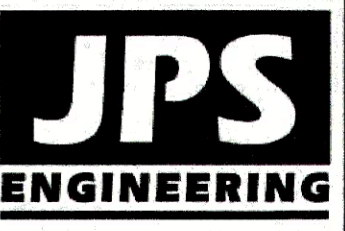
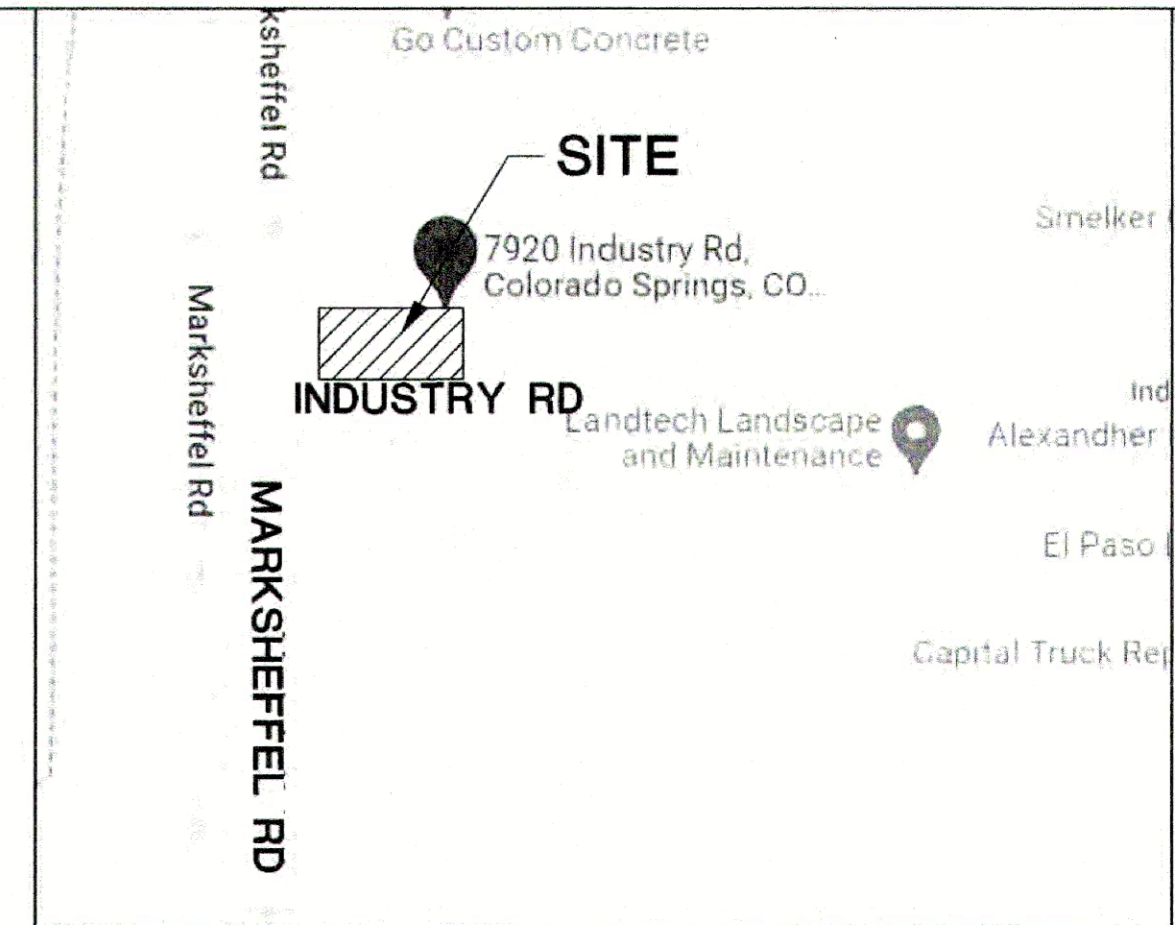


SMELKER SCHLEDER LLP  
 7950 INDUSTRY ROAD  
 PARCEL NO: 53332-01-011  
 ZONE: I-3 CAD-0  
 USE: MINI WAREHOUSE

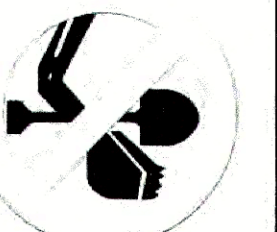
LOT 1  
 2.763 ACRE

**KEYED NOTES:**

- 1 TOPSOIL & STRIPPINGS STOCKPILE AREA
- 2 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.
- 3 PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
- 4 PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE UNLESS NOTED OTHERWISE)
- 5 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
- 6 MIN 4'x4' CONCRETE LANDING AT DOOR W/2.0% SLOPE AWAY FROM BUILDING



19 E. Willamette Ave.  
 Colorado Springs, CO  
 80903  
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 FAX: 719-471-0766  
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 CENTER OF COLORADO  
 1-800-922-1987  
 CALL BUSINESS DAYS IN ADVANCE  
 BEFORE ANY EXCAVATION  
 FOR THE MARKING OF UNDERGROUND  
 UTILITIES.

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

**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.

**ENGINEER:**

**DESIGN ENGINEER'S STATEMENT:**

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED AND SUBMITTED TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR LIABILITY AS Laid BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

JOHN P. SCHWAB, P.E. #29891 11/18/22  
DATE

**OWNER/DEVELOPER'S STATEMENT:**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*[Signature]* 11/18/2022  
DATE

NAME: HAMMERS CONSTRUCTION  
 ADDRESS: 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915  
 PHONE: (719) 570-1599 EMAIL: SHammers@hammersconstruction.com

**EL PASO COUNTY:**

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.

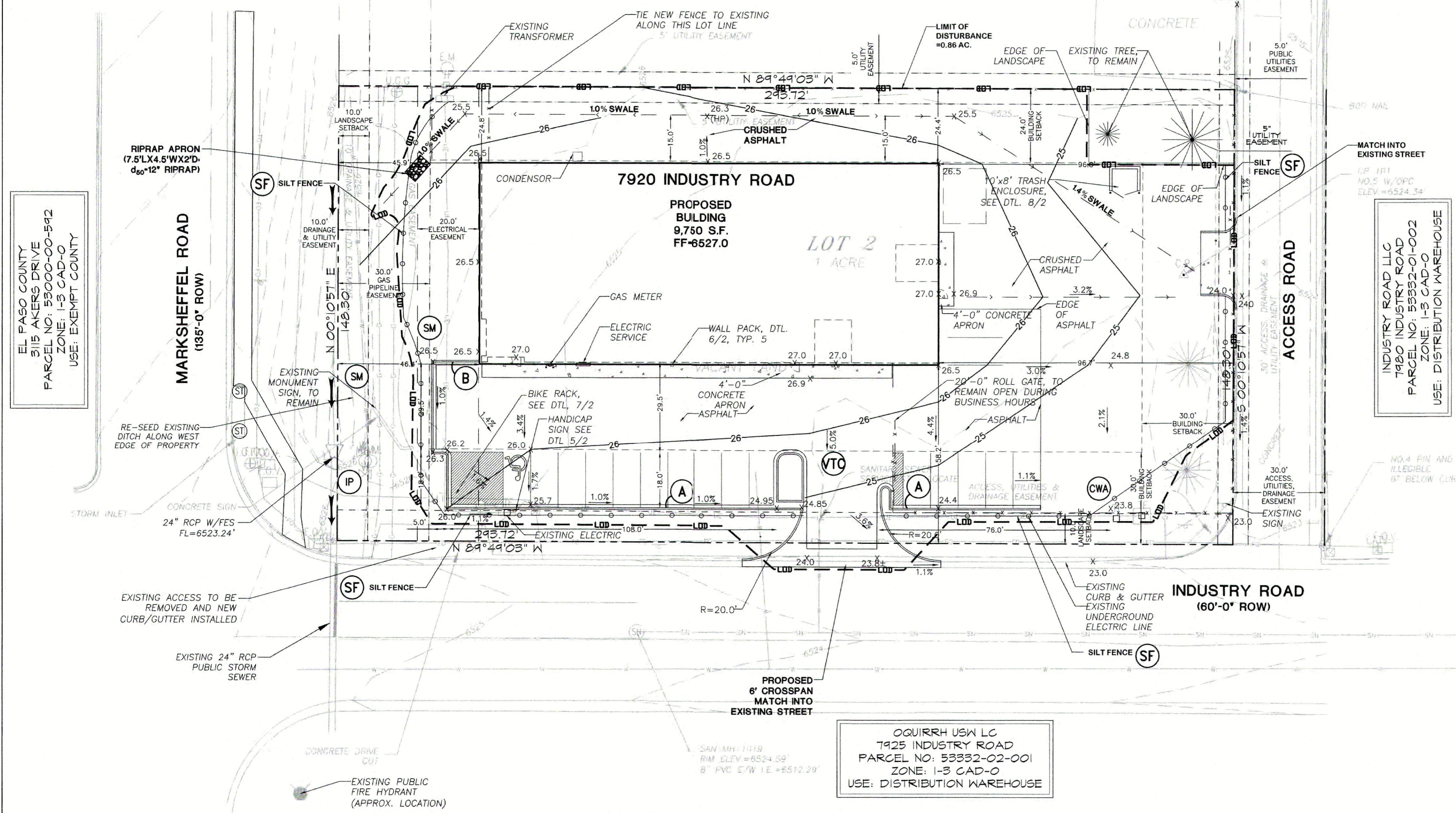
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW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

ACCEPTED FOR FILE  
 Engineering Review  
 10/20/22 2:26:02 PM  
 dsnjikamp  
 EPC Planning & Community  
 Development Department

JOSHUA PALMER, P.E.  
 COUNTY ENGINEER / ECM ADMINISTRATOR

\*GEC plan not required, so for file only.

**SITE GRADING AND  
 EROSION CONTROL PLAN**



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

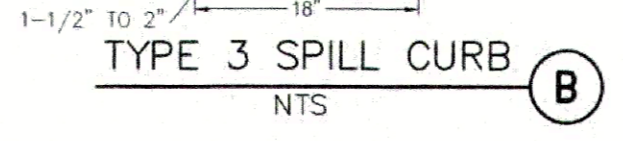
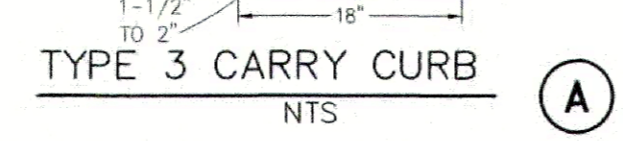
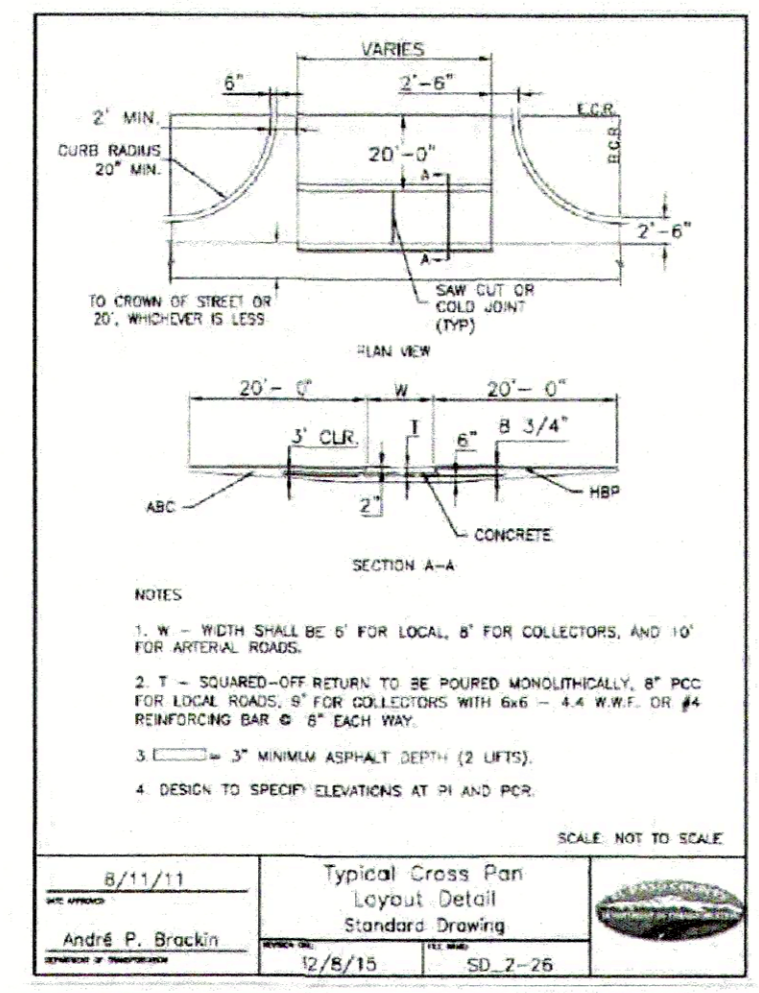
INDUSTRY ROAD LLC  
 1980 INDUSTRY ROAD  
 PARCEL NO: 53332-01-002  
 ZONE: I-3 CAD-0  
 USE: DISTRIBUTION WAREHOUSE

OQUIRRI USW LC  
 1925 INDUSTRY ROAD  
 PARCEL NO: 53332-02-001  
 ZONE: I-3 CAD-0  
 USE: DISTRIBUTION WAREHOUSE

**EROSION CONTROL LEGEND:**

- (SF) SILT FENCE
- (VTC) VEHICLE TRACKING PAD
- (IP) INLET PROTECTION
- (SM) SEED & MULCH
- (CWA) CONCRETE WASHOUT AREA
- (IP) INLET PROTECTION
- PROPERTY LINE
- EASEMENT LINE
- 6520 PROPOSED CONTOUR
- 49.0 EXISTING CONTOUR
- 49.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 28.5 EXIST. SPOT ELEVATION
- TW TOP OF RETAINING WALL
- BW BOTTOM OF RETAINING WALL
- CUT
- FILL
- 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

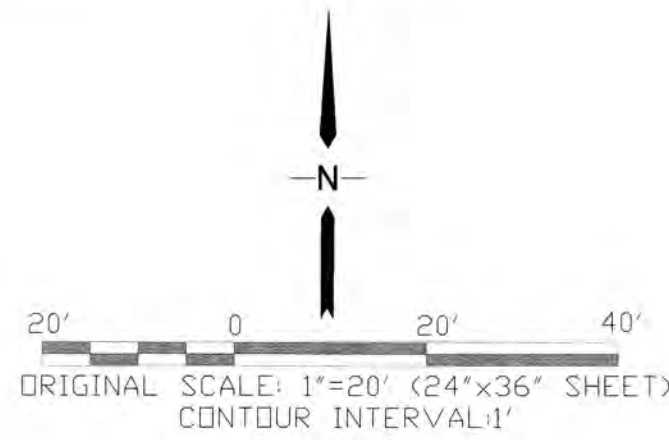


**BENCHMARK:**  
 SAN MH 1019  
 RIM ELEV.=6524.59'

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 10/18/22
PROJECT NO: 042203	MODIFIED BY: PV

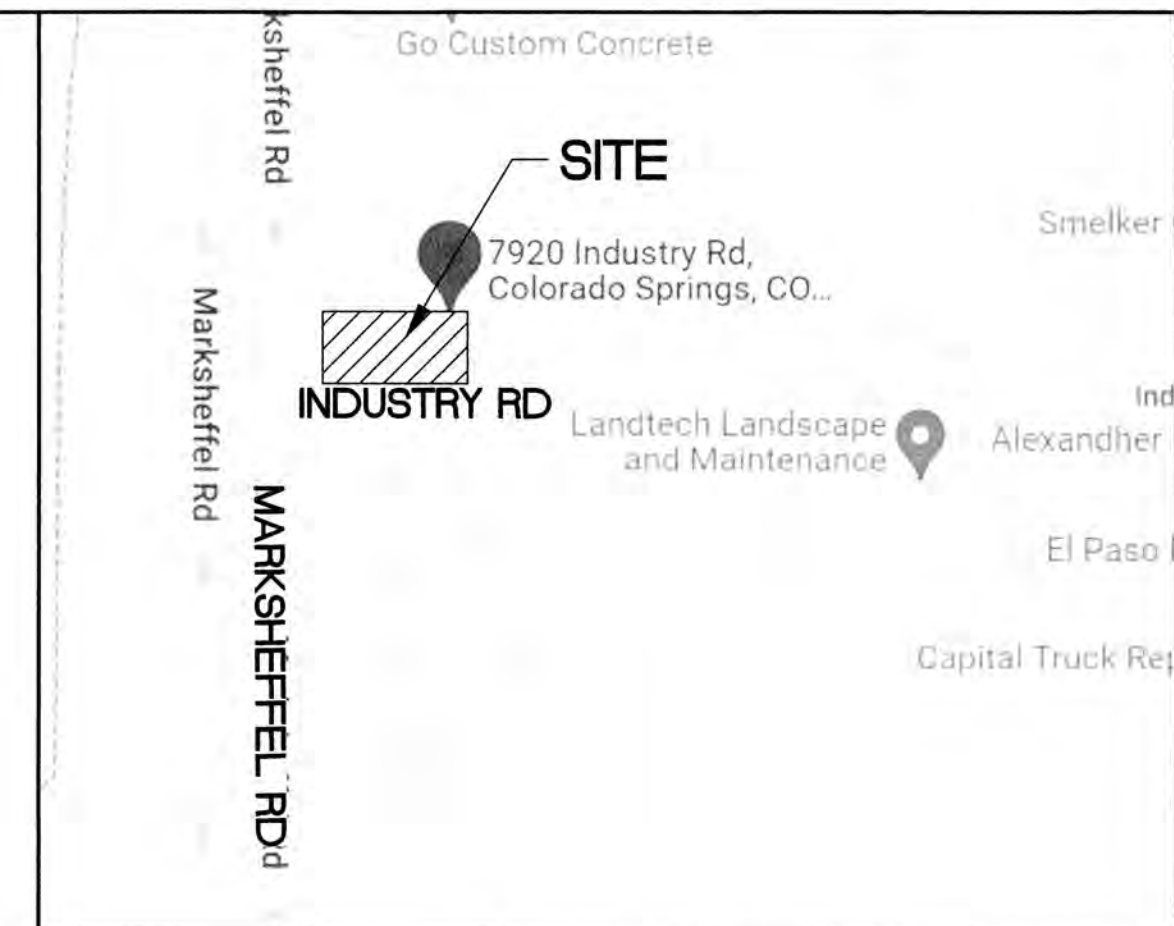
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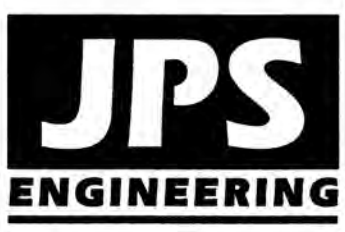


SMELKER SCHLEDER LLP  
7950 INDUSTRY ROAD  
PARCEL NO: 53332-01-011  
ZONE: 1-3 CAD-0  
USE: MINI WAREHOUSE

LOT 1  
2.763 ACRE



VICINITY MAP



19 E. Willamette Ave.  
Colorado Springs, CO  
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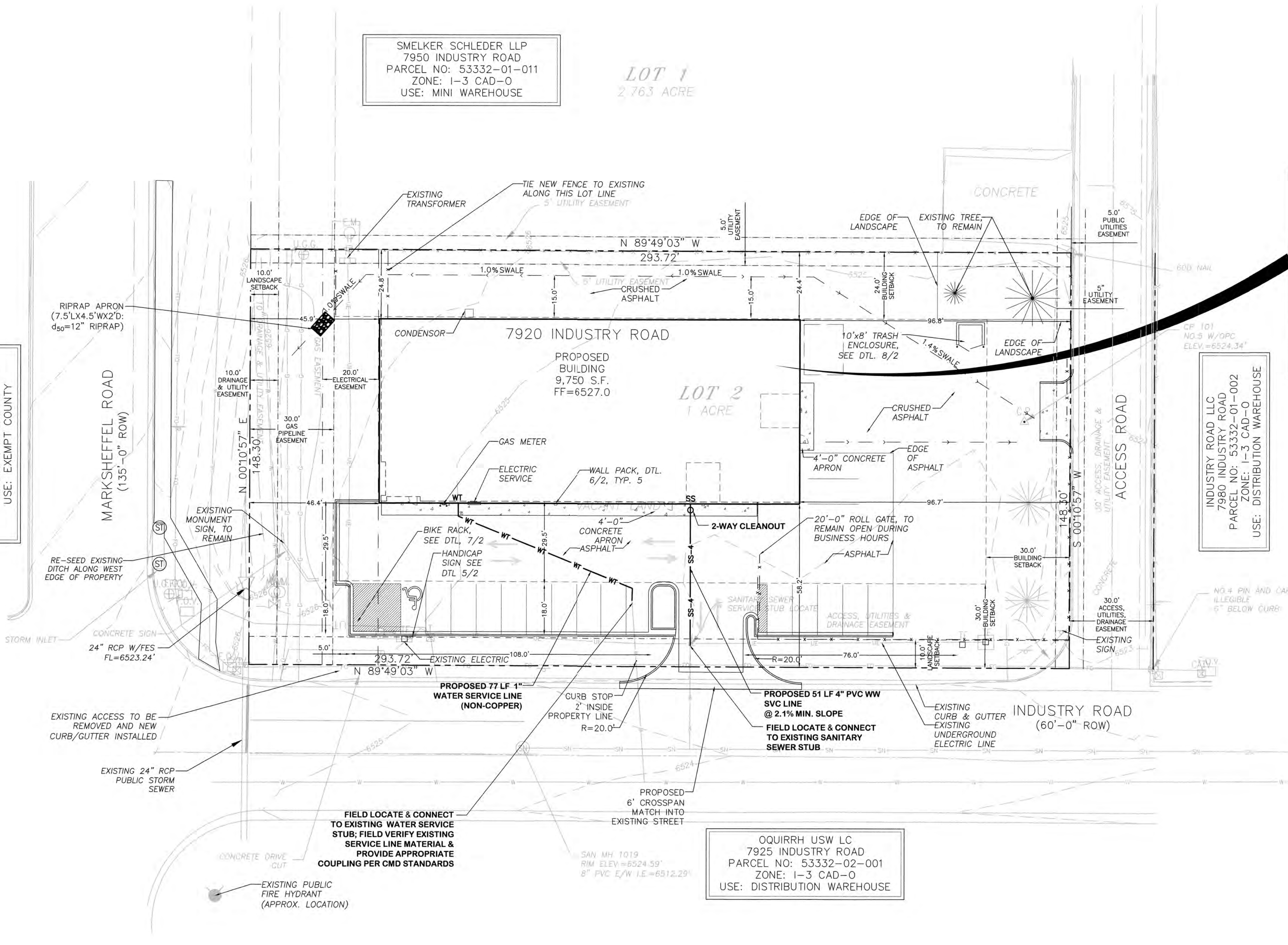


CALL UTILITY NOTIFICATION  
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BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MEMBER UTILITIES.

EL PASO COUNTY  
3115 AKERS DRIVE  
PARCEL NO: 53000-00-592  
ZONE: 1-3 CAD-0  
USE: EXEMPT COUNTY

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**BENCHMARK:**  
SAN MH 1019  
RIM ELEV.=6524.59'



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  
7980 INDUSTRY ROAD  
PARCEL NO: 53332-01-002  
ZONE: 1-3 CAD-0  
USE: DISTRIBUTION WAREHOUSE

OQUIRRH USW LC  
7925 INDUSTRY ROAD  
PARCEL NO: 53332-02-001  
ZONE: 1-3 CAD-0  
USE: DISTRIBUTION WAREHOUSE

**GENERAL UTILITY NOTES:**

- ALL UTILITY CONSTRUCTION SHALL CONFORM TO CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS.
- 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.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
- SANITARY SEWER PIPE SHALL BE PVC ASTM 03034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- 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".
- REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.
- ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
- COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS.

**FIRE HYDRANT NOTE:**

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

**WATER SERVICE NOTES:**

- WATER SERVICE LINE TO BE NON-COPPER. ACCEPTABLE MATERIALS INCLUDE HDPE AND CTS (BLUE).
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER & METER SET, WHICH SHALL CONFORM TO CMD STANDARDS.



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

**SITE UTILITY PLAN**

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 10/18/22
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SHEET:	