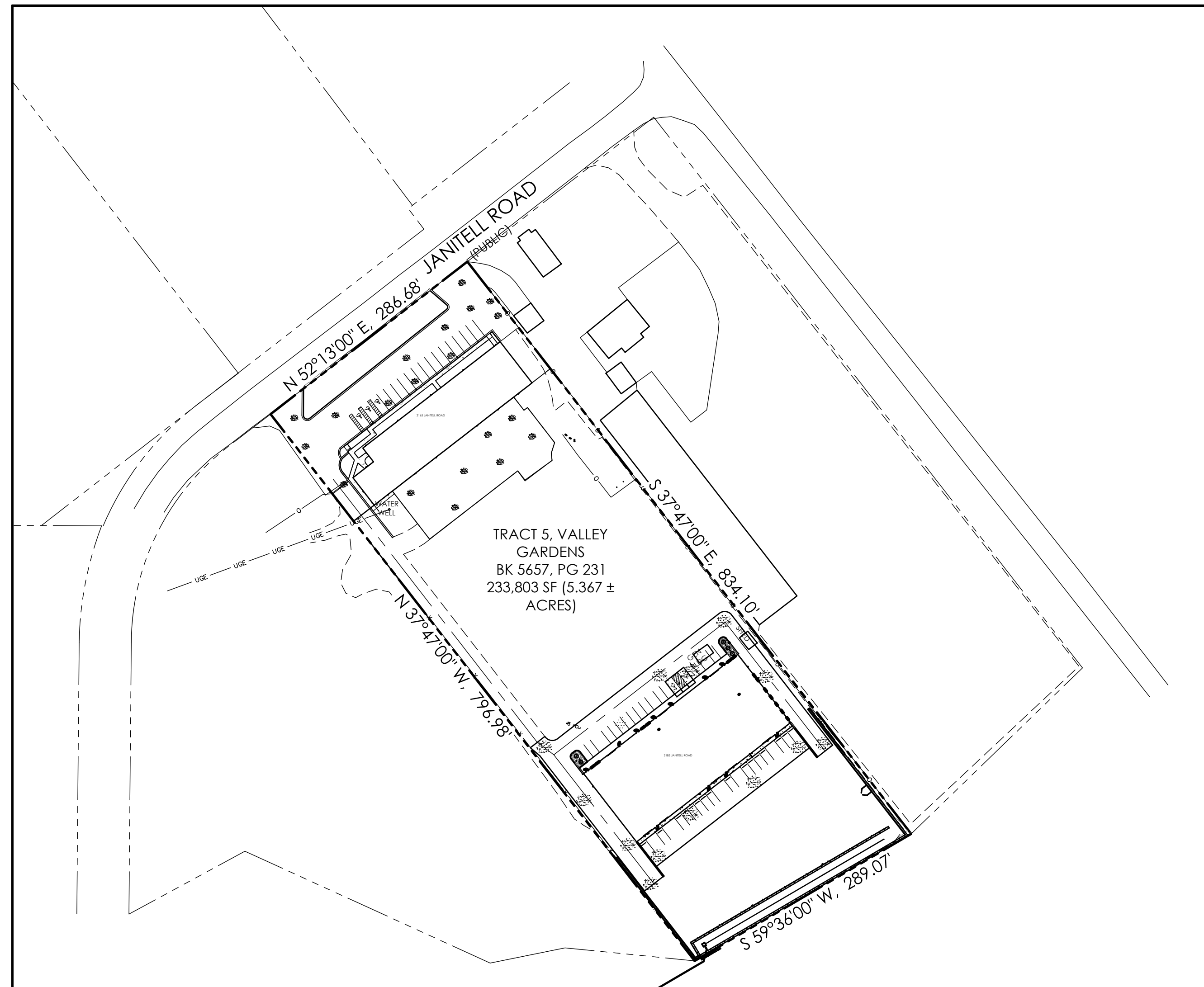


SITE DEVELOPMENT PLAN

FOR

2185 JANITELL ROAD

TRACT 5, VALLEY GARDENS, LOCATED IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SITE DATA

OWNER/DEVELOPER
SOMBERS INVESTMENTS LLC
5565 PIEDRA VISTA
COLORADO SPRINGS, CO 80908

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
(719) 448-0844

ZONING
INDUSTRIAL (M 1)

USE
PROPOSED OFFICE/WAREHOUSE
22,500 SF

TAX SCHEDULE NO.
64283 01 005

PROPERTY ADDRESS
2165 JANITELL ROAD

COVERAGE DATA

BUILDINGS	=	30,362 SF
PAVED	=	34,712 SF
GRAVEL	=	155,510 SF
OPEN SPACE / LANDSCAPE	=	9,462 SF
TOTAL	=	233,046 SF
		100.0%

PARKING SCHEDULE

REQUIRED PARKING

WAREHOUSE - 19,090 SF @ 1 SPACE / 1000 SF	=	20 SPACES
OFFICE - 3410 SF @ 1 SPACE / 400 SF	=	9 SPACES

PROVIDED PARKING

BUILDING 1	-	14 SPACES + 3 ADA
BUILDING 2	-	31 SPACES + 2 ADA

BUILDING CONSTRUCTION TYPE

IIB

BUILDING HEIGHT

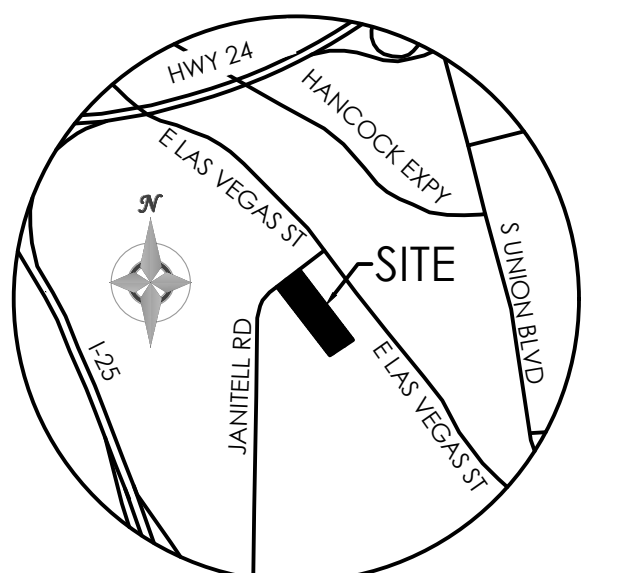
MAXIMUM HEIGHT: 50'

SETBACKS

FRONT:	15'
REAR:	15'
SIDE:	N/A

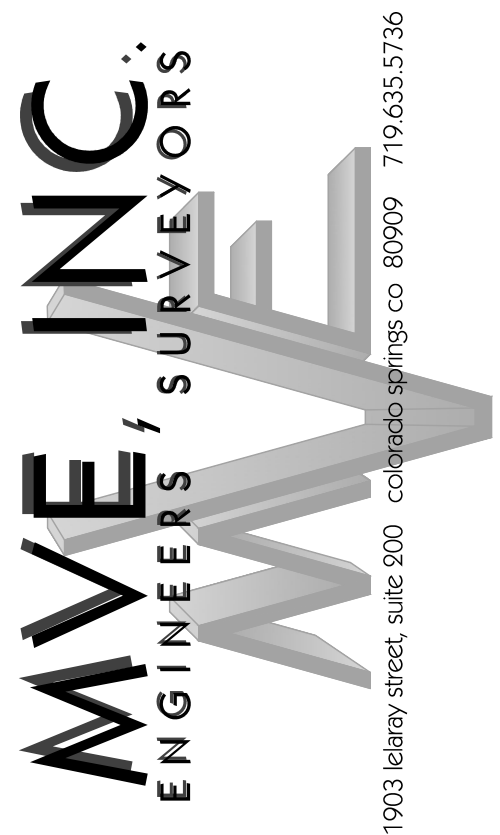
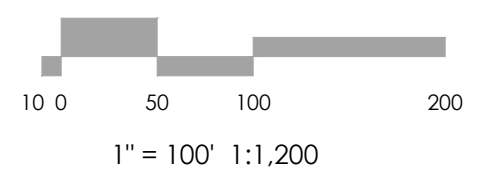
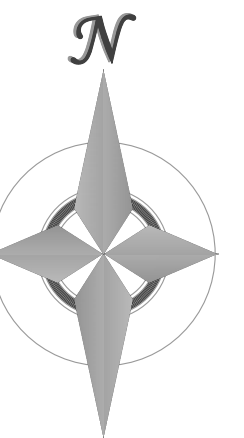
LIGHTING

LIGHTING TO BE BUILDING MOUNTED FULL CUTOFF LIGHTS. NO AREA MAST LIGHTING PROPOSED.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

2185 JANITELL ROAD

SITE PLAN

COVER SHEET

DP 1.1 MVE PROJECT **61195**
MVE DRAWING **DP-CS**

JANUARY 20, 2025
SHEET 1 OF 4

LEGEND

---	PROPERTY LINE
- - - - -	EASEMENT LINE
---	LOT LINE
- - - - -	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE

EXISTING	
- - - - -5985-	INDEX CONTOUR
- - - - -84-	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK
[Pattern]	RETAINING WALL - SOLID/ ROCK
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE
[Symbol]	BARBED WIRE FENCE
[Symbol]	TREE (EVERGREEN/DECIDUOUS)
[Symbol]	SHRUB
[Symbol]	ROCK

PROPOSED	
- - - - -5985-	INDEX CONTOUR
- - - - -84-	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK
[Pattern]	RETAINING WALL - SOLID/ ROCK
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	2515 LARAMIE DRIVE (100)
[Symbol]	UNIT ADDRESS
[Symbol]	FIRE LANE

ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY
(C)	CATCH CURB
(S)	SPILL CURB

ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0763G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO TRACT 5, VALLEY GARDENS, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD '88.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO INSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

LEGAL DESCRIPTION

TRACT 5, VALLEY GARDENS, EL PASO COUNTY ASSESSORS SCHEDULE NUMBER 64283-01-005, EL PASO COUNTY COLORADO.

DEVELOPMENT NOTES

- WATER SERVICE PROVIDED BY EXISTING WELL.
- SEWER SERVICE PROVIDED BY EXISTING OWTS.
- FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.
- NATURAL GAS SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.
- ELECTRIC SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.
- THEIR ARE NO EXISTING OR PROPOSED BUILDING OR FREESTANDING SIGNAGE.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT TIME OF FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO INSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

SHEET INDEX

SITE DEVELOPMENT PLAN	
DP-1.1	COVER SHEET
DP-2.1	SITE PLAN
DP-3.1	DETAILS
DP-4.1	POND PLAN/DETAILS

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

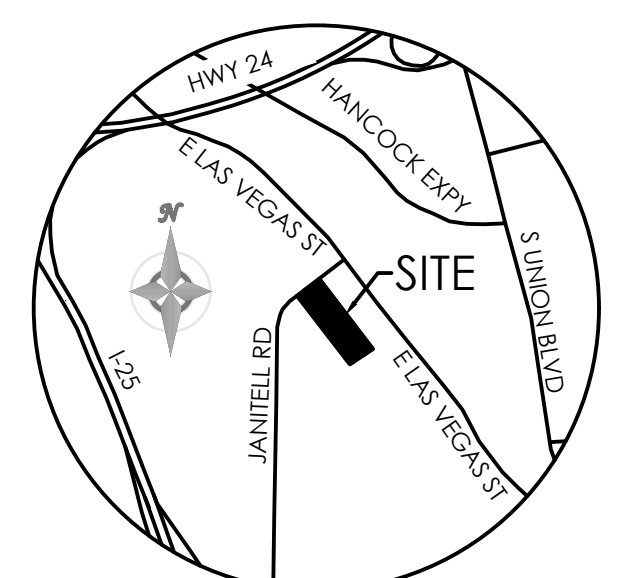
PPR2417

4428201008
TRACT 6, VALLEY GARDENS
JANITELL RD
ZONE: M
USE: WAREHOUSE/STORAGE
OWNER(S): UNLIMITED LAND HOLDING, LLC

On the last version, you were requested to detail sign type and size. **Have you eliminated the future signs?**

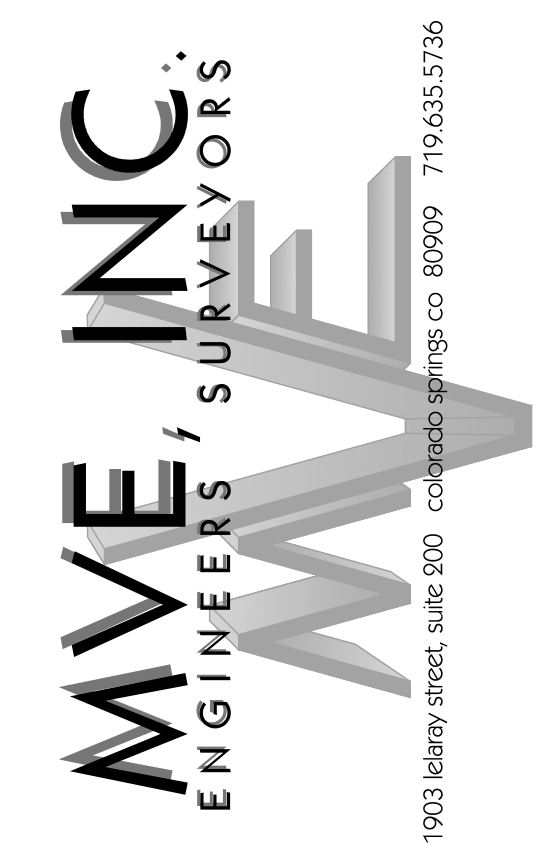
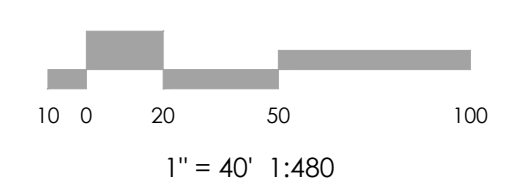
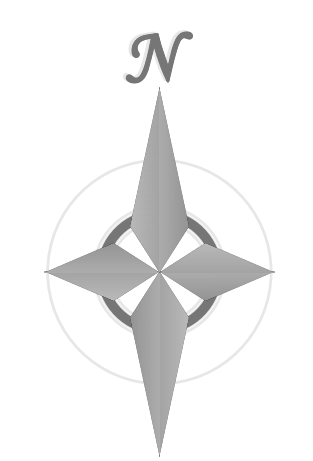
Per previous comment: Provide side and rear setbacks. The setback depictions need to be drawn from the new building to the property lines. Both side and rear.

- SITE PLAN SPECIFIC NOTES**
- 1 INSTALL CONCRETE PAVEMENT
 - 2 INSTALL CONCRETE SIDEWALK
 - 3 INSTALL PARKING STOPS
 - 4 INSTALL HANDICAP SIGNAGE ON BLDG
 - 5 INSTALL PARKING STRIPING
 - 6 INSTALL 4" THK ASPHALT SURFACE DRIVEWAYS & PARKING AREAS
 - 7 INSTALL 2" THK RECYCLED ASPHALT SURFACE ON DRIVABLE AREAS & PARKING AREAS
 - 8 INSTALL FULL SPECTRUM SAND FILTER BASIN (FS-SFB)



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

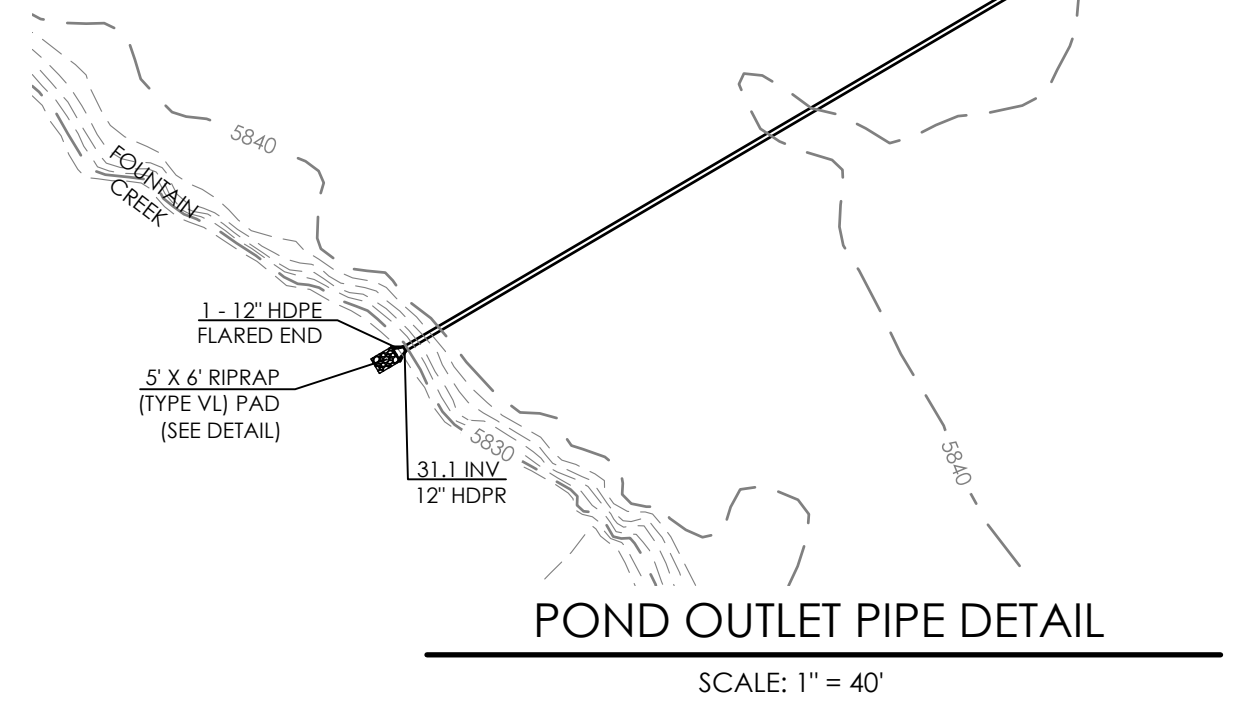
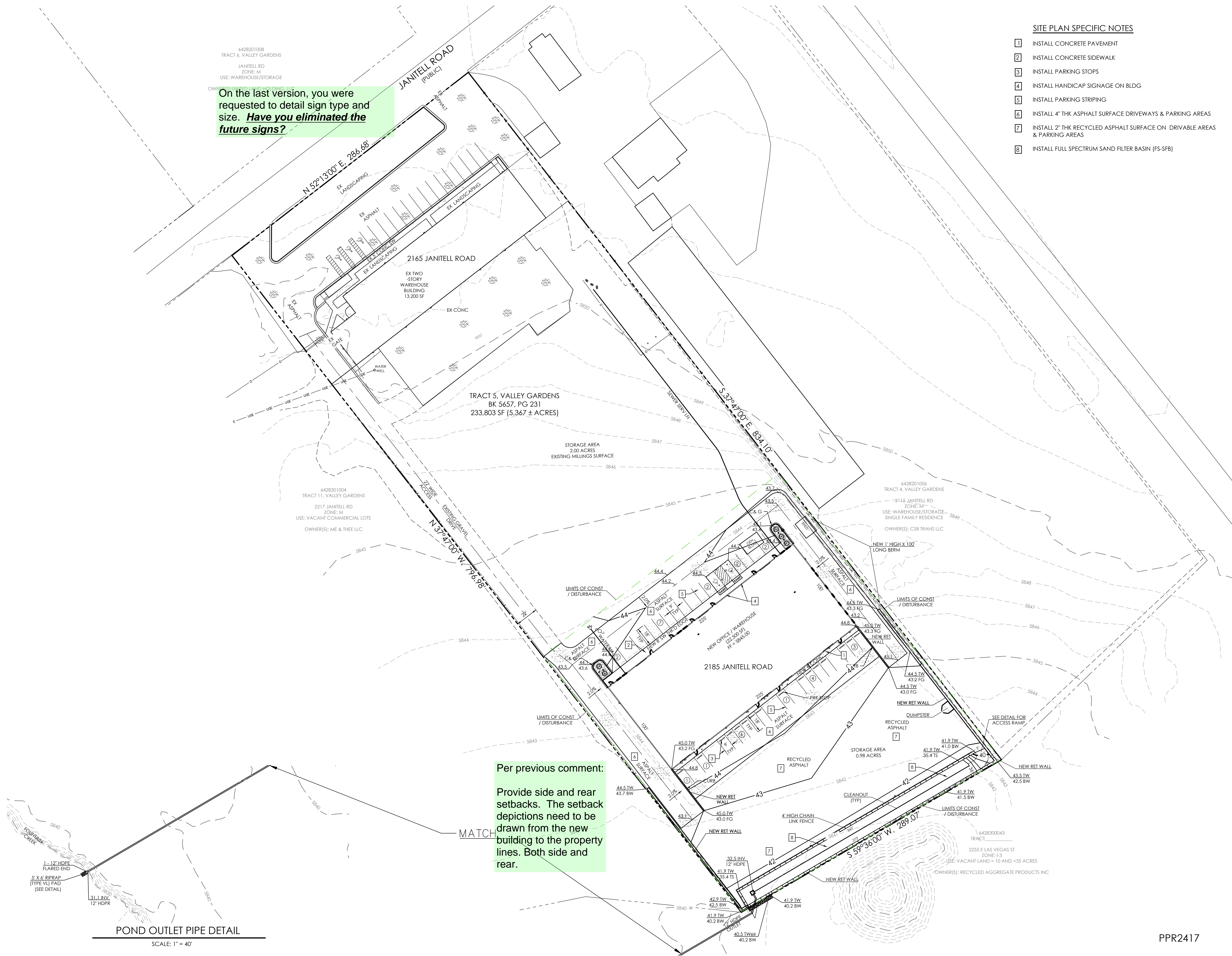
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DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

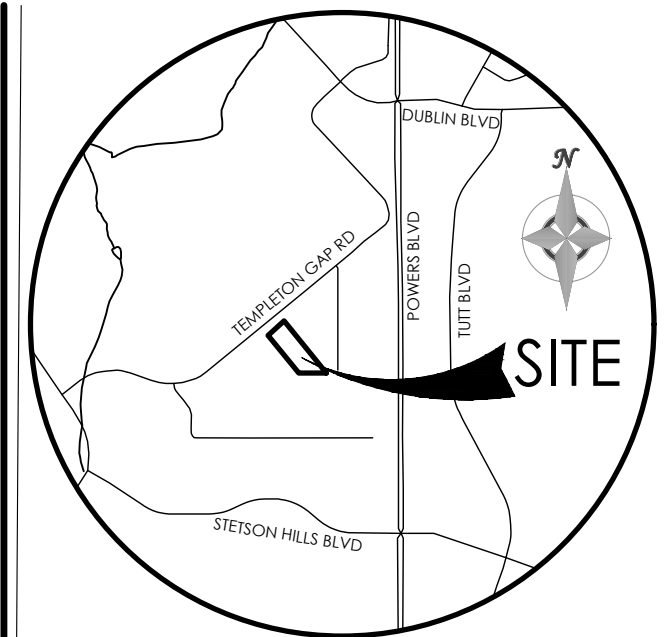
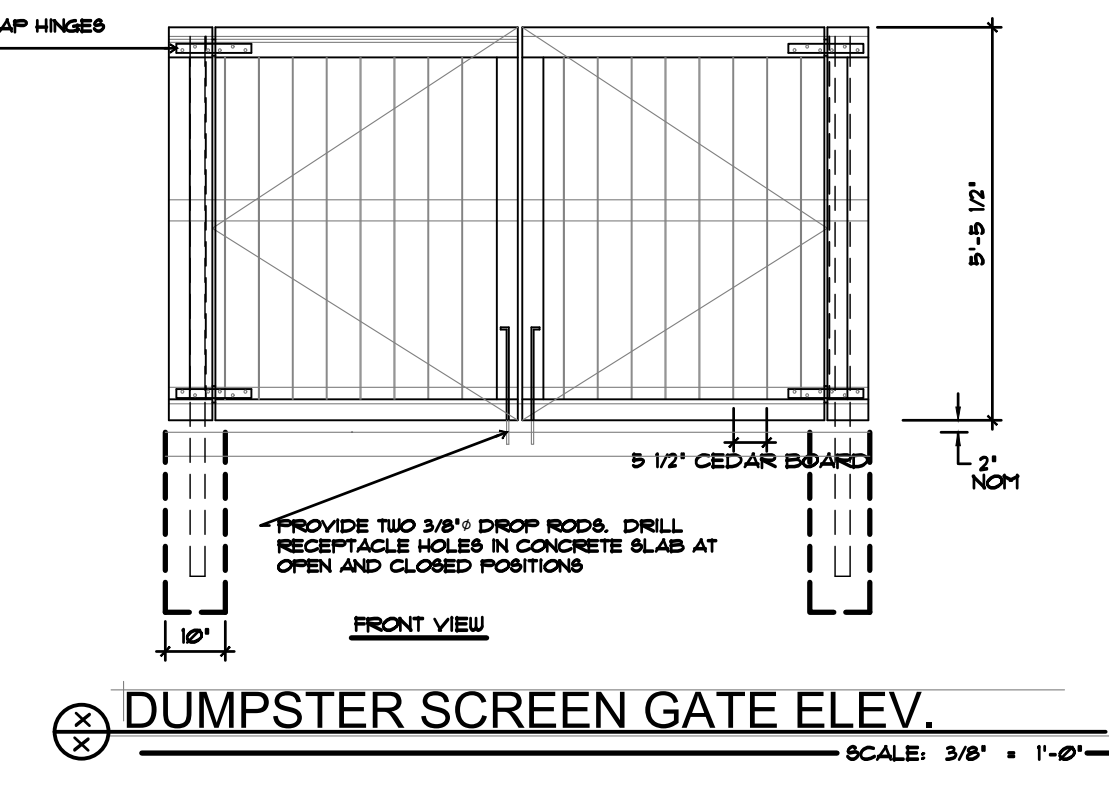
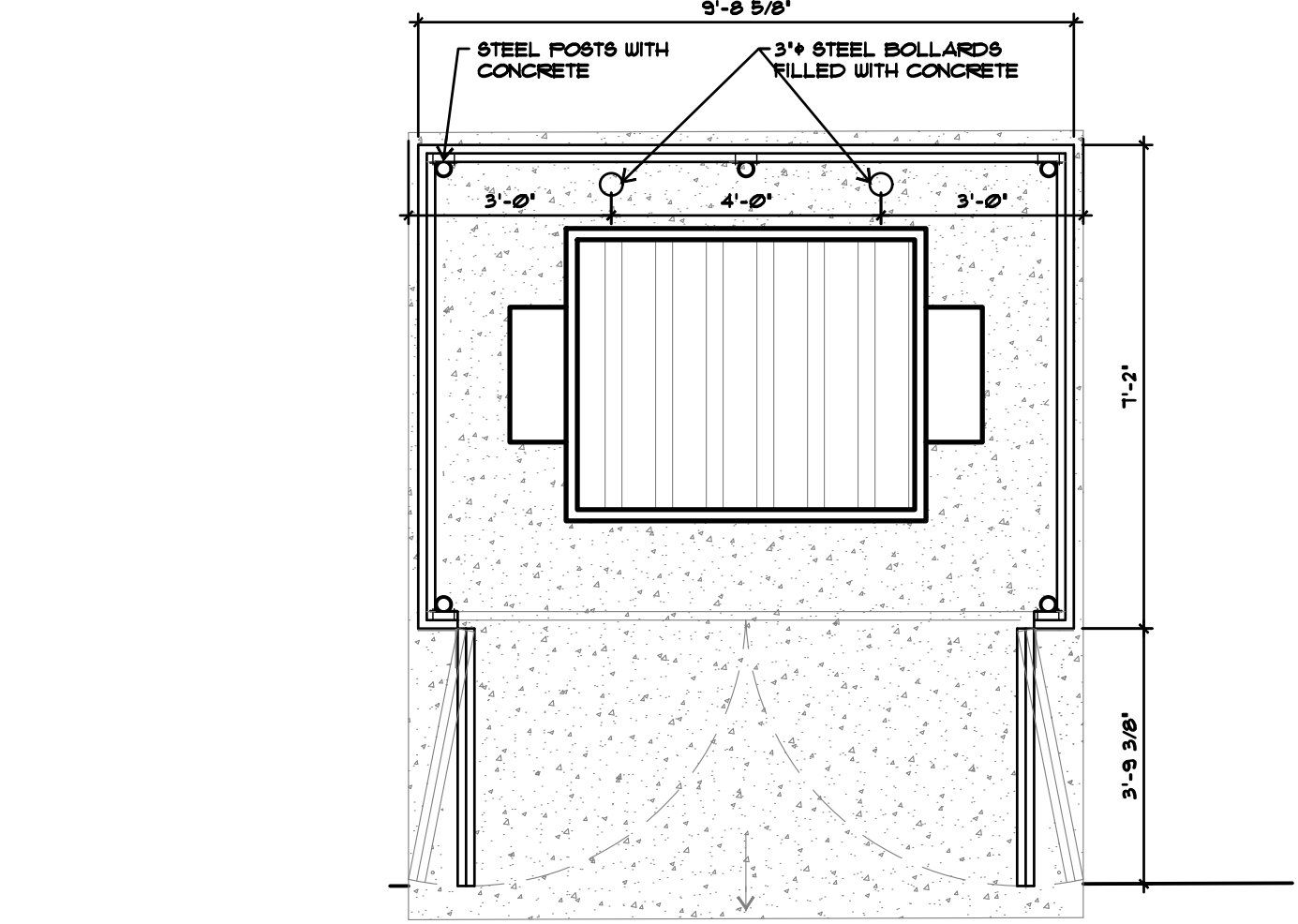
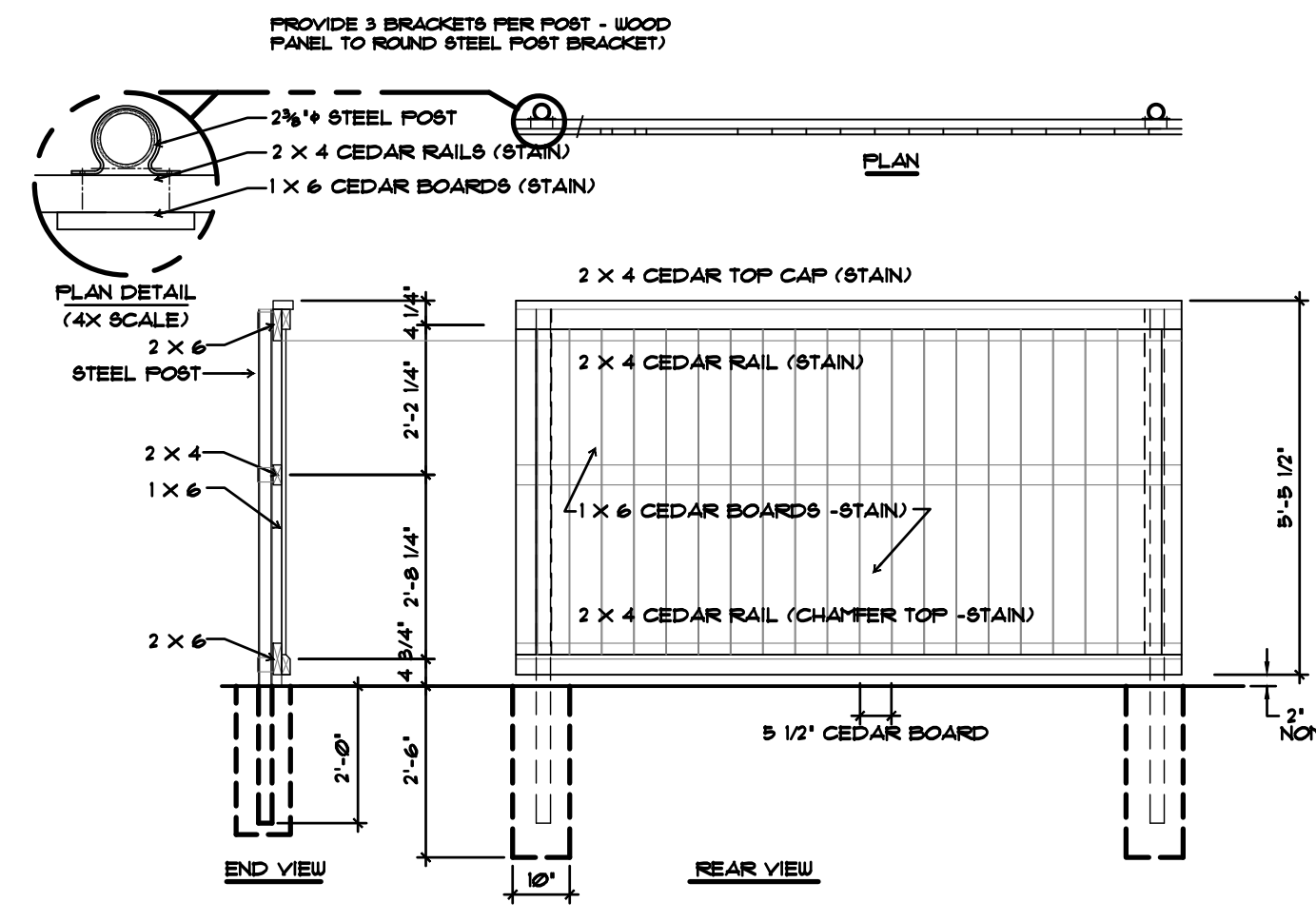
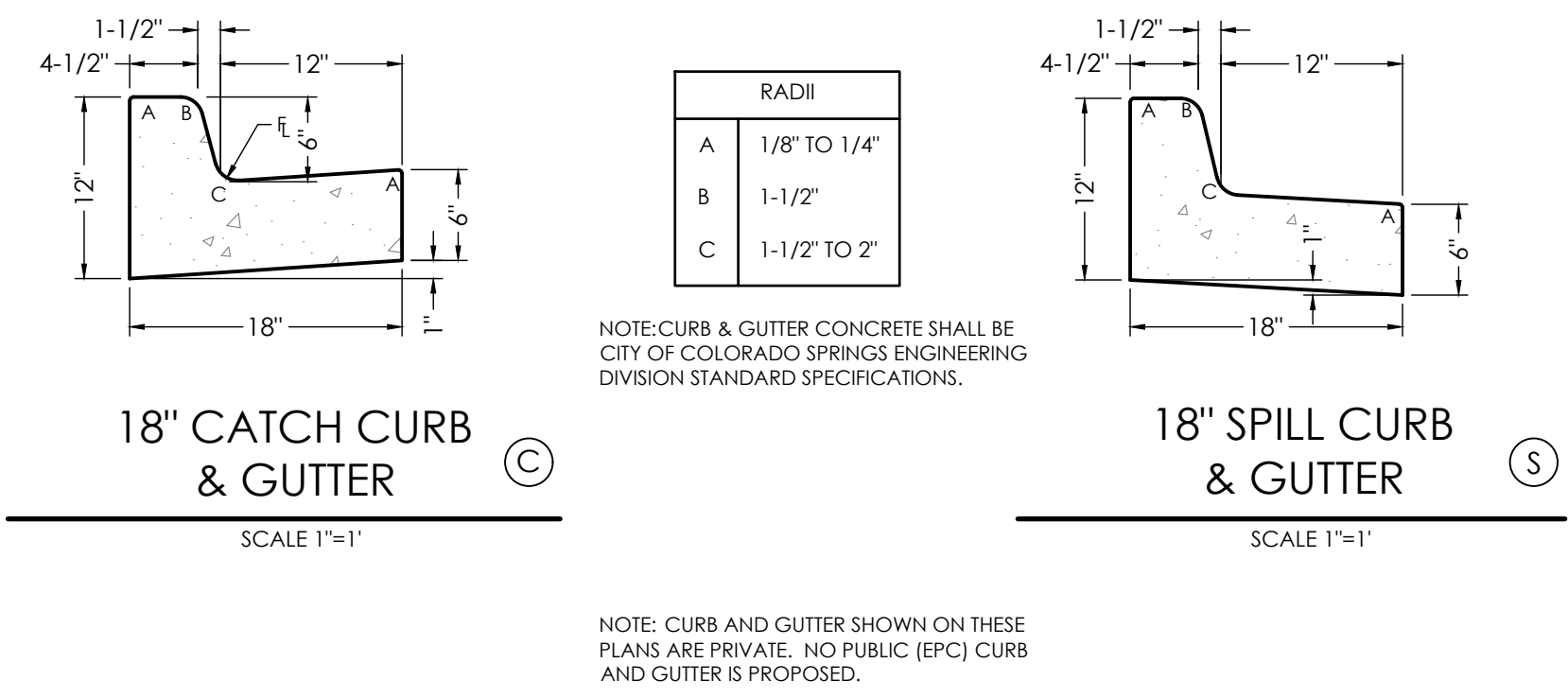
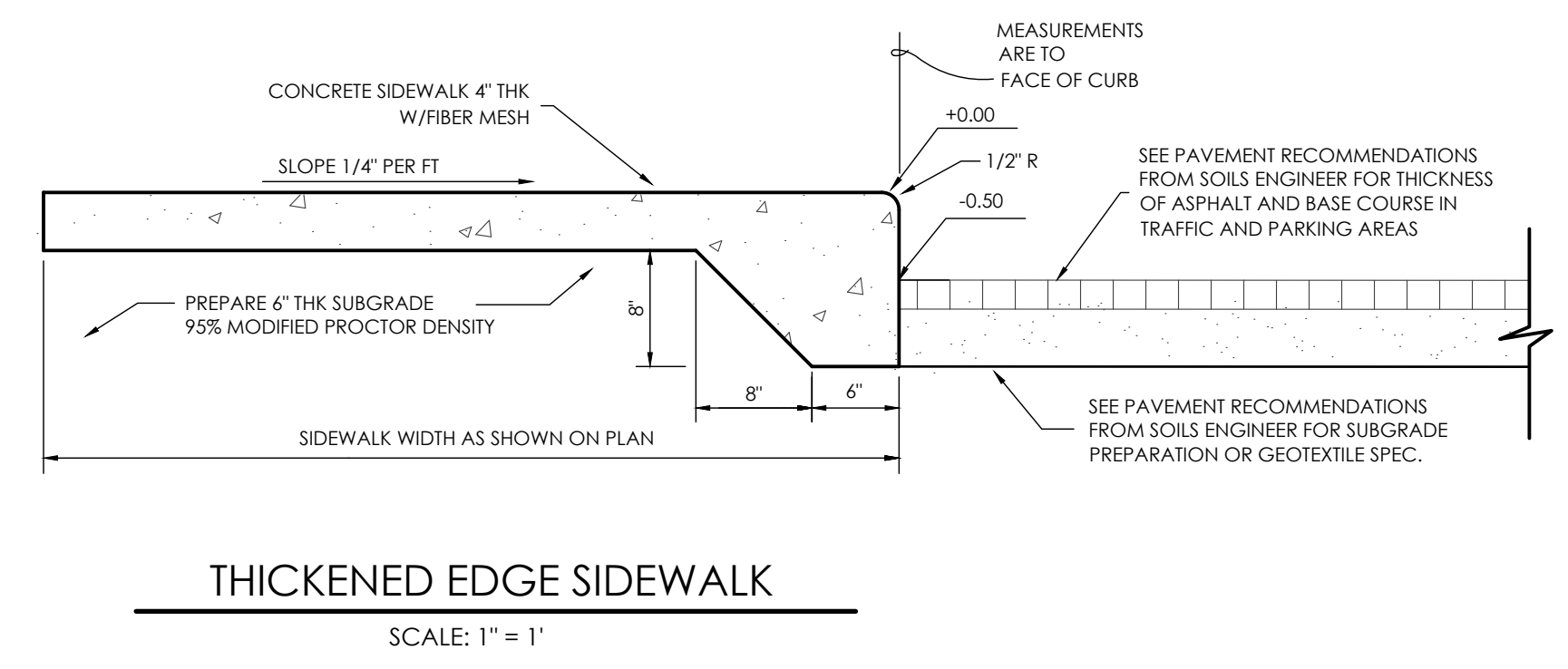
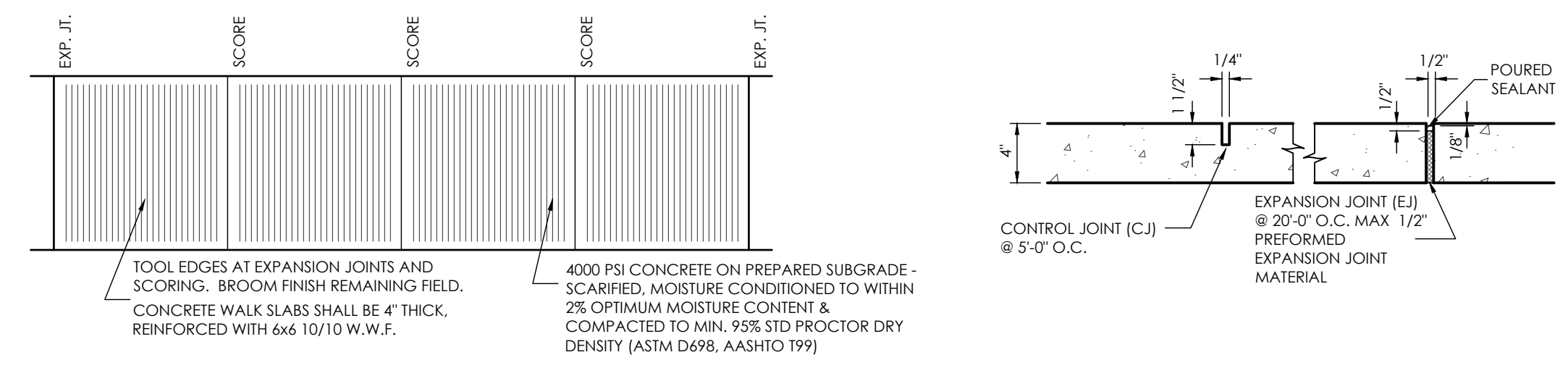
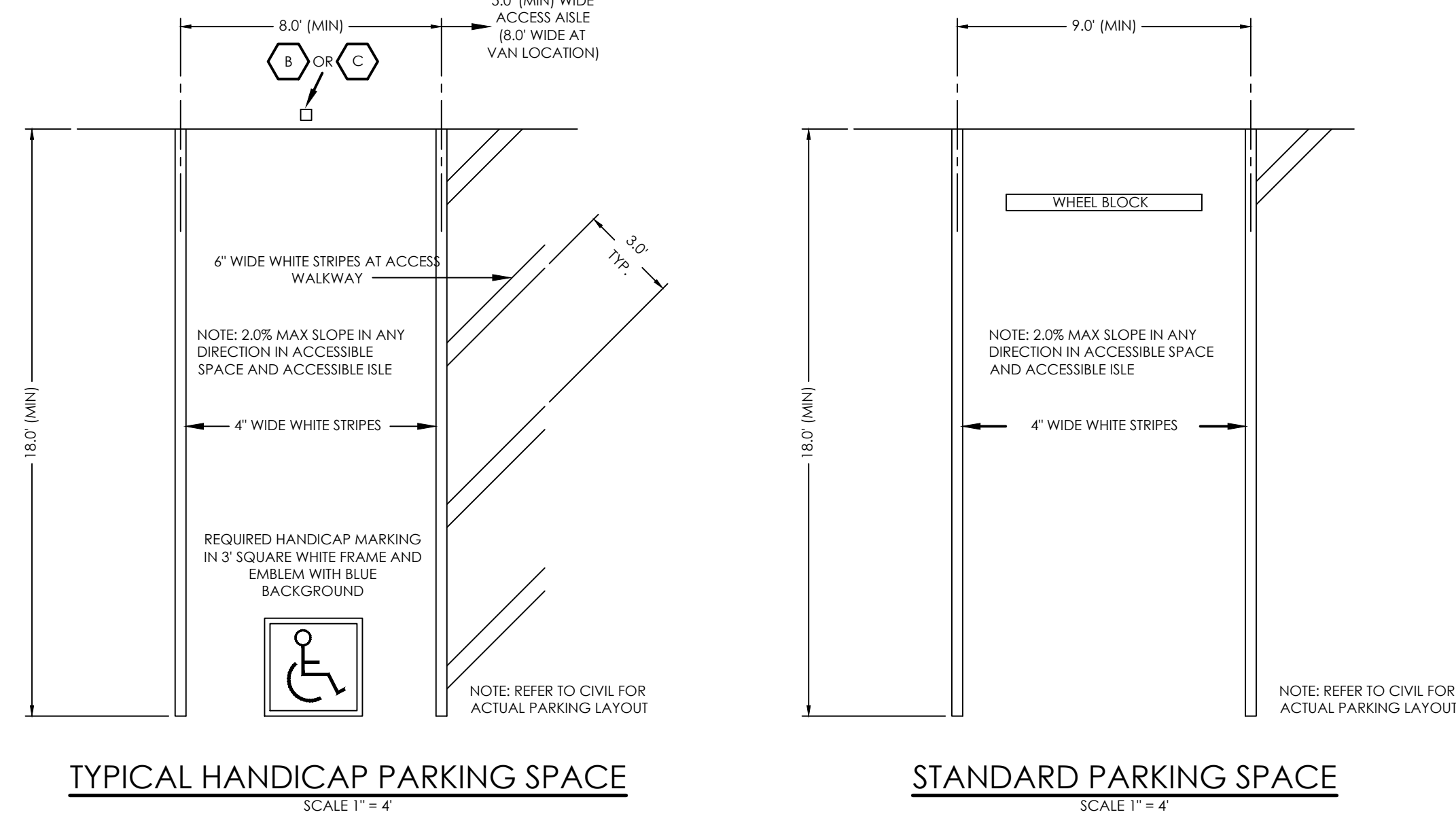
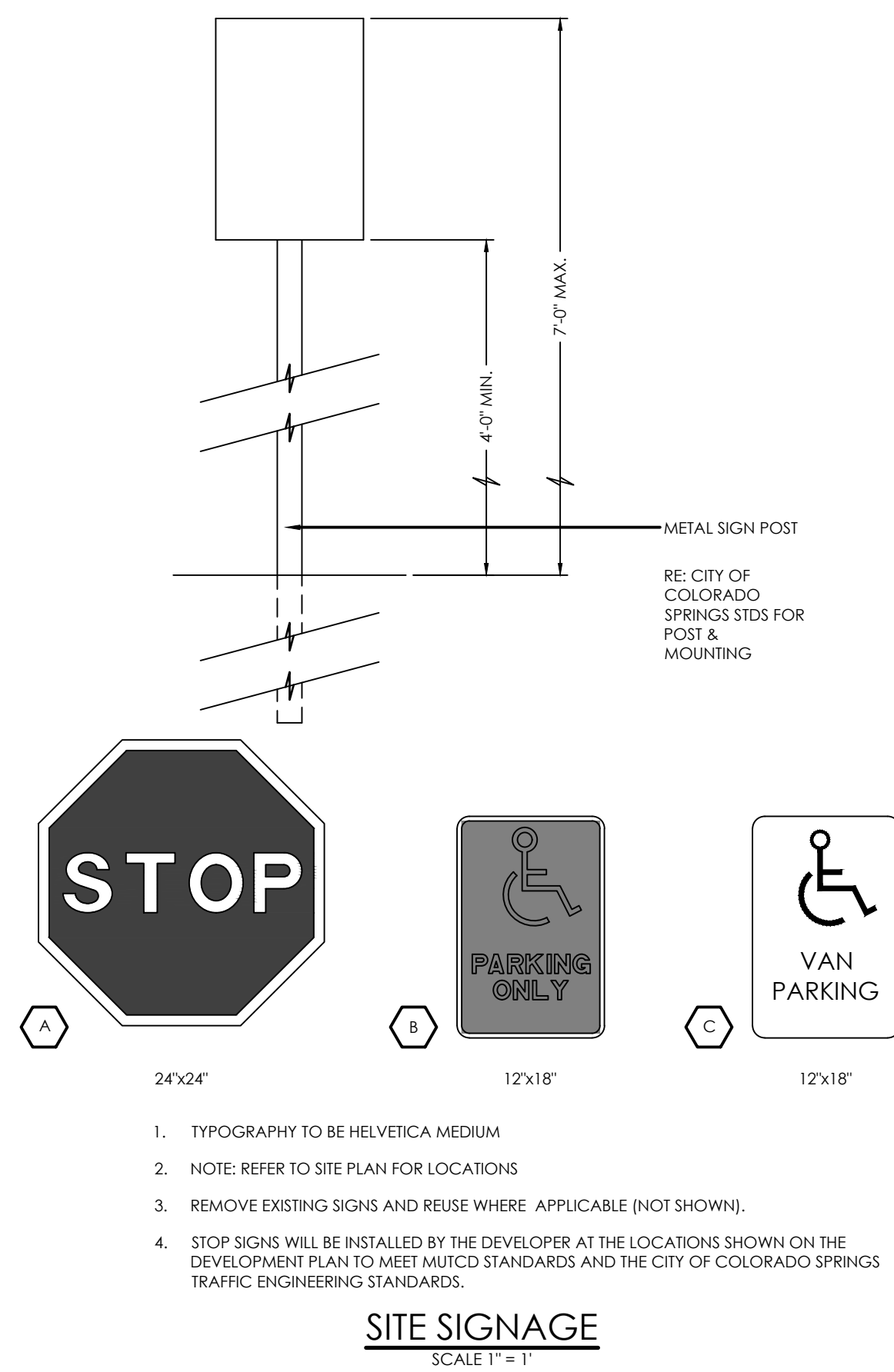
2185 JANITELL ROAD
SITE DEVELOPMENT
PLAN

PLAN SHEET
DP 2.1 MVE PROJECT: **61195**
MVE DRAWING **DP-PS**

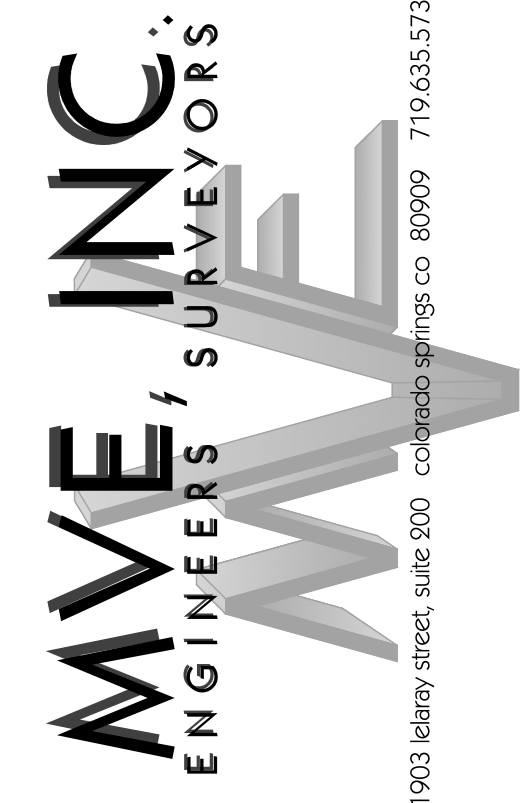
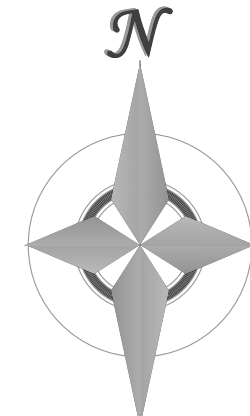
January 20, 2025
SHEET 2 OF 4

PPR2417





BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

2185 JANITELL ROAD

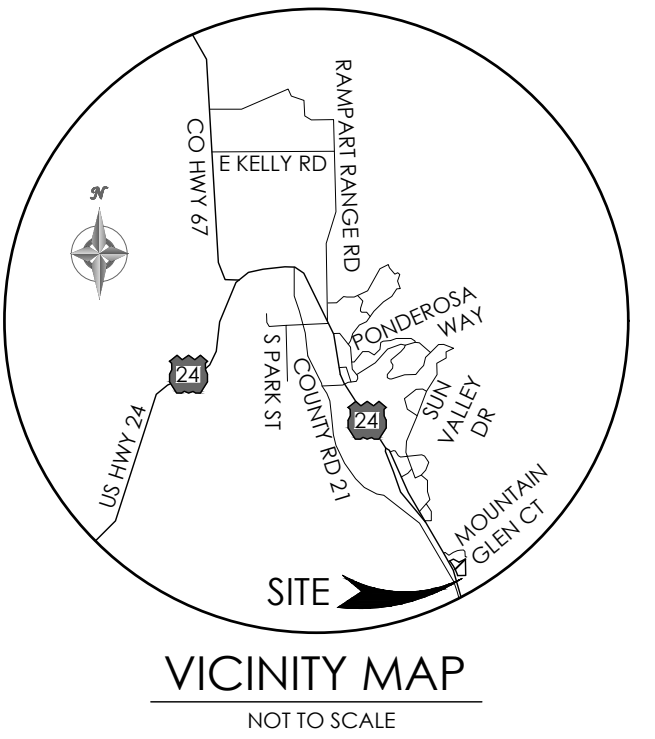
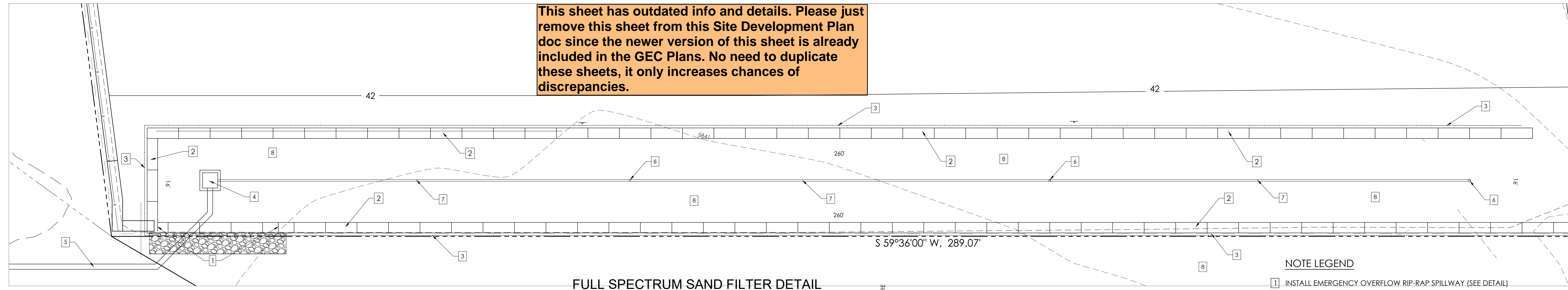
SITE PLAN
DETAIL SHEET

DP 3.1 MVE PROJECT 61206
MVE DRAWING DP-DS

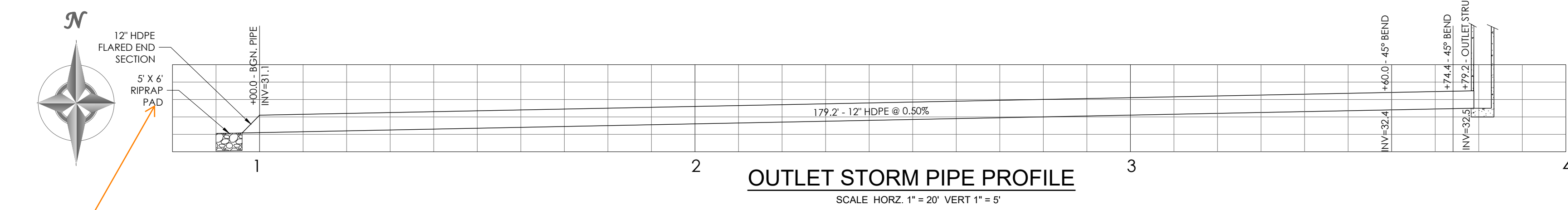
JANUARY 20, 2025
SHEET 3 OF 4

PPR2417

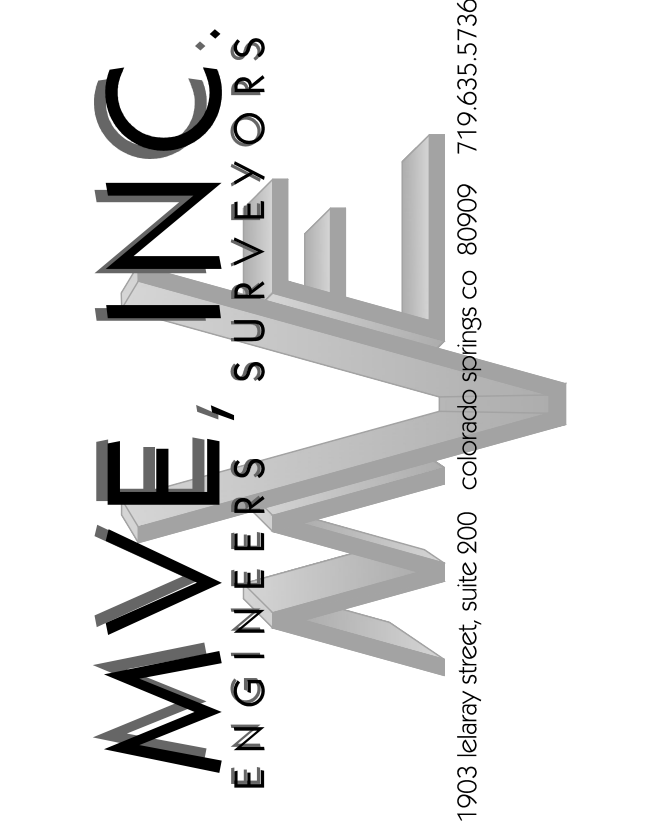
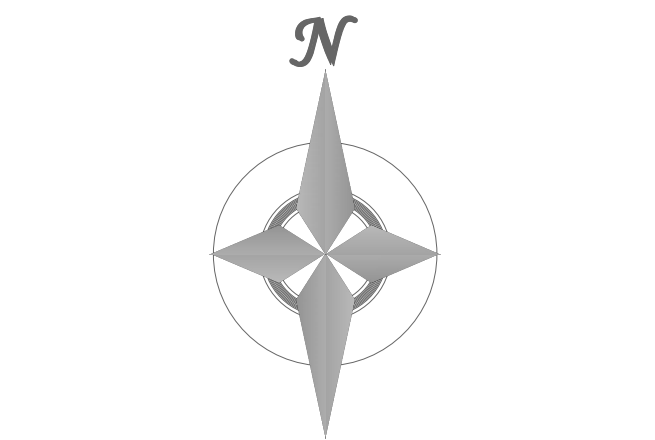
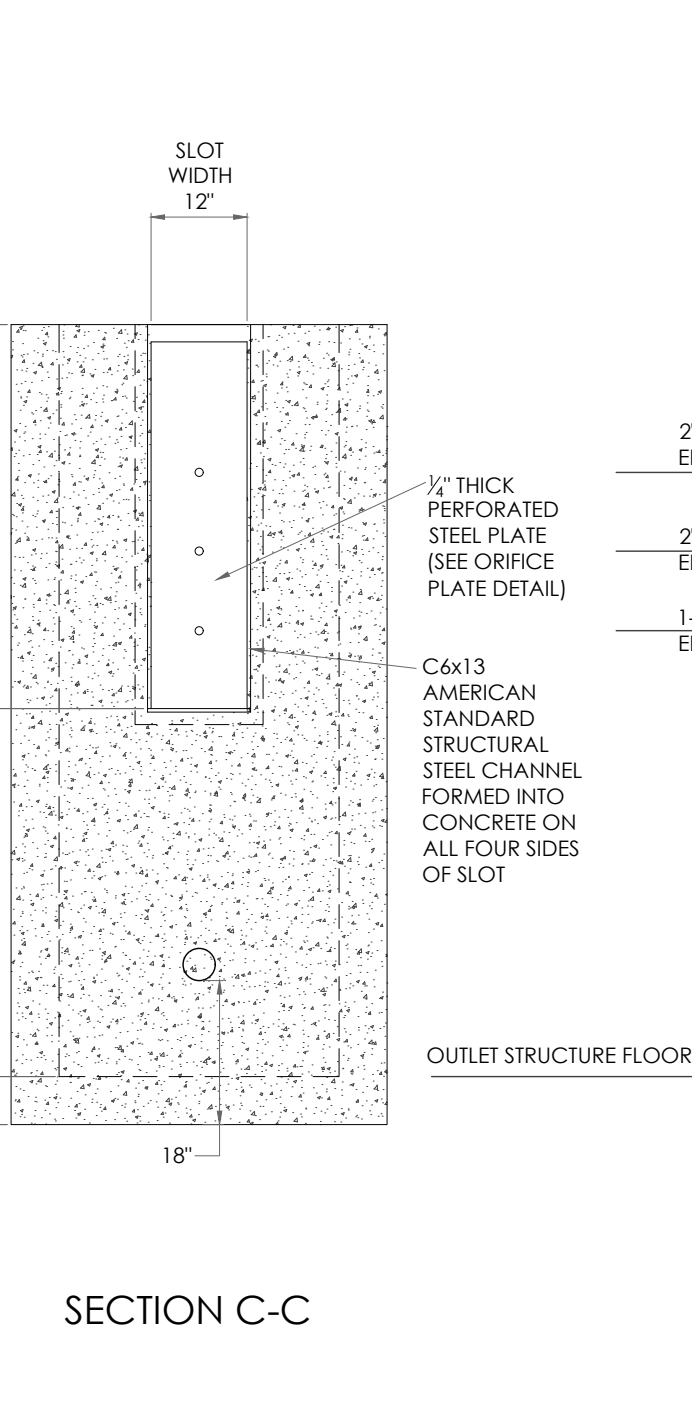
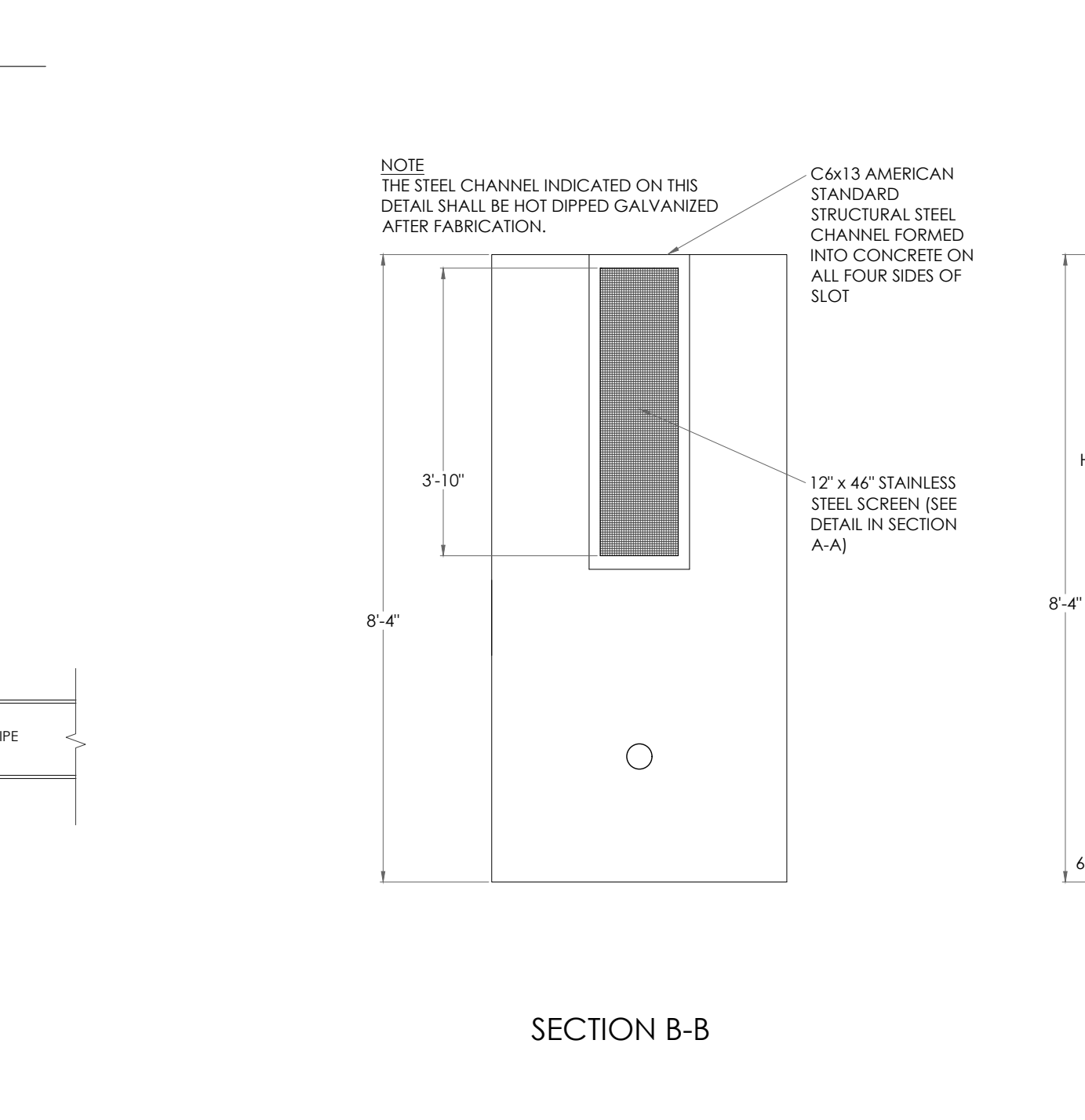
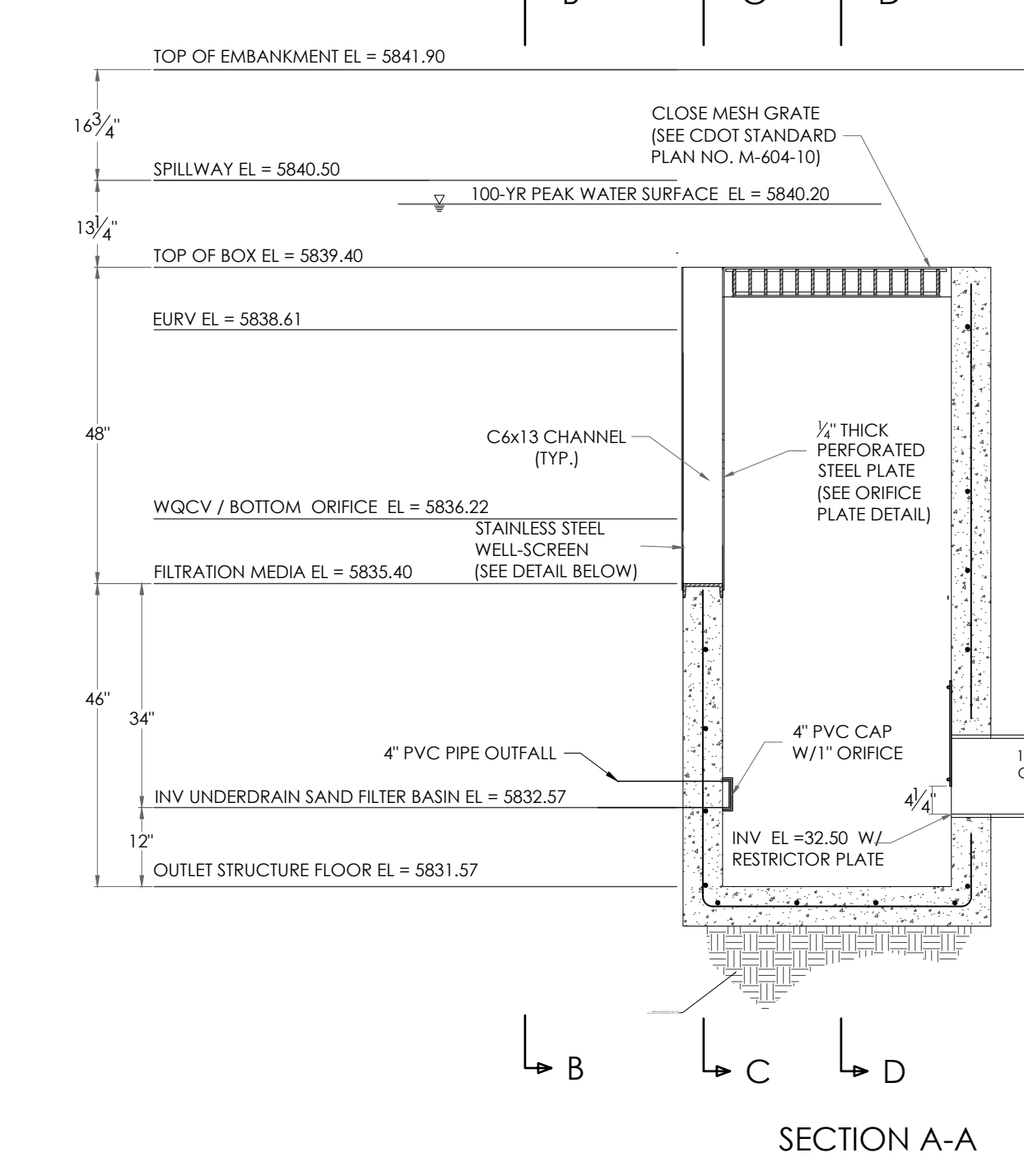
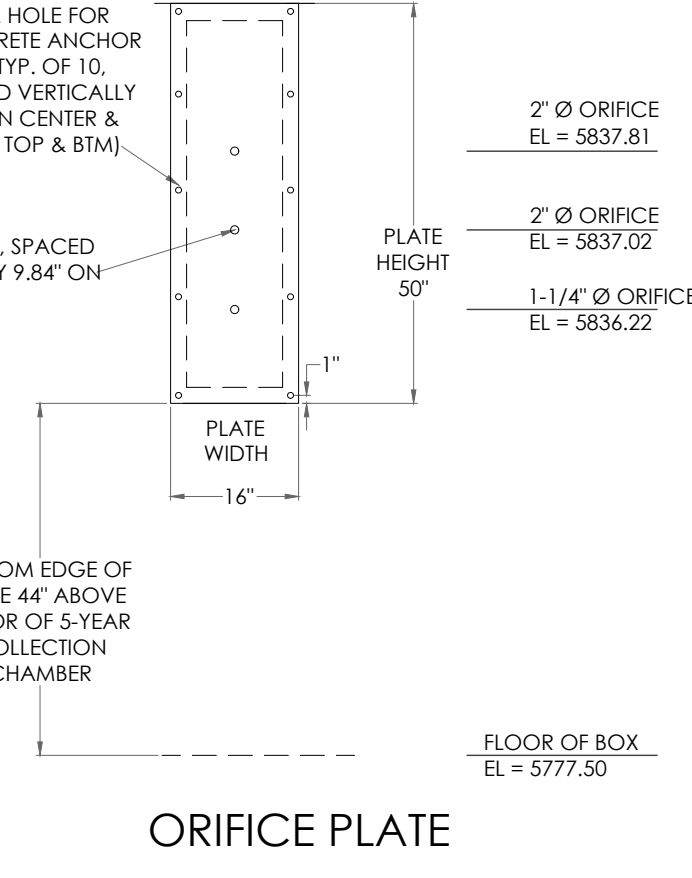
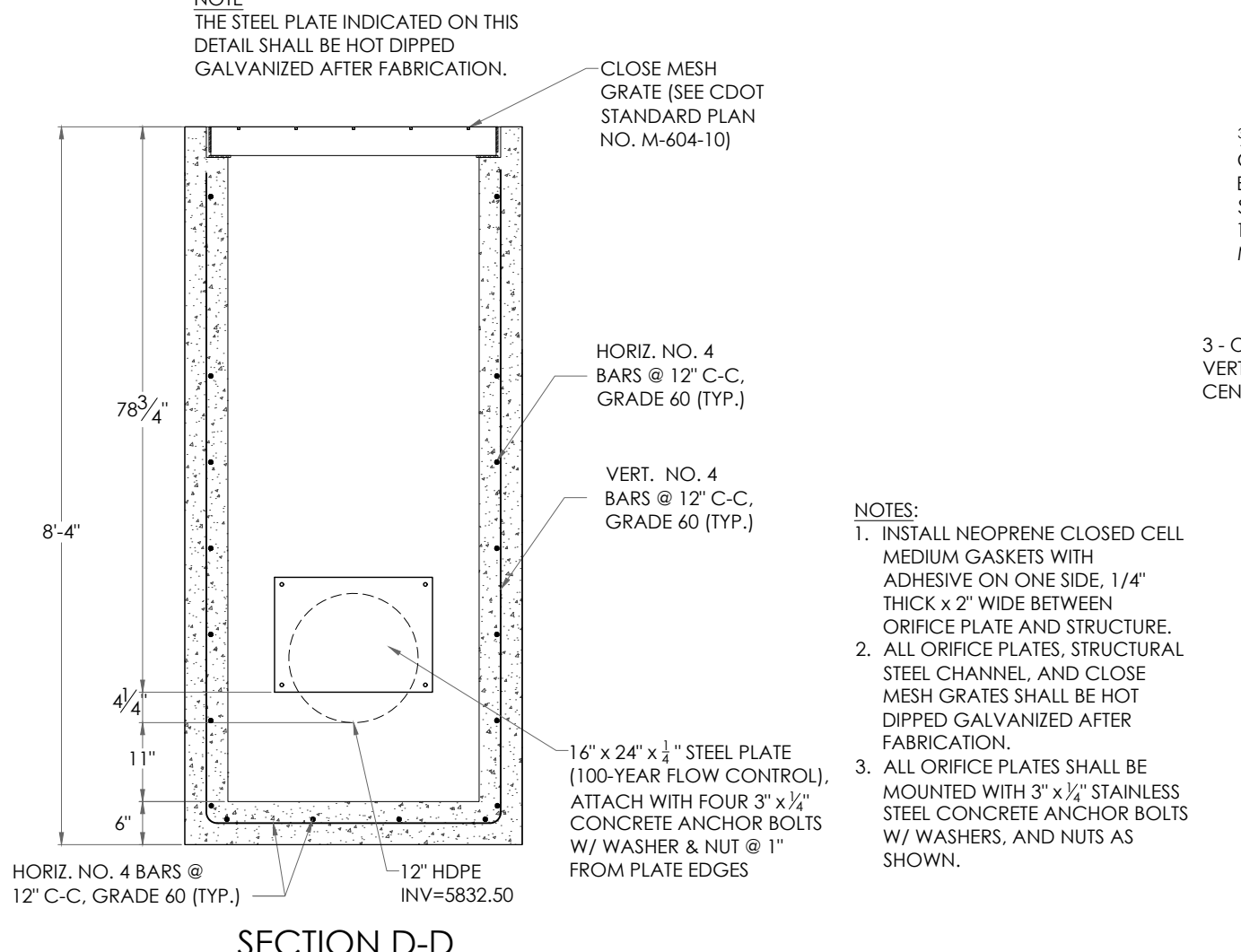
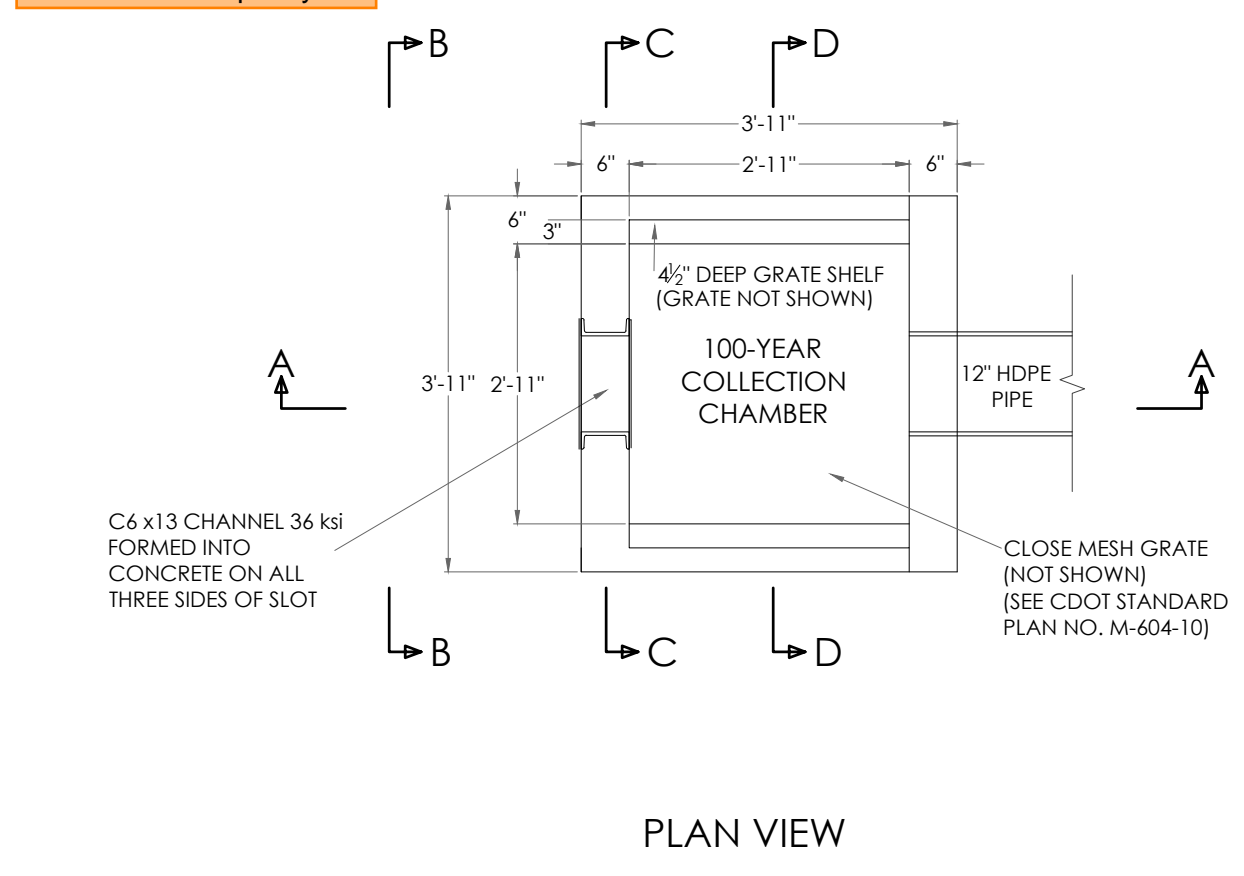
This sheet has outdated info and details. Please just remove this sheet from this Site Development Plan doc since the newer version of this sheet is already included in the GEC Plans. No need to duplicate these sheets, it only increases chances of discrepancies.



BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY RAMPART SURVEYS, LLC (FIMS DATUM, NGVD '29)



This does not match the riprap pad dimensions shown on Sheet 5 of the GEC Plans. Please revise to remove discrepancy.



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

2185 JANITELL ROAD

SITE DEVELOPMENT
POND PLAN / DETAILS

DP-4.1

MVE PROJECT 61195
CON-PP

MVE DRAWING

JANUARY 20, 2025
SHEET 4 OF 4

SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND A)
SCALE: 1" = 2'

SAND FILTER BASIN BLOCK WALL DETAIL
SCALE: 1" = 2'

PPR2417