

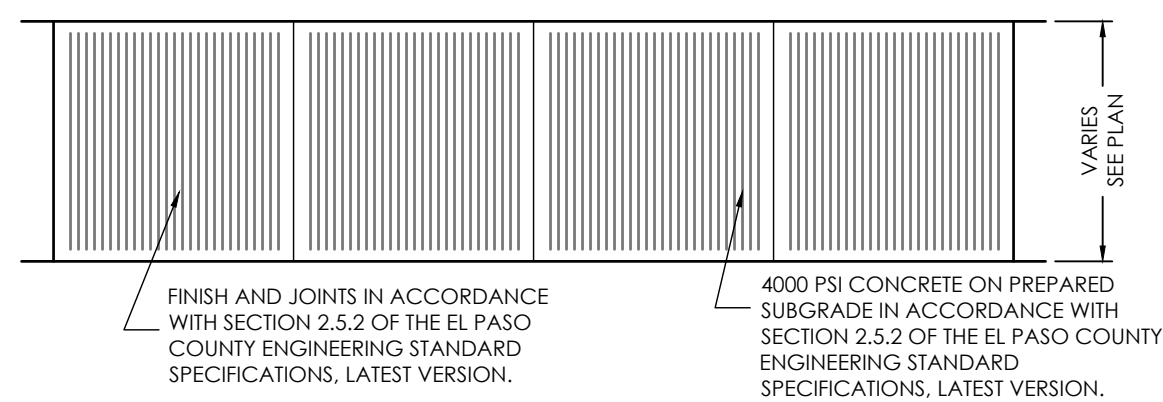
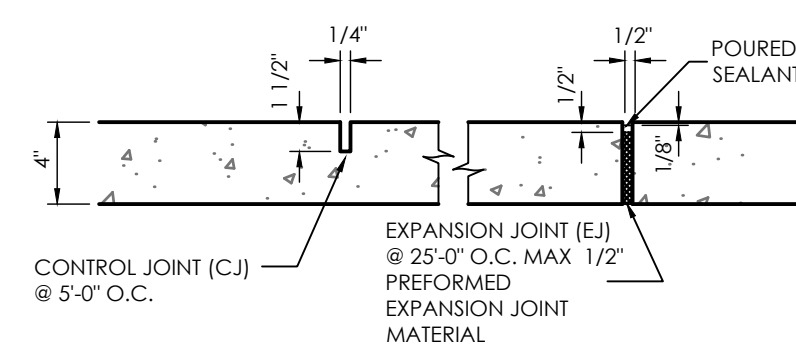


**ABBREVIATION LEGEND**

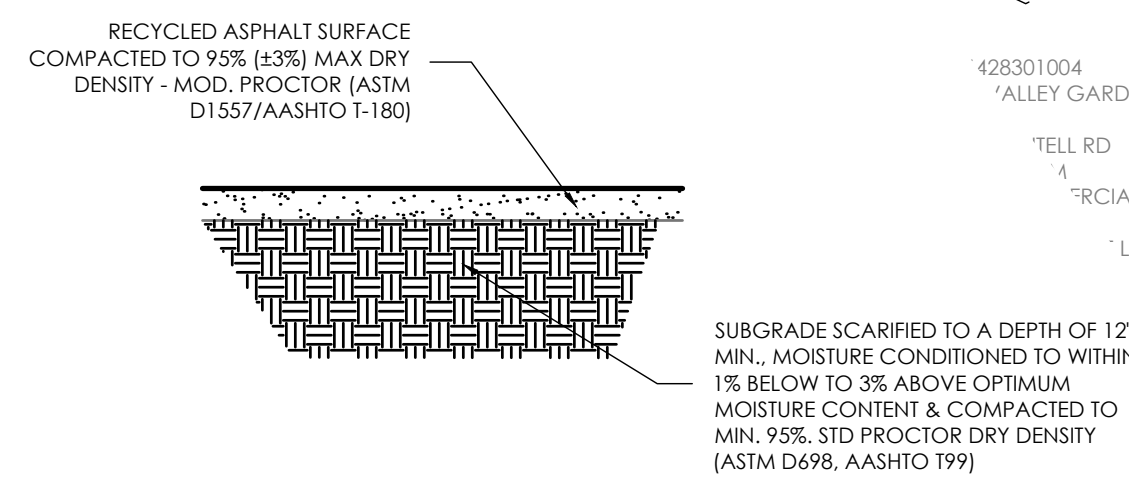
ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
RD	ROOF DRAIN (SEE C1.6)
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY

**GRADATION TABLE**

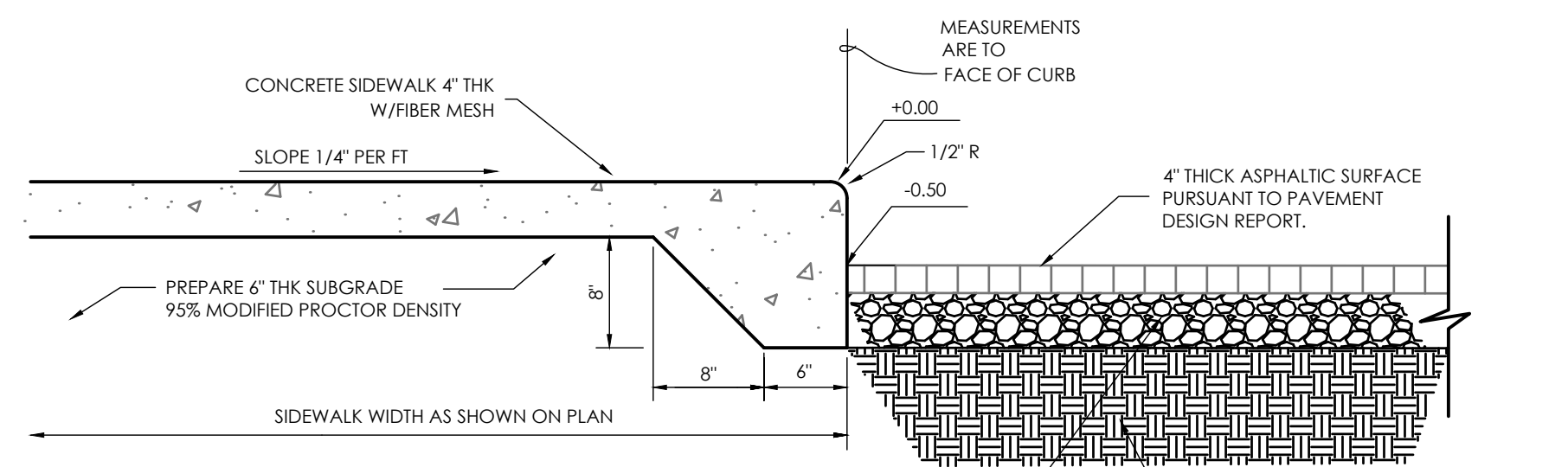
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	ROCK DIMENSION (INCHES)	50" DIMENSION (INCHES)
TYPE VL	70-100	12	
	50-70	9	
	35-50	6	6
	2-10	2	
CLASS 6	100	1	
BASE COURSE	95-100	3/4	
	30-45	#4	
	25-55	#8	
	3-12	#200	



**TYPICAL SIDEWALK DETAIL**  
SCALE 1" = 4.0'

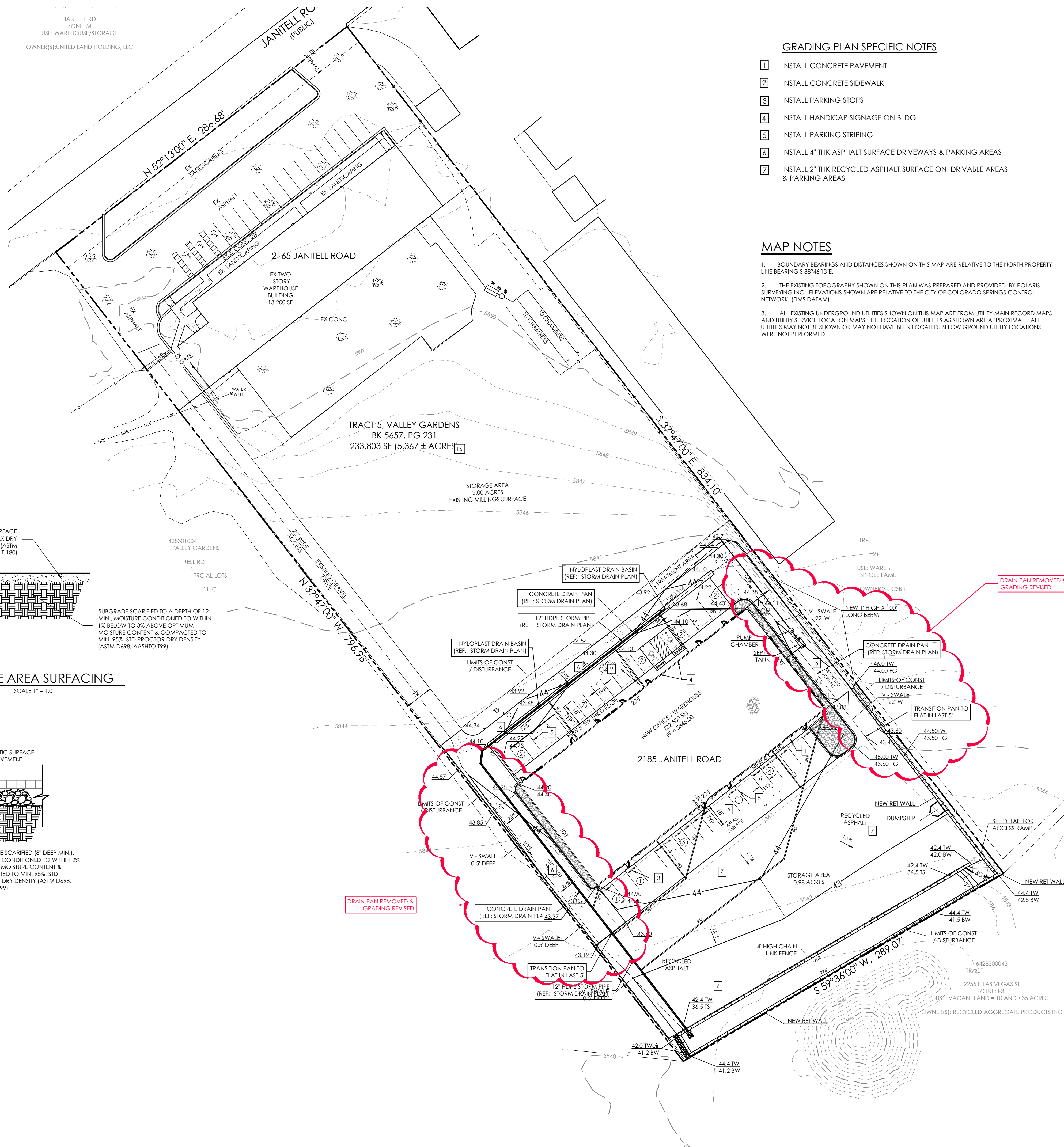


**STORAGE AREA SURFACING**  
SCALE 1" = 1.0'



**THICKENED EDGE SIDEWALK**  
SCALE 1" = 1'

6" CLASS 4 AGGREGATE BASE COURSE, MOISTURE TREATED TO WITHIN 2% OPTIMUM MOISTURE CONTENT & COMPACTED TO 95% (±3%) MAX DRY DENSITY - MOD. PROCTOR (ASTM D1557/AASHTO T-180)  
SUBGRADE SCARIFIED (8" DEEP MIN.), MOISTURE CONDITIONED TO WITHIN 2% OPTIMUM MOISTURE CONTENT & COMPACTED TO MIN. 95% STD PROCTOR DRY DENSITY (ASTM D698, AASHTO T99)

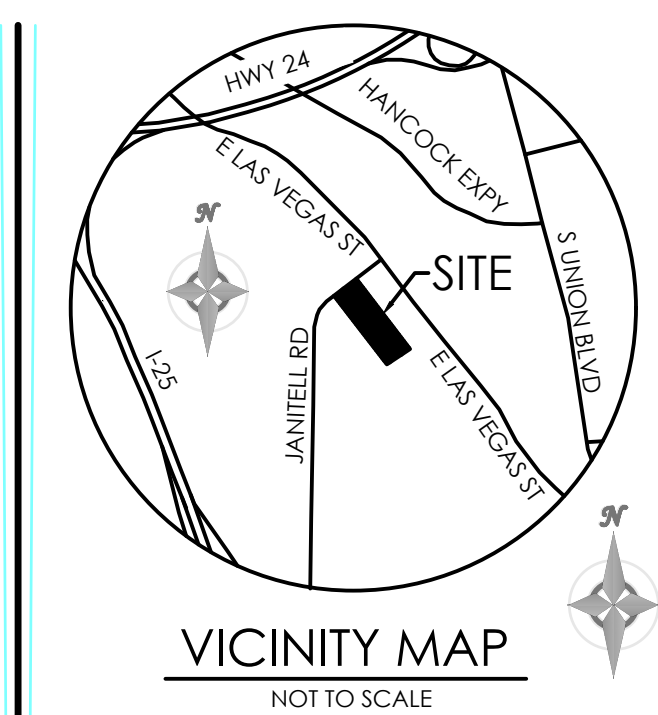


**GRADING PLAN SPECIFIC NOTES**

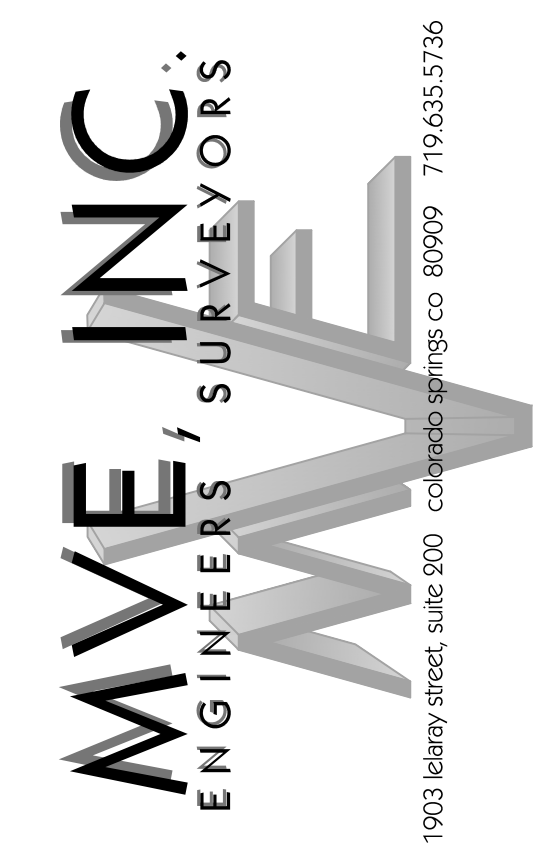
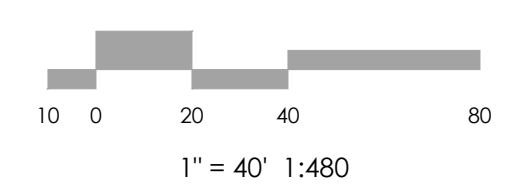
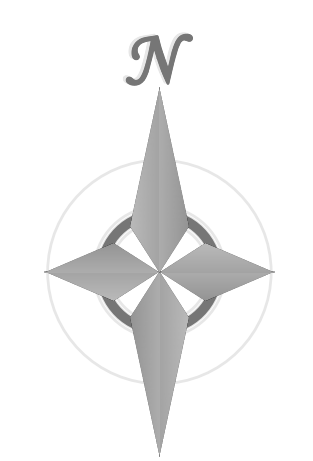
1. INSTALL CONCRETE PAVEMENT
2. INSTALL CONCRETE SIDEWALK
3. INSTALL PARKING STOPS
4. INSTALL HANDICAP SIGNAGE ON BLDG
5. INSTALL PARKING STRIPING
6. INSTALL 4" THK ASPHALT SURFACE DRIVEWAYS & PARKING AREAS
7. INSTALL 2" THK RECYCLED ASPHALT SURFACE ON DRIVEWAY AREAS & PARKING AREAS

**MAP NOTES**

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH PROPERTY LINE BEARING S 88°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**  
REVISED GRADES TO PROVIDE A SWALE DRIVE ON NORTHEASTERN & SOUTHWESTERN SIDES OF BUILDING. ELIMINATED 50' RETAINING WALL ON SOUTHWESTERN LOT LINE. ADDED STORM DRAIN SYSTEM. POND CHANGES TO FULL INFILTRATION POND.  
12/31/25 CCC

**AS - BUILT**  
DATE: 6/10/2026

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: JO  
CHECKED BY: \_\_\_\_\_  
AS-BUILT BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

2165 JANITELL RD  
EL PASO COUNTY, CO

**GRADING & EROSION CONTROL PLAN**  
**GRADING PLAN**

**C1.2** MVE PROJECT 61195  
MVE DRAWING GEC-GP

MARCH 9, 2026  
SHEET 2 OF 6

# Channel Report

## 2185 Janitell Road - East/West Drive Around Building Capacity Calculation (Worst Case)

### Triangular

Side Slopes (z:1) = 0.00, 40.00  
Total Depth (ft) = 0.50

Invert Elev (ft) = 100.00  
Slope (%) = 0.50  
N-Value = 0.015

### Calculations

Compute by: Known Q  
Known Q (cfs) = 3.00

### Highlighted

Depth (ft) = 0.29  
Q (cfs) = 3.000  
Area (sqft) = 1.68  
Velocity (ft/s) = 1.78  
Wetted Perim (ft) = 11.89  
Crit Depth, Yc (ft) = 0.27  
Top Width (ft) = 11.60  
EGL (ft) = 0.34

