

CALLAHAN, SEAN, 1/15/2024, 12:22 PM  
HR GREEN Xref: EPC\_CD\_Owner\_Approval\_EPC\_CD\_Engr\_Approval\_EPC\_CD\_Notes\_xref-1.dwg(1:2179; legal\_description: Abbreviations: Legend: Vicinity map: xc-dgn: xc-cow: xv-dgn: xv-cow: xv-ull: rwy: Typical: Cover: contacts: signage key

LEGAL DESCRIPTION:

TRACTS 2 AND 3 OF THE GRAND VIEW SUBDIVISION EPC PARCEL NO. 330000466 AND 330000467

BENCHMARK

1/2"x24" REBAR W/PLS38374 CAP SET

BASIS OF BEARING

THE SOUTH LINE OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 89 DEGREES 29 MINUTES 18 SECONDS WEST, 583.72 FEET

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 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.
- 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).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOT WITHSTANDING 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

PROJECT CONTACTS

OWNER  
OGC RE2, LLC  
PO BOX 1385  
COLORADO SPRINGS, CO 80901  
TELE: (719) 445-5050  
ATTN: KEVIN O'NEIL  
EMAIL: INFO@THEONEILGROUP.COM

DEVELOPER  
OGC RE2, LLC  
PO BOX 1385  
COLORADO SPRINGS, CO 80901  
TELE: (719) 445-5050  
ATTN: KEVIN O'NEIL  
EMAIL: INFO@THEONEILGROUP.COM

APPLICANT  
HR GREEN  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS, CO 80921  
TELE: (719) 300-4140  
ATTN: COLLEEN MONAHAN, P.E., LEED AP  
EMAIL: CMONAHAN@HRGREEN.COM

CIVIL ENGINEER  
HR GREEN  
1975 RESEARCH PKWY SUITE 230  
COLORADO SPRINGS, CO 80921  
TELE: (719) 300-4140  
ATTN: COLLEEN MONAHAN, P.E., LEED AP  
EMAIL: CMONAHAN@HRGREEN.COM

AGENCY  
EL PASO COUNTY PCD ENGINEERING DIVISION  
2880 INTERNATIONAL CIRCLE SUITE 110  
COLORADO SPRINGS, CO 80910  
TELE: (719) 634-3751  
ATTN: KARI PARSONS  
EMAIL: -

SERVICE PROVIDER  
ELLICOTT FIRE PROTECTION DISTRICT  
75 N ELLICOTT HWY  
CALHAN, CO 80908  
TELE: (719) 683-7211  
ATTN: -  
EMAIL: -

SURVEYOR  
SMH CONSULTANTS  
411 TEJON ST #1  
COLORADO SPRINGS, CO 80903  
TELE: (719) 465-2145  
ATTN: TIM SLOAN, PLS  
EMAIL: TIM@SMHCONSULTANTS.COM

DRAWN BY: AXB JOB DATE: 11/2/2023  
APPROVED: CPM JOB NUMBER: 2202179  
CAD DATE: 1/15/2024  
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Cover

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0" = 1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.384.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

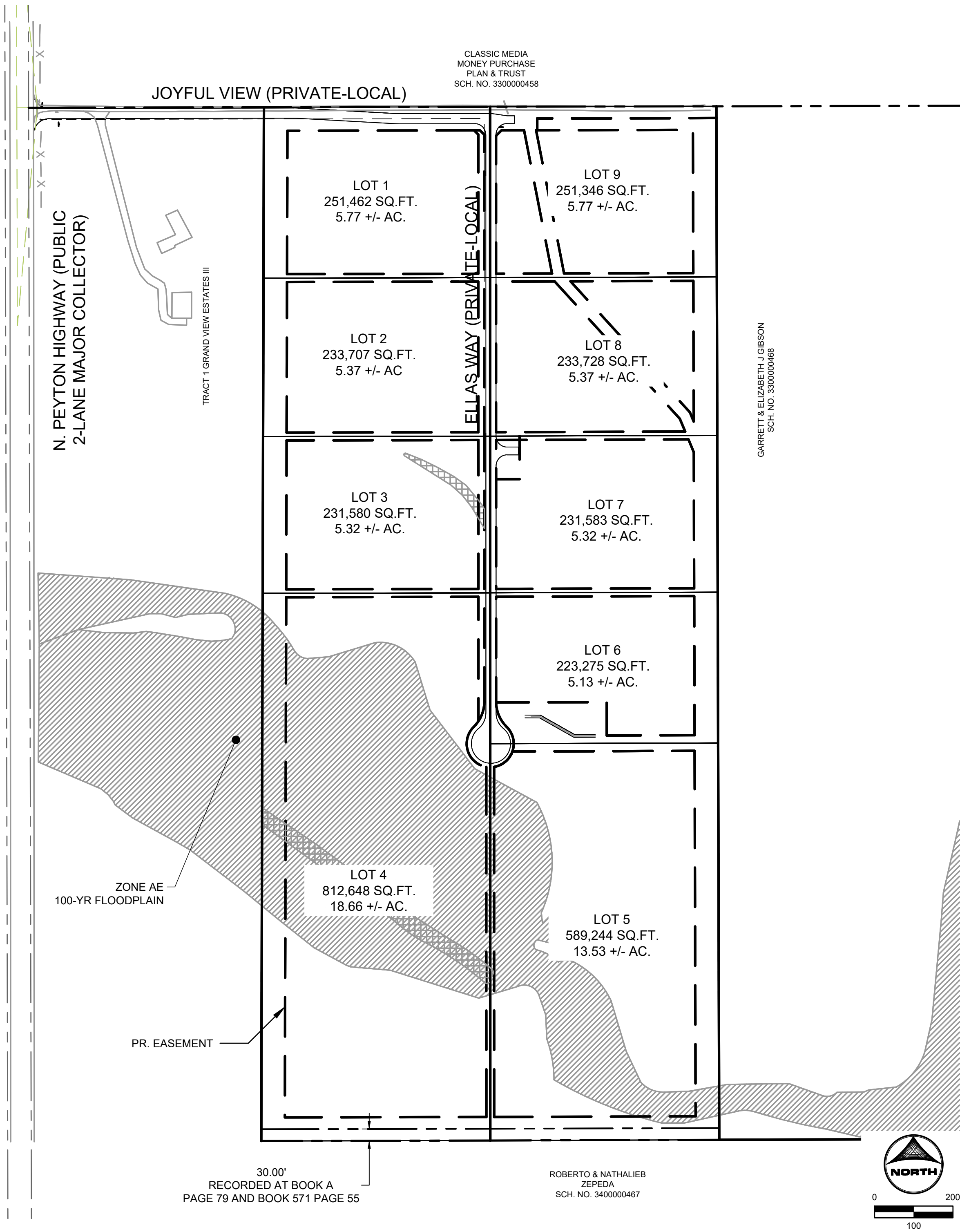
CONSTRUCTION DOCUMENTS  
COVER

SHEET  
CV

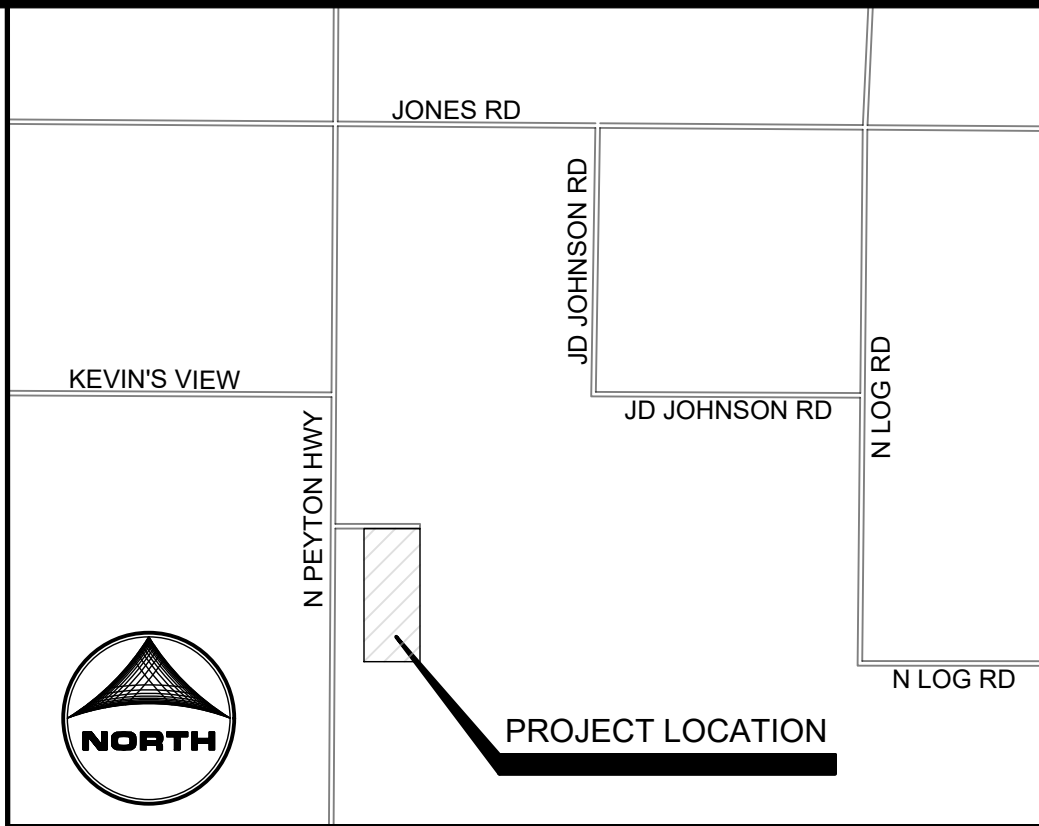
1

# JOYFUL VIEW SUBDIVISION CONSTRUCTION DOCUMENTS

A PART OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SITE MAP  
SCALE: 1"=200'



VICINITY MAP  
(NOT TO SCALE)

SHEET INDEX

- COVER
- LEGEND & TYPICAL SECTIONS
- JOYFUL VIEW ROAD
- ELLAS WAY
- ELLAS WAY CULDESAC
- SWALE #3 PLAN & PROFILE
- STORM PLAN & PROFILE
- PERMANENT CONTROL MEASURE PLAN
- DETAILS
- OUTLET STRUCTURE DETAILS
- FOREBAY DETAILS



DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Colleen Monahan 1/16/2024  
COLLEEN MONAHAN, P.E., CO P.E. NO. 0056067 DATE

OWNER/DEVELOPER'S STATEMENT:

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

Kevin O'Neil 1.4.24  
KEVIN O'NEIL DATE

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.

By: Gilbert LaForce, P.E.  
Engineering Manager  
On behalf of the  
ECM Administrator  
Date: 02/22/2024 9:32:05 AM  
El Paso County Department of Public Works

JOSHUA PALMER P.E.  
COUNTY ENGINEER

PCD FILING NO. SF2231

LEGEND

EXISTING	PROPOSED
MATCH LINE	
PHASE LINE	
SECTION LINE	
PROPERTY BOUNDARY	
PROPERTY LINE	
EASEMENT LINE	
RIGHT OF WAY	
CENTERLINE	
CHAIN LINK FENCE	
WOODEN FENCE	
ROD IRON FENCE	
GUARDRAIL	
CABLE TV	
U.G. ELECTRIC	
OVERHEAD ELECTRIC	
FIBER OPTIC	
GAS MAIN	
SANITARY SEWER	
UNDERDRAIN	
STORM DRAIN	
TELEPHONE	
WATER MAIN	
SWALE	
TRAIL	
CURB & GUTTER	
DRAINAGE BASIN	
INDEX CONTOUR	
INTER. CONTOUR	
100-YR FLOODPLAIN	
FLOODWAY	
PROPOSED GRAVEL ROADWAY	
PROPOSED 4" ASPHALT PAVEMENT	
EDGE OF WETLANDS	
DRAINAGE	
DRAINAGE BASIN	
BASIN TAG	
DESIGN POINT	

STORM SEWER

EXISTING	PROPOSED
MANHOLE	
STORM INLET	
FLARED END SECTION	
RIPRAP	

SANITARY SEWER

EXISTING	PROPOSED
CLEAN OUT	
MANHOLE	
PLUG	

WATER

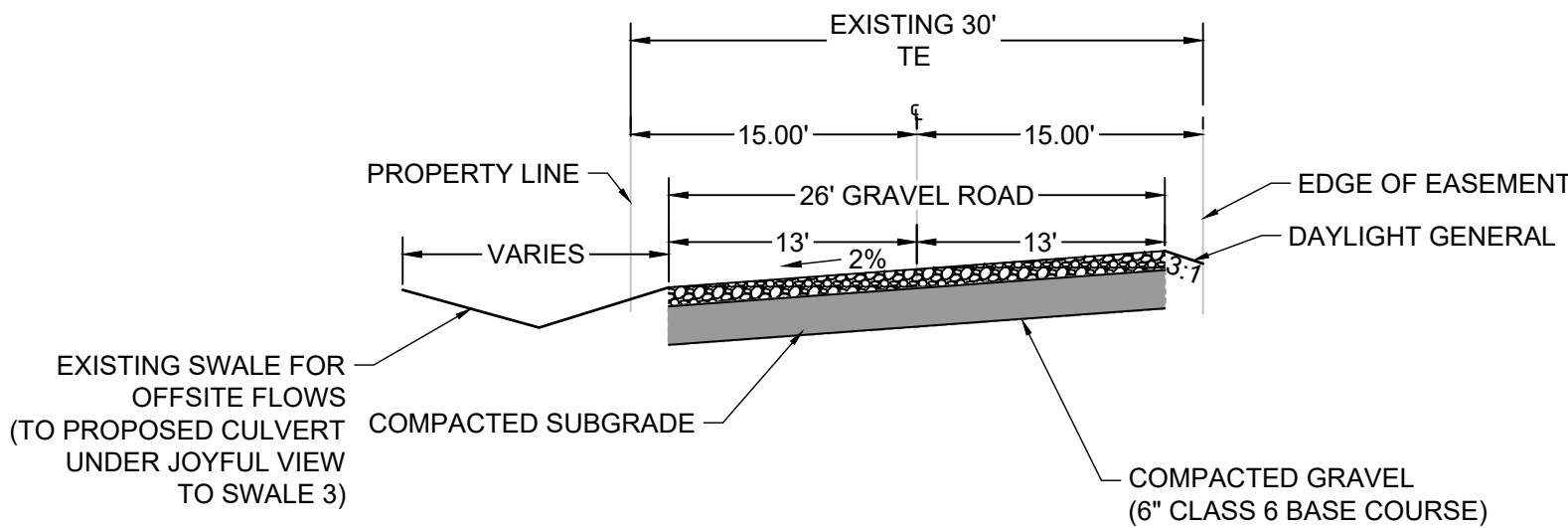
EXISTING	PROPOSED
FIRE HYDRANT	
FIRE DEPT. CONNECTION	
GATE VALVE	
MANHOLE	
METER	
TEE	
REDUCER	

DRY UTILITIES

EXISTING	PROPOSED
ELECTRIC METER	
ELECTRIC PEDESTAL	
ELECTRICAL CABINET	
ELECTRIC VAULT	
FIBER OPTIC PULL BOX	
FIBER OPTIC MANHOLE	
FIBER OPTIC PEDESTAL	
FIBER OPTIC SIGN	
FIBER OPTIC VAULT	
GAS METER	
GAS SIGN	
GAS VAULT	
TELEPHONE CABINET	
TELEPHONE MANHOLE	
TELEPHONE SIGNAL/MAST	
TELEPHONE SIGN	
TELEPHONE PEDESTAL	
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	

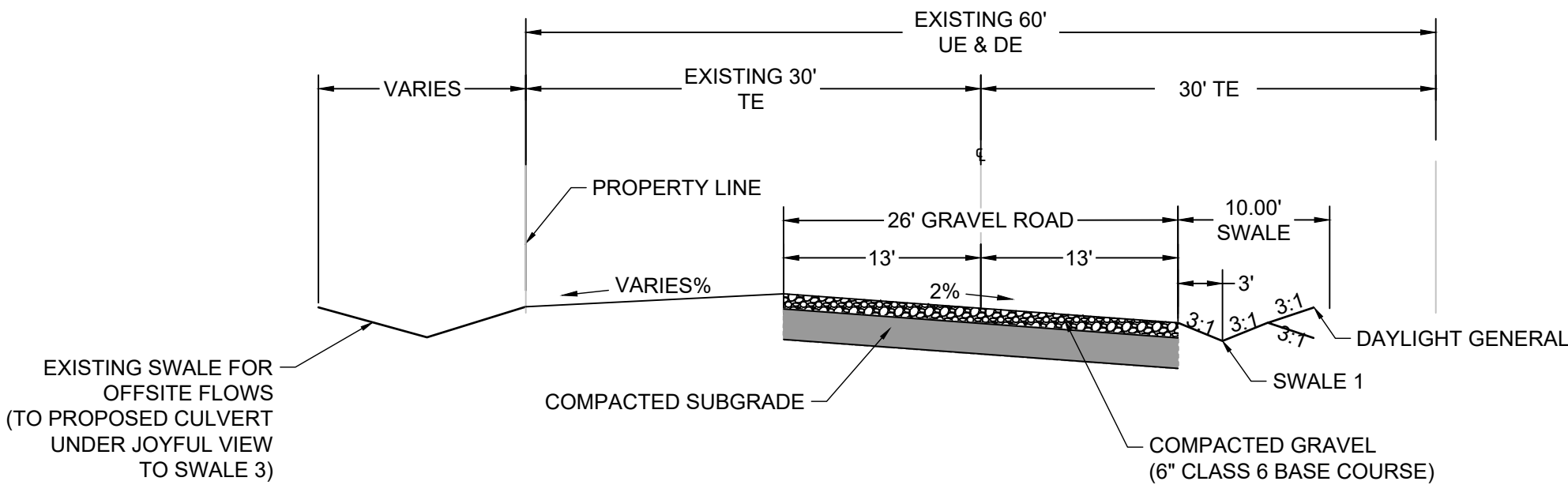
MISCELLANEOUS

EXISTING	PROPOSED
SIGN	
BOLLARD	
ACCESSIBLE PARKING	



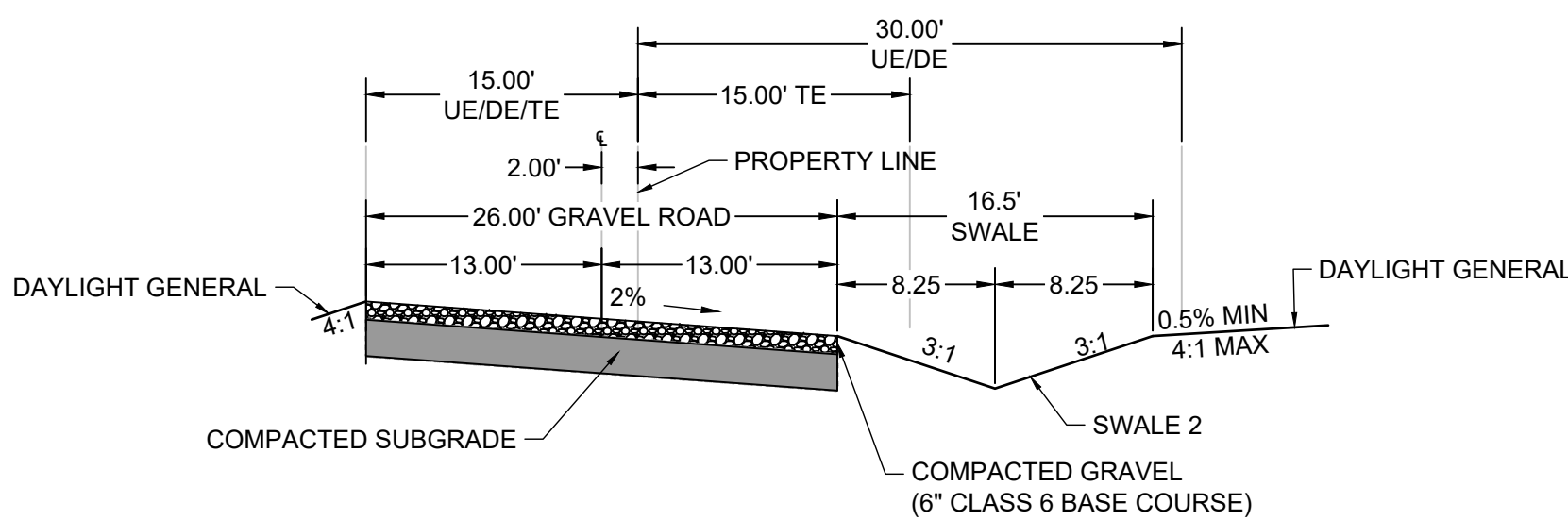
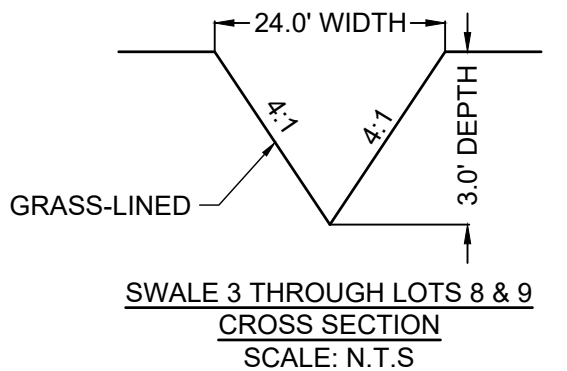
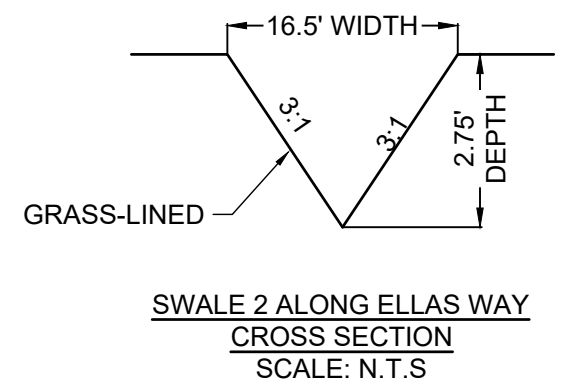
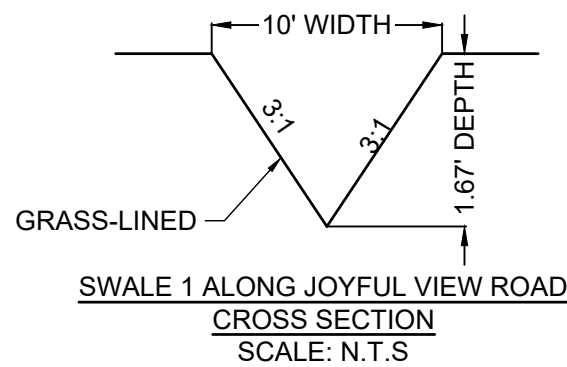
JOYFUL VIEW STATIONS 1+00 - 7+00 (PRIVATE-LOCAL)

REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'



JOYFUL VIEW STATIONS 7+00 - 12+75.22 (PRIVATE-LOCAL)

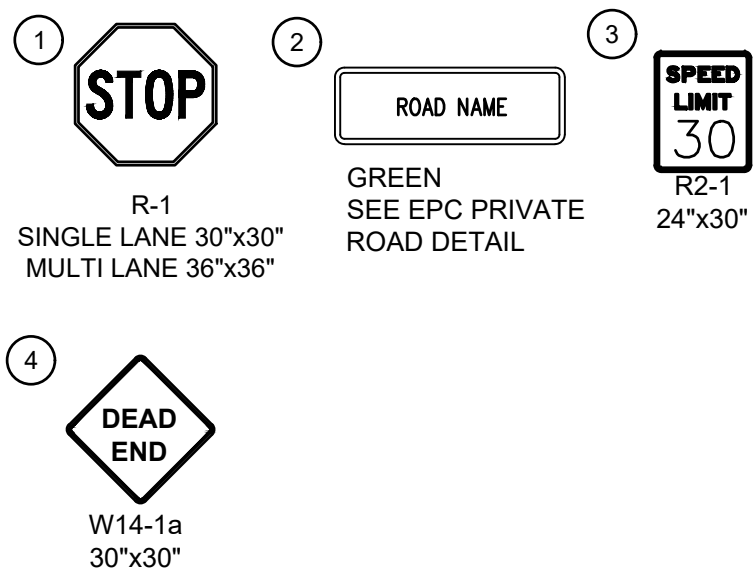
REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'



ELLAS WAY (PRIVATE-LOCAL)

REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'

SIGNAGE LEGEND:



EASEMENT LEGEND  
TE = TRAVEL EASEMENT  
DE = DRAINAGE EASEMENT  
UE = UTILITY EASEMENT

ABBREVIATIONS

Δ - DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø, DIA - DIAMETER	FT	FOOT OR FEET
AASHTO	GB	GRADE BREAK
ABC	GAL	GALLON
ABD	HDPE	HIGH DENSITY POLYETHYLENE
AC	HC	HANDICAP RAMP
ADA	HW	HEADWALL
ASPH	INV	INVERT
ASS'Y	KM	KILOMETER
ASTM	L	LENGTH
BFE	LF	LINEAR FEET
BLDG	M	METER
BLVD	MIN	MINIMUM
BM	MISC	MISCELLANEOUS
BNY	MAINT	MAINTENANCE
BOP	MAX	MAXIMUM
BW	MH	MANHOLE
C&G	MP	MIDPOINT
CA	N	NORTH/NORTHING
CATV	NO	NUMBER
CB	OC	ON CENTER
CFS	OH	OVERHEAD
CIP	PB	PUBLIC
CL	PC	POINT OF CURVATURE
CMP	PCC	POINT OF COMPOUND CURVATURE
COMP	PCR	POINT OF CURB RETURN
CONC	PI	POINT OF INTERSECTION
CONST	PIE	PUBLIC IMPROVEMENT ESMT
CSP	PT	POINT OF TANGENCY
CSU	PRC	PROPOSED
CT	PRC	POINT OF REVERSE CURVATURE
CTR	PRV	PRESSURE REDUCING VALVE
CU	PVT	PRIVATE
CY	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	PUAE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	PVC	POLYVINYL CHLORIDE
DET	R	RADIUS
DEPT	REC	RECEPTION
DIM	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	S	SOUTH
DOT	SHT	SHEET
DWG	SQ	SQUARE
E	SW	SPILLWAY
EL	TBC	TOP BACK OF CURB
ELEC	TC	TRICKLE CHANNEL
EOG	TOP	TOP OF POND
EOP	TW	TOP OF WALL
EW	TYP	TYPICAL
EX	UG	UNDERGROUND
FD	VERT	VERTICAL
FDC	W	WEST
FE	WW	WASTEWATER
FES	WWF	WELDED WIRE FABRIC
FF	W/O	WITH
FG	YD	WITHOUT
FH		YARD
FHWA		
FL		

DRAWN BY: AXB	JOB DATE: 11/2/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CPM	JOB NUMBER: 2202179	0 1"
CAD DATE: 1/15/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Cover		

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.384.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

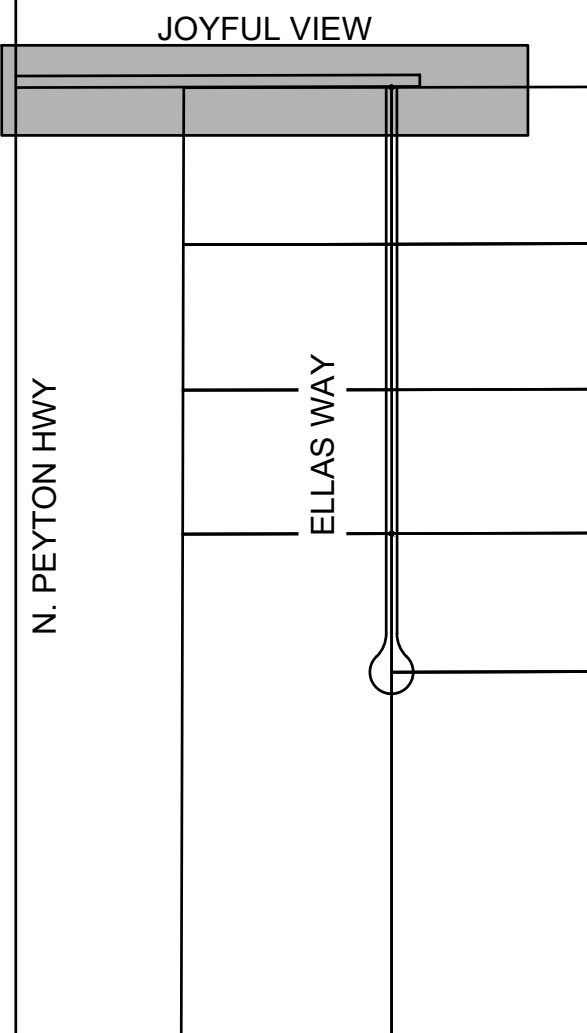
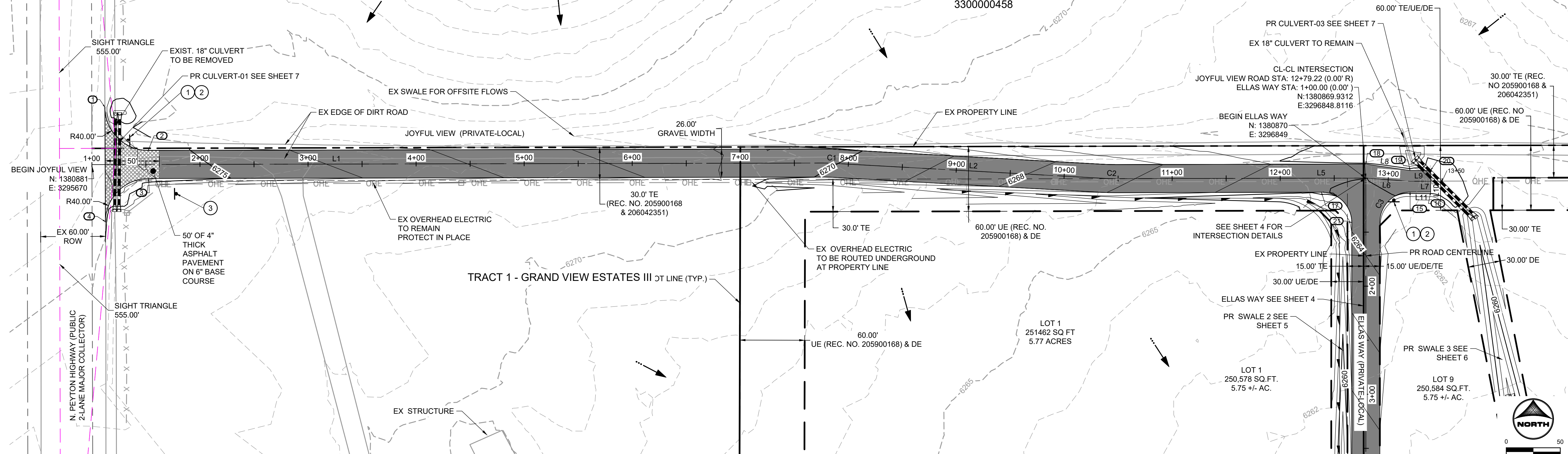
CONSTRUCTION DOCUMENTS  
LEGEND & TYPICAL SECTIONS

SHEET  
LE

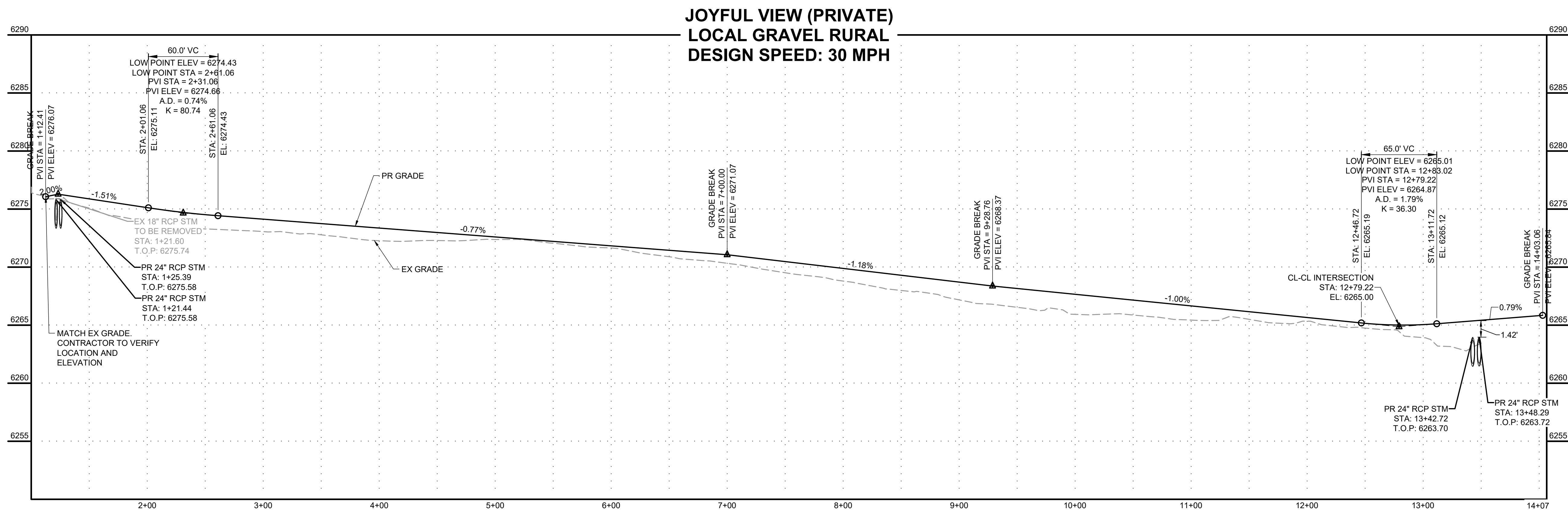
2



PCD FILING NO. SF2231



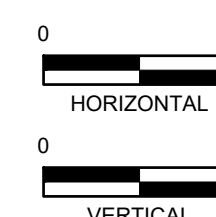
KEY MAP  
SCALE: N.T.S.



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL. EL.
1	MATCH EX ±	Joyful View Road	1+12.13 (-52.98' L)	6276.63
2	PT	Joyful View Road	1+52.13 (-13.00' L)	???
3	PT	Joyful View Road	1+52.39 (13.00' R)	???
4	MATCH EX ±	Joyful View Road	1+12.39 (52.92' R)	6275.22

Curve Table			
Curve #	Length	Radius	Delta
C1	11.54	200.00	3°18'22"
C2	11.54	200.00	3°18'22"
C3	43.92	28.00	89°52'44"

Line Table	
Line #	Direction
L1	600.12 N 89°52'44" E
L2	248.55 S 86°48'54" E
L5	230.06 N 89°52'44" E
L7	282.29 S 89°51'31" W
L8	41.36 S 81°46'45" E
L9	19.08 N 89°52'44" E
L10	20.00 S 0°07'16" E
L11	19.08 S 89°52'44" W



PCD FILING NO. SF2231

DRAWN BY: AXB JOB DATE: 12/22/2023  
APPROVED: CPM JOB NUMBER: 2202179  
CAD DATE: 1/15/2024  
CAD FILE: J:\2022\2202179\CAD\Drawings\Street\_PNP

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0 1" IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



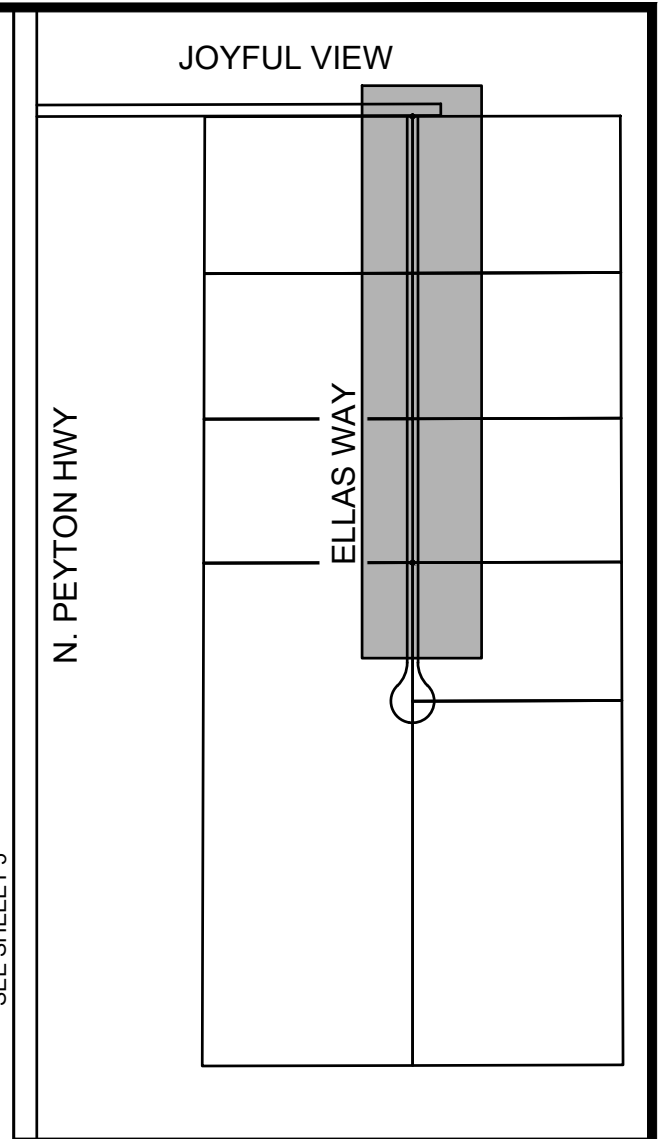
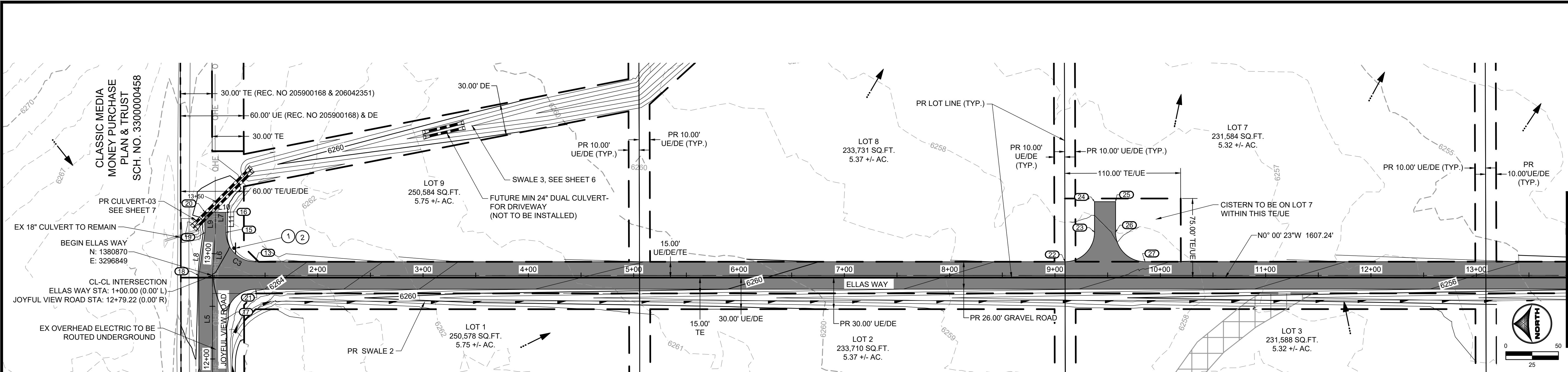
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.384.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

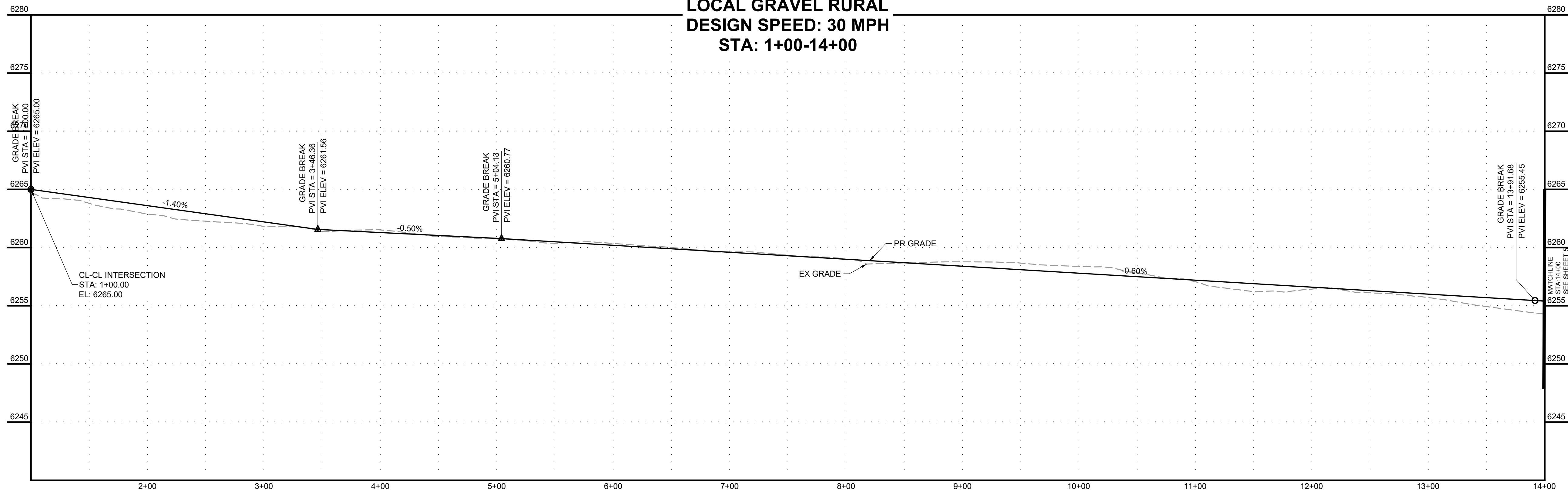
CONSTRUCTION DOCUMENTS  
JOYFUL VIEW ROAD

SHEET  
ST

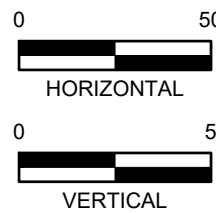
3



ELLAS WAY (PRIVATE)  
LOCAL GRAVEL RURAL  
DESIGN SPEED: 30 MPH  
STA: 1+00-14+00



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
13	PT	Ellas Way	1+40.92 (-13.00' L)	???
15	PC	Joyful View Road	13+20.25 (10.00' R)	???
16	PT	Joyful View Road	13+39.31 (10.03' R)	???
17	PC	Joyful View Road	12+38.14 (13.00' R)	???
18	PT	Joyful View Road	12+79.22 (-13.00' L)	???
19	PT	Joyful View Road	13+19.51 (-9.97' L)	???
20	PT	Joyful View Road	13+39.35 (-9.97' L)	???
21	PT	Ellas Way	1+41.08 (13.00' R)	???
22	PC	Ellas Way	9+09.53 (-13.00' L)	???
23	PT	Ellas Way	9+37.53 (-41.00' L)	???
24	PT	Ellas Way	9+37.53 (-70.00' L)	???
25	PT	Ellas Way	9+57.53 (-70.00' L)	???
26	PC	Ellas Way	9+57.53 (-41.00' L)	???
27	PT	Ellas Way	9+85.53 (-13.00' L)	???



PCD FILING NO. SF2231

DRAWN BY: AXB JOB DATE: 12/22/2023  
APPROVED: CPM JOB NUMBER: 2202179  
CAD DATE: 1/15/2024  
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Street\_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

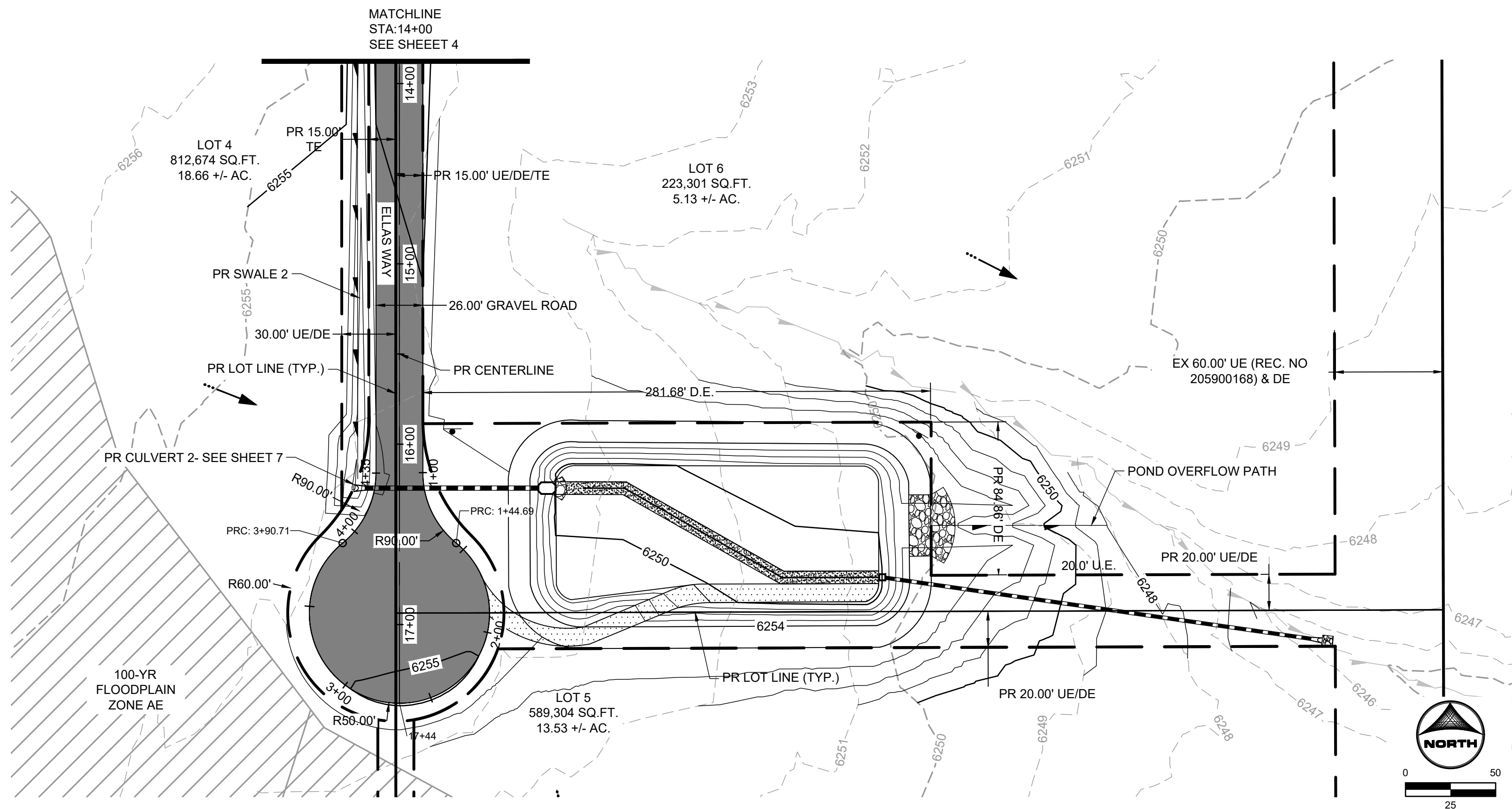
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.384.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

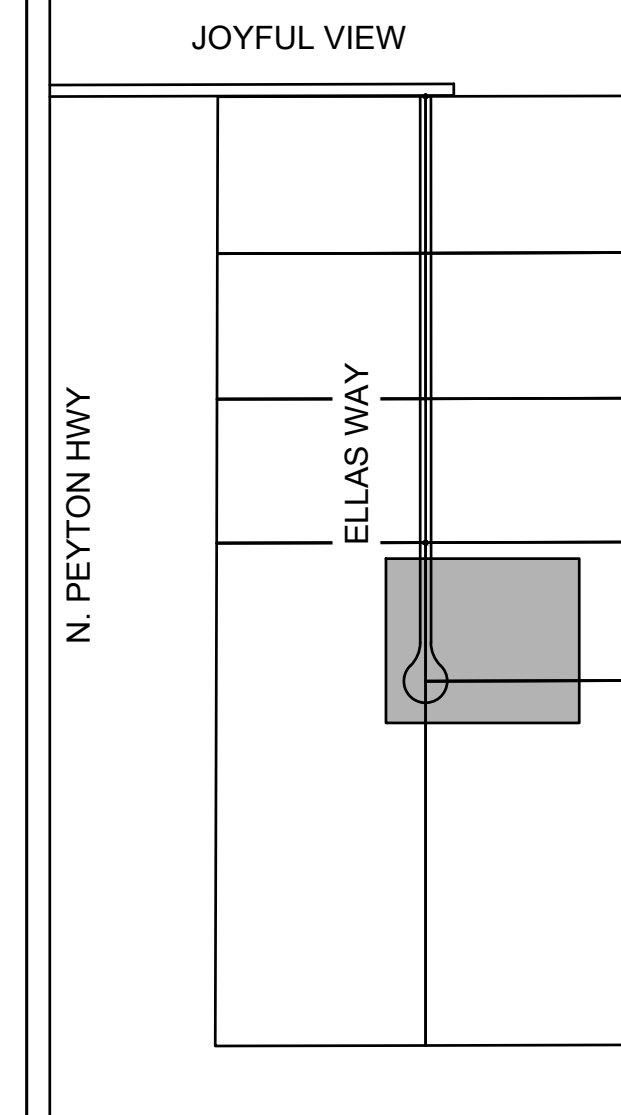
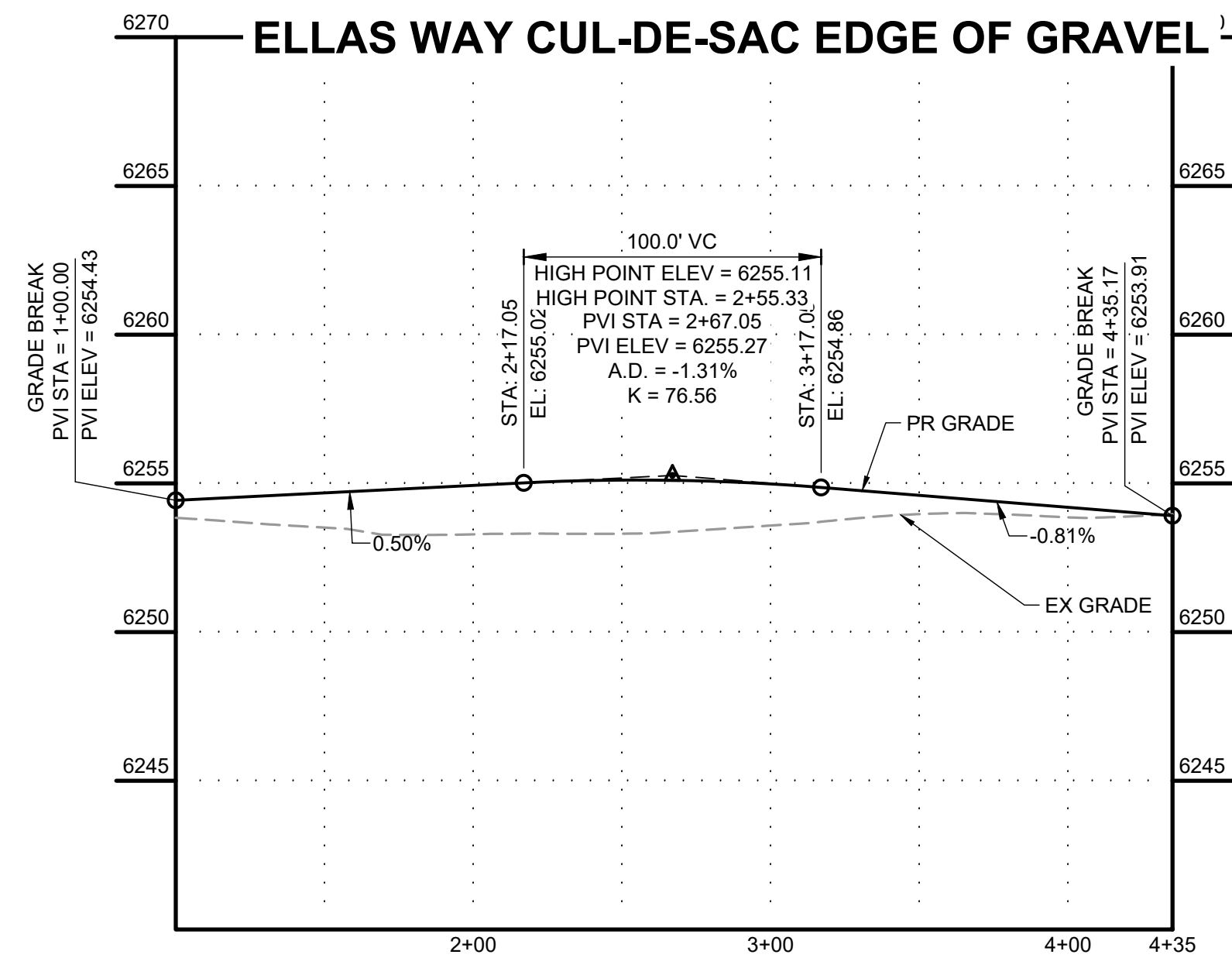
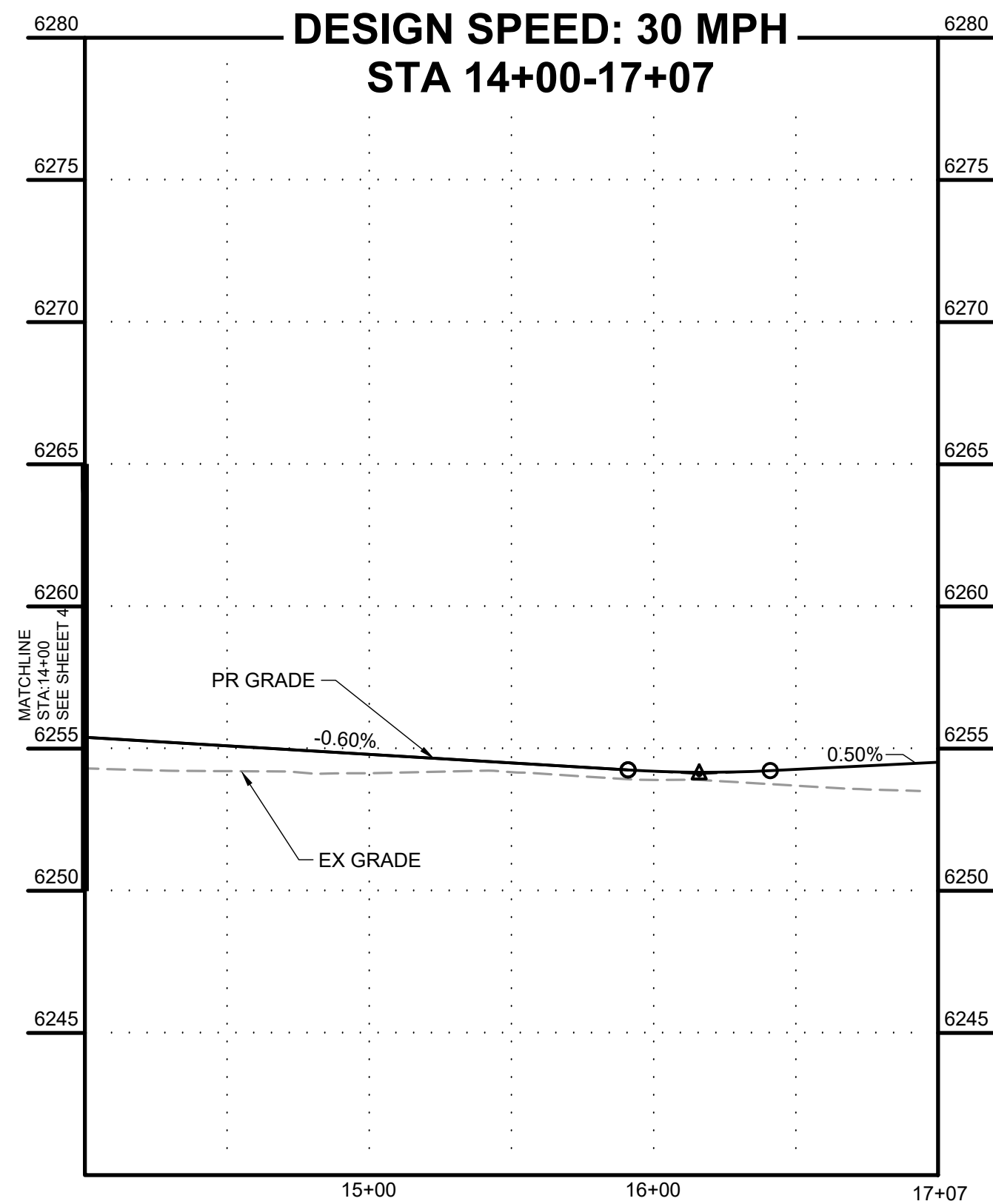
CONSTRUCTION DOCUMENTS  
ELLAS WAY

SHEET  
ST

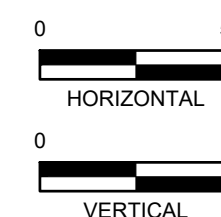
4



**ELLAS WAY  
LOCAL GRAVEL RURAL  
DESIGN SPEED: 30 MPH  
STA 14+00-17+07**



**KEY MAP  
SCALE: N.T.S.**



PCD FILING NO. SF2231

DRAWN BY: AXB JOB DATE: 12/22/2023  
APPROVED: CPM JOB NUMBER: 2202179  
CAD DATE: 1/15/2024  
CAD FILE: J:\2022\2202179\CAD\Drawings\Street\_PNP

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0 1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



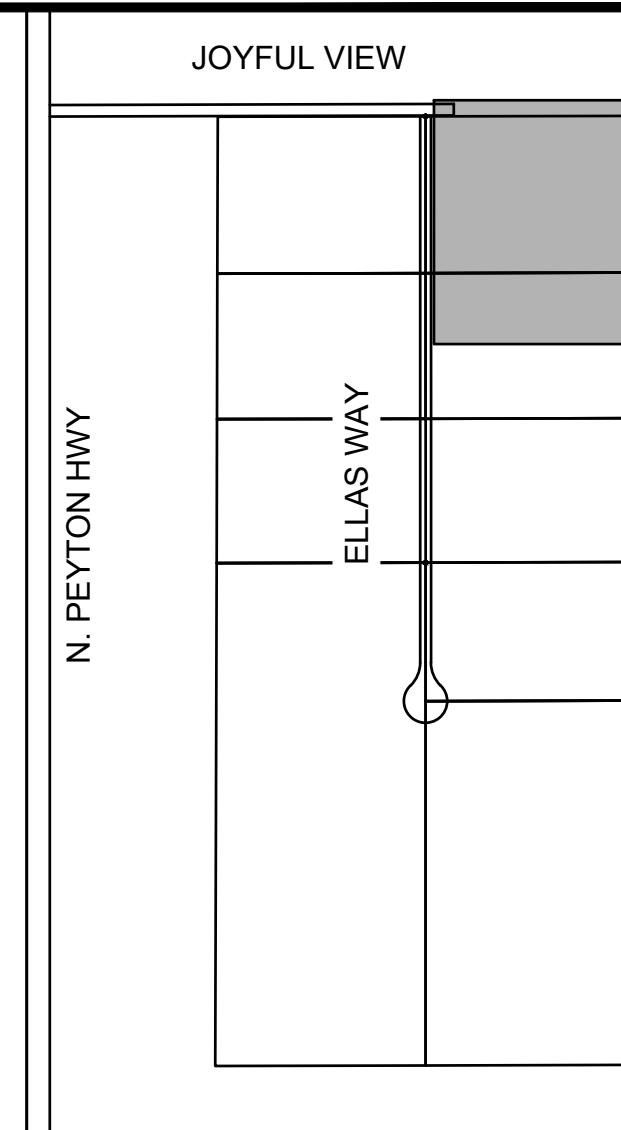
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.394.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

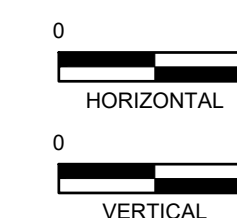
CONSTRUCTION DOCUMENTS  
ELLAS WAY CULDESAC

SHEET  
ST

5



KEY MAP  
SCALE: N.T.S



DRAWN BY: AXB JOB DATE: 12/22/2023 BAR IS ONE INCH ON  
APPROVED: CPM JOB NUMBER: 2202179 0 OFFICIAL DRAWINGS. 1"  
CAD DATE: 1/15/2024 IF NOT ONE INCH,  
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Street\_PNP ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

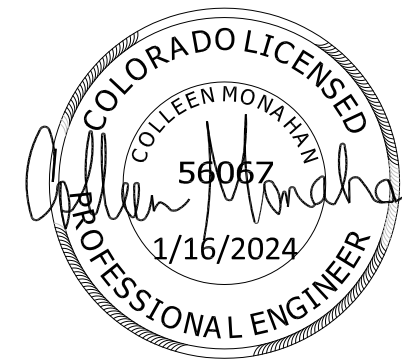
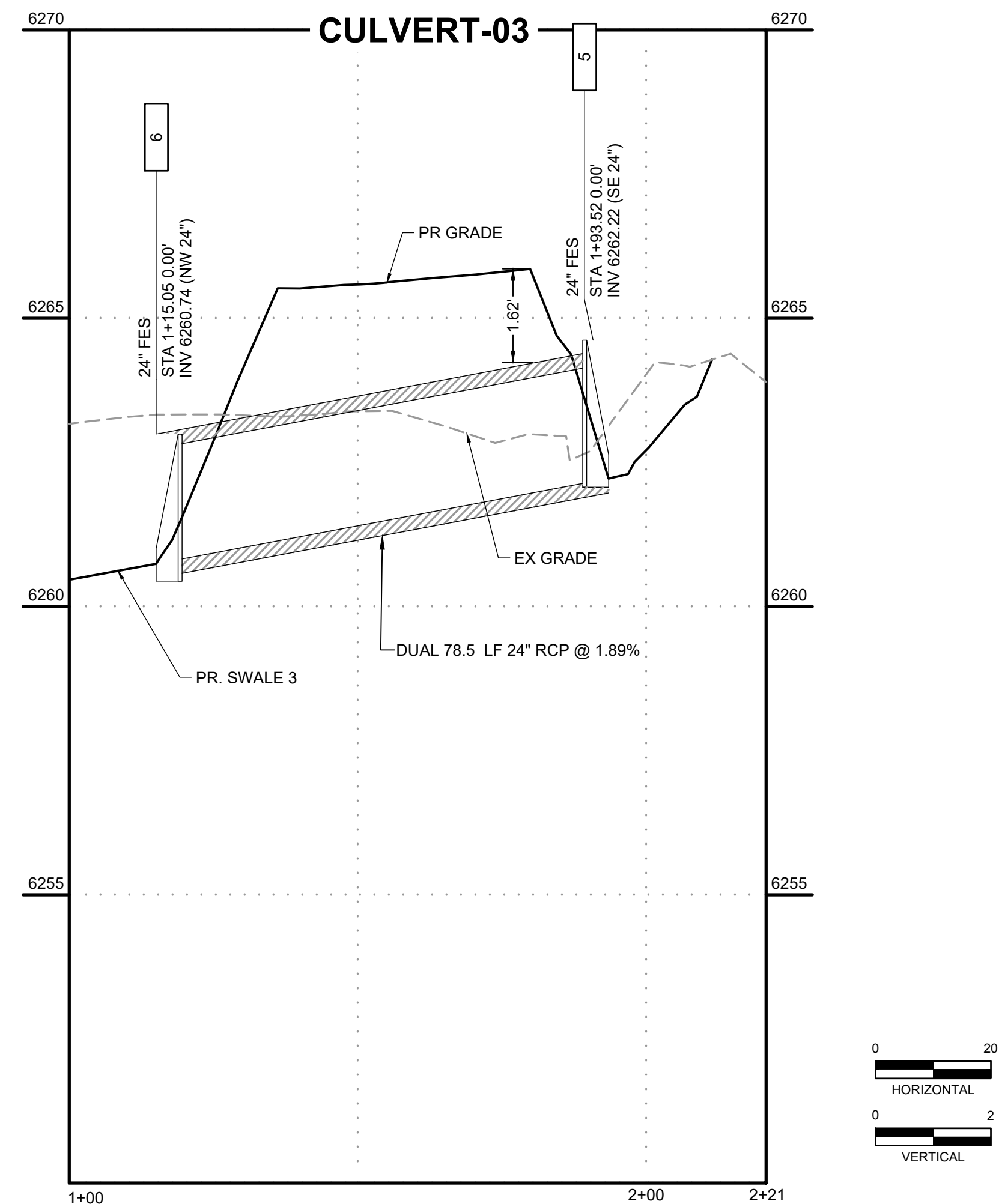
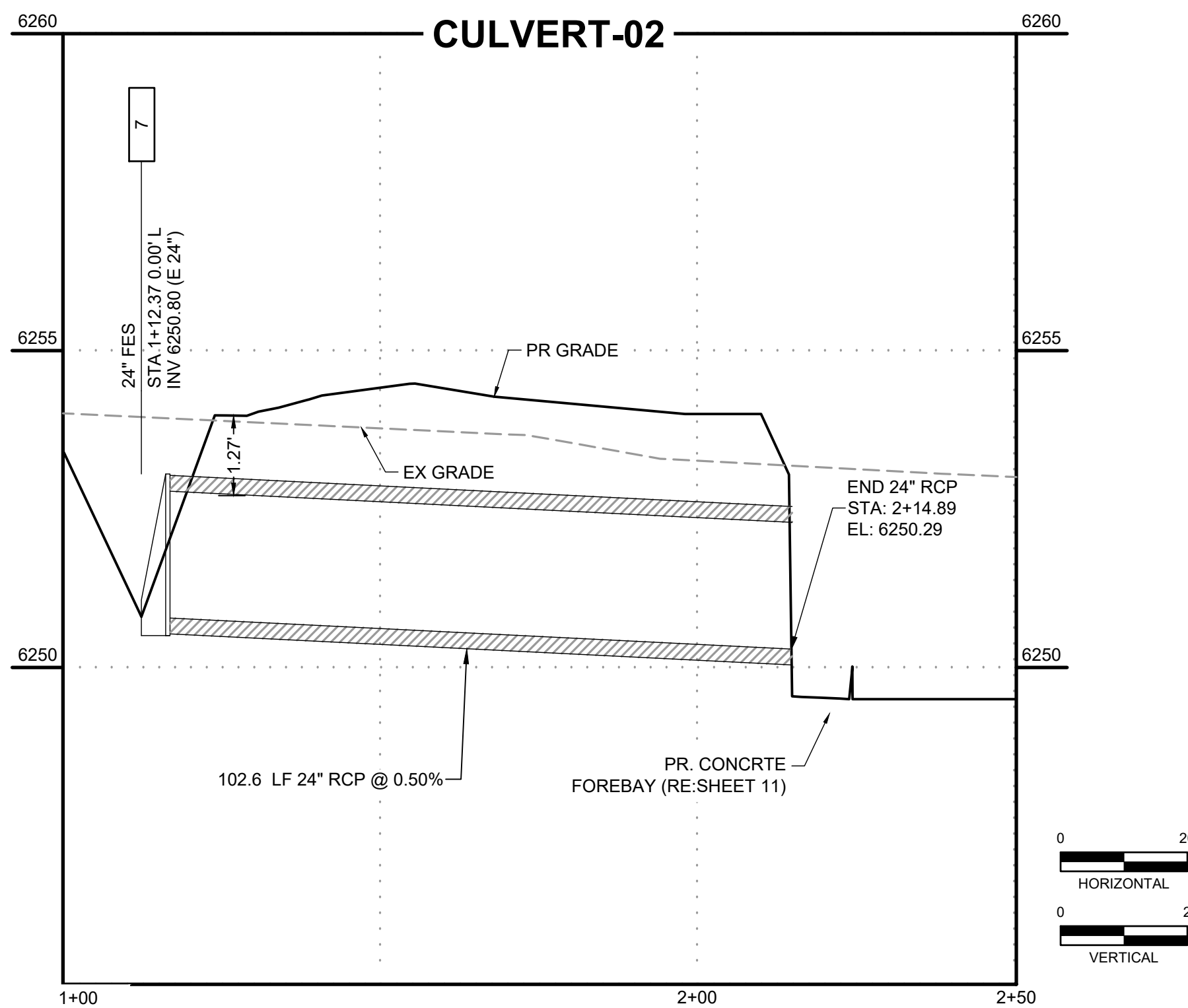
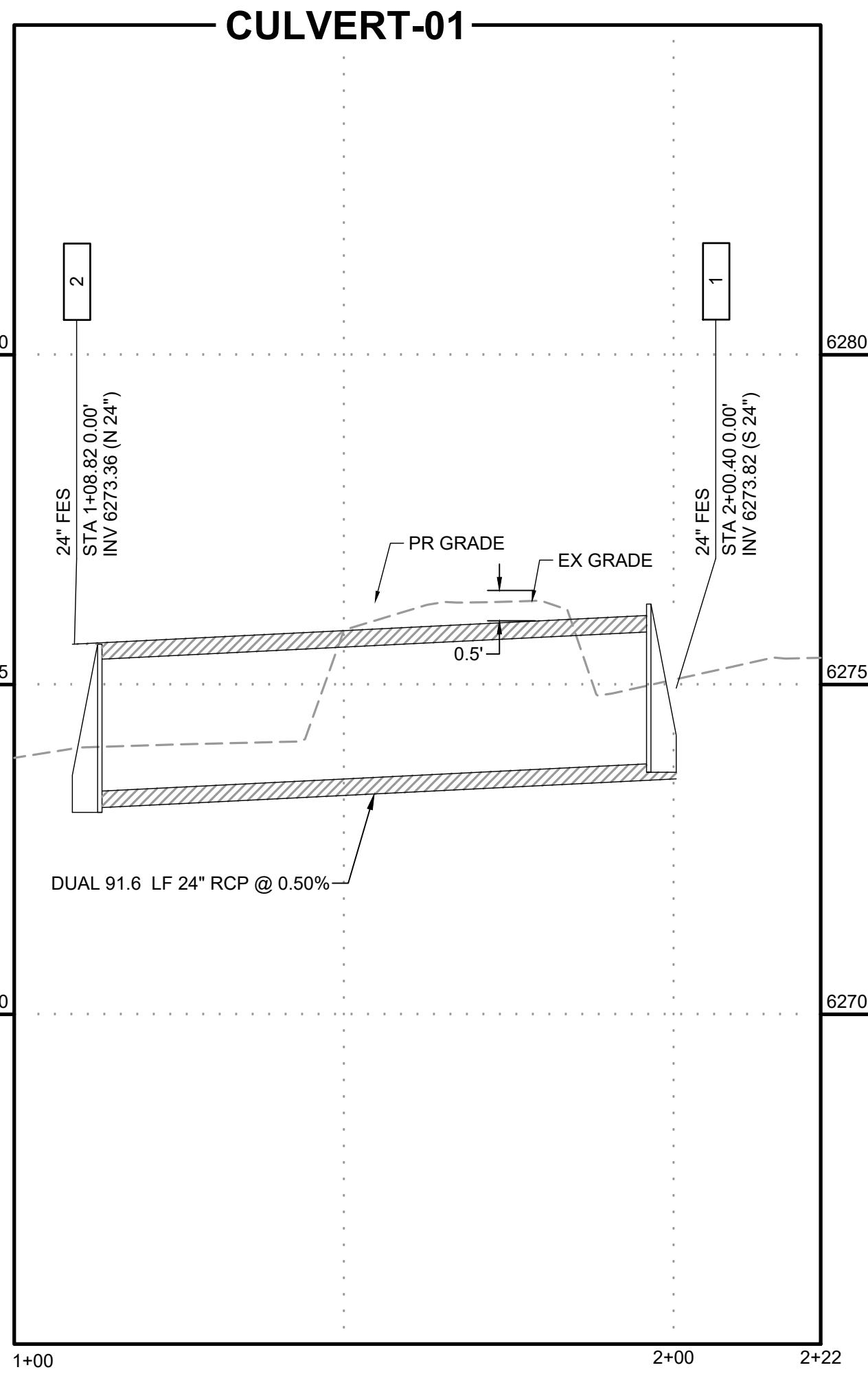


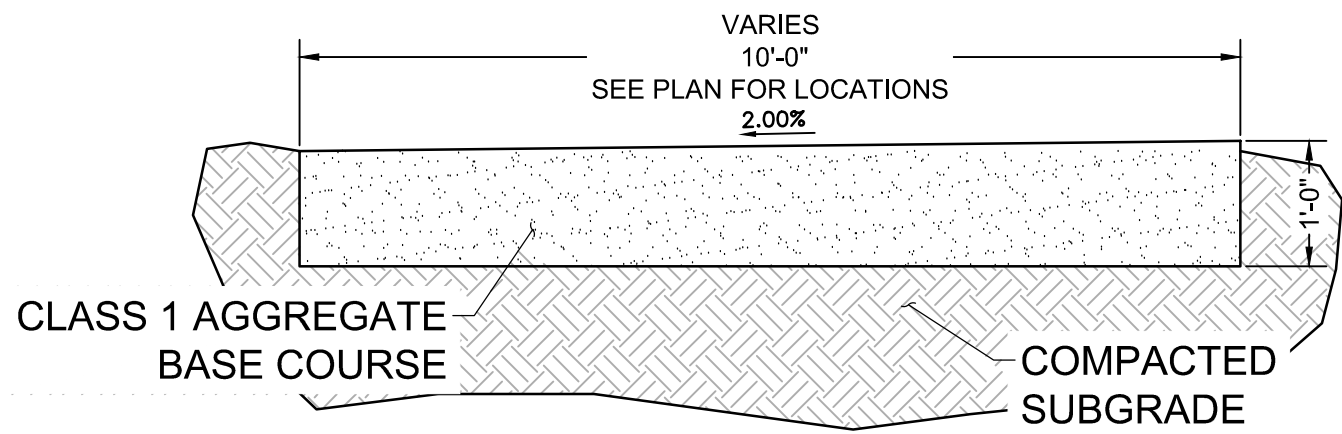
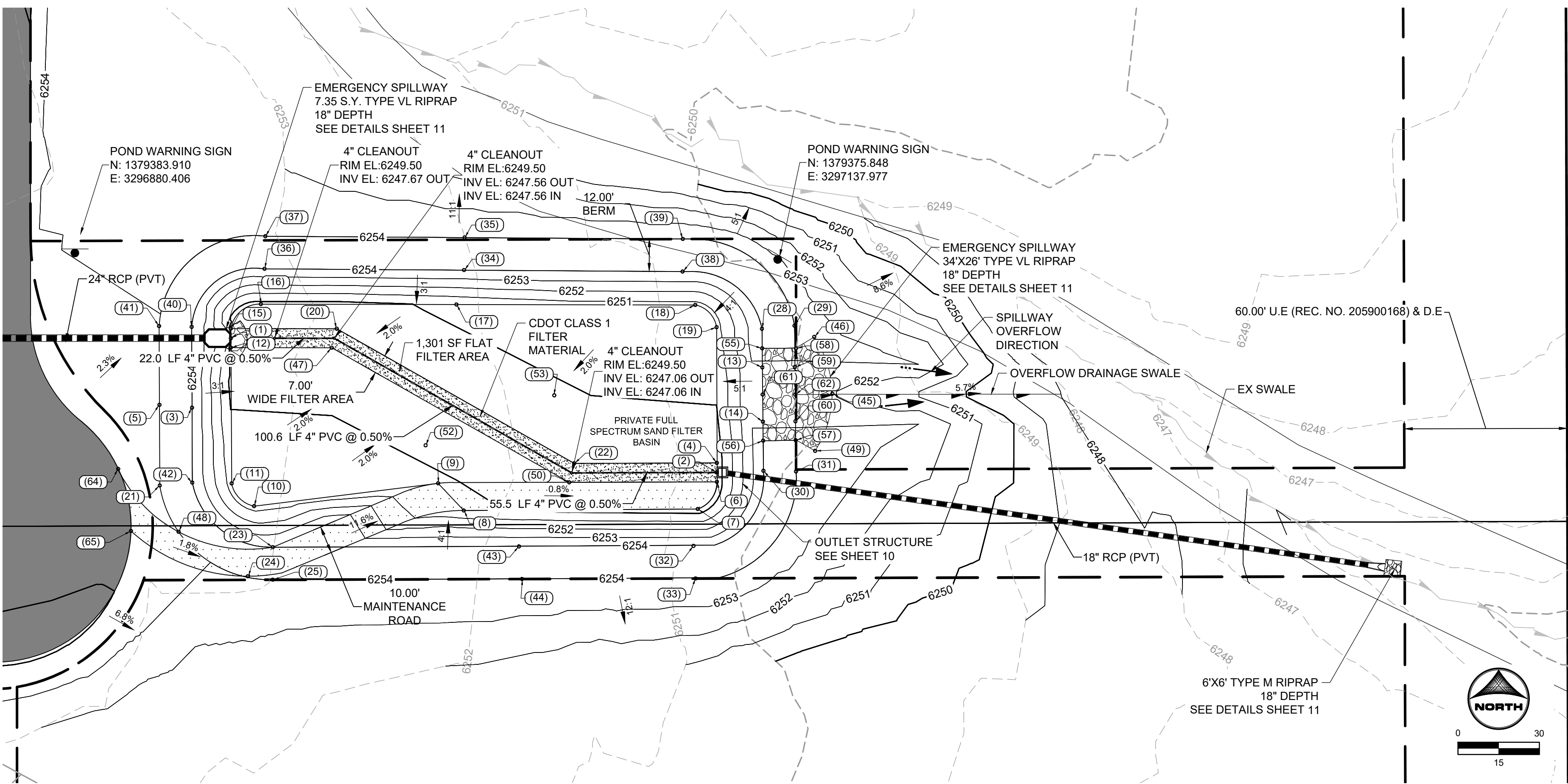
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.394.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

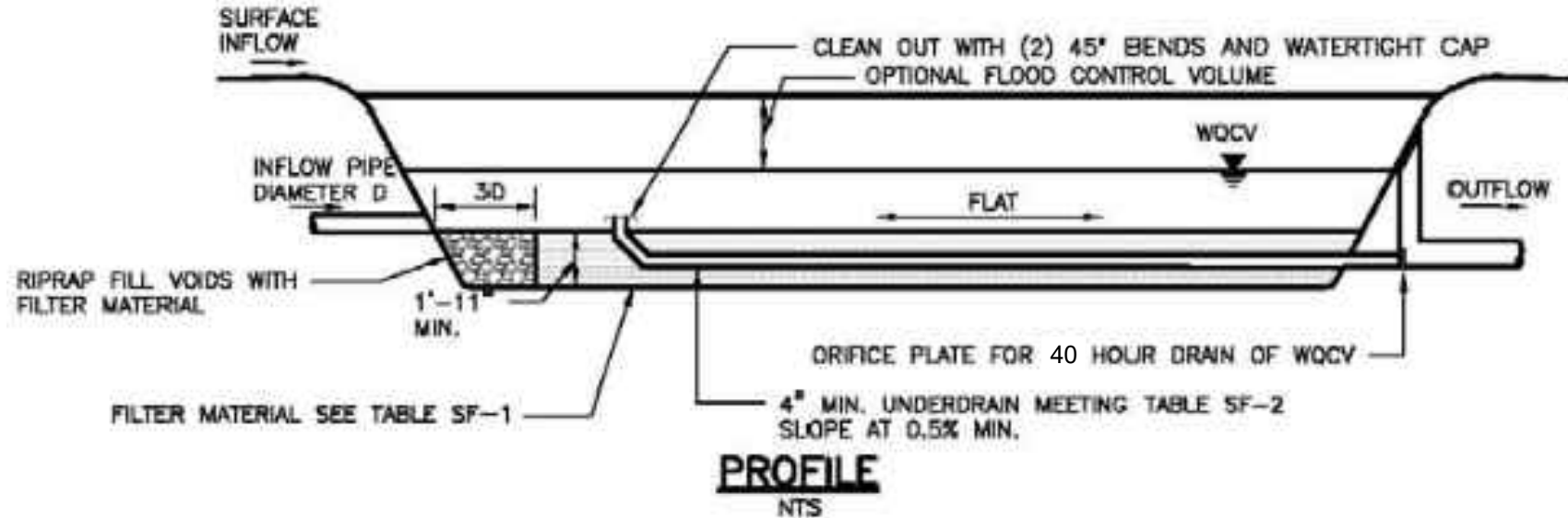
CONSTRUCTION DOCUMENTS  
SWALE #3 PLAN & PROFILE

SHEET  
ST

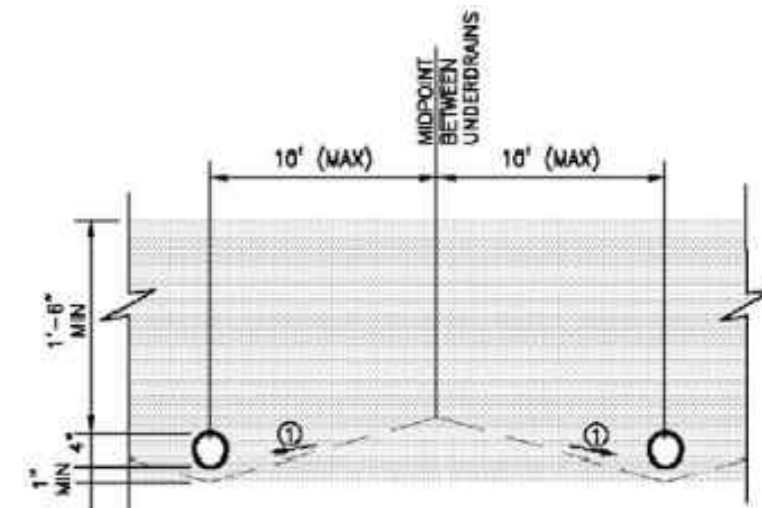




**MAINTENANCE ROAD TYPICAL  
SECTION**  
SCALE: NTS



**SAND FILTER BASIN PROFILE  
TYPICAL SECTION**  
SCALE: NTS



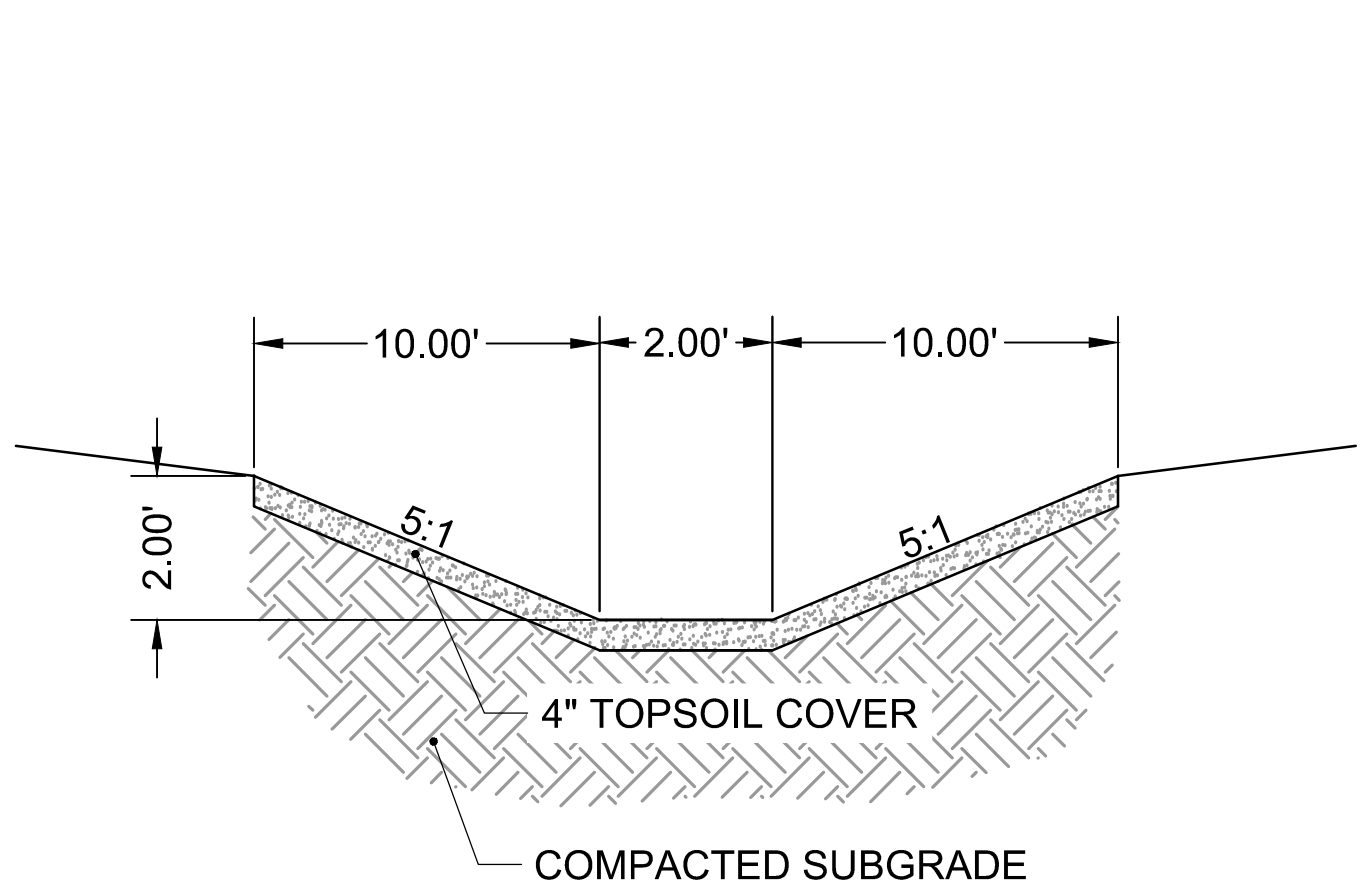
**UNDERDRAIN SUBGRADE  
TYPICAL SECTION**  
SCALE: NTS

**POND GRADING NOTES:**

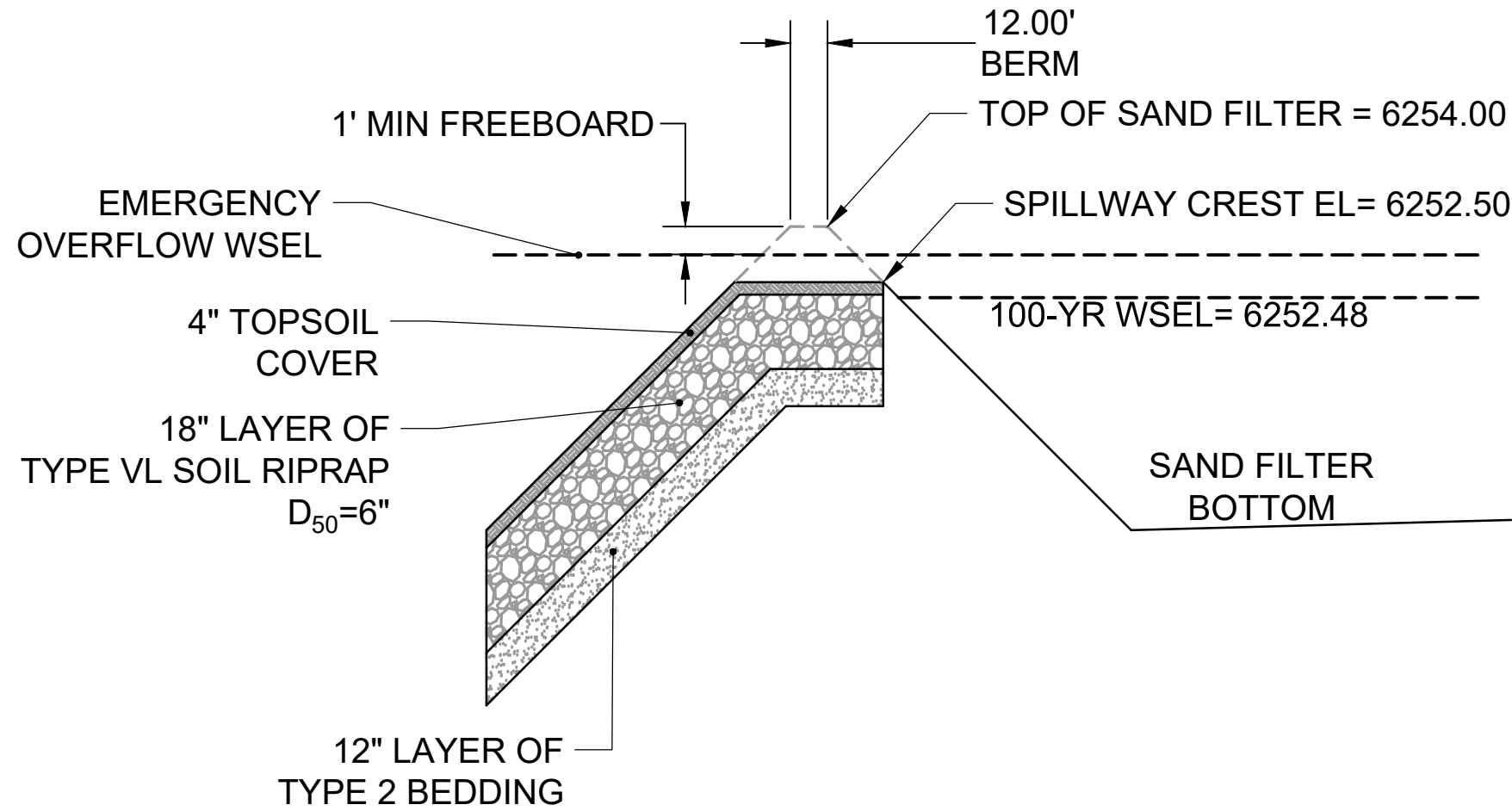
- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
- PET WASTE STATIONS SHALL BE INSTALLED AROUND THE POND WITH SIGNAGE STATING THAT PET WASTE MUST BE PICKED UP
- SEE GRADING & EROSION CONTROL PLANS FOR ANY EXISTING VEGETATION IN THE AREA. CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT.
- ALL RIPRAP MUST BE INSTALLED PER DETAIL ON SHEET 11

**ABBREVIATIONS:**

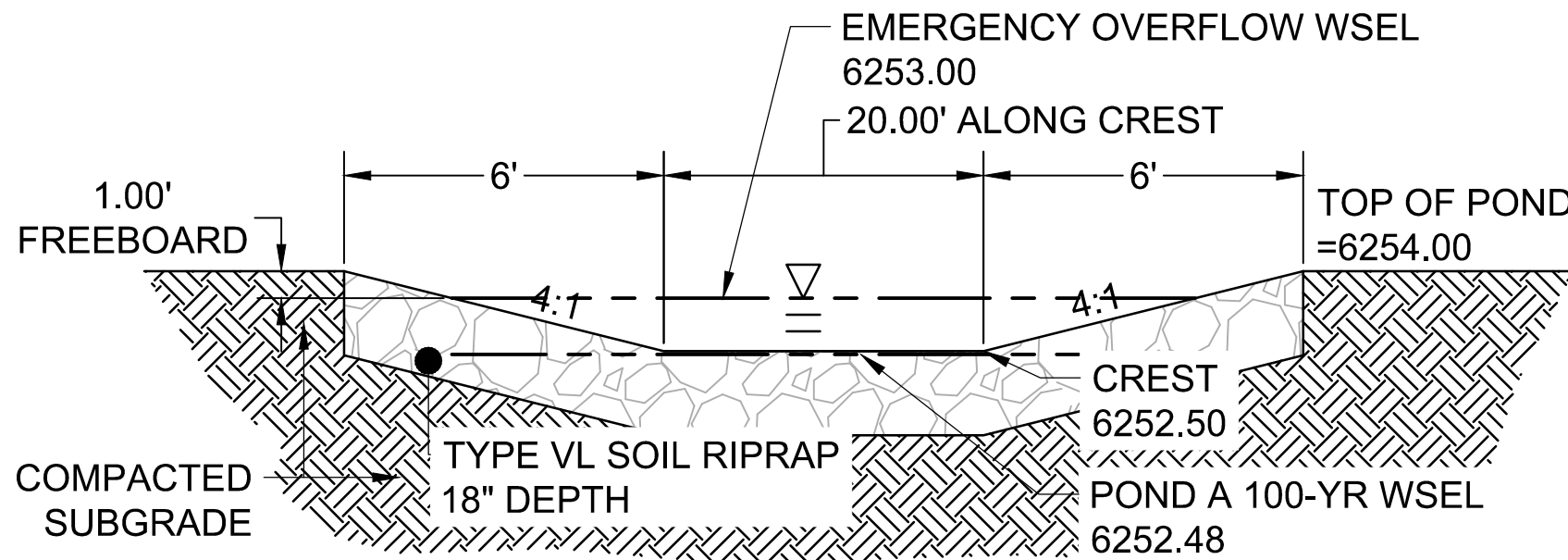
B.O.P ~ BOTTOM OF POND  
T.O.P ~ TOP OF POND  
T.O.B ~ TOP OF BERM  
T.O.S ~ TOE OF SLOPE  
T.C. ~ TRICKLE CHANNEL  
T.B.C ~ TOP BACK OF CURB  
C.L. ~ CENTERLINE  
E.O.G ~ EDGE OF GRAVEL  
WSEL ~ WATER SURFACE ELEVATION



**OVERFLOW DRAINAGE SWALE**  
SCALE: NTS



**EMERGENCY OVERFLOW SPILLWAY -  
TYPICAL SECTION**  
SCALE: NTS



**SECTION VIEW - EMERGENCY  
OVERFLOW SPILLWAY**  
SCALE: NTS

DRAWN BY: CBM JOB DATE: 1/15/2024  
APPROVED: CM JOB NUMBER: 2202179  
CAD DATE: 1/16/2024  
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Pond\_Plan

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0 1" IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

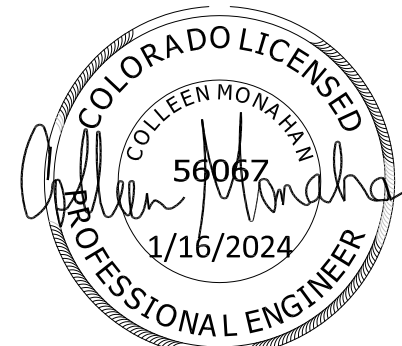
**HRGreen**  
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.384.2440  
FAX: 713.965.0044

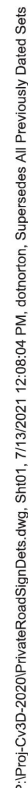
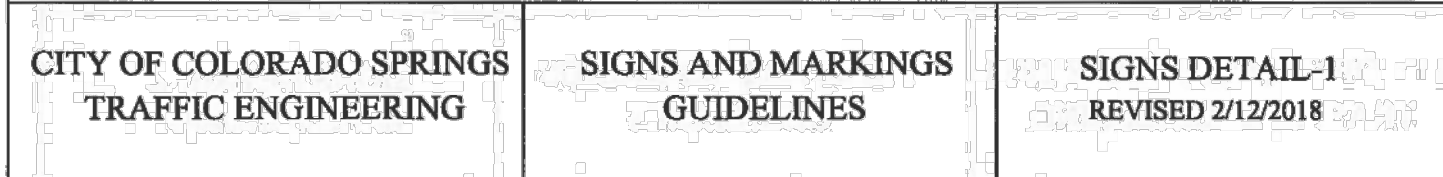
JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

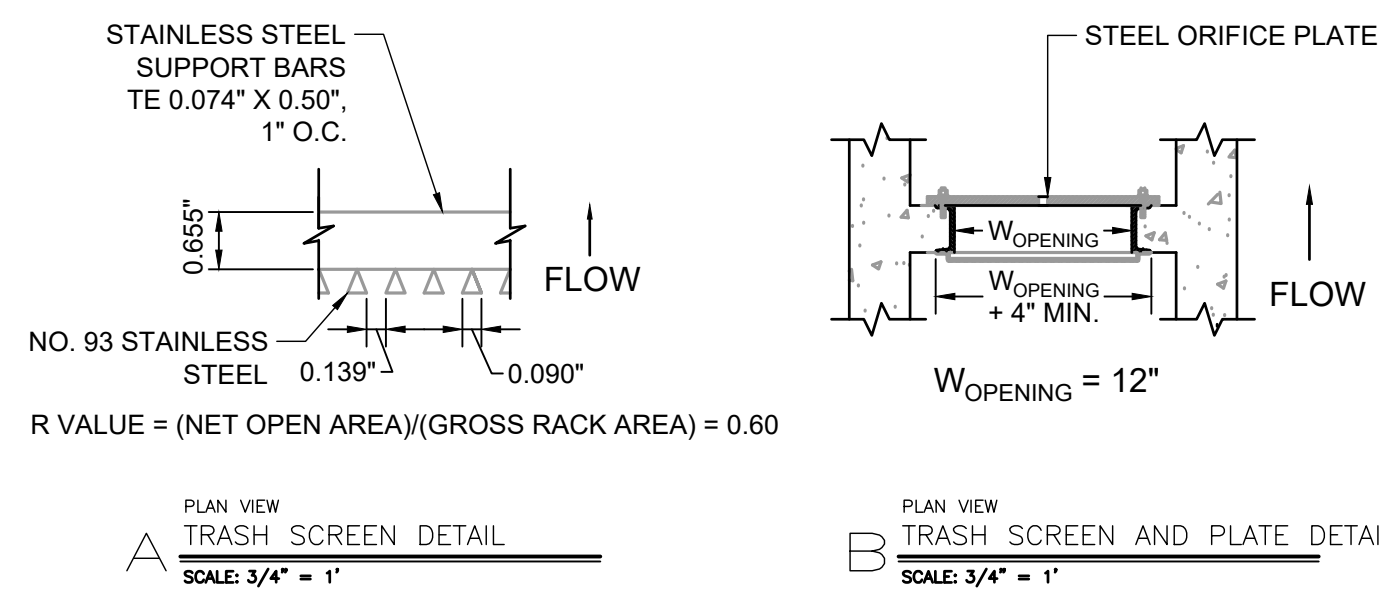
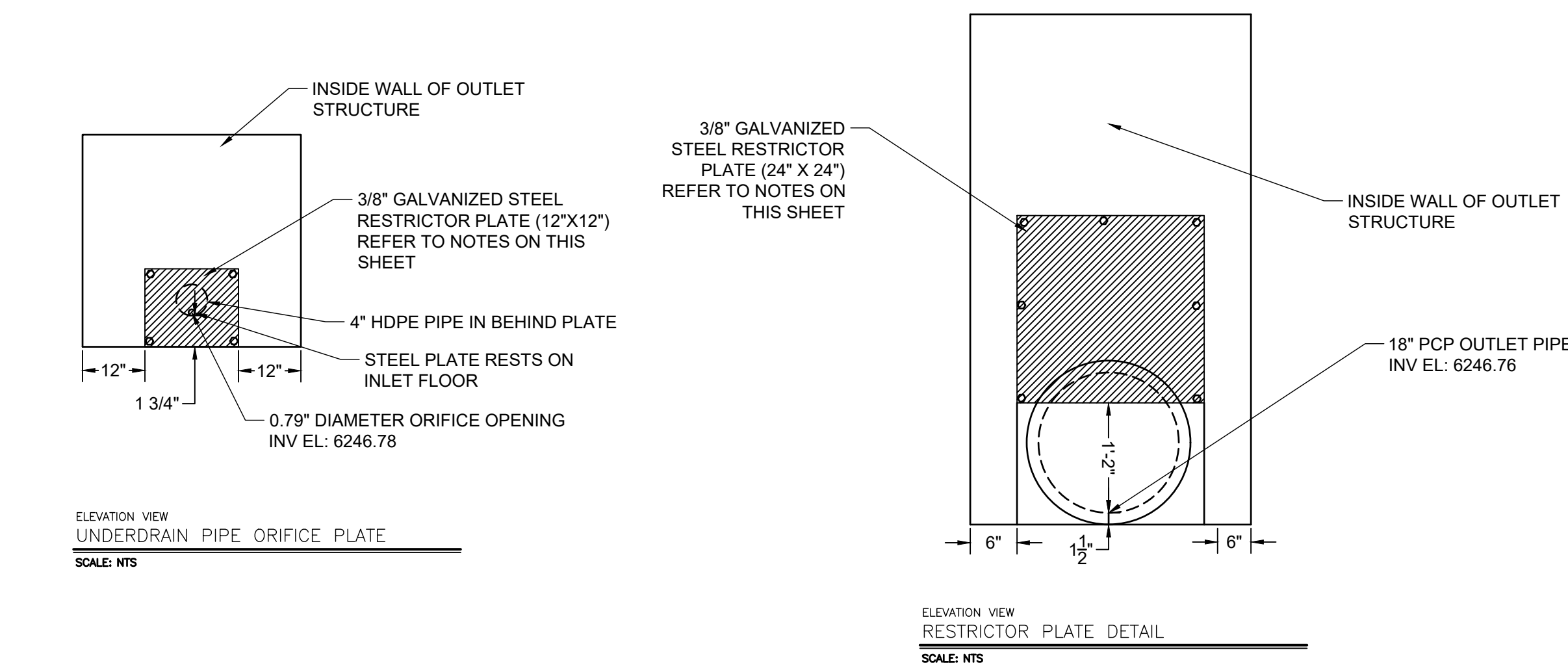
POND PLAN  
PERMANENT CONTROL MEASURE PLAN

SHEET  
GR  
8

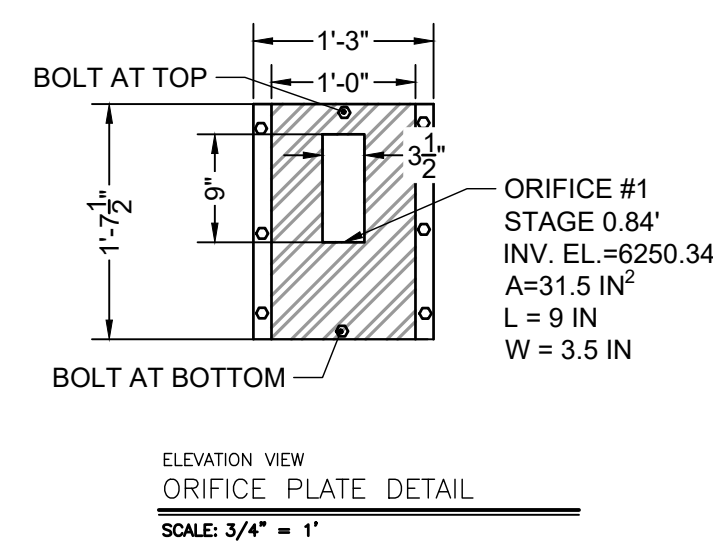
PCD FILING NO. SF2231







CLASS C FILTER MATERIAL (SOURCE: CDOT TABLE 703-7)	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
10 mm (3/4")	100
4.75 mm (No. 4)	60 - 100
300 µm (No. 50)	10 - 30
150 µm (No. 100)	0 - 10
75 µm (No. 200)	0 - 3



1. PLATE TO BE  $\frac{3}{8}$ " THICK GALVANIZED STEEL..
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK..

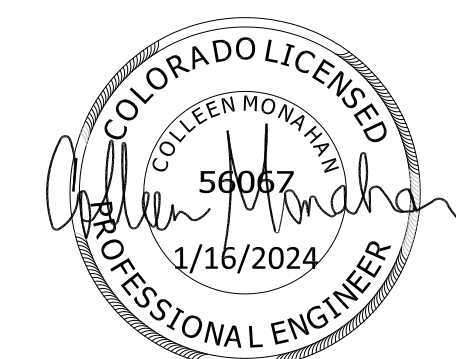
1. 3/8" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL  
BETWEEN PLATE AND CONCRETE
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL  
PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO  
CONSTRUCTION.

**POND WARNING SIGN**  
SCALE: NTS  
MINIMUM SIGN AREA = 3 FT<sup>2</sup>  
SIGNS SHALL BE FABRICATED OF DURABLE  
MATERIALS, SUCH AS METAL OR PLASTIC, USING  
RED LETTERING ON A WHITE BACKGROUND

TWO SIGNS, EACH WITH A MINIMUM AREA OF 3 SQUARE FEET, SHALL BE PROVIDED AROUND THE PERIMETER OF ALL DETENTION FACILITIES. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS , SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND WITH THE ABOVE MESSAGE

Pipe Size	Slot Length	Maximum Slot Width	Slot Centers	Open Area (per foot)
4"	1-1/16"	0.032"	0.413"	1.90 in <sup>2</sup>
6"	1-3/8"	0.032"	0.516"	1.98 in <sup>2</sup>

<sup>1</sup> Pipe must conform to requirements of ASTM designation F949. There shall be no evidence of splitting, cracking, or breaking when the pipe is tested per ASTM test method D2412 in accordance with F949 section 7.5 and ASTM F794 section 8.5. Contech A-2000 slotted pipe (or equal).



PCD FILING NO. SF2231

DRAWN BY: AXB JOB DATE: 12/22/2023 BAR IS ONE INCH ON  
APPROVED: CM JOB NUMBER: 2202179 OFFICIAL DRAWINGS.  
0 [REDACTED] 1"  
CAD DATE: 1/15/2024 IF NOT ONE INCH,  
CAD FILE: J:\2022\2202179\CAD\DWGS\Outlet\_Structure\_Details ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.394.2440  
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION  
OGC RE2, LLC.  
EL PASO COUNTY, CO

## POND CONSTRUCTION DOCUMENTS

### OUTLET STRUCTURE DETAILS

SHEET  
DT

10

