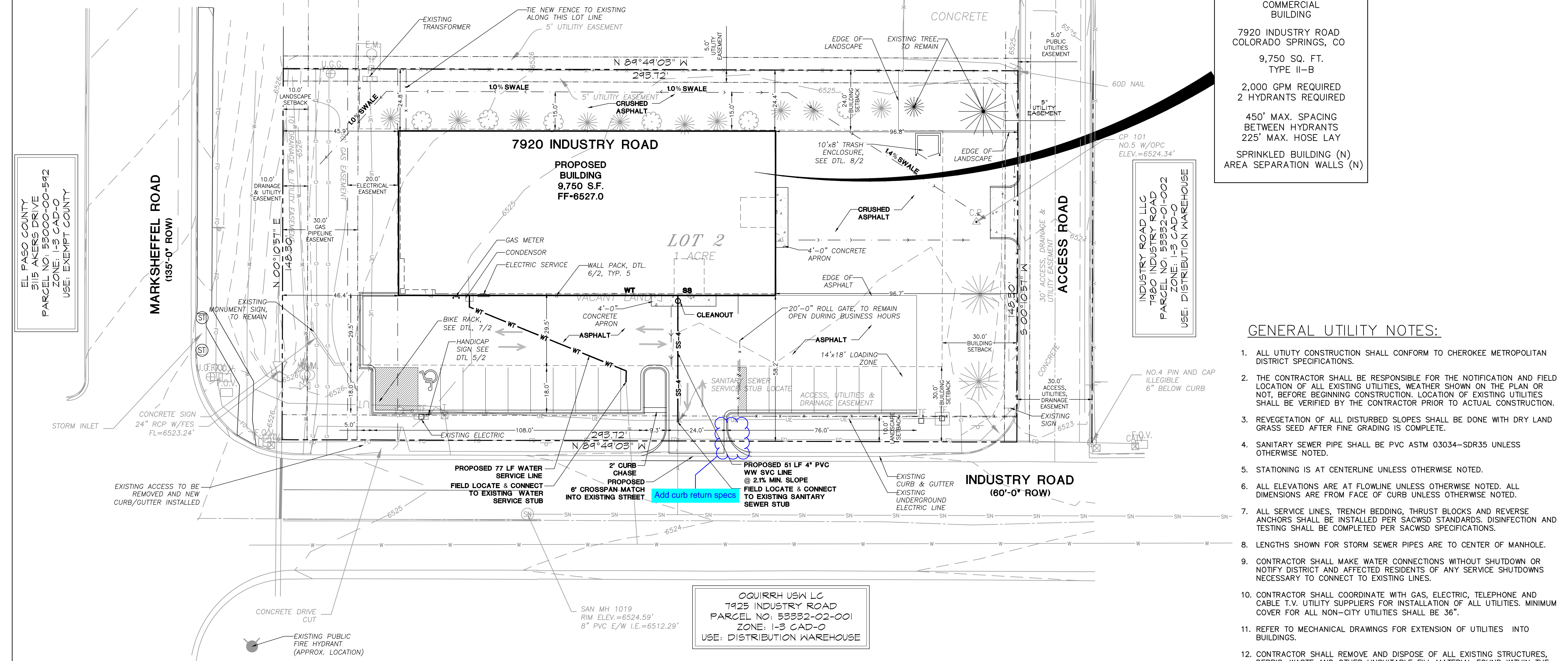
SMELKER SCHLEDER LLP
7950 INDUSTRY ROAD
PARCEL NO: 53332-01-011
ZONE: I-3 CAD-0
USE: MINI WAREHOUSE

LOT 1
2.763 ACRE

COMMERCIAL BUILDING
7920 INDUSTRY ROAD
COLORADO SPRINGS, CO
9,750 SQ. FT.
TYPE II-B
2,000 GPM REQUIRED
2 HYDRANTS REQUIRED
450' MAX. SPACING
BETWEEN HYDRANTS
225' MAX. HOSE LAY
SPRINKLED BUILDING (N)
AREA SEPARATION WALLS (N)

INDUSTRY ROAD LLC
7950 INDUSTRY ROAD
PARCEL NO: 53332-01-002
ZONE: I-3 CAD-0
USE: DISTRIBUTION WAREHOUSE

EL PASO COUNTY
3115 AKERS DRIVE
PARCEL NO: 53000-00-592
ZONE: I-3 CAD-0
USE: EXEMPT COUNTY



GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WEATHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
4. SANITARY SEWER PIPE SHALL BE PVC ASTM 03034-SDR35 UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL SERVICE LINES, TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER SACWSD STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER SACWSD SPECIFICATIONS.
8. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
9. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
10. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36\".
11. REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
13. REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.

NOTE:

ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE

KEYED NOTE:

1. COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS

NOTE:

ADDITIONAL SITE FIRE HYDRANT IS LOCATED APPROXIMATELY 180' EAST OF SE PROPERTY CORNER OF THIS SITE

BENCHMARK:
SAN MH 1019
RIM ELEV.=6524.59'

No.	REVISION	BY	DATE
1			
2			
3			
4			

SITE UTILITY PLAN

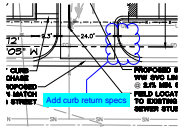
SMELKER - HCI BUILDING
LOT 2, PUMP IT BABY SUBDIVISION

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 05/23/22
PROJECT NO: 042203	MODIFIED BY: PV

SHEET: U1

Utility Plan_V1.pdf Markup Summary

7/25/2022 10:19:03 AM (1)



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