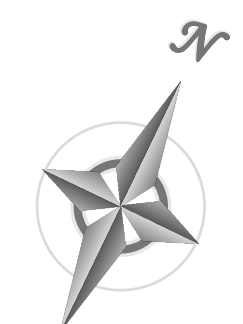


BENCHMARK



FULL SPECTRUM SAND FILTER DETAIL
SCALE 1" = 10'

AS - BUILT
DATE: 4/17/2026

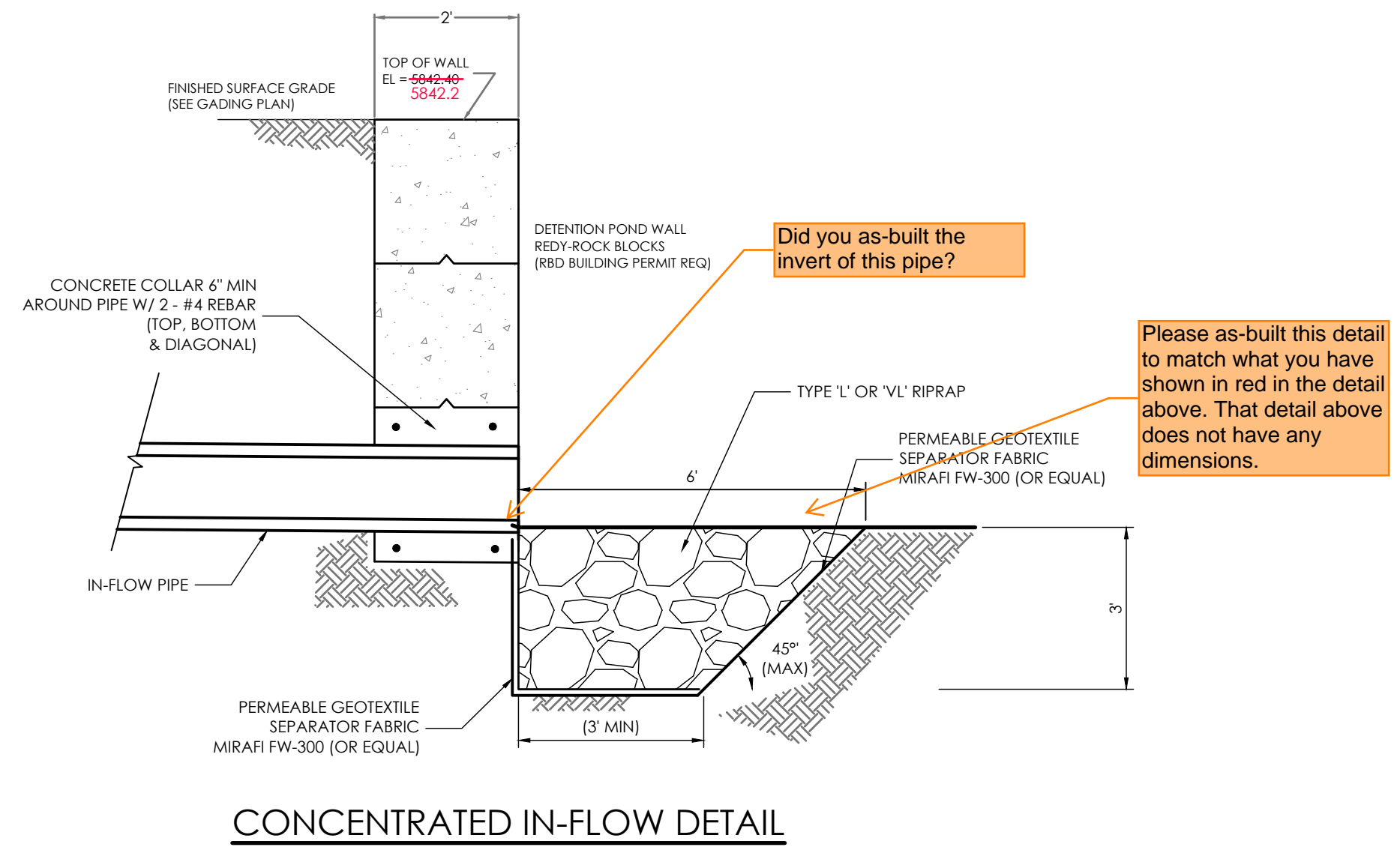
WARNING
THIS AREA IS A
STORMWATER FACILITY
AND IS SUBJECT TO
PERIODIC FLOODING

POND VOLUMES
REQUIRED VOLUME = 19,500 CF.
AS BUILT VOLUME = 22,470 CF.

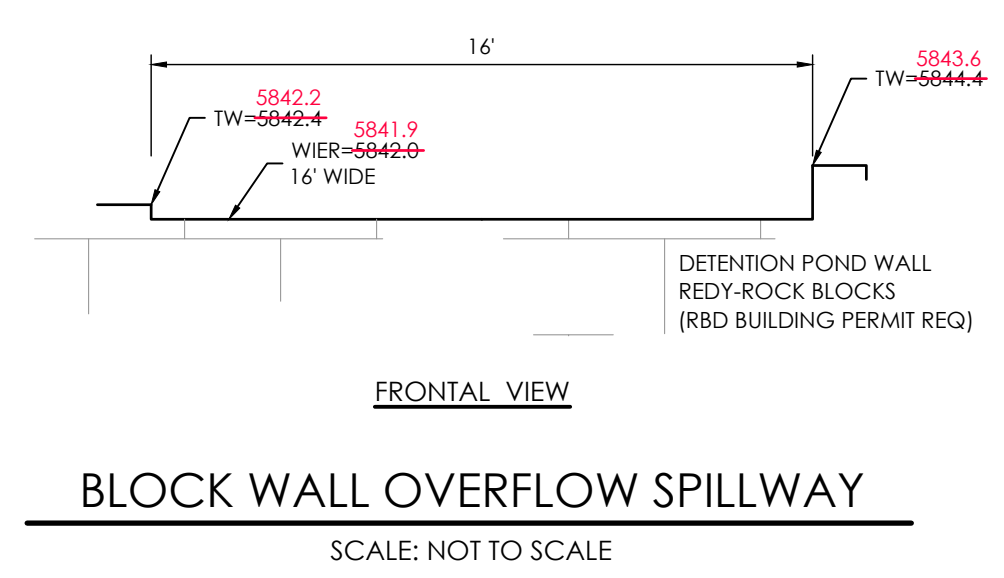
we need the MHFD calcs to back up this volume summary. Especially because I don't see how the as-built volume could have increased from the original design volume given that your as-built elevations of the top of pond on both sides actually decreased.

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

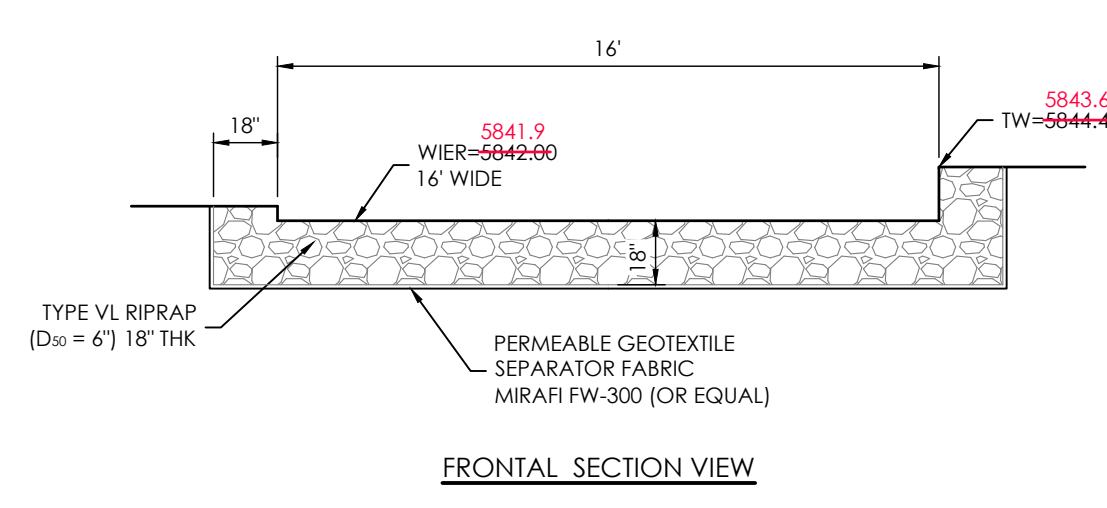
POND SIGNAGE
SCALE: 1" = 1'-0"



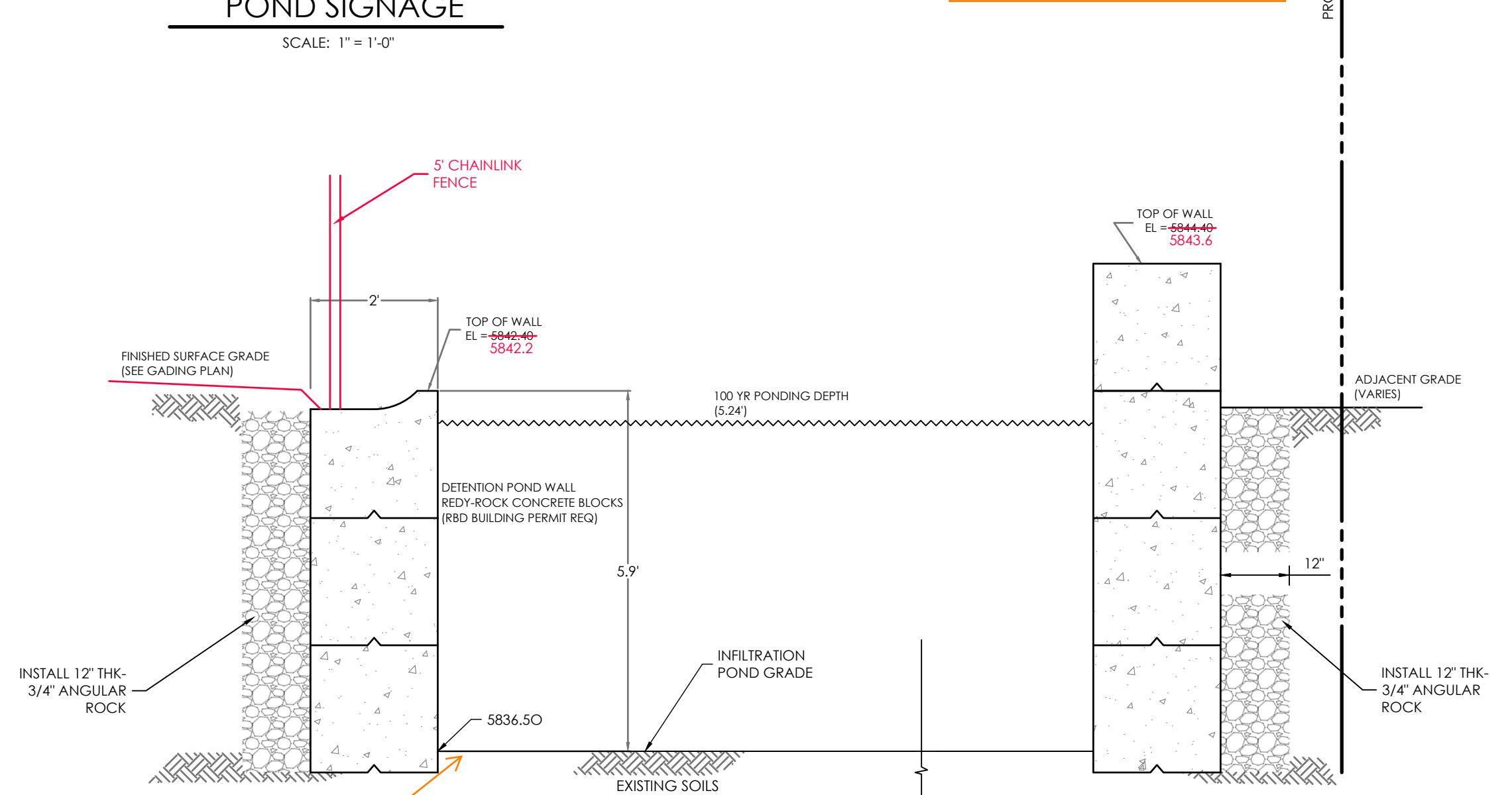
CONCENTRATED IN-FLOW DETAIL
SCALE: NTS



BLOCK WALL OVERFLOW SPILLWAY
SCALE: NOT TO SCALE



OVERFLOW RIP-RAP SPILLWAY APRON
SCALE: NOT TO SCALE



INFILTRATION BASIN BLOCK WALL DETAIL
SECTION E-E
SCALE: 1" = 2'

Below is our PA Punchlist finding regarding this riprap. Please address this in these as-builts or take to Jerry about addressing it in the field (especially because he may have addressed it already). If he has already addressed it, please as-built the final/current condition.
The concentrated in-flow riprap pad measures 9'x5' in the field and the plans call for a 6'x4' pad. And riprap pad is not flush with the pond bottom, ensure pond bottom and pipe are at the correct elevations. Reference Note #1. Reference Photo #5:



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: 4/17/2026

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

2165 JANITELL ROAD

SITE DEVELOPMENT
POND PLAN / DETAILS

C1.3
MVE PROJECT 61195
MVE DRAWING CON-PP

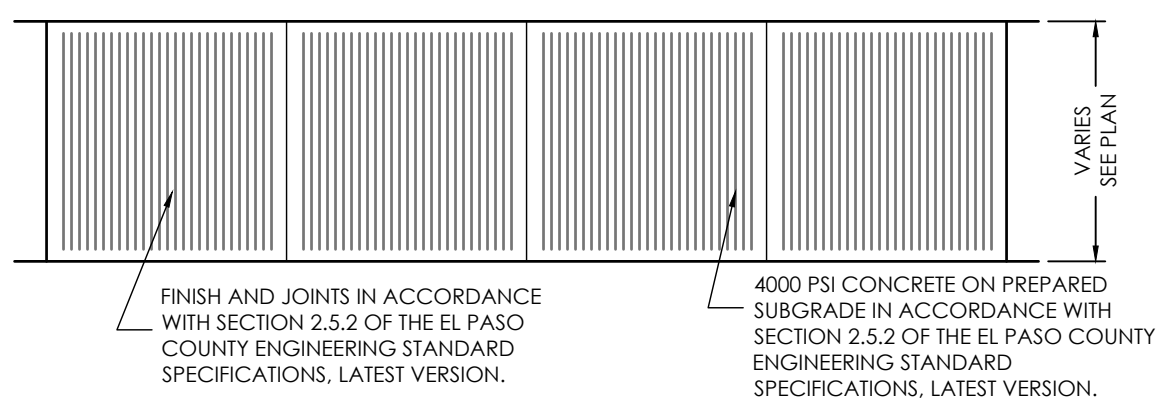
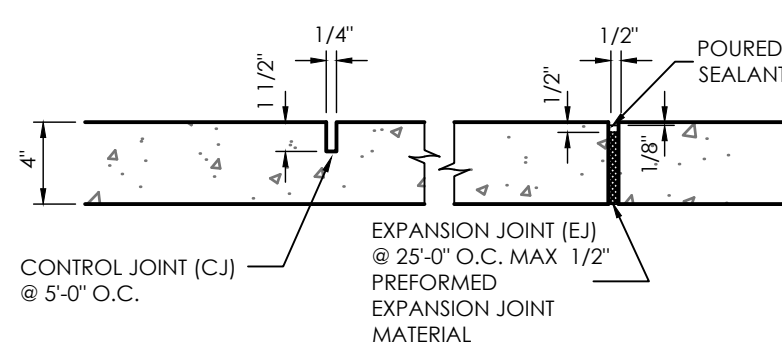
FEBRUARY 10, 2026
SHEET 3 OF 6

PCD FILE NO. PPR2417

ABBREVIATION LEGEND

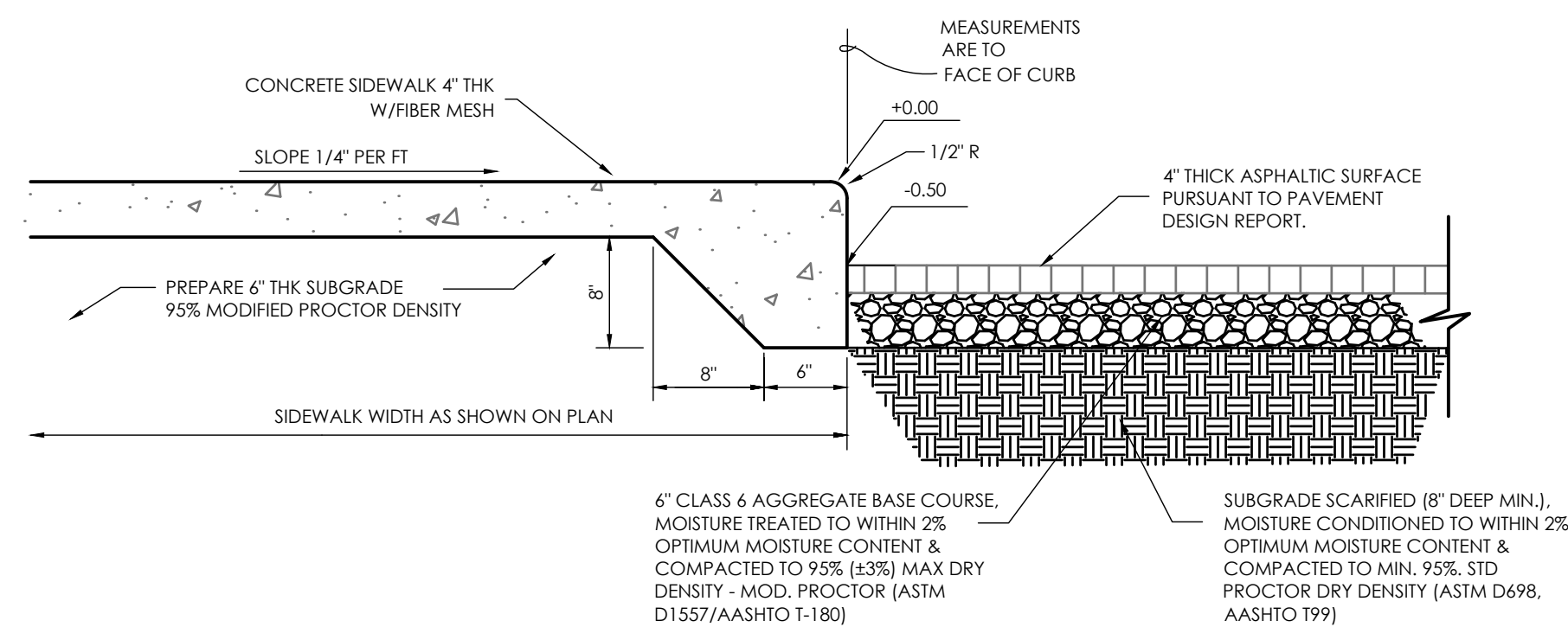
ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
RD	ROOF DRAIN (SEE C1.6)
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY

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

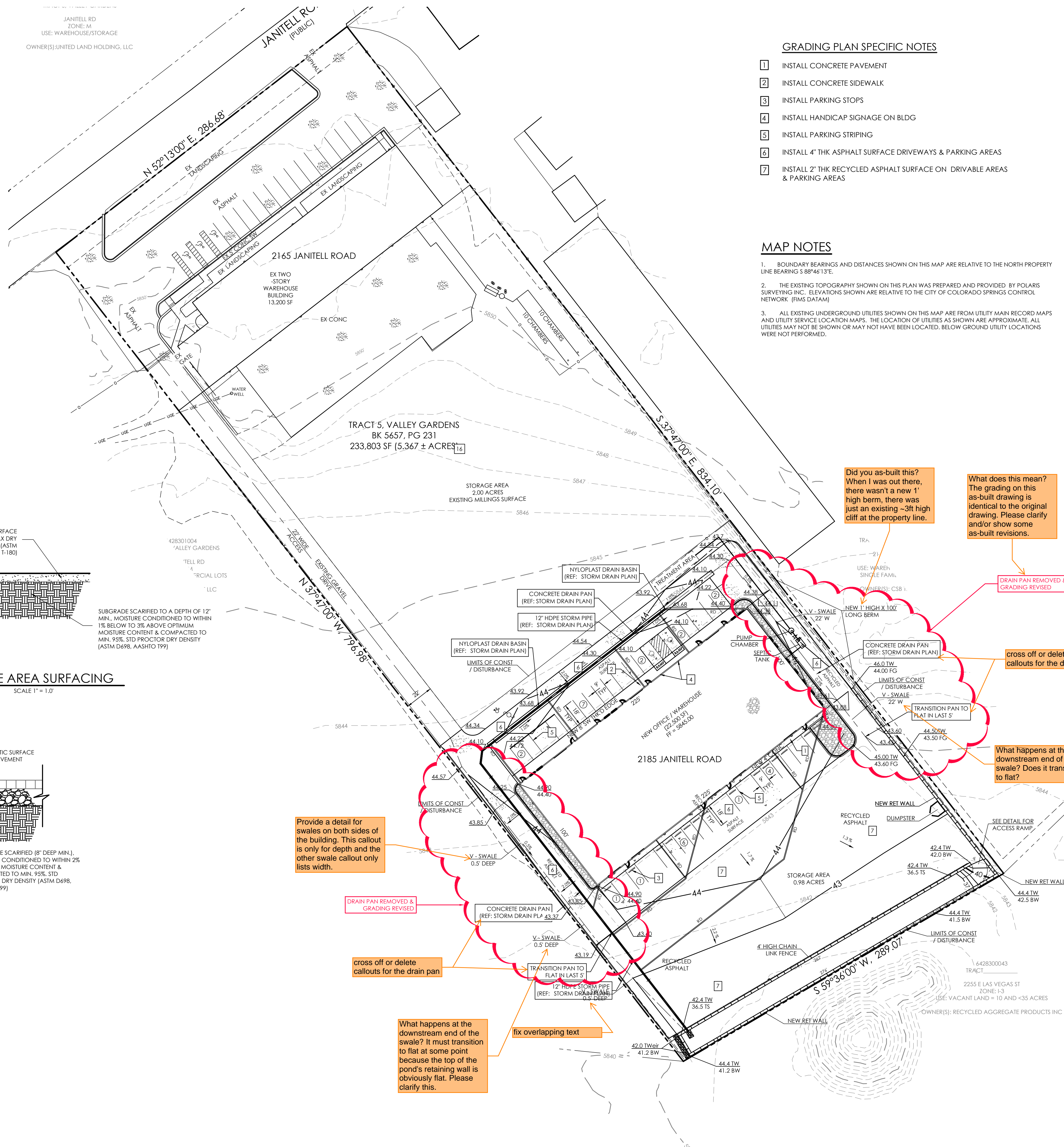


TYPICAL SIDEWALK DETAIL
SCALE 1" = 4.0'

STORAGE AREA SURFACING
SCALE 1" = 1.0'



THICKENED EDGE SIDEWALK
SCALE: 1" = 1'



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 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.

Did you as-built this? When I was out there, there wasn't a new 1' high berm, there was just an existing -3ft high cliff at the property line.

What does this mean? The grading on this as-built drawing is identical to the original drawing. Please clarify and/or show some as-built revisions.

DRAIN PAN REMOVED & GRADING REVISED

Cross off or delete callouts for the drain pan

What happens at the downstream end of the swale? Does it transition to flat?

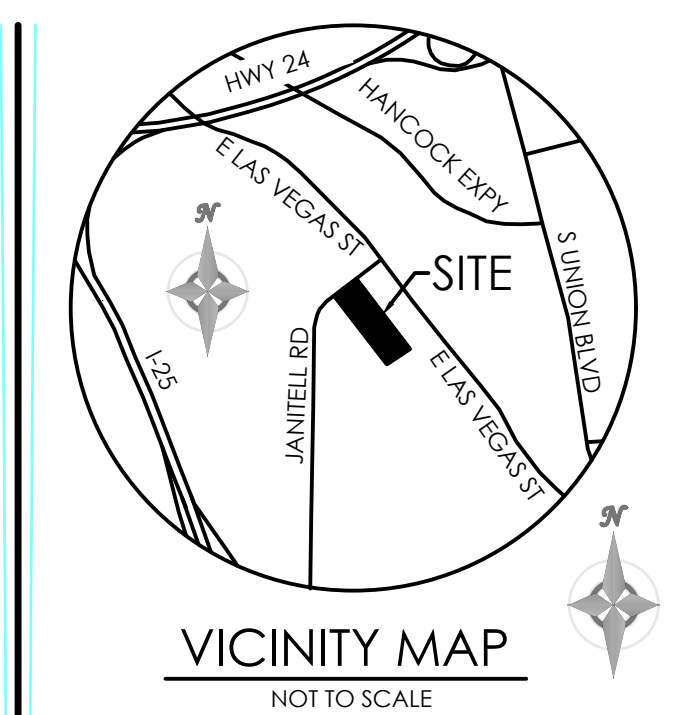
Provide a detail for swales on both sides of the building. This callout is only for depth and the other swale callout only lists width.

DRAIN PAN REMOVED & GRADING REVISED

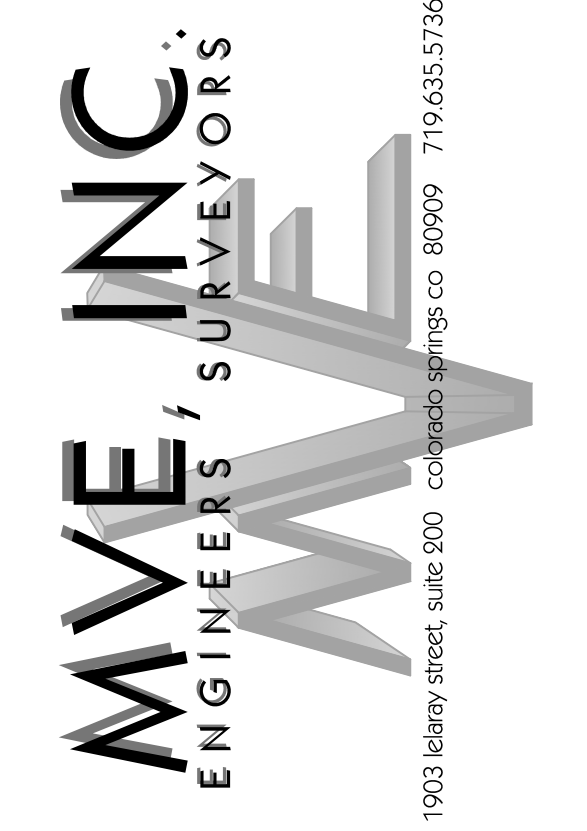
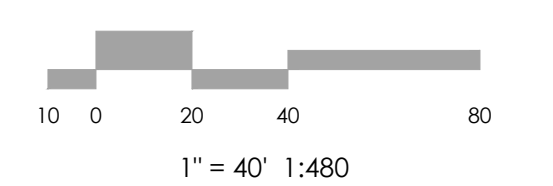
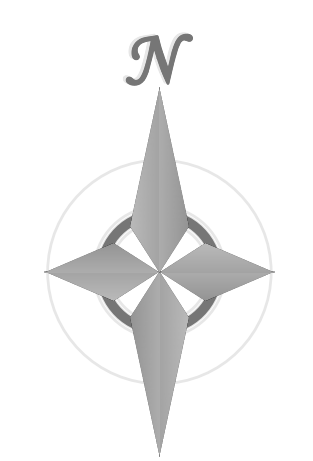
Cross off or delete callouts for the drain pan

What happens at the downstream end of the swale? It must transition to flat at some point because the top of the pond's retaining wall is obviously flat. Please clarify this.

fix overlapping text



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: JO
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

