

BNV PROPERTIES
1485 PAVONIA ST
PARCEL NO: 54072-06-001
ZONE: 1-2 CAD-0
USE: WAREHOUSE/ STORAGE

BBP FAMILY PARTNERSHIP LLLP
1435 PAVONIA ST
PARCEL NO: 54072-06-002
ZONE: 1-2 CAD-0
USE: OFFICES

LOT 2
111,024 SF

RUSSEL WELLING LIV TRUST
1335 VALLEY ST
PARCEL NO: 54072-03-023
ZONE: 1-2 CAD-0
USE: INDUSTRIAL CONDOMINIUMS

BENCHMARK:
BM#1
FIMS MONUMENT F81, LOCATED ON THE NORTH SIDE OF EAST PLAT AVE. 50' WEST OF FORD STREET.
ELEV.=6275.86' (NAVD88)
BM#2
CONTROL POINT 101
ELEV.=6292.09' (NAVD88)

ACTION HOLDINGS LLC
1490 VALLEY ST.
PARCEL NO: 54072-03-012
ZONE: 1-2 CAD-0
USE: WAREHOUSE/ STORAGE

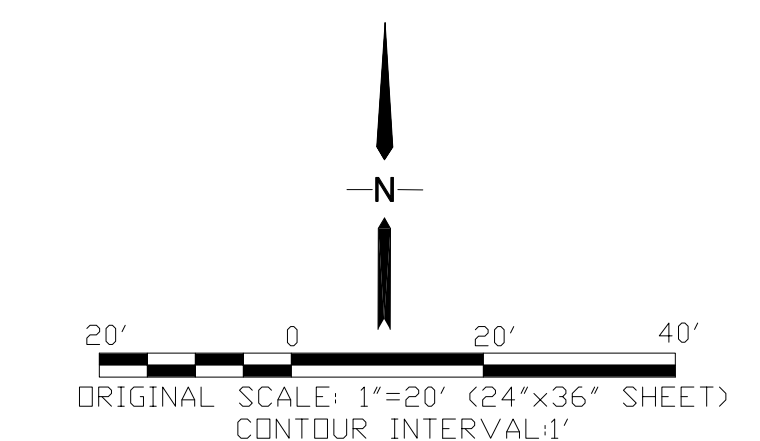
OTIER ROCK LEASING LLC
6125 OMAHA BLVD
PARCEL NO: 54072-02-035
ZONE: 1-2 CAD-0
USE: WAREHOUSE/ STORAGE

1425 VALLEY STREET LLC
1425 VALLEY ST.
PARCEL NO: 54072-02-029
ZONE: 1-2 CAD-0
USE: WAREHOUSE/ STORAGE

1355 VALLEY STREET LLC
1355 VALLEY ST.
PARCEL NO: 54072-03-023
ZONE: 1-2 CAD-0
USE: WAREHOUSE/ STORAGE

- KEYED NOTES:**
- TOPSOIL & STRIPPINGS STOCKPILE AREA
 - 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/ 1.5% SLOPE AWAY FROM BUILDING

- EROSION CONTROL LEGEND:**
- (SF) SILT FENCE
 - (VTC) VEHICLE TRACKING PAD
 - (IP) INLET PROTECTION
 - (SM) SEED & MULCH
 - (CWA) CONCRETE WASHOUT AREA
 - (IP) INLET PROTECTION
- LEGEND:**
- PROPERTY LINE
 - EASEMENT LINE
 - 6255 PROPOSED CONTOUR
 - 6255 EXISTING CONTOUR
 - 49.0 PROPOSED SPOT ELEVATION (FLOWLINE)
 - 74.5 EXIST. SPOT ELEVATION
 - TW TOP OF RETAINING WALL
 - BW BOTTOM OF RETAINING WALL
 - 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 REQUIREMENTS



**NEW WAREHOUSE BUILDING - 1450 VALLEY STREET
LOT 2, BLOCK 1, CIMARRON INDUSTRIAL NO. 2**

**SITE GRADING AND
EROSION CONTROL PLAN**

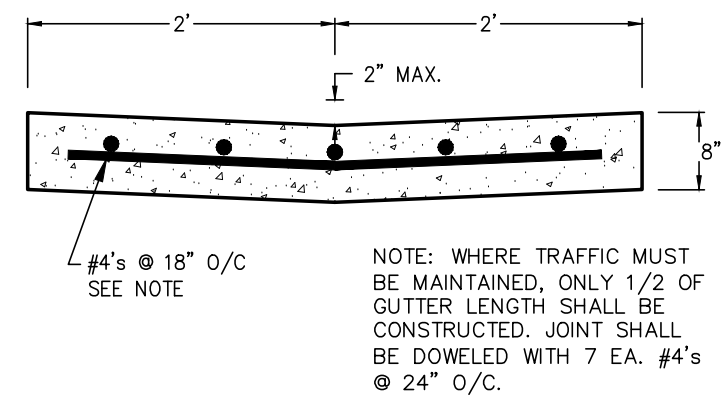
JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

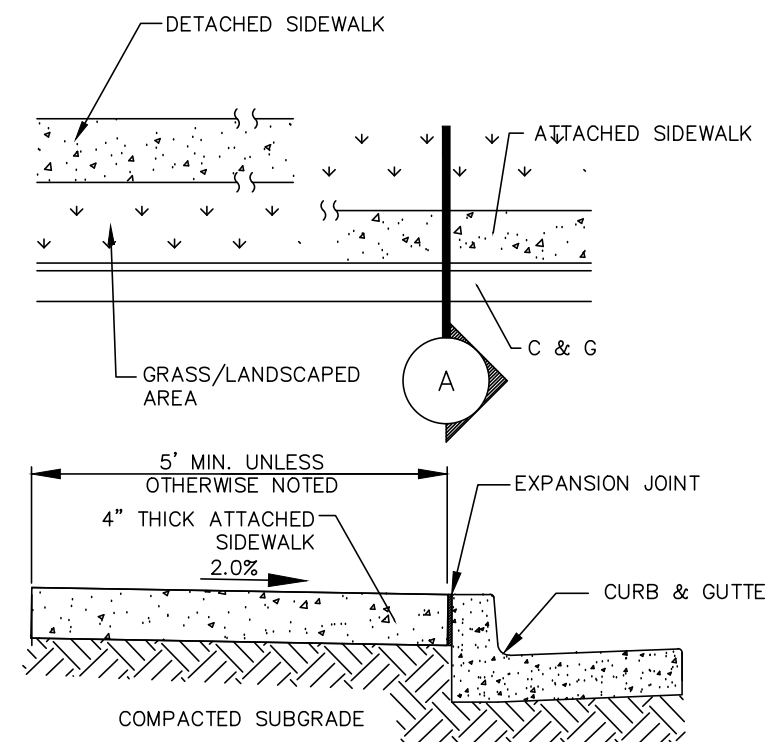
| NO. | REVISION | BY | DATE |
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| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

| | |
|---------------------|-------------------------|
| HORZ. SCALE: 1"=20' | DRAWN: PV |
| VERT. SCALE: N/A | DESIGNED: JPS |
| SURVEYED: RIDGELINE | CHECKED: JPS |
| CREATED: 10/05/22 | LAST MODIFIED: 10/26/22 |
| PROJECT NO: 062201 | MODIFIED BY: PV |
| SHEET: | |

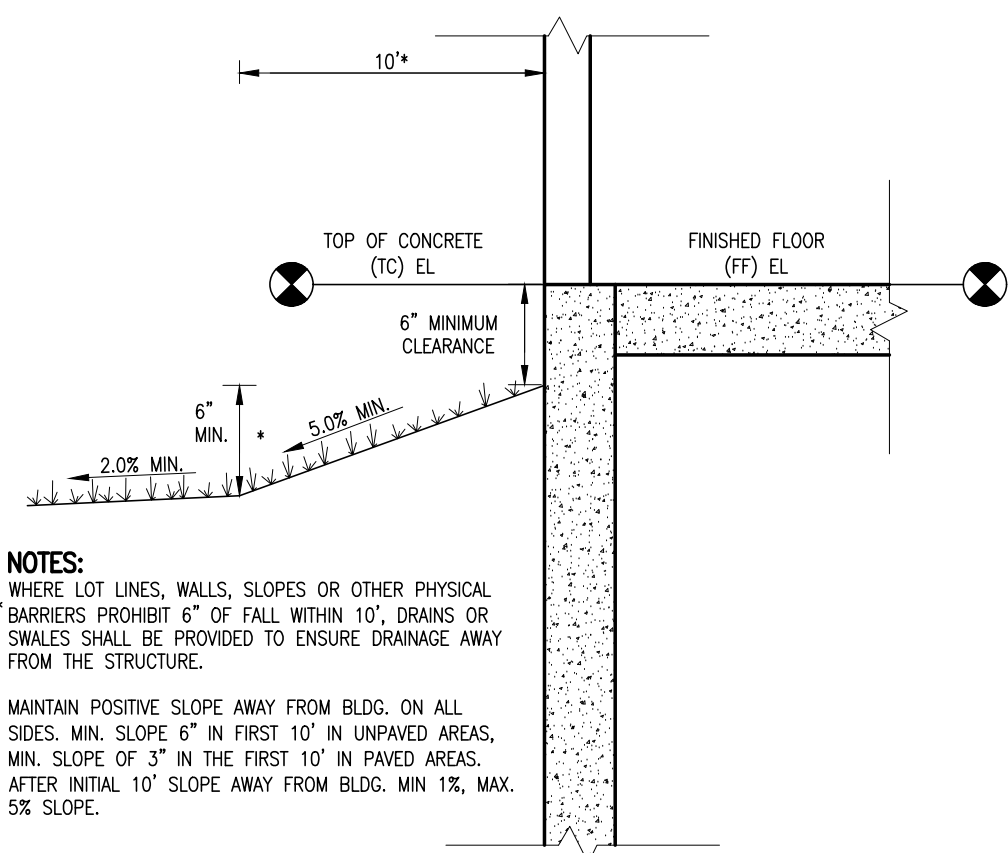
C1.1



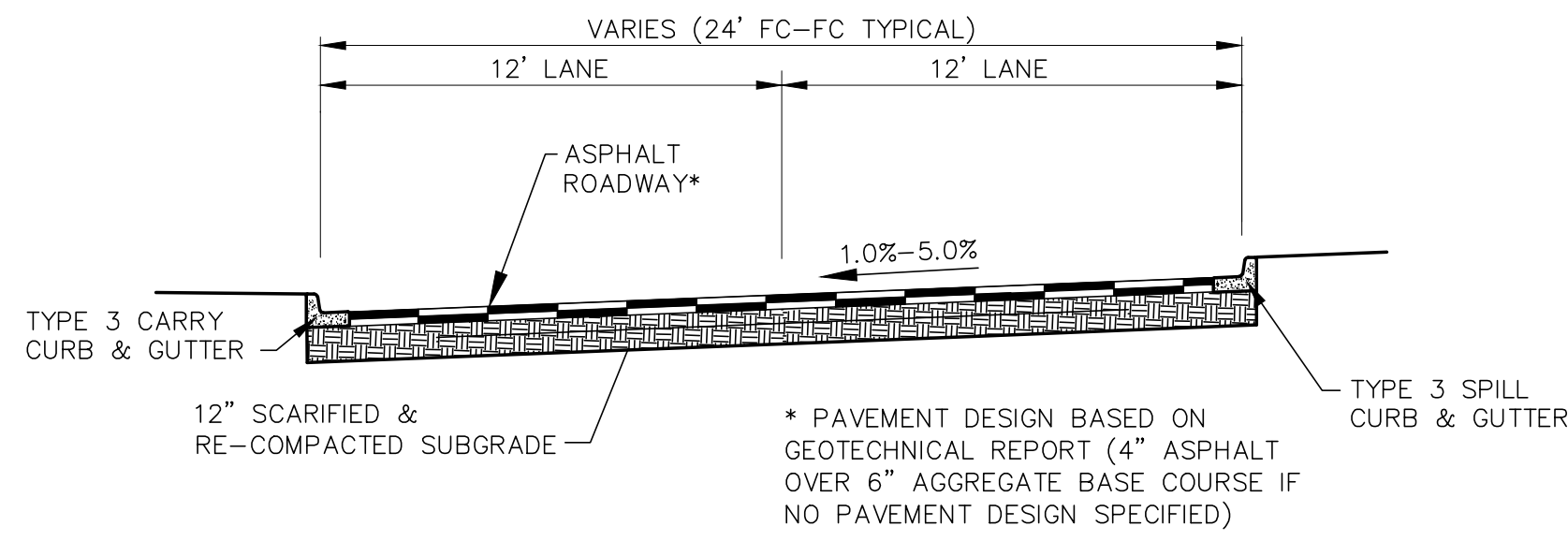
TYPICAL CONCRETE CROSSSPAN (1)
SCALE: 1" = 1'-0"



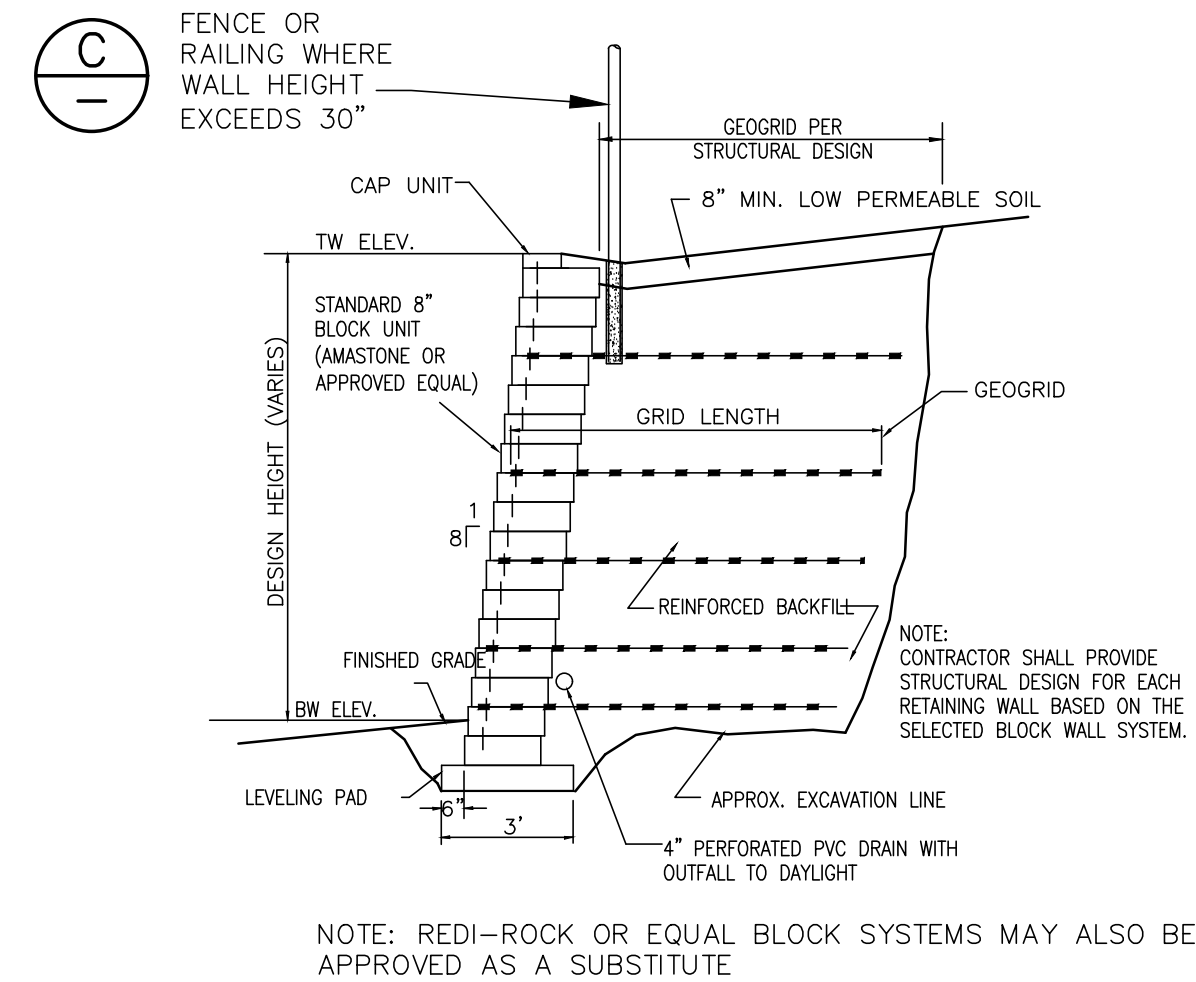
CONCRETE SIDEWALK DETAIL (2)
N.T.S.



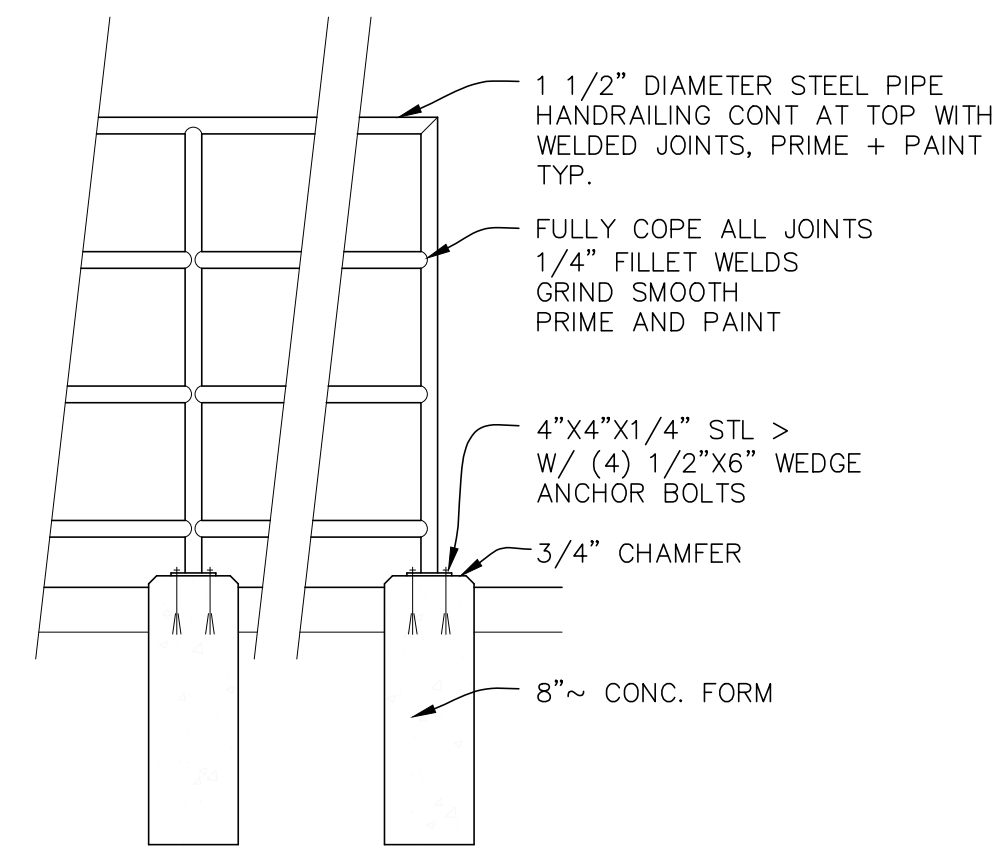
TYPICAL BUILDING DRAINAGE DETAIL (3)
N.T.S.



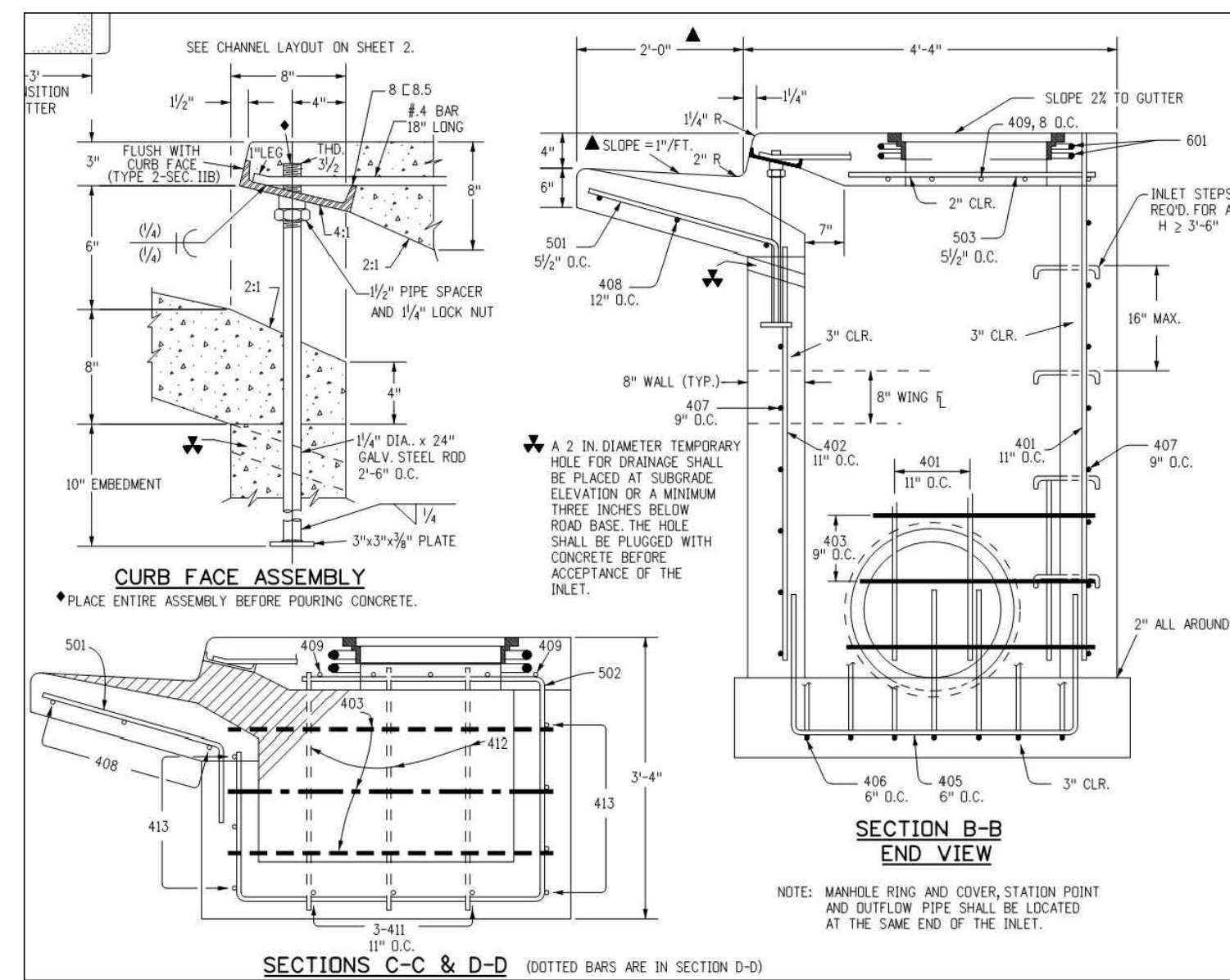
TYPICAL PARKING / ACCESS DRIVE SECTION (A)
SCALE: 1" = 5' H
1" = 2.5' V



SEGMENTAL BLOCK RETAINING WALL DETAIL (B)
SCALE: NTS



HANDRAIL DETAIL (C)
SCALE: NTS



CDOT INLET TYPE R DETAIL

GENERAL CIVIL NOTES:

- ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
 - INTERNATIONAL BUILDING CODE, LATEST EDITION ADOPTED BY LOCAL JURISDICTION
 - PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION.
 - PROJECT GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - COLORADO SPRINGS ENGINEERING CRITERIA MANUAL
 - COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING 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. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND CITY SPECIFICATIONS.
- CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION SHALL MEET CITY CRITERIA.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

HANDICAP ACCESS NOTES:

- RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
- ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
- HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.

General Notes

- Work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
- The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
- Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
- A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
- The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
- Detectable warnings shall be installed at sidewalk to street transitions and shall consist of pedestrian warning panels approved by the City. The detectable warning panels shall be set into the wall concrete. The slopes shall be in a square grid pattern and aligned with pedestrian traffic.
- Detectable warning surfaces at the base of ramps shall start a minimum of 8 inches from the face of the curb and not be more than 8 inches from any point on the face of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
- Ramp and detectable warning running slope shall be 8:33 or flatter except on long ramps as specified by Note 16.
- Drainage structures, traffic sign equipment, or other obstructions shall not be installed in the ramp or turning areas.
- If a traffic sign/pedestrian sign button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian sign button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
- Diagonal ramps on the open end are not allowed in new construction. A single diagonal ramp on the open end may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
- Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
- All ramp joints and grade breaks shall be flush (0.25/2). The joint between the roadway surface and gutter pan shall be flush.
- In retrofit applications, to avoid changing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
- The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
- Flared side ramps may be used only where they abut a non-sloped surface (curbside or former curbside) or the adjacent circulation path is blocked such that it is unsafe for a pedestrian to walk across the flared side slope.
- The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curbs, the turning space shall be 5 feet by 5 feet.
- Contact the City Forestry Division if it is necessary to disturb trees or roots.
- All curb ramps shall have a minimum concrete thickness of 8 inches.
- All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
- Ramps shall align with each other across the street.

Slope Table

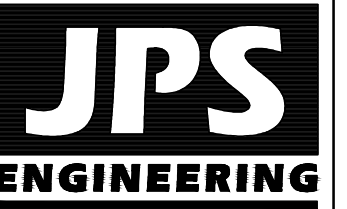
The table below is intended to be used to convert between the percent (rise/run) and ratio (run/rise) methods of expressing the magnitude of a slope.

| PERCENT SLOPE | 0.5% | 1.0% | 2.0% | 3.0% | 4.0% | 5.0% |
|---------------|-------|-------|------|------|------|------|
| RATIO SLOPE | 1:200 | 1:100 | 1:50 | 1:33 | 1:25 | 1:20 |

Ramp Cross Slope Transition To Match Roadway Profile

Ramp cross slopes and turning spaces shall be:
 A. 2% max when a yield or stop control is present.
 B. Permitted to equate street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.

SIDEWALK CURBS AND RAMPS
GENERAL NOTES AND DETAILS
 COLORADO SPRINGS
 DATE: 03/28/2019
 DRAWN BY: JPS
 CHECKED BY: JPS
 PROJECT NO: 062201
 SHEET: 0-8A



19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com

**NEW WAREHOUSE BUILDING - 1450 VALLEY STREET
 LOT 2, BLOCK 1, CIMARRON INDUSTRIAL NO. 2**

**CIVIL NOTES AND
 DETAILS**

| | | | |
|--------------|-------------|----------------|----------|
| HORZ. SCALE: | N/A | DRAWN: | PV |
| VERT. SCALE: | N/A | DESIGNED: | JPS |
| SURVEYED: | WATTS | CHECKED: | JPS |
| CREATED: | 10/05/22 | LAST MODIFIED: | 10/21/22 |
| PROJECT NO: | 062201 | MODIFIED BY: | PV |
| SHEET: | C1.2 | | |

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USE: WAREHOUSE/ STORAGE

BBP FAMILY PARTNERSHIP LLLP
1435 PAVONIA ST
PARCEL NO: 54072-06-002
ZONE: 1-2 CAD-0
USE: OFFICES

LOT 2
111,024 SF

PROPOSED 10' TYPE R-
STORM INLET W/ 18 LF
18" HDPE CONNECTION
TO EXISTING CONCRETE
CHANNEL

RUSSEL WELING LIV TRUST
5135 PAVONIA ST
PARCEL NO: 54072-06-005
ZONE: 1-2 CAD-0
USE: INDUSTRIAL CONDOMINIUMS

BENCHMARK:
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OF EAST PLAT AVE. 50' WEST OF FORD STREET.
ELEV.=6275.86' (NAVD88)
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CONTROL POINT 101
ELEV.=6292.09' (NAVD88)

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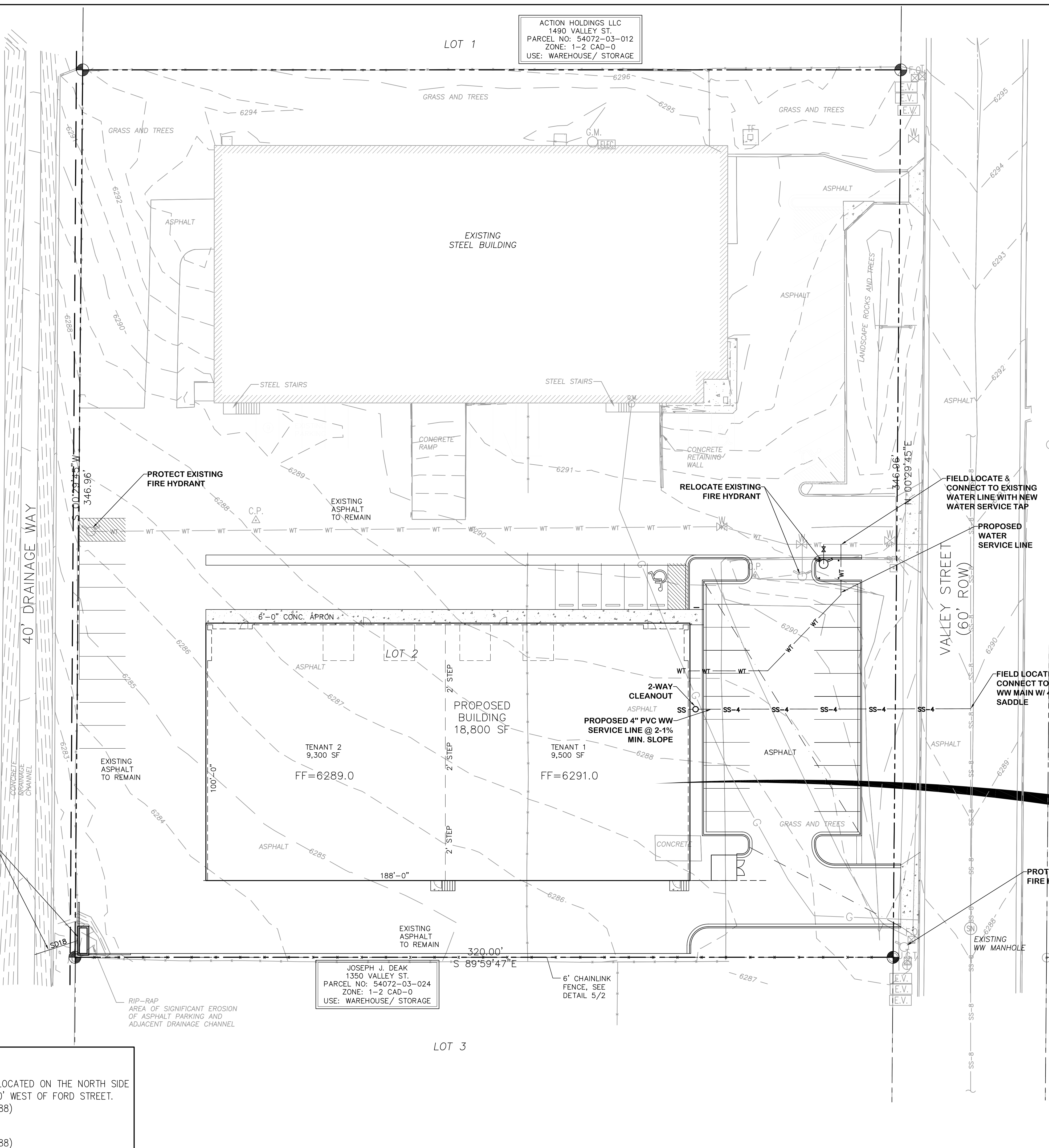
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1355 VALLEY STREET LLC
1355 VALLEY ST.
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USE: WAREHOUSE/ STORAGE

JOSEPH J. DEAK
1350 VALLEY ST.
PARCEL NO: 54072-03-024
ZONE: 1-2 CAD-0
USE: WAREHOUSE/ STORAGE

WAREHOUSE
BUILDING
1450 VALLEY STREET
COLORADO SPRINGS, CO
18,800. 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)



GENERAL UTILITY NOTES:

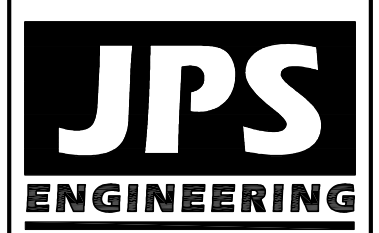
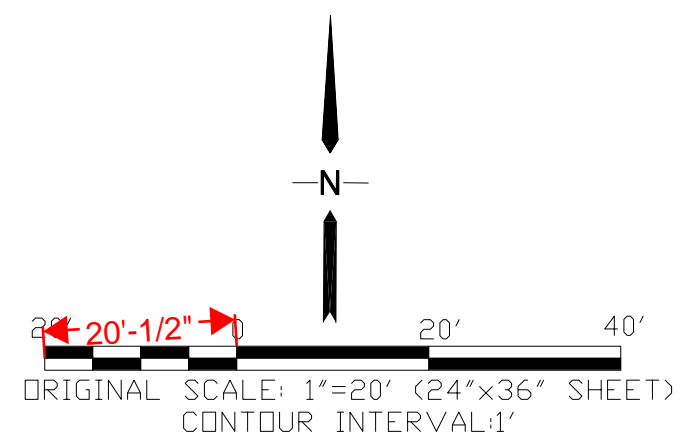
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WEATHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE 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 NOTE:

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



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| 1 | | | |
| 2 | | | |
| 3 | | | |

**NEW WAREHOUSE BUILDING - 1450 VALLEY STREET
LOT 2, BLOCK 1, CIMARRON INDUSTRIAL NO. 2**

SITE UTILITY PLAN

| | |
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| HORZ. SCALE: 1"=20' | DRAWN: PV |
| VERT. SCALE: N/A | DESIGNED: JPS |
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| SHEET: | U1 |