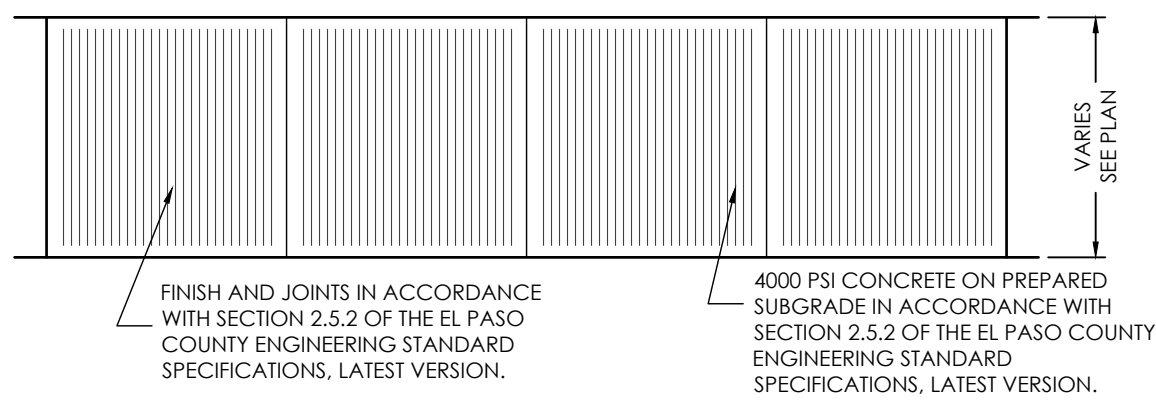
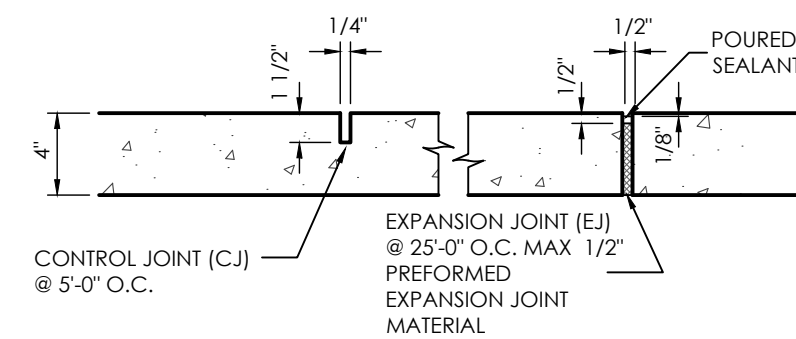


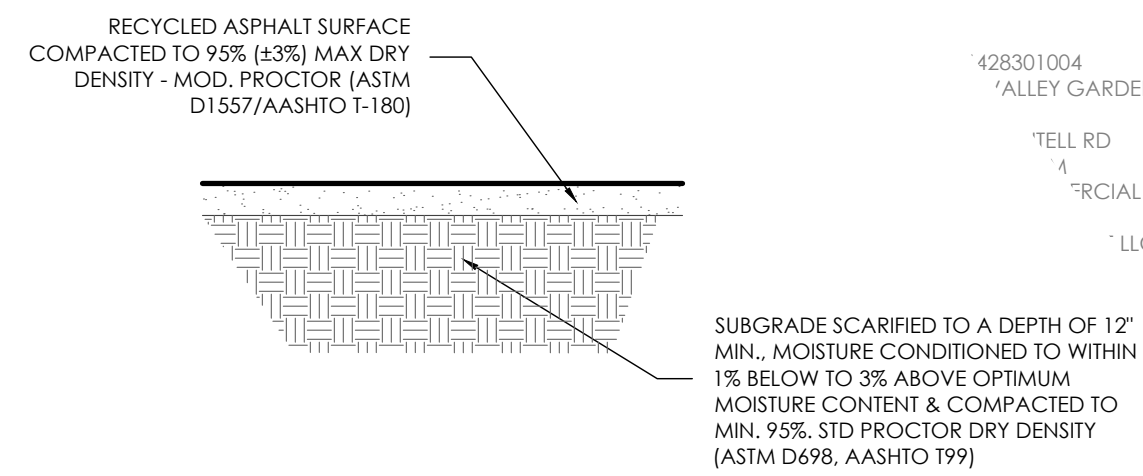
ABBREVIATION LEGEND

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

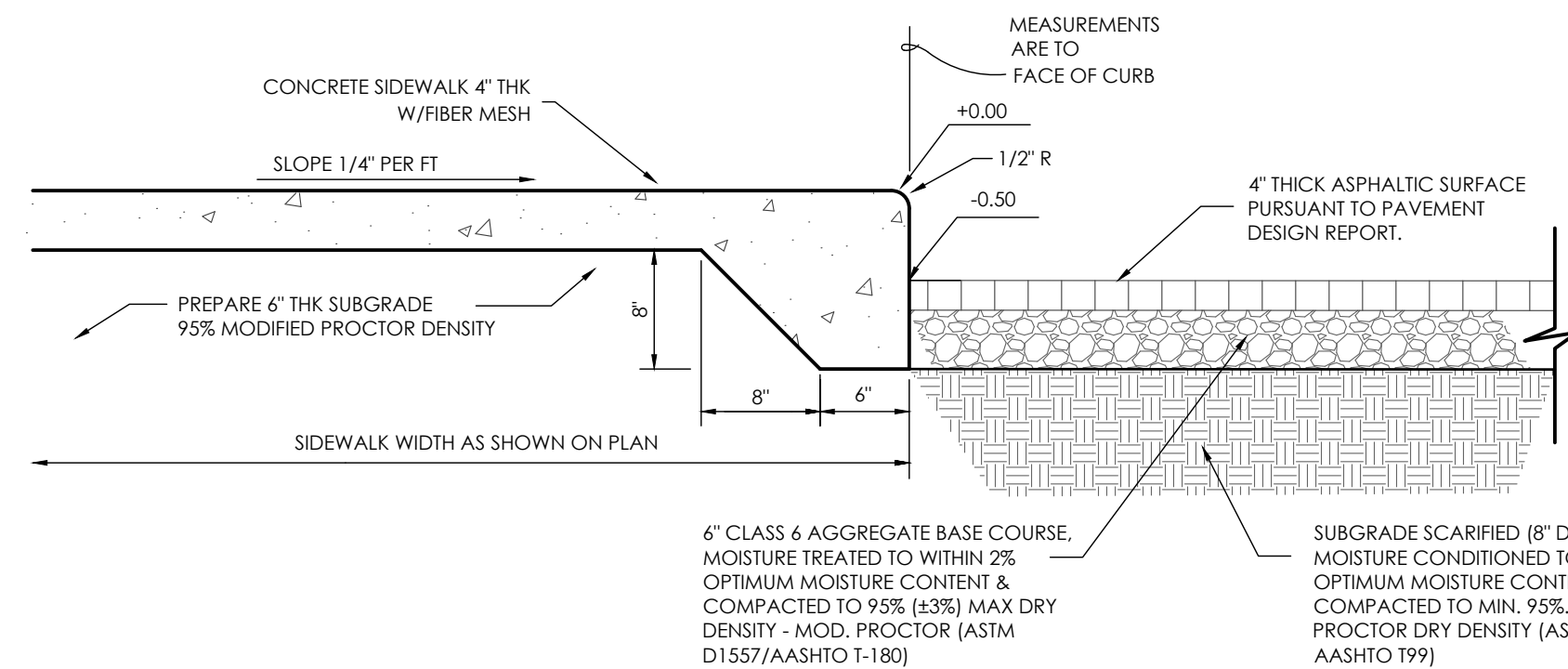
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	ROCK DIMENSION (INCHES)	
		INTERMEDIATE	50*
TYPE VL	70-100	12	
	50-70	9	
	35-50	6	6
	2-10	2	
CLASS 6 BASE COURSE	100	1	
	95-100	3/4	
	30-45	#4	
	25-55	#8	
	3-12	#200	



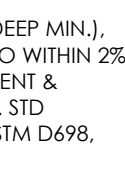
TYPICAL SIDEWALK DETAIL
SCALE 1" = 4'0"



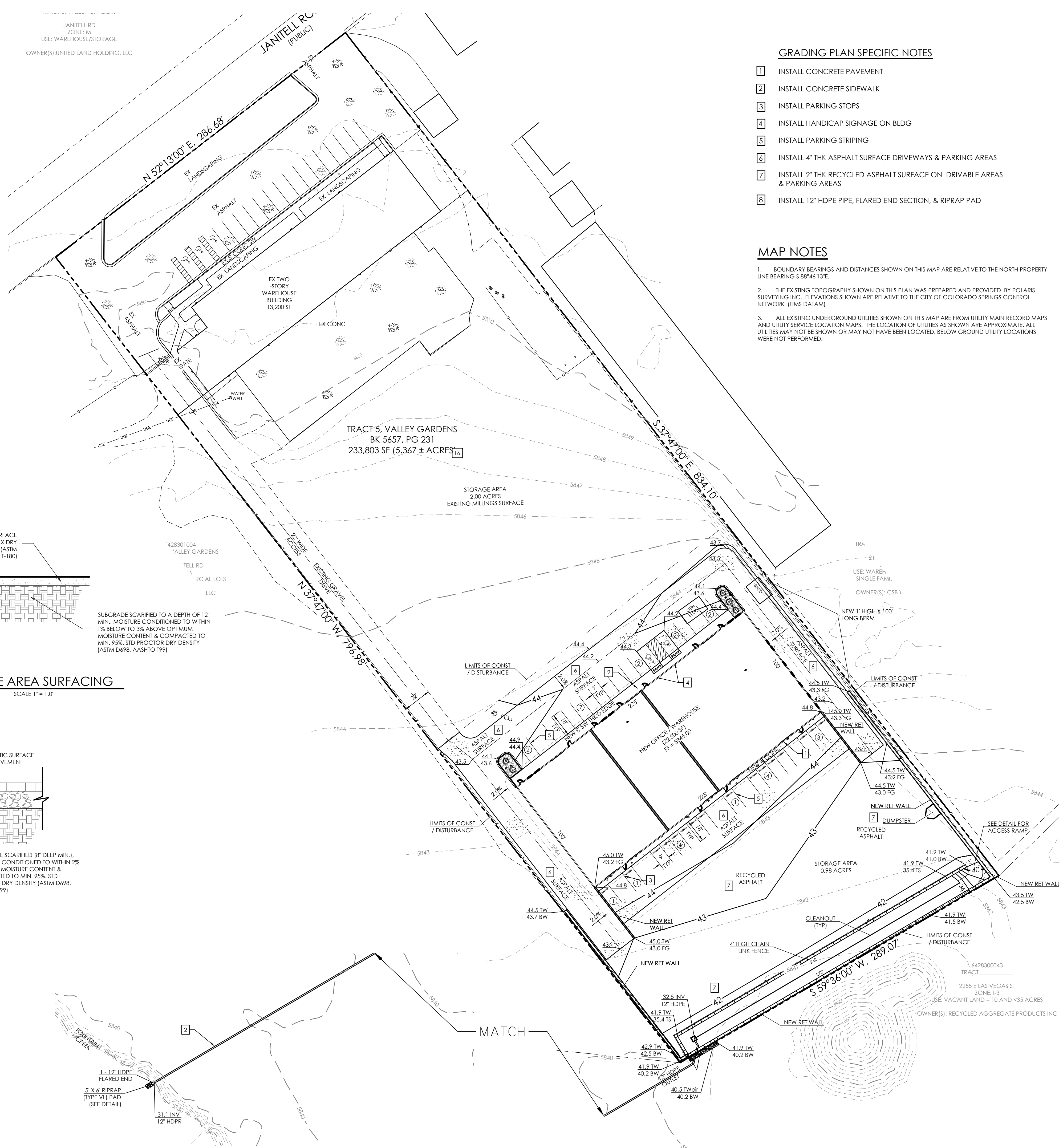
STORAGE AREA SURFACING
SCALE 1" = 1'0"



THICKENED EDGE SIDEWALK
SCALE: 1" = 1"



POND OUTLET PIPE DETAIL
SCALE: 1" = 4'0"

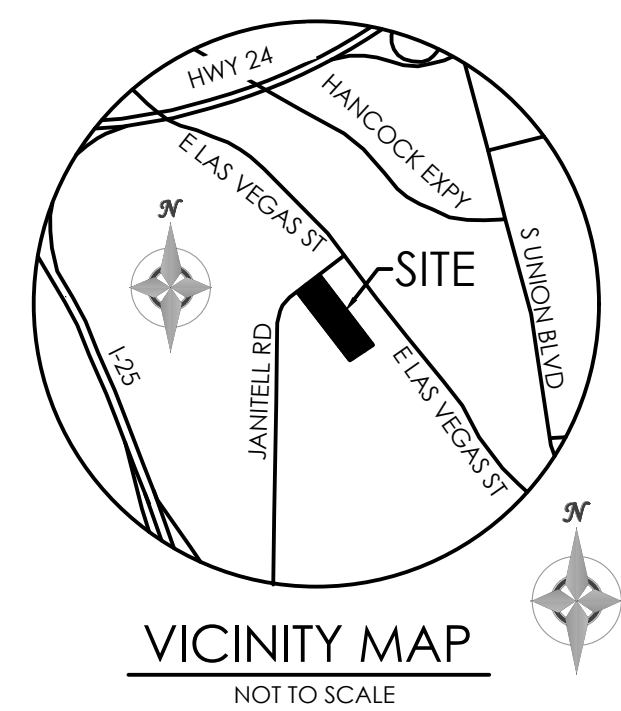


GRADING PLAN SPECIFIC NOTES

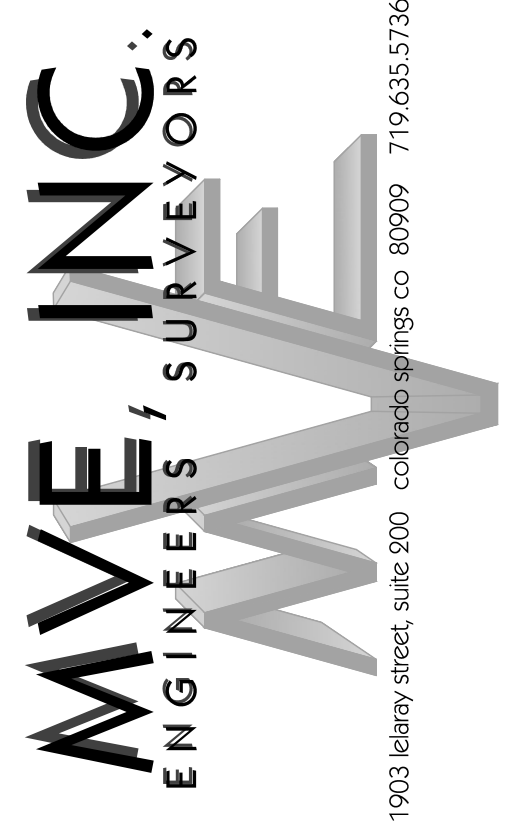
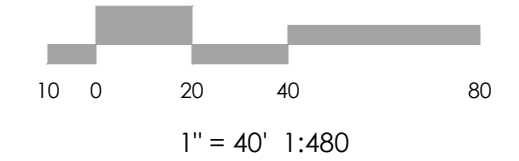
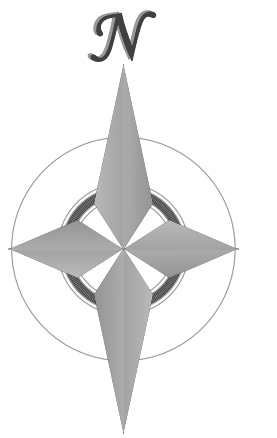
1. INSTALL CONCRETE PAVEMENT
2. INSTALL CONCRETE SIDEWALK
3. INSTALL PARKING STOPS
4. INSTALL HANDICAP SIGNAGE ON BLDG
5. INSTALL PARKING STRIPING
6. INSTALL 4" THK ASPHALT SURFACE DRIVEWAYS & PARKING AREAS
7. INSTALL 2" THK RECYCLED ASPHALT SURFACE ON DRIVEWAY AREAS & PARKING AREAS
8. INSTALL 12" HDPE PIPE, FLARED END SECTION, & RIPRAP PAD

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH PROPERTY LINE BEARING S 89°46'13"E.
2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATUM)
3. 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.



BENCHMARK



REVISIONS

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CHECKED BY
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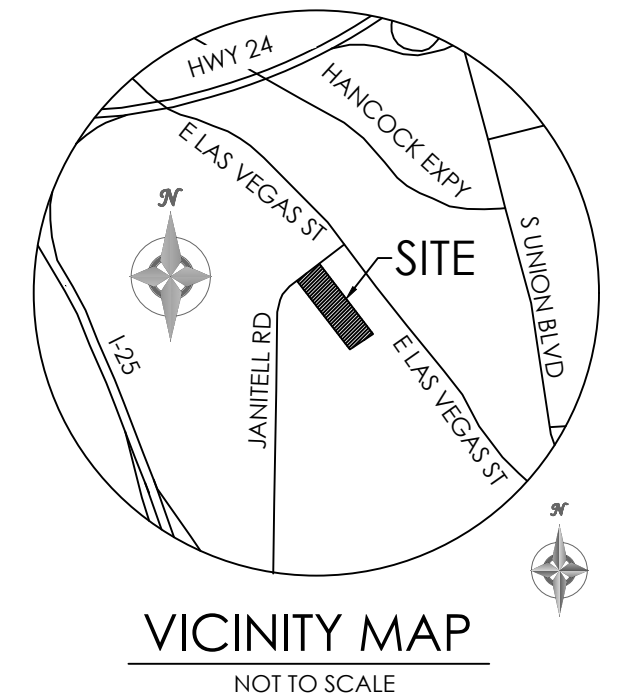
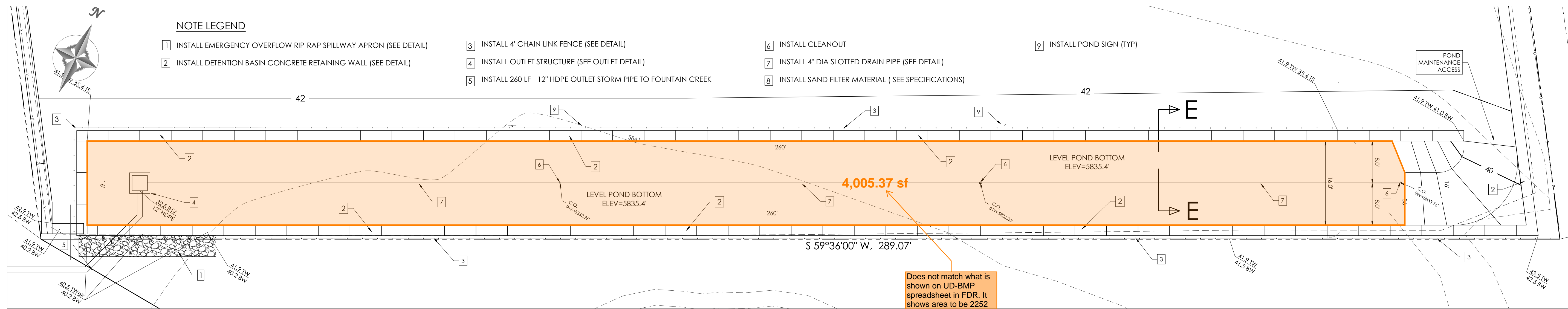
2165 JANITELL RD
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
GRADING PLAN

C1.2 MVE PROJECT 61195
MVE DRAWING GEC-GP

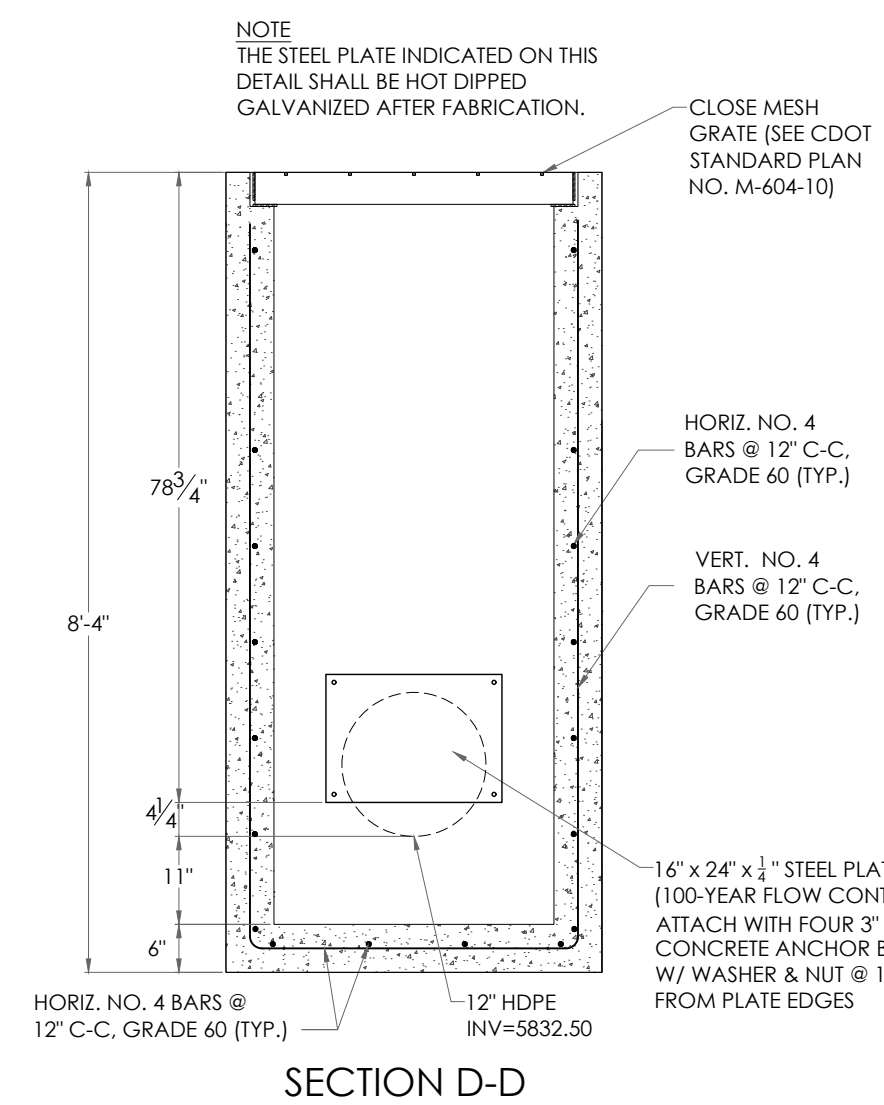
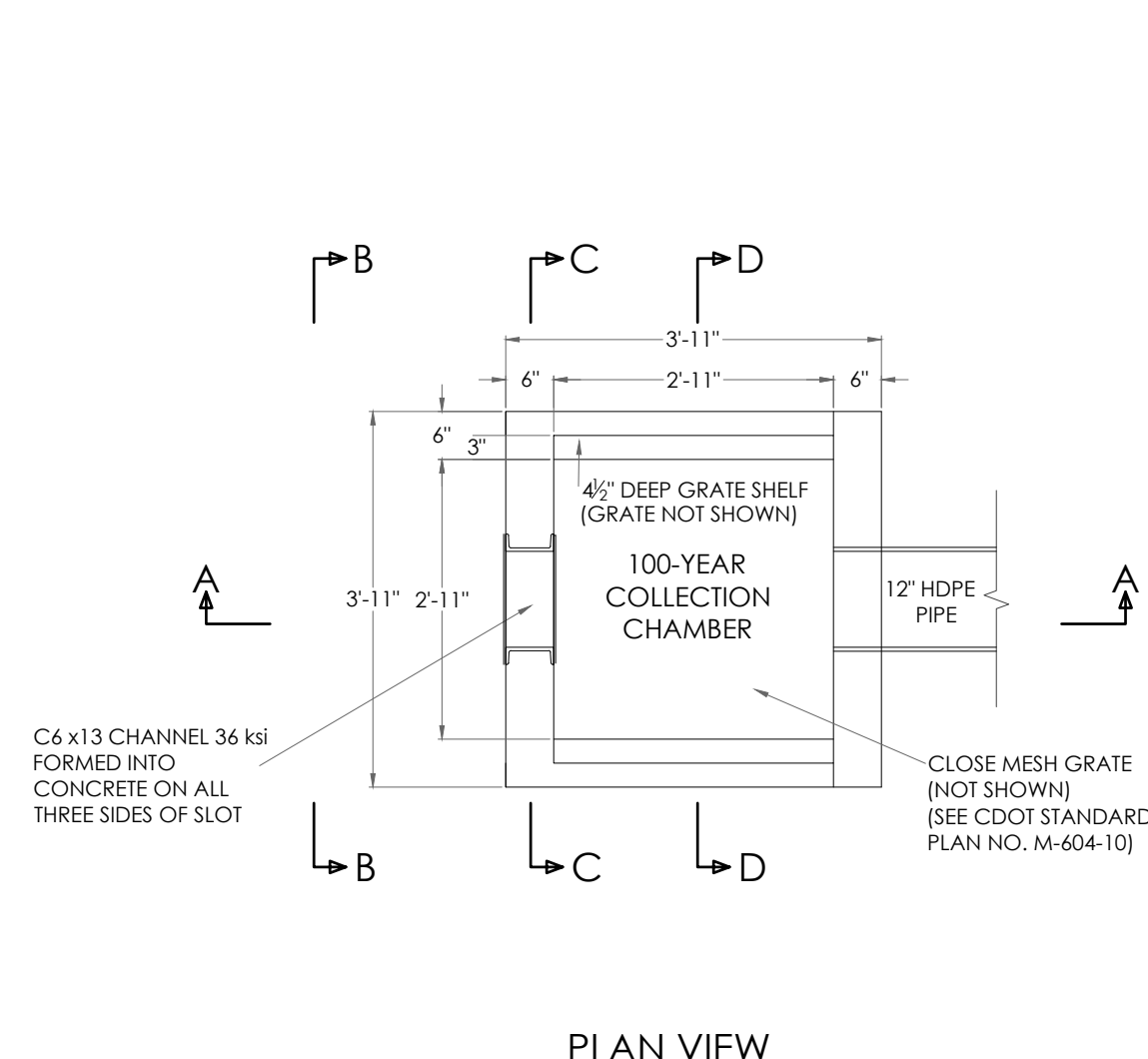
JANUARY 20, 2025
SHEET 2 OF 5

PCD FILE NO. PPR2417

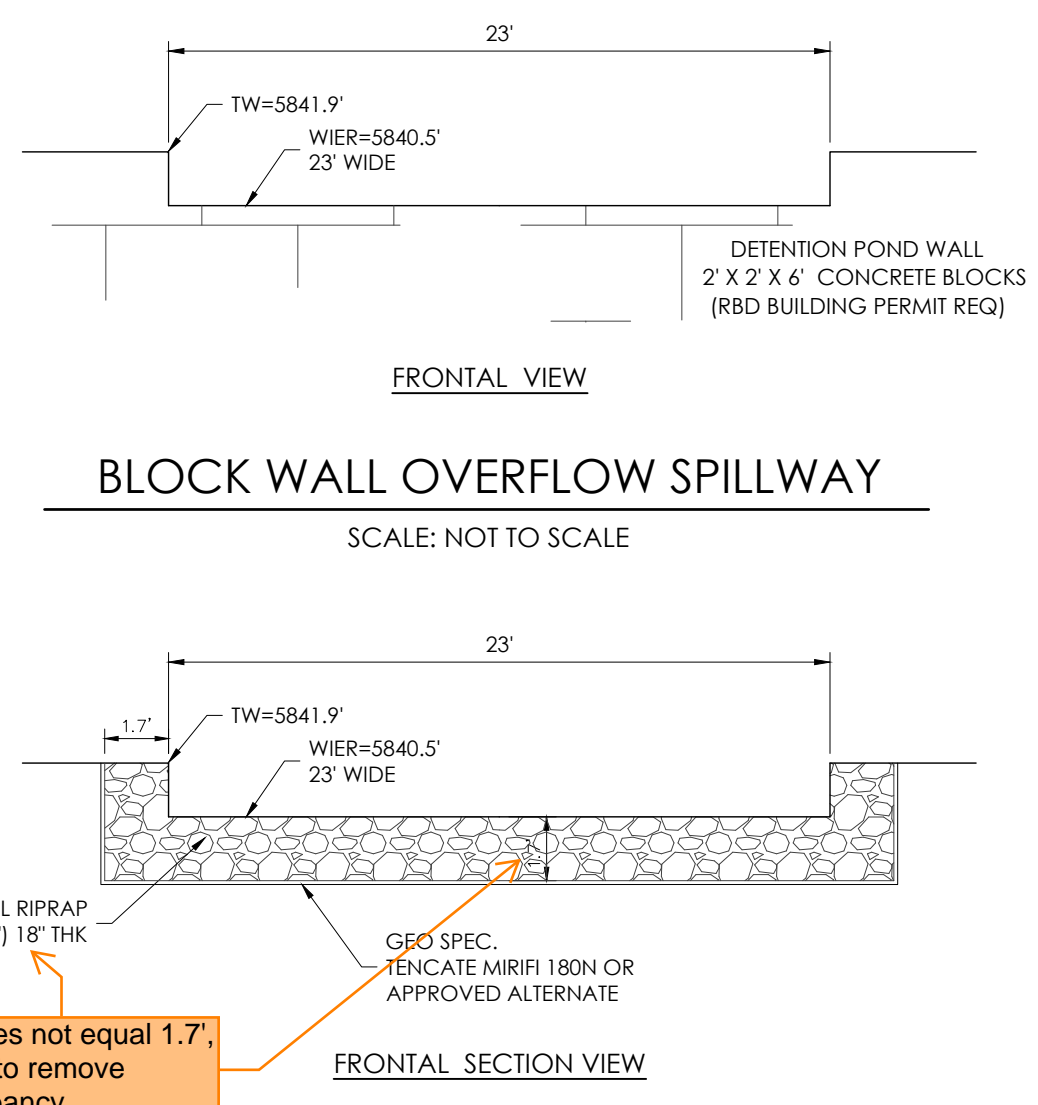
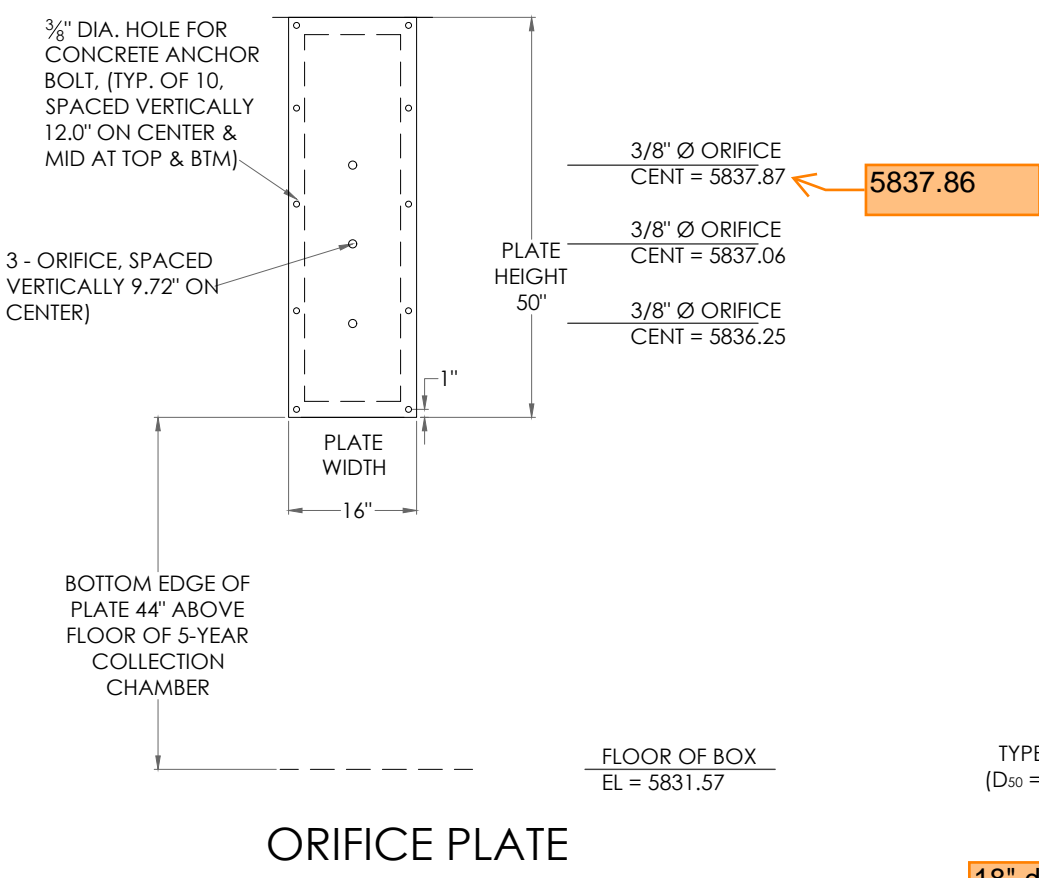


Add "Outlet Storm Pipe Profile" to this sheet, so that the pond details sheet can be removed from the Site Development Plan.

FULL SPECTRUM SAND FILTER DETAIL
SCALE 1" = 10'



- NOTES:
- INSTALL NEOPRENE CLOSED CELL MEDIUM GASKETS WITH ADHESIVE ON ONE SIDE. 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.
 - ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
 - ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3" x 1/2" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.

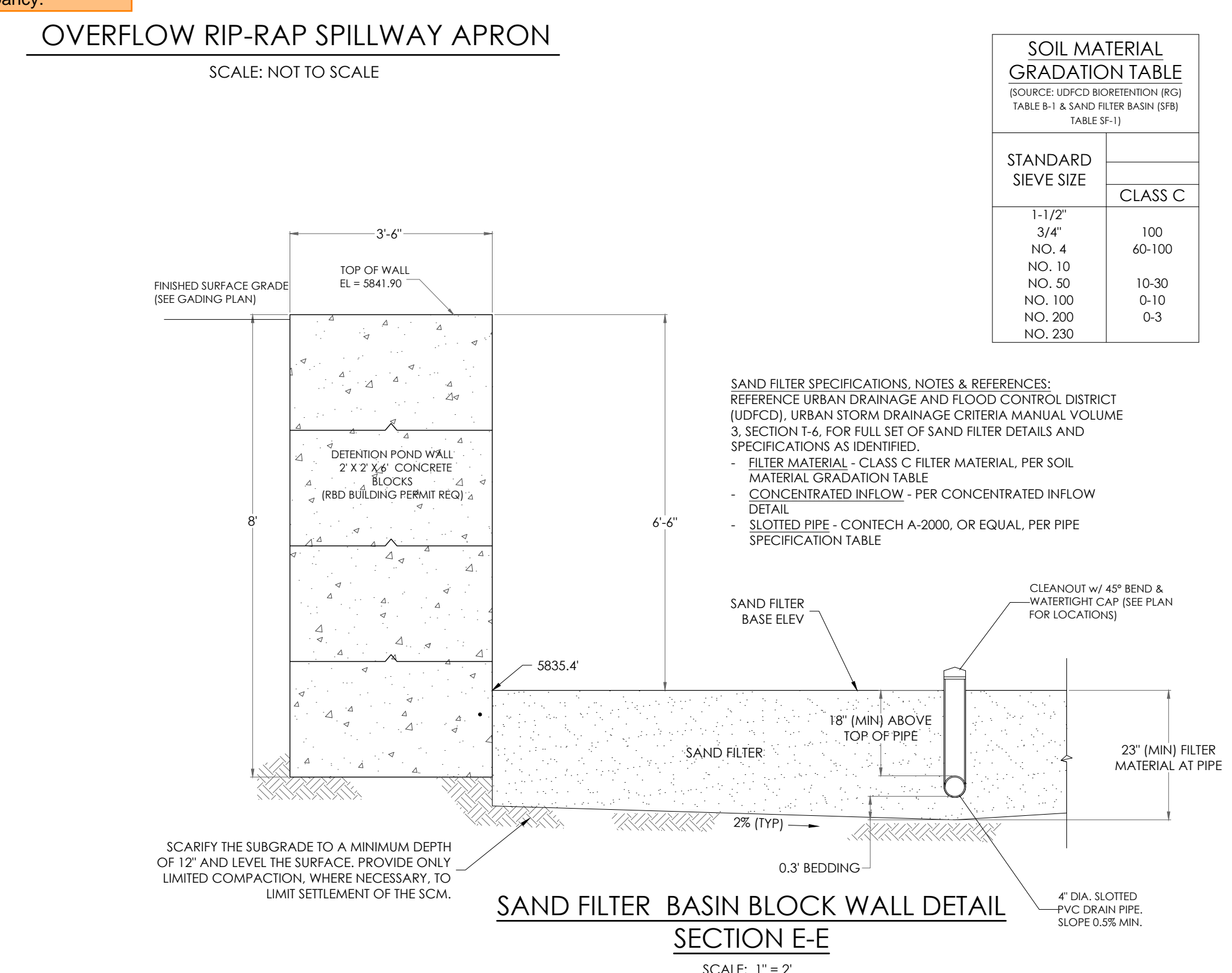
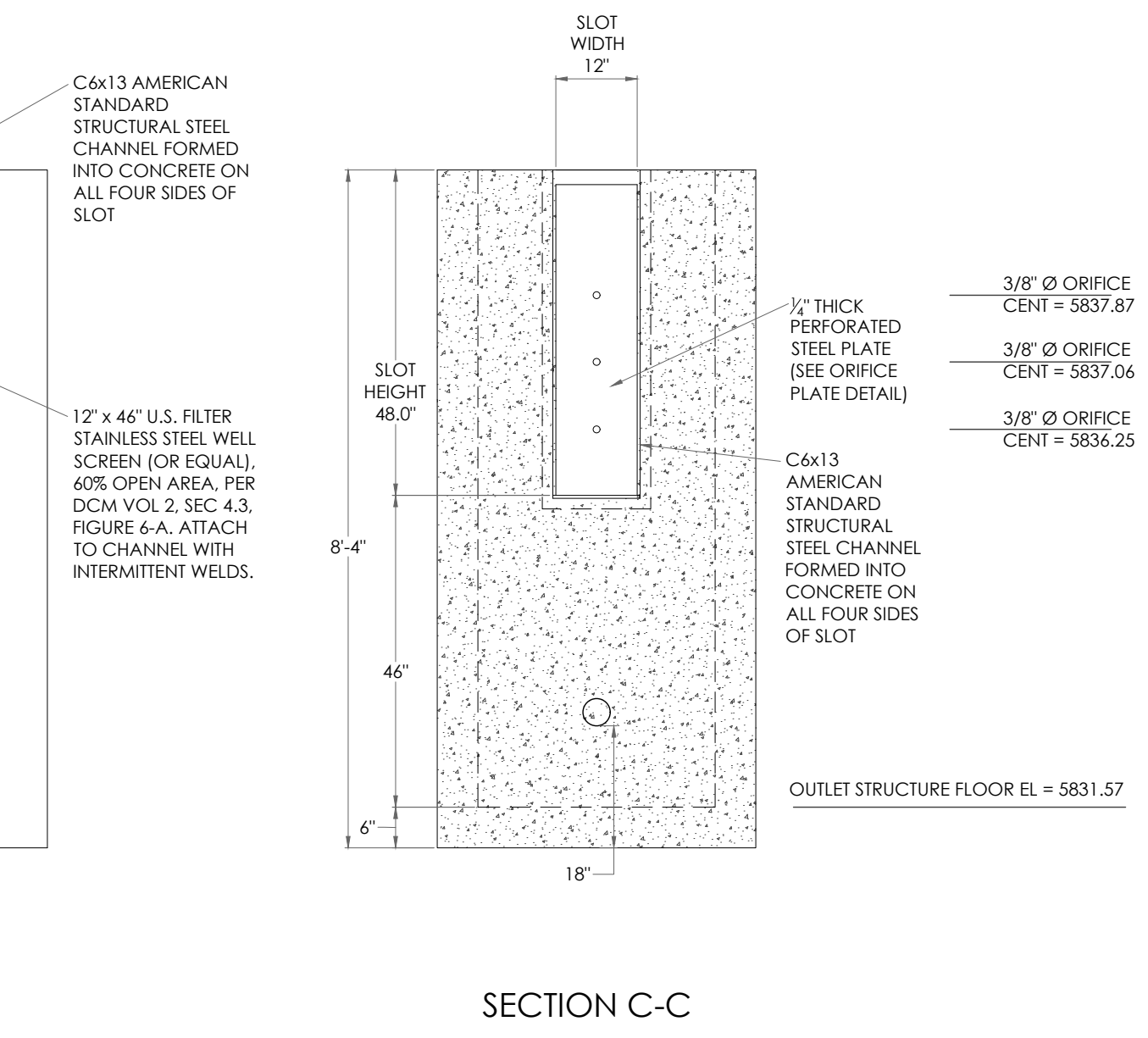
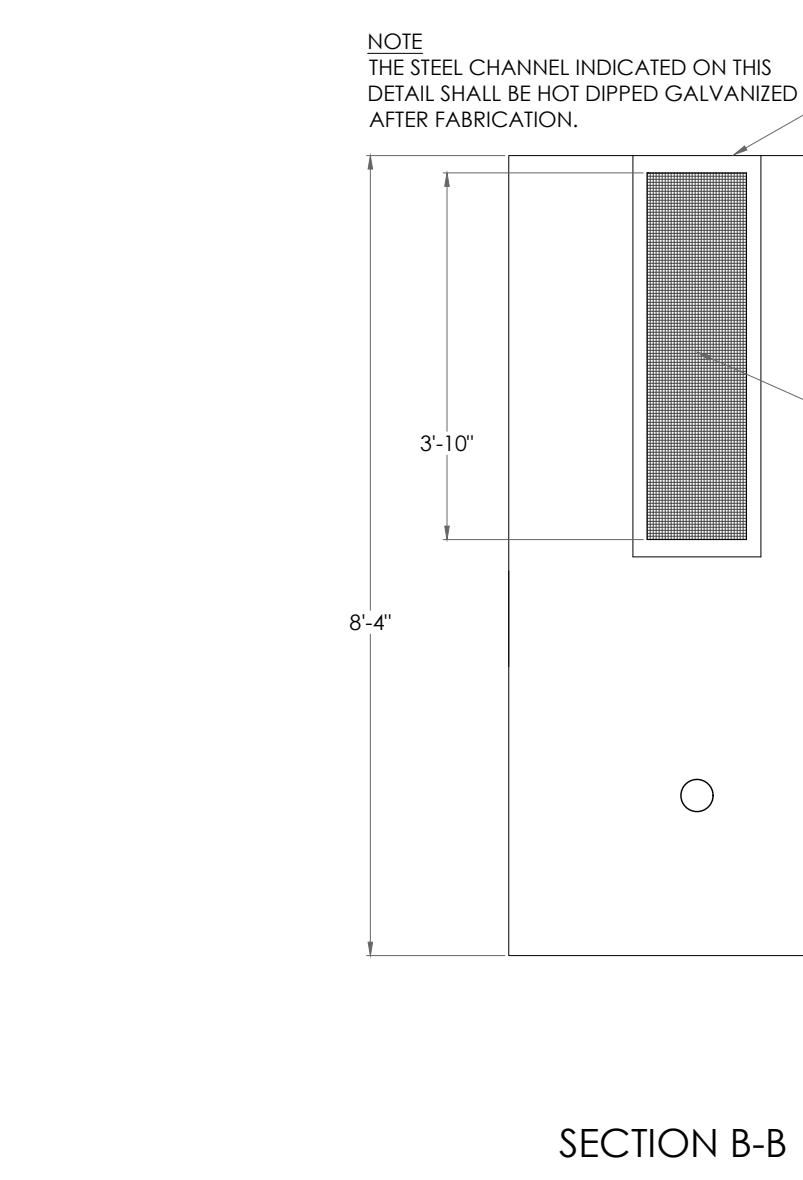
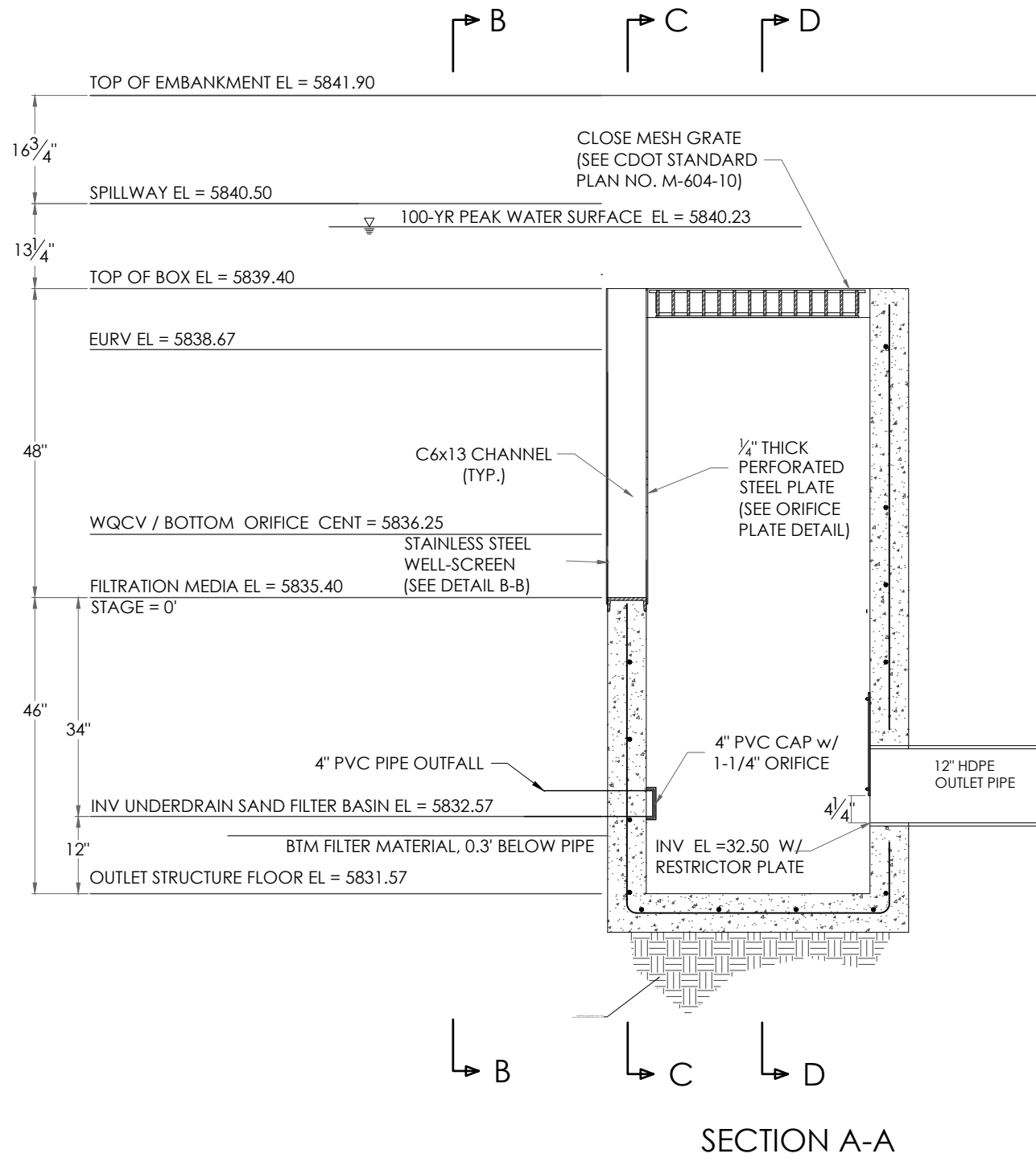


WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

24"x18"

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. SIGNS TO BE MOUNTED ON METAL SIGN POST. 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

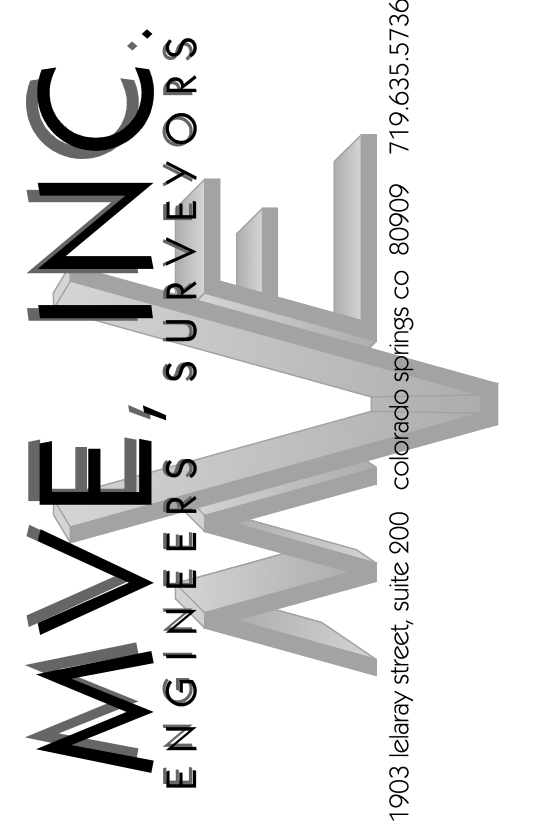
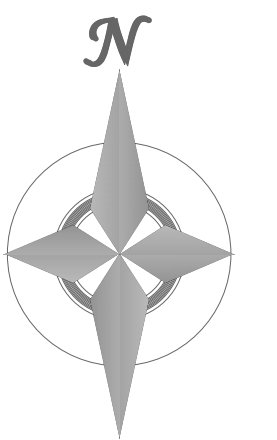
POND SIGNAGE
SCALE: 1" = 1'-0"



SOIL MATERIAL GRADATION TABLE
(SOURCE: UDFCD URBAN DRAINAGE CRITERIA MANUAL, VOLUME 3, SECTION 1-6, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.)

STANDARD SIEVE SIZE	CLASS C
1-1/2"	
3/4"	100
NO. 4	60-100
NO. 10	
NO. 50	10-30
NO. 100	0-10
NO. 200	0-3
NO. 230	

BENCHMARK



REVISIONS

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

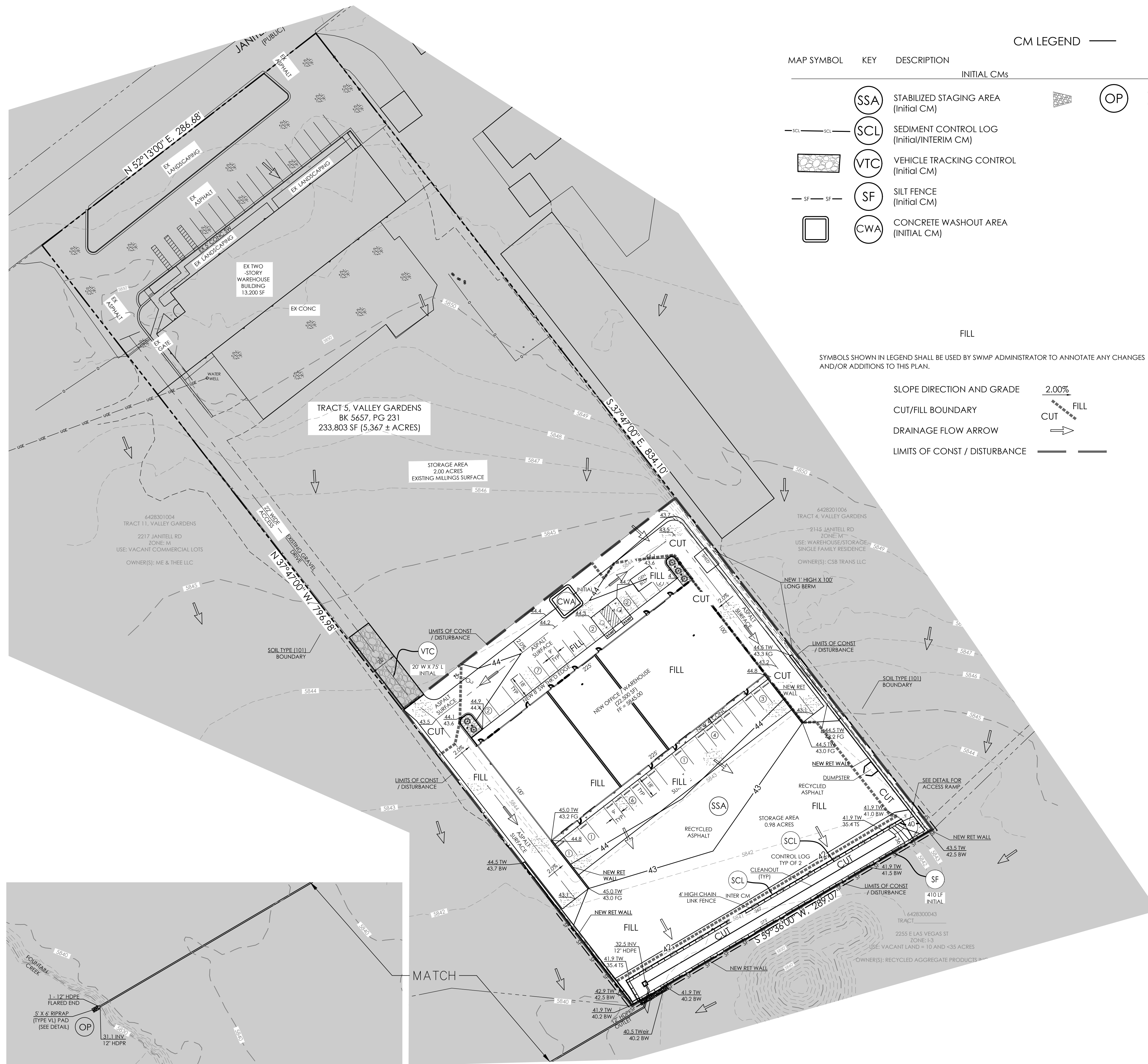
2165 JANITELL ROAD

SITE DEVELOPMENT
POND PLAN / DETAILS

C1.3
MVE PROJECT 61195
CON-PP
MVE DRAWING

JANUARY 20, 2025
SHEET 3 OF 5

PCD FILE NO. PPR2417



POND OUTLET PIPE DETAIL
SCALE: 1" = 40'

CM LEGEND

MAP SYMBOL	KEY	DESCRIPTION
(SSA)	SSA	STABILIZED STAGING AREA (Initial CM)
(SCL)	SCL	SEDIMENT CONTROL LOG (Initial/INTERIM CM)
(VTC)	VTC	VEHICLE TRACKING CONTROL (Initial CM)
(SF)	SF	SILT FENCE (Initial CM)
(CWA)	CWA	CONCRETE WASHOUT AREA (INITIAL CM)
(OP)	OP	OUTLET PROTECTION (RIP-RAP) (INTERIM/FINAL CM)

FILL

SYMBOLS SHOWN IN LEGEND SHALL BE USED BY SWMP ADMINISTRATOR TO ANNOTATE ANY CHANGES AND/OR ADDITIONS TO THIS PLAN.

SLOPE DIRECTION AND GRADE: 2.00%

CUT/FILL BOUNDARY: Dashed line with 'FILL' or 'CUT' label

DRAINAGE FLOW ARROW: Arrow with tail

LIMITS OF CONST / DISTURBANCE: Solid line

PERMANENT PLANTING PER LANDSCAPE ARCHITECT DESIGN, SEE APPROVED LANDSCAPING PLANS FOR PERMANENT PLANTING INFORMATION.

SOIL DATA

PRIMARY SOIL W/ DESCRIPTION: 101 USTIC TORRIFLUVENTS, LOAMY

PERMEABILITY: MODERATE

SURFACE RUNOFF: SLOW

HAZARD OF EROSION: EASILY ERODES

HYDROLOGIC SOIL GROUP: B

HYDROLOGIC SOIL GROUP

MAP UNIT NUMBER	DESCRIPTION
101	FLUVAQUENTIC HAPLAQUOLLS, NEARLY LEVEL

OTHER DATA

LAT/LONG COORDS: 38°48'08" / 104°47'30"

VEGETATION: EXISTING: NO VEGETATION ALL BARE SOIL. PROPOSED: PLANTINGS PER LANDSCAPE PLAN

APPROX. EARTHWORK QUANTITIES: 1,332 CY CUT, 1,613 CY FILL

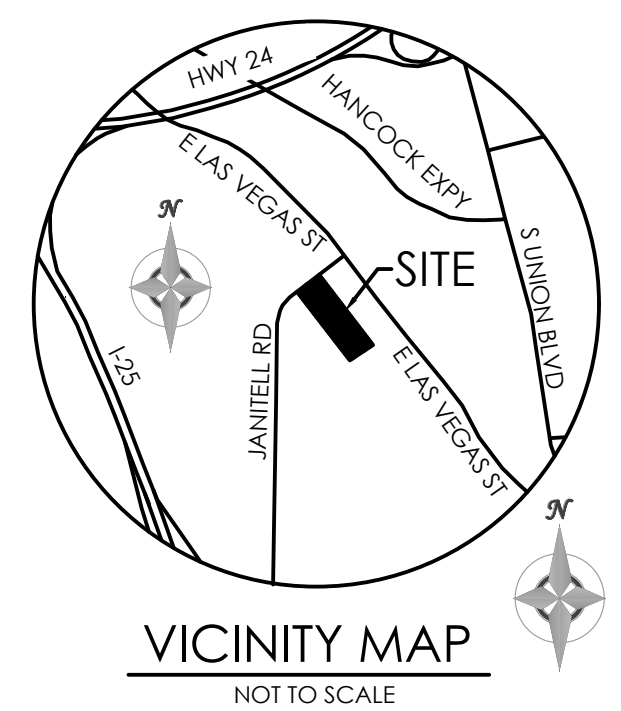
BATCH PLANTS: NONE

DEWATERING: NONE

DISTURBED AREA: 2.15± ACRES

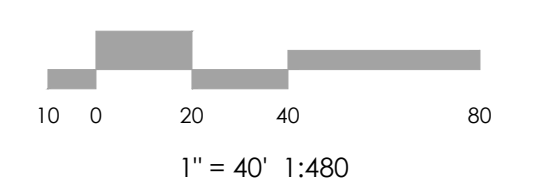
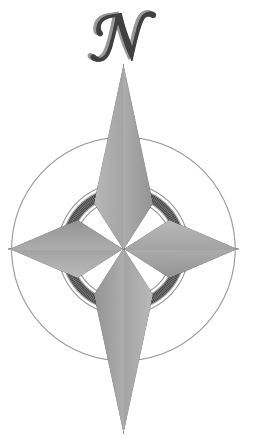
RECEIVING WATERS: FOUNTAIN CREEK

SCHEDULE: SPRING 2025 - FALL 2025
FINAL STABILIZATION FALL 2025



BENCHMARK

THE BENCHMARK FOR THESE PLANS IS A NAIL W/ ALUM WASHER FOUND AT THE SW CORNER OF SITE. TOP OF NW RAILROAD TIE WALL ELEV. = 5232.19' (COLORADO CENTRAL, NAVD 88)



MVE, INC.
ENGINEERS / SURVEYORS

1903 Leary street, suite 200 Colorado Springs CO 80909 719.635.5736

REVISIONS

DESIGNED BY: JO
DRAWN BY: JO
CHECKED BY: AS-BUILTS BY: AS-BUILTS BY: CHECKED BY:

2165 JANITELL RD
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
EROSION CONTROL

C1.4 MVE PROJECT 61195
MVE DRAWING GEC-EC

JANUARY 20, 2025
SHEET 4 OF 5

PCD FILE NO. PPR2417

