SITE DEVELOPMENT PLAN

FOR

2217 JANITELL ROAD

TRACT 11, VALLEY GARDENS, LOCATED IN SECTION 28, TOWNSHIP14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FLOODPLAIN STATEMENT

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0741G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO TRACT 11, VALLEY GARDENS, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD '88.

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.

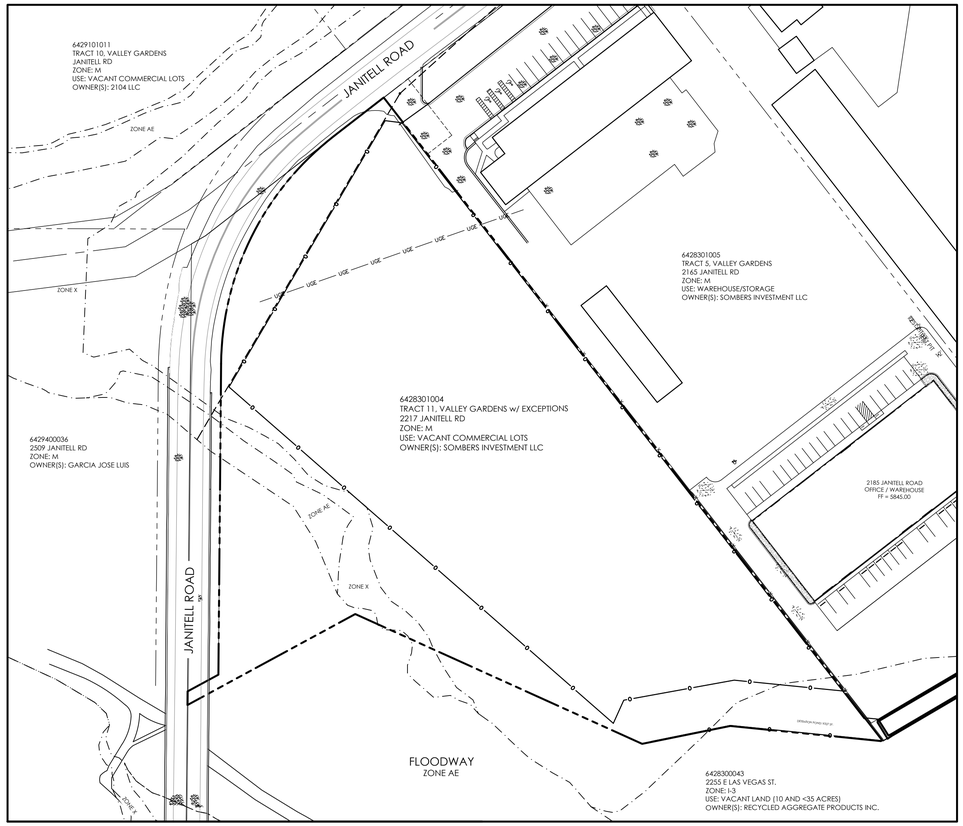
4. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. ~~19-471~~), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

25-337

DEVELOPMENT NOTES

1. FUTURE WATER SERVICE MAY BE PROVIDED WITH NEW WELL.
2. FUTURE SEWER SERVICE MAY BE PROVIDED WITH NEW OWTS.
5. FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.
3. NATURAL GAS SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.
4. ELECTRIC SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.
5. THEIR ARE NO EXISTING OR PROPOSED BUILDING OR FREESTANDING SIGNAGE.
6. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. ~~19-471~~), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT TIME OF FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO INSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

25-337



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

- 5985 INDEX CONTOUR
- 84 INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/ ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK
- ELECTRICAL TRANSMISSION TOWER

PROPOSED

- 5985 INDEX CONTOUR
- 84 INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK — where is the deck proposed on this property?
- RETAINING WALL - SOLID ROCK
- SIGN
- BOLLARD
- 2515 LARAMIE DRIVE BUILDING ADDRESS
- (100) UNIT ADDRESS
- FIRE LANE
- FUTURE BUILDING AND PARKING AREA

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
Ⓒ	CATCH CURB
Ⓢ	SPILL CURB

LEGAL DESCRIPTION

TRACT 11, VALLEY GARDENS, AS RECORDED IN PLAT BOOK K AT PAGE 58 OF THE RECORDS OF EL PASO COUNTY, COLORADO

EXCEPT PART CONVEYED TO EL PASO COUNTY IN BOOK 3438 AT PAGE 1063 AND BOOK 5657 AT PAGE 231

SUBJECT TO NON-EXCLUSIVE R/W EASEMENT FOR INGRESS TO & FROM TRACT 5 AS DESCRIBED IN RECEPTION NO. 200051567

AND SITUATED IN THE WEST HALF OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO.

SITE DATA

OWNER/DEVELOPER
SOMBERS INVESTMENTS LLC
5565 PIEDRA VISTA
COLORADO SPRINGS, CO 80908

USE
EQUIPMENT STORAGE/PARKING

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

TAX SCHEDULE NO.
64283 01 004

SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
(719) 448-0844

PROPERTY ADDRESS
2217 JANITELL ROAD

ZONING
INDUSTRIAL (M 1) — M

COVERAGE DATA:

GRAVEL 72.9%	=	154,384 SF
UNDISTURBED 27.1%	=	57,376 SF
TOTAL 100.0%	=	211,760 SF

PARKING SCHEDULE:

REQUIRED PARKING - NO PARKING

PROVIDED PARKING - NO PARKING

BUILDING CONSTRUCTION TYPE :

NO BUILDING

SETBACKS:

FRONT:	15'
REAR:	15'
SIDE:	N/A

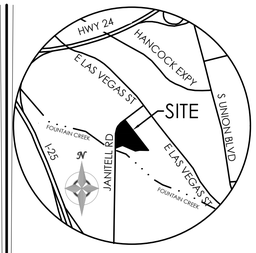
LIGHTING:

NO AREA LIGHTING PROPOSED.

SHEET INDEX

SITE DEVELOPMENT PLAN

SHEET	TITLE	DRAWING
DP 1.1	COVER SHEET	61243-DEV-CS
DP 2.1	SITE PLAN	61243-DEV-SP
DP 3.1	DETAIL SHEET	61243-DEV-DS
DP 4.1	LANDSCAPE PLAN	61243-DEV-LSP
DP 5.1	LANDSCAPE DETAIL	61243-DEV-LSD

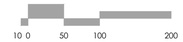


VICINITY MAP

NOT TO SCALE

BENCHMARK





MVE, INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

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

2217 JANITELL ROAD

COVER SHEET

DP 1.1 MVE PROJECT **61243**

MVE DRAWING **DEV - CS**

PCD File No. PPR2629

OCTOBER 14, 2026

SHEET 1 OF 5

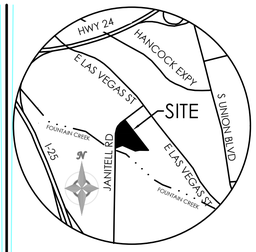
NOTE LEGEND

1. INSTALL FULL SPECTRUM SAND FILTER BASIN (FS-SFB)
2. INSTALL 3" - 4" THK RECYCLED ASPHALT SURFACE ON DRIVABLE AREAS & PARKING AREAS
3. INSTALL 6' OPAQUE FENCE
4. INSTALL 6' CHAIN-LINK FENCE
5. INSTALL 4' CHAIN-LINK FENCE (SEE DETAIL)

NOTES:

1. FEMA -ZONE X = AREA OF 0.2% TO1.0% CHANCE FLOOD HAZARD WITH AVERAGE DEPTH LESS THAN ONE FOOT, OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE.
2. FEMA-ZONE AE = SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (BFE).

FEMA ZONE SEPARATION LINE



VICINITY MAP

NOT TO SCALE

BENCHMARK



10 0 20 50 100

1" = 40' 1:480

MVE, INC.
ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

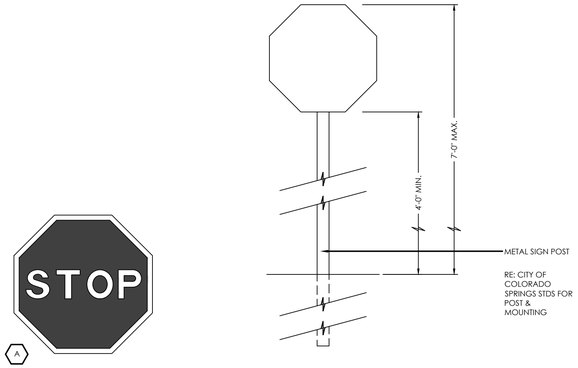
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DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

2217 JANITELL ROAD

SITE PLAN

DP 2.1 MVE PROJECT **61243**
MVE DRAWING **DEV - SP**

OCTOBER 14, 2026
SHEET **2** OF **5**



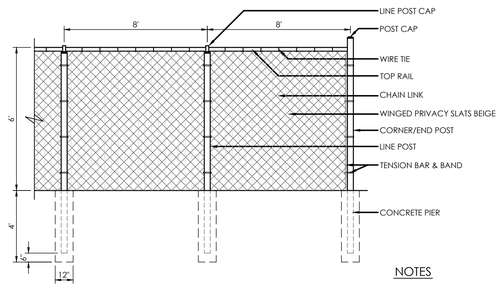
24"X24"

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN).
4. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

SITE SIGNAGE

SCALE 1" = 1'

There are no stop signs proposed on the site development plan. Please remove.

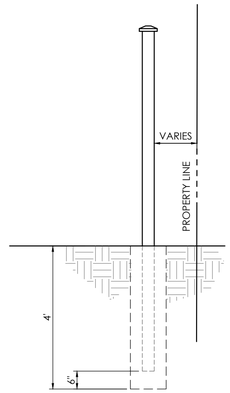


6' OPAQUE CHAIN LINK FENCE DETAIL

SCALE 1/4" = 1.0'

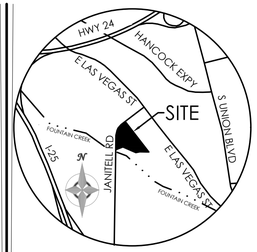
NOTES

1. HEIGHT TO VARY FROM 4' TO 6'.
2. ELIMINATE PRIVACY SLATS WHERE OPAQUE FENCING NOT REQUIRED'.



6' POST FENCE DETAIL

SCALE: 1" = 4'



VICINITY MAP

NOT TO SCALE

BENCHMARK

MVE, INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY DETAIL SHEET
DRAWN BY
CHECKED BY ____ _____
AS-BUILTS BY
CHECKED BY ____ _____

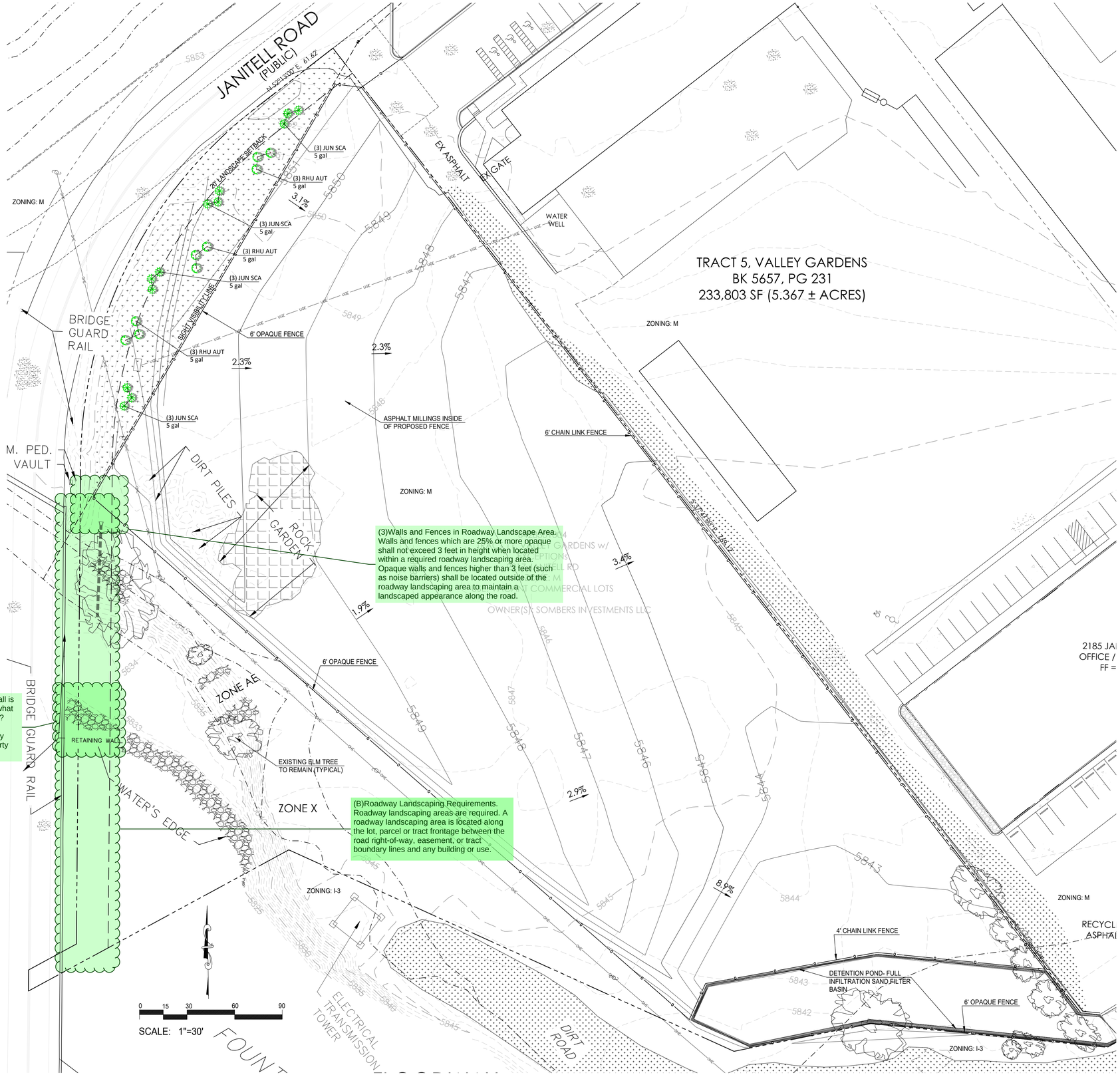
2217 JANITELL ROAD

DETAIL SHEET

DP 3.1 MVE PROJECT 61243
MVE DRAWING DEV - DS

OCTOBER 14, 2026

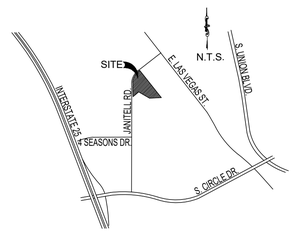
SHEET 3 **OF** 5



Retaining wall is proposed? what is the height?

needs to stay within property boundary

VICINITY MAP



SITE CATEGORY CALCULATIONS

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Plant Abbr. Denoted on Plan
Janitell Road	Minor Arterial	20' / 20'	623'	1 / 25'	25 / 0*	-

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
Not applicable	- / -	-	None	-	-

Min. 3' Screening Plants Req. /Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
- / -	- / -	-	-	- / -

Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
211,745 s.f.	5%	Not applicable	- / -

Shrub Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan
- / -	(IN)

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (1/3) / Provided
None	- / -	-	- / -	- / -

Length of 6 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
- / -	-	- / -

*ALTERNATIVE LANDSCAPE PLAN REQUEST-
Request waiver for required street trees along Janitell Road. The sight visibility requirements do not allow plant material higher than 30". Low spreading shrubs have been specified along with native grass to provide vegetation along the street frontage.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT X WIDTH
SHRUBS					
JUN SCA	12	Juniperus sabina `Scandia`	Scandia Juniper	5 gal	1`-2` x 6`-8`
RHU AUT	9	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	1`-2` x 6`-8`

LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	EL PASO COUNTY ALL PURPOSE NATIVE SEED MIX	12,080 sf

JWLA
Jon Walsh, Landscape Architect LLC
P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
jwlandarch@gmail.com
www.jwlandscapearchitect.com

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PROJECT NAME

2217 JANITELL ROAD
El Paso County, CO

PLAN TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

October 1, 2026

REVISIONS

SHEET NO.

L1

SHEET 4 OF 5

EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS (PURE LIVE SEED) -IRRIGATED BROADCAST -IRRIGATED HYDROSEEDED 80 SEEDS/SQ. FT.	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDED -IRRIGATED DRILLED 40 SEEDS/SQ. FT.	-NON-IRRIGATED DRILLED 20 SEEDS/SQ. FT.
BIG BLUESTEM	Buchloe dactyloides	WARM, SOD	20%	4.4	2.2	1.1
BLUE GRAMA	Bouteloua gracilis	WARM, BUNCH	10%	0.5	0.25	0.13
GREEN NEEDLEGRASS	Nassella viridula	COOL, BUNCH	10%	2	1	0.5
WESTERN WHEATGRASS	Pascopyrum smithii	COOL, SOD	20%	6.4	3.2	1.6
SIDEOATS GRAMA	Bouteloua curtipendula	WARM, BUNCH	10%	2	1	0.5
SWITCHGRASS	Panicum virgatum	WARM, BUNCH/ SOD	10%	0.8	0.4	0.2
PRAIRIE SANDREED	Calimoviifa longifolia	WARM, BUNCH	10%	1.2	0.6	0.3
YELLOW INDIANGRASS	Sorghastrum nutans	WARM, SOD	10%	2	1	0.5
SEED RATE (LBS. PLS / ACRE)				19.3	9.7	4.8

NATIVE SEED ESTABLISHMENT

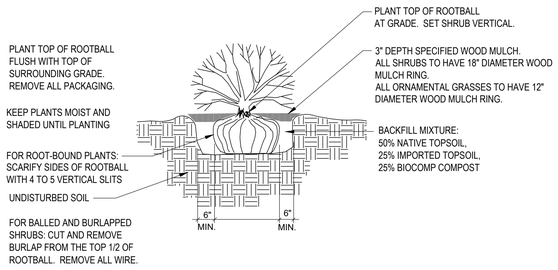
INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP ¼" TO ½" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

PLANTING DETAIL



1 Shrub Planting Detail

SCALE: NOT TO SCALE

GENERAL NOTES

1. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
5. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
6. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE . MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.

PROJECT NOTES

1. FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR PRIOR TO LANDSCAPE CONSTRUCTION WORK.
2. ALL DISTURBED NATIVE GRASS AREAS ARE TO BE SEEDED WITH SPECIFIED SEED MIX BY HYDRO-MULCHING OR DRILL SEEDING (WHERE ACCESSIBLE) AT SEEDING RATE SHOWN IN TABLE. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION AND SEED MIX TABLE FOR MORE DETAILED INSTRUCTIONS.
3. 'CASCADE CEDAR' (SITE ONE) WOOD MULCH IS TO BE PROVIDED AROUND THE BASE OF ALL PLANTINGS, 3" DEPTH (NO FABRIC BENEATH). REFER TO PLANTING DETAIL.

SOIL PREPARATION NOTES

1. **NATIVE GRASS AREAS:** ALL DISTURBED NATIVE GRASS AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (SITE ONE) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
2. **PROPOSED SHRUBS:** ALL PROPOSED SHRUBS ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL. REFER TO PLANTING DETAIL.

IRRIGATION NOTES

1. ALL PROPOSED SHRUBS ARE TO BE WATERED BY A WATER TRUCK AND HOSE UNTIL ESTABLISHED.

FOR INTERNAL USE - OK - PRELIM PLANNER REVIEW

GRADING / DRAINAGE NOTES

1. LANDSCAPE CONTRACTOR IS TO VERIFY THAT ALL FINISHED GRADES COMPLY WITH GRADING PLAN PREPARED BY CIVIL ENGINEER. VERIFY THAT DRAINAGE SWALES ARE CORRECTLY LOCATED AND CARRY WATER AS INTENDED. NOTIFY GENERAL CONTRACTOR PRIOR TO LANDSCAPE CONSTRUCTION IF STANDING WATER IS PRESENT (OTHER THAN DETENTION FACILITIES) OR IF SLOPES ARE NOT GRADED AS PER APPROVED GRADING PLAN.
2. LANDSCAPE CONTRACTOR IS TO PROVIDE TEMPORARY EROSION MITIGATION MEASURES FOR THE DURATION OF LANDSCAPE CONSTRUCTION. THIS INCLUDES PLACEMENT OF WATTLES AND/OR EROSION BLANKET WHEREVER DRAINAGE ERODES BARE SOIL AND RUNOFF CAN POTENTIALLY DAMAGE NEIGHBORING PROPERTIES OR SEDIMENT COULD POTENTIALLY FLOW OUTSIDE OF PROPERTY LINES.

JWLA
Jon Walsh, Landscape Architect LLC
P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
jwlandarch@gmail.com
www.jwlandscapearchitect.com

STAMP

PROJECT NAME

2217 Janitell Road
El Paso County, CO

PLAN TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

October 1, 2026

REVISIONS

SHEET NO.

L2

SHEET 5 OF 5