



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

| | |
|---------------------|---|
| Project Name : | Joyful View Subdivision |
| Schedule No.(s) : | 3300000466, 330000047 |
| Legal Description : | TR IN SW4 SEC 33-13-63 DESC AS FOLS: COM AT THE SW COR OF SD SEC 33, TH S 89<29'18" E 1167.44 FT FOR POB, TH N 00<43'29" E 2633.72 FT, S 89<29'18" E 577.00 FT, S 00<34'42" W 2633.71 FT, TH N 89<29'18" W 583.72 FT TO POB AKA TRACT 3 |
| | TR IN SW4 SEC 33-13-63 DESC AS FOLS: COM AT THE SW COR OF SD SEC 33, TH S 89<29'18" E 1167.44 FT FOR POB, TH N 00<43'29" E 2633.72 FT, S 89<29'18" E 577.00 FT, S 00<34'42" W 2633.71 FT, TH N 89<29'18" W 583.72 FT TO POB AKA TRACT 3 |

APPLICANT INFORMATION

| | |
|-------------------|---|
| Company : | Vertex Consulting Services |
| Name : | Nina Ruiz |
| | <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Contractor |
| Mailing Address : | 455 E Pikes Peak Ave Suite 101 Colorado Springs, CO 80903 |
| Phone Number : | 719-733-8605 |
| FAX Number : | N/A |
| Email Address : | Nina.ruiz@vertexc.com |

ENGINEER INFORMATION

| | | | |
|-------------------|--|------------------------|-------|
| Company : | LSC Transportation Consultants, Inc. | Colorado P.E. Number : | 31684 |
| Name : | Jeffrey C. Hodsdon | | |
| Mailing Address : | 2504 E Pikes Peak Ave Suite 304 Colorado Springs, CO 80909 | | |
| Phone Number : | 719-633-2868 | | |
| FAX Number : | 719-633-5430 | | |
| Email Address : | jeff@LSCtrans.com | | |

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Date

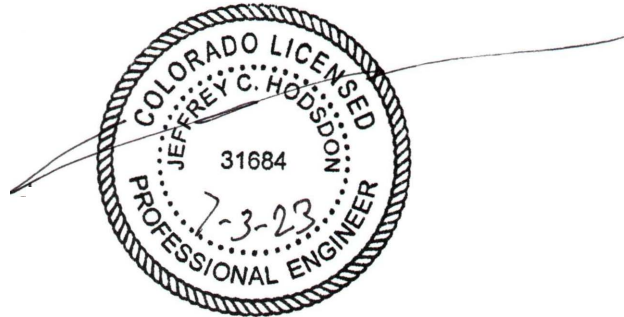
Engineer's Seal, Signature
And Date of Signature

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DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **2.3.8.A** of the Engineering Criteria Manual (ECM) is requested. Cul-de-sacs shall have a maximum length of 1,600 feet for rural condition. The request is to allow a private, non-through street, with a length of 2,790 feet. Please refer to the attached Deviation Exhibit. The 2,790 feet would be combined length Joyful View (1,175) and the proposed Elias Way (1,615 feet).

Identify the specific ECM standard which a deviation is requested:

2.3.8.A Roadway Terminations - Cul-de-Sacs

State the reason for the requested deviation:

- No adjacent or connecting public ROW is available. Joyful View is being added as a private road easement and will be the only available connection to public ROW.
- The layout of 5-acre lots (which are significantly greater than suburban or urban lots), the shape of the parcel, and the developable area force the proposed road layout.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

- The length of cul-de-sac (located 2,790 feet from the Peyton Highway/Joyful View intersection) would exceed the ECM standard of 1,600 feet by 1,190 feet.
- The proposed cul-de-sac length is shown on the attached Deviation Exhibit and plat.

2 way travel will be required. One way travel lane is not permitted.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- The ECM standard is inapplicable to the particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

- No adjacent or connecting public ROW is available. Joyful View is being added as a private road easement and will be the only available connection to the public ROW.
- The layout of 5-acre lots (which are significantly greater than suburban or urban lots), the shape of the parcel, and the developable area force the proposed road layout.

Provide justification in terms of on how risk will be mitigated or reduced with FD directives for additional turnaround points.

Unresolved - dotschoenheit 07/27/2023 1:34:00 PM

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

- The proposed Joyful View and Elias Way private roadways will be built to a 20' all-weather gravel cross section within the available 30' easement (Joyful View) and dedicated on-site ROW.

The deviation will not adversely affect safety or operations.

- The projected ADT of 110 vehicles/day (vpd) would be lower than the design ADT for a Rural Local gravel roadway (200 vpd).
- The proposed Joyful View and Elias Way private roadways will be built to a 20' all-weather gravel cross section within a 30' easement and ROW.
- The proposed number of dwelling units (9 units) on a non-through street would not exceed the maximum allowed by the Land Development Code.
- A letter from the fire district will be required. The applicant has requested this letter.

Explain added turn arounds

The deviation will not adversely affect maintenance and its associated cost.

- The deviation will not adversely affect maintenance cost as an HOA will maintain the roadway.

Provide explanation in terms of on how risk will be mitigated with FD directives for additional turnaround points. How is risk being reduced?

The deviation will not adversely affect aesthetic appearance.

- The roadway will be built as a 20' gravel roadway and will have an appearance consistent with the County.

Unresolved - dotschoenheit 07/27/2023 1:37:06 PM

The deviation meets the design intent and purpose of the ECM standards.

- The intent can be met, given the relatively low traffic volume.
- The number of lots does not exceed the threshold number requiring a waiver of the Land Development Code.
- A letter from the fire district will be required. The applicant has requested this letter.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

- The proposed deviation requests have no impact on control measure requirements specified by the County's MS4 Permit.
- Appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report and Drainage Plans.

This roadway cross section will not be permitted.
Letter not provided

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

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L J

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

Γ Γ

L J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Deviation Exhibit



Deviation Request 1

① 2.3.8.A -- Roadway Terminations (Rural Cul-de-Sac)



Approximate
Scale
1" = 350'

Peyton Highway

Joyful View (Private Local-Gravel)





Ellias Way (Private Local-Gravel)

2,790'

NO PARCEL INFO FOUND ON EL PASO
COUNTY ASSESSOR GIS

GARRETT & ELIZABETH J GIBSON
SCH. NO. 330000468

30.00' RECORDED AT BOOK A, PAGE 78 AND
BOOK 571, PAGE 55

-  Existing roadway
-  Proposed roadway for which deviation is requested
-  Site property boundary
-  Proposed length of non-through street
x,xxx'



Deviation Exhibit 1
Length of Cul-de-Sac

Joyful View (LSC# S214050)

Additional Attachments

- Plat
- Joyful View CDs

Final Plat

JOYFUL VIEW SUBDIVISION

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

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, OGC RE2 LLC, a Colorado limited liability company, being the owner of the following described tract of land:

TO WIT (DEED DESCRIPTION):

Tract 2:
A tract of land located in the Southwest 1/4 of Section 33, Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, State of Colorado, described as follows:

Commencing at the Southwest corner of Said Section 33; thence South 89°29'18" East coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning of a tract of land described herein; thence North 00°52'15" East, a distance of 2633.76 feet; thence South 89°29'18" East, a distance of 577.00 feet; thence South 00°43'29" West, a distance of 2633.72 feet; thence North 89°29'18" West coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning, County of El Paso, State of Colorado.

Tract 3:
A tract of land located in the Southwest 1/4 of Section 33, Township 13 South, Range 63 West of the 6th principal meridian, El Paso County, State of Colorado, described as follows:

Commencing at the Southwest corner of said Section 33; thence South 89°29'18" East coincident with the South line of said Section 33, a distance of 1167.44 feet to the Point of Beginning; thence North 00°43'29" East, a distance of 2633.72 feet; thence South 89°29'18" East, a distance of 577.00 feet; thence South 00°34'42" West, a distance of 2633.71 feet; thence North 89°29'18" West coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning, County of El Paso, State of Colorado.

DEDICATION:

The undersigned, being all the Owners, Mortgages, Beneficiaries of Deeds of Trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of "JOYFUL VIEW". All public improvements so platted are hereby dedicated to public use and said Owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said Owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

IN WITNESS WHEREOF:

The aforementioned Kevin O'Neil, as Owner of OGC RE2 LLC, a Colorado limited liability company, has executed this instrument this _____ day of _____, 2023 A.D.

Kevin O'Neil, Owner

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 A.D. by Kevin O'Neil

Witness my hand and seal _____

Address _____

My Commission expires _____

SURVEYOR'S CERTIFICATE:

I, Tim Sloan, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on March 16, 2023, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest on this _____ day of _____, 20__.

Tim Sloan, Professional Land Surveyor Date _____

Colorado Registered PLS # _____

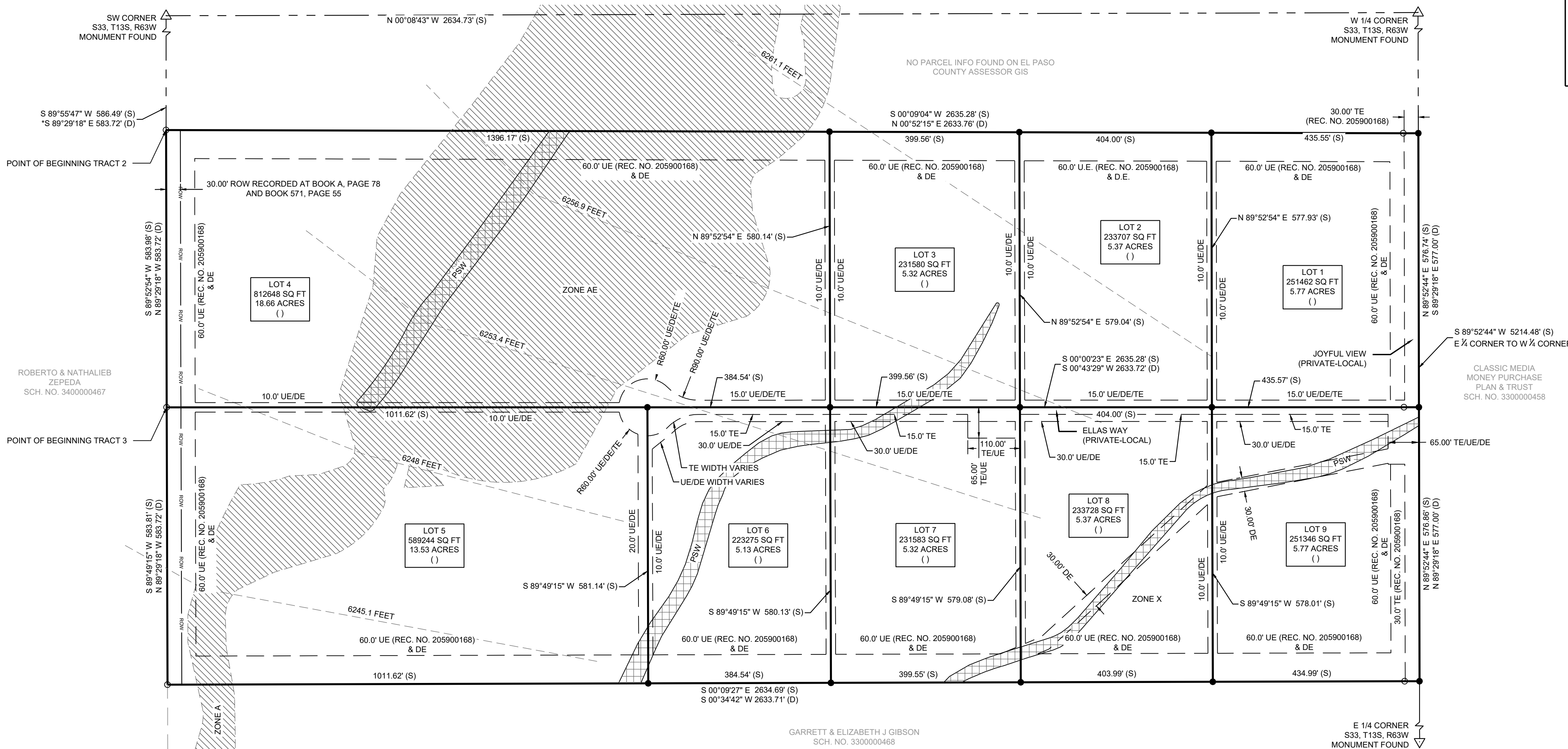


BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat JOYFUL VIEW SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2023, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners Date _____

Director, Planning and Community Development Department Date _____



NOTES:

- NO GAPS OR OVERLAPS EXIST.
- THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
- PARENT TRACT IS RECORDED AS INSTRUMENT #205900168, CLERK & RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
- THIS ZONING DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY HERITAGE TITLE COMPANY INC., DATED APRIL 6, 2018.
- BASIS OF BEARINGS IS 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.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- WATER IN THE DENVER WATER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS ELATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT 1940-8D.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DUE TO WILDFIRE CONCERNS, THE PROPERTY OWNER IS ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- ACCESS TO LOTS 1-9 SHALL BE THROUGH THE SHOWN TRAVEL EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM ELLAS WAY PER LAND DEVELOPMENT CODE SECTION 8.3.3.C.2 AND 8.3.3.C.3.
- DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
- NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- THE SUBDIVIDER(S) 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 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICE DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, ON-SITE WASTEWATER TREATMENT SYSTEM REPORT, AND TRAFFIC STUDY.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
- A LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED STRUCTURES INCLUDING (BUT NOT LIMITED TO) RESIDENCES, RETAINING WALLS ETC AND SEPTIC SYSTEMS. NO BASEMENTS OR INHABITABLE BELOW-GRADE AREAS ARE ALLOWED UNLESS GROUNDWATER MONITORING (THROUGH THE ANNUAL SEASONAL FLUCTUATIONS) BEFORE CONSTRUCTION DEMONSTRATES THAT BELOW-GRADE AREAS CAN MAINTAIN 3-5 FEET BETWEEN THE BOTTOM OF THE FOUNDATION AND THE GROUNDWATER, OR SITE GRADING INDICATES THAT IT WILL MITIGATE THE DEPTH TO GROUNDWATER.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE PRIVATE ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE EASEMENT AGREEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF JOYFUL VIEW WITH A FUTURE FINAL PLAT IN ACCORDANCE WITH THE TERMS OF SAID EASEMENT AGREEMENT.

GEOLOGIC HAZARD NOTE:

THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS & GEOLOGY REPORT BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 22, 2021 IN FILE SF22-31 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
*DOWNSLOPE CREEP:
*ROCKFALL SOURCE:
*ROCKFALL RUNOUT ZONE:
*POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 3, 6, 7, 8, & 9
*OTHER HAZARD: ARTIFICIAL FILL AREA: LOT 5

IN AREAS OF HIGH GROUNDWATER:
DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

ENVIRONMENTAL:

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804108095, EFFECTIVE DATE DECEMBER 7, 2016 AND AS AMENDED BY THE FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 20-08-0369P DATED FEBRUARY 16, 2021. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

EASEMENTS:

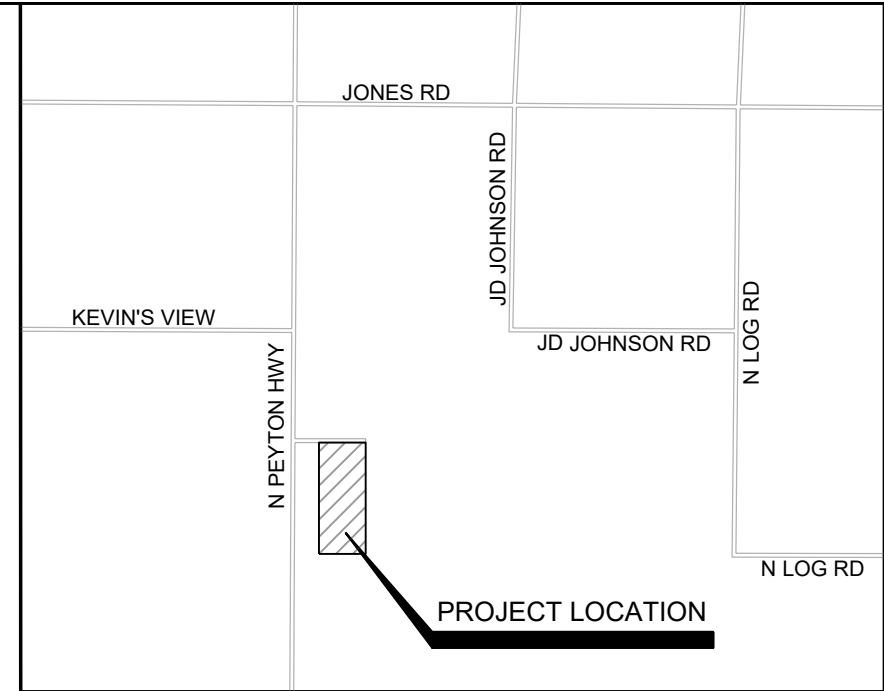
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

UTILITY NOTES:

ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



VICINITY MAP (NOT TO SCALE)

LEGEND

- Monument Found (1/2" Rebar).
- 1/2"x24" Rebar w/PLS38374 Cap Set
- △ Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.
- Assumed Bearing
- (D) Deed Dimension
- (S) Surveyed Dimension
- (E) Drainage Easement
- (UE) Public Utility Easement
- (TE) Travel Easement
- (PSW) Potentially Shallow Groundwater Area
- ▨ Floodplain / No Build Area / Drainage Easement
- ▧ PSW / No Build Area

LINETYPE LEGEND

- Adjacent Property Line
- Property Line
- - - Section Line
- - - Easement
- - - Flood Plain Boundary
- - - Right of Way Line

SERVICE PROVIDERS:
ELLIOTT FIRE PROTECTION DISTRICT
MOUNTAIN VIEW ELECTRIC ASSOC.
PROPANE SERVICE
DOMESTIC WELLS
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

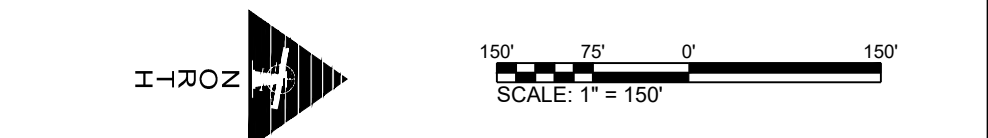
FEES:
PARK FEE: _____
SCHOOL FEE: _____
DRAINAGE FEE: _____

ENGINEER:
BRETT LOUK
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-465-2145

TOTAL ACREAGE:
LOT 1 = 5.77 ACRES
LOT 2 = 5.37 ACRES
LOT 3 = 5.32 ACRES
LOT 4 = 18.66 ACRES
LOT 5 = 13.53 ACRES
LOT 6 = 5.13 ACRES
LOT 7 = 5.32 ACRES
LOT 8 = 5.37 ACRES
LOT 9 = 5.77 ACRES
TOTAL = 70.24 ACRES

REVISIONS:

| |
|--------------------------|
| DATE SUBMITTED: 6/2/2023 |
| |
| |
| |



SMH CONSULTANTS
Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145
Survey Prepared March 16, 2023

Drawn By: JAM Project #2303-0082 DD # _____ PCD File #SF22-31

JUNE 2023

MONAHAN, COLLEEN, 5/29/2023 9:28 AM

LEGAL DESCRIPTION:

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

BENCHMARK

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.

BASIS OF BEARING

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

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:
 - 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
- 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
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 ATTN: KEVIN O'NEIL
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 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: 5/26/2023
 APPROVED: CPM JOB NUMBER: 2202179
 CAD DATE: 5/29/2023
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HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
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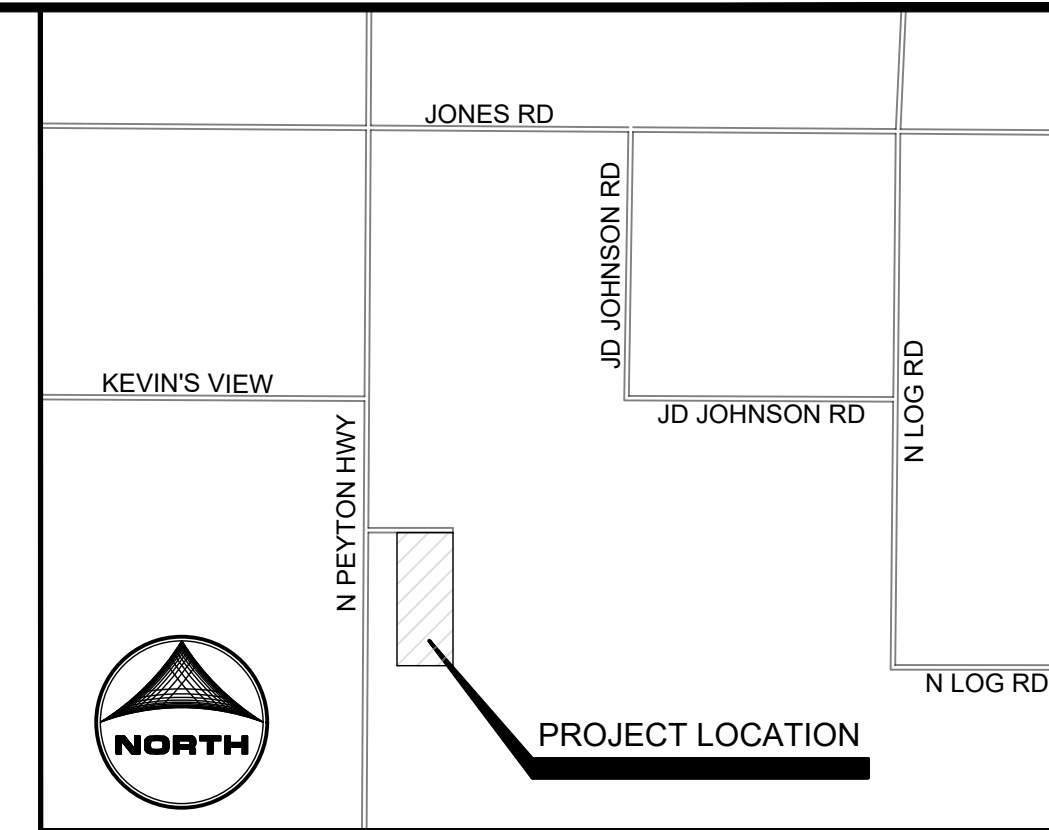
JOYFUL VIEW SUBDIVISION
 OGC RE2, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 COVER

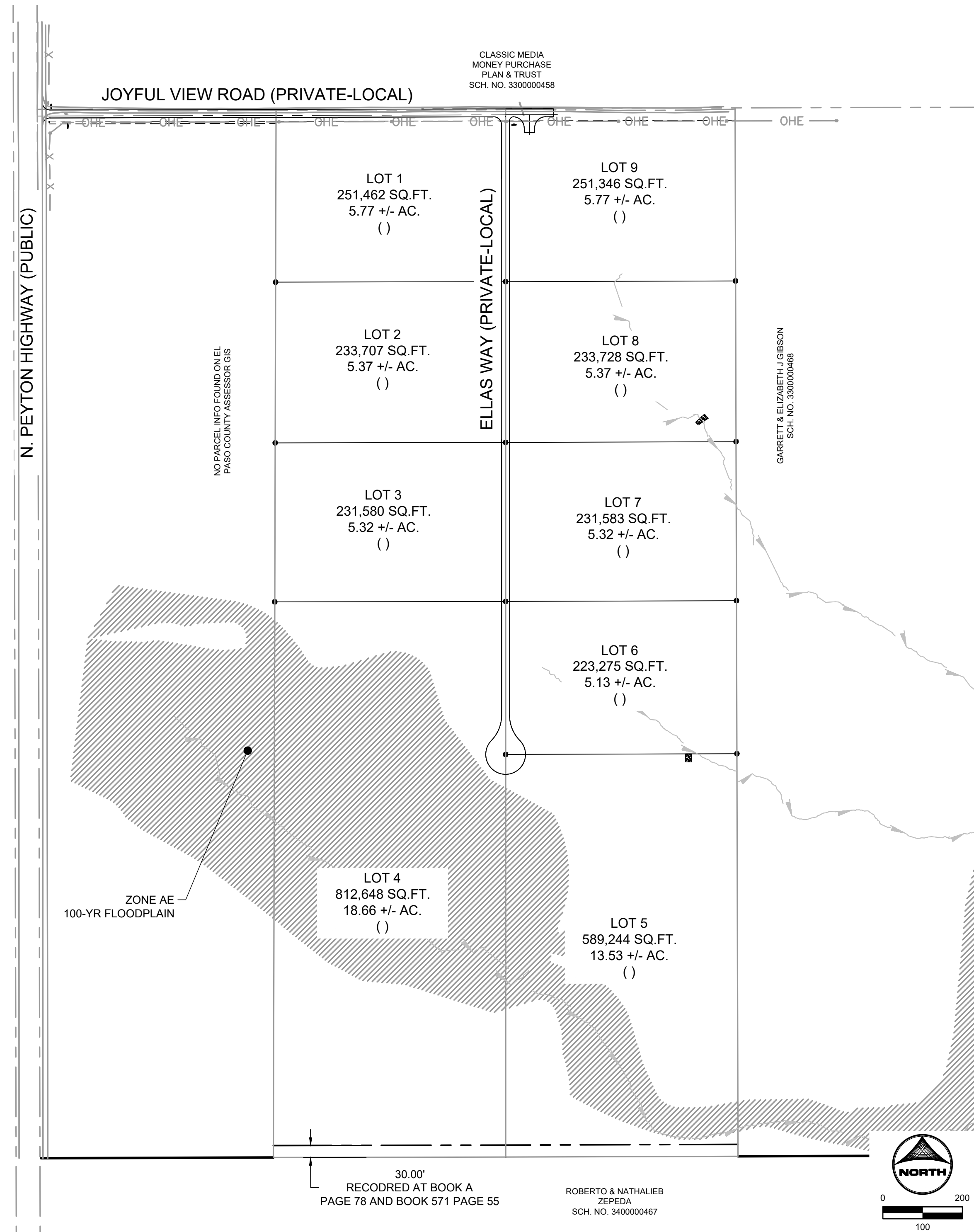
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JOYFUL VIEW SUBDIVISION CONSTRUCTION DOCUMENTS

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



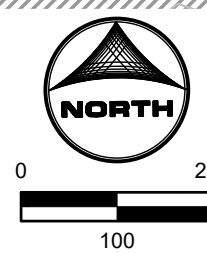
VICINITY MAP
 (NOT TO SCALE)



- SHEET INDEX**
- 1 - COVER
 - 2 - LEGEND & TYPICAL SECTIONS
 - 3 - JOYFUL VIEW ROAD
 - 4 - ELLAS WAY
 - 5 - ELLAS WAY CULDESAC
 - 6 - SWALE #3 PLAN & PROFILE
 - 7 - STORM PLAN & PROFILE
 - 8 - STORM PLAN & PROFILE
 - 9 - DETAILS

30.00'
 RECORDED AT BOOK A
 PAGE 78 AND BOOK 571 PAGE 55

ROBERTO & NATHALIEB
 ZEPEDA
 SCH. NO. 3400000467



SITE MAP
 SCALE: 1"=200'

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, 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 AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

KEVIN O'NEIL DATE
 OGC RE2, 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 PALMER P.E. DATE
 COUNTY ENGINEER

PCD FILING NO. SF2231

LEGEND

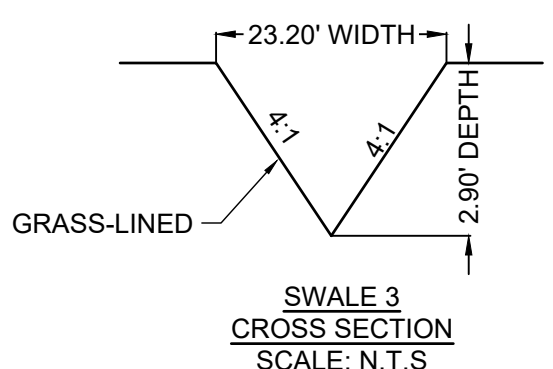
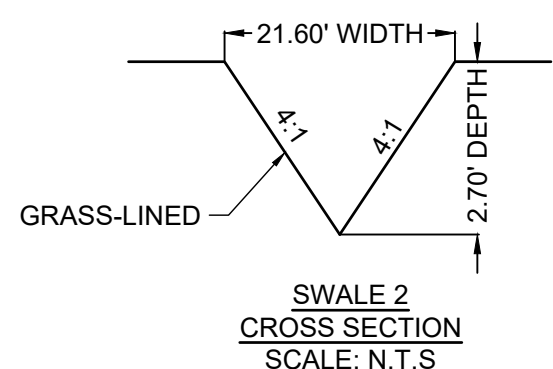
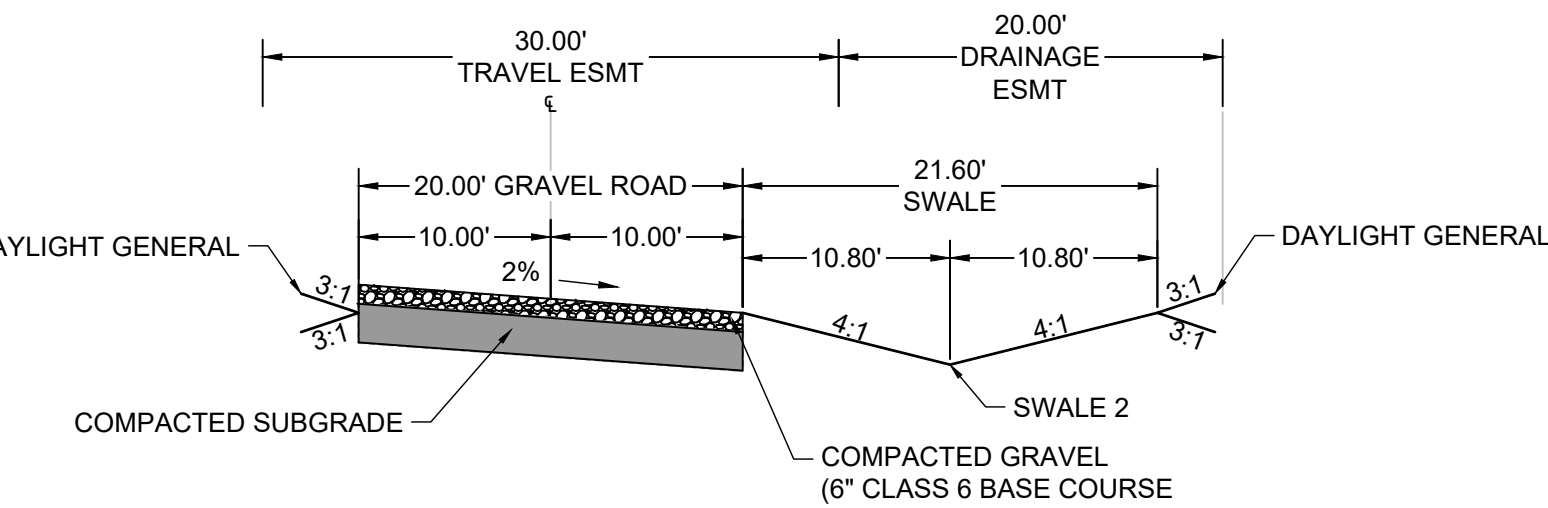
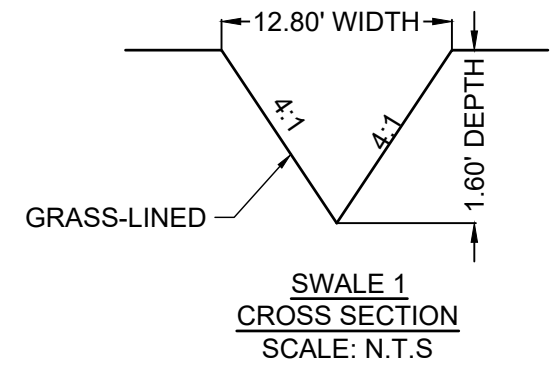
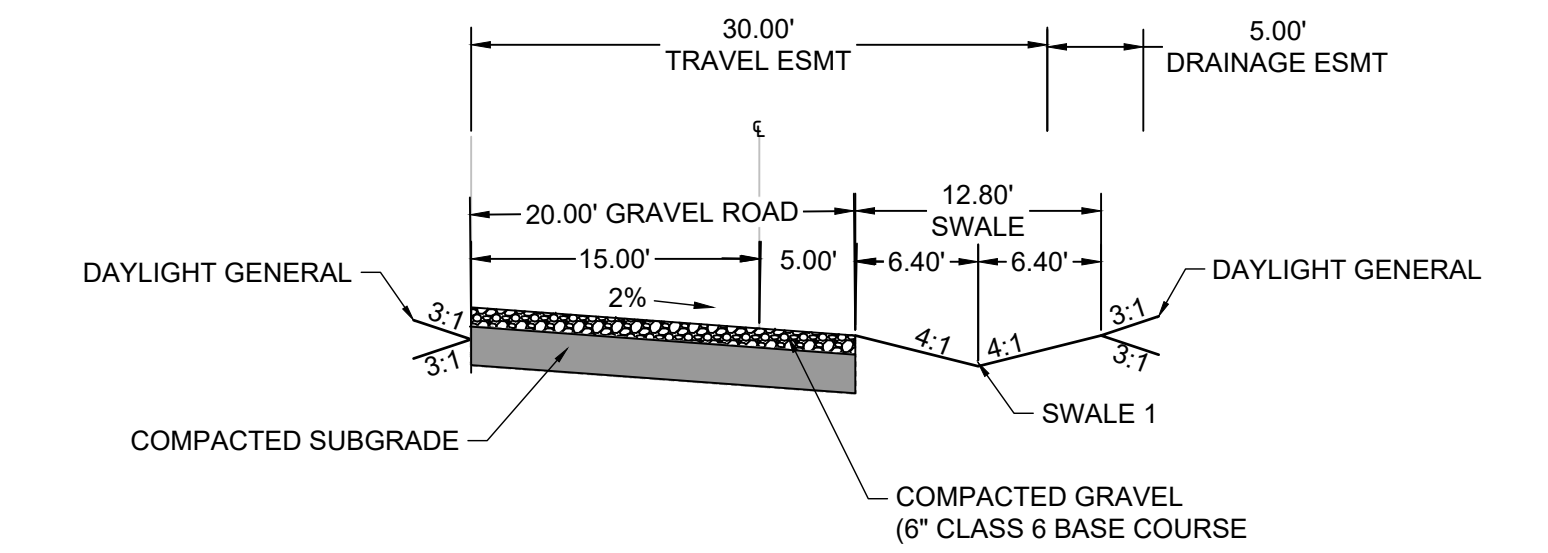
| | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| MATCH LINE | | |
| PHASE LINE | | |
| SECTION LINE | | |
| PROPERTY BOUNDARY | | |
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| RIGHT OF WAY | | |
| CENTERLINE | | |
| CHAIN LINK FENCE | | |
| WOODEN FENCE | | |
| ROD IRON 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 | | |
| EDGE OF WETLANDS | | |
| DRAINAGE | | |
| DRAINAGE BASIN | | |
| BASIN TAG | | |
| DESIGN POINT | | |

| | EXISTING | PROPOSED |
|-----------------------|----------|----------|
| STORM SEWER | | |
| MANHOLE | | |
| STORM INLET | | |
| FLARED END SECTION | | |
| RIPRAP | | |
| SANITARY SEWER | | |
| CLEAN OUT | | |
| MANHOLE | | |
| PLUG | | |
| WATER | | |
| FIRE HYDRANT | | |
| FIRE DEPT. CONNECTION | | |
| GATE VALVE | | |
| MANHOLE | | |
| METER | | |
| TEE | | |
| REDUCER | | |
| DRY UTILITIES | | |
| 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 | | |
| SIGN | | |
| BOLLARD | | |
| ACCESSIBLE PARKING | | |

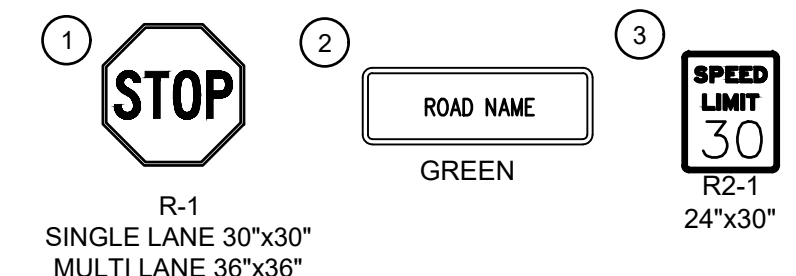
ABBREVIATIONS

| | |
|--------|--|
| Δ | DEFLECTION ANGLE |
| φ, DIA | DIAMETER |
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS |
| ABC | ASPHALT BASE COURSE |
| ABD | ABANDONED |
| AC | ACRE |
| ADA | THE AMERICANS WITH DISABILITIES ACT |
| ASPH | ASPHALT |
| ASS'Y | ASSEMBLY |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| BFE | BASE FLOOD ELEVATION |
| BLDG | BUILDING |
| BLVD | BOULEVARD |
| BM | BENCH MARK |
| BNDY | BOUNDARY |
| BOP | BOTTOM OF POND |
| BW | BOTTOM OF WALL |
| C&G | CURB AND GUTTER |
| CA | COARSE AGGREGATE |
| CATV | CABLE TELEVISION |
| CB | CHORD BEARING/CATCH BASIN |
| CFS | CUBIC FEET PER SECOND |
| CIP | CAST IRON PIPE |
| CL | CENTER LINE |
| CMP | CORRUGATED METAL PIPE |
| COMP | COMPOSITE |
| CONC | CONCRETE |
| CONST | CONSTRUCT OR CONSTRUCTION |
| CSP | CORRUGATED STEEL PIPE |
| CSU | COLORADO SPRINGS UTILITIES |
| CT | COURT |
| CTR | CENTER |
| CU | COPPER |
| CY | CUBIC YARD |
| DBL | DOUBLE |
| DEG | DEGREE |
| DET | DETAIL |
| DEPT | DEPARTMENT |
| DIM | DIMENSION |
| DIP | DUCTILE IRON PIPE |
| DOT | DEPARTMENT OF TRANSPORTATION |
| DWG | DRAWING |
| E | EAST/EASTING |
| EL | ELEVATION |
| ELEC | ELECTRIC |
| EOG | EDGE OF GUTTER |
| EOP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EW | ENDWALL |
| EX | EXISTING |
| FD | FRENCH DRAIN |
| FDC | FIRE DEPARTMENT CONNECTION |
| FE | FLANGE ELEVATION |
| FES | FLARED END SECTION |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FHWA | FEDERAL HIGHWAY ADMINISTRATION |
| FL | FLOW LINE |

| | |
|---------|--|
| FOC | FIBER OPTICS CABLE |
| FT | FOOT OR FEET |
| GB | GRADE BREAK |
| GAL | GALLON |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HC RAMP | HANDICAP RAMP |
| HW | HEADWALL |
| INV | INVERT |
| KM | KILOMETER |
| L | LENGTH |
| LF | LINEAR FEET |
| M | METER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MAINT | MAINTENANCE |
| MAX | MAXIMUM |
| MH | MANHOLE |
| MP | MIDPOINT |
| N | NORTH/NORTHING |
| NO | NUMBER |
| OC | ON CENTER |
| OH | OVERHEAD |
| PE | PUBLIC |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PCR | POINT OF CURB RETURN |
| PI | POINT OF INTERSECTION |
| PIE | PUBLIC IMPROVEMENT ESMT |
| PT | POINT OF TANGENCY |
| PRC | PROPOSED |
| PRC | POINT OF REVERSE CURVATURE |
| PRV | PRESSURE REDUCING VALVE |
| PVT | PRIVATE |
| PVAE | PUBLIC UTILITY AND ACCESS ESMT |
| PVADE | PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| REC | RECEPTION |
| RCBC | REINFORCED CONCRETE BOX CULVERT |
| S | SOUTH |
| SHT | SHEET |
| SQ | SQUARE |
| SW | SPILLWAY |
| TBC | TOP BACK OF CURB |
| TC | TRICKLE CHANNEL |
| TOP | TOP OF POND |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| VERT | VERTICAL |
| W | WEST |
| WW | WASTEWATER |
| WWF | WELDED WIRE FABRIC |
| W/W | WITH |
| W/O | WITHOUT |
| YD | YARD |



SIGNAGE LEGEND:



| | | |
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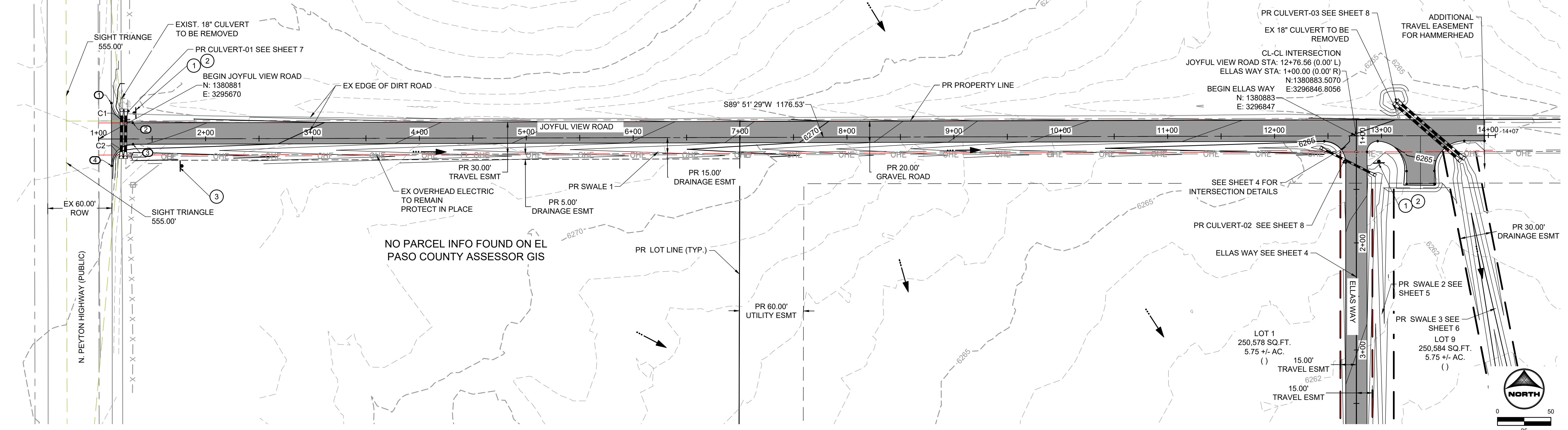


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

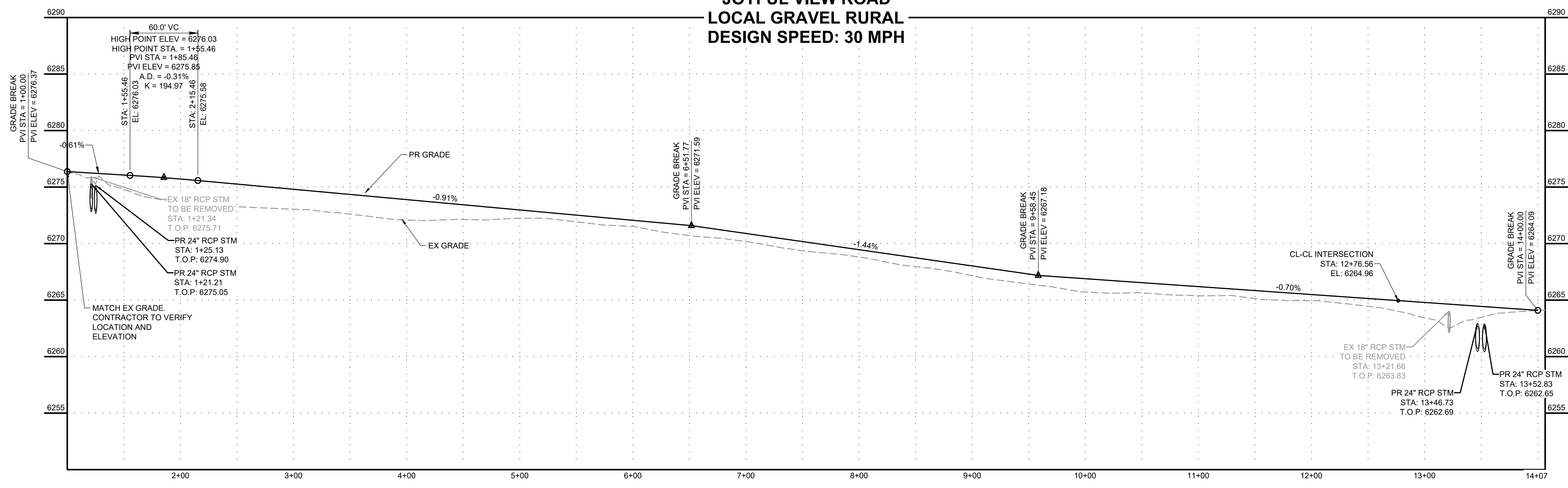
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
LEGEND & TYPICAL SECTIONS

CLASSIC MEDIA
MONEY PURCHASE
PLAN & TRUST
SCH. NO. 330000458

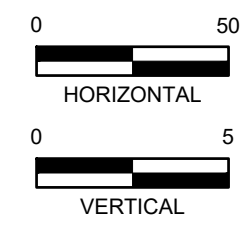


**JOYFUL VIEW ROAD
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH**



| POINT TABLE | | | | |
|-------------|------------|------------------|---------------------|---------|
| No. | DESC. | ALIGNMENT | STATION & OFFSET | FL EL. |
| 1 | MATCH EX ± | Joyful View Road | 1+11.90 (-33.52' L) | 6276.49 |
| 2 | PT | Joyful View Road | 1+31.84 (-15.00' L) | 6276.66 |
| 3 | PT | Joyful View Road | 1+32.05 (5.00' R) | 6276.08 |
| 4 | MATCH EX ± | Joyful View Road | 1+12.05 (25.07' R) | 6275.63 |

| Curve Table | | | |
|-------------|--------|--------|-----------|
| Curve # | Length | Radius | Delta |
| C1 | 29.94 | 20.00 | 85°46'09" |
| C2 | 31.48 | 20.00 | 90°11'51" |



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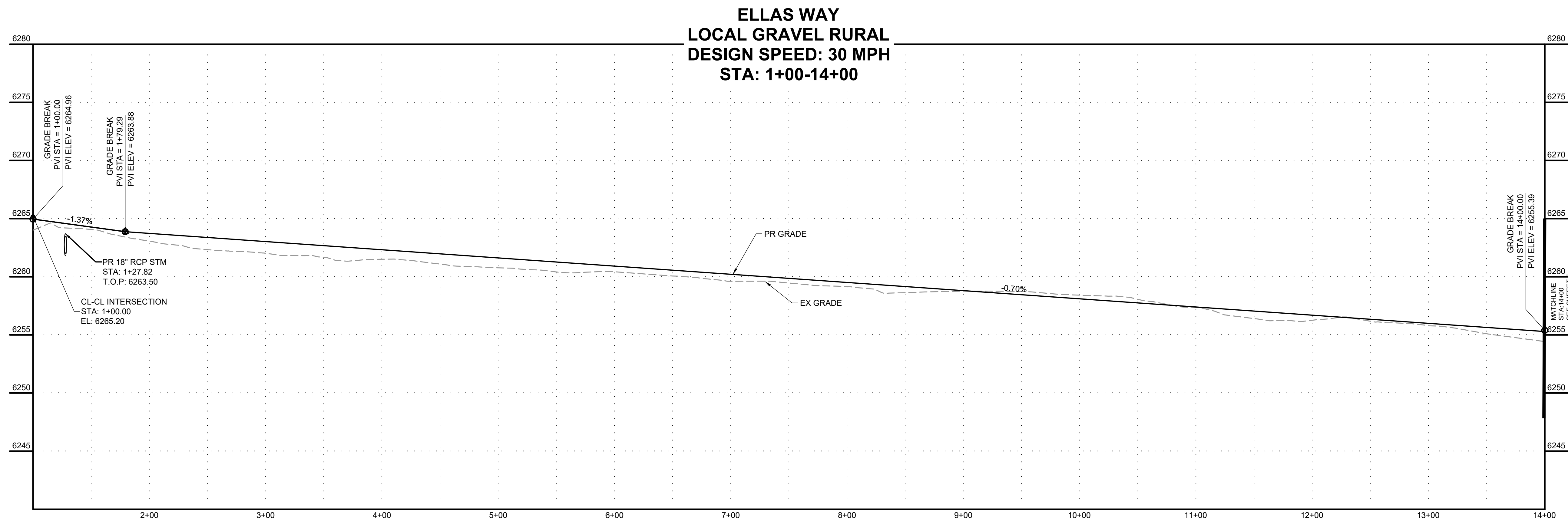
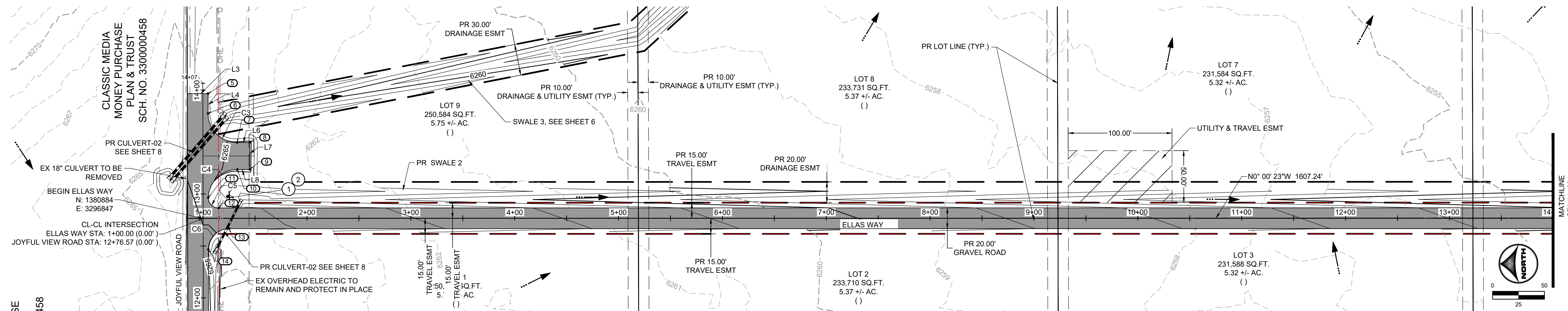
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

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

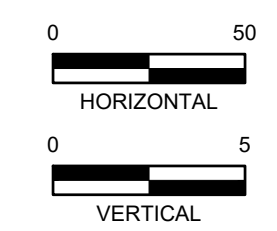
CONSTRUCTION DOCUMENTS
 JOYFUL VIEW ROAD

SHEET
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3



| POINT TABLE | | | | |
|-------------|-------|------------------|---------------------|---------|
| No. | DESC. | ALIGNMENT | STATION & OFFSET | FL. EL. |
| 5 | PT | Joyful View Road | 13+96.54 (5.00' R) | 6264.08 |
| 6 | PC | Joyful View Road | 13+77.45 (5.00' R) | 6264.25 |
| 7 | PT | Joyful View Road | 13+49.45 (32.93' R) | 6265.21 |
| 8 | PT | Joyful View Road | 13+49.42 (45.03' R) | 6265.47 |
| 9 | PT | Joyful View Road | 13+23.42 (44.97' R) | 6265.37 |
| 10 | PC | Joyful View Road | 13+23.45 (33.07' R) | 6265.25 |
| 11 | PC | Joyful View Road | 12+96.49 (5.00' R) | 6264.82 |
| 12 | PT | Joyful View Road | 12+86.49 (14.98' R) | 6264.84 |
| 13 | PC | Joyful View Road | 12+66.51 (25.05' R) | 6264.94 |
| 14 | PT | Joyful View Road | 12+46.51 (5.00' R) | 6265.09 |

| Line Table | | | Curve Table | | | |
|------------|--------|---------------|-------------|--------|--------|-----------|
| Line # | Length | Direction | Curve # | Length | Radius | Delta |
| L3 | 20.00 | N 0°00'00" E | C3 | 43.92 | 28.00 | 89°5'147" |
| L4 | 19.09 | N 89°5'124" E | C4 | 44.05 | 28.00 | 90°08'13" |
| L6 | 12.10 | N 0°00'23" W | C5 | 15.68 | 10.00 | 89°5'152" |
| L7 | 26.00 | N 89°59'37" E | C6 | 31.46 | 20.00 | 90°08'07" |
| L8 | 11.90 | S 0°00'23" E | | | | |



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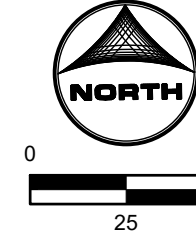
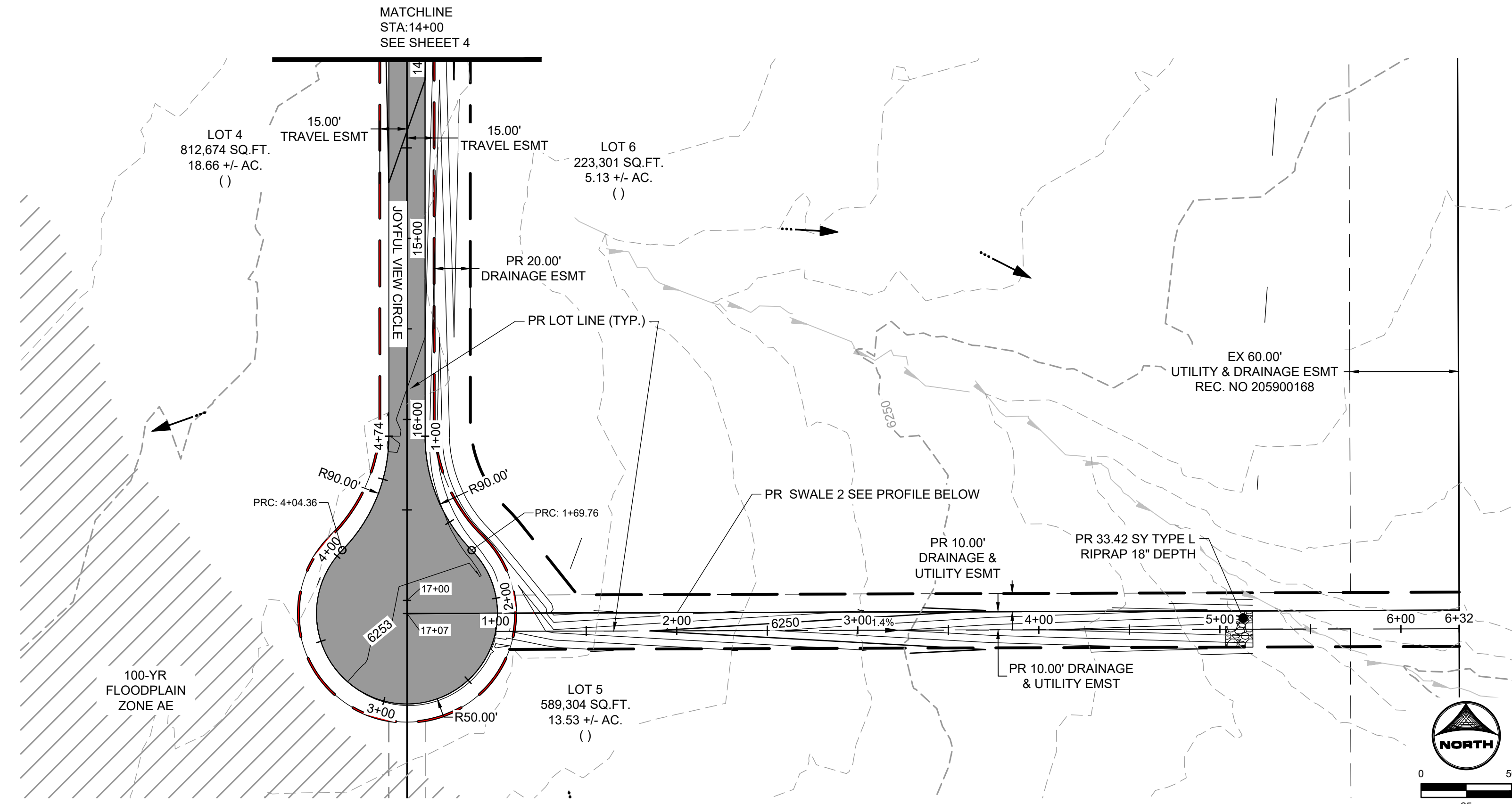
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

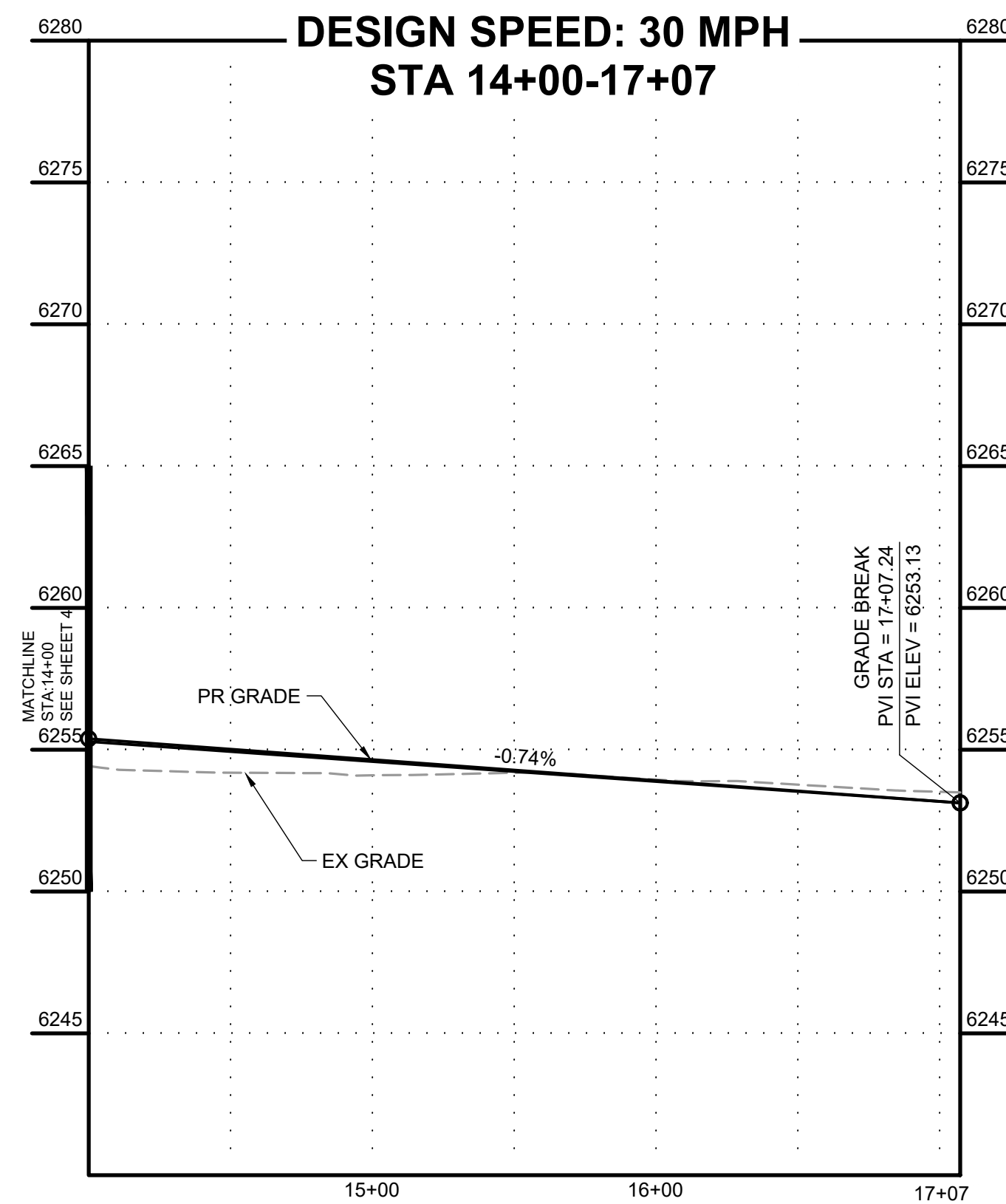
JOYFUL VIEW SUBDIVISION
 OGC RE2, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 ELLAS WAY

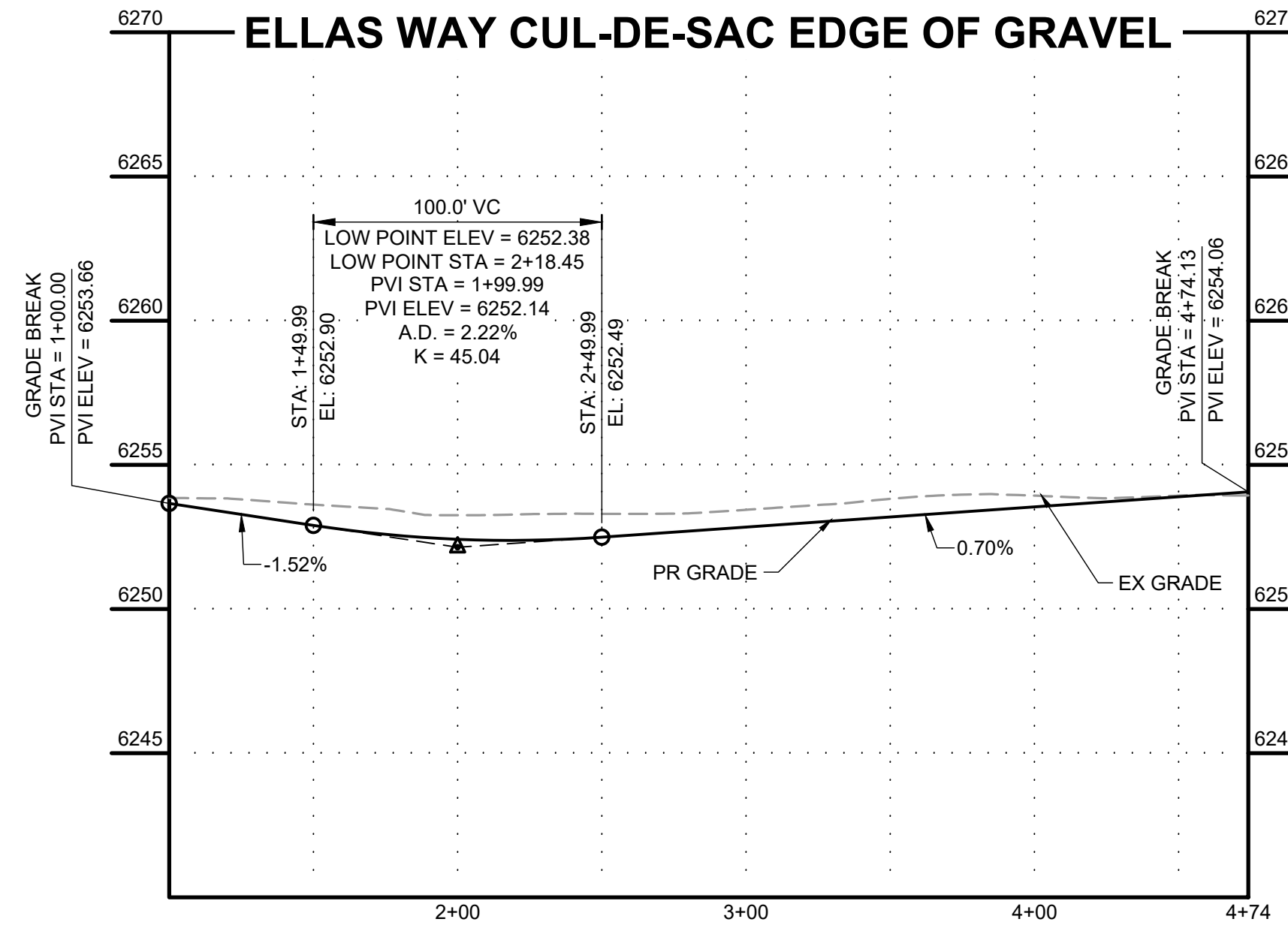
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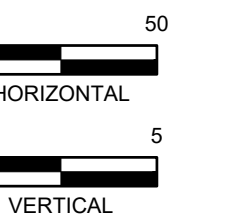
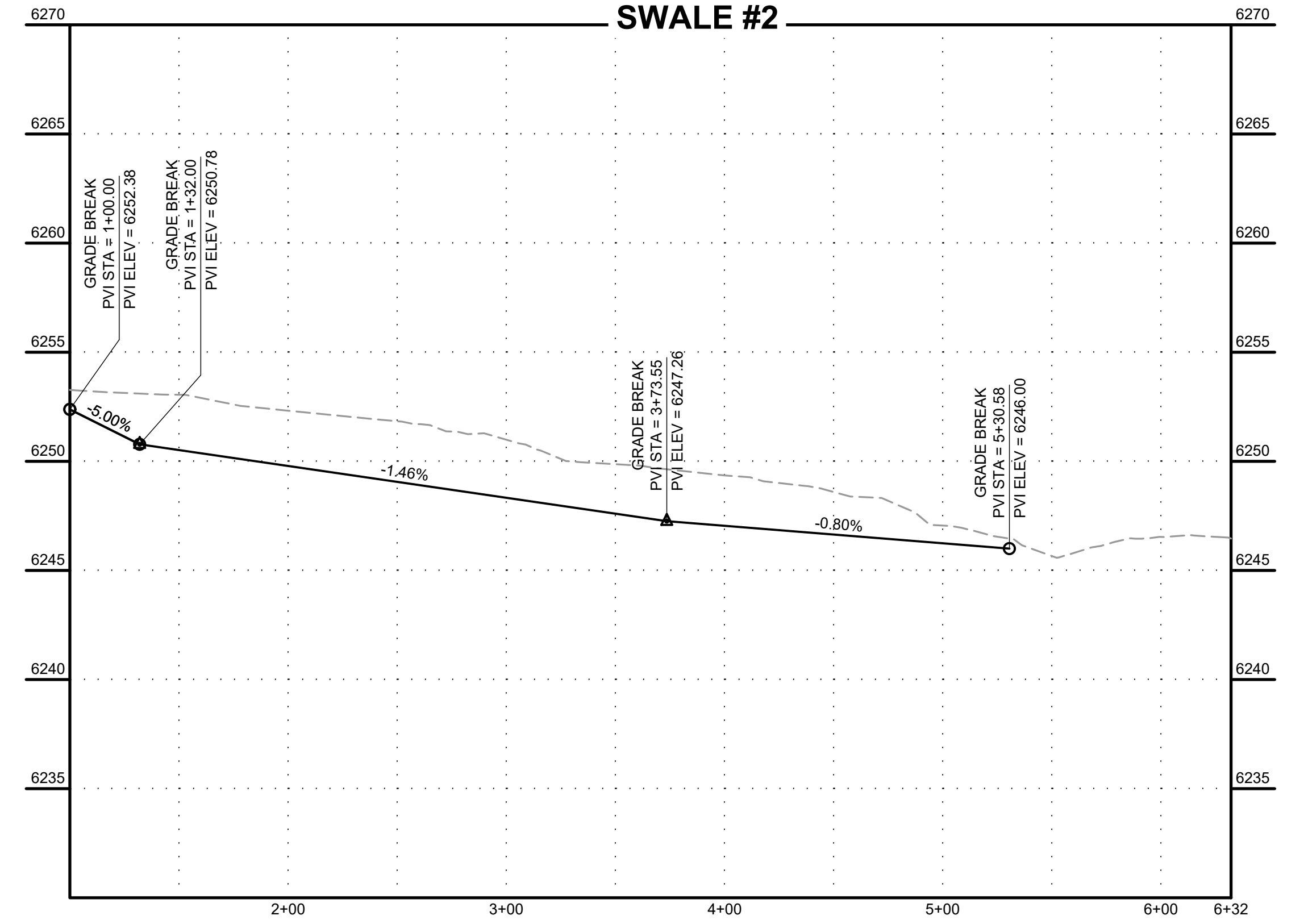
**ELLAS WAY
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH
STA 14+00-17+07**



ELLAS WAY CUL-DE-SAC EDGE OF GRAVEL



SWALE #2



PCD FILING NO. SF2231

DRAWN BY: AXB JOB DATE: 5/26/2023
 APPROVED: CPM JOB NUMBER: 2202179
 CAD DATE: 5/29/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\Street_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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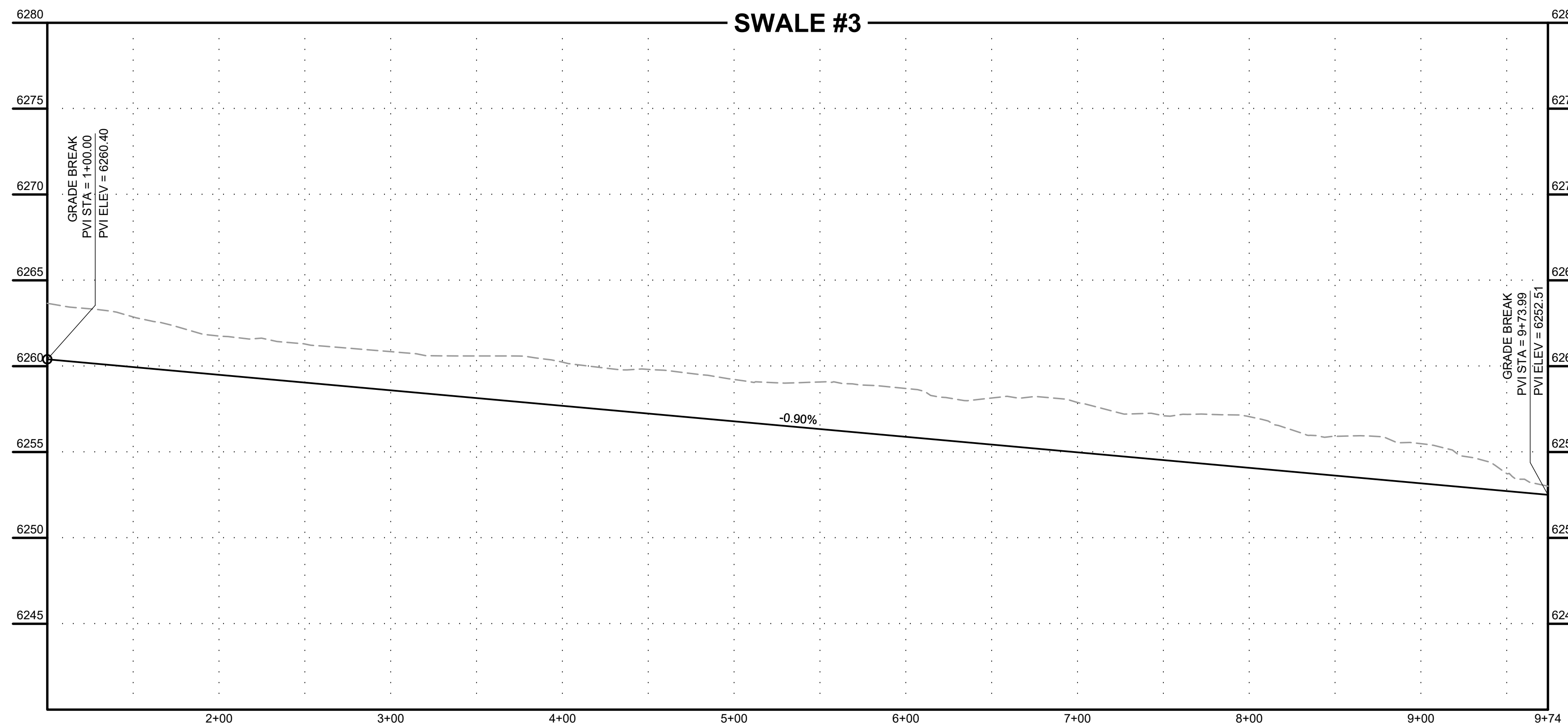
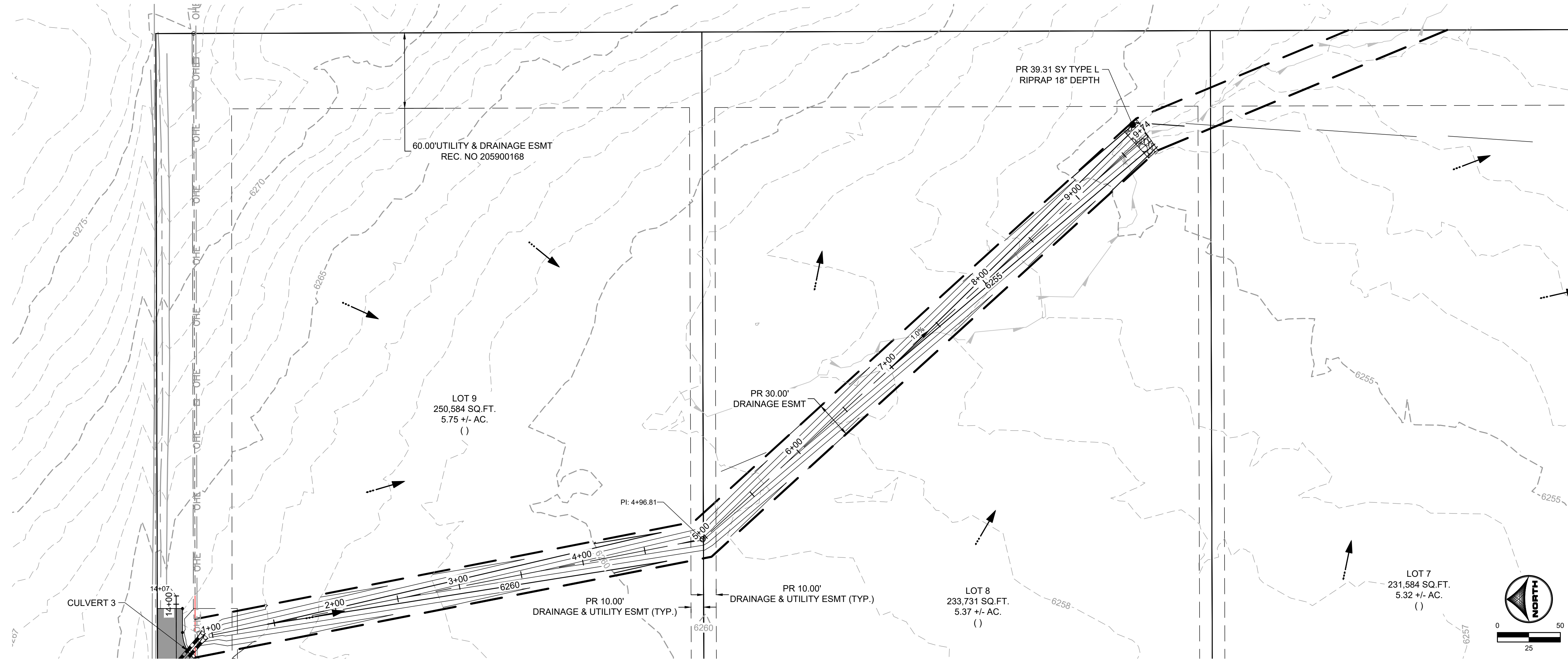


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 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 ELLAS WAY CULDESAC

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DRAWN BY: AXB JOB DATE: 5/26/2023
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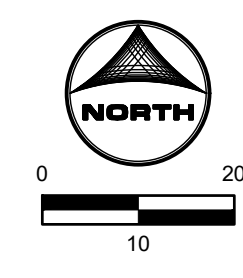
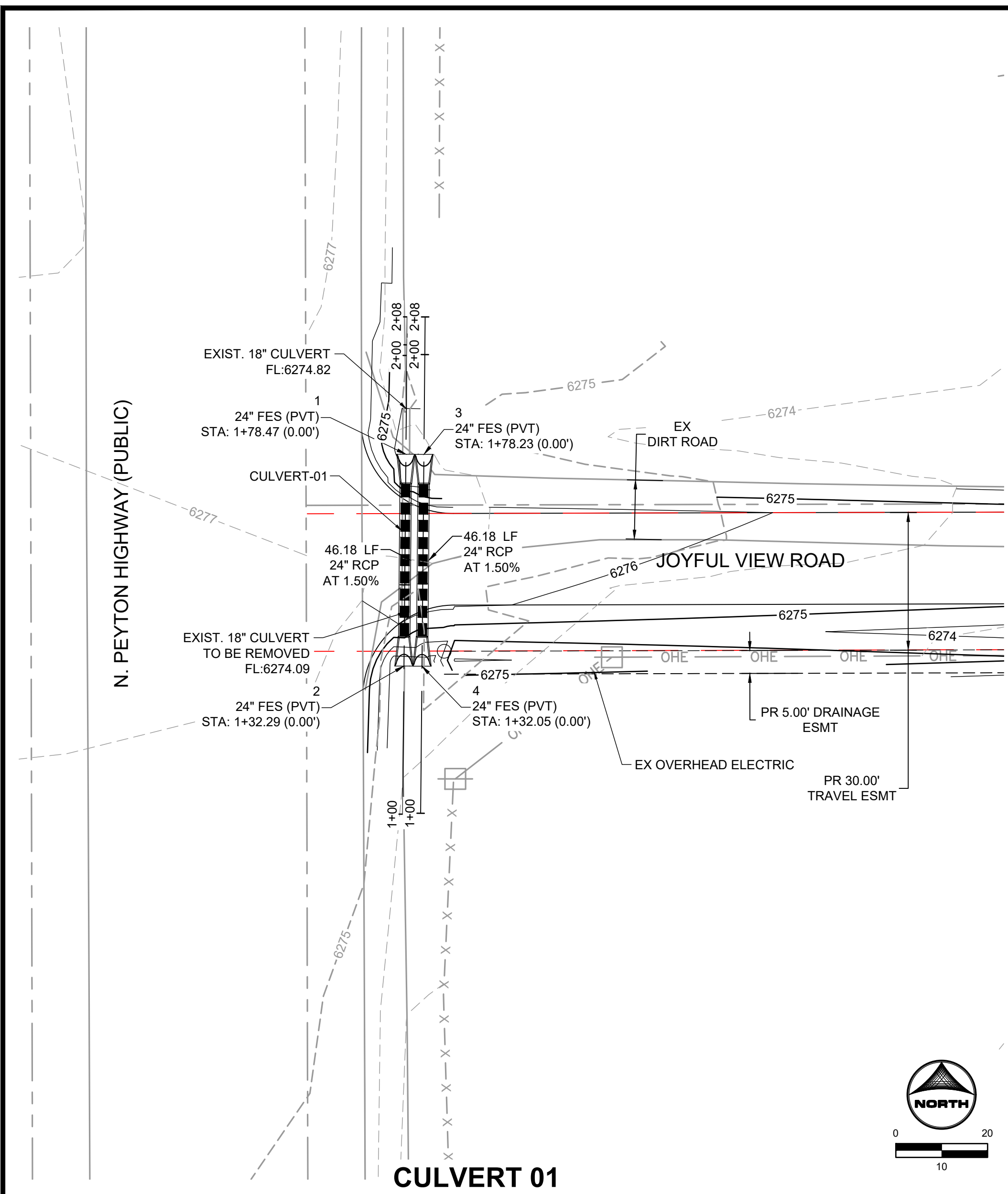


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COLORADO SPRINGS, CO 80920
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FAX: 713.965.0044

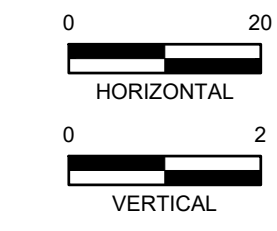
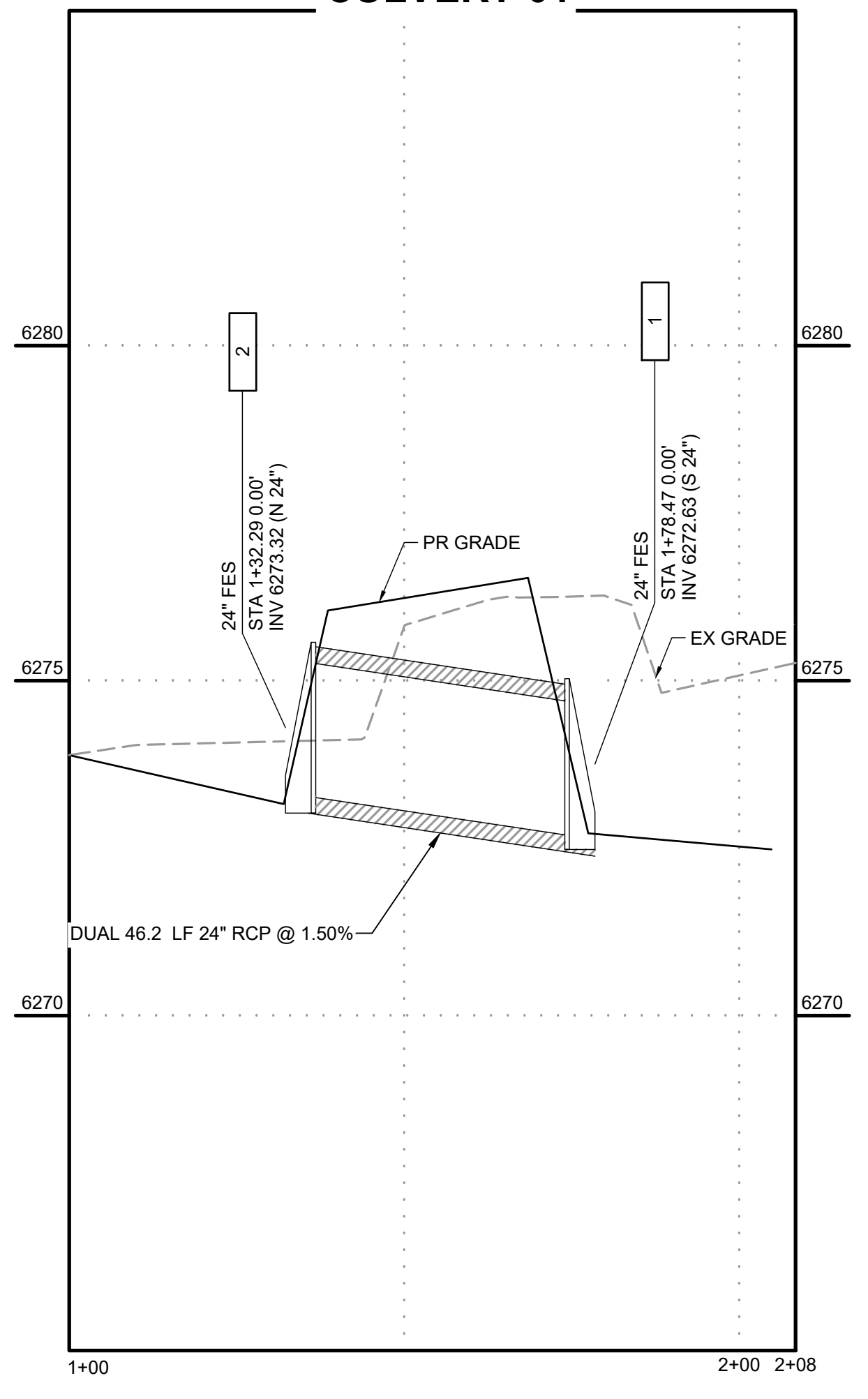
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CONSTRUCTION DOCUMENTS
SWALE #3 PLAN & PROFILE

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CULVERT-01



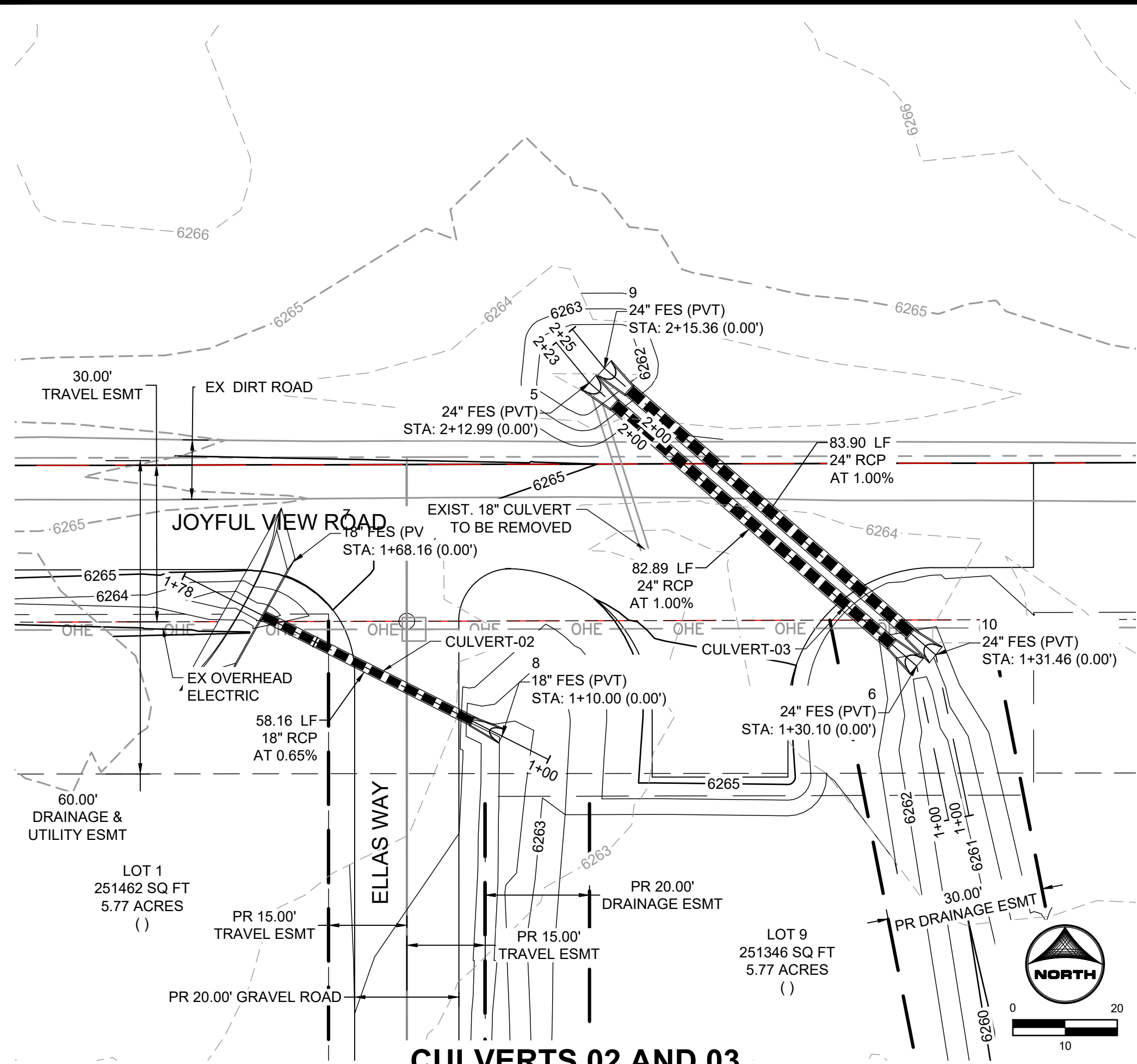
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| APPROVED: CM | JOB NUMBER: 2202179 | 0" = 1" |
| CAD DATE: 5/29/2023 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
| CAD FILE: J:\2022\2202179\CAD\DWG\Storm_PNP | | |

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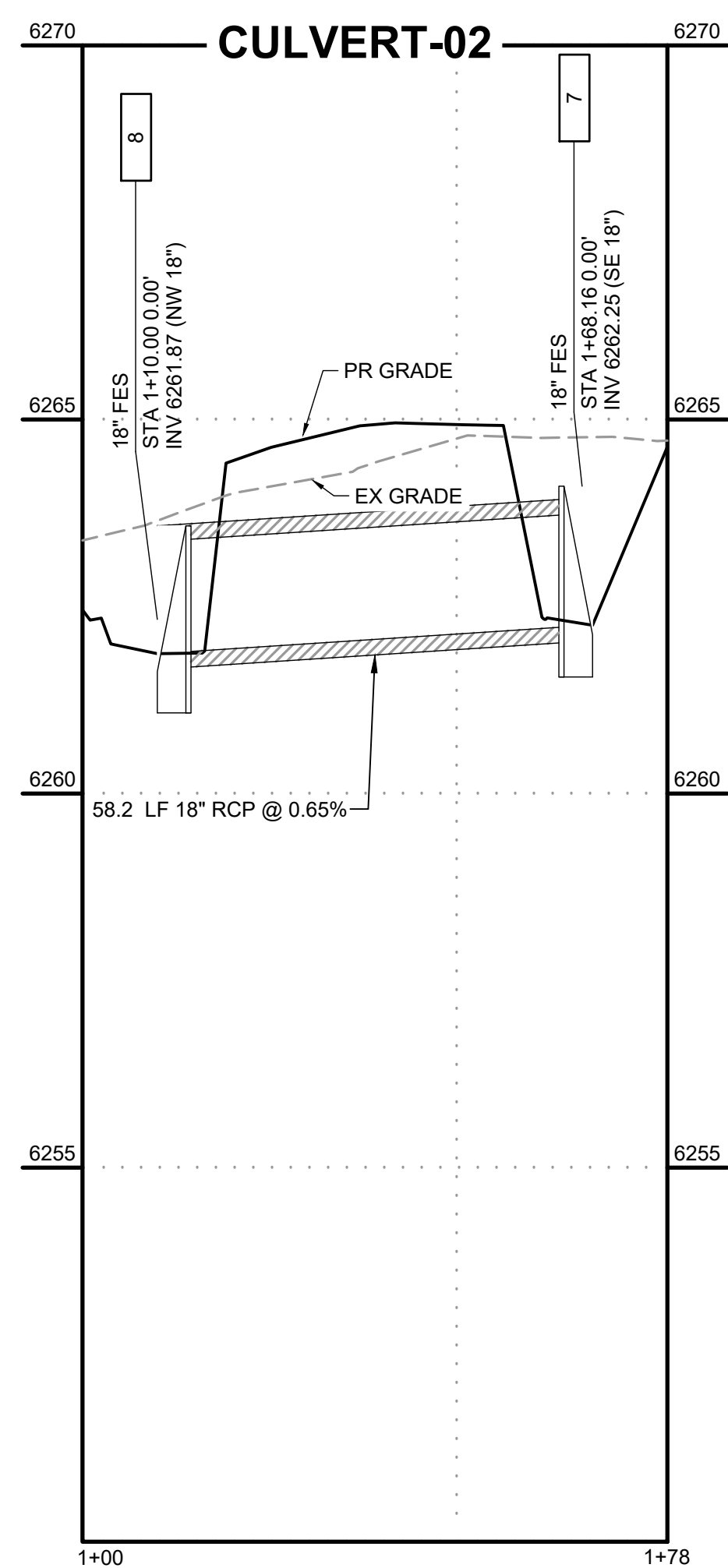
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 COLORADO SPRINGS, CO 80920
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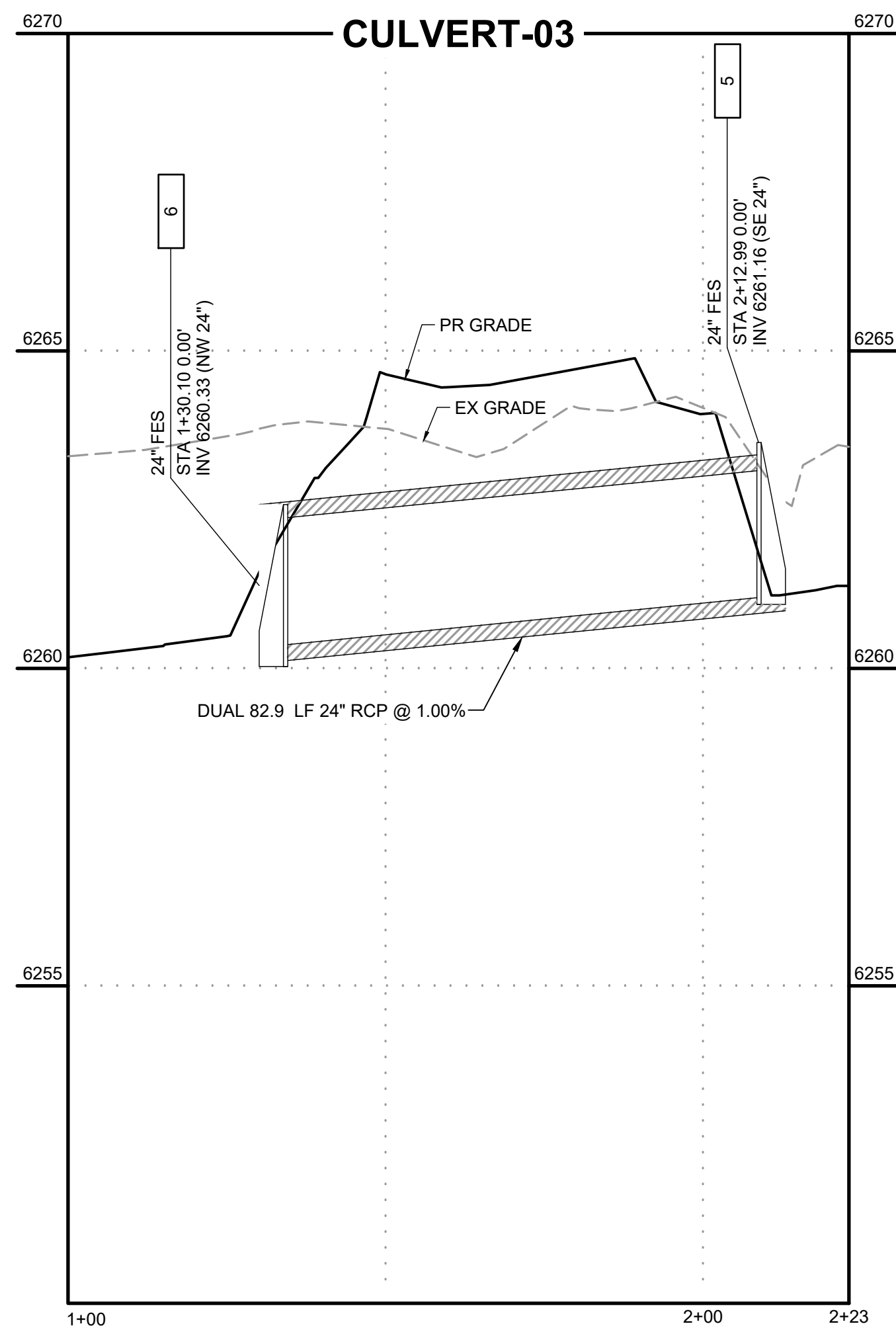
STORM PLAN & PROFILE
 STORM PLAN & PROFILE



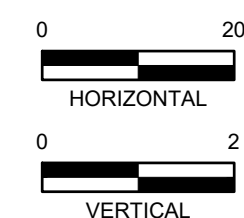
CULVERTS 02 AND 03



CULVERT-02



CULVERT-03



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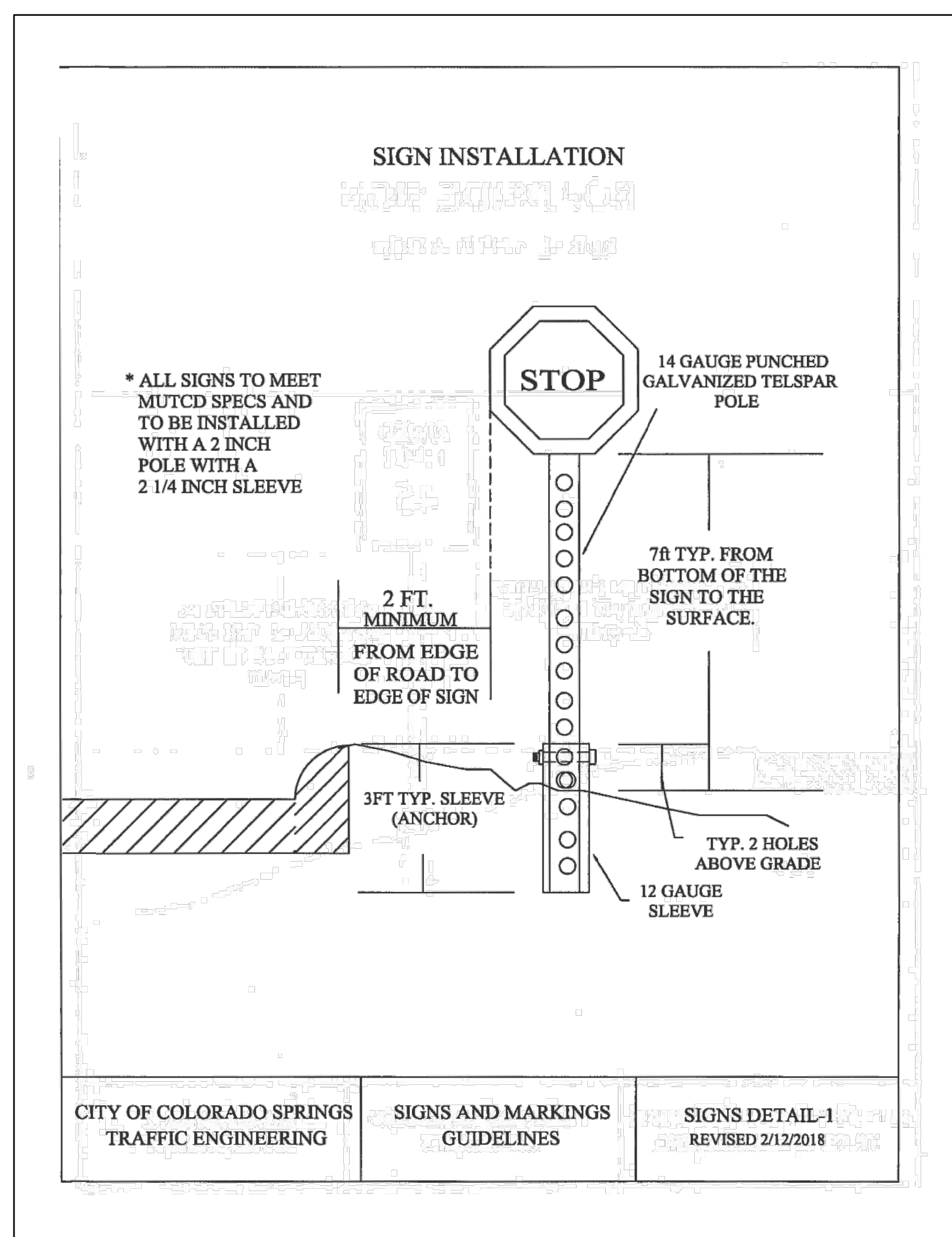
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STORM PLAN & PROFILE
 STORM PLAN & PROFILE

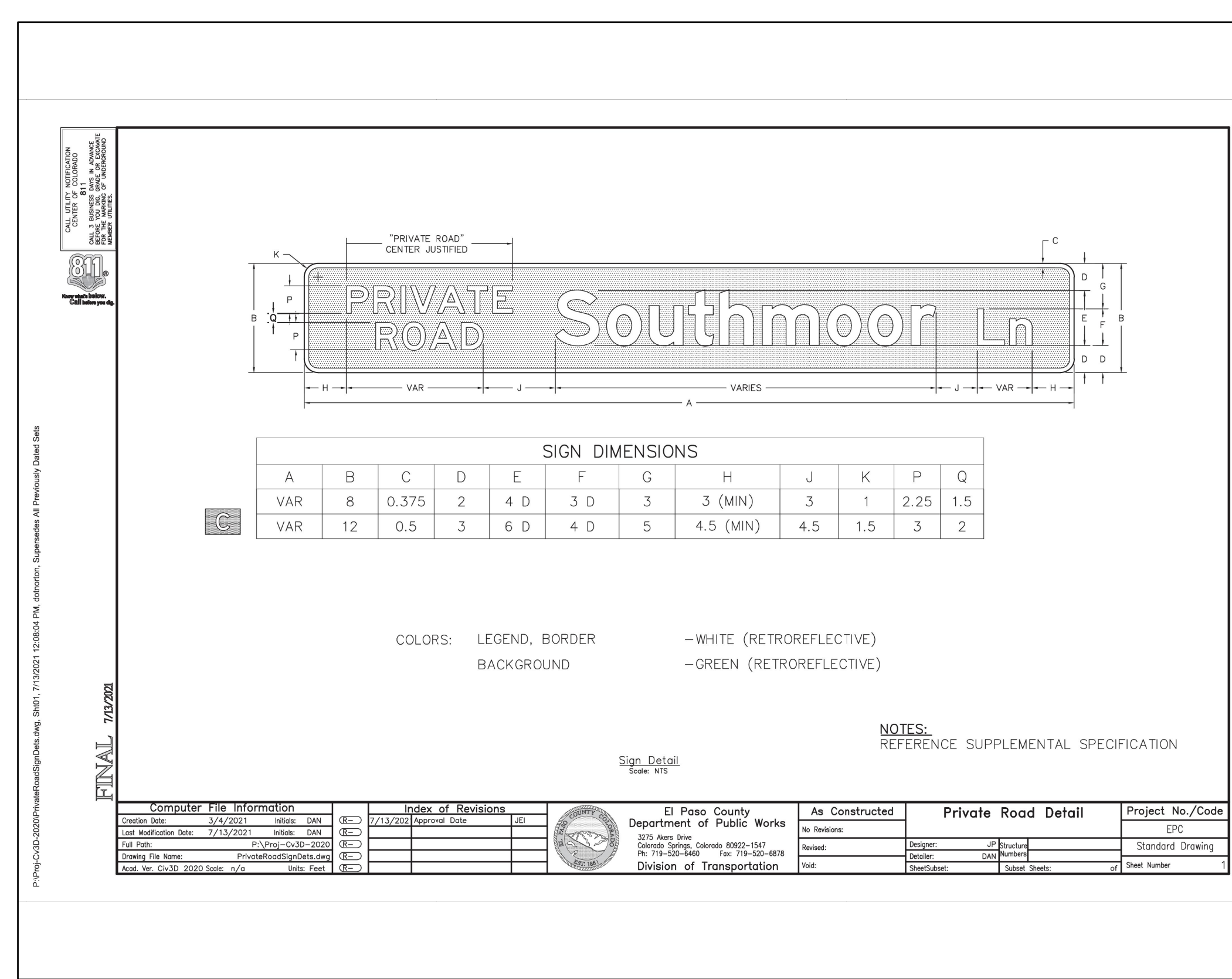
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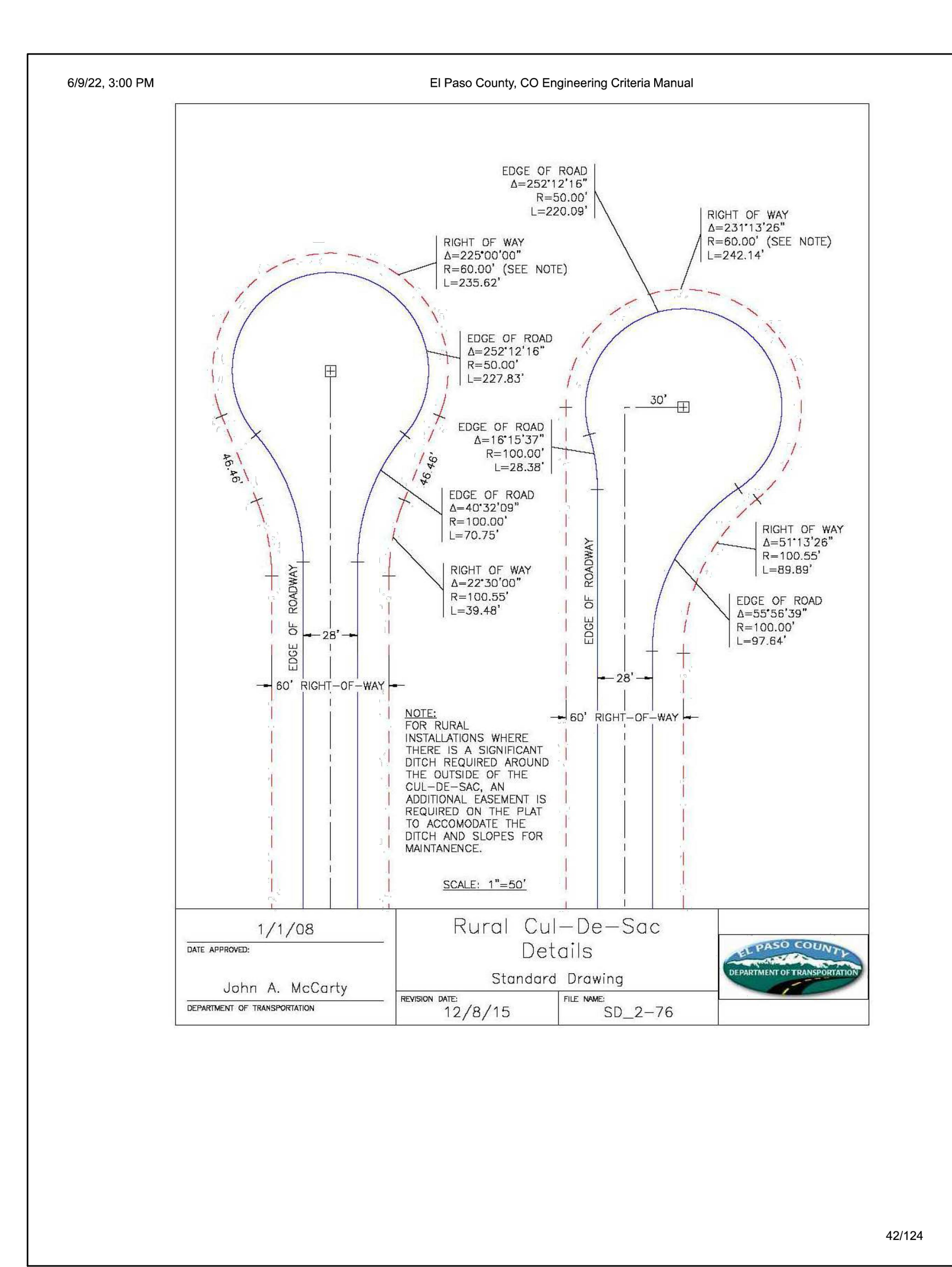
CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

SIGNS DETAIL-1 REVISED 2/12/2018



| Computer File Information | Index of Revisions | As Constructed | Private Road Detail | Project No./Code |
|--|-------------------------------|----------------------|---------------------|------------------|
| Created Date: 3/4/2021 | 01/13/2021 Approval Date: [] | No Revisions | Private Road Detail | EPC |
| Last Modification Date: 7/13/2021 | | Revised: Design: JLB | Standard Drawing | |
| Drawn File Name: PrivateRoadDetail.dwg | | Checked: [] | | |
| Last Ver. 01/30/2022 Scale: 1/8" | | Printed: [] | | |



42/124

DRAWN BY: AXB JOB DATE: 5/25/2023

APPROVED: CPM JOB NUMBER: 2202179

CAD DATE: 5/29/2023

CAD FILE: J:\2022\2202179\CAD\DWG\CDetails

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DETAILS

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