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.

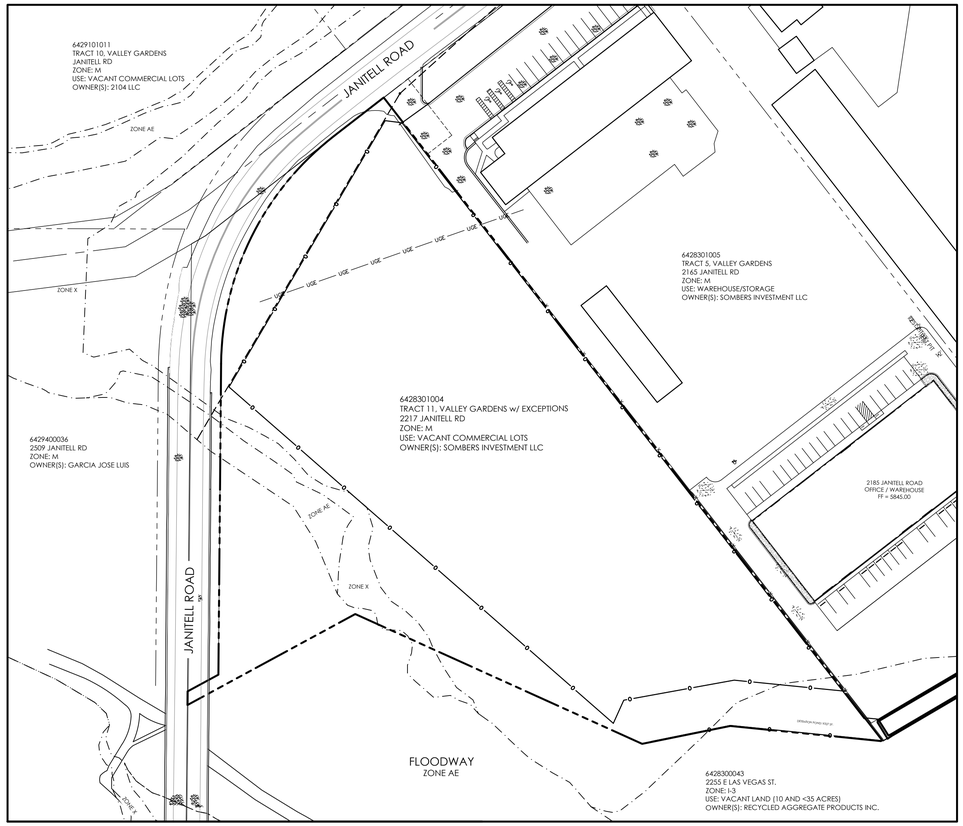
3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

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.

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.

Revise 3 & 4 to Colorado Springs Utilities



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
- 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
(C)	CATCH CURB
(S)	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)

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

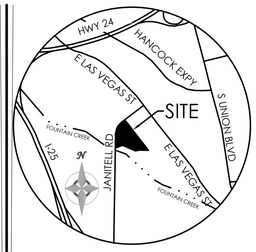
LIGHTING:

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

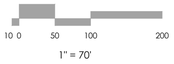


VICINITY MAP

NOT TO SCALE

BENCHMARK





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

REVISIONS

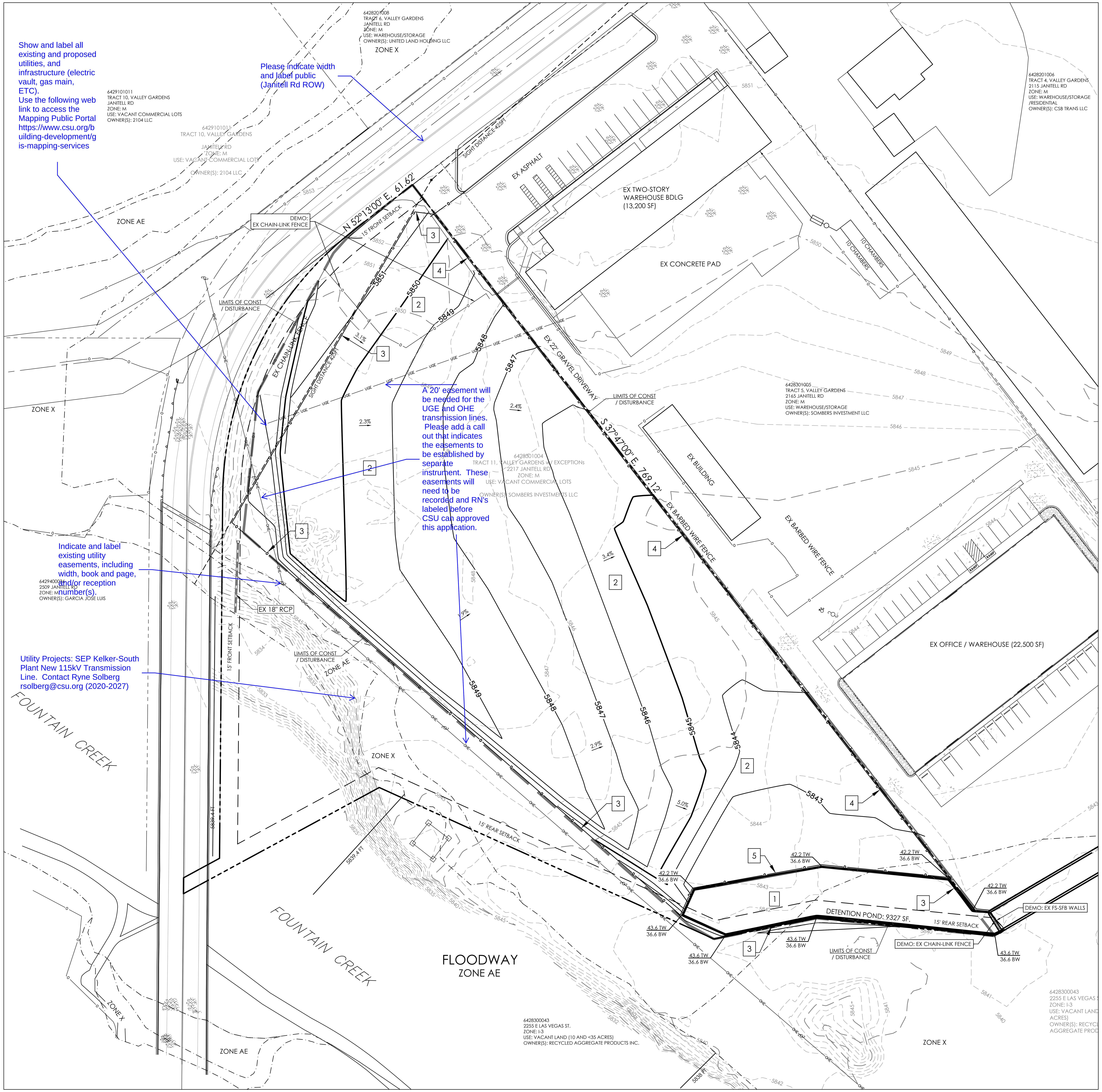
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

2217 JANITELL ROAD

COVER SHEET

DP 1.1 MVE PROJECT **61243**
MVE DRAWING **DEV - CS**

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)

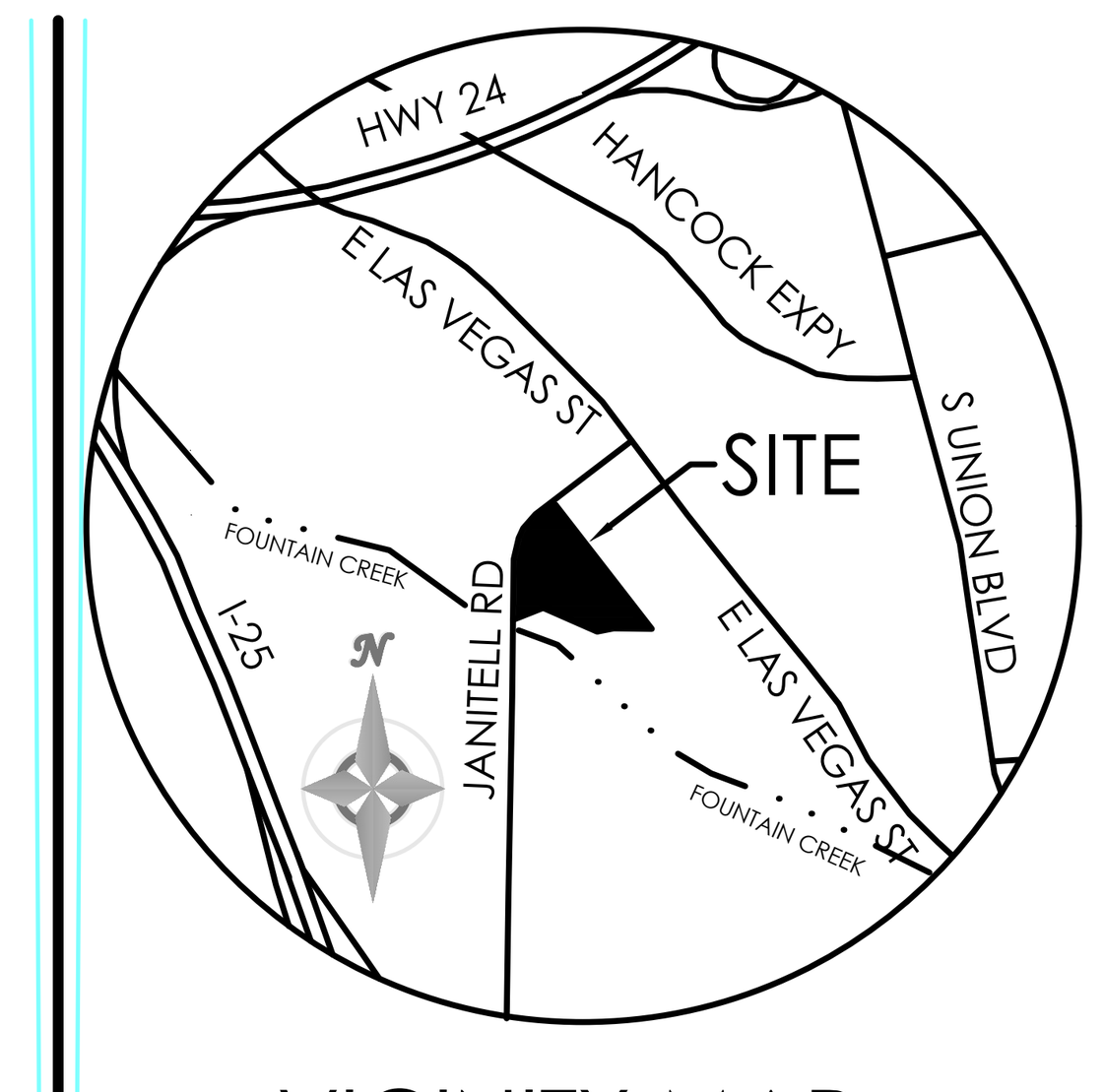
NOTES:

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).

Add the following note: "Fencing shall not stop access to utility lines or conflict with utility equipment. Customer is responsible for any removal/replacement of existing/proposed fencing if maintenance is required to an existing utility service line."

Add note stating, "Applicant will coordinate with CSU Operations Maintenance regarding gate access. Please contact Community Engagement, (719) 668-7765, engage@csu.org"

Add note "CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."



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

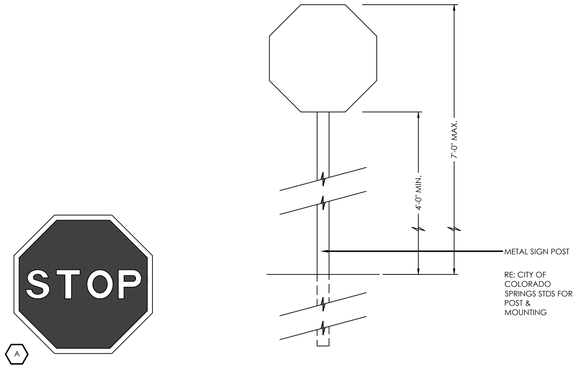
SITE PLAN

DP 2.1 MVE PROJECT **61243**

MVE DRAWING **DEV - SP**

OCTOBER 14, 2026

SHEET 2 OF 5

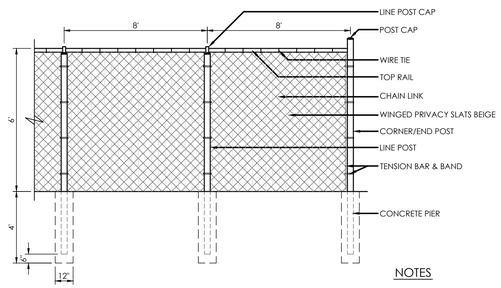


24"X24"

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'

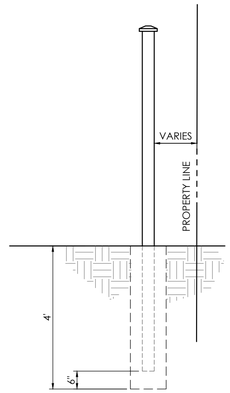


6' OPAQUE CHAIN LINK FENCE DETAIL

SCALE 1/4" = 1.0'

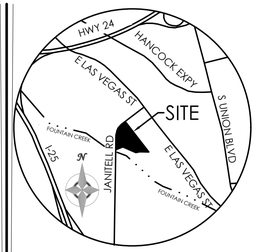
NOTES

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 ____ _____

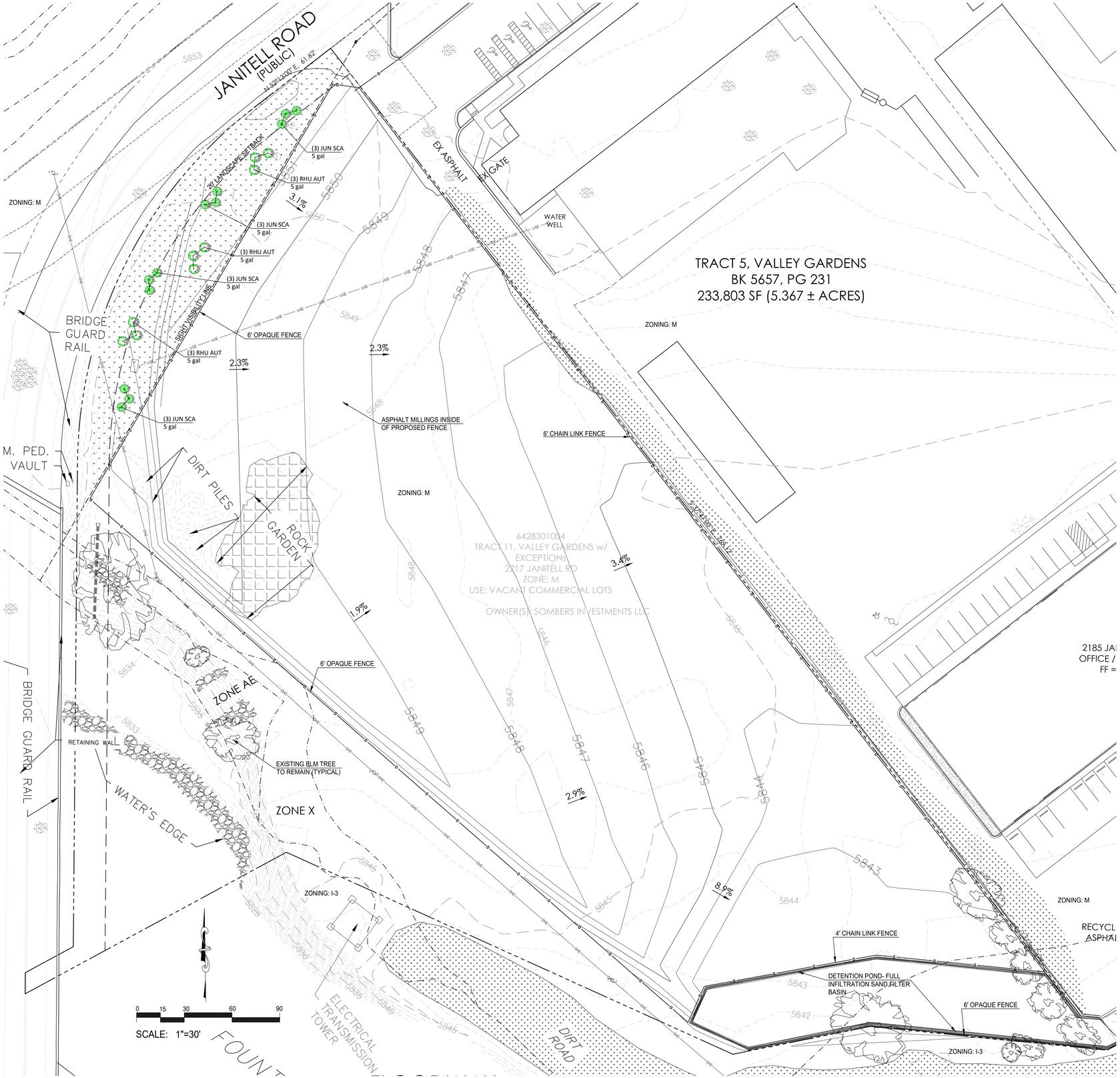
2217 JANITELL ROAD

DETAIL SHEET

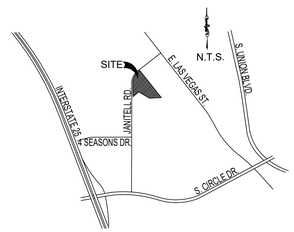
DP 3.1 MVE PROJECT 61243
MVE DRAWING DEV - DS

OCTOBER 14, 2026

SHEET 3 **OF** 5



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

STAMP

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

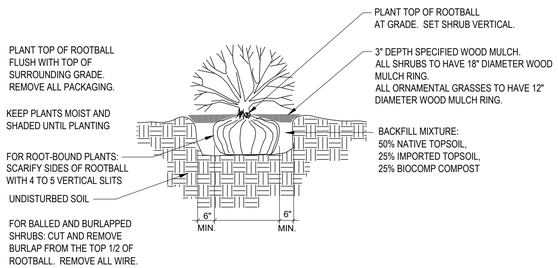
COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS (PURE LIVE SEED) -IRRIGATED BROADCAST -IRRIGATED HYDROSEEDED 80 SEEDS/SQ. FT.	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDED -IRRIGATED DRILLED 40 SEEDS/SQ. FT.	-NON-IRRIGATED DRILLED 20 SEEDS/SQ. FT.
BIG BLUESTEM	Buchloe dactyloides	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.

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

GRADING AND EROSION CONTROL PLAN

FOR

2217 JANITELL ROAD

TRACT 11, VALLEY GARDENS, LOCATED IN 1/4 SECTION 28, TOWNSHIP14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN NOTES

1. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).

3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).

4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.

5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.

7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.

8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.

10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).

15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.

16. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.

18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.

24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.

28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

GENERAL GRADING NOTES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EARTH WORK OR DIGGING (1-800-922-1987). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES.
3. EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. M.V.E., INC. OR THE ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS GRADING PLAN FOR ANY OTHER PURPOSE THAN OVER LOT GRADING OPERATIONS.
5. ALL WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, ORGANIC MATERIAL (EXCLUDING TOPSOIL) AND REFUSE, OR ANY OTHER MATERIAL WHICH WOULD NOT BE DELETERIOUS AS FILL MATERIAL OR INCAPABLE OF SUPPORTING THE BUILDING, VEHICULAR AND/OR OVERBURDEN LOADS TO BE IMPOSED SHALL BE CLEARED, GRUBBED OR EXCAVATED AS THE CASE MAY DICTATE PRIOR TO GRADING AND SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
6. CONTOUR INTERVAL FOR EXISTING AND PROPOSED CONTOUR LINES IS 1.0'.
7. PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISH SOIL GRADE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL GRADING WORK IS ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL ENDEAVOR NOT TO DISTURB ANY OFFSITE AREAS. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY HIS OPERATIONS.
10. THE GENERAL CONTRACTOR SHALL STRIP TOPSOIL FROM CONSTRUCTION AREAS AND STOCKPILE TOPSOIL AT AREA SHOWN ON THIS PLAN. PLACE TOPSOIL WITH APPROPRIATE EROSION CONTROL AND IN A MANNER SO AS TO NOT CONFLICT WITH OTHER TRADES AND CONSTRUCTION PROCESS.
11. ALL GRADING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND STRUCTURES.
12. FINISHED GRADE OF ALL PERVIOUS EARTH SURFACES THAT CONTACT FOUNDATION WALLS SHALL BE A MINIMUM OF 6" BELOW ANY UNTREATED WOOD MATERIAL OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
13. PERVIOUS EARTH SURFACES SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 6" IN 10 FEET (5%) FOR THE FIRST 10 FEET ADJACENT TO THE FOUNDATION OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
14. CONCRETE OR OTHER IMPERVOIUS SURFACES THAT CONTACT FOUNDATION WALLS SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 1/4" PER FOOT (2.00%) OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
15. ANY FILL MATERIAL REQUIRED TO BRING GRADES UP TO PROPOSED ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING TOPSOIL THROUGHOUT THE LAWN AND PLANTING AREAS ACCORDING TO APPROVED LANDSCAPE PLANS, BY OTHERS.
17. THE NATURE OF WORK PROPOSED BY THIS PLAN IS GRADING AND THE EXTENT OF SAID PROPOSED GRADING IS SHOWN BY THE EXISTING AND PROPOSED CONTOURS HEREON.
18. CONTRACTOR SHALL USE MECHANICAL METHODS TO GO FROM THE EXISTING TO PROPOSED CONTOURS IN ACCORDANCE WITH THIS GRADING PLAN. QUALITY CONTROL OF SOILS AND GRADING OPERATION WILL BE AS DIRECTED BY OWNERS GEOTECHNICAL ENGINEER.ALL NEW CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
19. ALL NEW CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
20. ALL STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE HDPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR WITH PVC FITTINGS. ALL STORM DRAIN INLETS SHALL BE BE PRE-CAST. ALL STORM DRAIN CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH EL PASO COUNTY SPECIFICATIONS.
21. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION WITH EPC-PCD, ENGINEER, AND CONTRACTOR IN ATTENDANCE.
22. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE - PUBLIC UTILITY & DRAINAGE 10' FRONT, 5' SIDE, 7' REAR (TYP)
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING		PROPOSED	
5985	INDEX CONTOUR	5985	INDEX CONTOUR
84	INTERMEDIATE CONTOUR	84	INTERMEDIATE CONTOUR
	CONCRETE AREA		CONCRETE AREA
	ASPHALT AREA		ASPHALT AREA
	CURB AND GUTTER		CURB AND GUTTER
	BUILDING/ BUILDING OVERHANG		BUILDING/ BUILDING OVERHANG
	DECK		DECK
	RETAINING WALL - SOLID/ ROCK		RETAINING WALL - SOLID ROCK
	SIGN		SIGN
B	BOLLARD	B	BOLLARD
	WOOD FENCE	86.0 TW / 83.0 FG	TOP OF WALL/GRADE AT BOTTOM OF WALL
	CHAIN LINK FENCE	86.85 / 83.35	TOP OF CURB/FLOWLINE
x	BARBED WIRE FENCE	84.96 / TSW	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
	TREE (EVERGREEN/DECIDUOUS)	FF = 5986.00	FINISHED FLOOR ELEVATION
	SHRUB		
	ROCK		FLOW DIRECTION
P.B., PG.	(PLAT BOOK, PAGE)		

COMPANIES AND AGENCIES

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

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

EL PASO COUNTY PLANNING
EPC PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300

STREETS AND RIGHTS-OF-WAY
EPC DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

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
(C)	CATCH CURB
(S)	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

TAX SCHEDULE NO.: 6428301004

CURRENT ADDRESS: 2217 JANITELL RD. ELPASO COUNTY, CO

CONSTRUCTION SCHEDULE: GRADING & OTHER EARTH DISTURBANCES
BEGIN: FALL/WINTER 2026
FINAL STABILIZATION: SPRING 2027

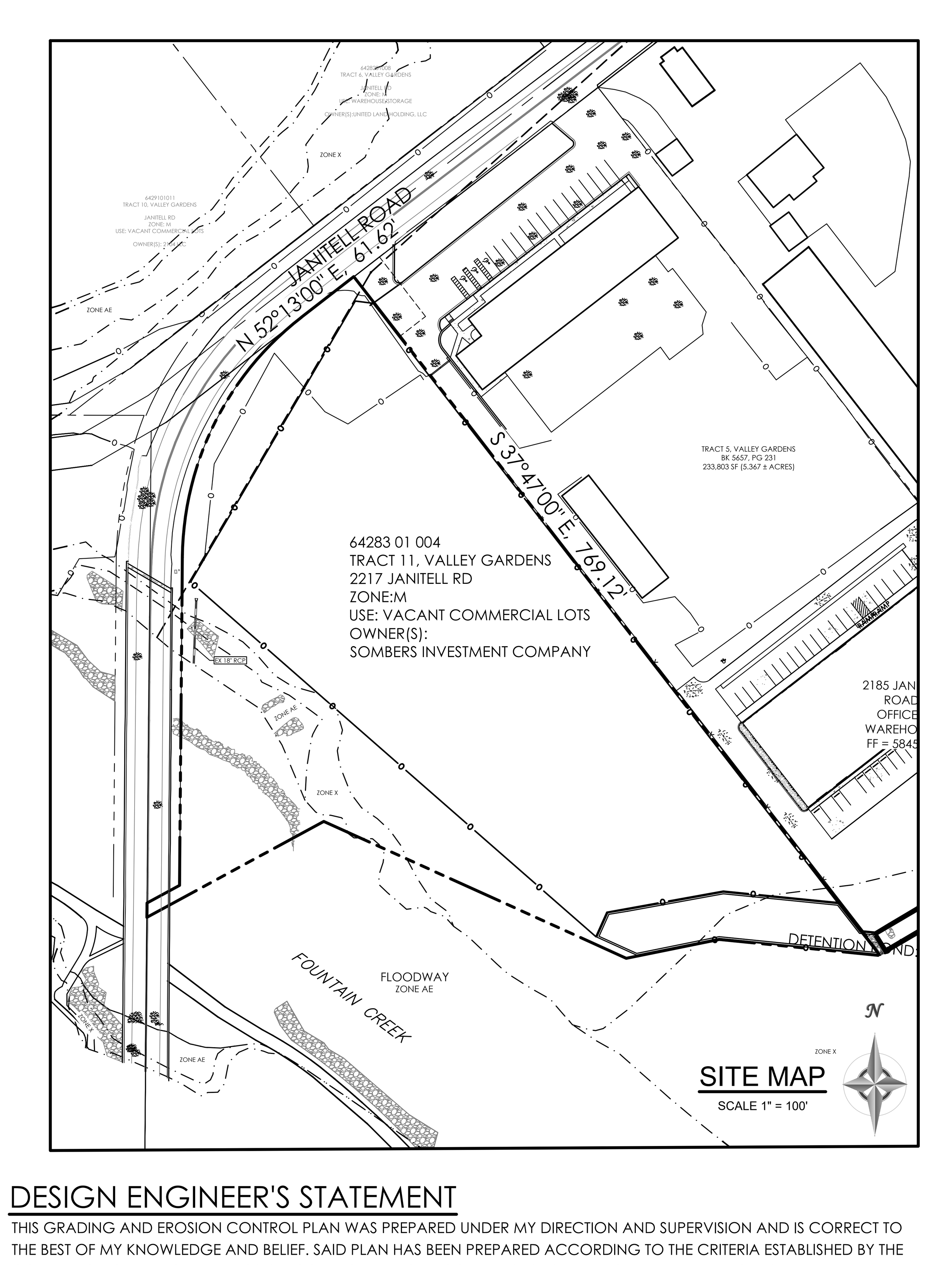
FLOODPLAIN STATEMENT

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.

SHEET INDEX

SHEET	TITLE	DRAWING
GRADING & EROSION CONTROL PLAN SET		
C1.1	COVER SHEET	61243-GEC-CS
C1.2	GRADING PLAN	61243-GEC-GP
C1.3	EROSION CONTROL PLAN	61243-GEC-EC
C1.4	EROSION CONTROL DETAILS	61243-GEC-ED1
C1.5	POND PLAN	61243-GEC-PP

CALL BEFORE YOU DIG... CALL 811 OR 1-800-922-1987
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER



SITE MAP
SCALE 1" = 100'

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

CHARLES C. CRUM, P.E.
COLORADO NO. 13348
FOR AND ON BEHALF OF M.V.E., INC.

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JERRY SOMBERS — DATE
SOMBERS INVESTMENT LLC

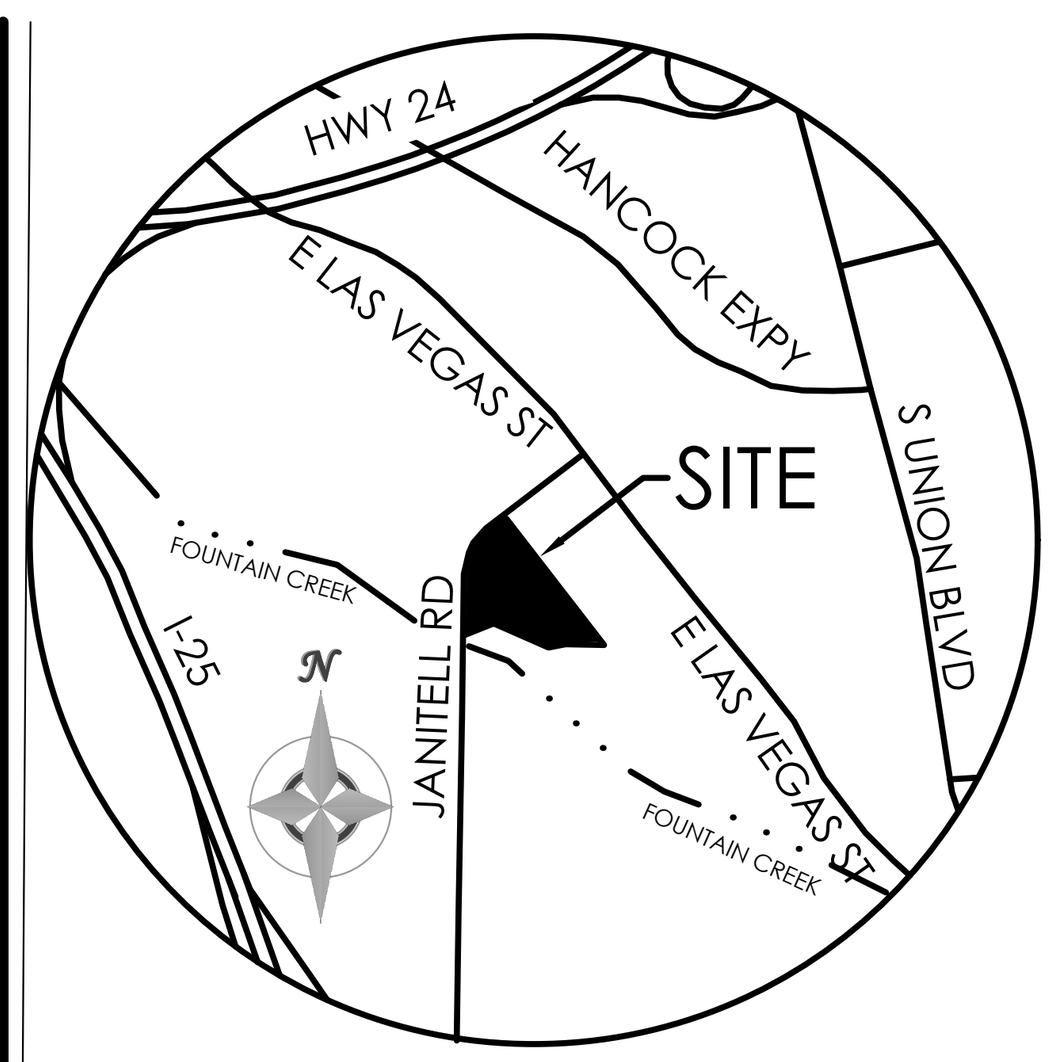
EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA J. PALMER, P.E. — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
NOT TO SCALE

BENCHMARK

10 0 50 100 200
1" = 100' 1:1,200

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 RD

GRADING AND EROSION CONTROL

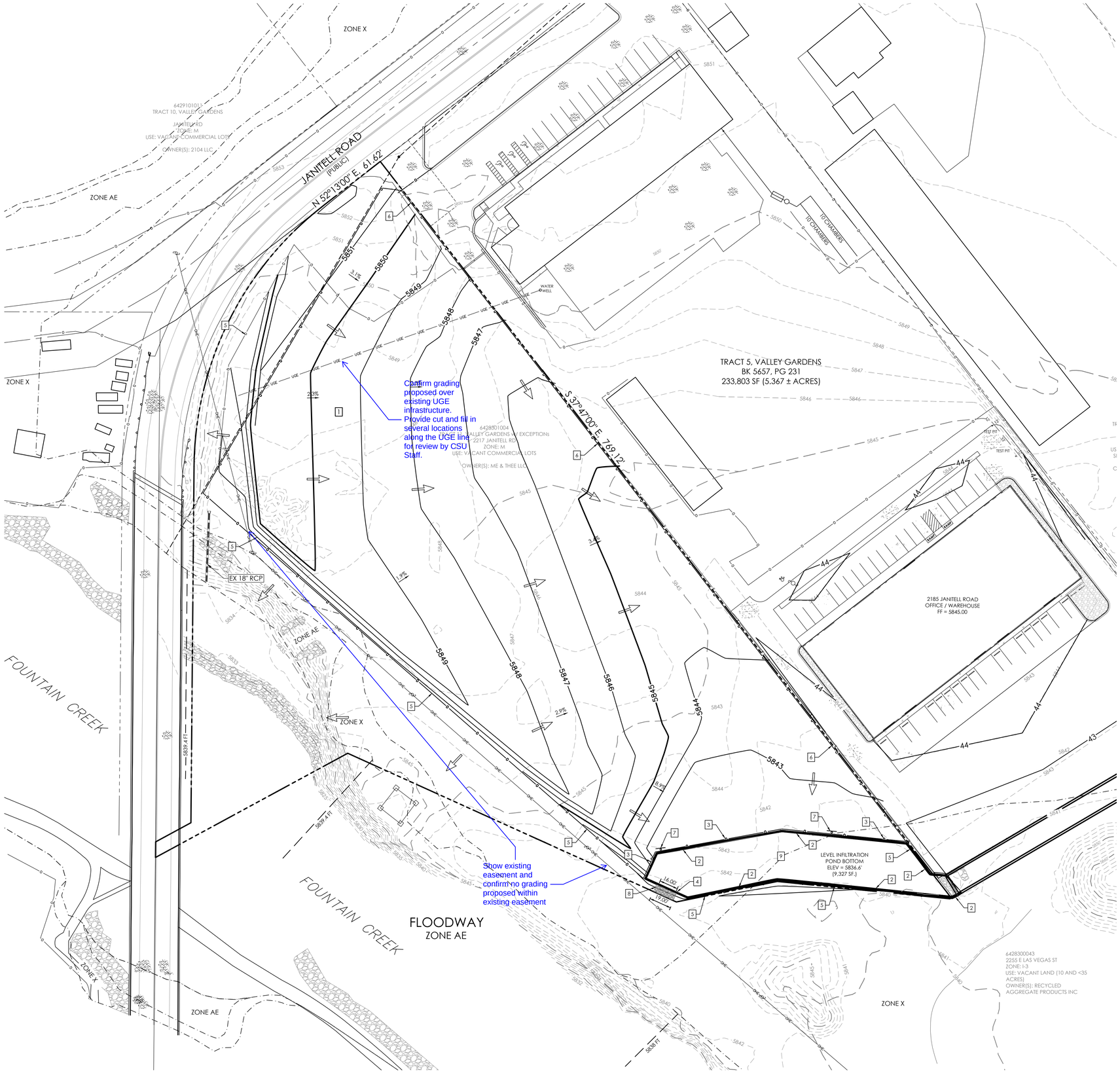
COVER SHEET

C1.1

MVE PROJECT 61243
MVE DRAWING GEC - CS

OCTOBER 2, 2026

SHEET 1 **OF** 5



GRADING PLAN SPECIFIC NOTES

1. INSTALL 3" TO 4" ASPHALT MILLINGS (SEE DETAIL)
2. INSTALL INFILTRATION BASIN CONCRETE BLOCK WALL (SEE DETAIL)
3. INSTALL 4' CHAIN-LINK FENCE (SEE DETAIL)
4. INSTALL EMERGENCY OVERFLOW SPILLWAY (SEE DETAIL)
5. INSTALL 6' OPAQUE FENCE
6. INSTALL 6' CHAIN-LINK FENCE
7. INSTALL POND SIGN
8. INSTALL EMERGENCY OVERFLOW RIP-RAP SPILLWAY APRON (SEE DETAIL)
9. INSTALL FS-SFB (SEE DETAIL)

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE EAST PROPERTY LINE BEARING S 37°47'09"W.

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 DATAM)

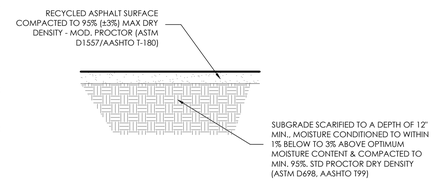
3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

4. 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.

5. FEMA-ZONE AE = SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (BFE).

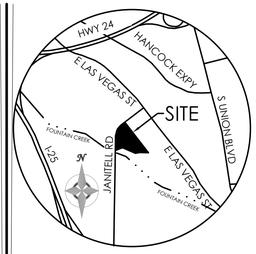
ABBREVIATION LEGEND

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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



STORAGE AREA SURFACING

SCALE 1" = 1.0'



VICINITY MAP

NOT TO SCALE

BENCHMARK

10 0 20 40 80

1" = 40'

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 RD

GRADING & EROSION CONTROL

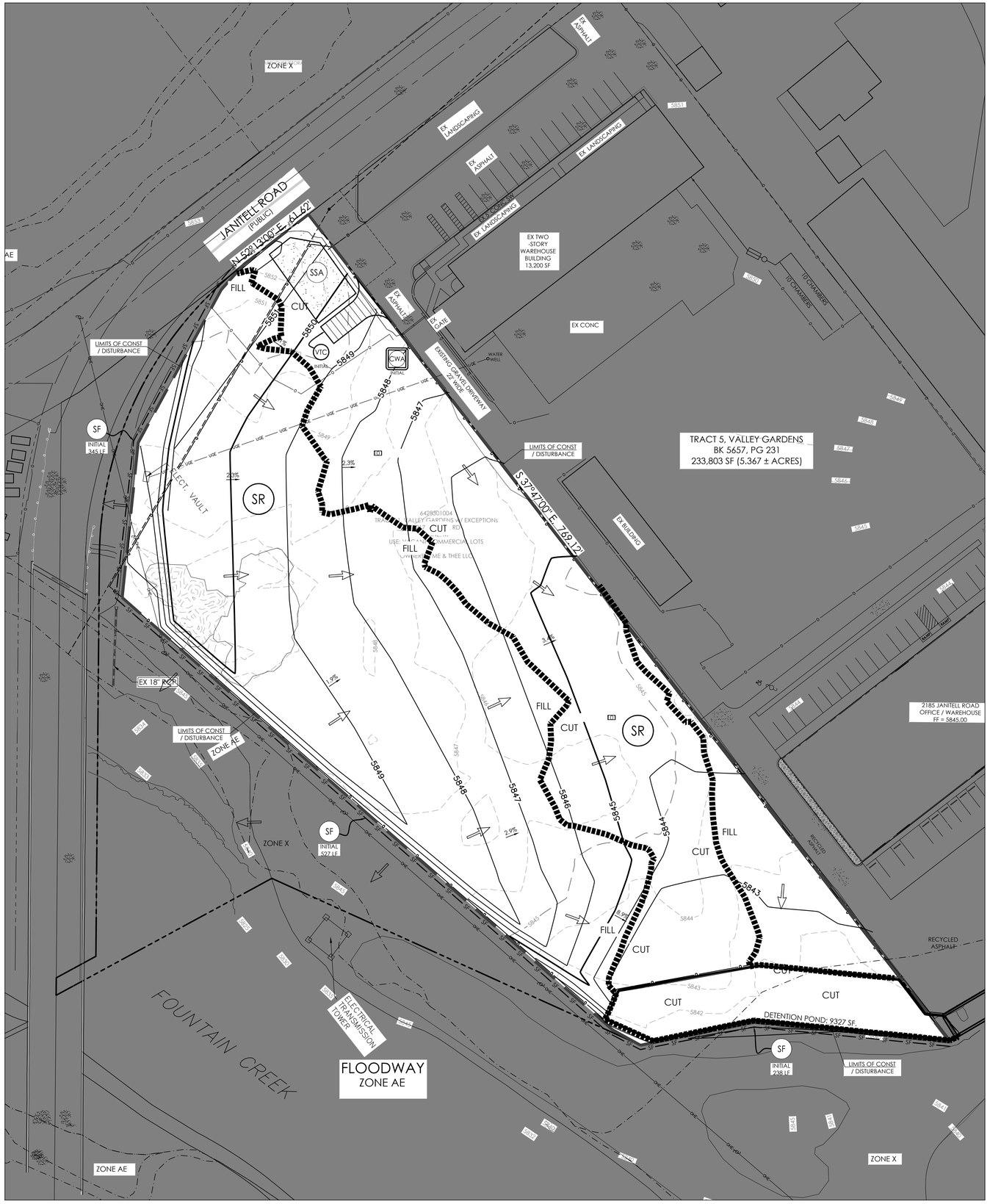
GRADING PLAN

C1.2

MVE PROJECT 61243

MVE DRAWING GEC - GP

OCTOBER 2, 2026



CM LEGEND

MAP SYMBOL	KEY	DESCRIPTION
INITIAL CMs		
	SSA	STABILIZED STAGING AREA (INITIAL CM)
SCL — SCL	SCL	SEDIMENT CONTROL LOG (INITIAL/INTERIM CM)
	VTC	VEHICLE TRACKING CONTROL (INITIAL CM)
SF — SF	SF	SILT FENCE (INITIAL CM)
	CWA	CONCRETE WASHOUT AREA (INITIAL CM)
2.00%		SLOPE DIRECTION AND GRADE
CUT / FILL		CUT/FILL BOUNDARY
		DRAINAGE FLOW ARROW
		LIMITS OF CONST / DISTURBANCE
INTERIM CMs		
	OP	OUTLET PROTECTION (RIP-RAP) (INTERIM/FINAL CM)
	SP	STOCKPILE PROTECTION (INITIAL CM)
	SR	SURFACE ROUGHENING (INTITAIL CM)

*SYMBOLS SHOWN IN LEGEND SHALL BE USED BY SWMP ADMINISTRATOR TO ANNOTATE ANY CHANGES AND/OR ADDITIONS TO THIS PLAN.

SOIL DATA

PRIMARY SOIL W/ DESCRIPTION :	101 USTIC TORRIFLUVENTS , LOAMY
PERMEABILITY	MODERATE
SURFACE RUNOFF	LOW
HAZARD OF EROSION	LOW/MODERATE
HYDROLOGIC SOIL GROUP	B

HYDROLOGIC SOIL GROUP	
MAP UNIT NUMBER	DESCRIPTION
101	USTIC TORRIFLUVENTS, LOAMY

OTHER DATA

LAT/LONG COORDS:
38.8025 °/ -104.7932°

VEGETATION:
EXISTING: VEGETATIVE COVER APPROX. 50-60%

APPROX. EARTHWORK QUANTITIES:
CUT : 4,289.52 Cu. Yd.
FILL : 3,856.68 Cu. Yd.
NET : 432.84 Cu. Yd.

BATCH PLANTS: NONE

DEWATERING: NONE

DISTURBED AREA: 3.77± ACRES

RECEIVING WATERS: FOUNTAIN CREEK

SCHEDULE: SUMMER 2026 - FALL 2026
FINAL STABILIZATION FALL 2026

BATCH PLANT

NO BATCH PLANTS ARE PROPOSED AT THIS SITE DURING CONSTRUCTION OF THIS PROJECT..

GEOLOGIC HAZARDS

NO AREAS OF GEOLOGICAL HAZARD WERE IDENTIFIED FOR THIS SITE. NO NO BUILD AREAS ARE INDICATED.

LANDSCAPE NOTE

SEE APPROVED LANDSCAPE PLAN & DETAILS FOR SEEDING, PLANTING AND FINAL STABILIZATION MEASURES AND REQUIREMENTS.

STOCKPILE NOTE

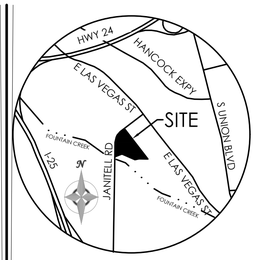
STOCKPILE LOCATION WILL BE DETERMINED BY THE CONTRACTOR.
STOCKPILE LOCATIONS TO BE DETERMINED BY CONTRACTOR MUST NOT RESULT IN ADDITIONAL LAND DISTURBANCE.

PRESERVATION AREAS

THERE ARE NO PRESERVATION EASEMENTS ON THIS PROPERTY.

WATER COURSES

FOUNTAIN CREEK, NO DISTURBANCE SHALL OCCUR IN THE SHOWN FOUNTAIN CREEK FLOOD PLAIN.



VICINITY MAP
NOT TO SCALE

BENCHMARK

10 0 20 40 80
1" = 40'

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

REVISIONS

DESIGNED BY
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2217 JANITELL RD

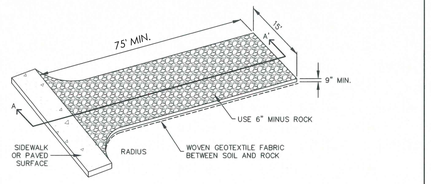
GRADING & EROSION CONTROL

EROSION CONTROL PLAN

C1.3

MVE PROJECT 61243
MVE DRAWING GEC - EC

OCTOBER 2, 2026



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

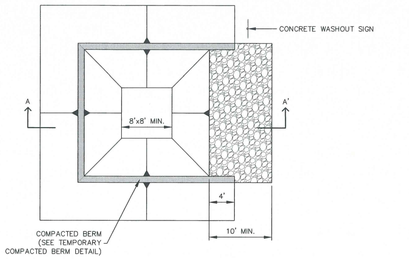
1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

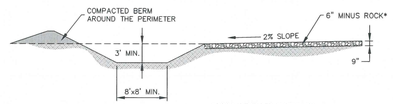
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE	VEHICLE TRACKING CONTROL		
APPROVED: CMENT MANAGER			
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-VTC	



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE QEC INSPECTOR

CWA

STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA		
APPROVED: CMENT MANAGER			
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CWA-1	

INSTALLATION NOTES

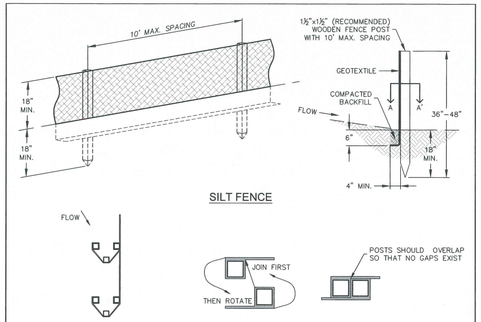
1. SEE PLAN VIEW FOR:
   -LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅔ THE HEIGHT OF THE CONCRETE WASH AREA.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA		
APPROVED: CMENT MANAGER			
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CWA-2	



SILT FENCE

J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES

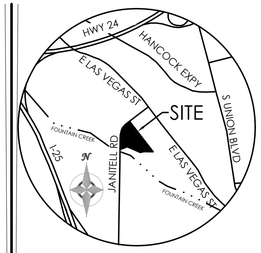
1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE	SILT FENCE		
APPROVED: CMENT MANAGER			
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-SF	



VICINITY MAP

NOT TO SCALE

BENCHMARK



Stabilized Staging Area (SSA) SM-6

SSA-1, STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Stabilized Staging Area (SSA)

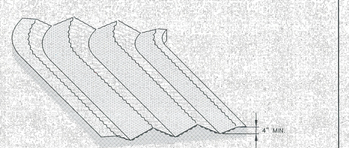
STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



SURFACE ROUGHENING

INSTALLATION NOTES

1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

SR

STORMWATER ENTERPRISE	SURFACE ROUGHENING		
APPROVED: CMENT MANAGER			
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-SR	

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 RD

GRADING & EROSION CONTROL

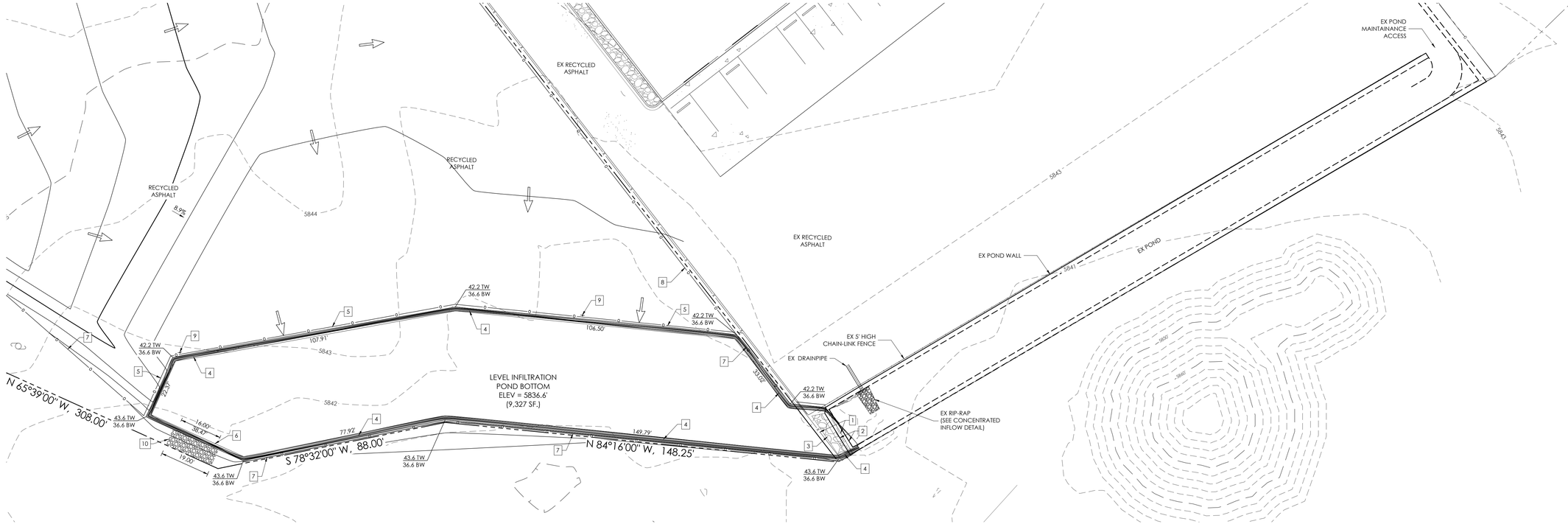
EROSION DETAILS

C1.4

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OCTOBER 2, 2026

SHEET 4 **OF** 5

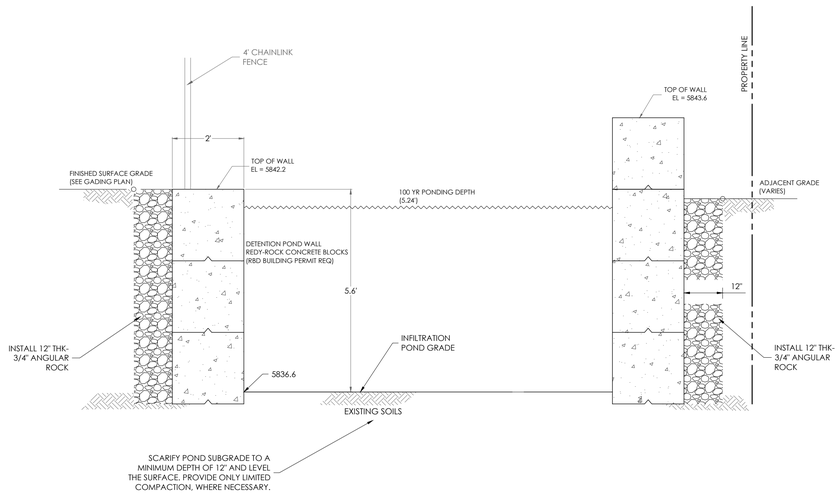


FULL SPECTRUM SAND FILTER DETAIL

SCALE 1" = 20'

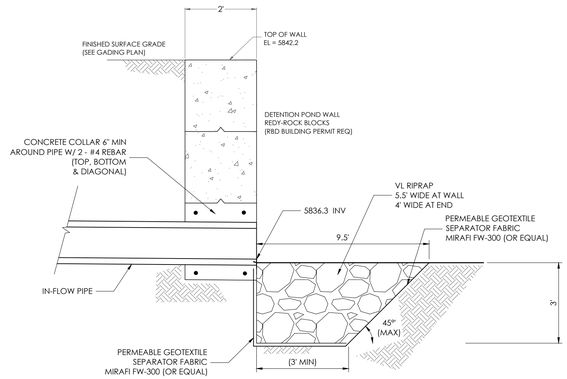
NOTE LEGEND

1. DEMO EX CHAIN-LINK FENCE
2. DEMO EX POND WALL
3. REMOVE EMERGENCY OVERFLOW RIP-RAP APRON
4. INSTALL INFILTRATION BASIN CONCRETE BLOCK WALL (SEE DETAIL)
5. INSTALL 4' CHAIN-LINK FENCE (SEE DETAIL)
6. INSTALL EMERGENCY OVERFLOW SPILLWAY (SEE DETAIL)
7. INSTALL 6' OPAQUE FENCE
8. INSTALL 6' CHAIN-LINK FENCE
9. INSTALL POND SIGN
10. INSTALL EMERGENCY OVERFLOW RIP-RAP SPILLWAY APRON (SEE DETAIL)



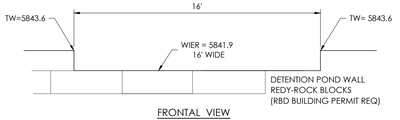
INFILTRATION BASIN BLOCK WALL DETAIL SECTION E-E

SCALE: 1" = 2'



CONCENTRATED IN-FLOW DETAIL

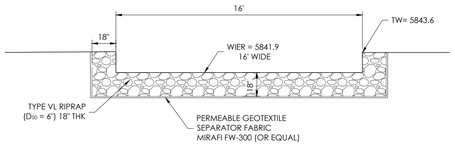
SCALE: NTS



FRONTAL VIEW

EMERGENCY OVERFLOW SPILLWAY BLOCK WALL

SCALE: NOT TO SCALE



FRONTAL SECTION VIEW

OVERFLOW RIP-RAP SPILLWAY APRON

SCALE: NOT TO SCALE

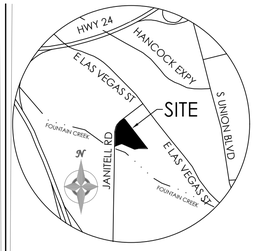
WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

24"x18"

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"



VICINITY MAP

NOT TO SCALE

BENCHMARK





1" = 20'

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

REVISIONS

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CHECKED BY
AS-BUILTS BY
CHECKED BY

2217 JANITELL ROAD

GRADING & EROSION CONTROL

POND PLAN/DETAILS

C1.5

MVE PROJECT 61243
MVE DRAWING GEC - PP

OCTOBER 2, 2026