

**JPS ENGINEERING**  
 19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
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 FAX: 719-471-0766  
 www.jpsegr.com

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

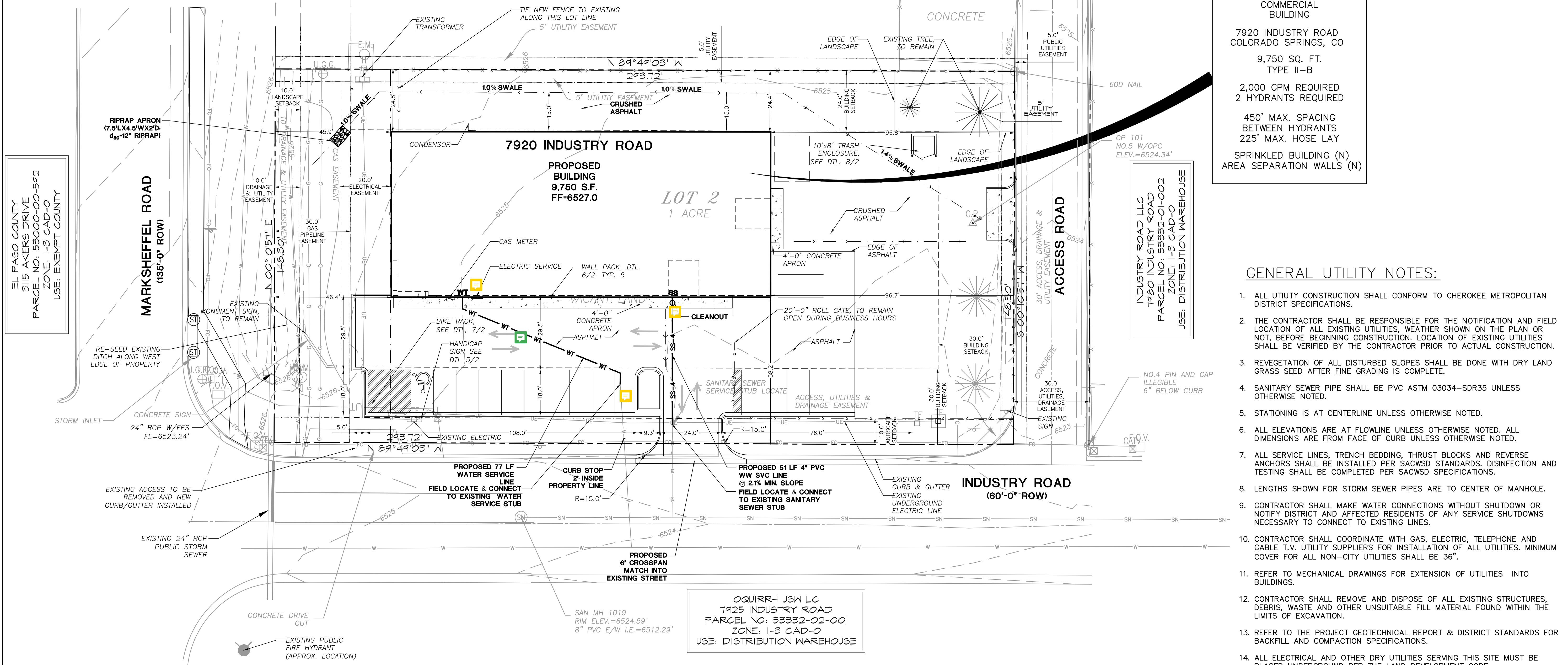
**LOT 1**  
 2.763 ACRE

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  
 7450 INDUSTRY ROAD  
 PARCEL NO: 53332-01-002  
 ZONE: I-3 CAD-0  
 USE: DISTRIBUTION WAREHOUSE

EL PASO COUNTY  
 3115 AKERS DRIVE  
 PARCEL NO: 53000-00-542  
 ZONE: I-3 CAD-0  
 USE: EXEMPT COUNTY

**LOT 2**  
 1 ACRE



**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.
14. ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
15. 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 NOTE:**

WATER SERVICE LINE TO BE NON-COPPER. ACCEPTABLE MATERIALS INCLUDE HOPE AND CTS (BLUE)

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

HORIZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 08/17/22
PROJECT NO: 042203	MODIFIED BY: PV
SHEET:	<b>U1</b>

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

**SITE UTILITY PLAN**

No.	REVISION	BY	DATE
A	EPC SUBMITTAL		05/23/22
B	EPC COMMENTS		08/17/22
C			
D			