

CALLAHAN, SEAN, 1/15/2024, 12:22 PM

HR GREEN Xref: EPC_CD_Owner_Approval_EPC_CD_Engr_Approval_EPC_CD_Notes_xpct-dto-1-2179; legal_description; Legend; vicinity_map; xc-dgn; xc-cow; xv-dgn; xv-cow; xv-ull; rwn; 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
ELLCOTT 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\DWGsl\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

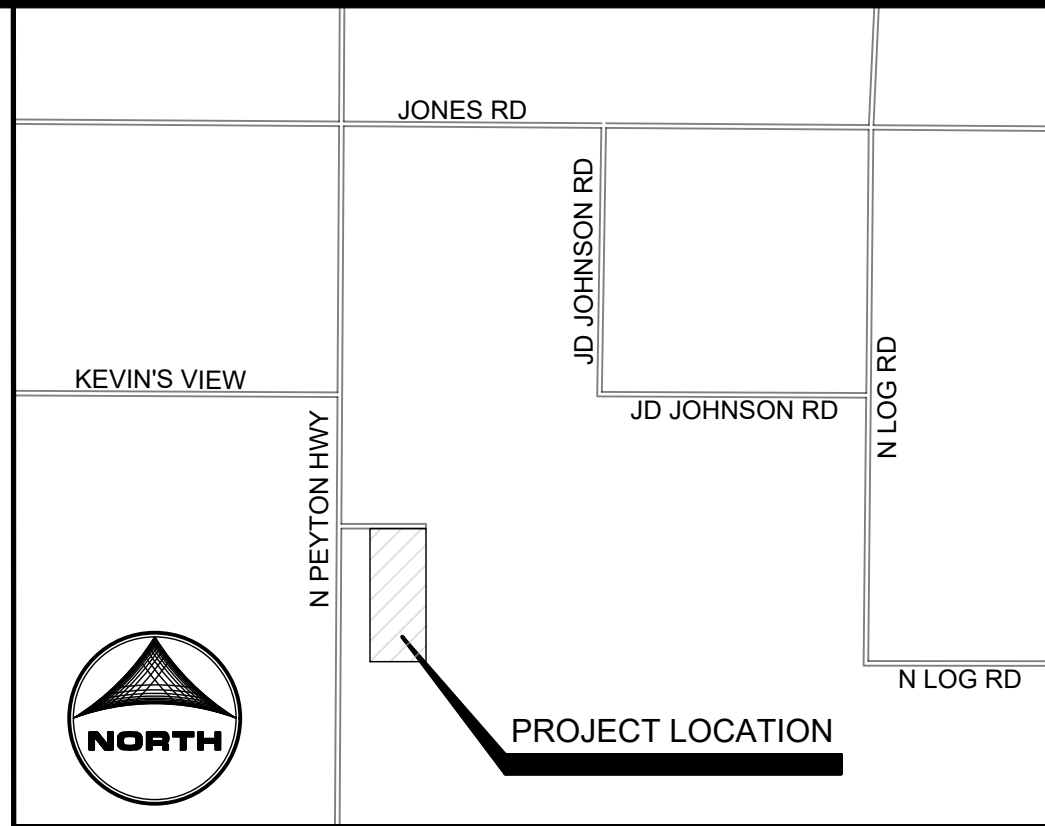
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
COVER

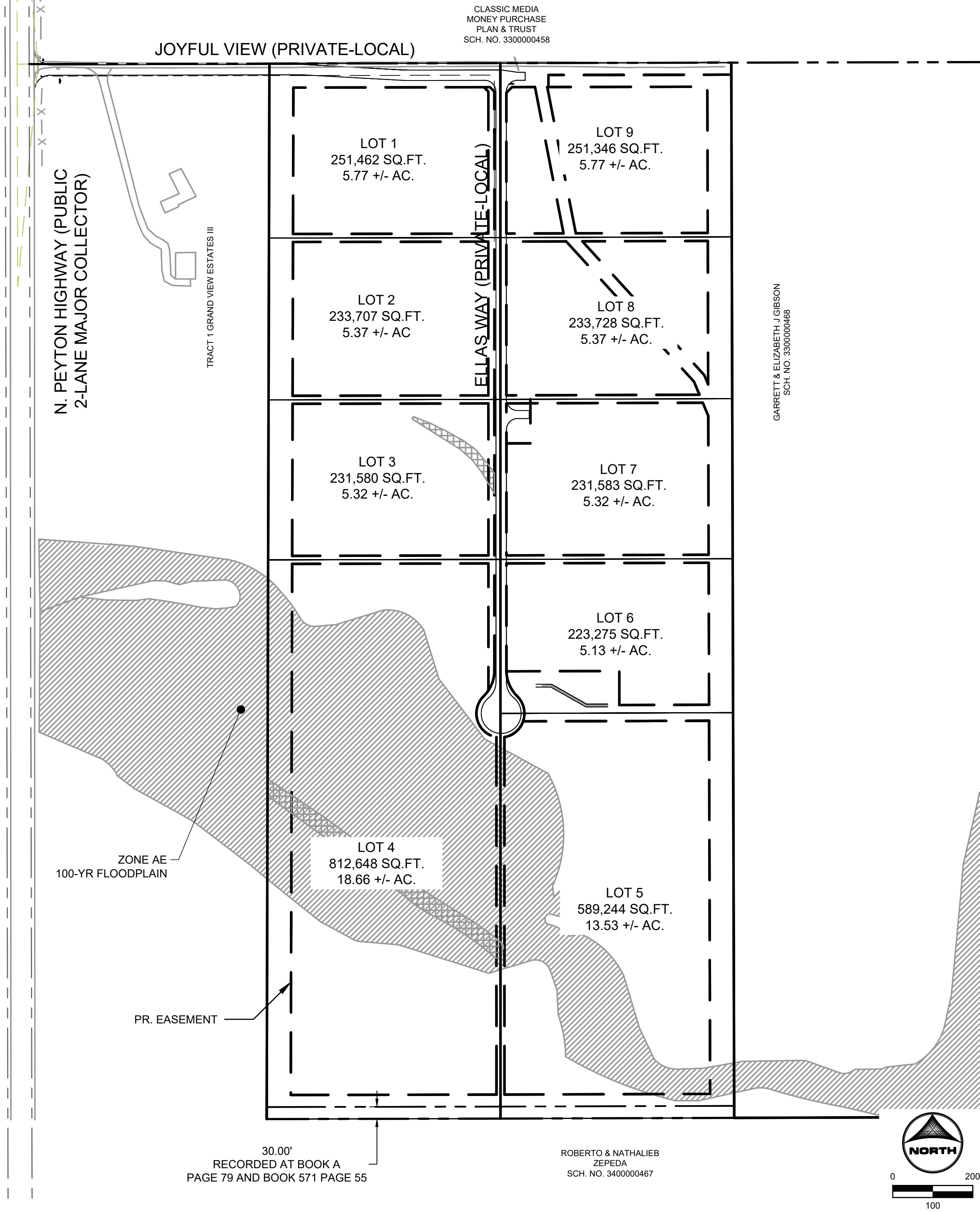
SHEET
CV
1

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



VICINITY MAP
(NOT TO SCALE)



SITE MAP
SCALE: 1"=200'

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.

JOSHUA PALMER P.E. COUNTY ENGINEER DATE

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

6" DRN

UT

W

UT

W

I.D. AREA

PROPOSED

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

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

Ø, 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

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

PB — 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

PUAE — PUBLIC UTILITY AND ACCESS ESMT

PUAE — 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/ — WITH

W/O — WITHOUT

YD — YARD

SIGNAGE LEGEND:

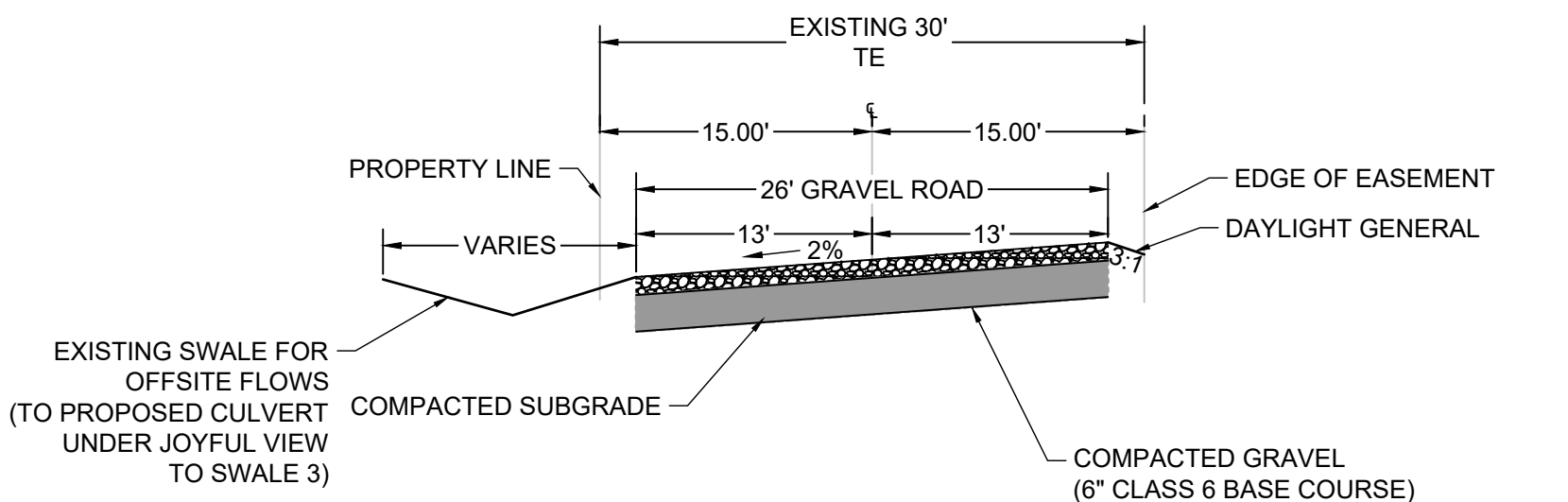
1 STOP R-1 SINGLE LANE 30"x30" MULTI LANE 36"x36"

2 ROAD NAME GREEN SEE EPC PRIVATE ROAD DETAIL

3 SPEED LIMIT 30 R2-1 24"x30"

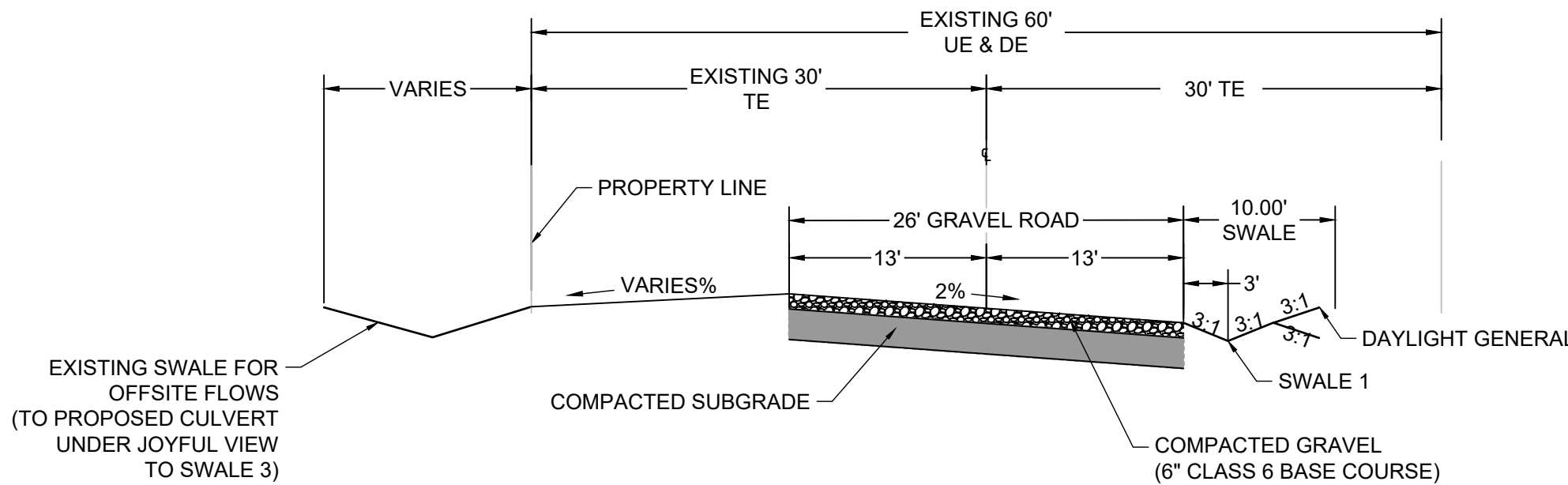
4 DEAD END W14-1a 30"x30"

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



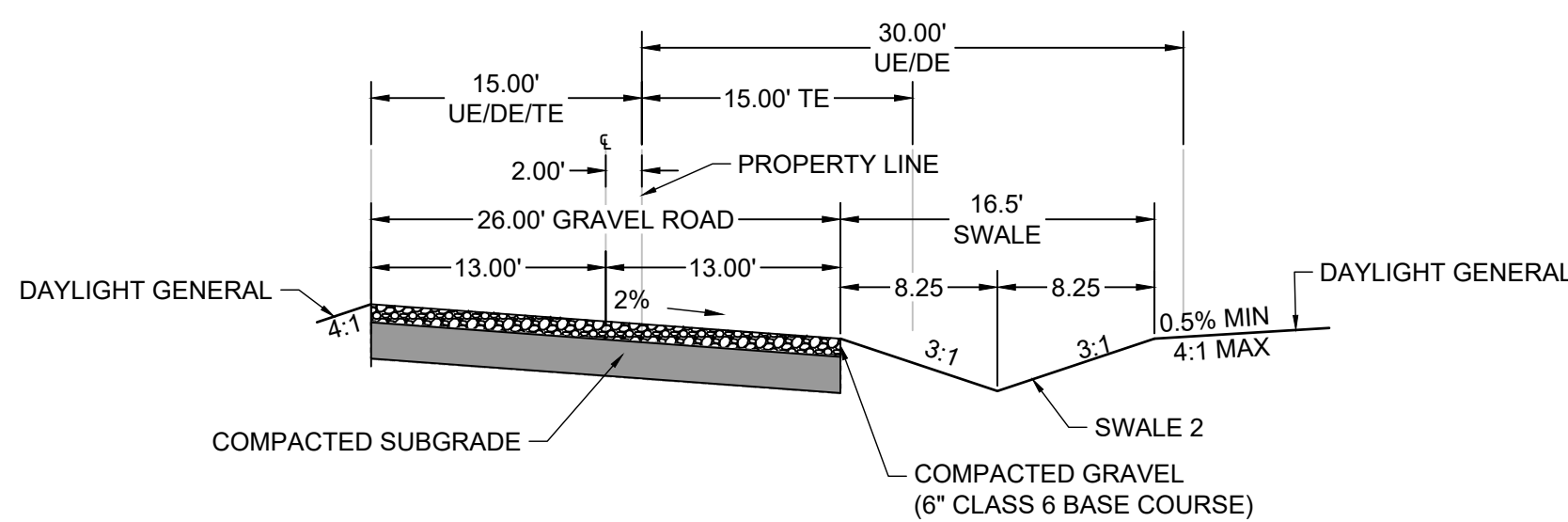
JOYFUL VIEW STATIONS 1+00 - 7+00 (PRIVATE-LOCAL)

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



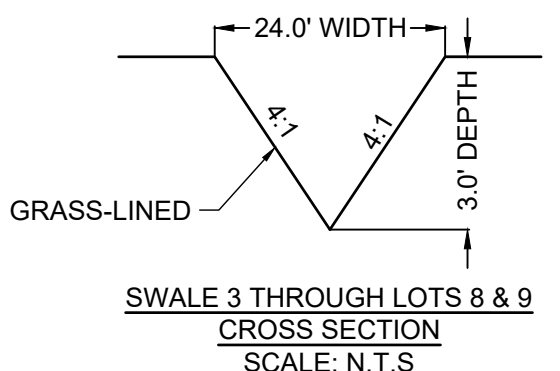
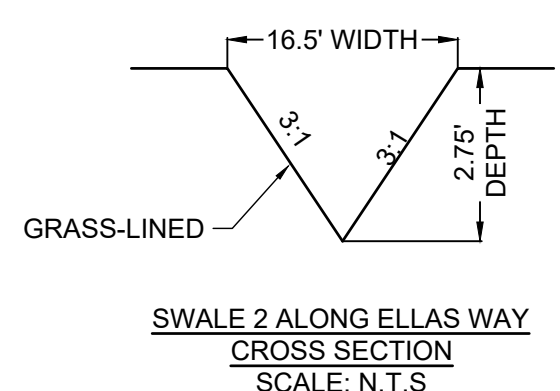
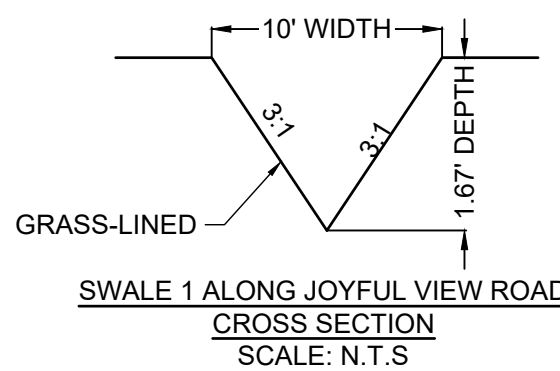
JOYFUL VIEW STATIONS 7+00 - 12+75.22 (PRIVATE-LOCAL)

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'



PCD FILING NO. SF2231

DRAWN BY: AXB

JOB DATE: 11/2/2023

BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: CPM

JOB NUMBER: 2202179

0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

CAD DATE: 1/15/2024

CAD FILE: J:\2022\2202179\CAD\DWG\IC\Cover

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

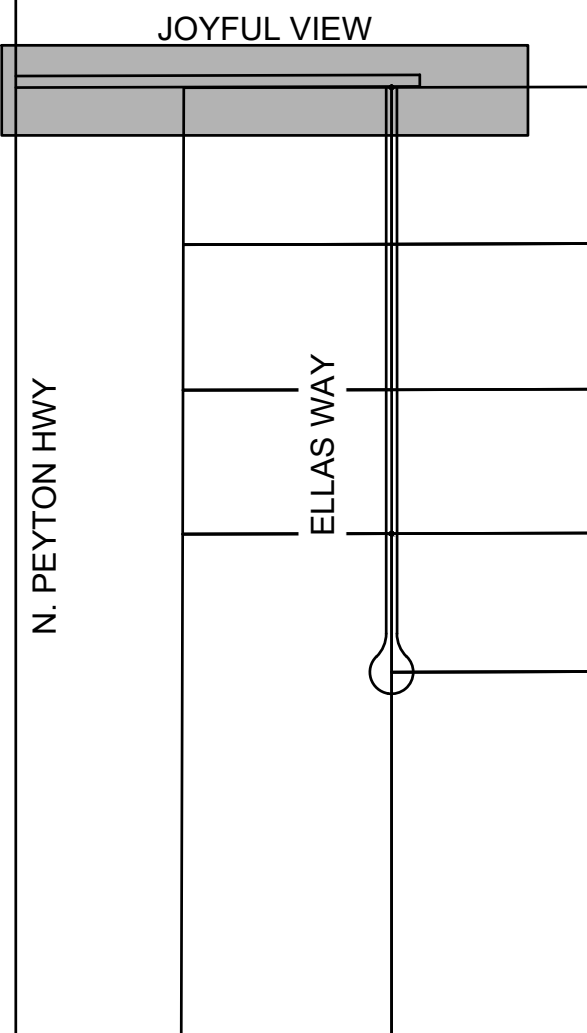
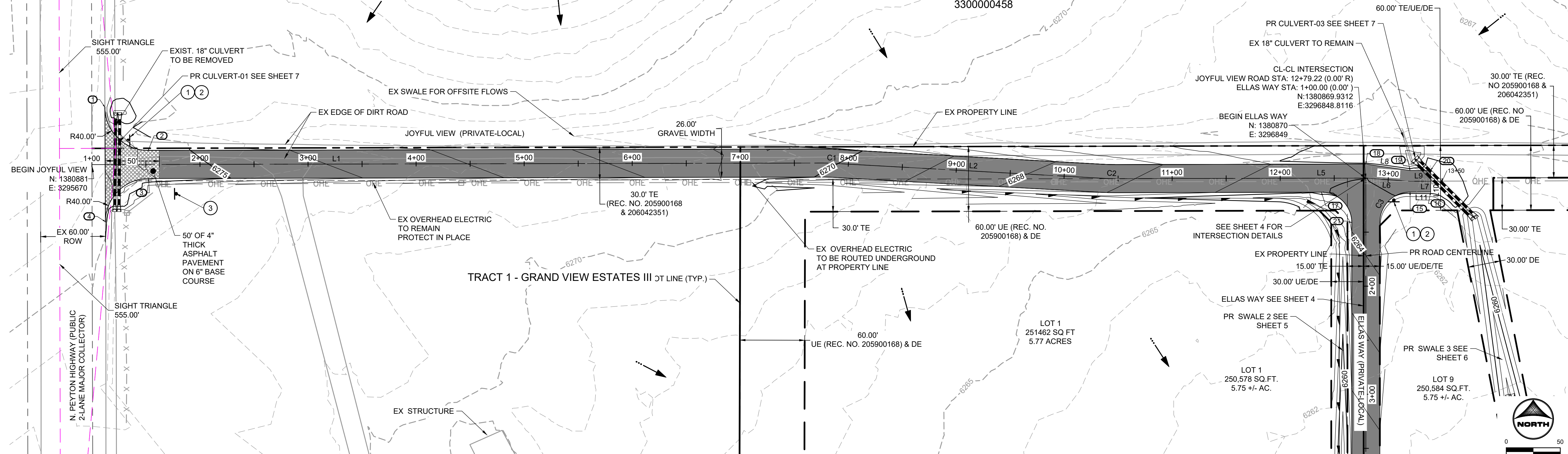
CONSTRUCTION DOCUMENTS

LEGEND & TYPICAL SECTIONS

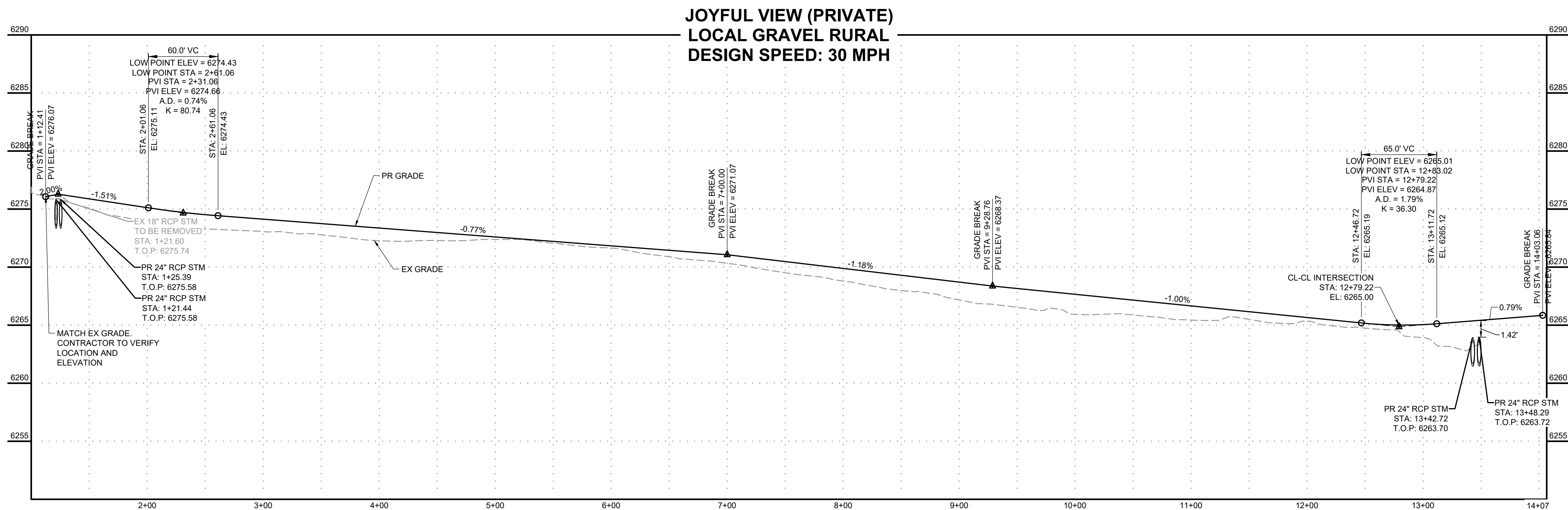
SHEET

LE

2



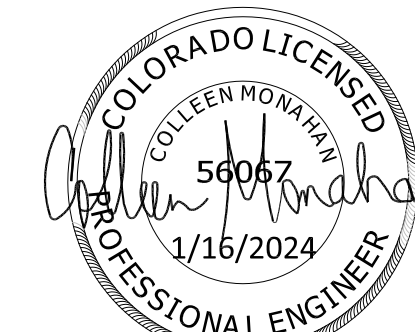
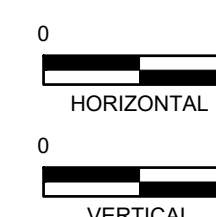
KEY MAP
SCALE: N.T.S.



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\City\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION



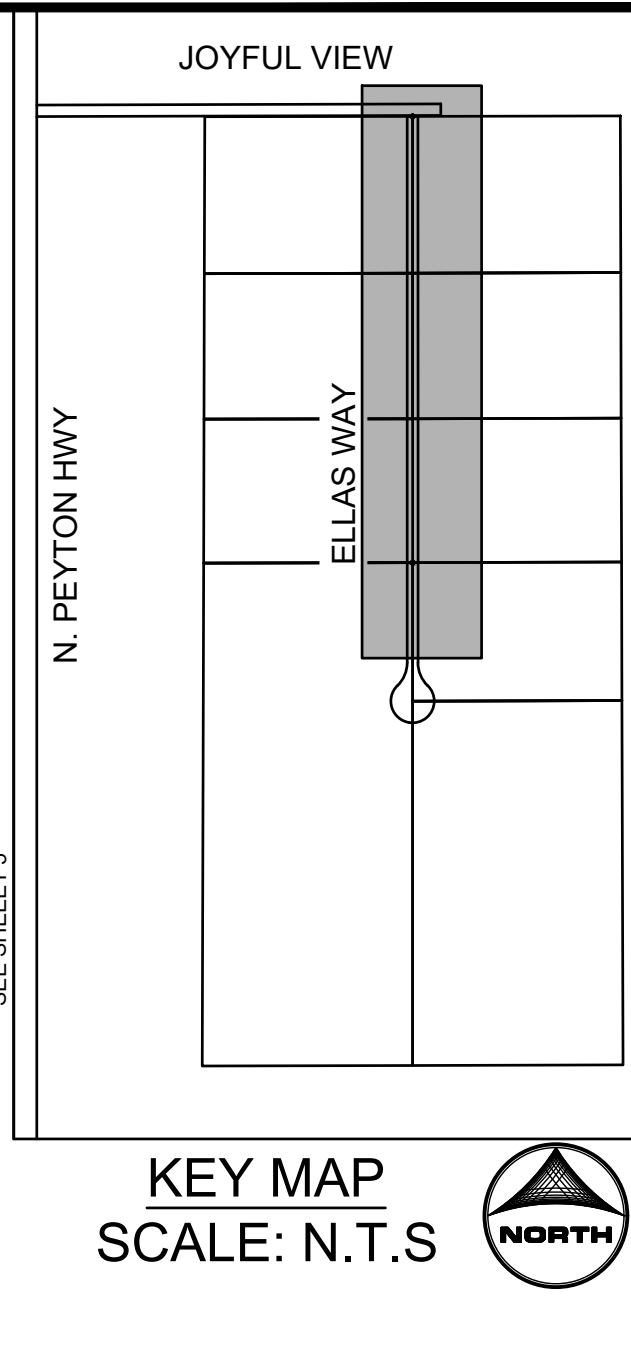
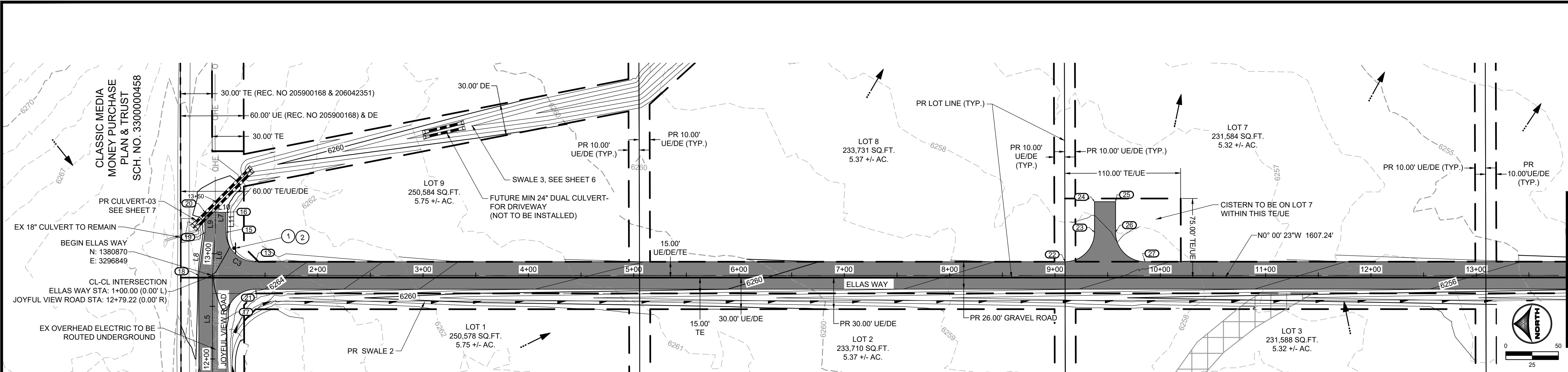
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

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

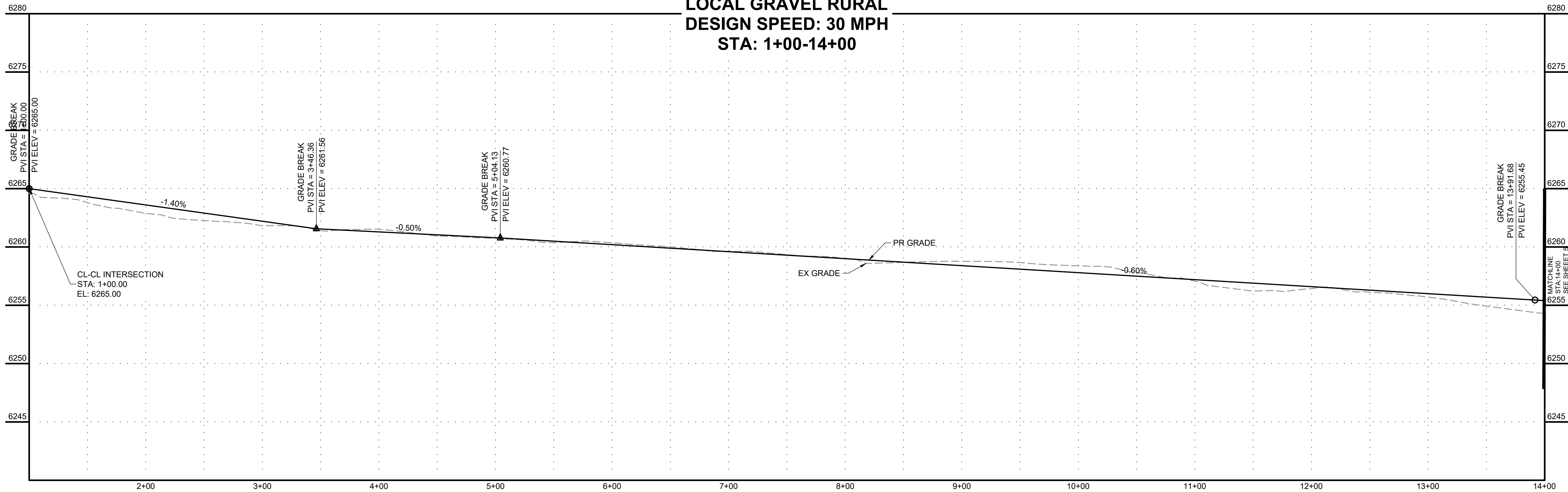
CONSTRUCTION DOCUMENTS
JOYFUL VIEW ROAD

SHEET
ST

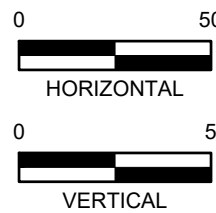
3



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)	???



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

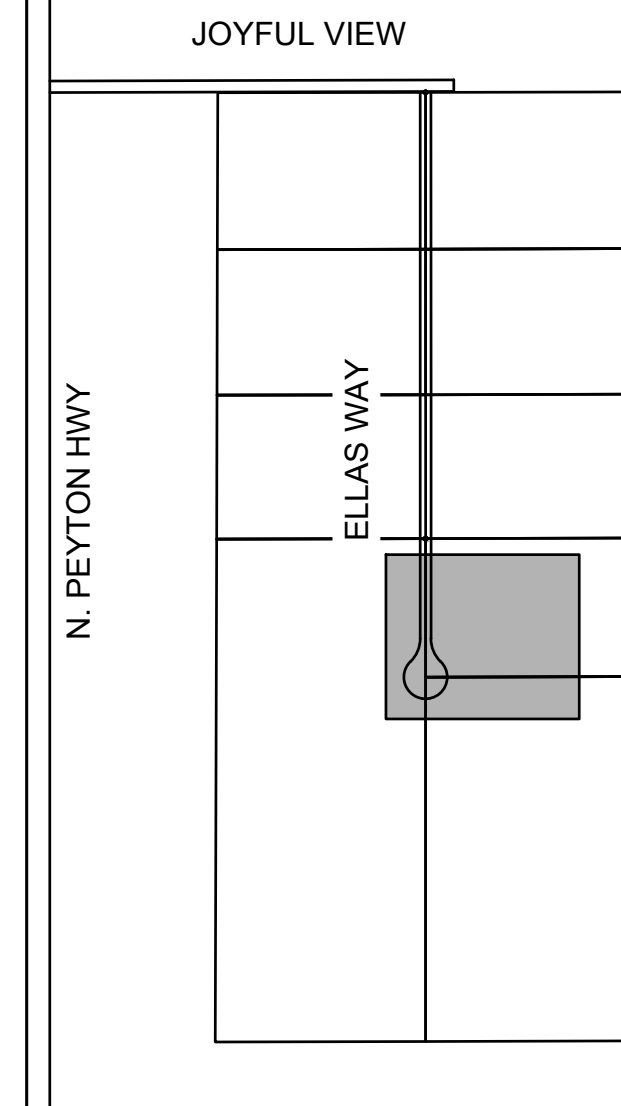
NO.	DATE	BY	REVISION DESCRIPTION

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

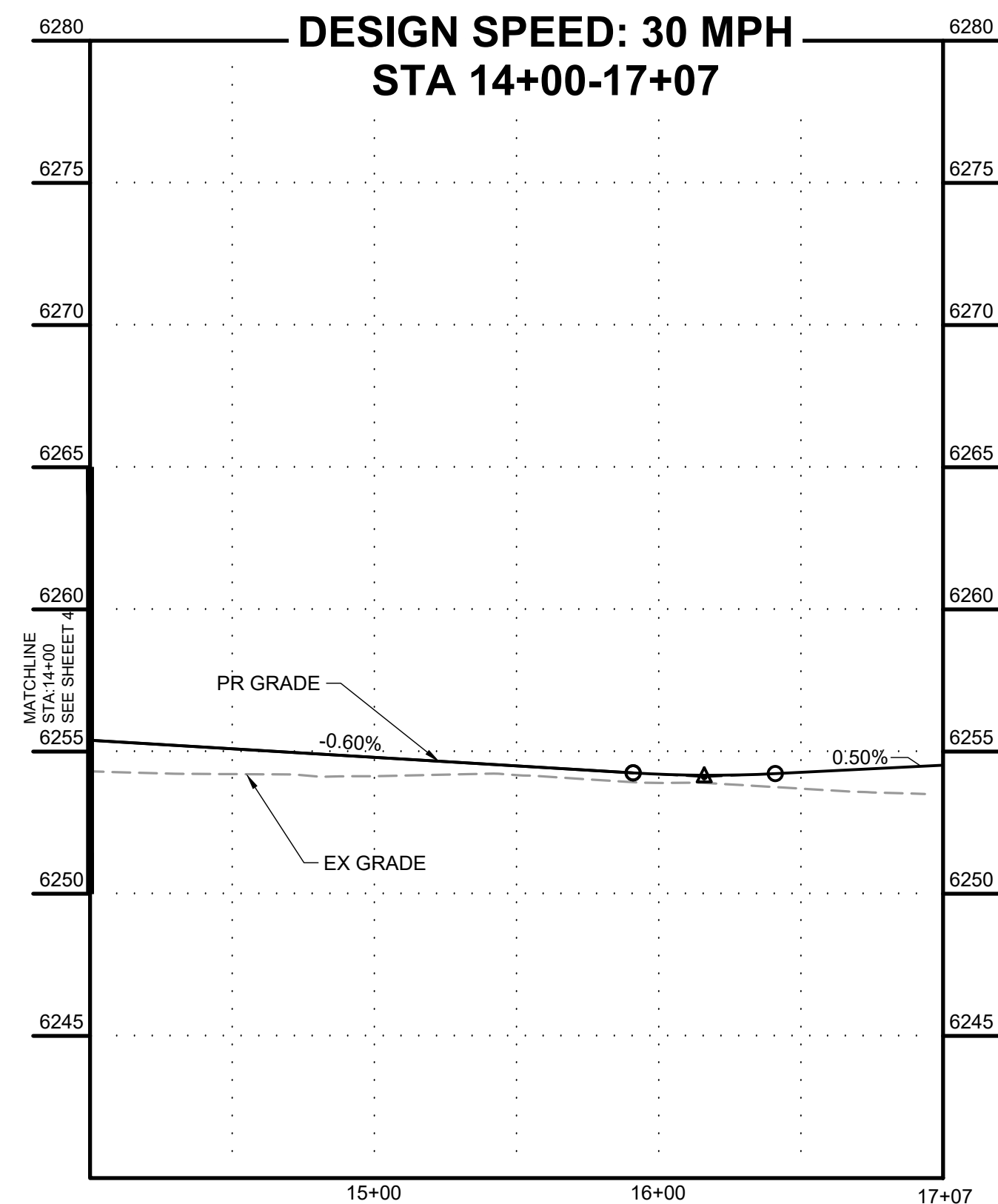




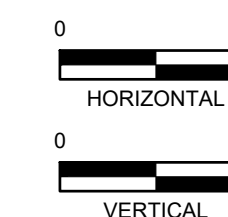
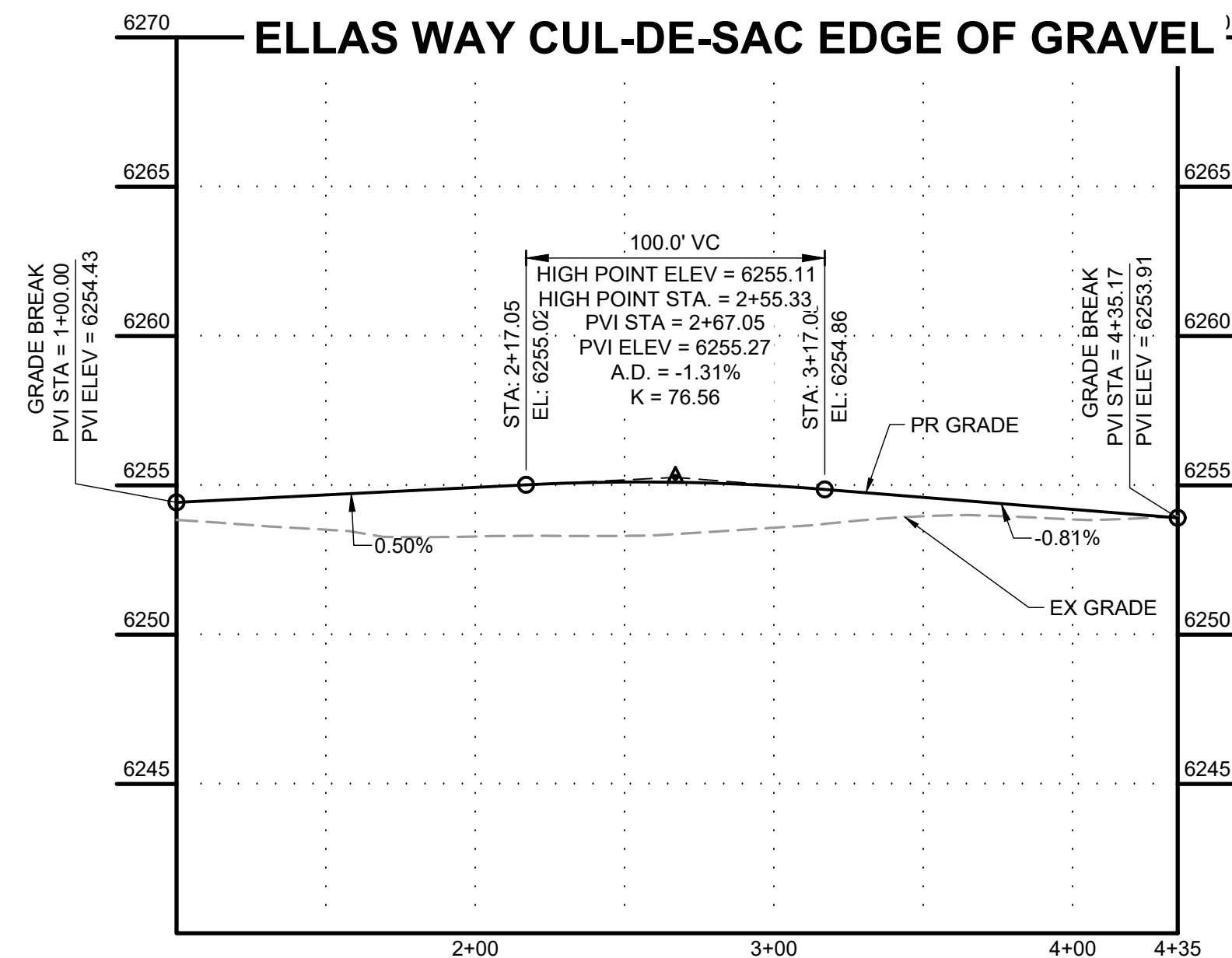
KEY MAP
SCALE: N.T.S.



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



- ELLAS WAY CUL-DE-SAC EDGE OF GRAVEL -



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\Drawgs\C\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION

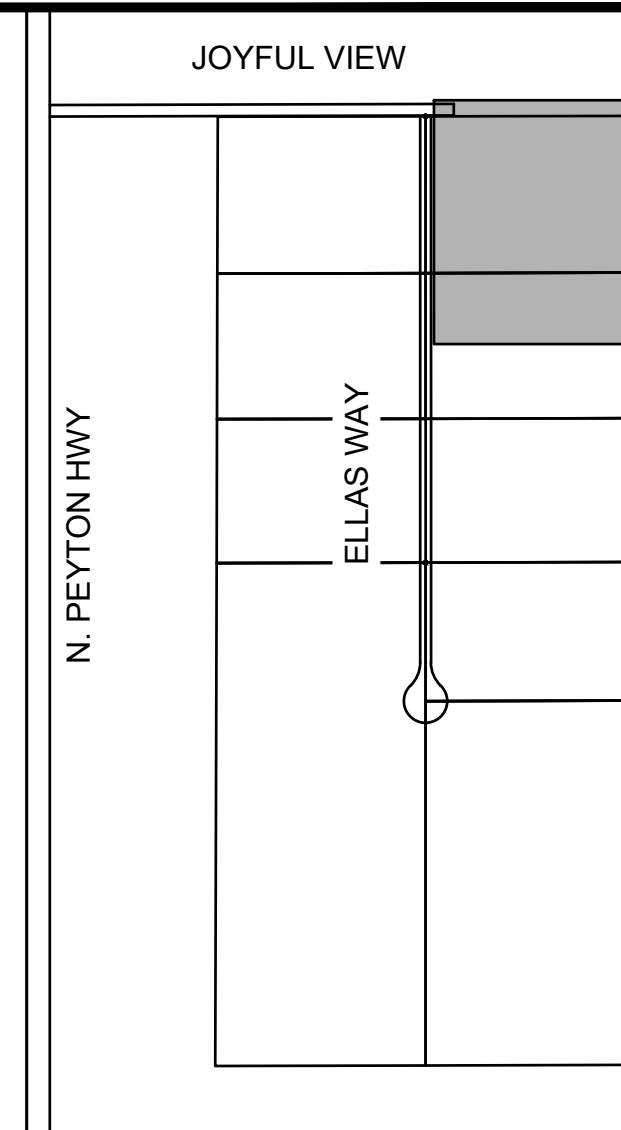


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

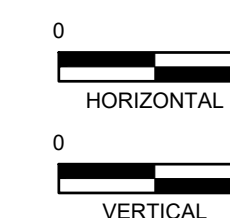
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
ELLAS WAY CULDESAC


SHEET
ST



KEY MAP
SCALE: N.T.S



PCD FILING NO. SF2231

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

NO.	DATE	BY	REVISION DESCRIPTION

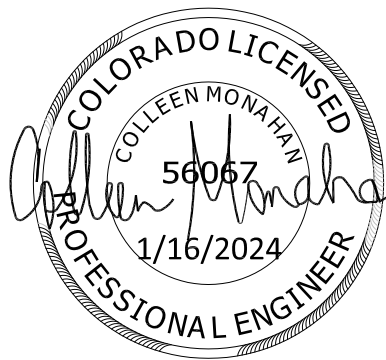
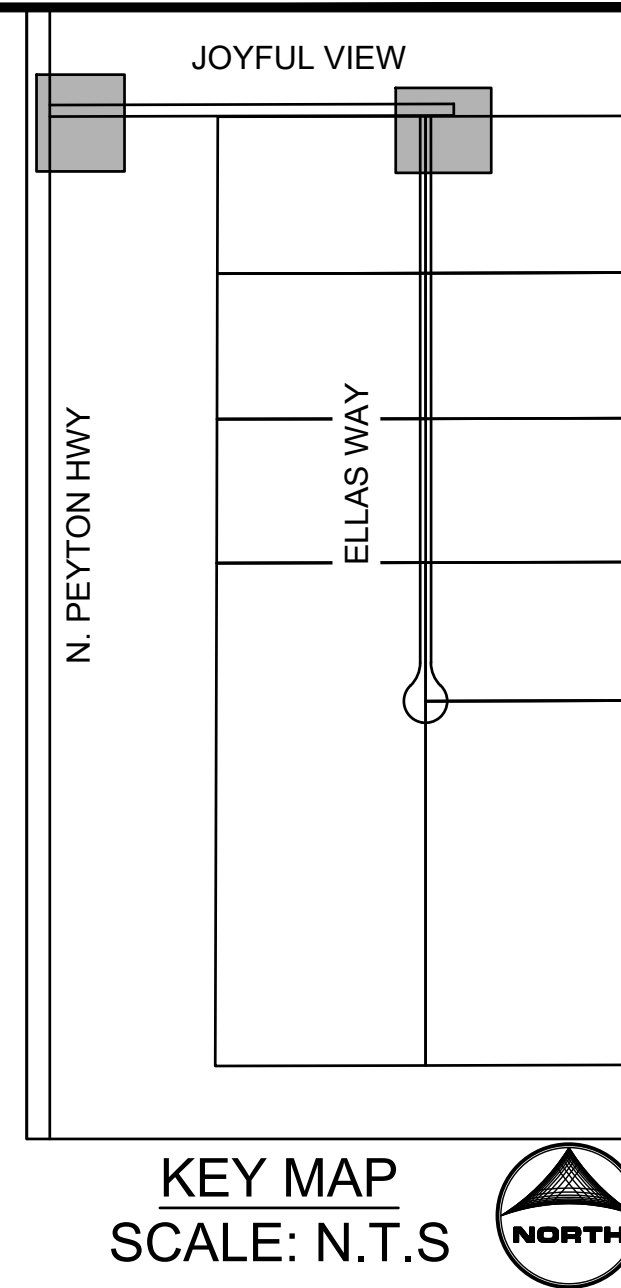
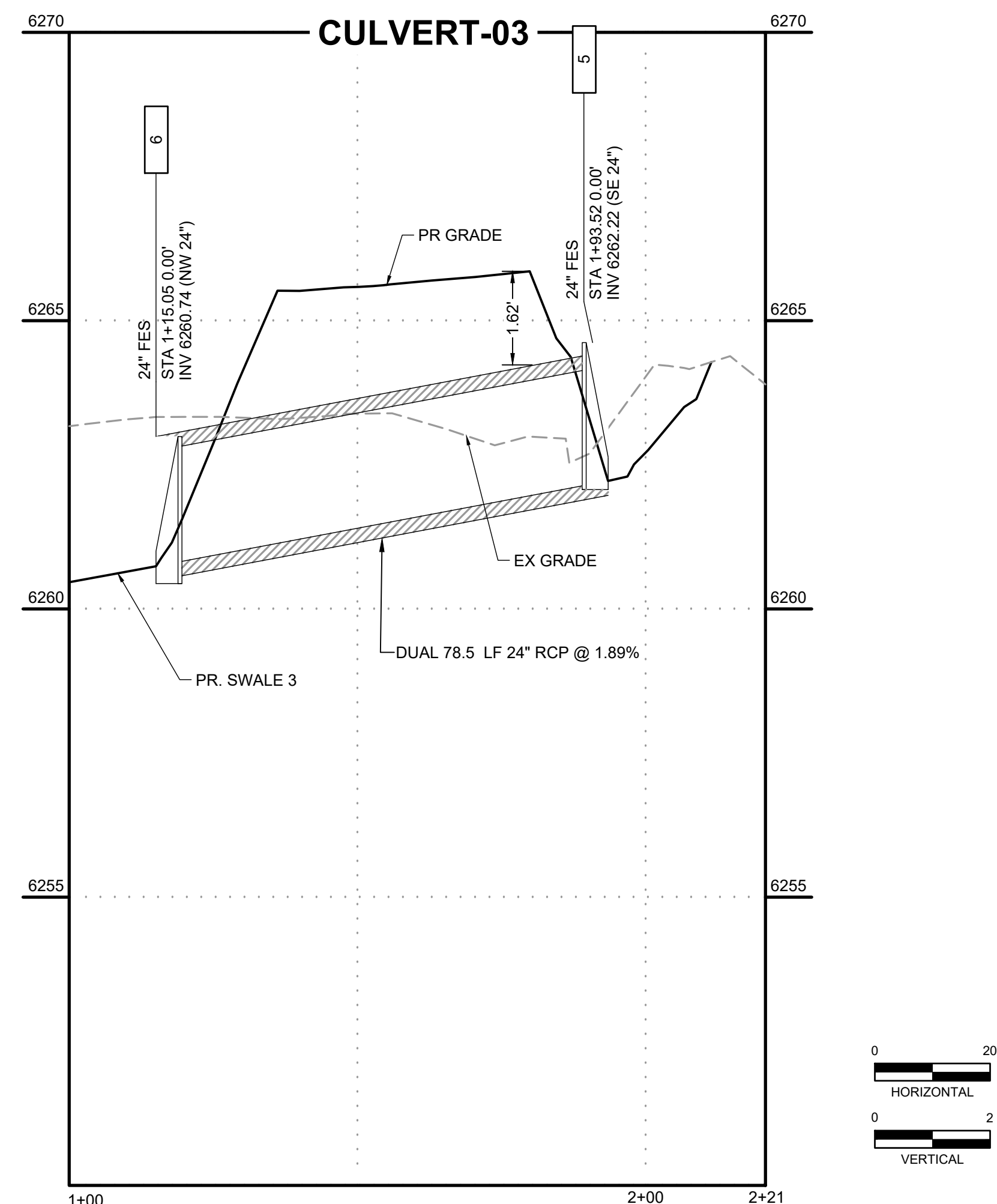
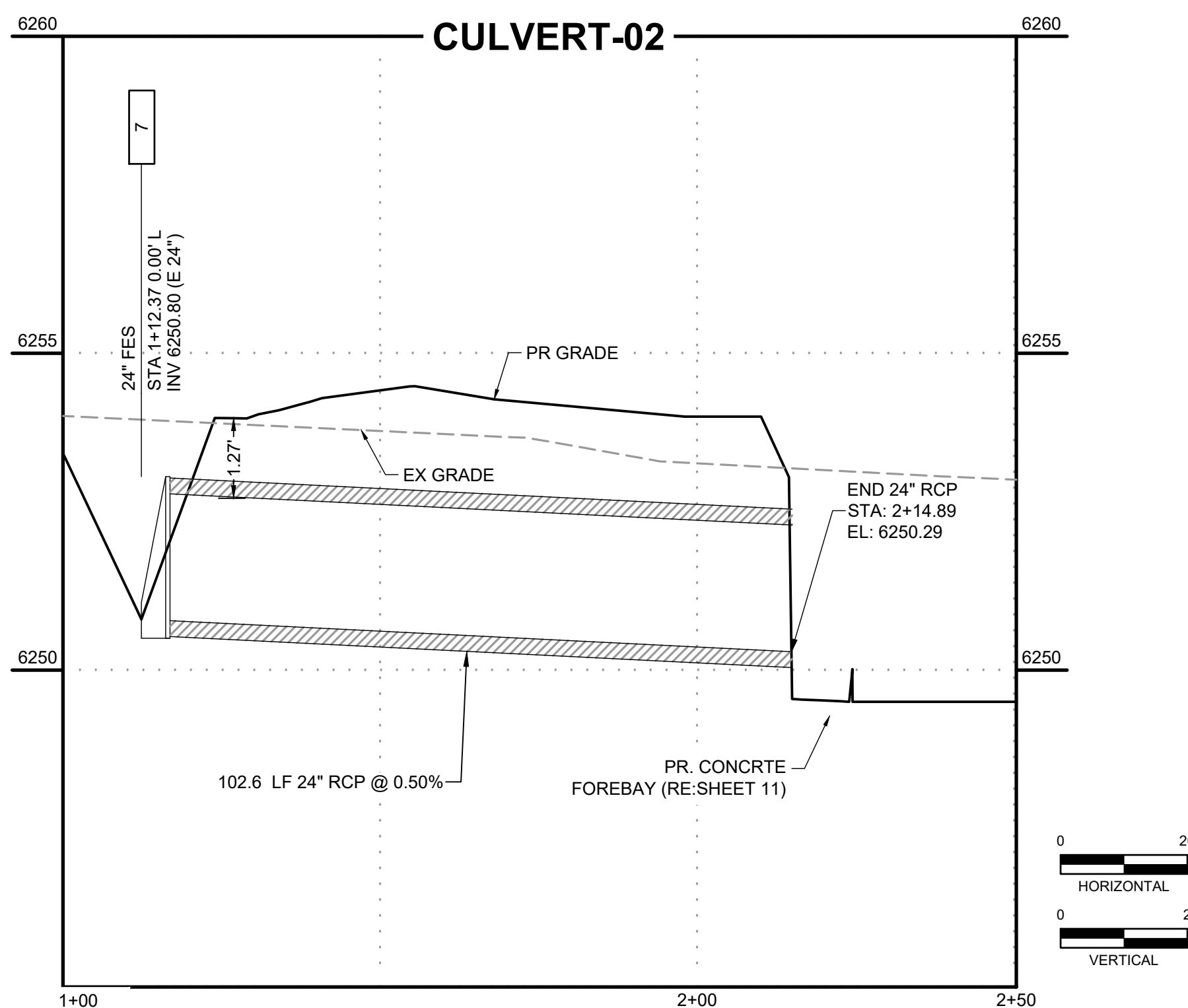
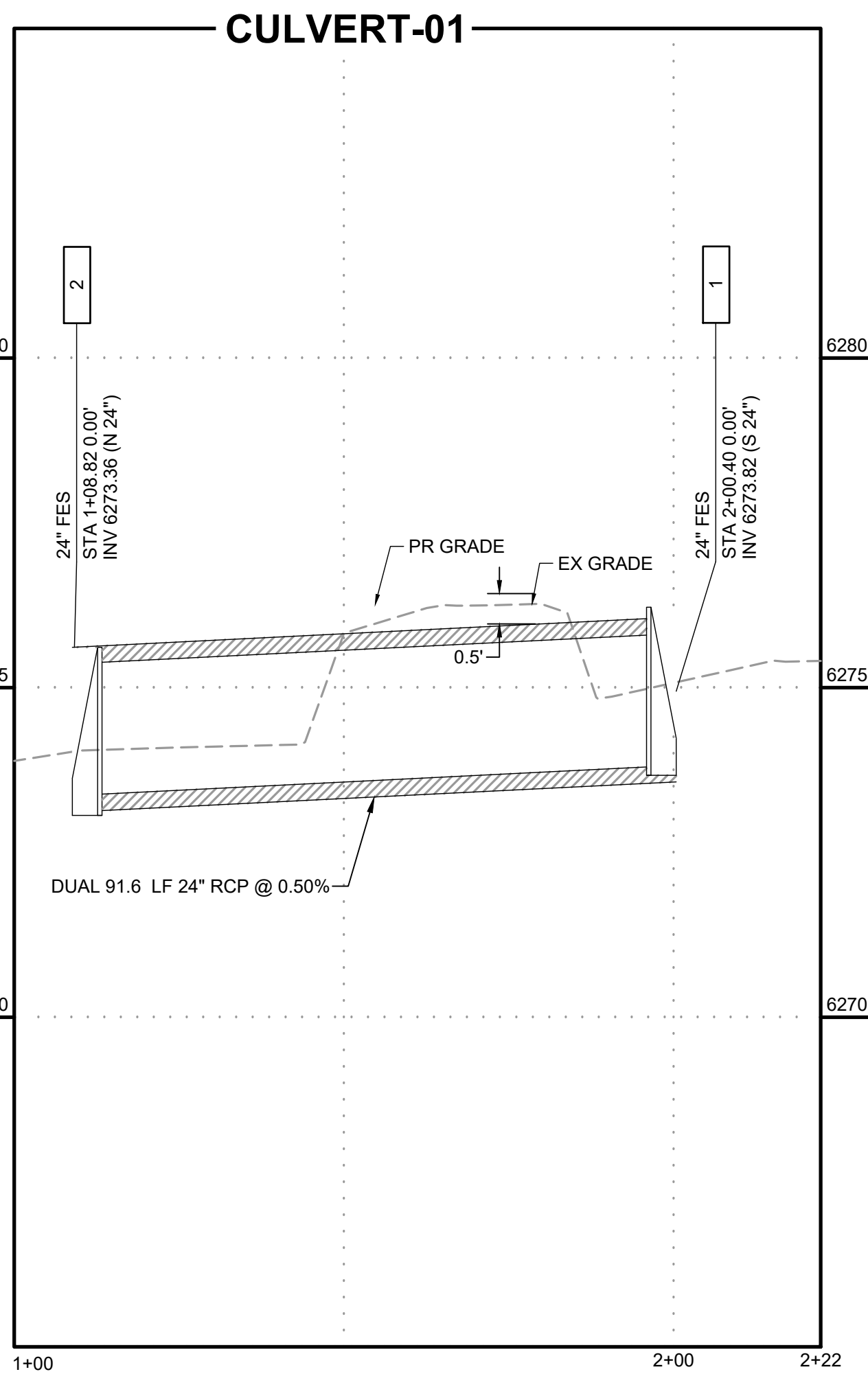


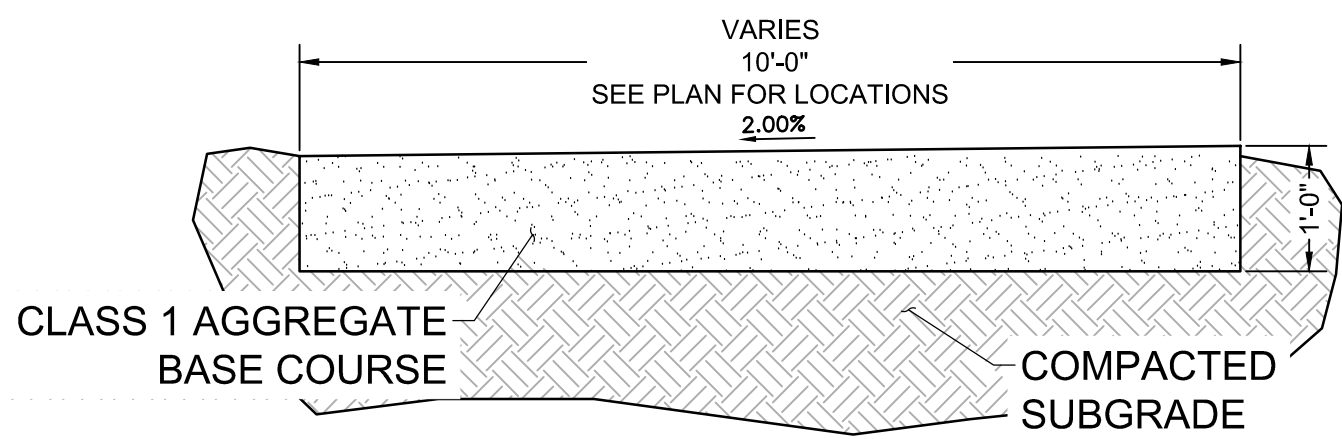
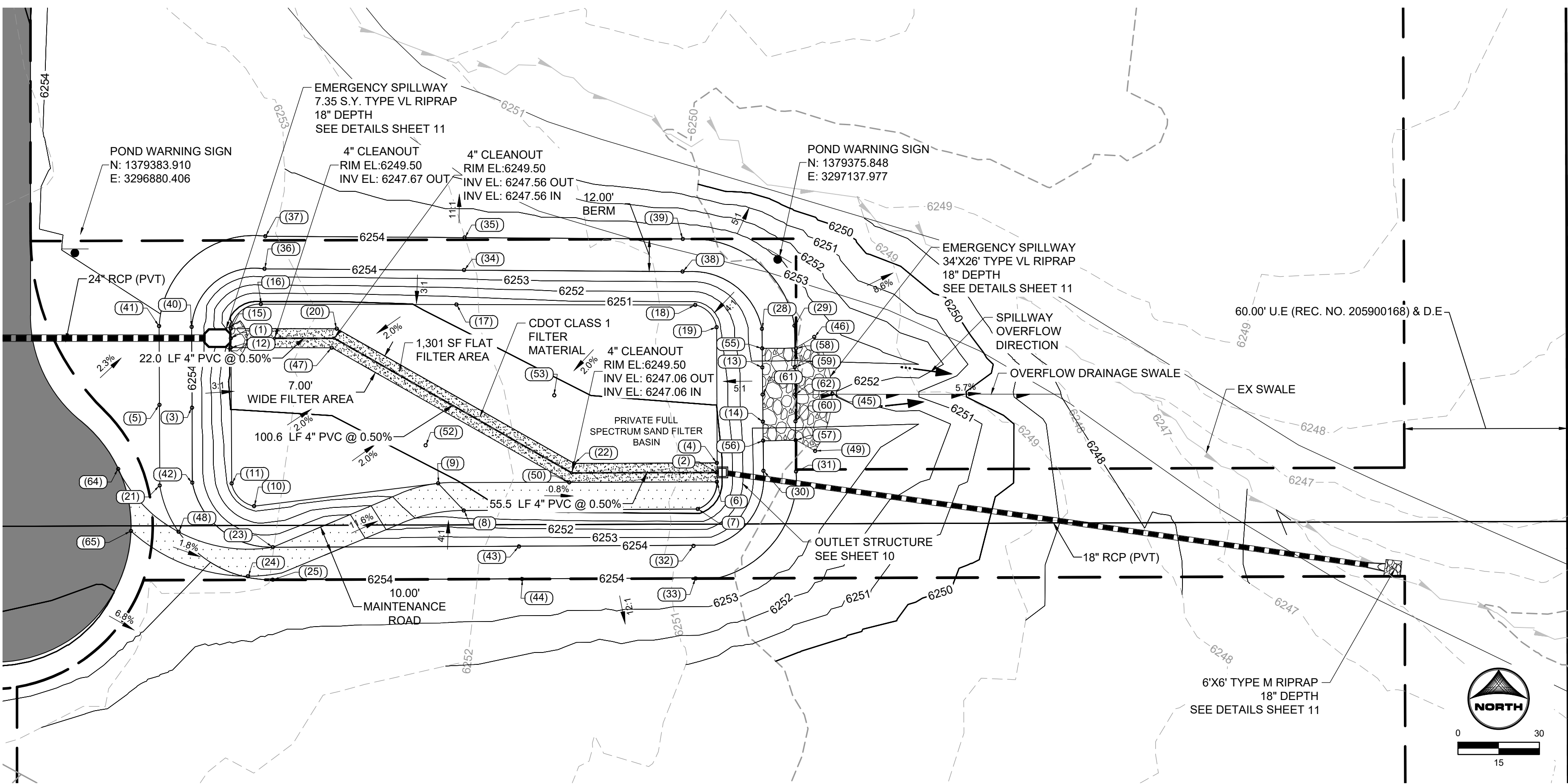
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

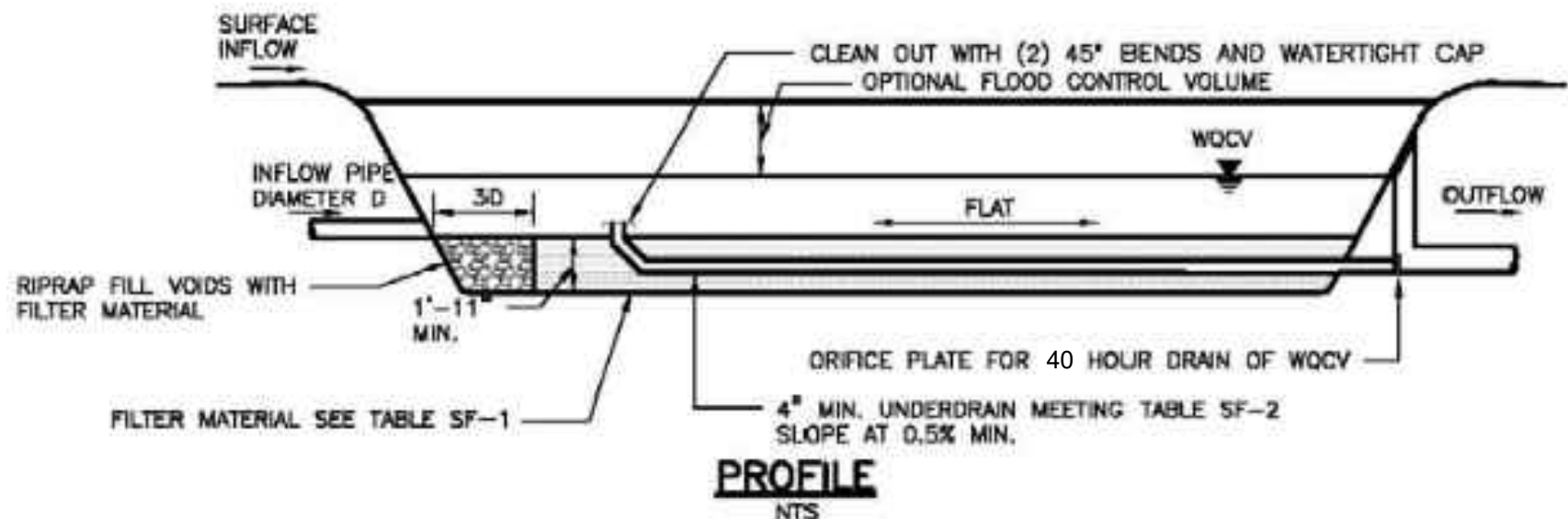
CONSTRUCTION DOCUMENTS
SWALE #3 PLAN & PROFILE

SHEET
ST

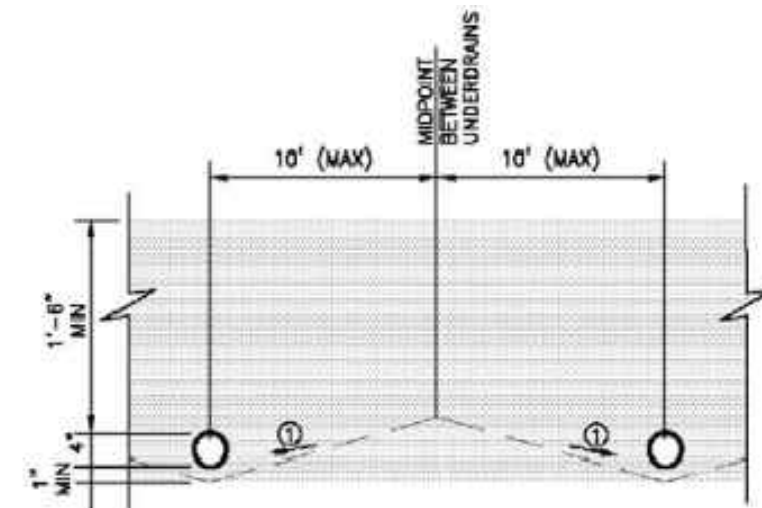




**MAINTENANCE ROAD TYPICAL
SECTION**
SCALE: NTS



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



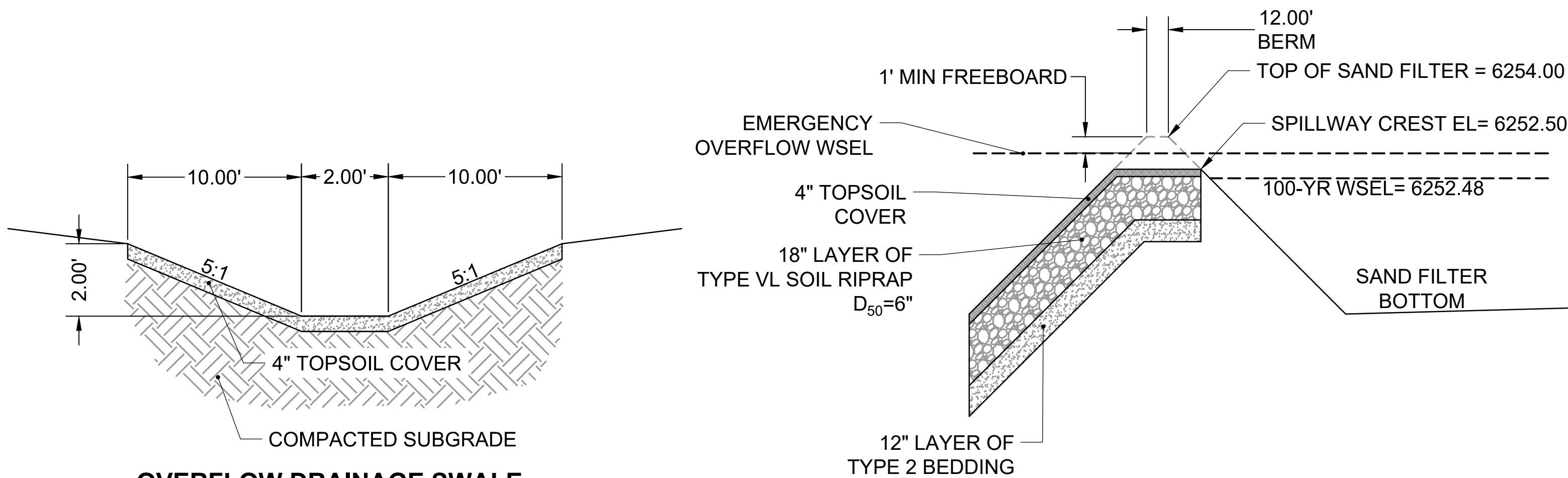
**UNDERDRAIN SUBGRADE
TYPICAL SECTION**
SCALE: NTS

POND GRADING NOTES:

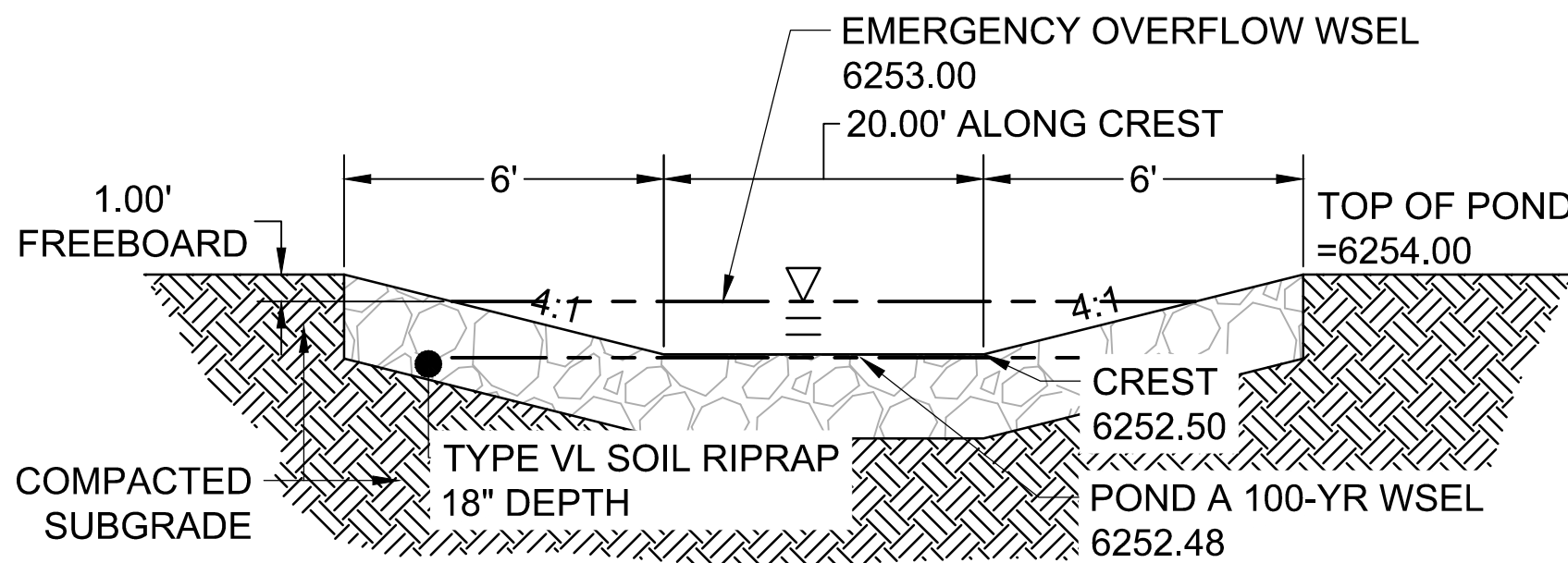
- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
- PET 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



**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



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

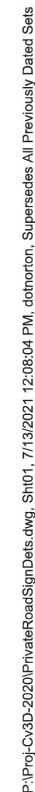
POND PLAN
PERMANENT CONTROL MEASURE PLAN

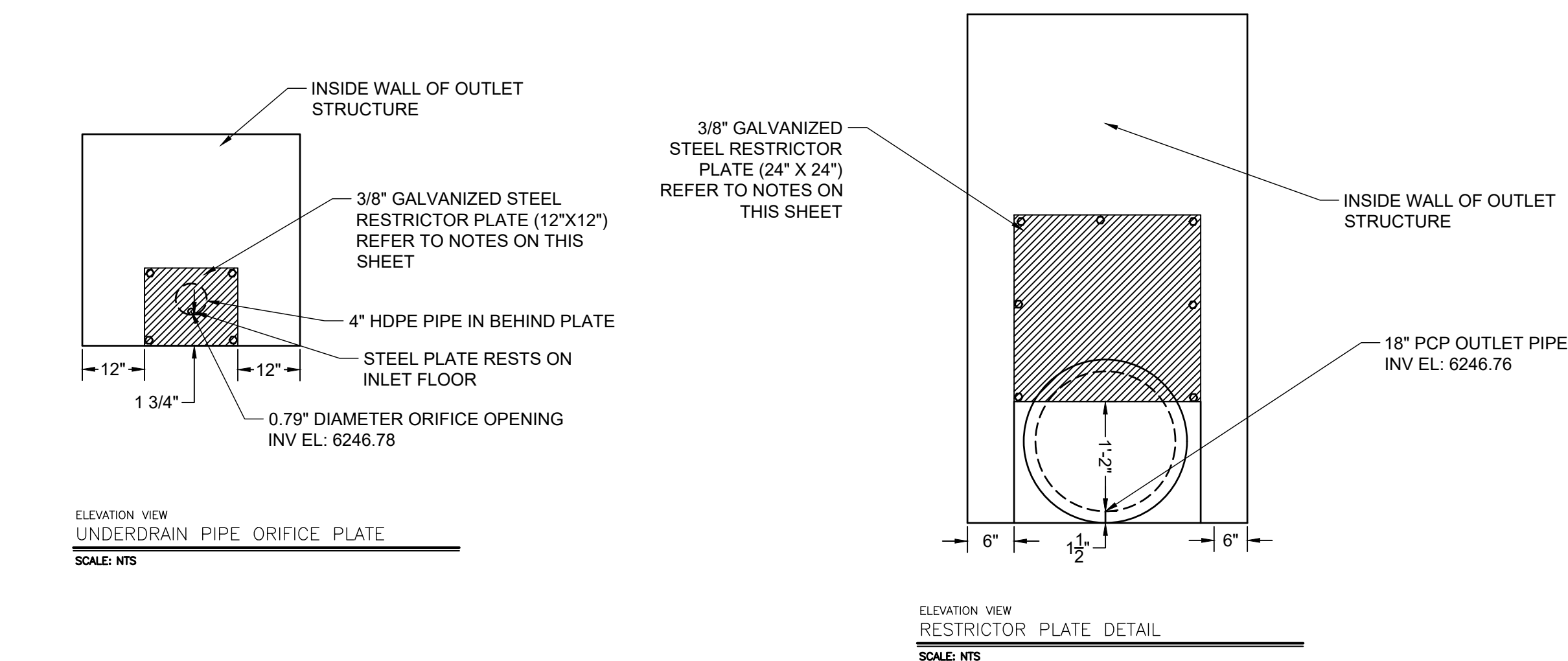
SHEET
GR

8

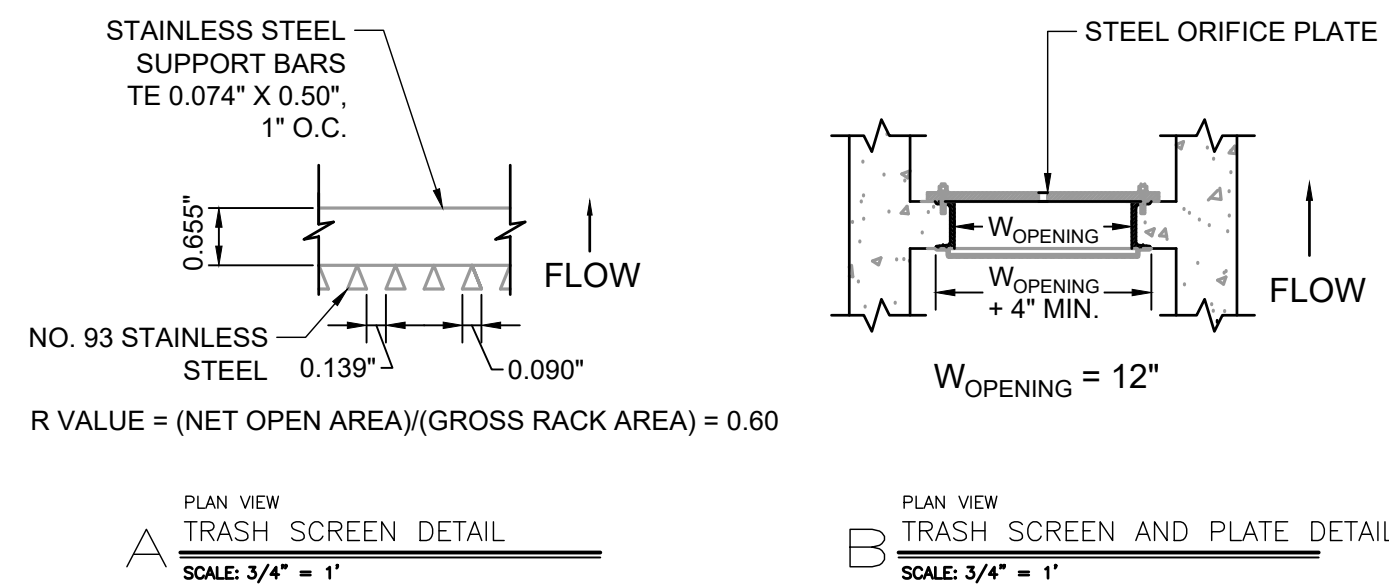
PCD FILING NO. SF2231







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. $\frac{3}{8}$ " 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.

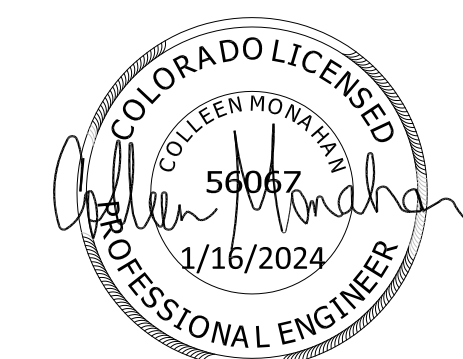
POND WARNING SIGN
SCALE: NTS
MINIMUM SIGN AREA = 3 FT²
SIGNS SHALL BE FABRICATED OF DURABLE
MATERIALS, SUCH AS METAL OR PLASTIC, USING
RED LETTERING ON A WHITE BACKGROUND

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


Table SF-2. Dimensions for Slotted Pipe¹

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

¹ 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  1"
CAD DATE: 1/15/2024 IF NOT ONE INCH,
CAD FILE: J:\2022\2022179\CAD\Draws\C\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

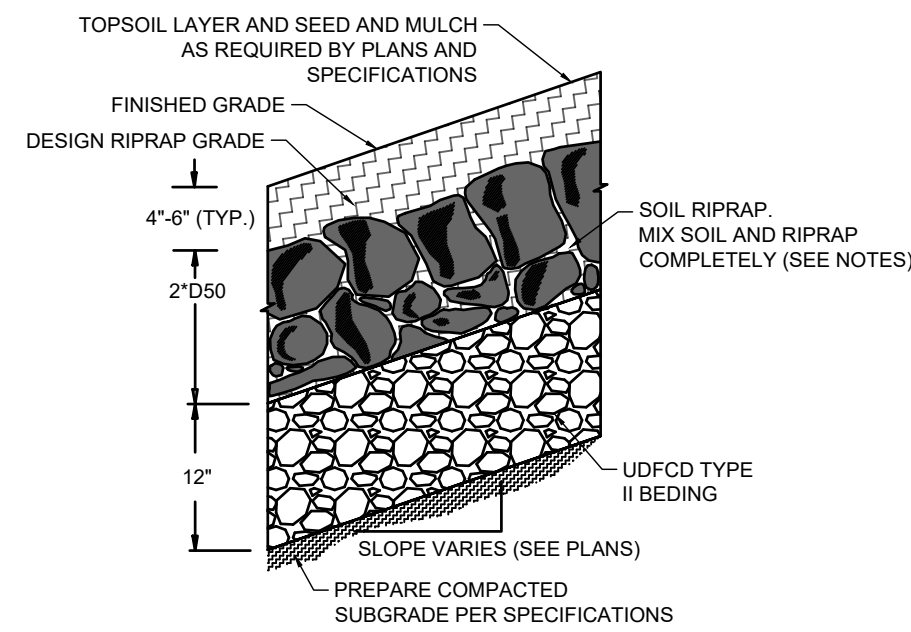
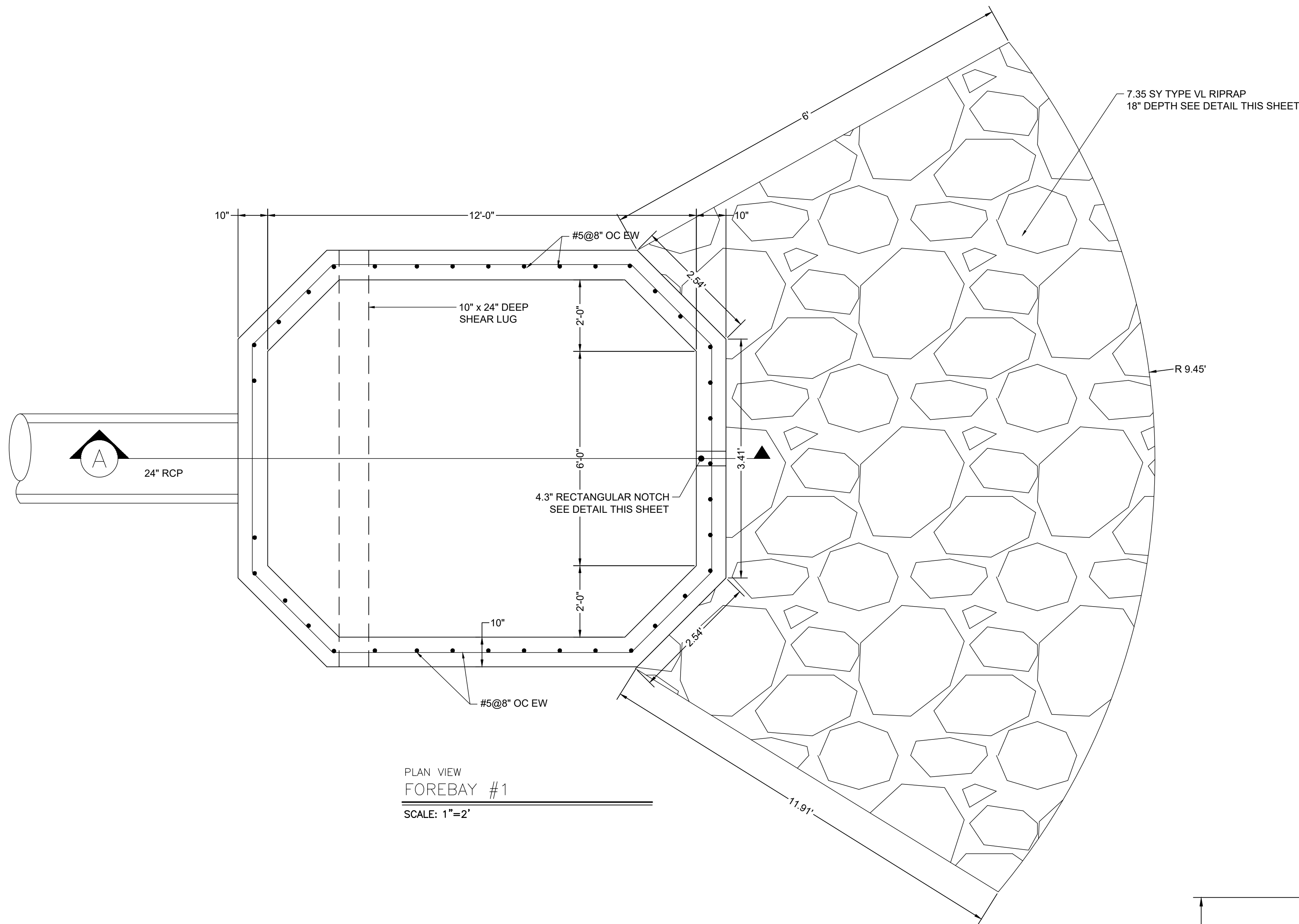
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

POND CONSTRUCTION DOCUMENTS

OUTLET STRUCTURE DETAILS

SHEET
DT

10



SOIL RIPRAP EMBANKMENT PROTECTION
WITH BEDDING TYP. SECTION
N.T.S.

TYPE L RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D50=9"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

TYPE H RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
30	70-100
24	50-70
18	35-50
6	2-10

*TYPE H RIPRAP D50=18"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

SRIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

TYPE VL RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
12	70-100
9	50-70
6	35-50
2	2-10

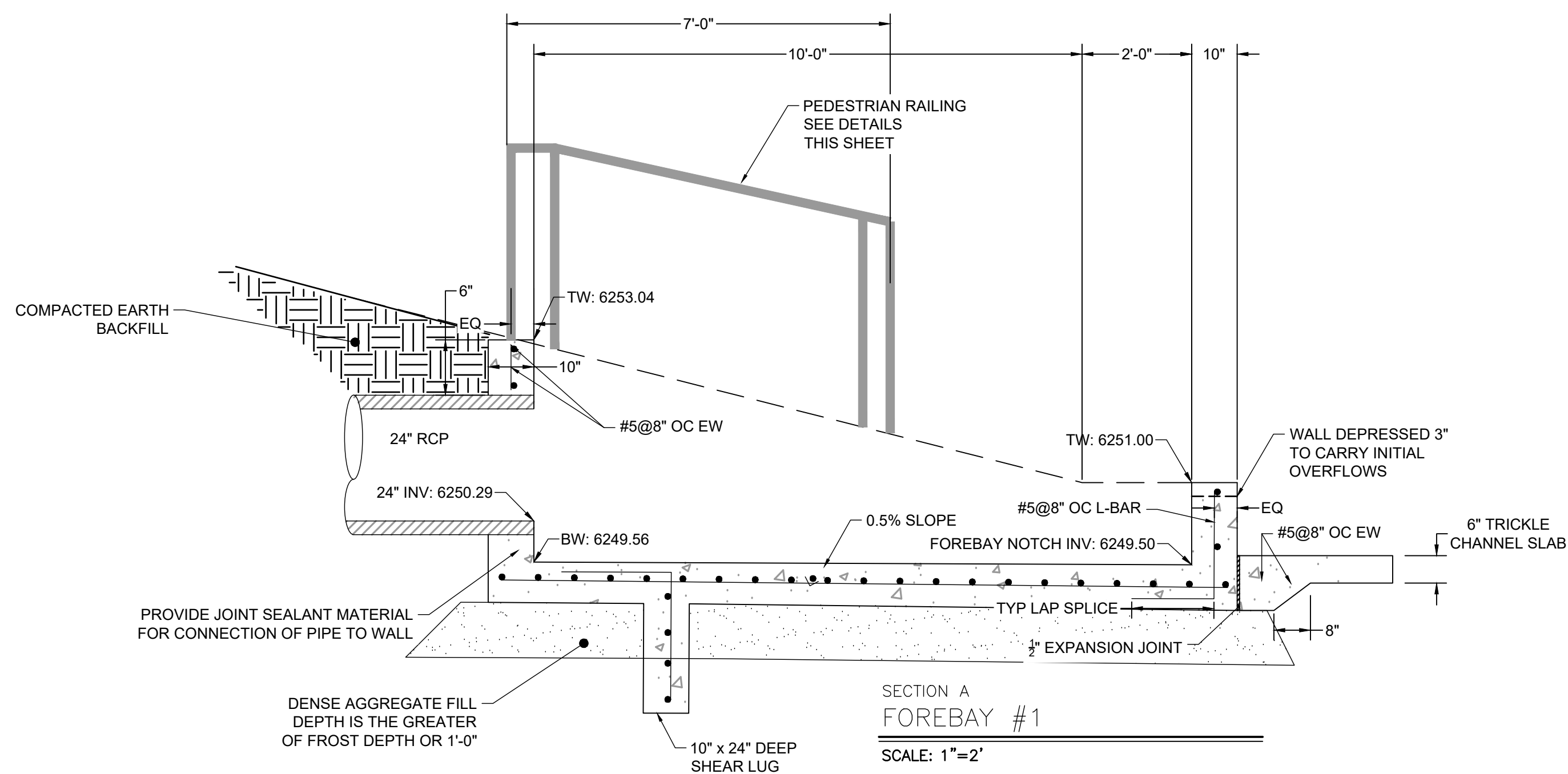
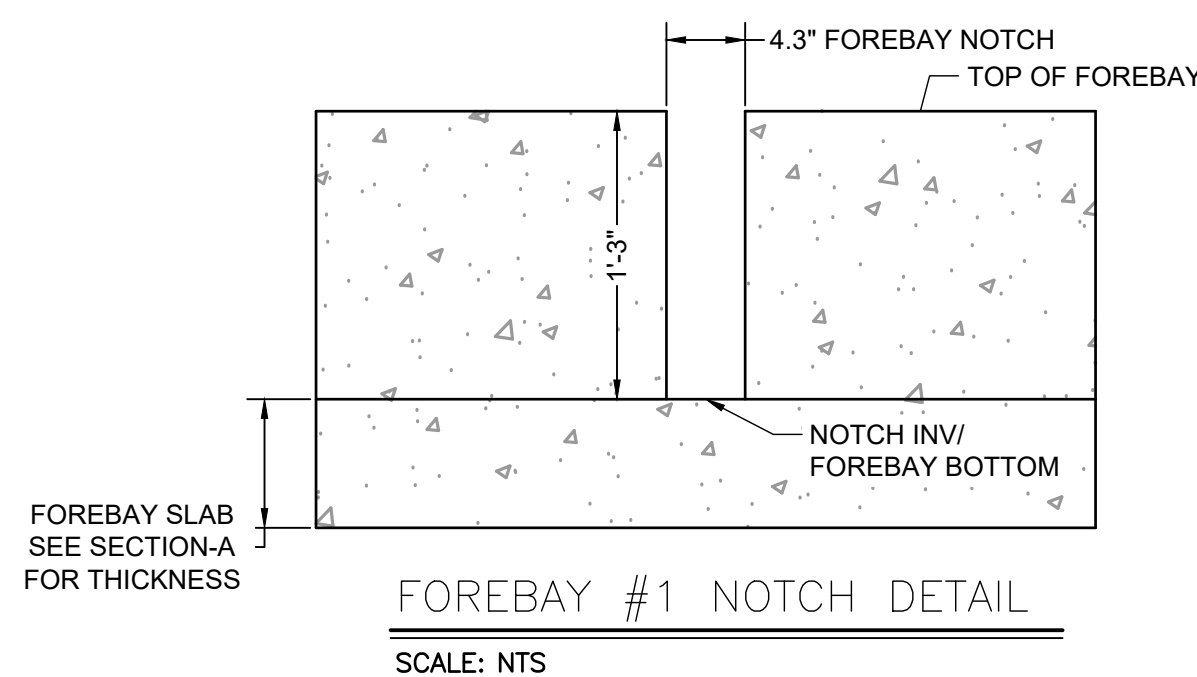
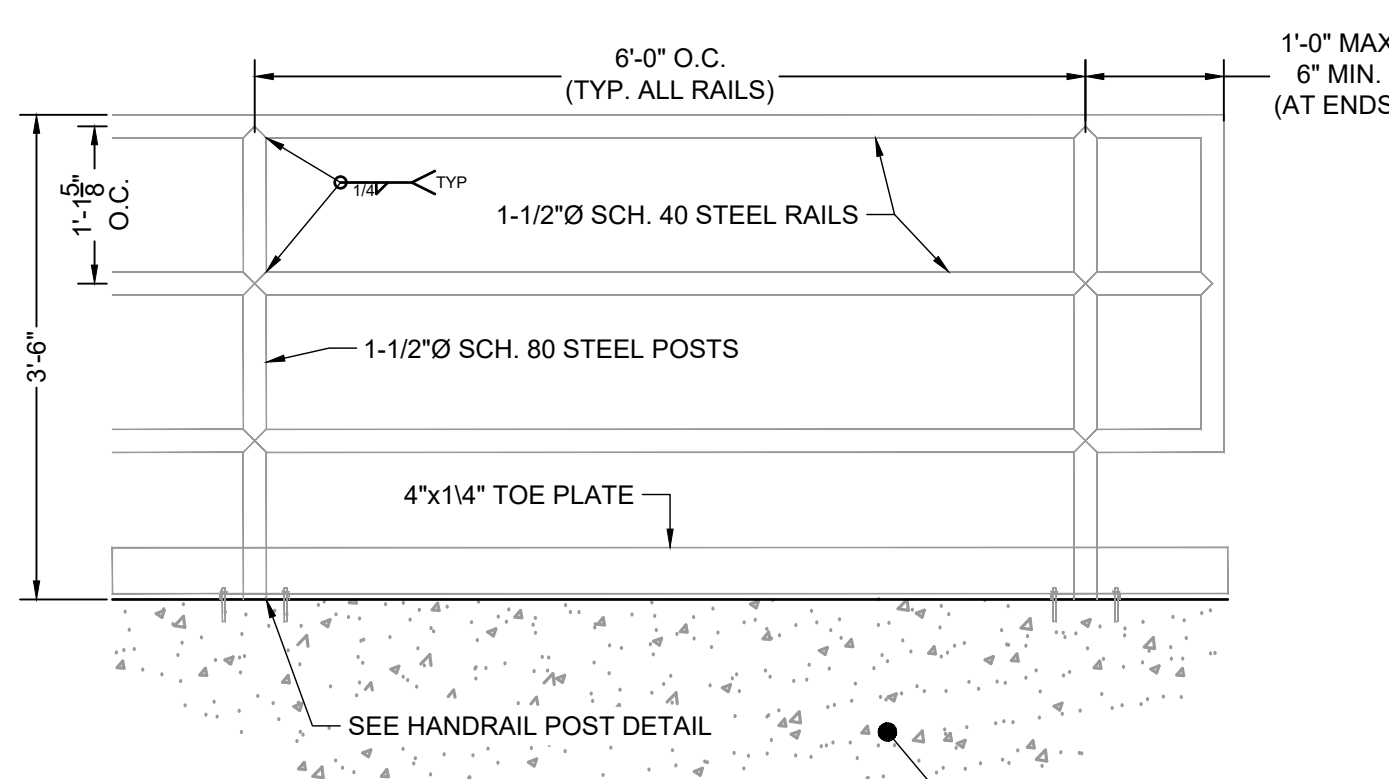
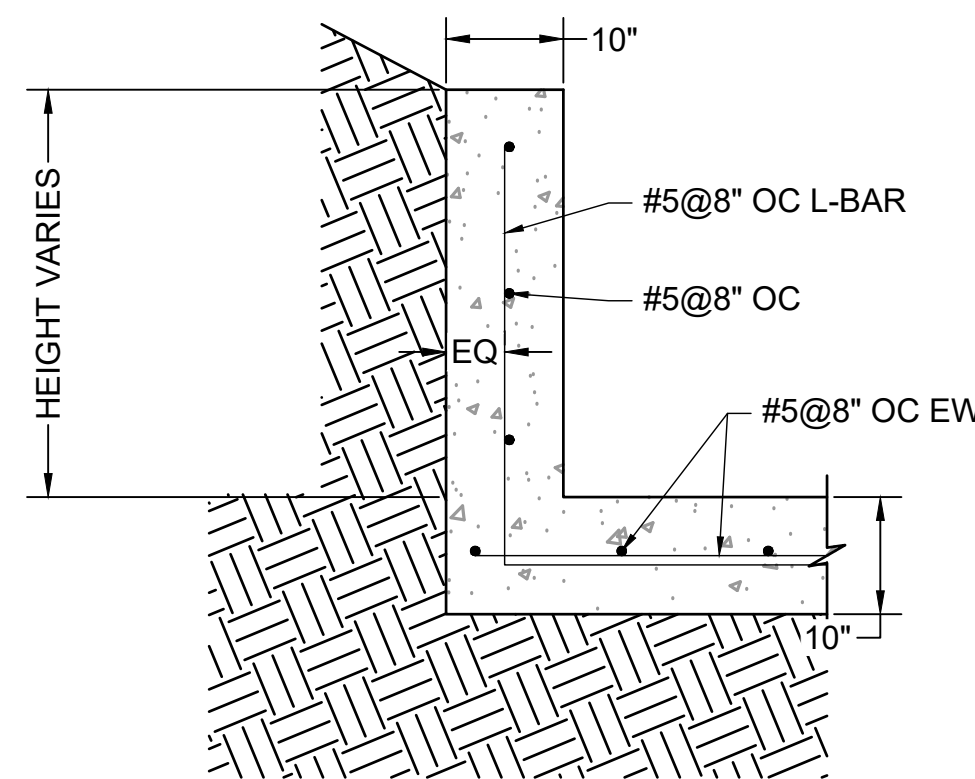
*TYPE VL RIPRAP D50=6"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

TYPE VH RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
41	70-100
33	50-70
24	35-50
9	2-10

*TYPE VH RIPRAP D50=24"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

TYPE M RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
21	70-100
18	50-70
12	35-50
4	2-10

*TYPE M RIPRAP D50=12"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT



DRAWN BY: CBM JOB DATE: 12/22/2023
APPROVED: CM JOB NUMBER: 2202179
CAD DATE: 1/15/2024
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Forebay_Details

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
FOREBAY DETAILS

SHEET
DT

11

PCD FILING NO. SF2231

