

MONAHAN, COLLEEN, 5/29/2023 9:28 AM
HR GREEN Xref: EPC_CD_Owner_Approval_EPC_CD_Engg_Approval_EPC_CD_Notes_xref-1-dto-1-2179; legal_description; Abbreviations; Legend; vicinity_map; xc-dgn; xc-row; xv-dgn; xv-row; xv-tilt; rwy; lptcalc; Cover; contacts; signage key

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:
 - 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
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EMAIL: INFO@THEONEILGROUP.COM

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CIVIL ENGINEER
HR GREEN
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AGENCY
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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
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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\IC\Cover

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

NO.	DATE	BY	REVISION DESCRIPTION



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

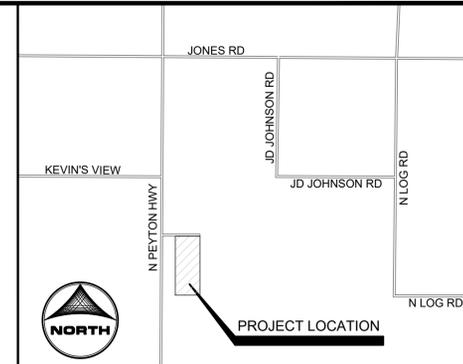
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
COVER

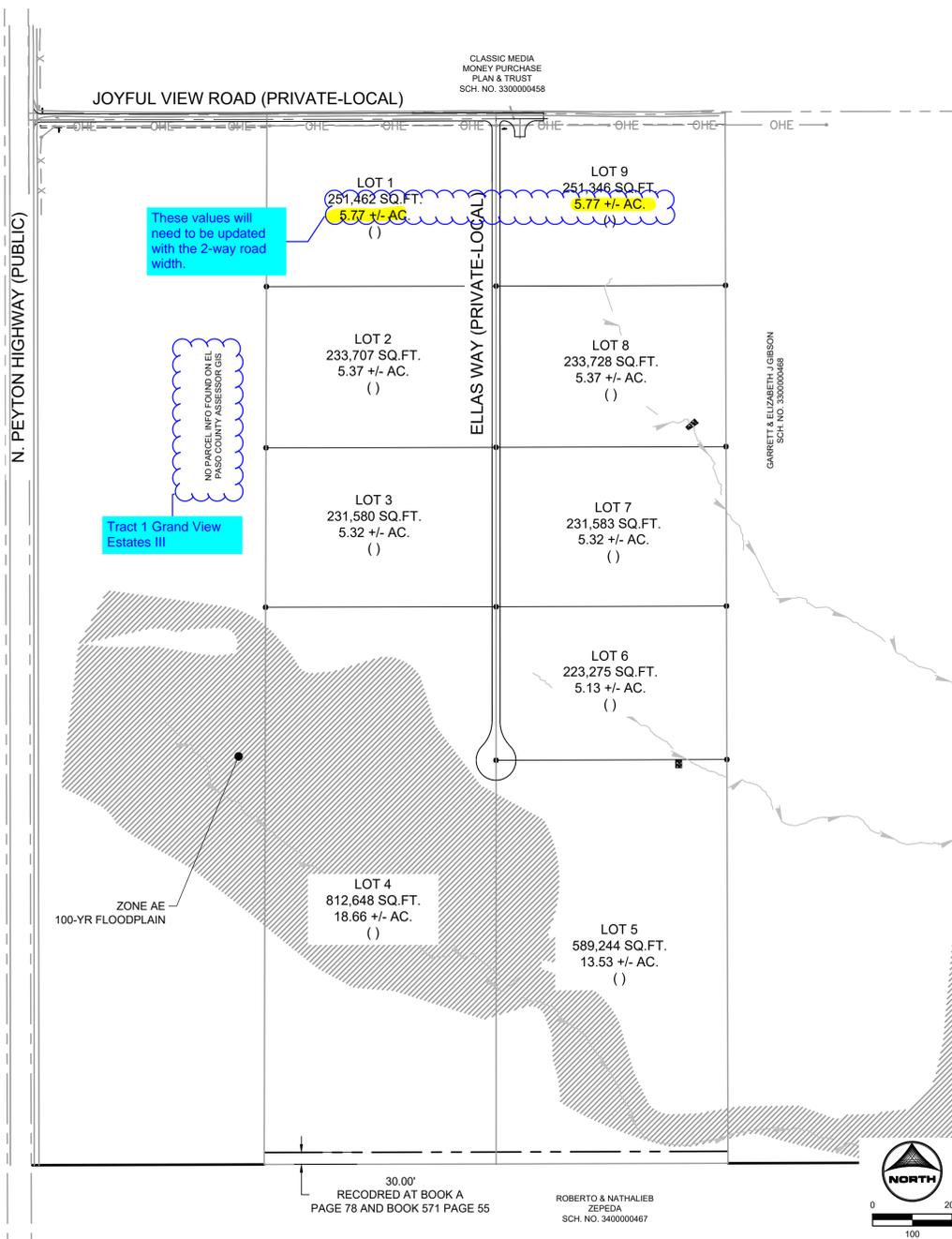
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JOYFUL VIEW SUBDIVISION CONSTRUCTION DOCUMENTS

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

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

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

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	---	---

STORM SEWER

	EXISTING	PROPOSED
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	---

MISCELLANEOUS

SIGN	---
BOLLARD	---
ACCESSIBLE PARKING	---

ABBREVIATIONS

Δ	DEFLECTION ANGLE
φ, DIA	DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	ABANDONED 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
BNDRY	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
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

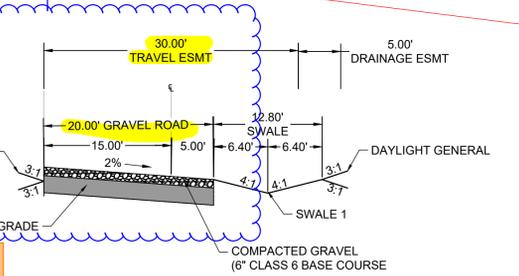
FOC

FOC	FIBER OPTICS CABLE
FT	FOOT OR FEET
GB	GRADE BREAK
GAL	GALLON
HDPE	HIGH DENSITY POLYETHYLENE
HC	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
P UAE	PUBLIC UTILITY AND ACCESS ESMT
P UAE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
PVC	POLYVINYL CHLORIDE
R	RADIUS
REC	RECEPTION
RCBC	REINFORCED CONCRETE BOX CULVERT
S	SOUTH
SHT	SHEET
SO	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

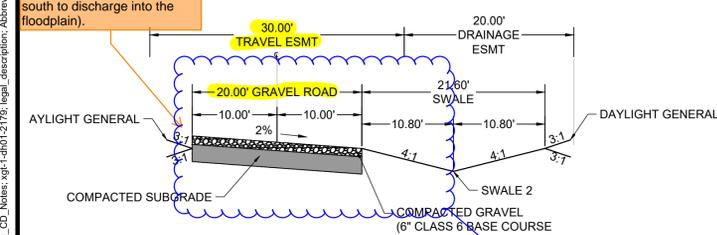
This reflects a one way road with one travel lane. Does not meet lane width for even a fire access road. Road travel way do no even meet a 24ft min

Update road cross section Update lot layout design to account for widened road All drawings and calc will need to be redone

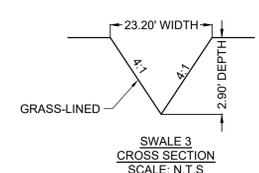
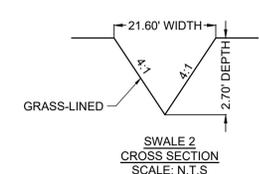
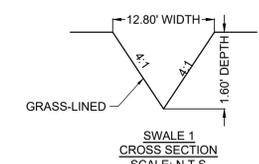
If road is built like this, the west side of the Elias Way will concentrate flows along the edge of the gravel leading to erosion. Likely need a roadside swale and a suitable outfall (like conveyance underneath Elias Way to the swale along Lot 5/6 or straight south to discharge into the floodplain).



JOYFUL VIEW ROAD (PRIVATE-LOCAL)
REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY
SCALE: 1" = 10'



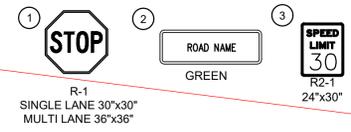
ELLAS WAY (PRIVATE-LOCAL)
REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY
SCALE: 1" = 10'



FD does not support one way traffic on dead end road that exceed max cul-de-sac length per PHONCON 7/27/2023

This must be 24ft min to support 2 way traffic. Update drawing throughout Added road width needs to be incorporated into the design. Joyful view needs to have a full width cross section.

SIGNAGE LEGEND:



LDC 6.3.3
(2)Roads. This Section shall apply to all roads providing access to a planned building area whether or not they are dedicated as public roads.
(a)Roads Constructed to County Standards. All roads, including private roads and emergency vehicle access roads, shall be designed and constructed according to this Code and the ECM. Emergency vehicle access roads shall, at a minimum, be constructed to the County's gravel road standard if open to the public. Emergency vehicle access roads which are not open to public travel shall meet the non-road access standards.
(b)Roads within 150 Feet of Development. Roads or emergency vehicle lanes shall be provided within 150 feet of all development except single family residential development.
(c)Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM.
(d)Turnaround Required on Dead-End Roads. Every dead-end road more than 300 feet in length shall be provided with a roadway termination meeting ECM standards.
(e)Road Grades in Wildland Fire Areas. Within wild-land fire areas, road grades steeper than 10 percent may be permitted where the Fire Authority and ECM Administrator recommend that the mitigation measures are adequate and the approval authority approves the mitigation measure.
(3)Non-Road Access. The following minimum standards shall apply to emergency vehicle lanes, driveways, and parking lot drive lanes serving as emergency vehicle lanes.
(a)Emergency Access Provided. Access for emergency responders, ingress, egress, and evacuation shall be provided for all buildings.(b)Driveways Required. Where any point of a building is greater than 150 feet from a road, a driveway meeting these standards shall be provided to within 150 feet of the furthest point on the building.(c)Emergency Vehicle Lanes Required. The Fire Authority may recommend emergency vehicle lanes be provided. Emergency vehicle lanes shall be provided as required by the approval authority.(d)Emergency Access Lane Design. An emergency vehicle lane shall be designed and constructed to enable fire-fighting apparatus to maneuver broadside or directly forward within a minimum of 5 feet and a maximum of 25 feet of structures.(e)Width of Driveway and Emergency Vehicle Lanes. Where the driveway is greater than 150 feet in length, it shall be not less than 10 feet in unobstructed width. Emergency vehicle lanes providing one-way travel shall be a minimum of 16 feet in width, and fire lanes with two-way travel shall be a minimum of 24 feet in width.

DRAWN BY: AXB	JOB DATE: 5/26/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CPM	JOB NUMBER: 2202179	0" = 1"
CAD DATE: 5/29/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Cover		

NO.	DATE	BY	REVISION DESCRIPTION

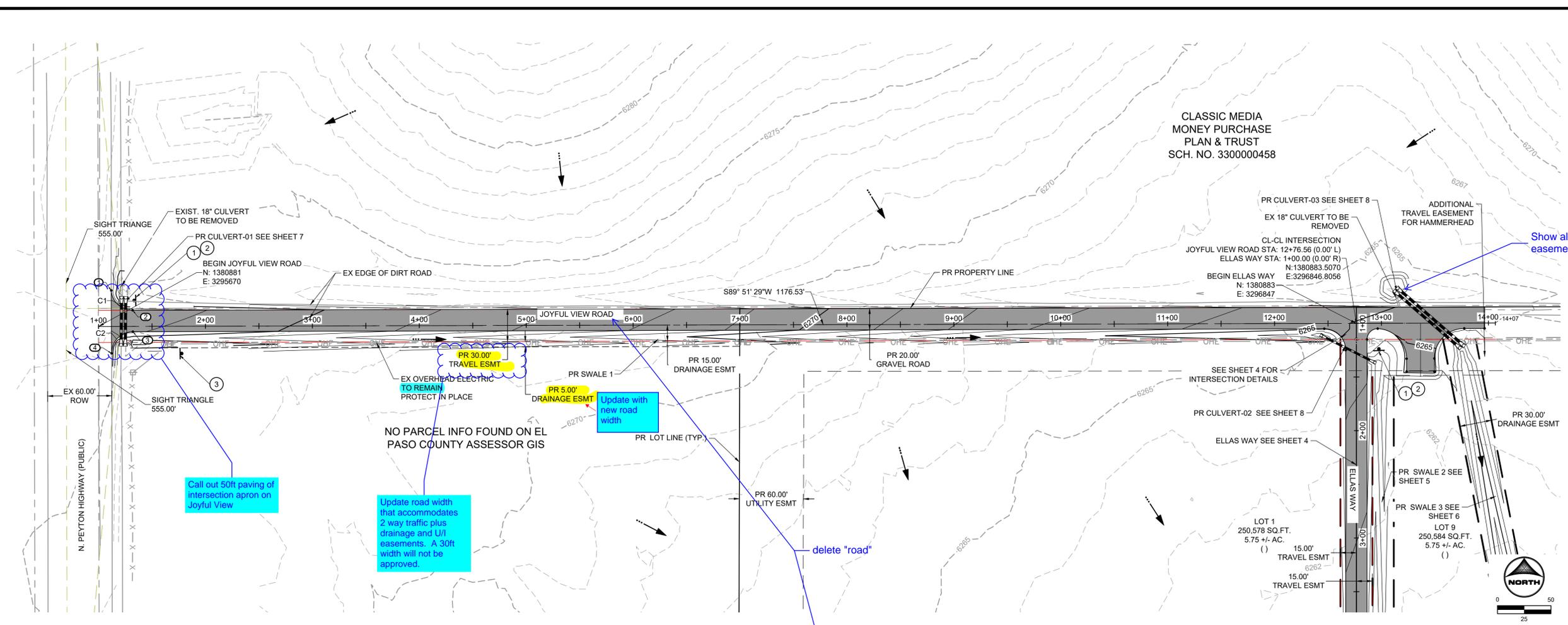
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

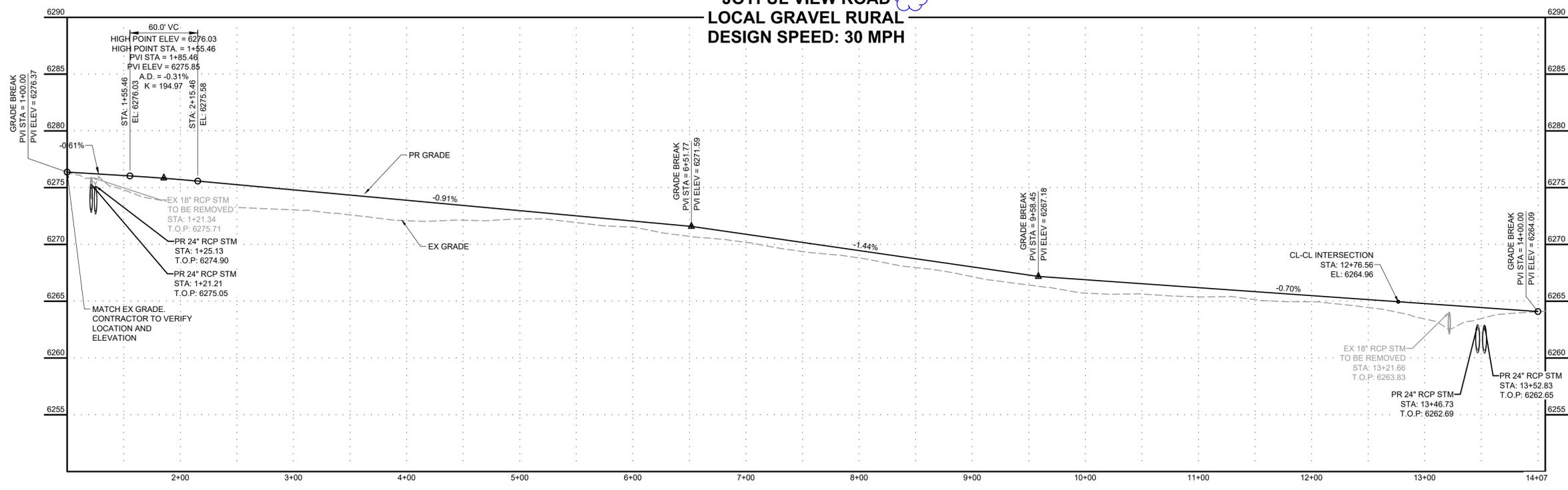
CONSTRUCTION DOCUMENTS
LEGEND & TYPICAL SECTIONS

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

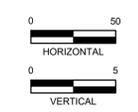


JOYFUL VIEW ROAD
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH



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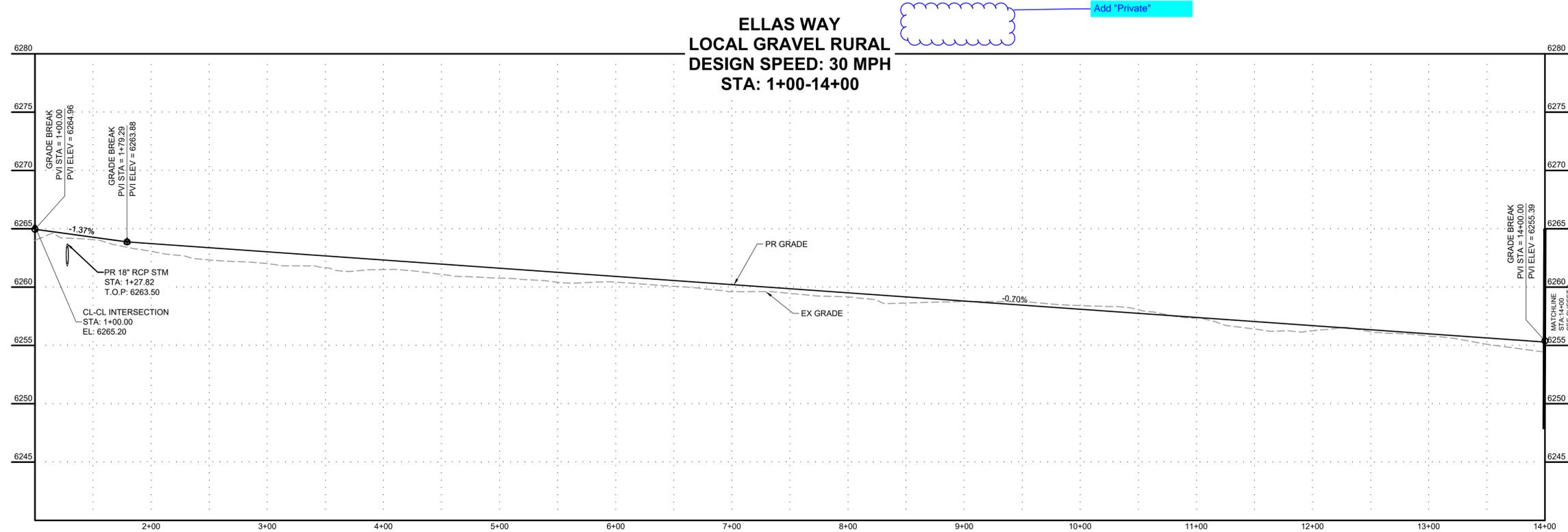
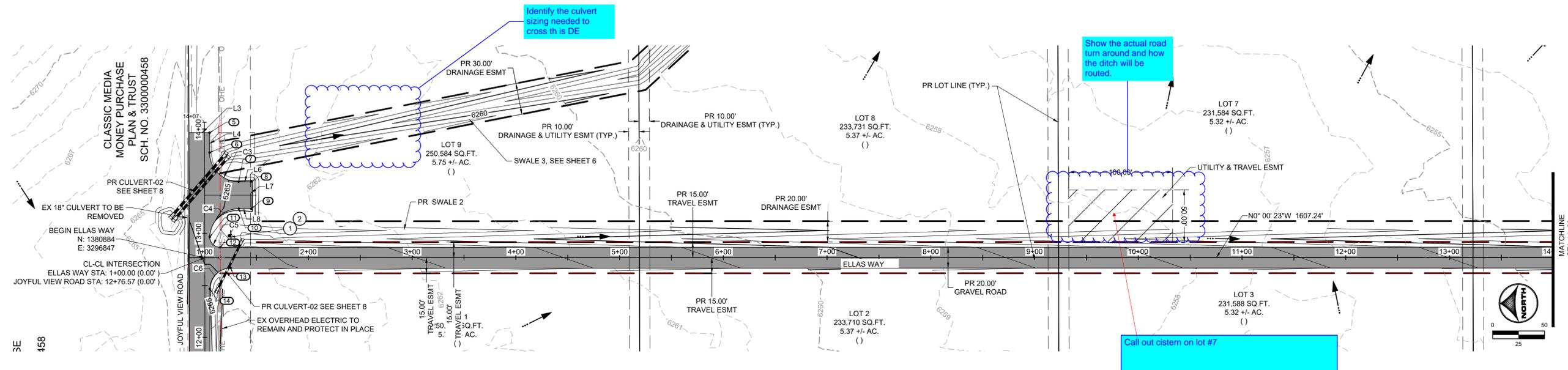
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

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

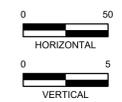
CONSTRUCTION DOCUMENTS
 JOYFUL VIEW ROAD

SHEET
ST
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°51'47"
L4	19.09	N 89°51'24" E	C4	44.05	28.00	90°08'13"
L6	12.10	N 0°00'23" W	C5	15.68	10.00	89°51'52"
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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 APPROVED: CPM JOB NUMBER: 2202179
 CAD DATE: 5/29/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\IC\Street_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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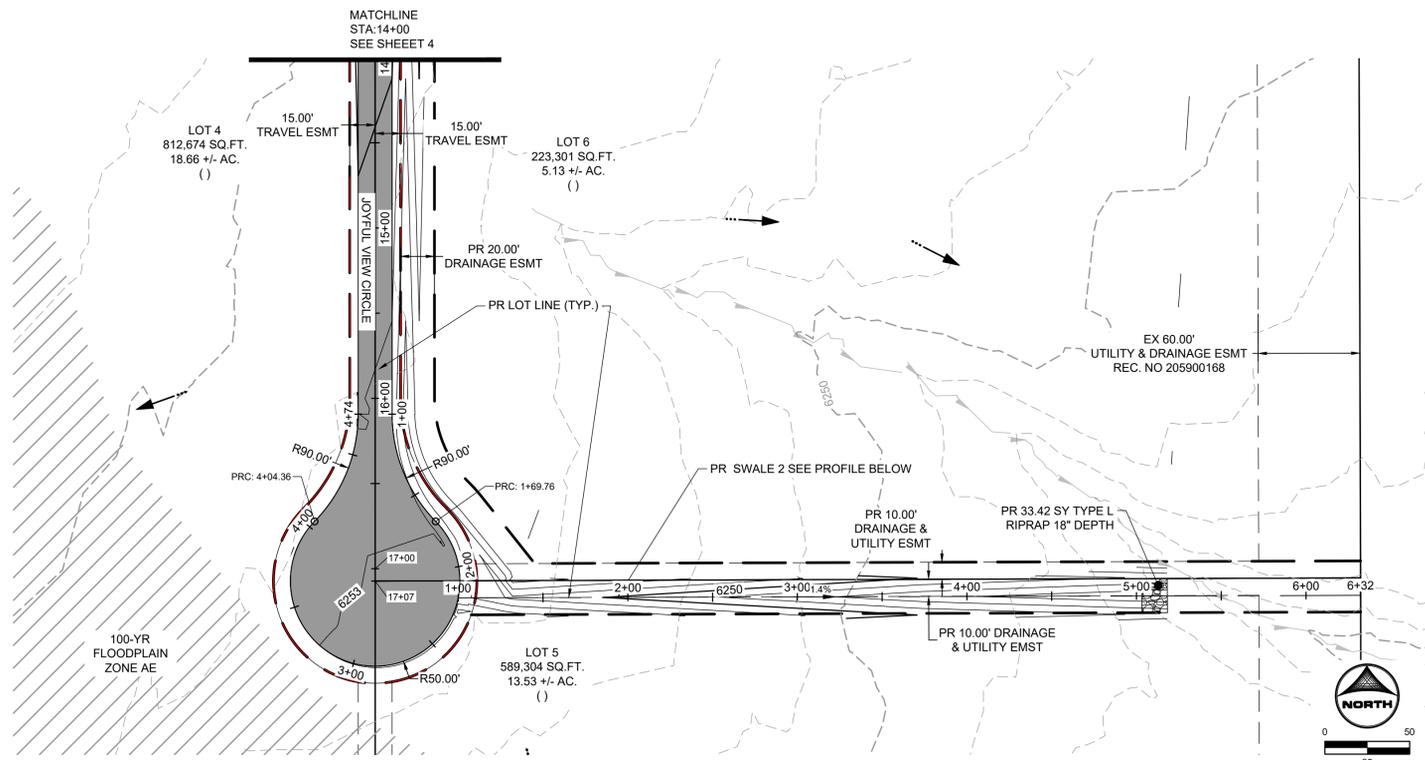
NO.	DATE	BY	REVISION DESCRIPTION

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

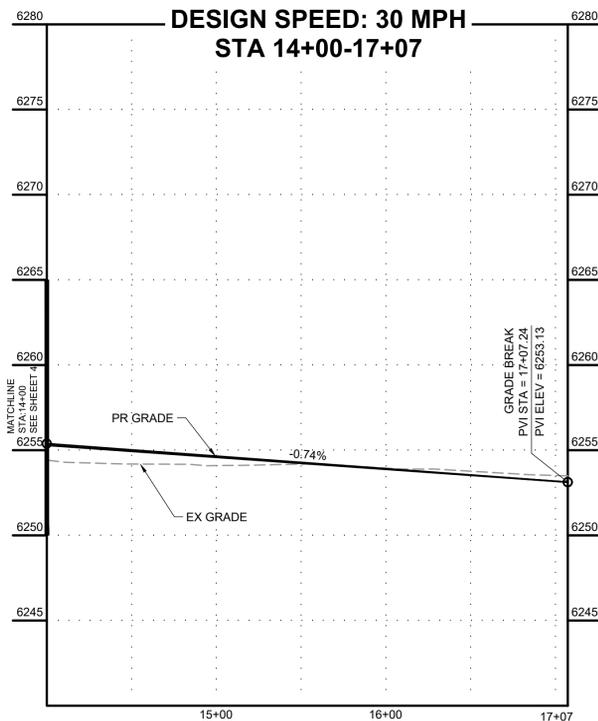
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CONSTRUCTION DOCUMENTS
 ELLAS WAY

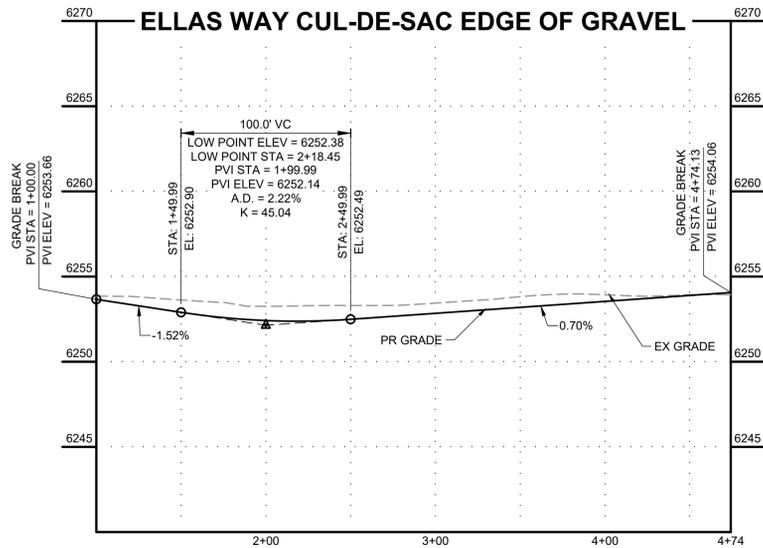
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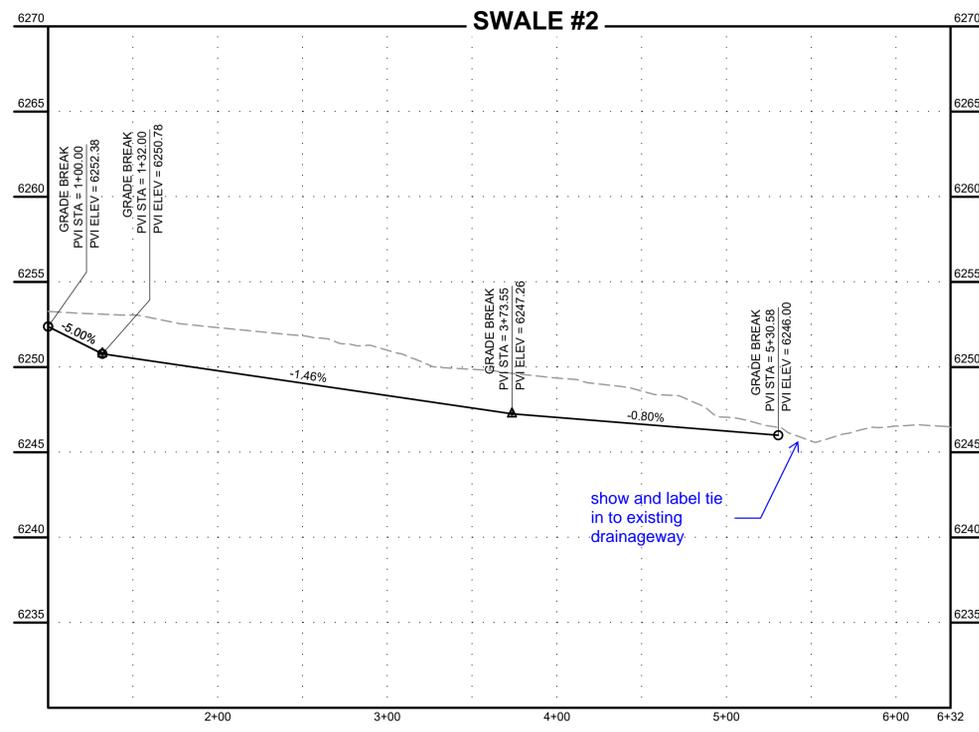
**ELLAS WAY
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH
STA 14+00-17+07**



ELLAS WAY CUL-DE-SAC EDGE OF GRAVEL



SWALE #2



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 CAD DATE: 5/29/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\Street_PNP

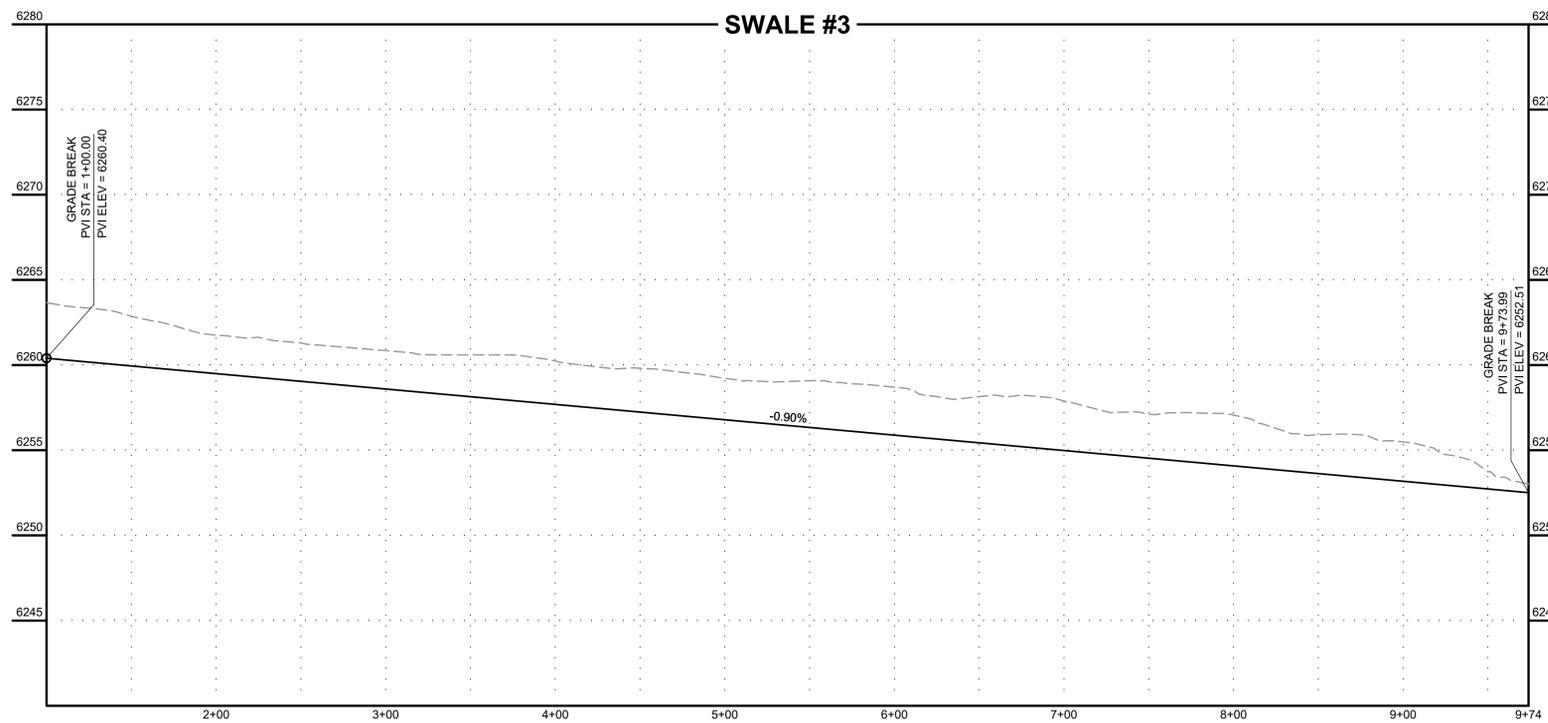
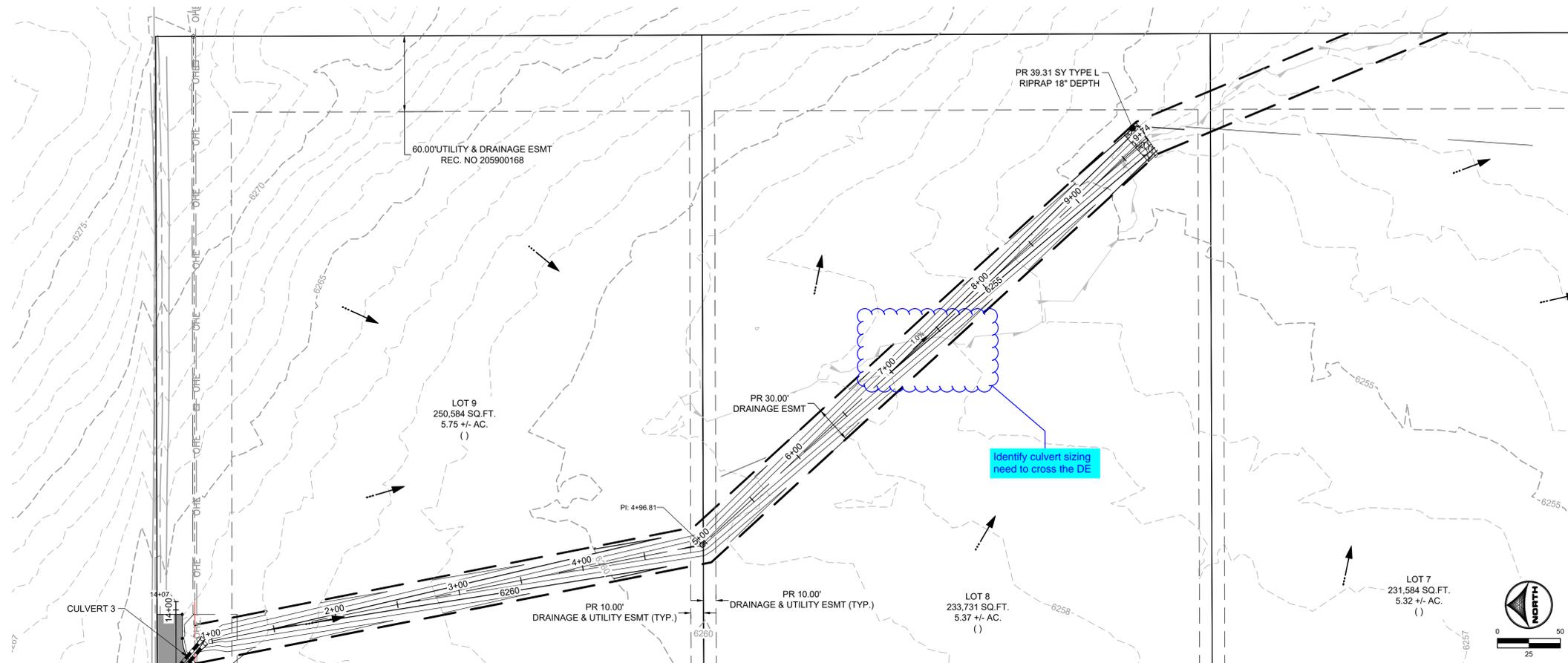
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CONSTRUCTION DOCUMENTS
 ELLAS WAY CULDESAC

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CAD DATE: 5/29/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\Street_PNP		

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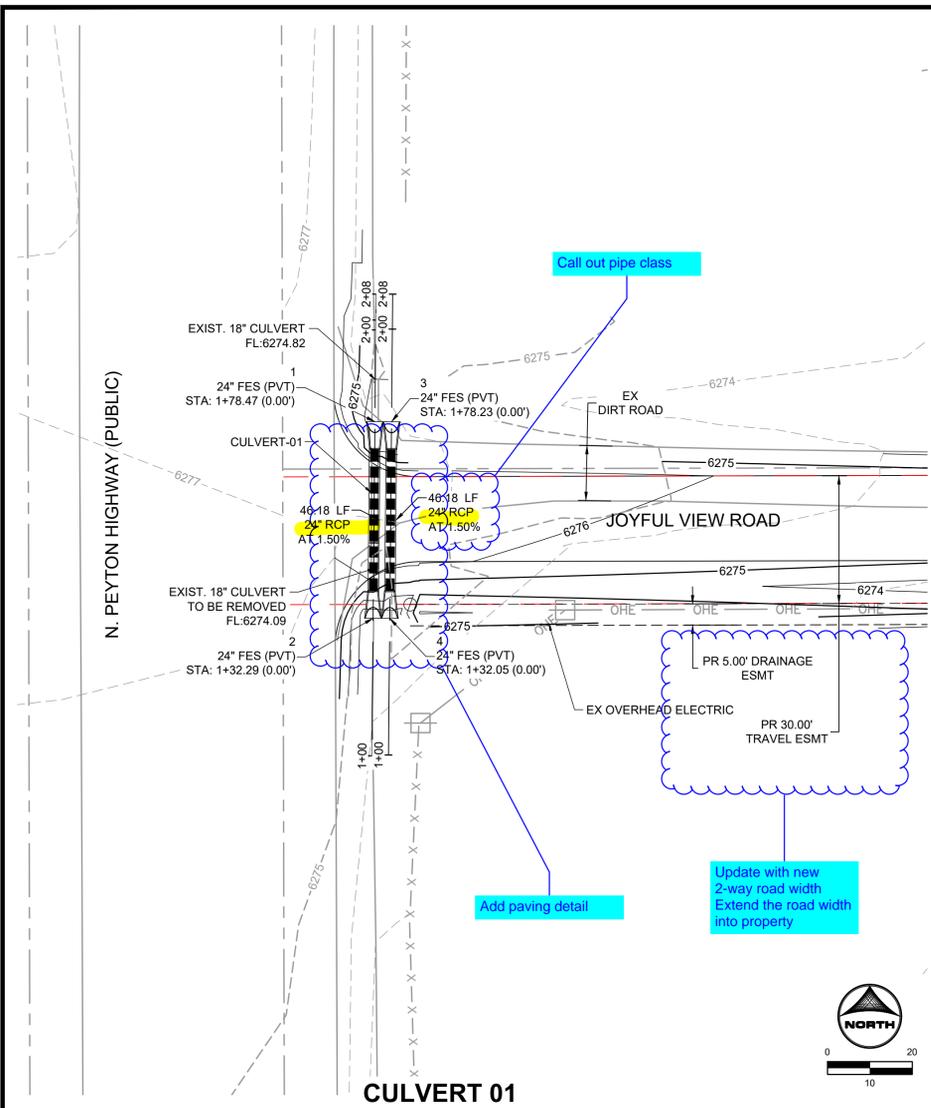
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FAX: 713.965.0044

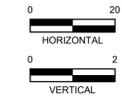
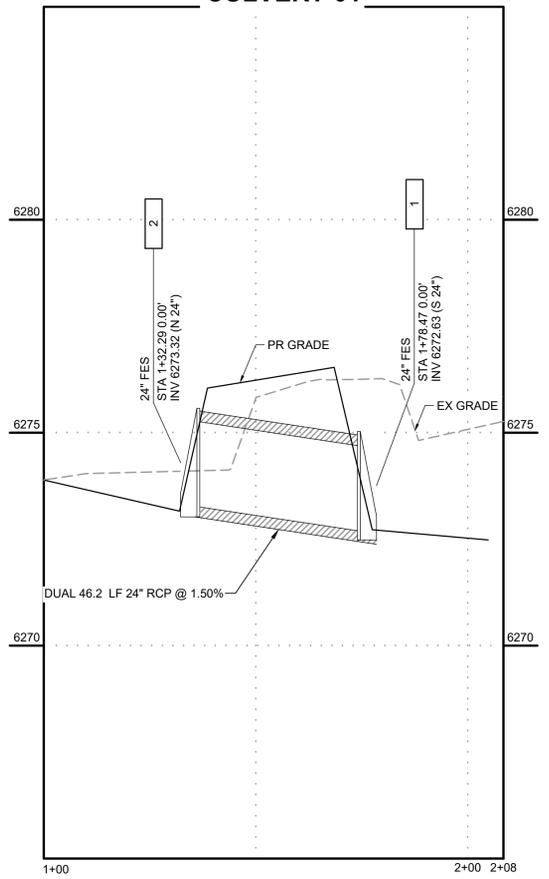
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CONSTRUCTION DOCUMENTS
SWALE #3 PLAN & PROFILE

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CULVERT-01



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CAD DATE: 5/29/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\Storm_PNP		

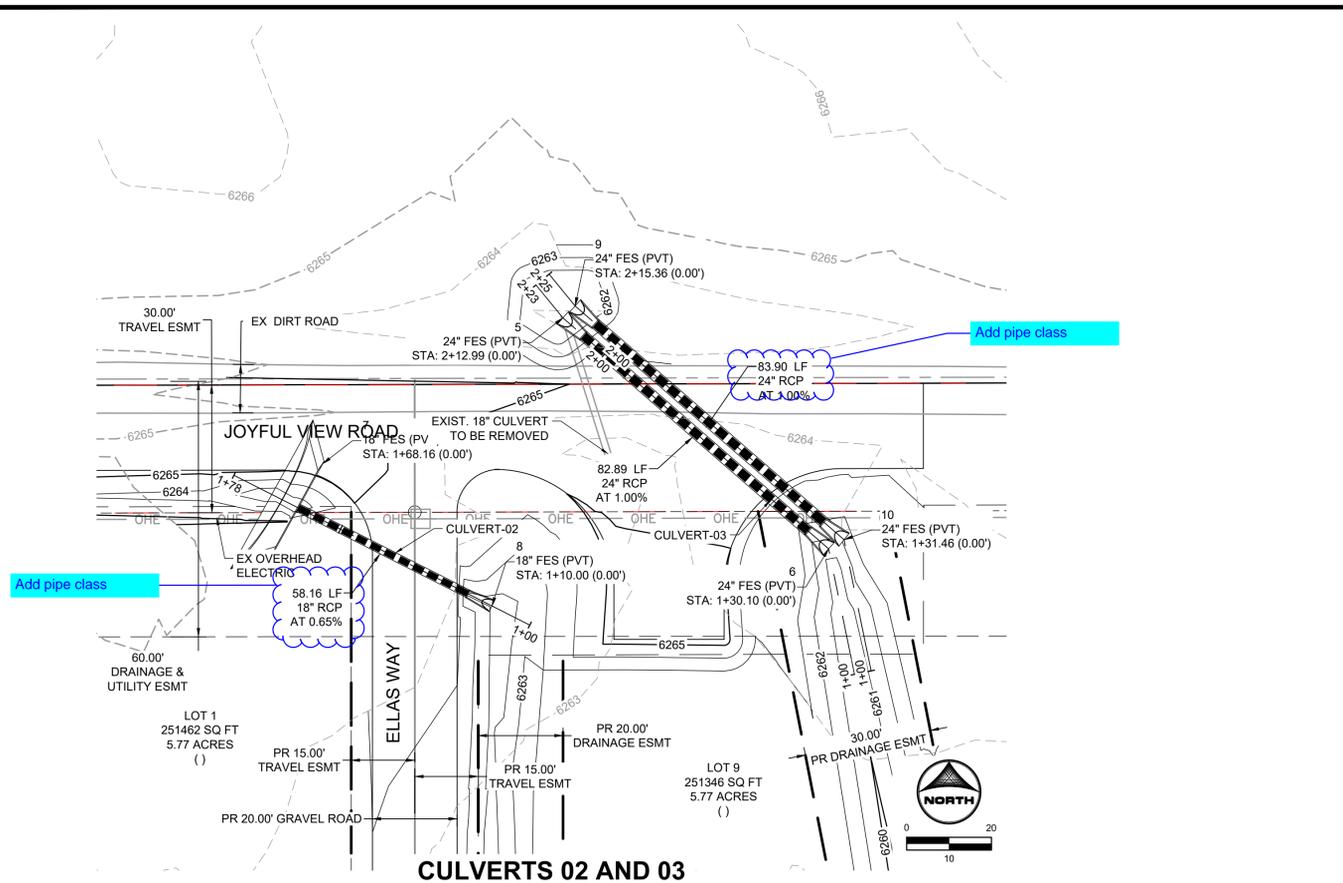
NO.	DATE	BY	REVISION DESCRIPTION

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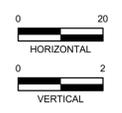
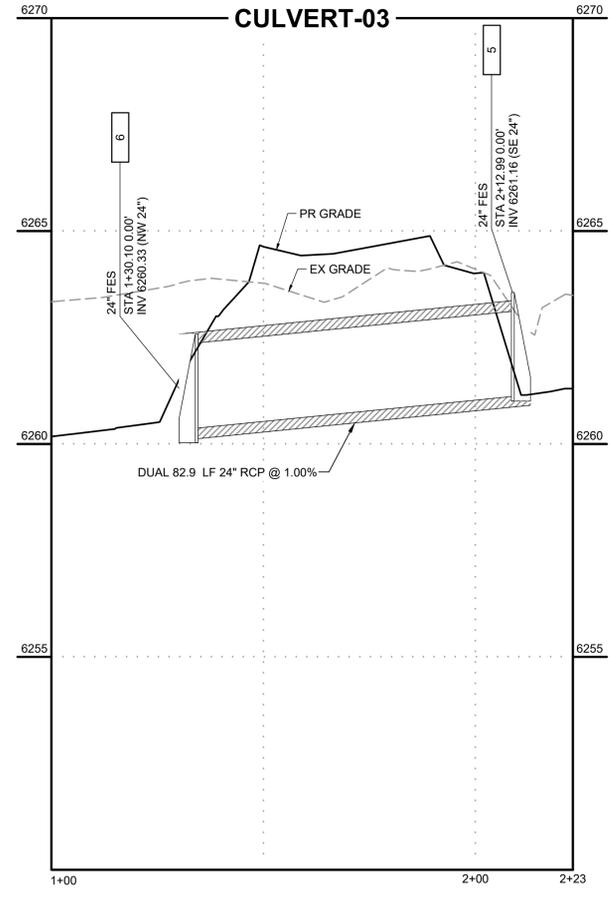
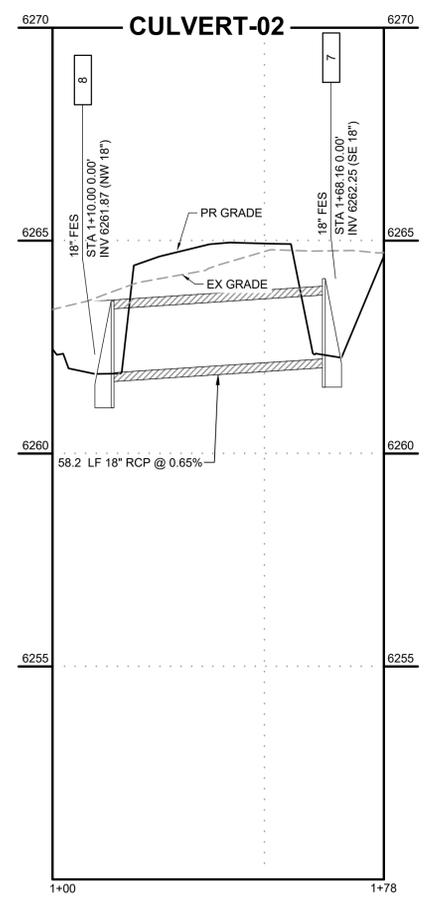
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STORM PLAN & PROFILE
 STORM PLAN & PROFILE

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CULVERTS 02 AND 03



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CAD DATE: 5/29/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Storm_PNP		

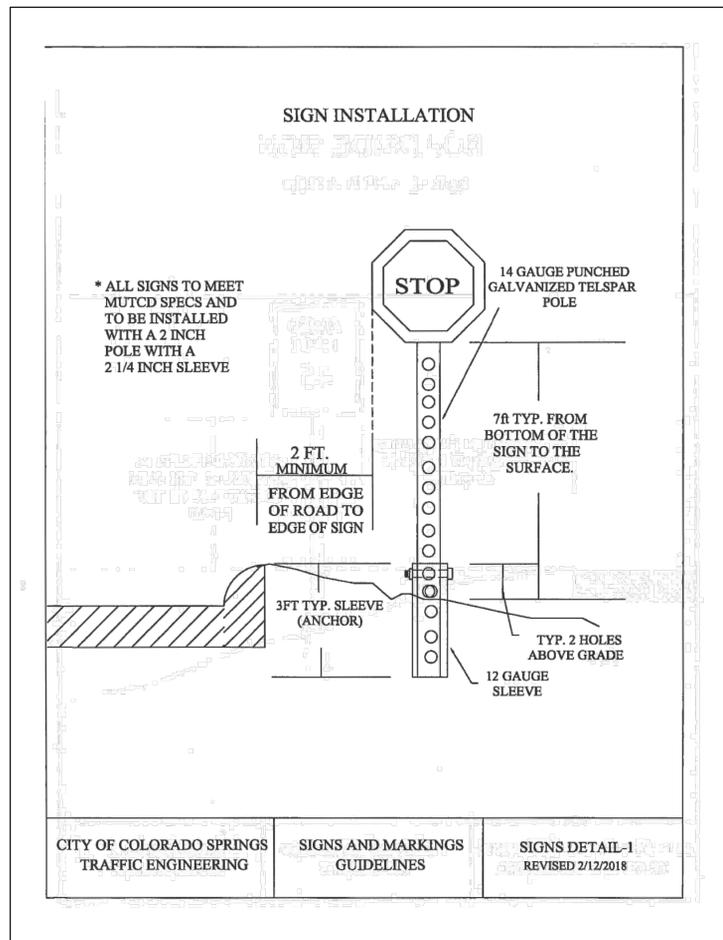
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STORM PLAN & PROFILE
 STORM PLAN & PROFILE

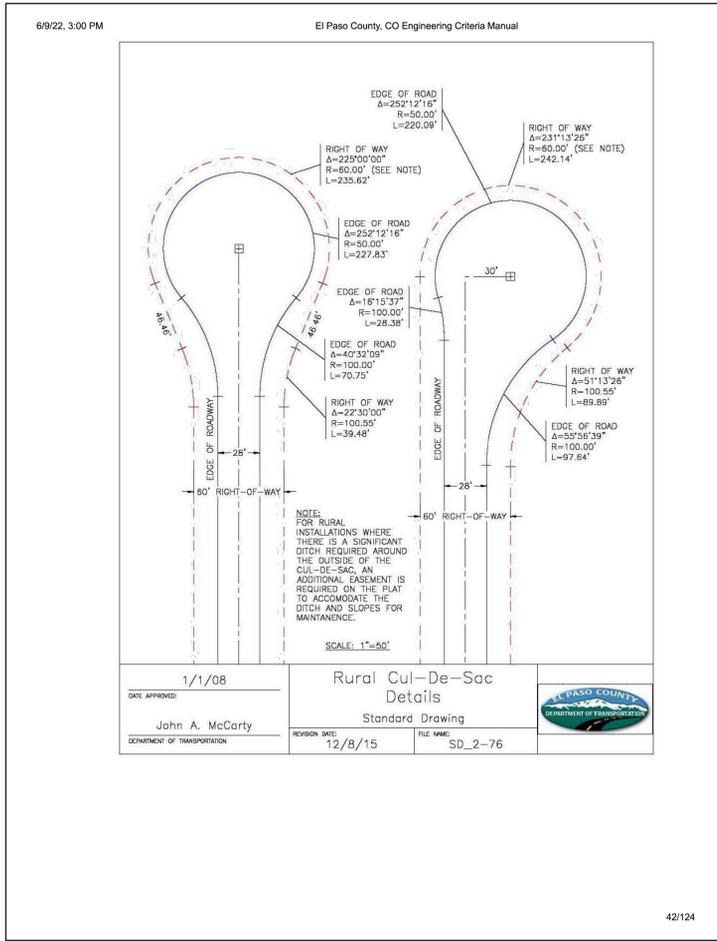
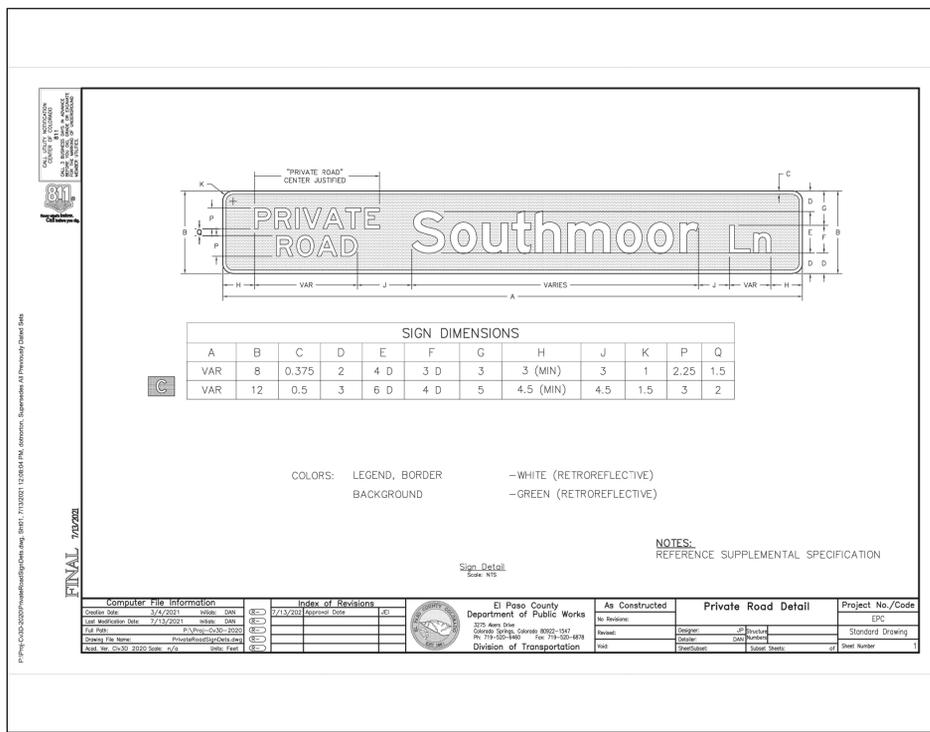
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CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

SIGNS DETAIL-1 REVISED 2/12/2018



42/124

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