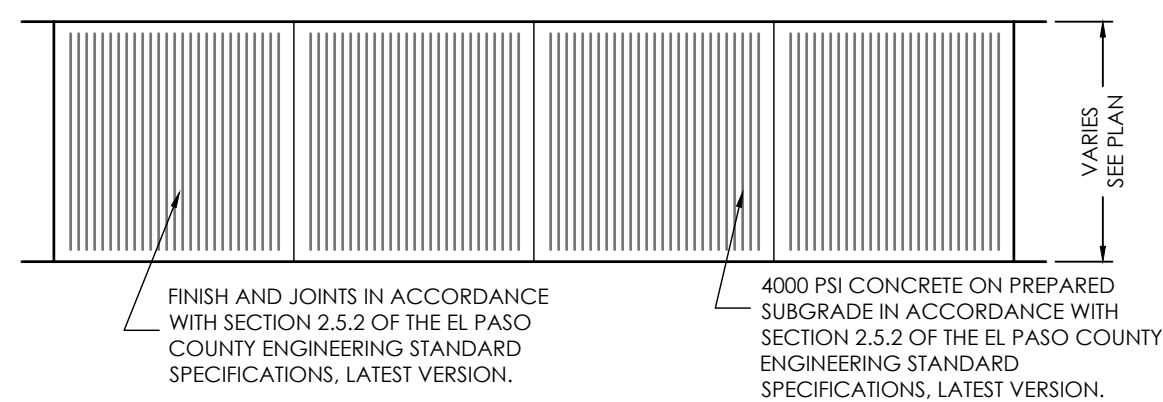
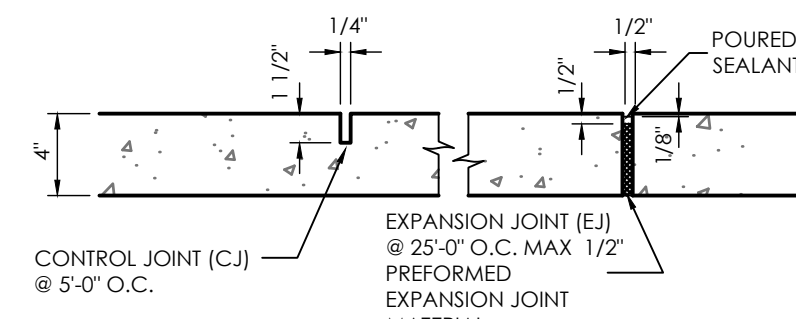
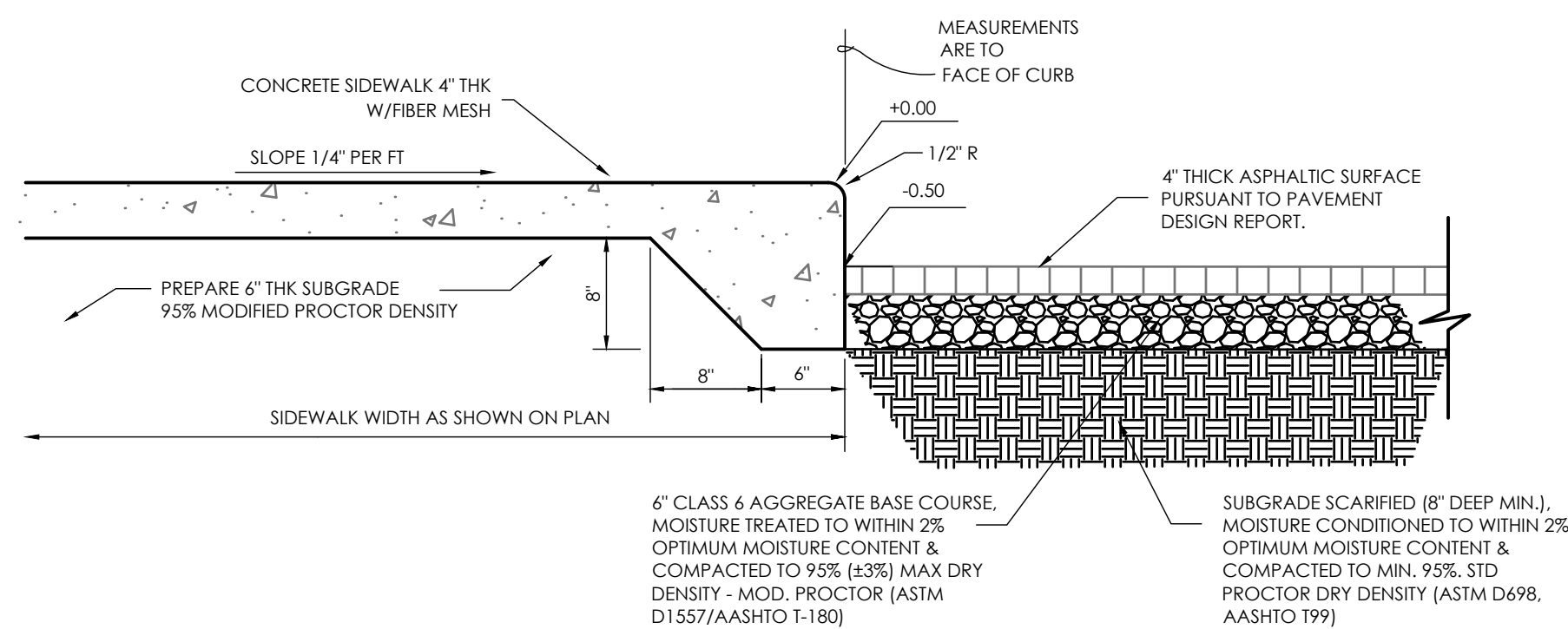


ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
RD	ROOF DRAIN (SEE C1.6)
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY

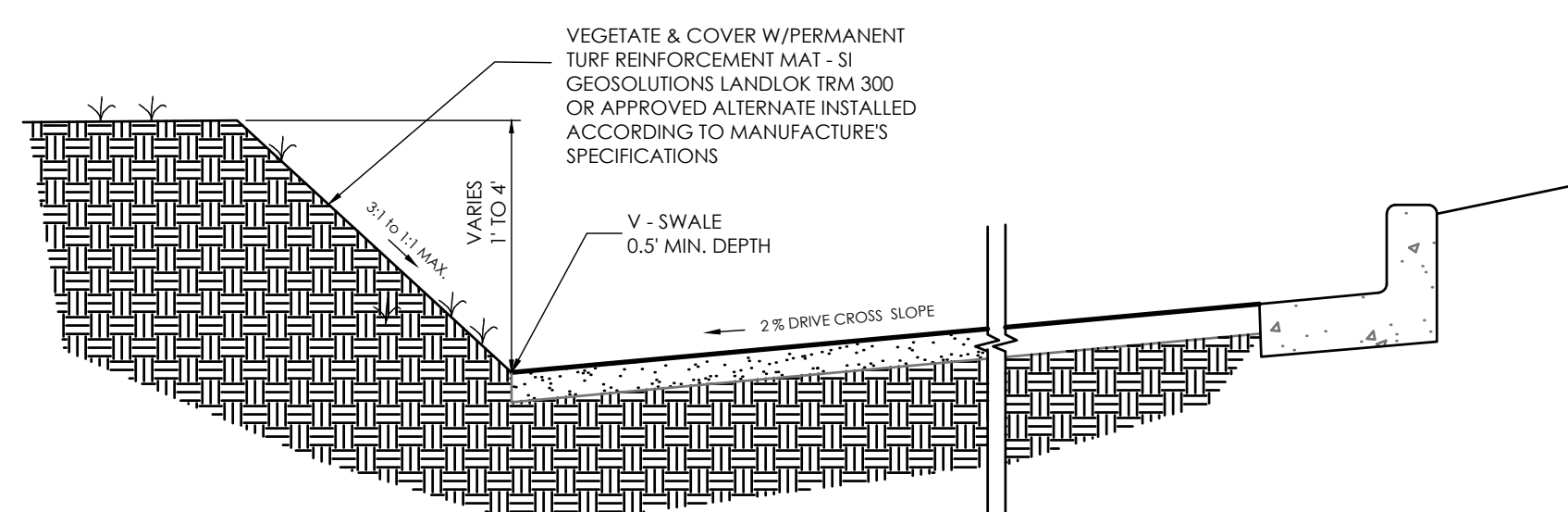
GRADATION TABLE			
		INTERMEDIATE	
RIPRAP	% SMALLER THAN GIVEN SIZE	ROCK DIMENSION (INCHES)	0.50" (INCHES)
<u>DESIGNATION</u>	<u>BY WEIGHT</u>	<u>(INCHES)</u>	<u>(INCHES)</u>
TYPE VL	70-100	12	
	50-70	9	
	35-50	6	6
	2-10	2	
CLASS 6	100	1	
BASE COURSE	95-100	#4	
	30-65	#4	
	25-55	#8	
	3-12	#200	



TYPICAL SIDEWALK DETAIL
SCALE 1" = 4.0'



THICKENED EDGE SIDEWALK
SCALE: 1" = 1'



V -SWALE DETAIL

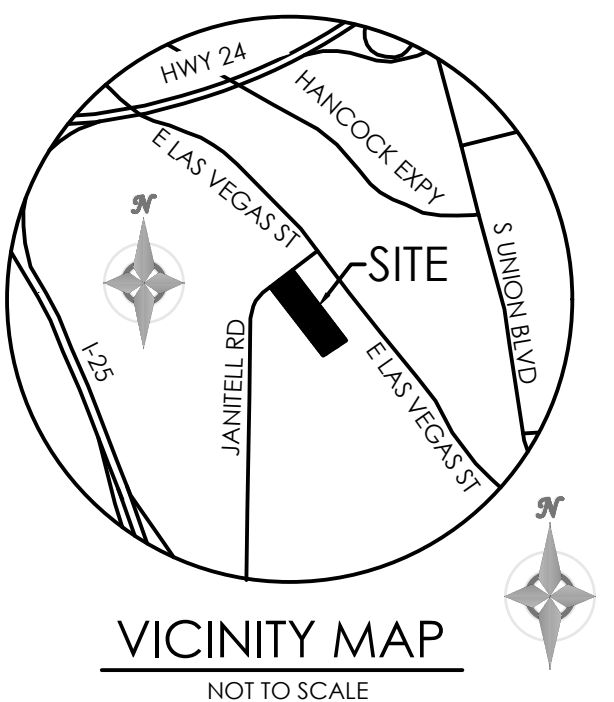
SCALE: 1" = 1'



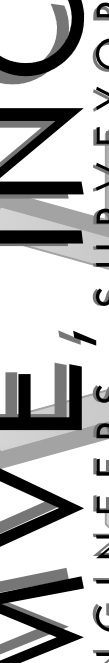
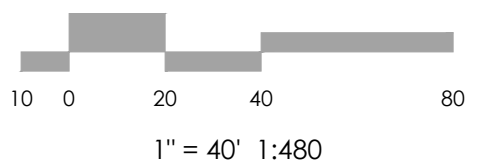
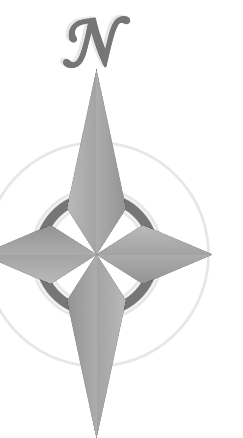
JANITELL RD
ZONE: M
USE: WAREHOUSE/STORAGE
OWNER(S):UNITED LAND HOLDING, LLC

- 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

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 NOT SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.



BENCHMARK



MVE, INC.
ENGINEERS' SURVEYORS

1903 relay street, suite 200 cobaltus springs co. 80009 719.635.5736

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: 7/23/2026

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

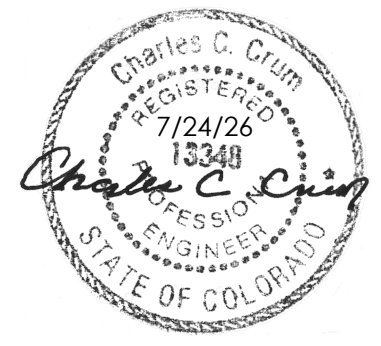
2165 JANITELL RD
EL PASO COUNTY, CO

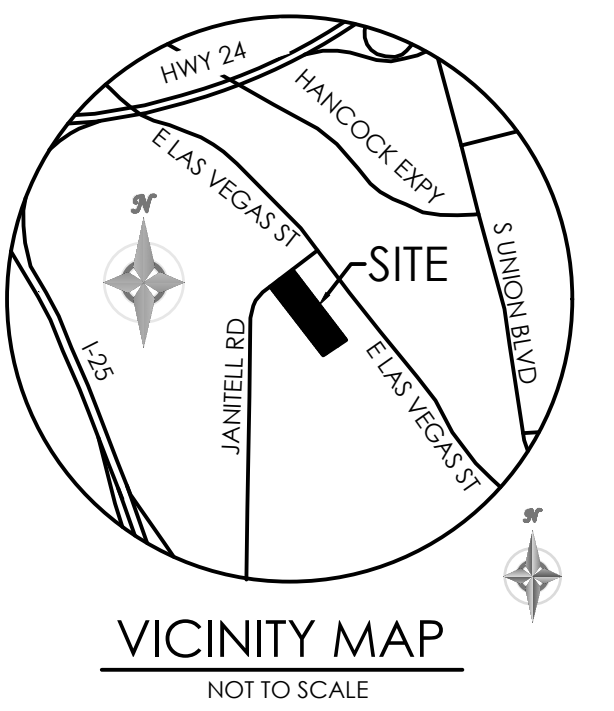
GRADING & EROSION CONTROL PLAN GRADING PLAN

C1.2 MVE PROJECT 61195
MVE DRAWING GEC-GP

MARCH 9, 2026
SHEET 2 OF 6

PCD FILE NO. PPR2417





DATE: 7/23/2026

AS BUILT VOLUME = 22,085 CF.

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HEET 3 OF 6