

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

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

LOT 2
111,024 SF

LD RUSSEL WELLING LIV TRUST
1355 VALLEY ST
PARCEL NO: 54072-03-005
ZONE: 1-2 CAD-0
USE: INDUSTRIAL CONDOMINIUMS

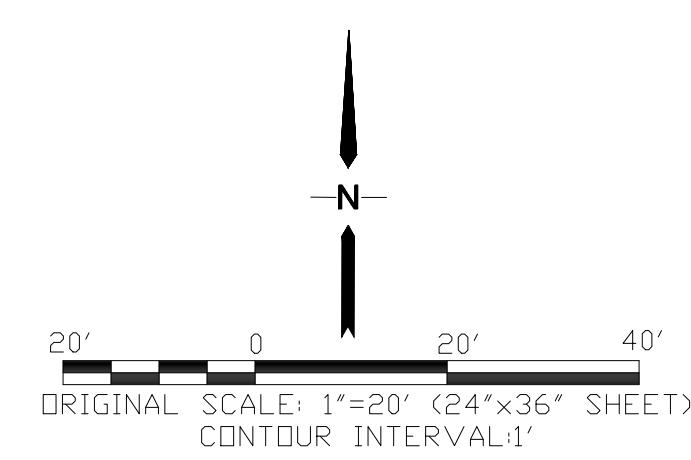
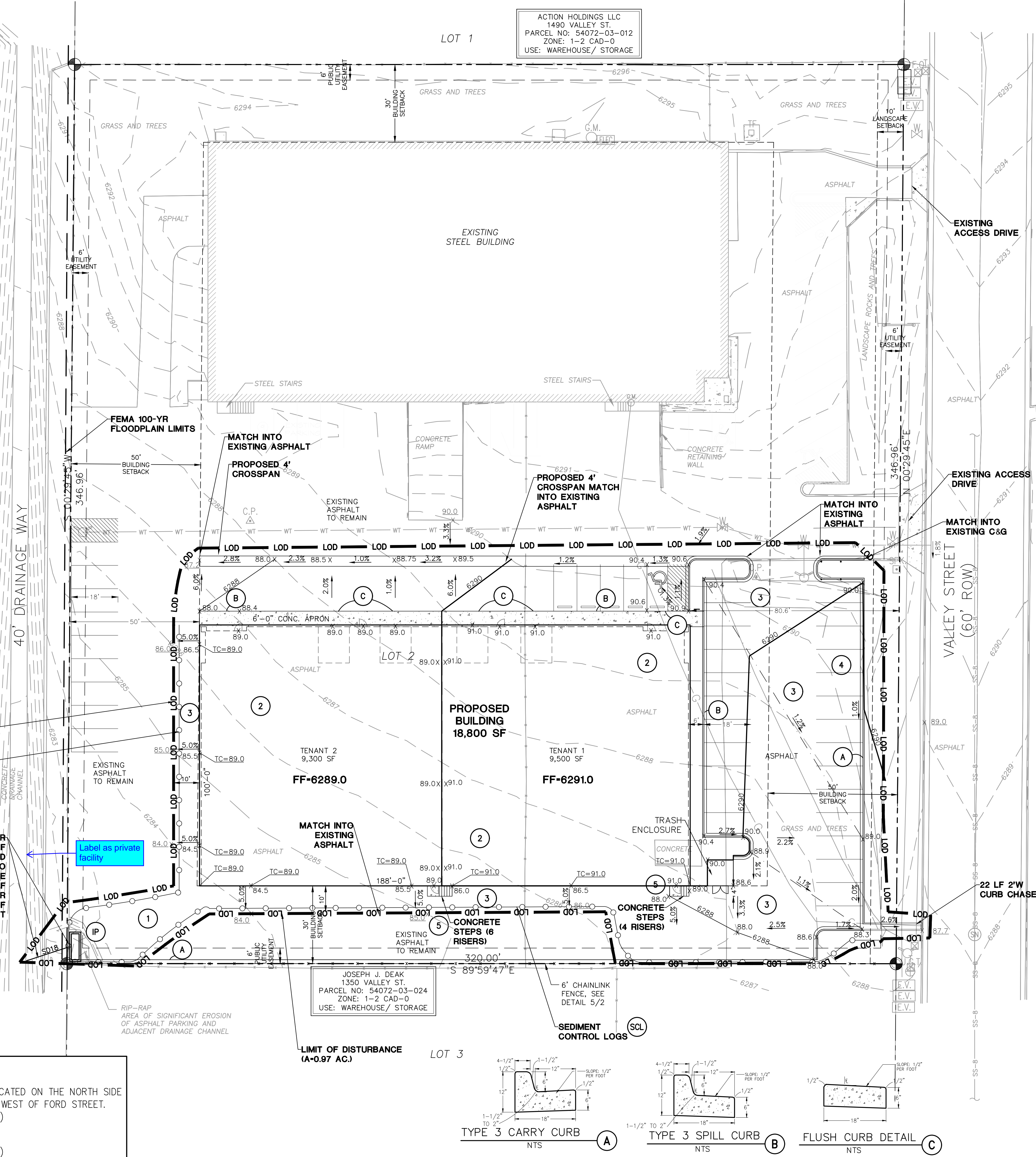
BENCHMARK:
BM#1
FIMS MONUMENT F81, LOCATED ON THE NORTH SIDE OF EAST PLAT AVE. 50' WEST OF FORD STREET.
ELEV.=6275.86' (NAVD88)
BM#2
CONTROL POINT 101
ELEV.=6292.09' (NAVD88)

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

OTTER 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
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PARCEL NO: 54072-03-023
ZONE: 1-2 CAD-0
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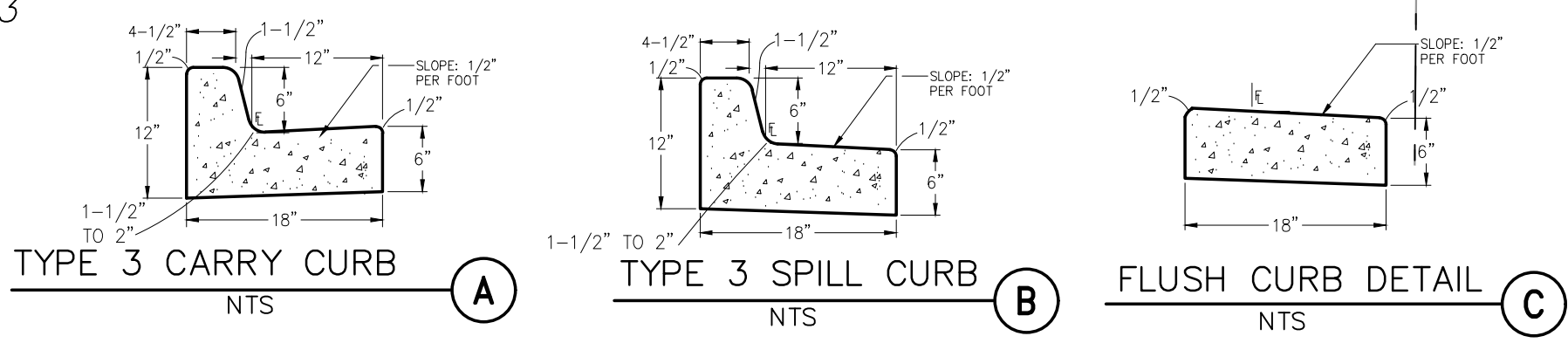
- KEYED NOTES:**
- TOPSOIL & STRIPPINGS STOCKPILE AREA
 - PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
 - PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE UNLESS NOTED OTHERWISE)
 - STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
 - MIN 4'x4' CONCRETE LANDING AT DOOR W/ 1.5% SLOPE AWAY FROM BUILDING

- EROSION CONTROL LEGEND:**
- (VTC) VEHICLE TRACKING PAD
 - (IP) INLET PROTECTION
 - (SM) SEED & MULCH
 - (CWA) CONCRETE WASHOUT AREA
 - (IP) INLET PROTECTION
 - (SCL) SEDIMENT CONTROL LOGS (AND/OR ROCK SOCKS)
- 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

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

Revise to El Paso County Drainage Criteria Manual, Volume 1 and 2 as amended.

For your information:
- EPC Staff is conducting additional research into alternatives for curb chases to protect asphalt from eroding between the curb and curb chase due to concentrated flows.
- EPC Staff may require the proposed curb chase to be removed. A final decision will be made and you will be informed possibly through a condition of approval.



**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

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.

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 10/05/22	LAST MODIFIED: 01/12/23
PROJECT NO: 062201	MODIFIED BY: PV
SHEET:	C1.1

FILE #: EPPR 2258

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KEYED NOTES:

- Ⓢ CONNECT TO EXISTING UNDERGROUND GAS SERVICE LINE (COORDINATE WITH CSU)
- Ⓣ COORDINATE WITH CSU FOR ELECTRIC SERVICE CONNECTIONS

JOSEPH J. DEAK
1350 VALLEY ST.
PARCEL NO: 54072-03-024
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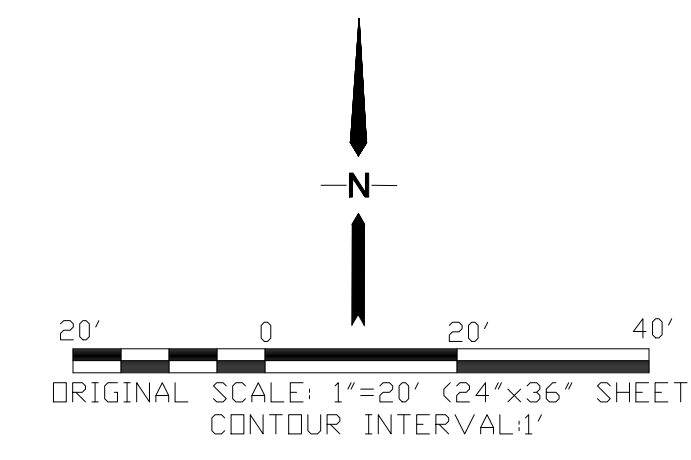
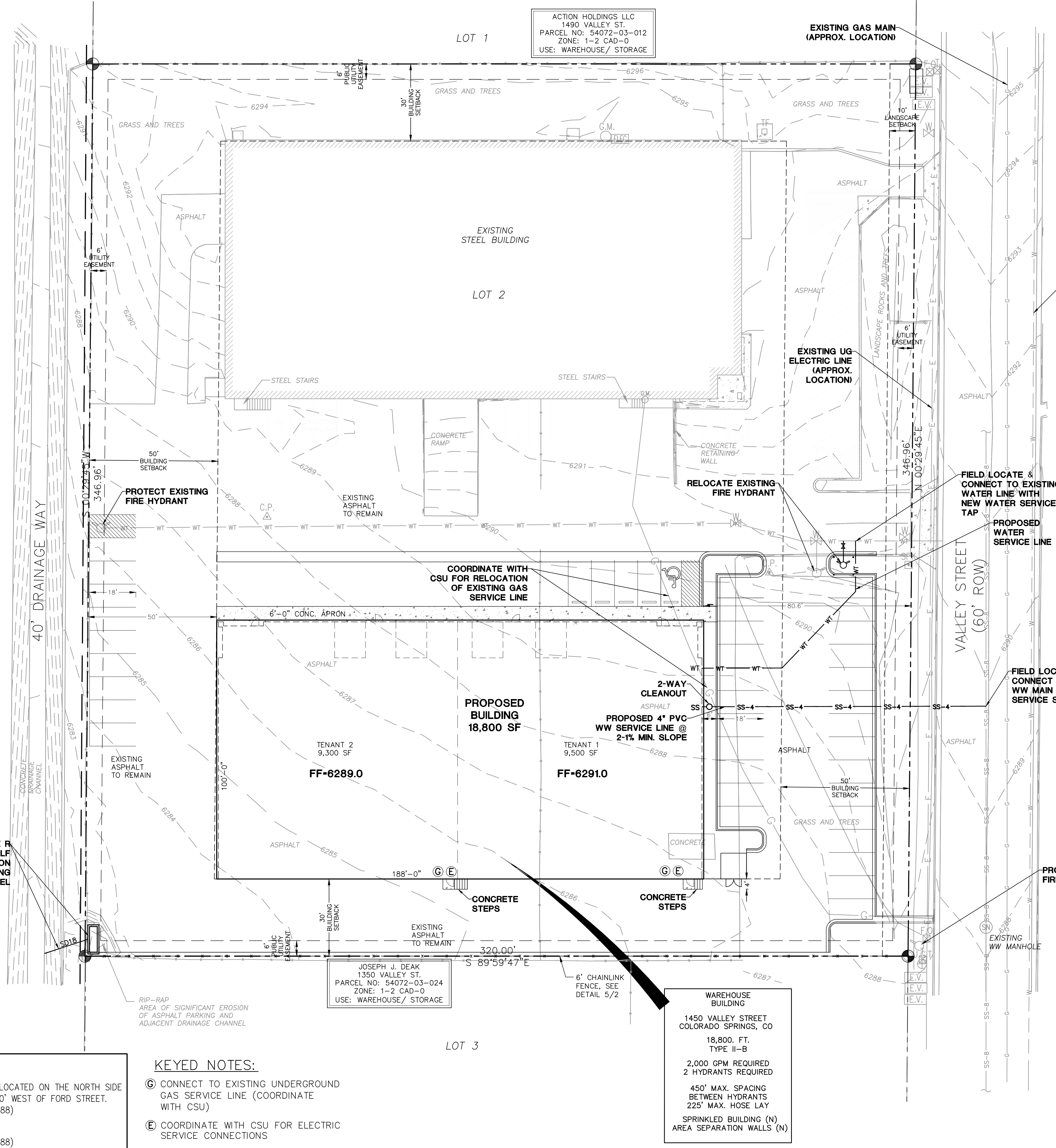
WAREHOUSE BUILDING
1450 VALLEY STREET
COLORADO SPRINGS, CO
18,800. FT.
TYPE II-B
2,000 GPM REQUIRED
2 HYDRANTS REQUIRED
450' MAX. SPACING BETWEEN HYDRANTS
225' MAX. HOSE LAY
SPRINKLED BUILDING (N)
AREA SEPARATION WALLS (N)

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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 SACWS STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER SACWS 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 HDPE AND CTS (BLUE)

General Notes for Preliminary Utility Plans

- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:
1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
 2. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
 3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
 4. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
 5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
 6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines as required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
 7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
 8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
 9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering) both 688-4865 or South 688-5564).
 10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
 11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

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SITE UTILITY PLAN

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4			

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NOTE: WATER & WW SERVICE IS PROVIDED BY CHEROKEE METROPOLITAN DISTRICT