

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

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

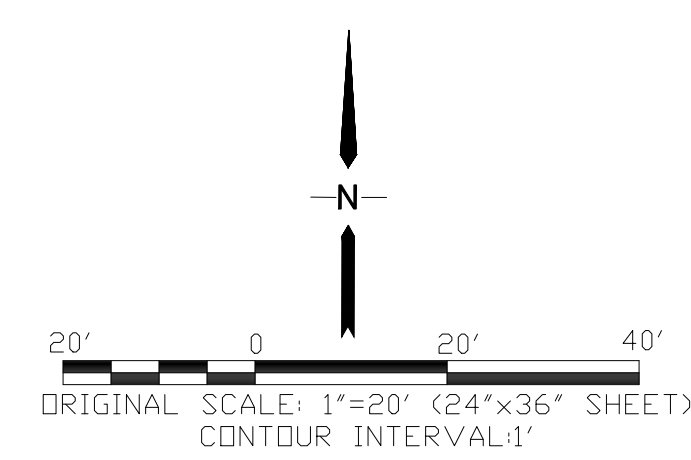
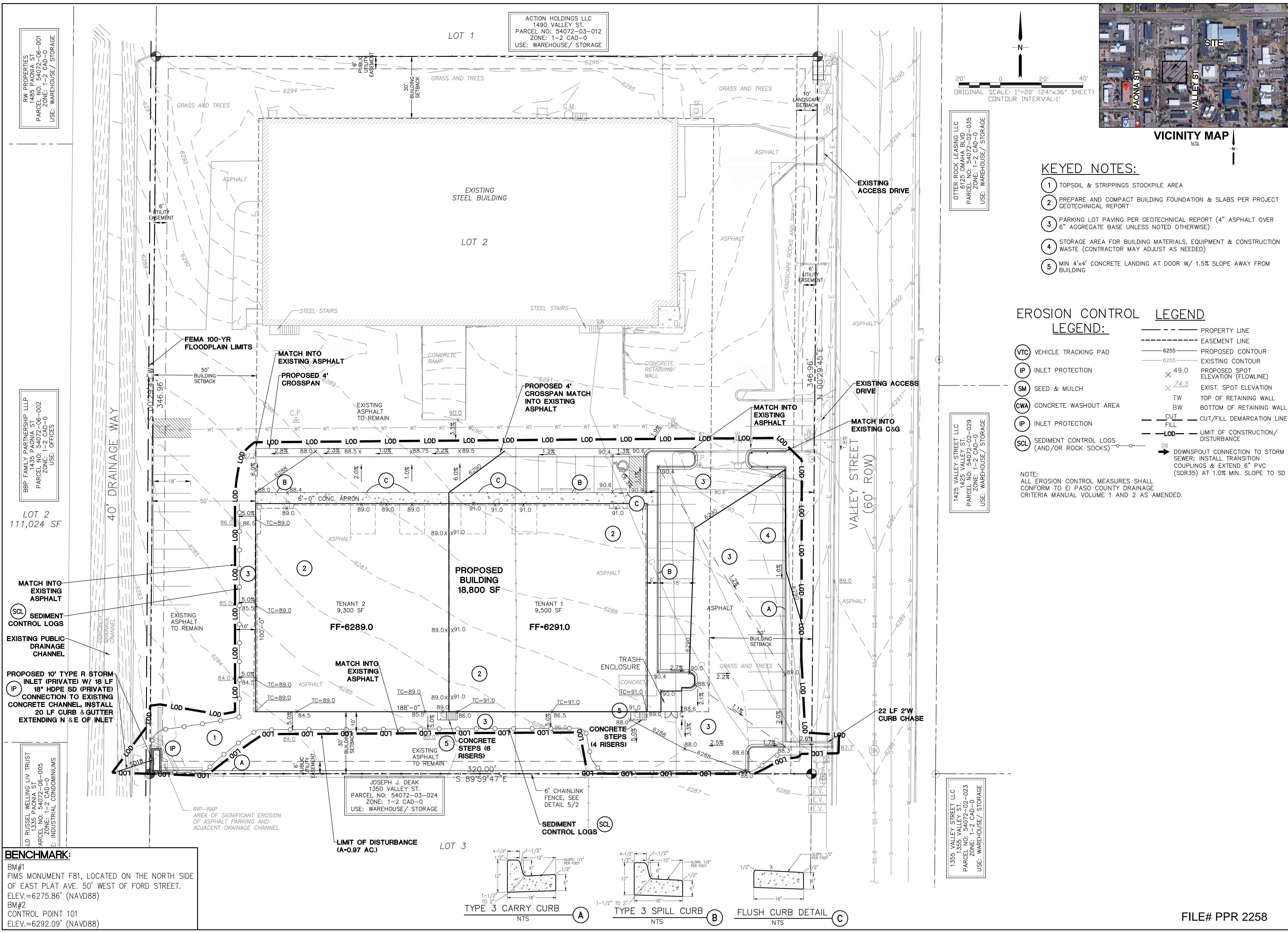
LD RUSSEL WELLING LIV TRUST  
1355 VALLEY ST  
PARCEL NO: 54072-06-005  
ZONE: 1-2 CAD-0  
USE: INDUSTRIAL CONDOMINIUMS

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



**KEYED NOTES:**

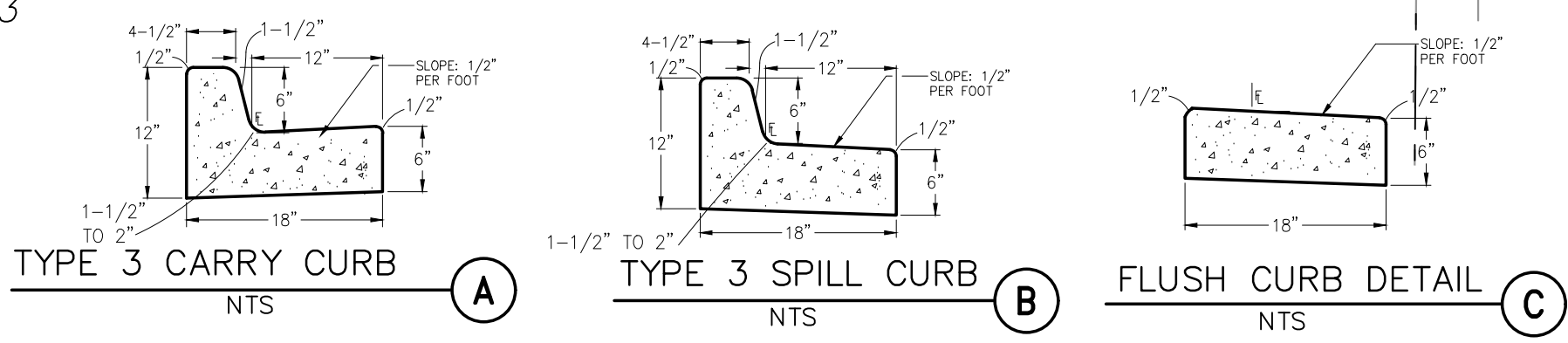
- 1 TOPSOIL & STRIPPINGS STOCKPILE AREA
- 2 PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
- 3 PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE UNLESS NOTED OTHERWISE)
- 4 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
- 5 MIN 4'x4' CONCRETE LANDING AT DOOR W/ 1.5% SLOPE AWAY FROM BUILDING

**EROSION CONTROL LEGEND:**

- |   |      |  |
|---|------|--|
| (VTC) VEHICLE TRACKING PAD                      | ---  | PROPERTY LINE  |
| (IP) INLET PROTECTION                           | ---  | EASEMENT LINE  |
| (SM) SEED & MULCH                               | ---  | 6255 PROPOSED CONTOUR  |
| (CWA) CONCRETE WASHOUT AREA                     | ---  | 6255 EXISTING CONTOUR  |
| (IP) INLET PROTECTION                           | X    | 49.0 PROPOSED SPOT ELEVATION (FLOWLINE)  |
| (SCL) SEDIMENT CONTROL LOGS (AND/OR ROCK SOCKS) | X    | 74.5 EXIST. SPOT ELEVATION   |
|   | TW   | TOP OF RETAINING WALL  |
|   | BW   | BOTTOM OF RETAINING WALL   |
|   | CUT  | CUT/FILL DEMARCATION LINE  |
|   | FILL | FILL   |
|   | ---  | 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 EI PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 1 AND 2 AS AMENDED.

**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)



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

**SITE GRADING AND  
EROSION CONTROL PLAN**

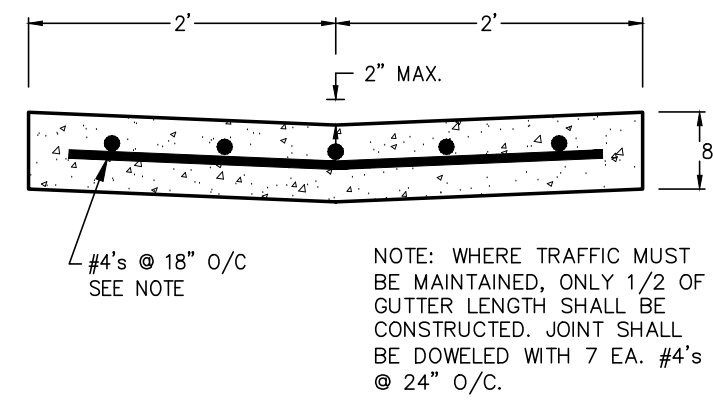
**JPS ENGINEERING**  
19 E. Willamette Ave.  
Colorado Springs, CO 80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsegr.com

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.

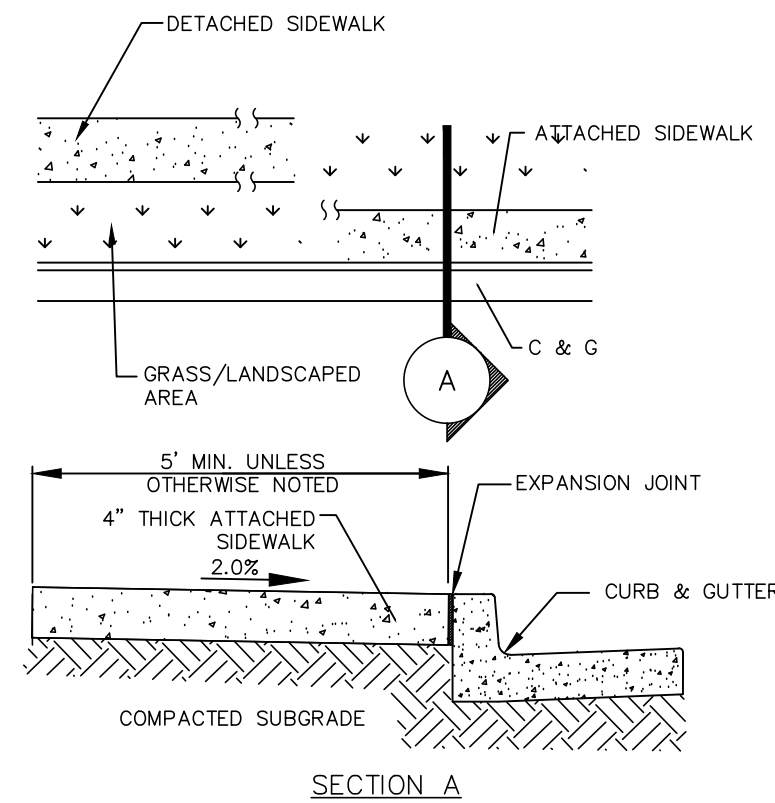
HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 10/05/22	LAST MODIFIED: 03/03/23
PROJECT NO: 062201	MODIFIED BY: PV
SHEET:	

**C1.1**

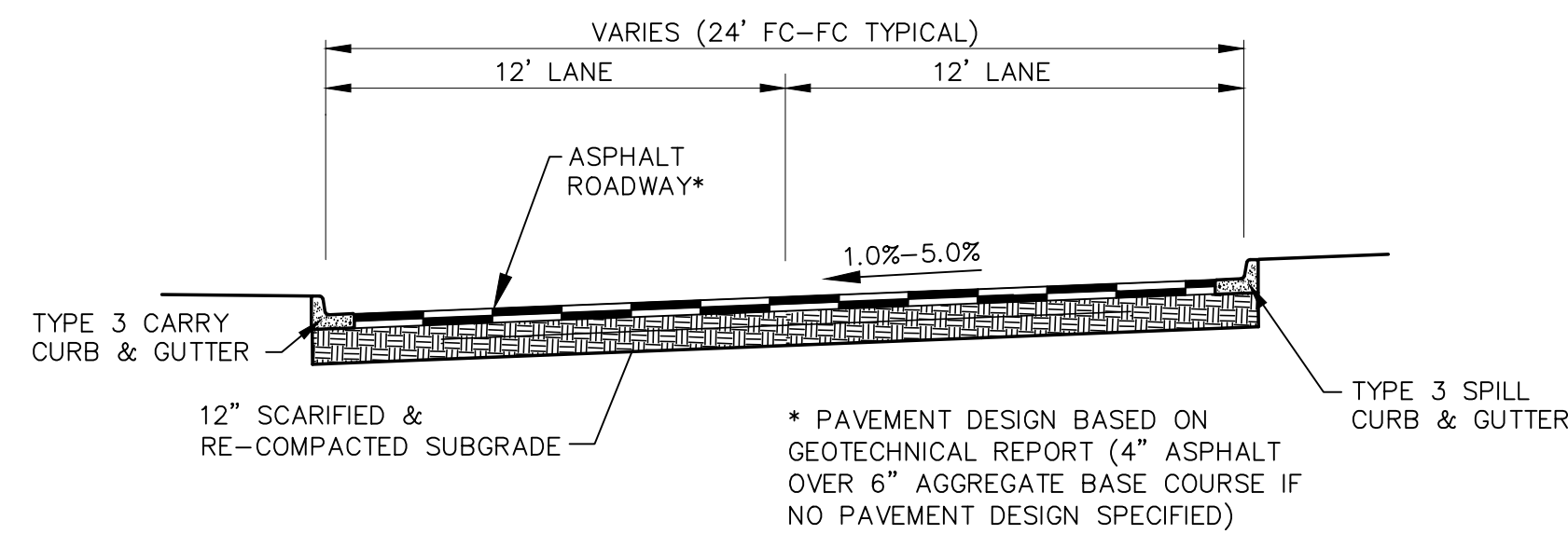
FILE# PPR 2258



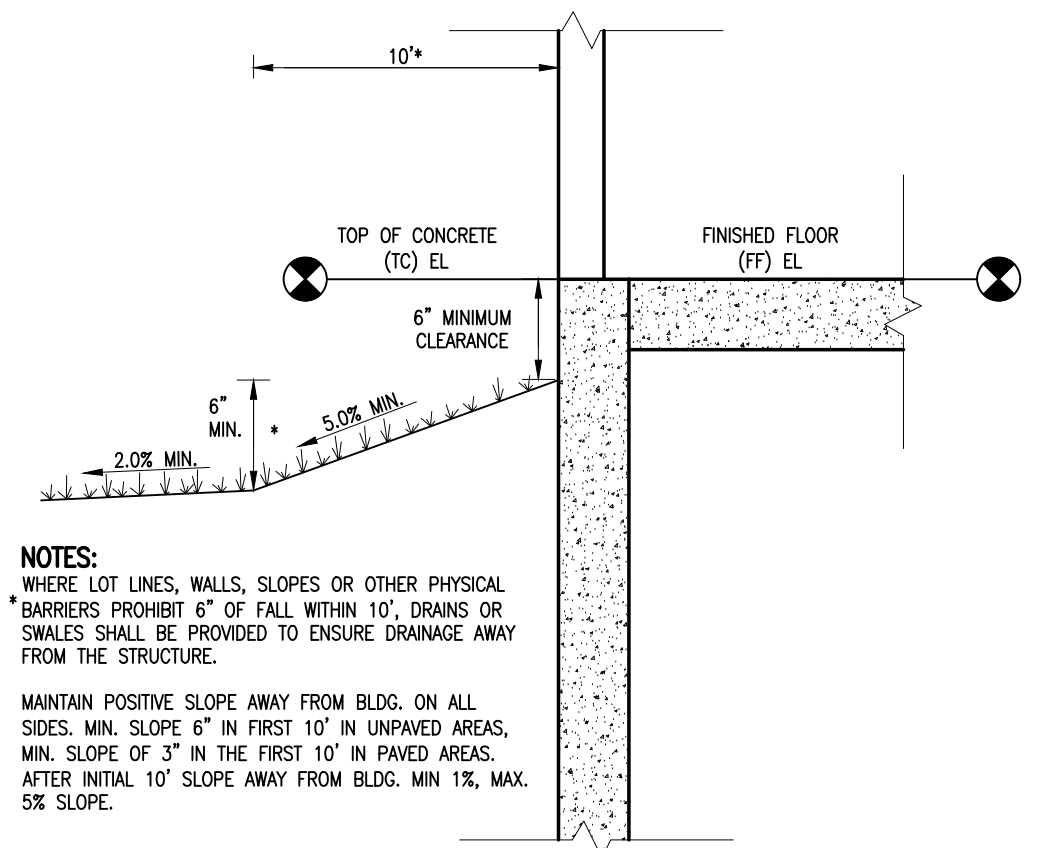
TYPICAL CONCRETE CROSSSPAN (1)  
SCALE: 1" = 1'-0"



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



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



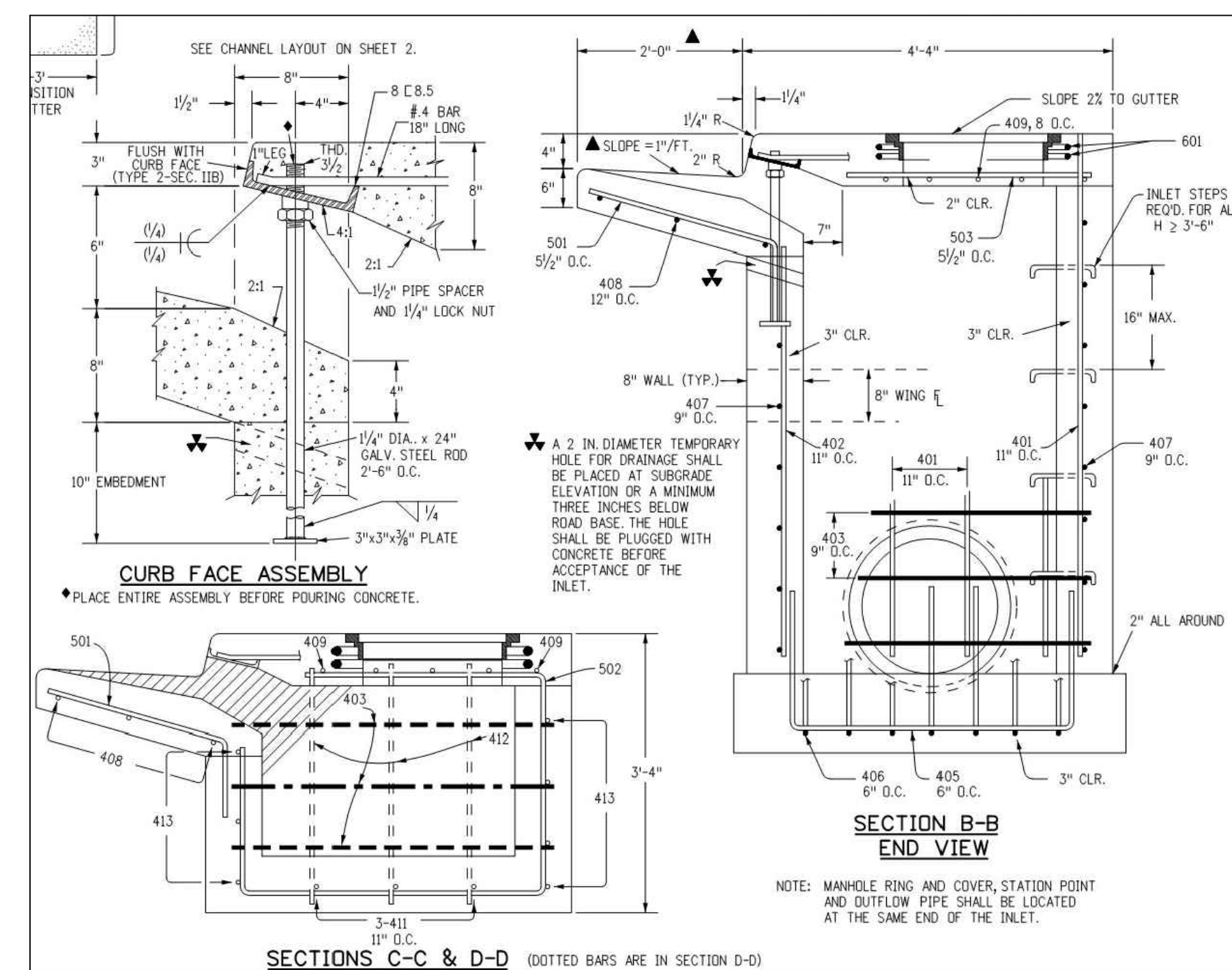
TYPICAL BUILDING DRAINAGE DETAIL (3)  
N.T.S.

**GENERAL CIVIL NOTES:**

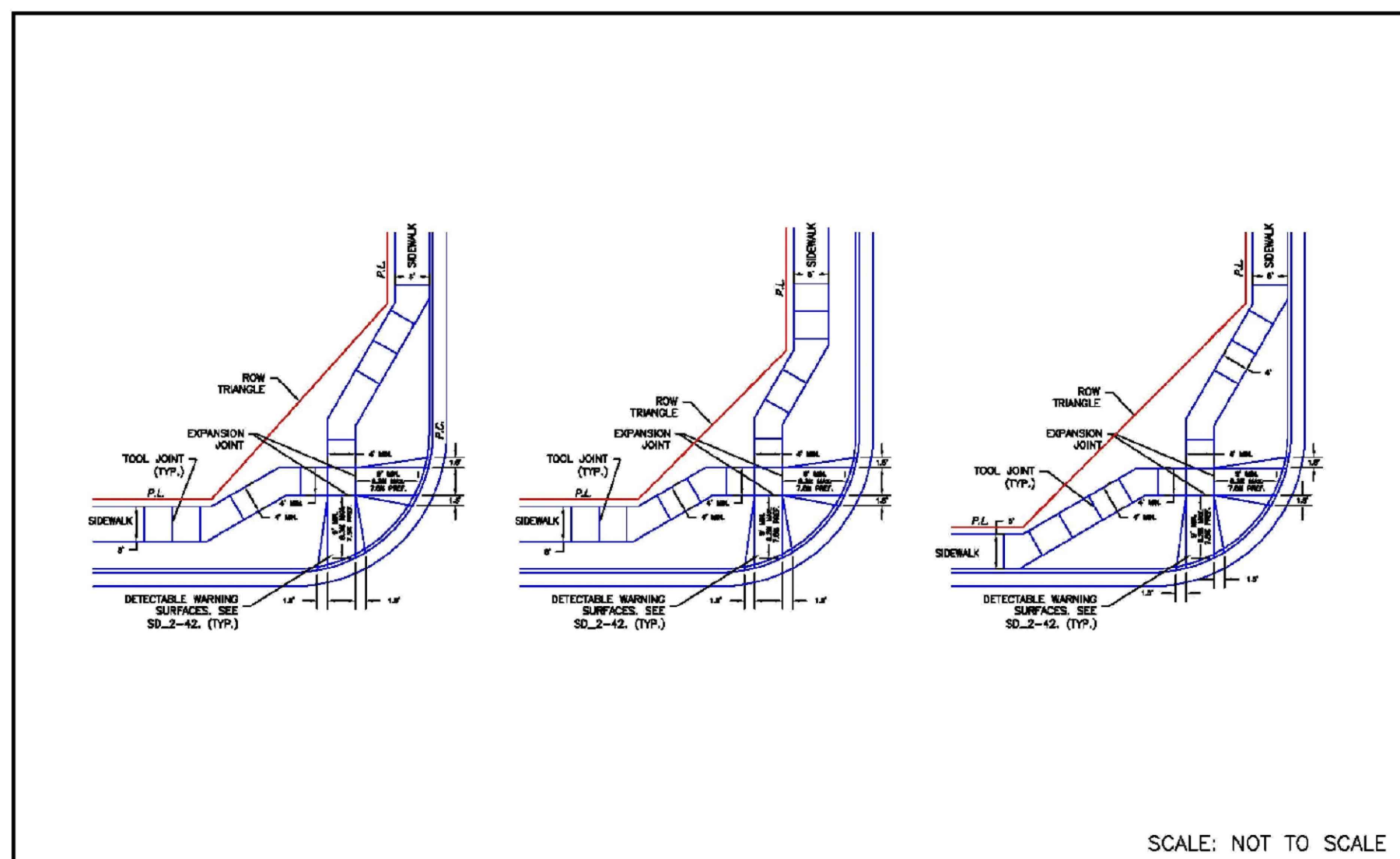
- ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
  - INTERNATIONAL BUILDING CODE, LATEST EDITION ADOPTED BY LOCAL JURISDICTION
  - PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION.
  - PROJECT GEOTECHNICAL REPORT.
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL
  - CHEROKEE METROPOLITAN DISTRICT 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.
- 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.
- CONTRACTOR SHALL OBTAIN A WORK IN RIGHT OF WAY PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL WORK IN THE RIGHT OF WAY.

**HANDICAP ACCESS NOTES:**

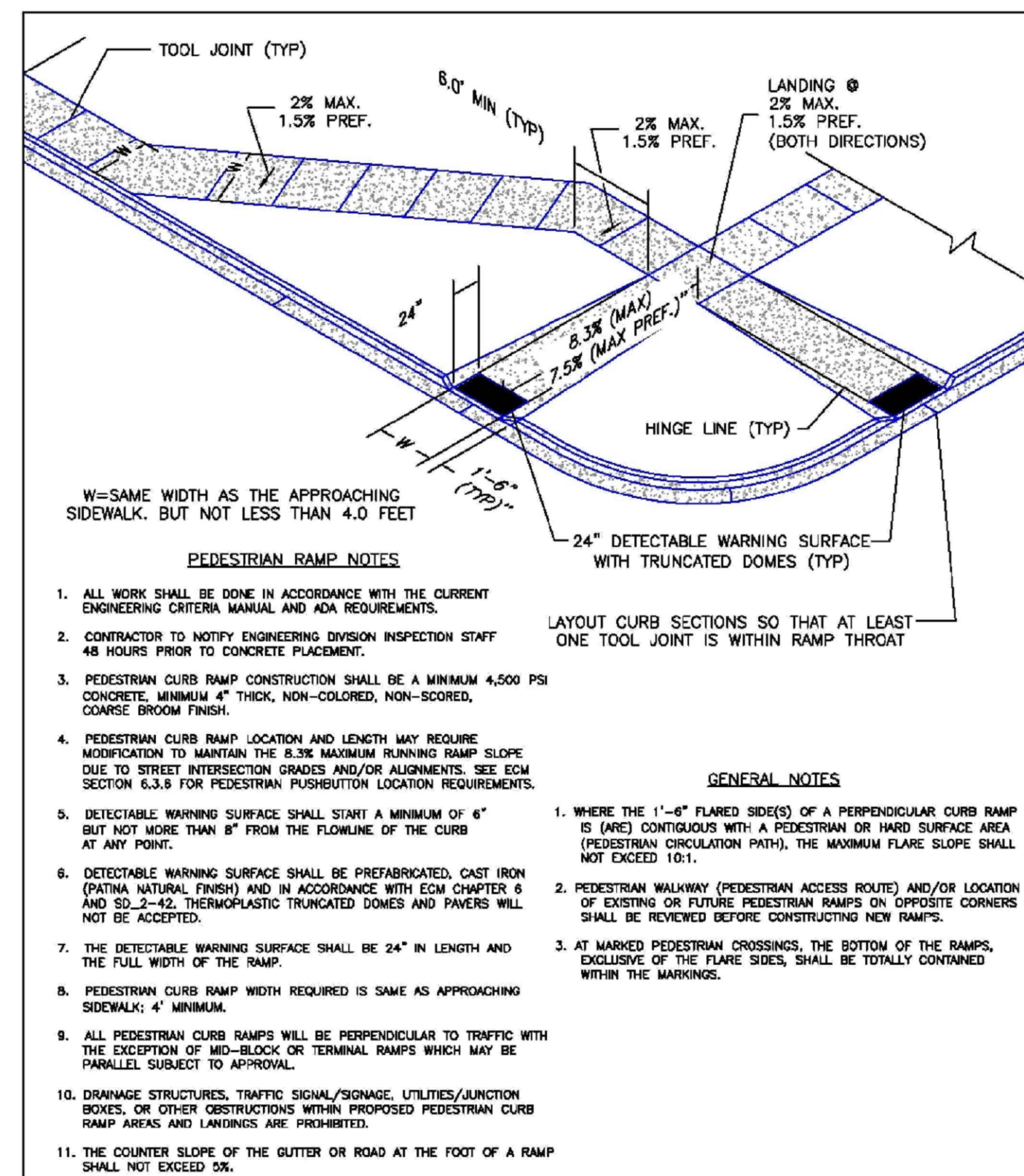
- RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
- ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
- HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH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



CDOT INLET TYPE R DETAIL



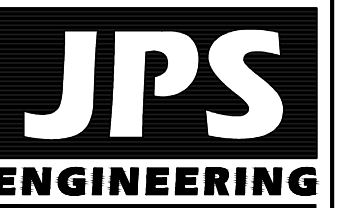
SCALE: NOT TO SCALE



Pedestrian Curb Ramp Detail Standard Drawing  
DATE APPROVED: 6/23/20  
DRAWN BY: Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail Standard Drawing  
DATE APPROVED: 6/23/20  
DRAWN BY: Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

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



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

NO.	REVISION	BY	DATE

**CIVIL NOTES AND  
DETAILS**

HORIZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	WATTS	CHECKED:	JPS
CREATED:	10/05/22	LAST MODIFIED:	03/02/23
PROJECT NO:	062201	MODIFIED BY:	PV
SHEET:			

BNV PROPERTIES  
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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

WALD RUSSEL WELLING LIV TRUST  
1355 VALLEY ST  
PARCEL NO: 54072-06-005  
ZONE: 1-2 CAD-0  
USE: INDUSTRIAL CONDOMINIUMS

**BENCHMARK:**  
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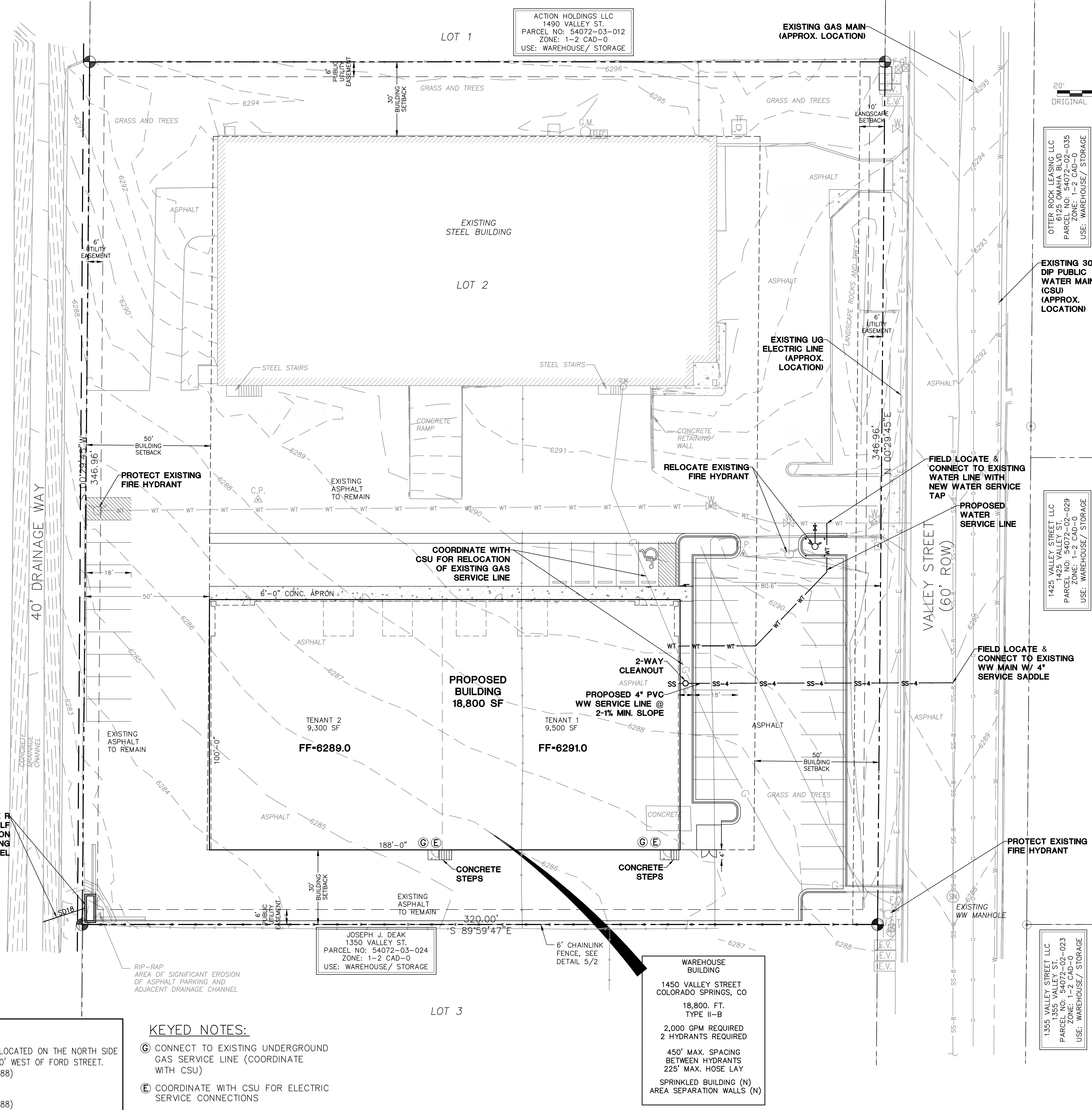
**KEYED NOTES:**

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

ACTION HOLDINGS LLC  
1490 VALLEY ST.  
PARCEL NO: 54072-03-012  
ZONE: 1-2 CAD-0  
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)

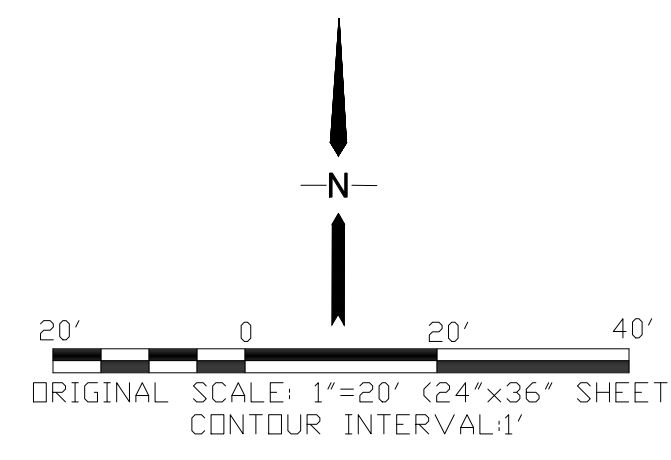


OTTER ROCK LEASING LLC  
6125 OMAHA BLVD  
PARCEL NO: 54072-02-035  
ZONE: 1-2 CAD-0  
USE: WAREHOUSE/ STORAGE

EXISTING 30" DIP PUBLIC WATER MAIN (CSU) (APPROX. LOCATION)

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



**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 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 are 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.

FILE# PPR 2258

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

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

**SITE UTILITY PLAN**

**JPS ENGINEERING**  
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Colorado Springs, CO 80903  
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3			
4			

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PROJECT NO: 062201	MODIFIED BY: PV
SHEET:	<b>U1</b>