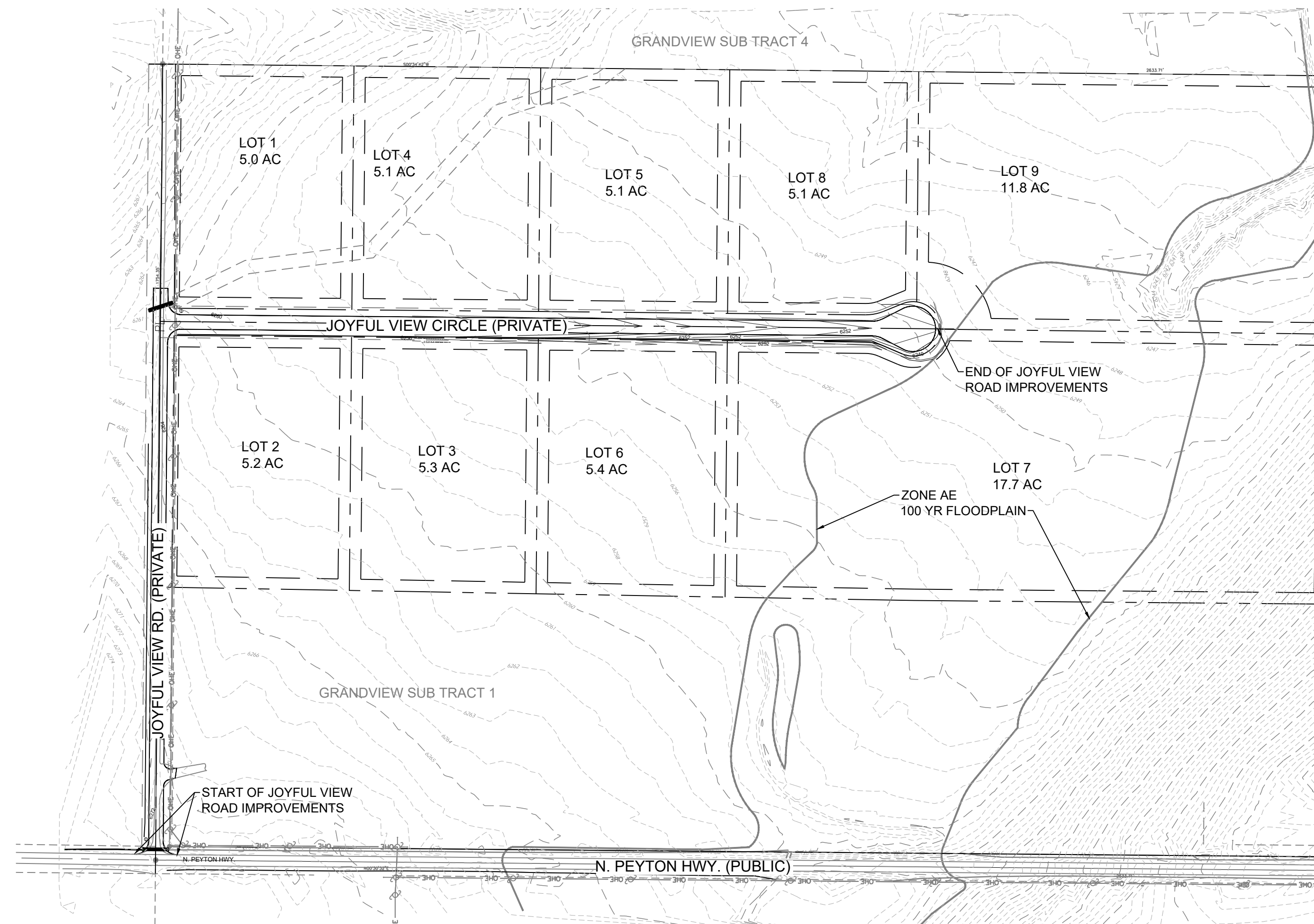


Standard Notes for El Paso County Construction Plans

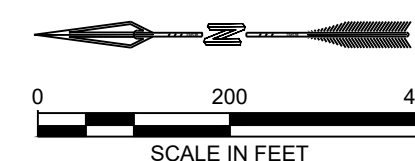
ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

- 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
- 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.
- 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 DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 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 DISTURBANCE 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.

## JOYFUL VIEW SUBDIVISION ROADWAY PLAN EL PASO COUNTY, CO



**SITE MAP**



- SHEET INDEX:**
- ROADWAY COVER
  - ROADWAY PLAN, PROFILE - JOYFUL VIEW ROAD
  - ROADWAY PLAN, PROFILE - JOYFUL VIEW CIRCLE
  - CULVERT PROFILES & ROADWAY DETAILS

Please update

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BY: **JENIFER IRVINE, P.E.**  
 COUNTY ENGINEER/ECM ADMINISTRATOR

**CONTACT LIST:**

KEVIN O'NEIL OWNER OGC REZ, LLC. P.O. BOX 1385 COLORADO SPRINGS, CO 80901	EL PASO COUNTY PCD ENGINEERING MANAGER EL PASO COUNTY MS. ELIZABETH NIJKAMP, P.E. 2880 INTERNATIONAL CIR. #110 COLORADO SPRINGS, CO 80910 719-520-7852
DESIGN ENGINEER RESPEC MR. MIKE BARTUSEK, P.E. 121 S. TEJON STREET SUITE 1110 COLORADO SPRINGS, CO 80903 719-283-7671	UTILITY - ELECTRIC MOUNTAIN VIEW ELECTRICAL ASSOC. 11140 E Woodmen Rd, Peyton, CO 80831 719-495-2283

**NOTE:**

IF CONSTRUCTION HAS NOT STARTED WITHIN 2 YEARS OF PLANS BEING SIGNED BY THE EL PASO COUNTY ENGINEER, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL UNDER CURRENT CRITERIA.

DRAINAGE DESIGN CAN BE FOUND IN THE DRAINAGE, GRADING AND EROSION CONTROL PLAN SET.

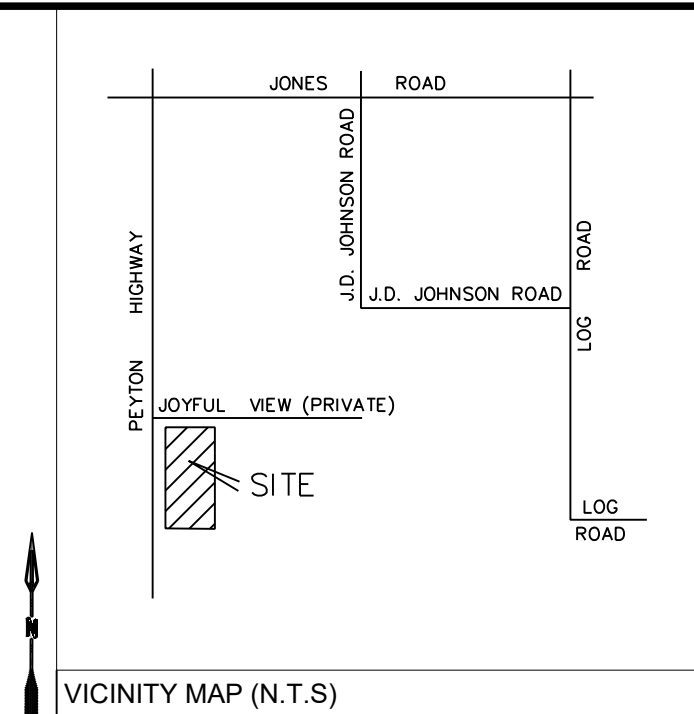
**BENCHMARK:**

XXXXXXXXXX  
XXXXXX

THE BASIS OF BEARINGS FOR THIS PROJECT IS XXXXX

provide

Add text:  
PCD Filing No.:  
SF2231



**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 DETAILED 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 THE DETAILED PLANS AND SPECIFICATIONS.

RICHARD G. GALLEGOS JR., P.E. COLORADO NO. 36247 DATE \_\_\_\_\_

**OWNER/DEVELOPER STATEMENT**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THIS GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JOYFUL VIEW SUBDIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 By: KEVIN O'NEIL  
 Title: OWNER  
 Address: OGC REZ, LLC.  
 P.O. BOX 1385  
 COLORADO SPRINGS, CO 80901

**COUNTY ENGINEER STATEMENT**

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. FILLED 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.

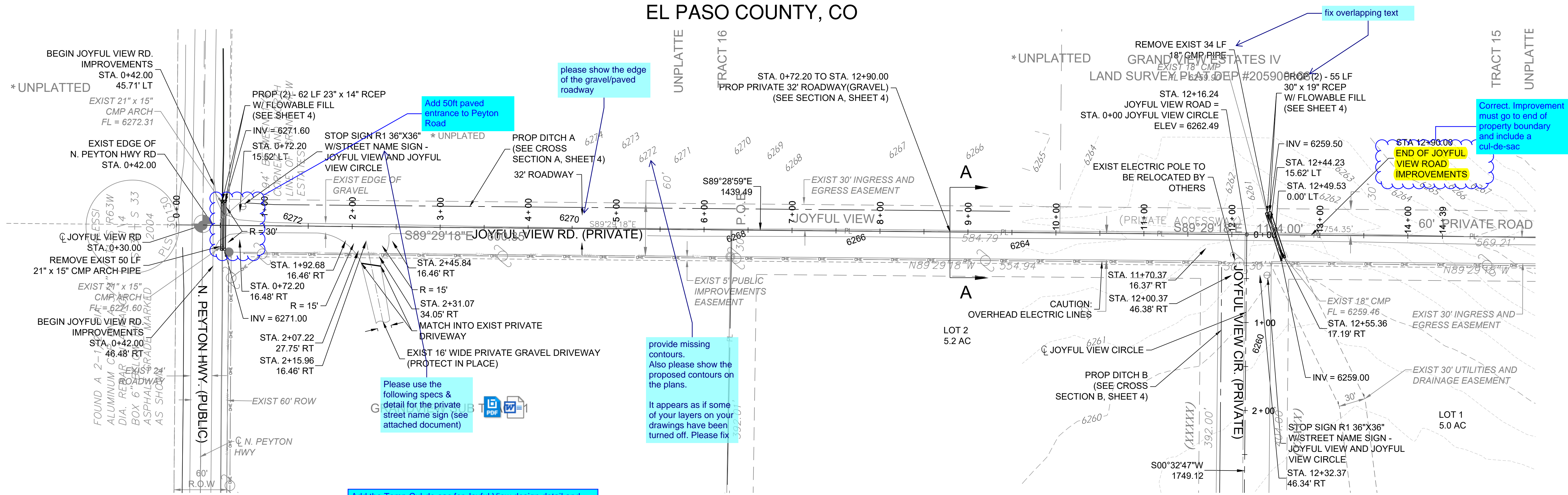
**APPROVED BY:**

DESIGNED: MAB DRAWN: AAC CHECKED: RGG DATE: 9/22/2022	RESPEC: RESPEC 121 S. TEJON ST SUITE 1110 COLORADO SPRINGS, CO 80903 PHONE (719) 266-5212	REVISION _____ _____ _____ _____
PROJ NO. W0008.0001		
KEVIN O'NEIL P.O. BOX 1385 COLORADO SPRINGS, CO 80901		
JOYFUL VIEW SUBDIVISION EL PASO COUNTY, CO		
ROADWAY COVER		
DRAWING NUMBER: <div style="font-size: 2em; font-weight: bold; border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">C</div> SHEET 1		

# ROADWAY PLANS

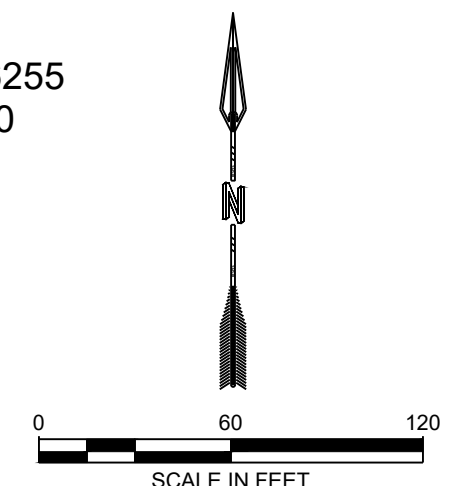
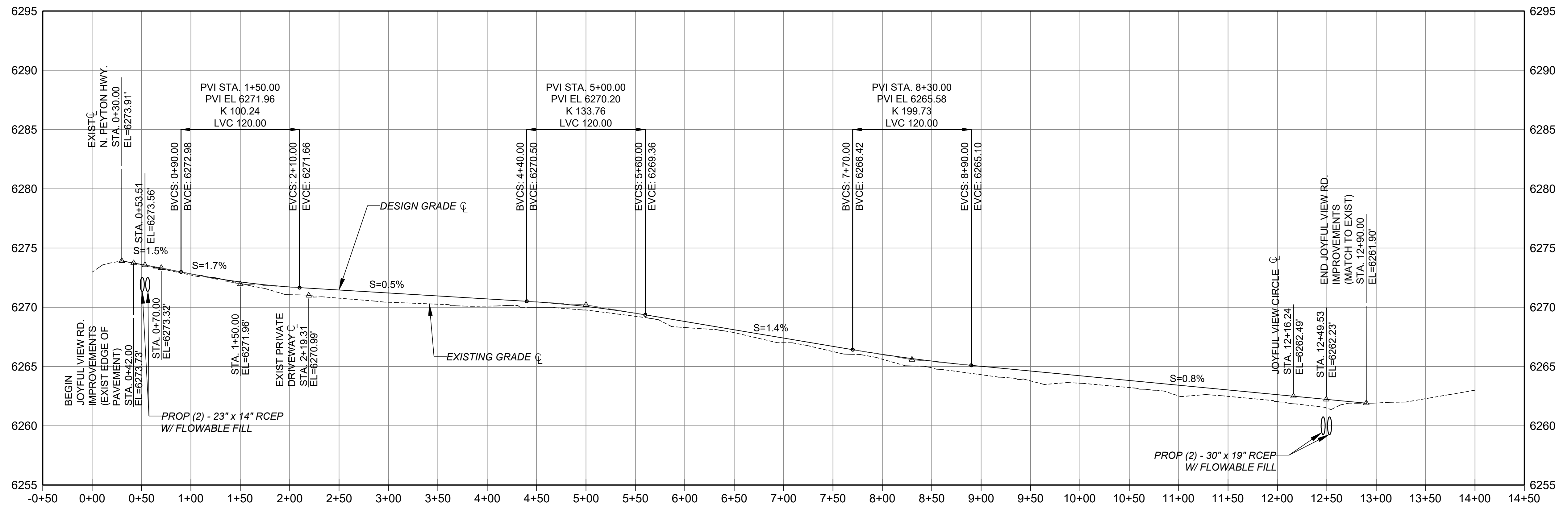
## JOYFUL VIEW SUBDIVISION

### EL PASO COUNTY, CO



ROADWAY PLAN - JOYFUL VIEW ROAD  
SCALE: 1" = 60'

JOYFUL VIEW ROAD PROFILE  
HORIZ. SCALE: 1" = 60'  
VERT. SCALE: 1" = 5'



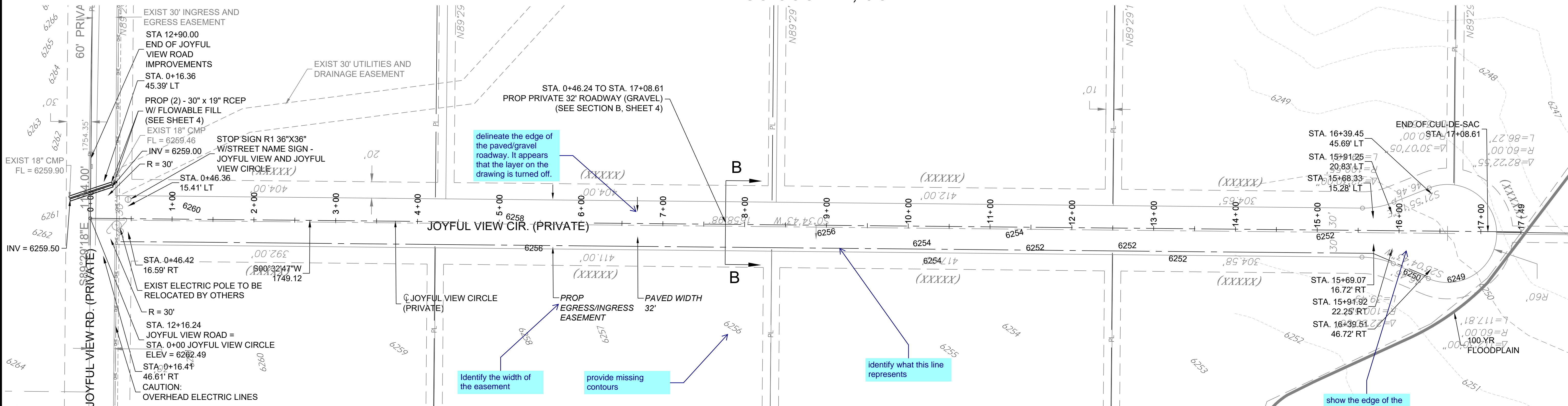
DESIGNED: MAB DRAWN: AAC CHECKED: RGG DATE: 9/22/2022	RESPEC: 121 S. TEJON ST SUITE 1110 COLORADO SPRINGS, CO 80903 PHONE (719) 266-5212	REVISION 1 2 3 4 5
<p style="text-align: center;">Know what's below. Call before you dig. PROJ NO. W0008.0001</p>		
KEVIN O'NEIL P.O. BOX 1385 COLORADO SPRINGS, CO 80901		
JOYFUL VIEW SUBDIVISION EL PASO COUNTY, CO		
ROADWAY PLAN & PROFILE JOYFUL VIEW ROAD		
DRAWING NUMBER: <span style="font-size: 2em; font-weight: bold;">C</span> SHEET 2		

NAME: N:\PROJECTS\W0008 - GUMAN & ASSOCIATES\W0008.0001 JOYFUL VIEW\3. DWG\1. SHEETS\W0008.001 - 5. ROADWAY PLAN & PROFILES.DWG  
 PLOT DATE: September 22, 2022 3:58 PM. BY: REBECCA MCCONNELL

# ROADWAY PLANS

## JOYFUL VIEW SUBDIVISION

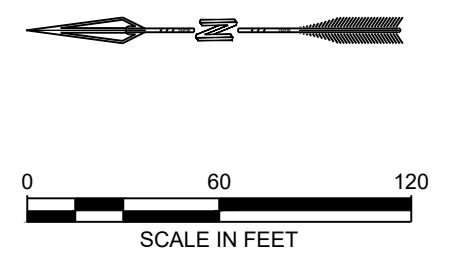
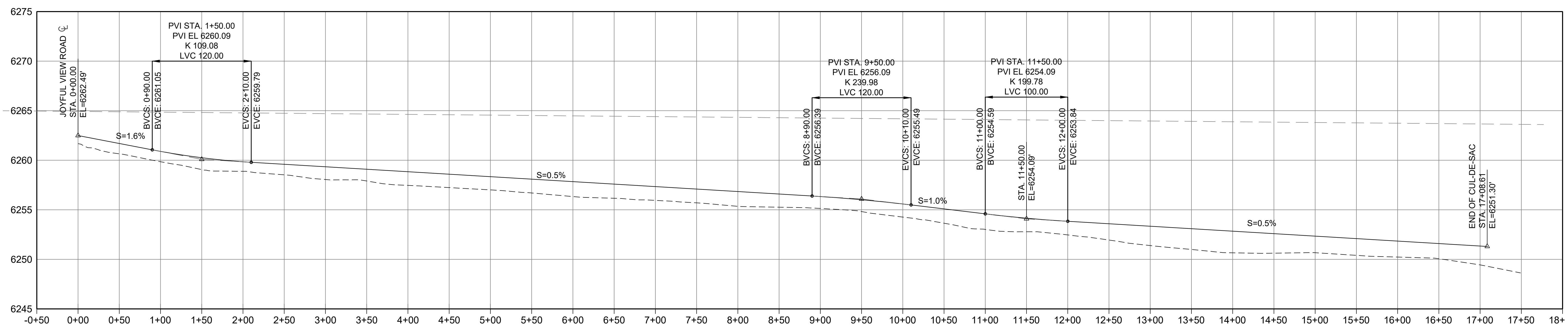
### EL PASO COUNTY, CO



Add all FD required turn around design detail and show on road plan

provide profile at the cul-de-sac

**JOYFUL VIEW CIRCLE PROFILE**  
HORIZ. SCALE: 1" = 60'  
VERT. SCALE: 1" = 5'



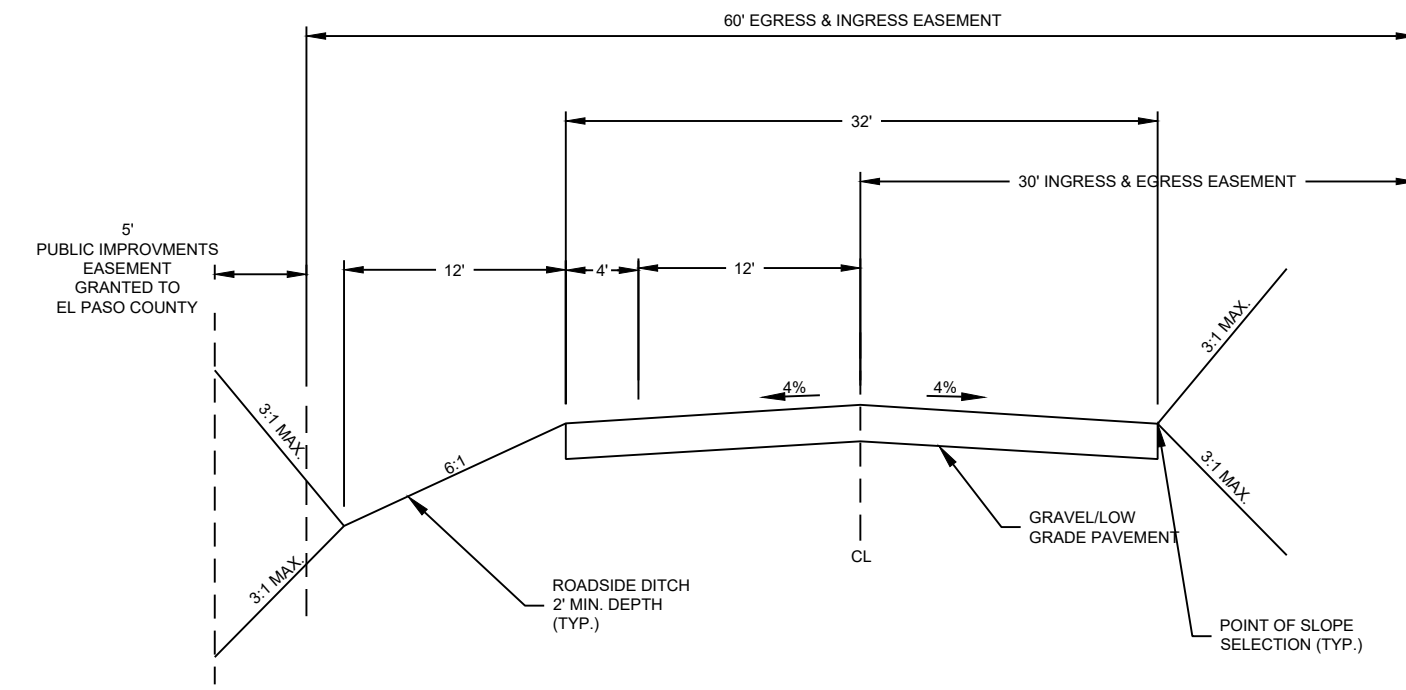
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PLOT DATE: September 22, 2022 3:58 PM. BY: REBECCA MCCONNELL

<p>DESIGNED: MAB DRAWN: AAC CHECKED: RGG DATE: 9/22/2022</p>	<p>REVISION</p> <table border="1" style="width: 100%; height: 40px;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>		
<p>121 S. TEJON ST SUITE 1110 COLORADO SPRINGS, CO 80903 PHONE (719) 266-5212</p>			
<p>Know what's below. Call before you dig.</p>			
<p>PROJ NO. W0008.0001</p>			
<p>KEVIN O'NEIL P.O. BOX 1385 COLORADO SPRINGS, CO 80901</p>			
<p>JOYFUL VIEW SUBDIVISION EL PASO COUNTY, CO</p>			
<p>ROADWAY PLAN &amp; PROFILE JOYFUL VIEW CIRCLE</p>			
<p>DRAWING NUMBER: <b>C</b></p>			
<p>SHEET 3</p>			

# ROADWAY PLANS

## JOYFUL VIEW SUBDIVISION

### EL PASO COUNTY, CO

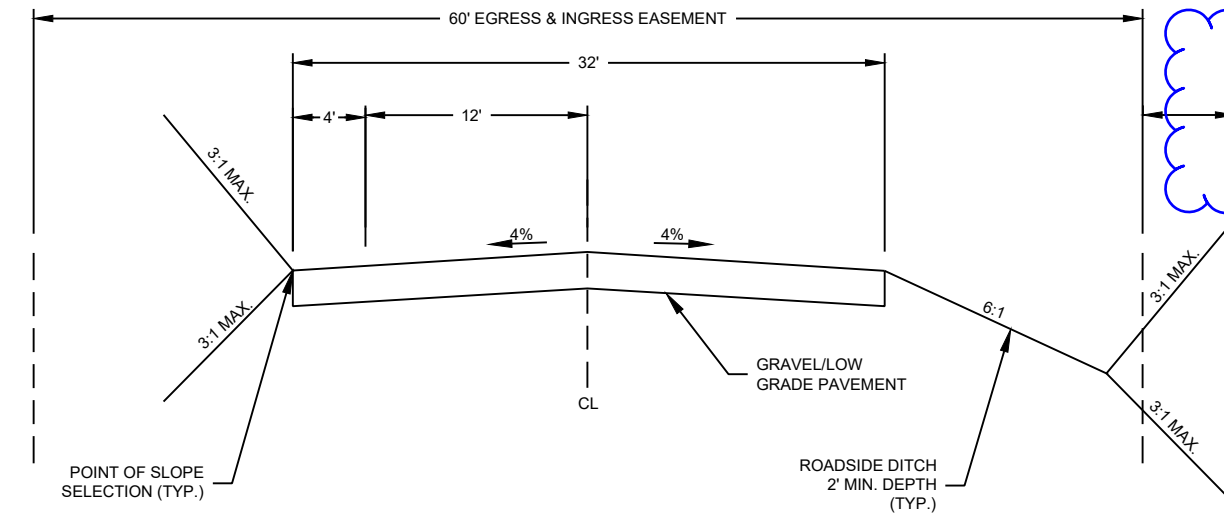


**JOYFUL VIEW ROAD PUBLIC ROADWAY**  
CROSS SECTION A

N.T.S.

Correct to PVT

Add road classification  
Add design and posted speed.  
Add EPC STD Design detail for the road cross section  
Call out if road is paved or gravel. Road surface type is not consistent across documents (paved vs gravel) please clarify throughout

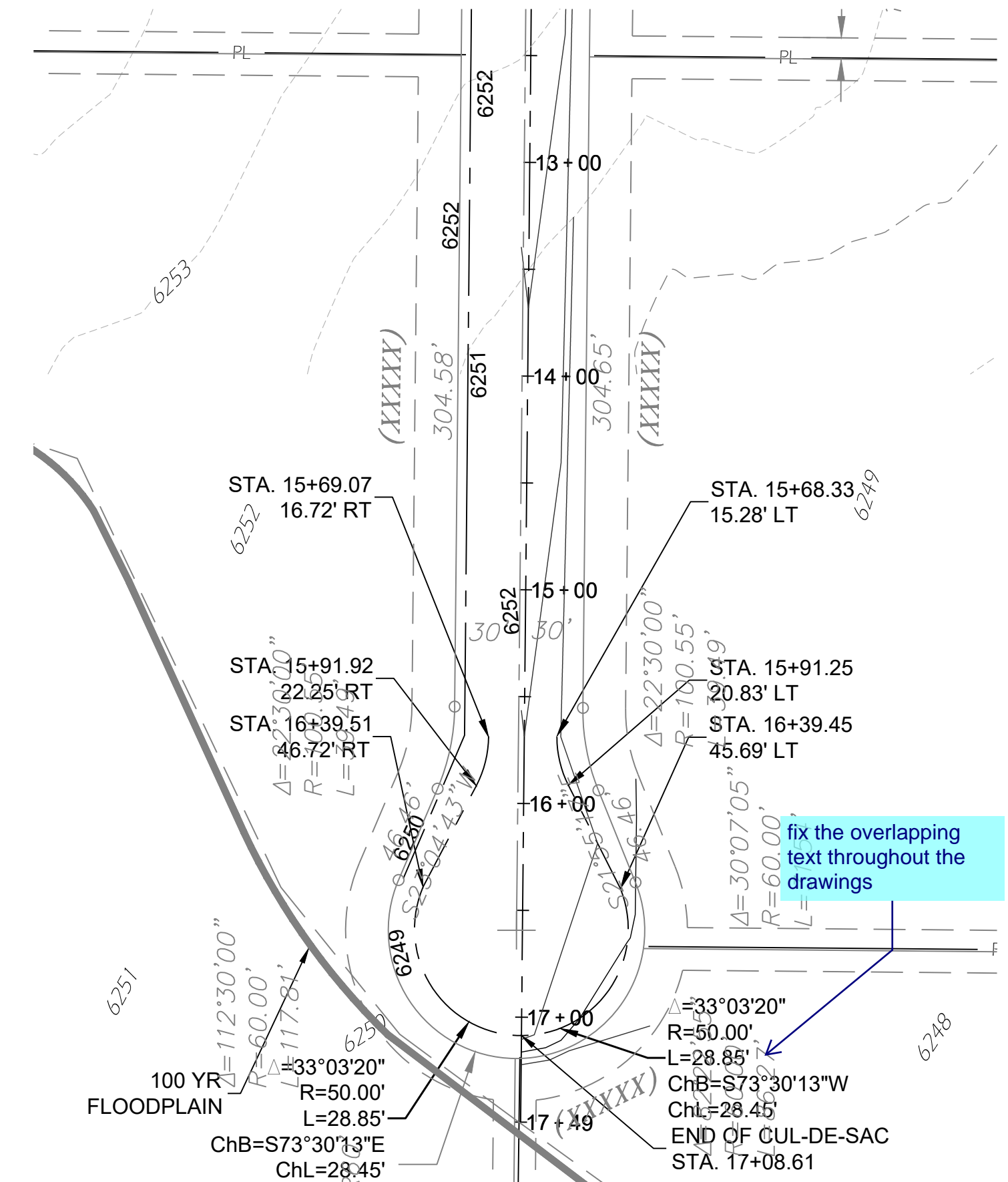


**JOYFUL VIEW CIRCLE PUBLIC ROADWAY**  
CROSS SECTION B

N.T.S.

This is a private roadway, no need for public improvement easement to be granted to the county.

Add road classification  
Add design and posted speed.  
Add EPC STD Design detail for the road cross section  
Call out if road is paved or gravel.



**ROADWAY PLAN - JOYFUL VIEW CIRCLE CUL-DE-SAC**  
SCALE: 1" = 60'

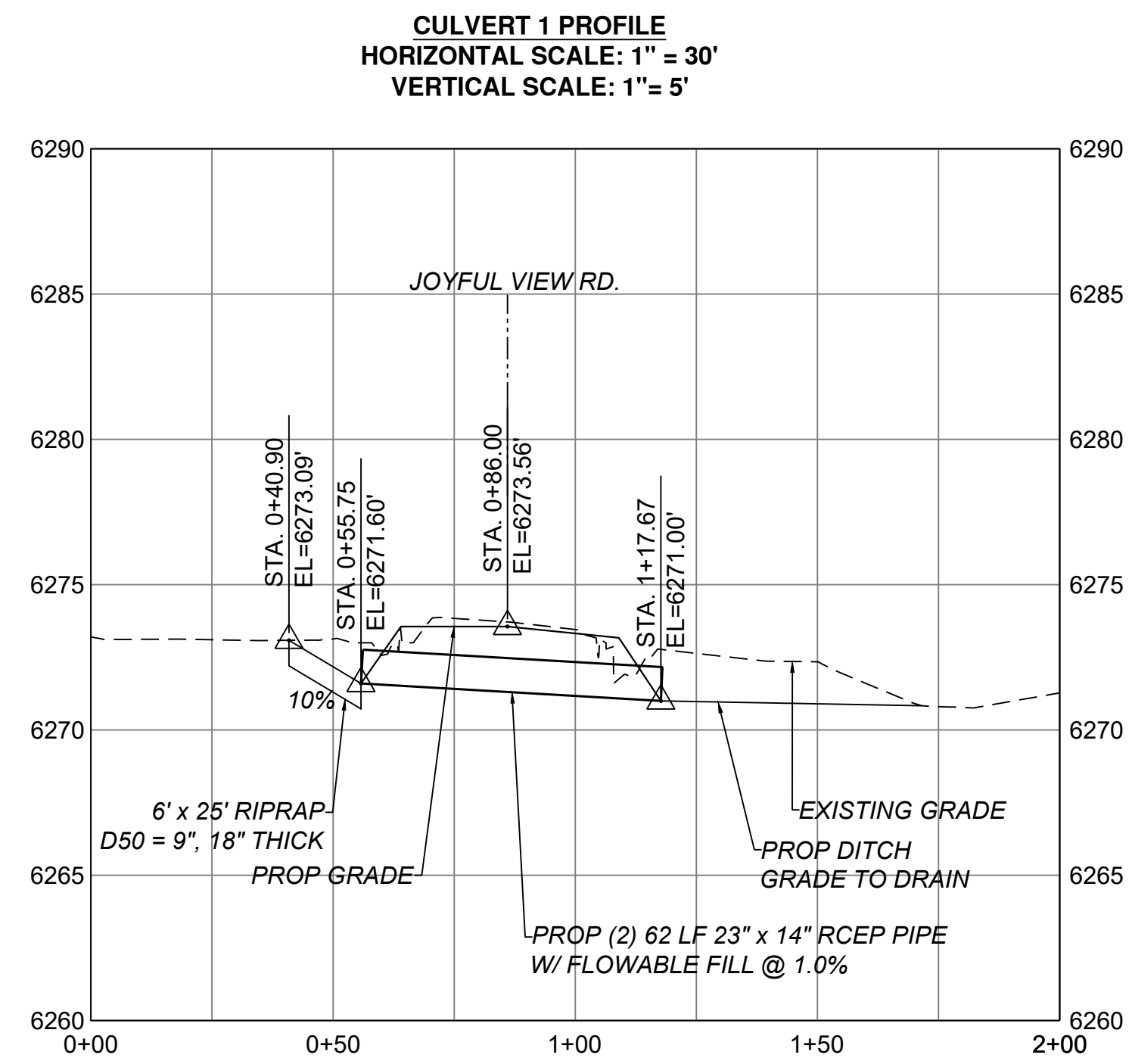
SCALE IN FEET

Add the Temp Cul-de-sac for Joyful View design detail and show on road plan

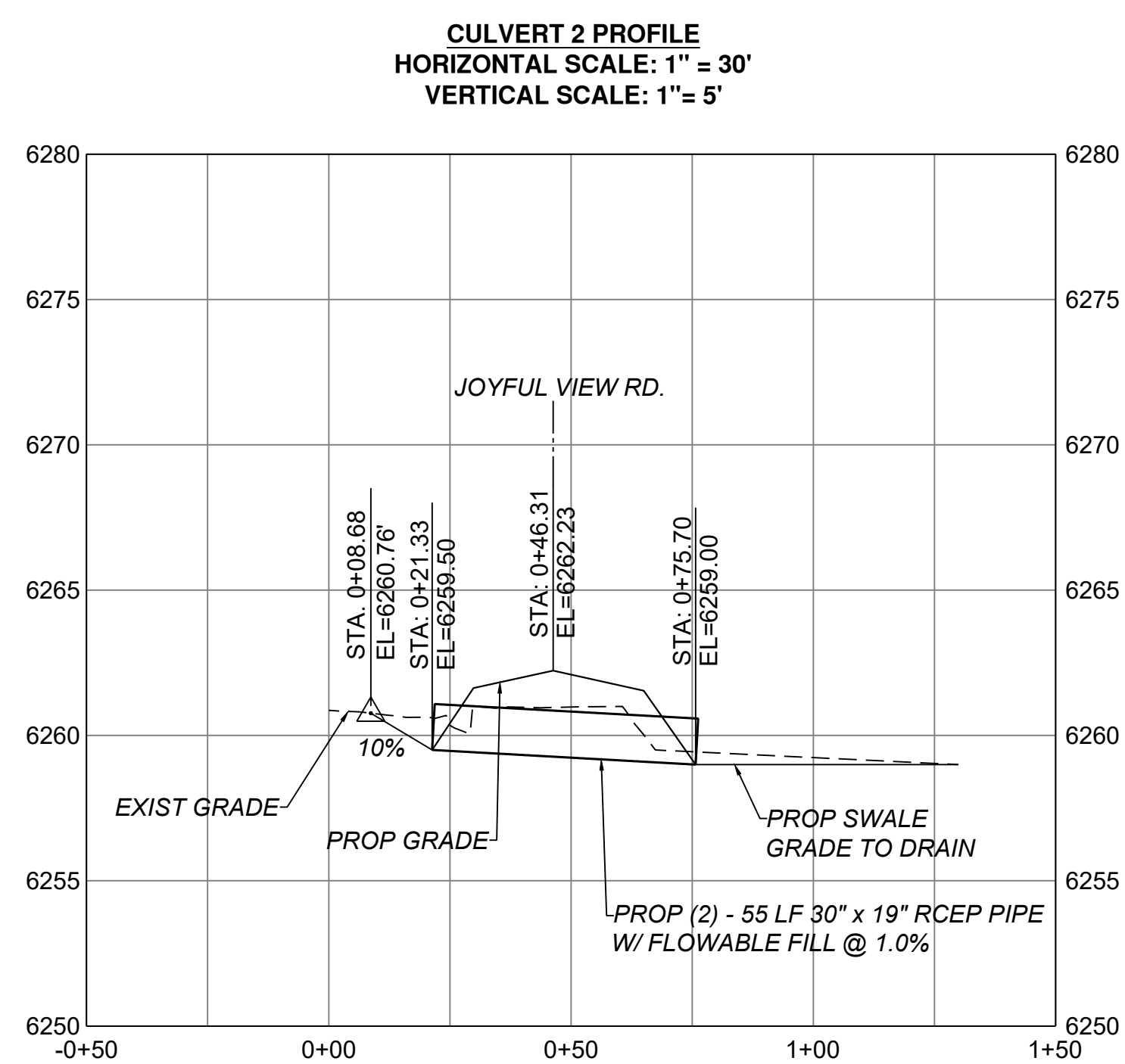
Show paving detail at intersection of Joyful View and Peyton High

Provide standard design detail for parallel RCEP placement, showing spacing

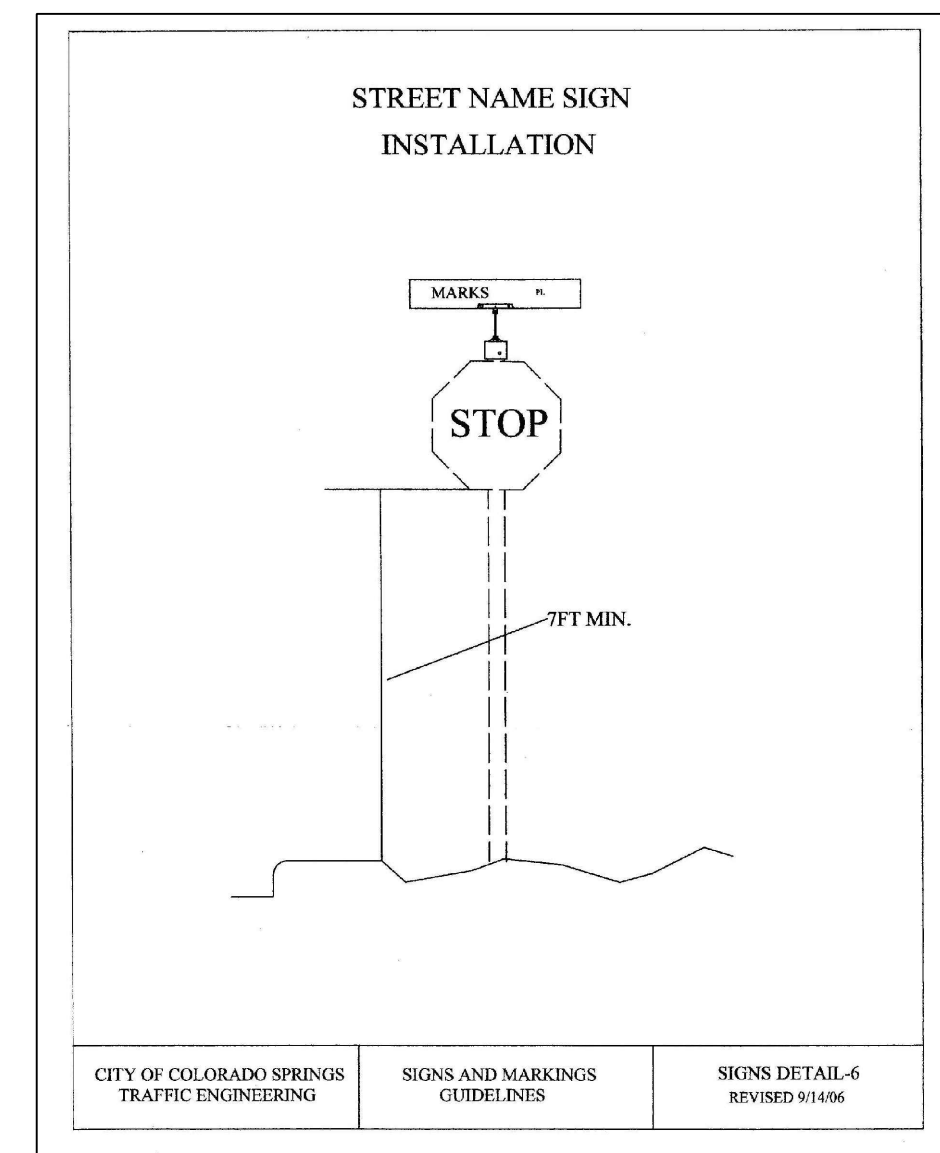
Ensure that spacing of the parallel culverts are per CDOT M206-1



**CULVERT 1 PROFILE**  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 5'



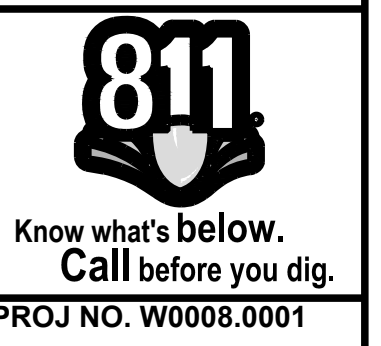
**CULVERT 2 PROFILE**  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 5'



NAME: N:\PROJECTS\W0008 - GUMAN & ASSOCIATES\W0008.001 - JOYFUL VIEW\3 - DWG\1 - SHEETS\W0008.001 - 5-ROADWAY PLAN & PROFILES.DWG  
PLOT DATE: September 22, 2022 3:59 PM, BY: REBECCA MCCONNELL

DESIGNED		DRAWN		CHECKED		DATE	
MAB		AAC		RGG		9/22/2022	

RESPEC  
121 S. TEJON ST  
SUITE 1110  
COLORADO SPRINGS, CO 80903  
PHONE (719) 266-5212



KEVIN O'NEIL  
P.O. BOX 1385  
COLORADO SPRINGS, CO 80901

JOYFUL VIEW  
SUBDIVISION  
EL PASO COUNTY, CO

CULVERT PROFILES &  
ROADWAY DETAILS

DRAWING NUMBER:  
**C**  
SHEET 4