



July 23, 2026

El Paso County
Department of Public Works
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attn: Christina Prete
Stormwater Manager

Re: Full Infiltration Basin – 2185 Janitell Rd (PPR2417)
M.V.E. Project No. 61195

Dear Ms. Prete:

The stormwater Permanent Control Measure (PCM) for Sombers Investment LLC for the Site located at 2185 Janitell Road, consists of one (1) private Full Spectrum-Full Infiltration Extended Detention Basin (FS-FI-EDB). The drives adjacent to the new 2185 Janitell Roan office/warehouse have been revised in the field by removing the proposed concrete pan and changing the cross-slope to 2% away from the office/warehouse. The future developed 100 year stormwater are accommodated in the drive with a minimum 0.5 foot high berm on the down slope side of the drive. These drive areas are as shown on the attached As-Built Grading & Erosion Control Plan drawing. Drive area stormwater calculations documenting that the drive areas will accept and convey the anticipated 100 year developed flows have been included.

The site and adjacent properties(as effected by work performed under the County permit) are stable with respect to settlement and subsidence, sloughing of cut and fill slopes, re-vegetation or other ground cover, and that the improvements (common development improvements, site grading, and paving) meet or exceed the minimum design requirements. The PCM (Permanent Control Measure) is a Full Infiltration Facility originaly designed for the required storage volume of 19,500 cubic feet (CF) and provides the required storage volume and meets the required release rates, stage areas, elevations, and weir dimensions, as documented in the approved PPR2417 – 2185 Janitell Road Drainage Amendment Letter dated January 20, 2026 and the Concept Infiltration Pond Stage Storage Relationship sheet. Calculation for the 'As- Built' volume of said Full Infiltration Facility is attached being 22,085 CF which is 2,585 CF greater than the requird volume.

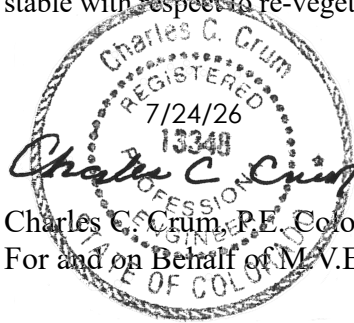
Statement of Engineer in Responsible Charge:

I, Charles C. Crum, a registered Professional Engineer in the State of Colorado hereby state and declare that the Full Spectrum-Full Infiltration Extended Detention Basin improvements located at 2185 Janitell Road have been constructed in general conformance with the approved construction plans and design

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

El Paso County
July 23, 2026
Page 2

specifications. The Full Spectrum-Full Infiltration Extended Detention Basin provides the necessary storage volume and infiltration rate as required. The area surrounding said Extended Detention Basin is stable with respect to re-vegetation, grading, and erosion control.



Charles C. Crum, P.E. Colorado No. 13348
For and on Behalf of M.V.E., Inc.

Enclosures: *As-Built – 4/17/2026 - Pond Plan w/ Details*
As-Built – 6/10/2026 - Grading & Erosion Control Plan -C1.2
As-Built – 7 /23/2026 – As-Built pond Calculations
Swale Calculations – 6/11/2026

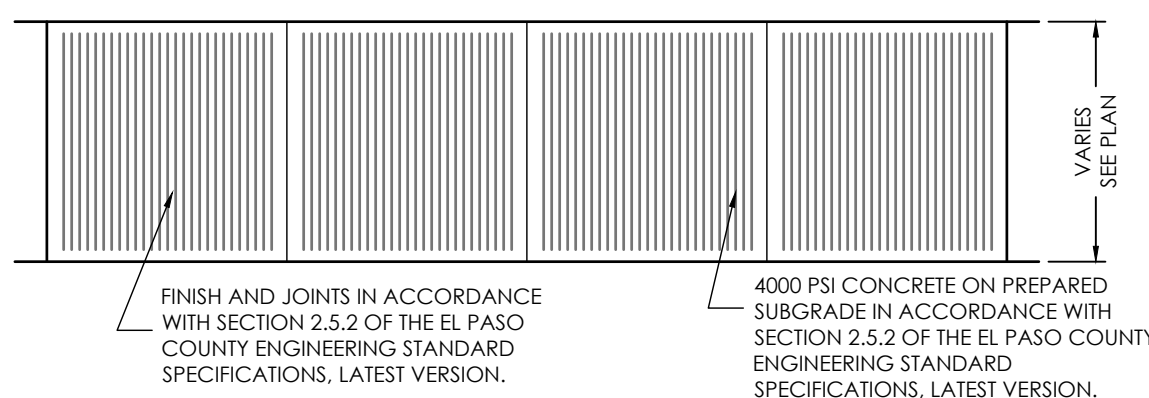
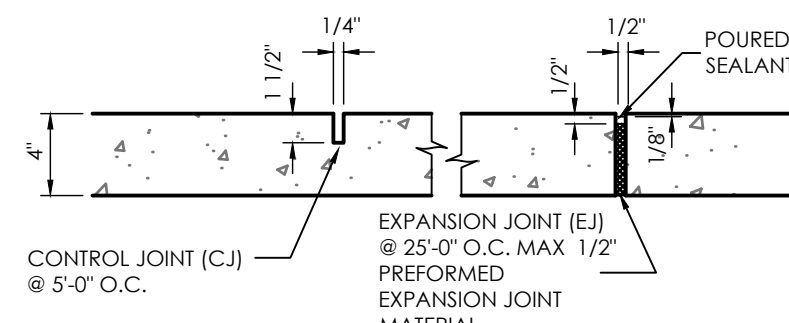
Z:\61195\Documents\Correspondance\61195- Infiltratin Pond Certification (Rev)-20260611.odt

M.V.E., Inc. • Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

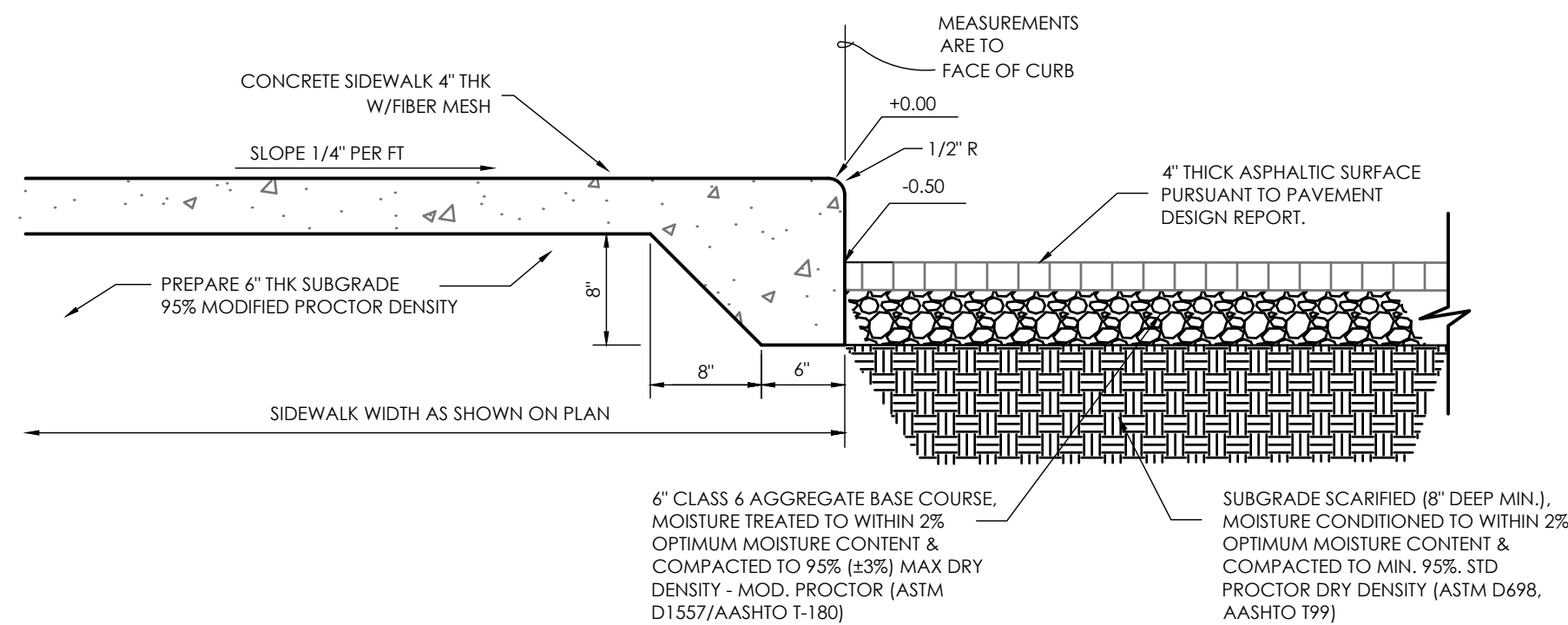
ABBREVIATION LEGEND

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	ROAD
SF	SQUARE FOOT
STBK	SETBACK
SW	SEWAGE
UTIL	UTILITY

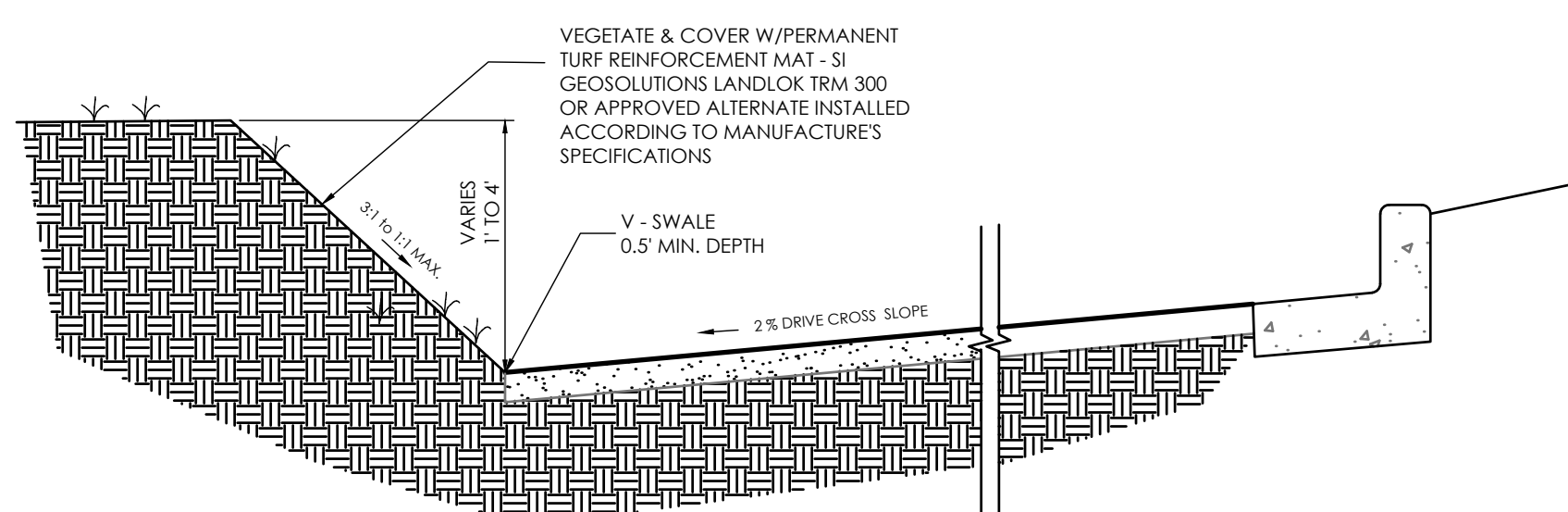
GRADATION TABLE			
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	ROCK DIMENSION (INCHES)	50° DIMENSION (INCHES)
TYPE VL	70-100	12	
	50-70	9	
	35-50	6	
	2-10	2	
CLASS 6	100	1	
BASE COURSE	95-100	3/4	
	30-65	#4	
	25-55	#8	
	3-12	#200	



TYPICAL SIDEWALK DETAIL
SCALE 1" = 4'

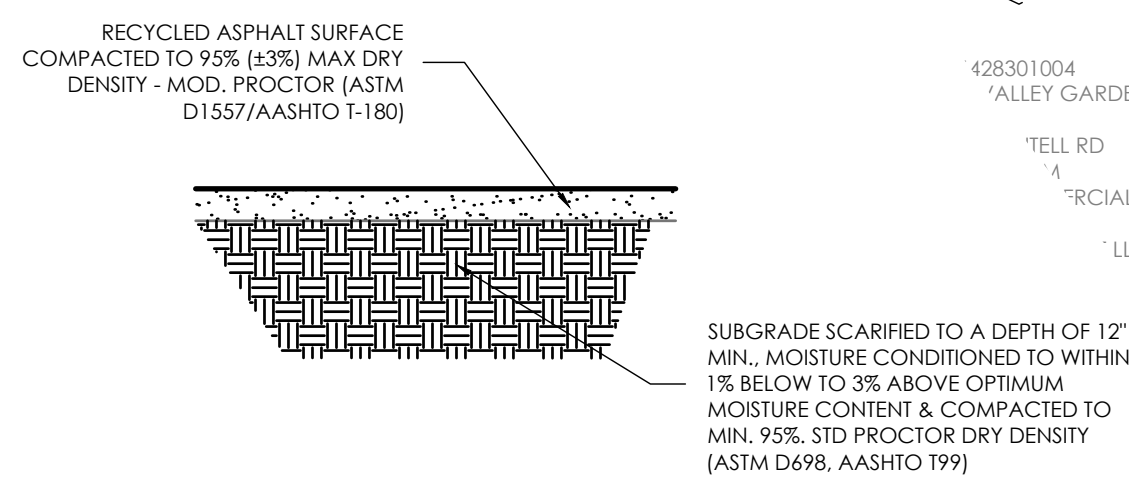


THICKENED EDGE SIDEWALK
SCALE: 1" = 1'

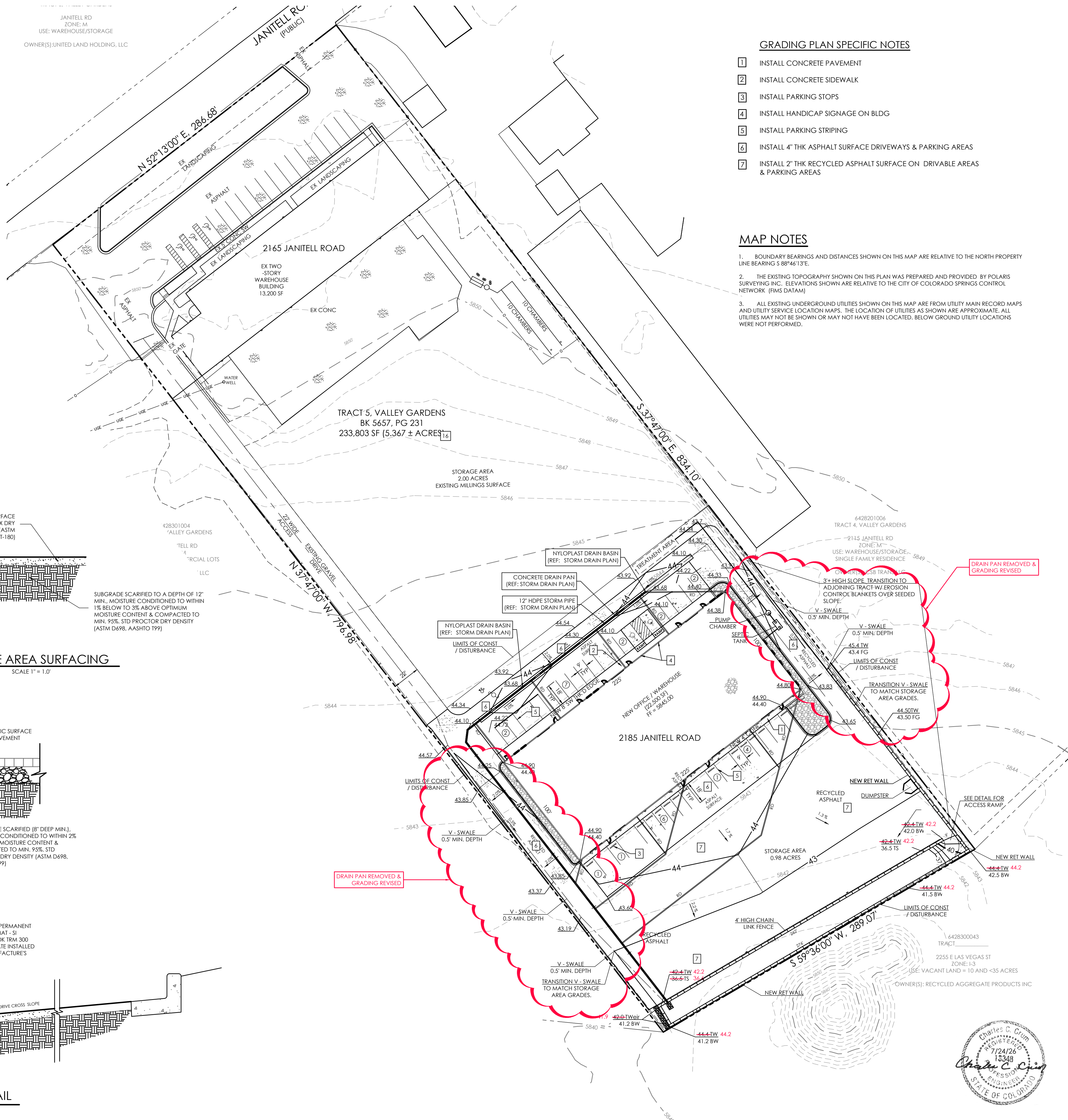


V-SWALE DETAIL
SCALE: 1" = 1'

STORAGE AREA SURFACING
SCALE 1" = 1.0'



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

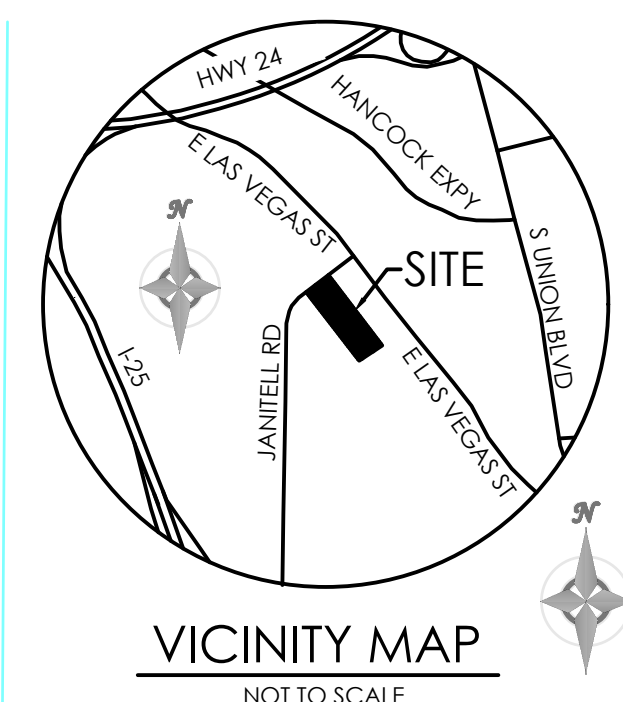


GRADING PLAN SPECIFIC NOTES

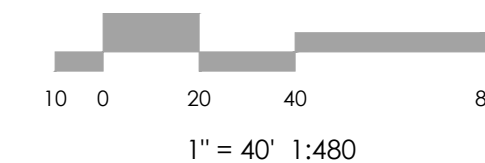
1. INSTALL CONCRETE PAVEMENT
2. INSTALL CONCRETE SIDEWALK
3. INSTALL PARKING STOPS
4. INSTALL HANDICAP SIGNAGE ON BLDG
5. INSTALL PARKING STRIPING
6. INSTALL 4" THK ASPHALT SURFACE DRIVEWAYS & PARKING AREAS
7. INSTALL 2" THK RECYCLED ASPHALT SURFACE ON DRIVEABLE AREAS & PARKING AREAS

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: 7/23/2026

DESIGNED BY
DRAWN BY JO
CHECKED BY
AS-BUILT BY
CHECKED BY

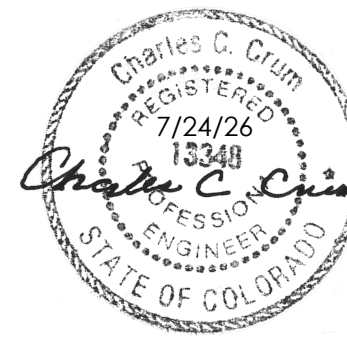
2165 JANITELL RD
EL PASO COUNTY, CO

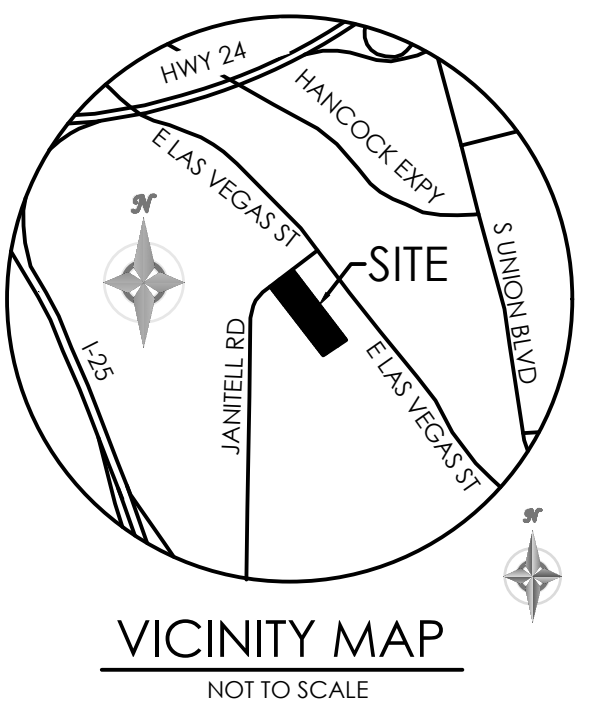
GRADING & EROSION
CONTROL PLAN
GRADING PLAN

C1.2 61195
MVE PROJECT
MVE DRAWING GEC-GP

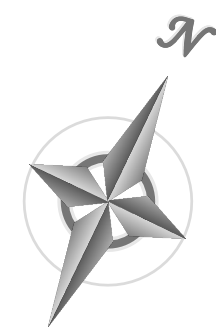
MARCH 9, 2026
SHEET 2 OF 6

PCD FILE NO. PPR2417





BENCHMARK



SCALE 1" = 10'

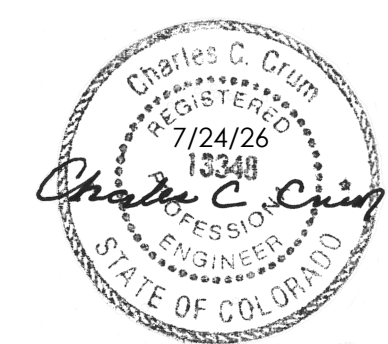
DATE: 7/23/2026

24"x18"

REQUIRED VOLUME	=	19,500 CF.
AS BUILT VOLUME	=	22,085 CF.

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

SCALE: 1" = 1'-0"



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

DATE: 7/23/2026

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

2165 JANITELL ROAD

SITE DEVELOPMENT POND PLAN / DETAILS

C1.3

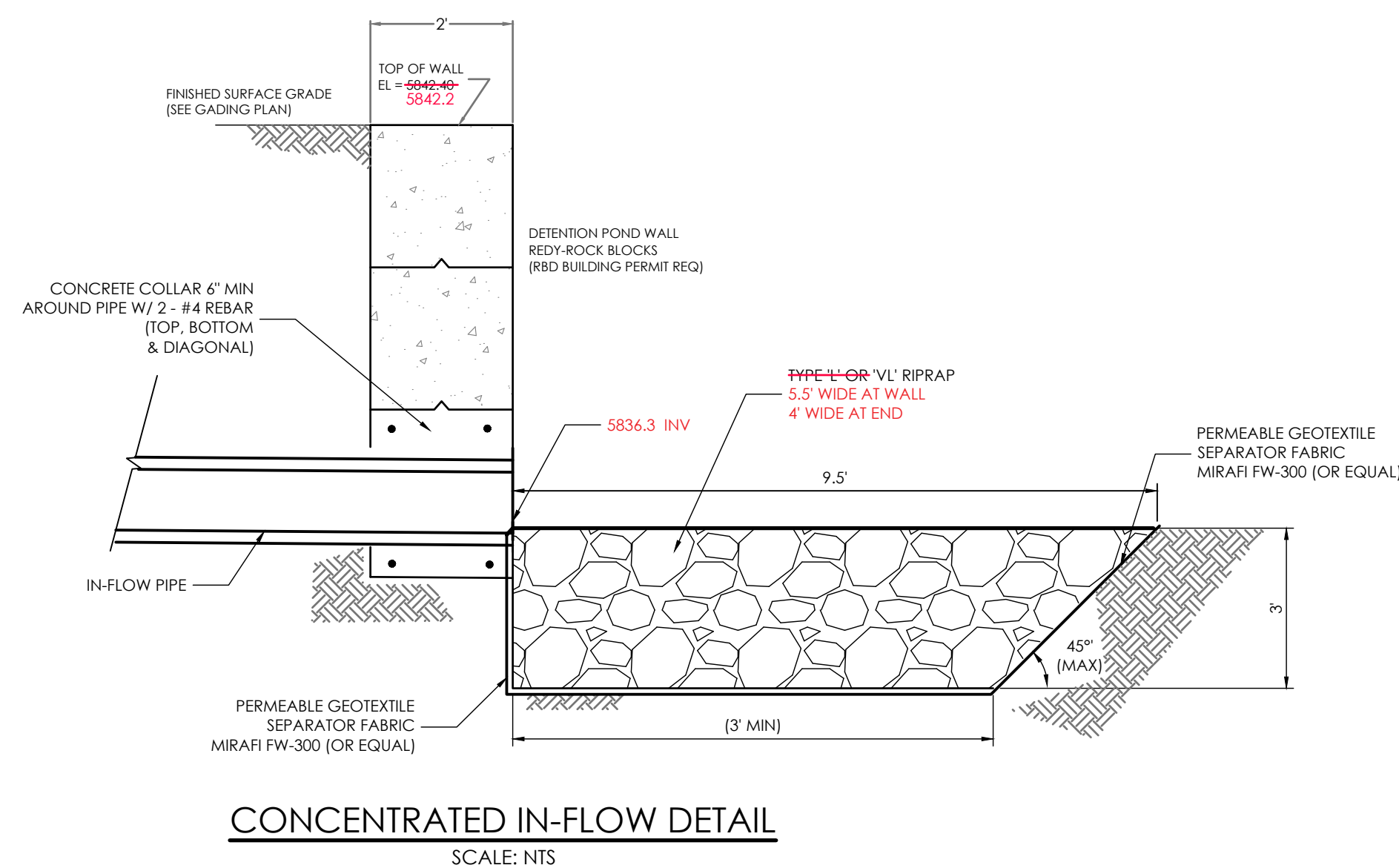
MVE PROJECT 61195

MVE DRAWING CON-PP

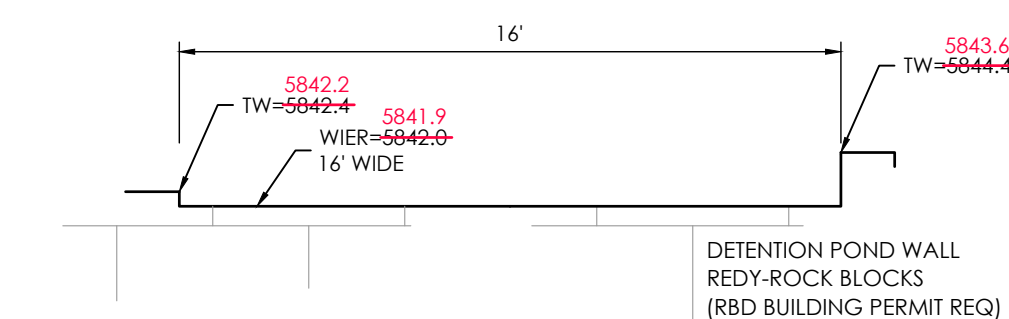
July 23, 2026

HEET 3 OF 6

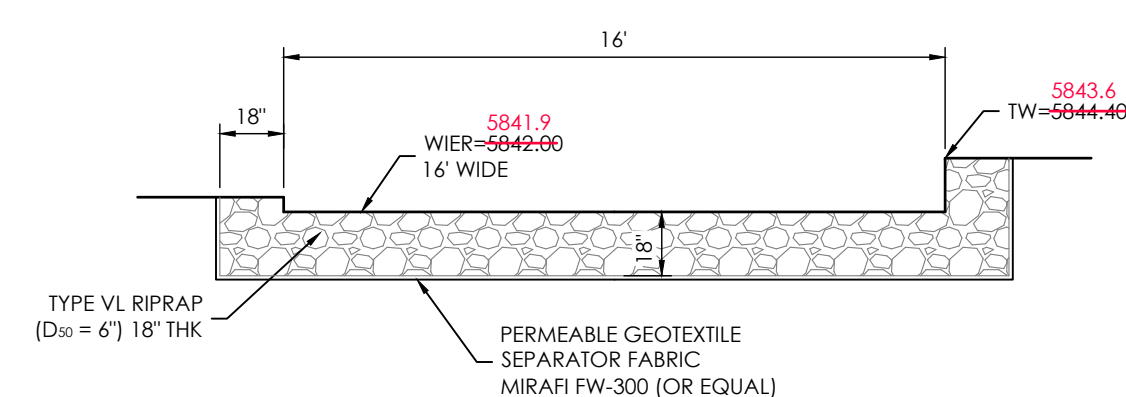
PCD FILE NO. PPR2417



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

M.V.E., Inc.
1903 Lelaray Street., Suite 200
Colorado Springs, CO 80909
(719) 635-5736

JOB 6195 - 2165 JANITELL
SHEET NO. _____ OF _____
CALCULATED BY TTW DATE 4/17/26
CHECKED BY CCC DATE 4/17/26
SCALE _____

AS BUILT POND VOLUME

$$\text{BTM EL} = 5836.60'$$

$$\text{BTM AREA} = 3981 \text{ sf}$$

$$\text{SPILLWAY EL} = 5841.90'$$

$$\text{POND AREA @ } 5841.90' = 4353 \text{ sf}$$

$$\text{POND DEPTH} = 5841.90' - 5836.60' = 5.3'$$

$$\text{POND AVERAGE AREA} = \frac{3981 \text{ sf} + 4353 \text{ sf}}{2} = 4167 \text{ sf}$$

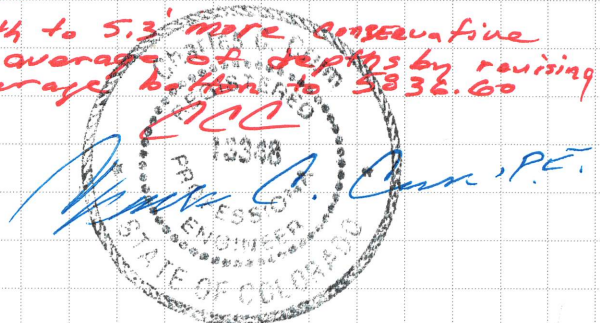
$$\text{POND VOLUME} = 4167 \text{ sf} \cdot 5.3' = \underline{22,085 \text{ cf.}}$$

$$\text{POND REQUIRED VOLUME} = 19,500 \text{ cf}$$

$$22,085 \text{ cf} \geq 19,500 \text{ cf} \quad \text{THEREFOR POND MEETS REQUIRED VOLUME.}$$

REVISED 7-23-26

Depth to 5.3' more conservative
average of depths by revising
average bottom to 5836.60



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

