

BULLARD, ABBY, 12/22/2023 12:04 PM
HR GREEN Xref: EPC_CD_Owner_Approval_EPC_CD_Owner_Approval_EPC_CD_Engg_Approval_EPC_CD_Notes_xp1-dh01-2179; legal_description; Abbreviations; Legend; vicinity_map; xc-dgn; xc-cow; xv-dgn; xv-cow; xv-utl; rwy; typicall; 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

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

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 ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT CONTACTS

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

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

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

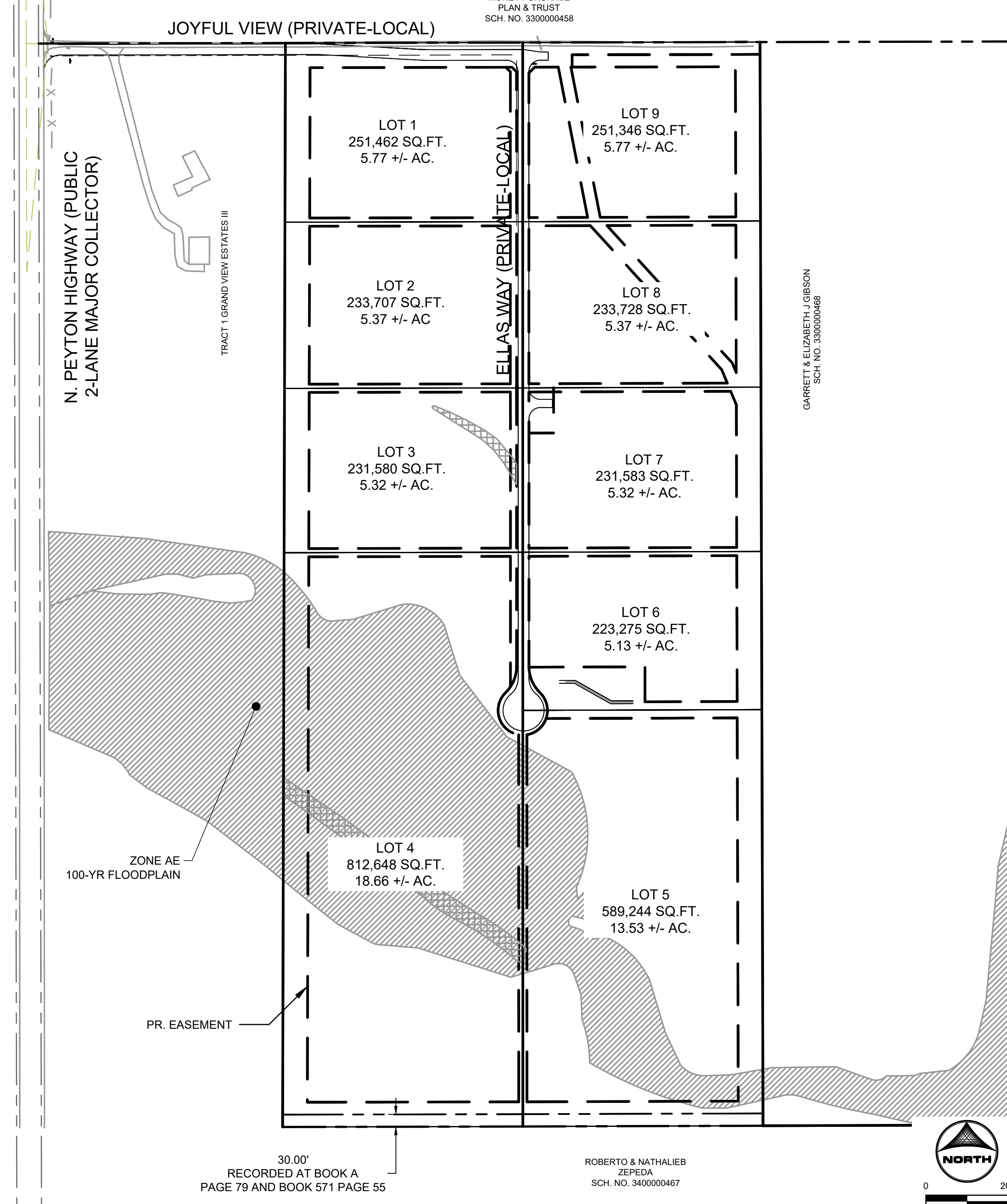
CIVIL ENGINEER
 HR GREEN
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS, CO 80921
 TELE: (719) 300-4140
 ATTN: COLLEEN MONAHAN, P.E., LEED AP
 EMAIL: CMONAHAN@HRGREEN.COM

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

SERVICE PROVIDER
 ELLICOTT FIRE PROTECTION DISTRICT
 75 N ELLICOTT HWY
 CALHAN, CO 80808
 TELE: (719) 683-7211
 ATTN: -
 EMAIL: -

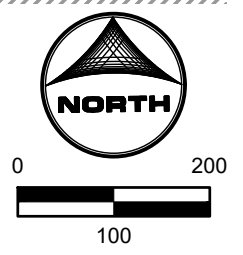
SURVEYOR
 SMH CONSULTANTS
 411 TEJON ST #1
 COLORADO SPRINGS, CO 80903
 TELE: (719) 465-2145
 ATTN: TIM SLOAN, PLS
 EMAIL: TIM@SMHCONSULTANTS.COM

CLASSIC MEDIA
 MONEY PURCHASE
 PLAN & TRUST
 SCH. NO. 3300000458

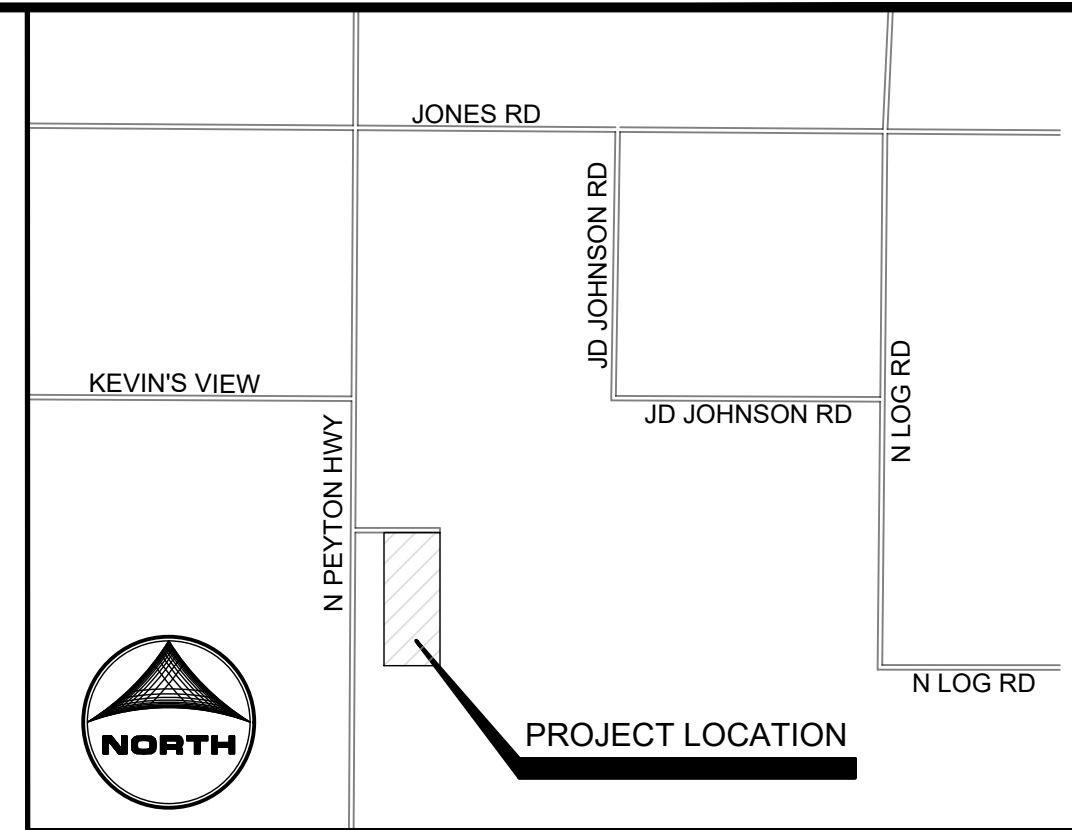


30.00'
 RECORDED AT BOOK A
 PAGE 79 AND BOOK 571 PAGE 55

ROBERTO & NATHALIEB
 ZEPEDA
 SCH. NO. 3400000467



SITE MAP
 SCALE: 1"=200'



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 - PERMANENT CONTROL MEASURE PLAN
 - 9 - DETAILS
 - 10 - OUTLET STRUCTURE DETAILS
 - 11 - 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
 COLLEEN MONAHAN, P.E., CO P.E. NO. 0056067 DATE 12/20/2023

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 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

DRAWN BY: AXB	JOB DATE: 11/2/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CPM	JOB NUMBER: 2202179	0
CAD DATE: 12/22/2023		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: 719.384.2440
 FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
 COVER

SHEET
 CV
 1

LEGEND

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

ABBREVIATIONS

Δ - DEFLECTION ANGLE	FOC - FIBER OPTICS CABLE
Ø, DIA - DIAMETER	FT - FOOT OR FEET
AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GB - GRADE BREAK
ABC - ASPHALT BASE COURSE	GAL - GALLON
ABD - ABANDONED	HDPE - HIGH DENSITY POLYETHYLENE
AC - ACRE	HC RAMP - HANDICAP RAMP
ADA - THE AMERICANS WITH DISABILITIES ACT	HW - HEADWALL
ASPH - ASPHALT	INV - INVERT
ASS'Y - ASSEMBLY	KM - KILOMETER
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS	L - LENGTH
BFE - BASE FLOOD ELEVATION	LF - LINEAR FEET
BLDG - BUILDING	M - METER
BLVD - BOULEVARD	MIN - MINIMUM
BM - BENCH MARK	MISC - MISCELLANEOUS
BNDY - BOUNDARY	MAINT - MAINTENANCE
BOP - BOTTOM OF POND	MAX - MAXIMUM
BW - BOTTOM OF WALL	MH - MANHOLE
C&G - CURB AND GUTTER	MP - MIDPOINT
CA - COARSE AGGREGATE	N - NORTH/NORTHING
CATV - CABLE TELEVISION	NO - NUMBER
CB - CHORD BEARING/CATCH BASIN	OC - ON CENTER
CFS - CUBIC FEET PER SECOND	OH - OVERHEAD
CIP - CAST IRON PIPE	PB - PUBLIC
CL - CENTER LINE	PC - POINT OF CURVATURE
CMP - CORRUGATED METAL PIPE	PCC - POINT OF COMPOUND CURVATURE
COMP - COMPOSITE	PCR - POINT OF CURB RETURN
CONC - CONCRETE	PI - POINT OF INTERSECTION
CONST - CONSTRUCT OR CONSTRUCTION	PIE - PUBLIC IMPROVEMENT ESMT
CSP - CORRUGATED STEEL PIPE	PT - POINT OF TANGENCY
CSU - COLORADO SPRINGS UTILITIES	PRC - PROPOSED
CT - COURT	PRC - POINT OF REVERSE CURVATURE
CTR - CENTER	PRV - PRESSURE REDUCING VALVE
CU - COPPER	PVT - PRIVATE
CY - CUBIC YARD	PUAE - PUBLIC UTILITY AND ACCESS ESMT
DBL - DOUBLE	PUAE - PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG - DEGREE	PVC - POLYVINYL CHLORIDE
DET - DETAIL	R - RADIUS
DEPT - DEPARTMENT	REC - RECEPTION
DIM - DIMENSION	RCBC - REINFORCED CONCRETE BOX CULVERT
DIP - DUCTILE IRON PIPE	S - SOUTH
DOT - DEPARTMENT OF TRANSPORTATION	SHT - SHEET
DWG - DRAWING	SQ - SQUARE
E - EAST/EASTING	SW - SPILLWAY
EL - ELEVATION	TBC - TOP BACK OF CURB
ELEC - ELECTRIC	TC - TRICKLE CHANNEL
EKG - EDGE OF GUTTER	TOP - TOP OF POND
EOP - EDGE OF PAVEMENT	TW - TOP OF WALL
EW - ENDWALL	TYP - TYPICAL
EX - EXISTING	UG - UNDERGROUND
FD - FRENCH DRAIN	VERT - VERTICAL
FDC - FIRE DEPARTMENT CONNECTION	W - WEST
FE - FLANGE ELEVATION	WW - WASTEWATER
FES - FLARED END SECTION	WWF - WELDED WIRE FABRIC
FF - FINISHED FLOOR	W/ - WITH
FG - FINISHED GRADE	W/O - WITHOUT
FH - FIRE HYDRANT	YD - YARD
FHWA - FEDERAL HIGHWAY ADMINISTRATION	
FL - FLOW LINE	

SIGNAGE LEGEND:

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

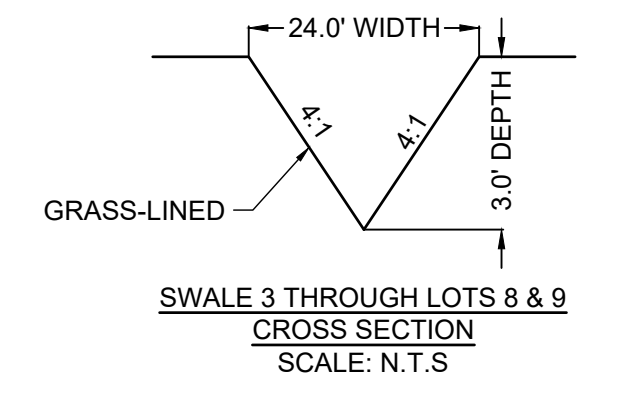
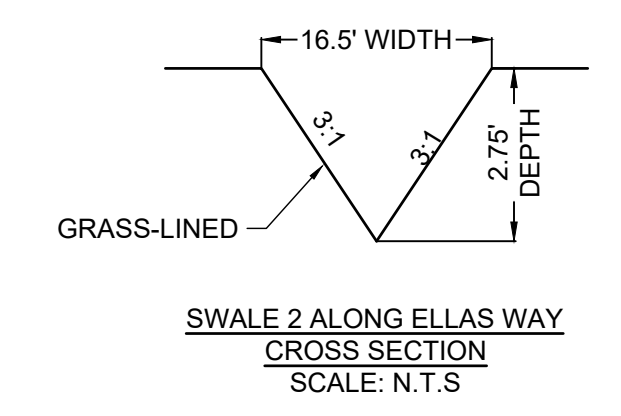
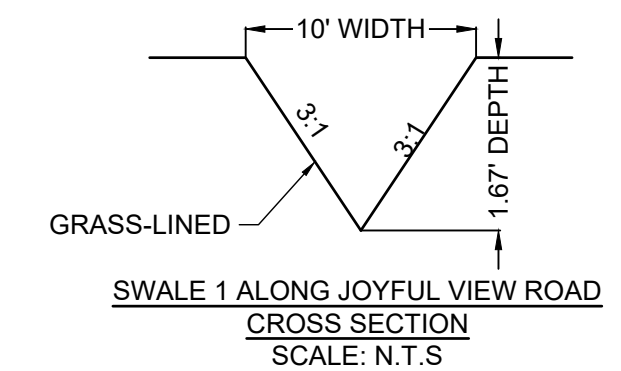
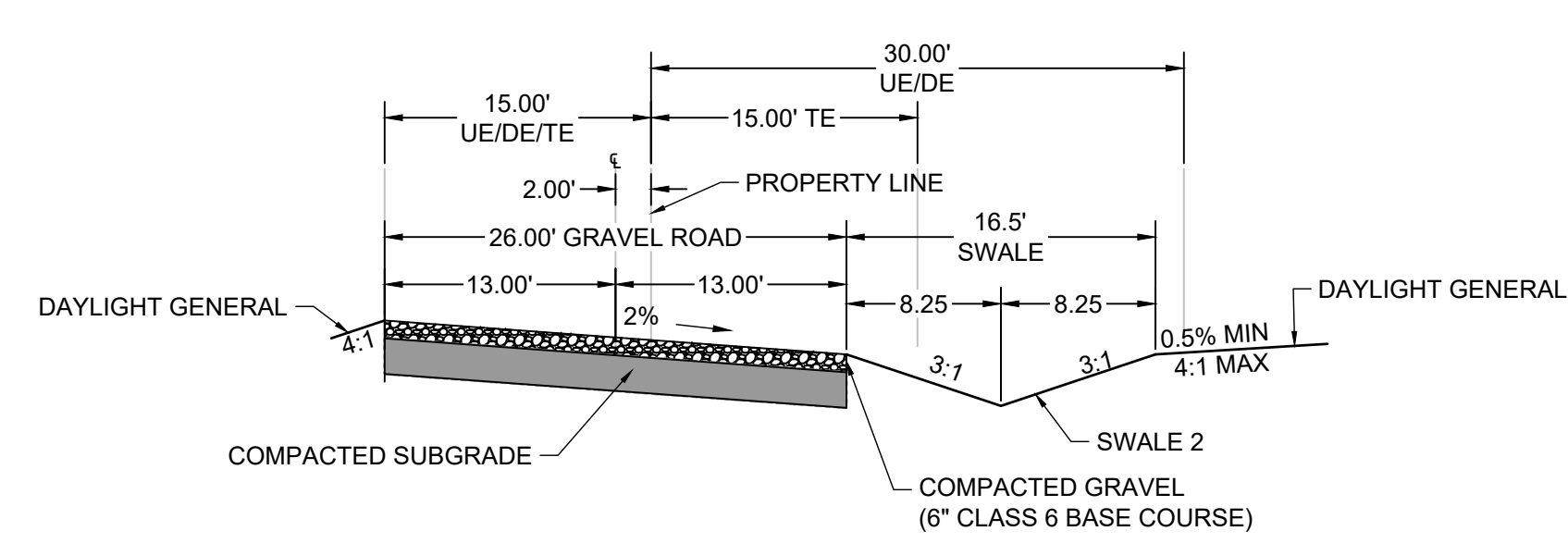
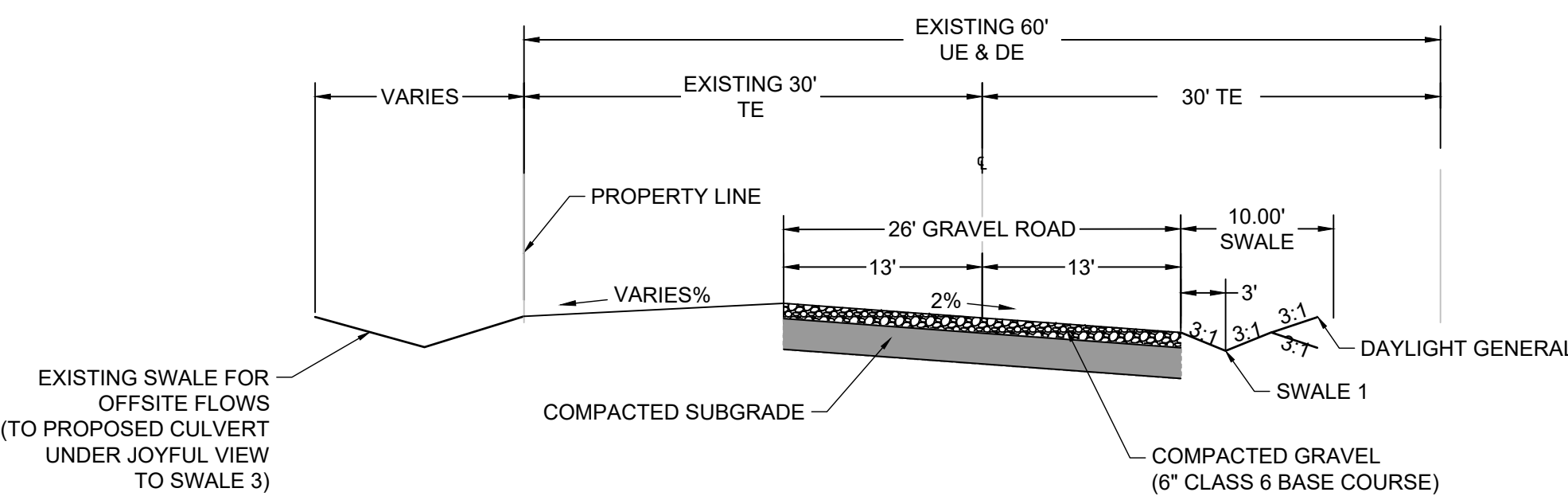
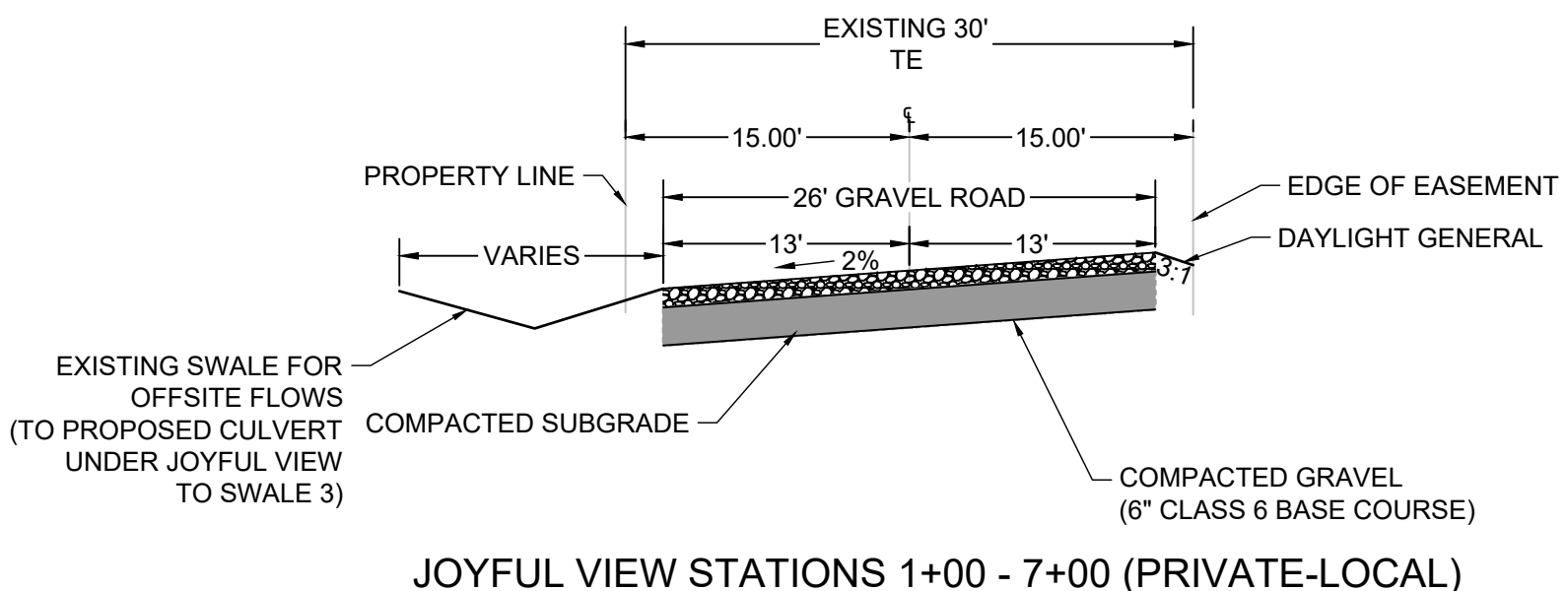
2 ROAD NAME GREEN SEE EPC PRIVATE ROAD DETAIL

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



PCD FILING NO. SF2231

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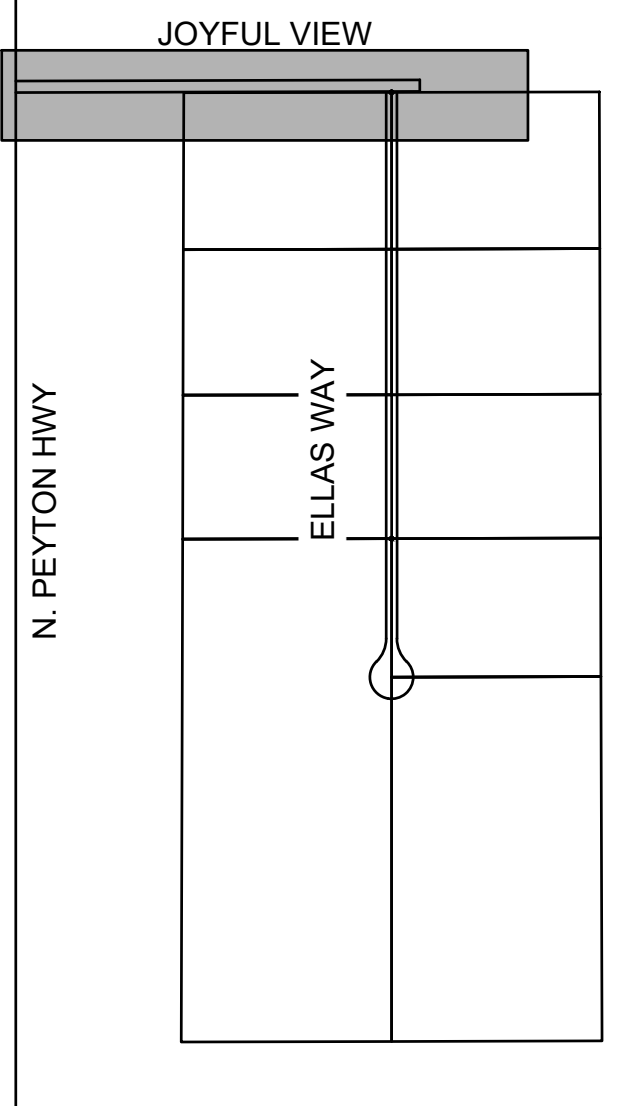
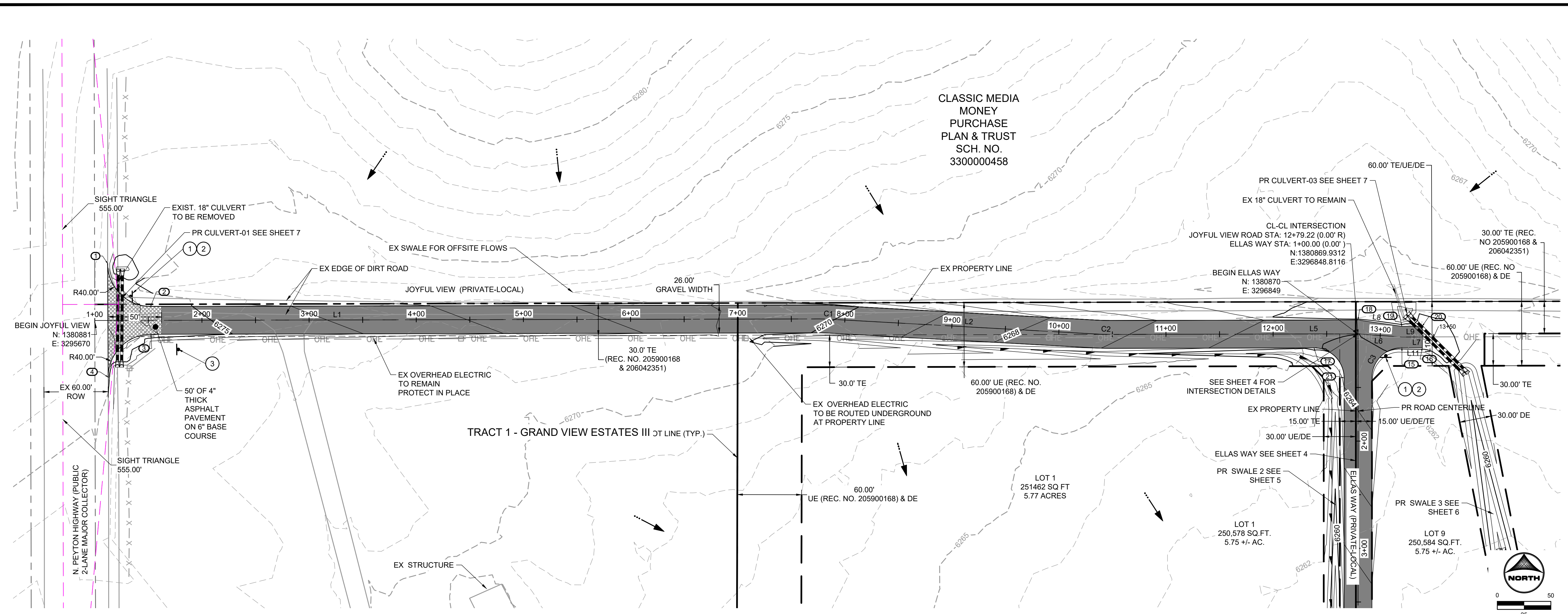
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 719.965.0044

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

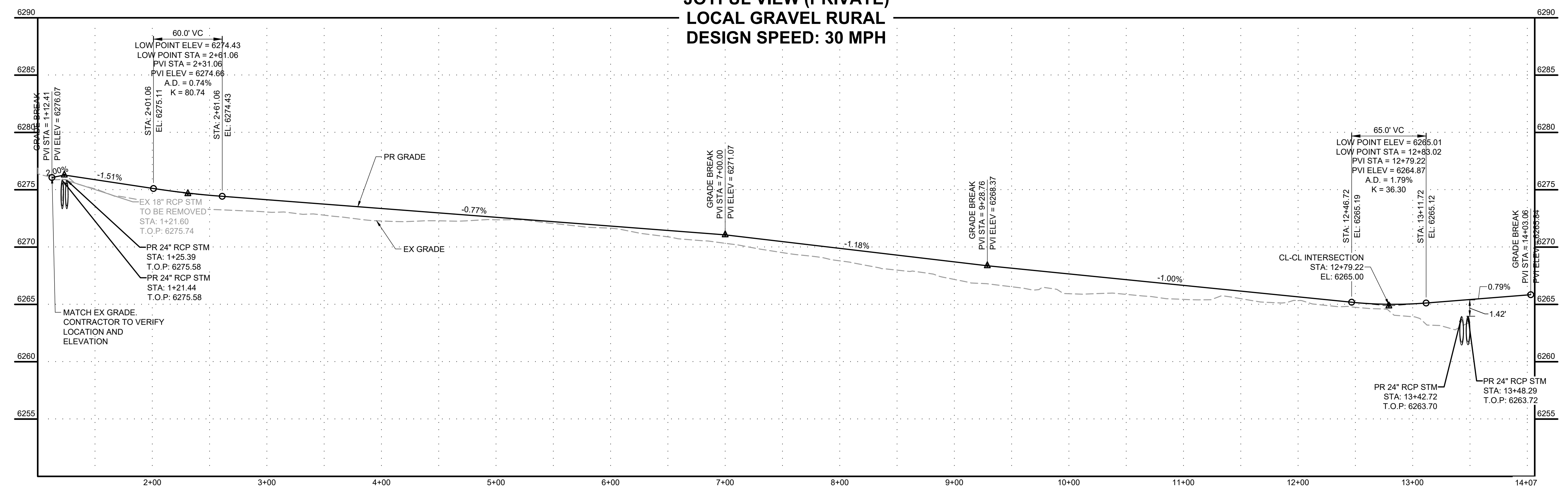
CONSTRUCTION DOCUMENTS
LEGEND & TYPICAL SECTIONS

SHEET
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2



KEY MAP
SCALE: N.T.S.

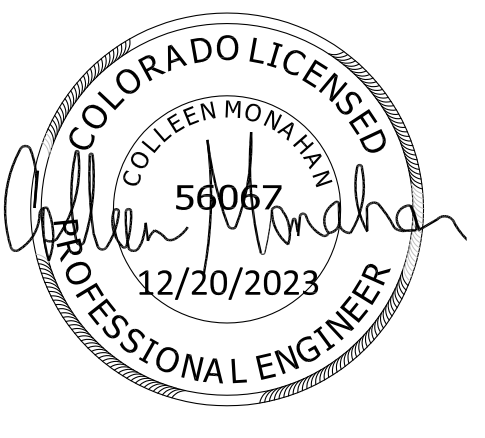
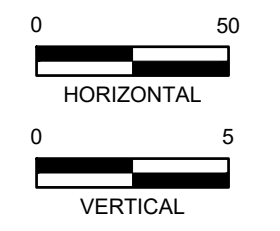
**JOYFUL VIEW (PRIVATE)
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH**



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 #	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 #	Length	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

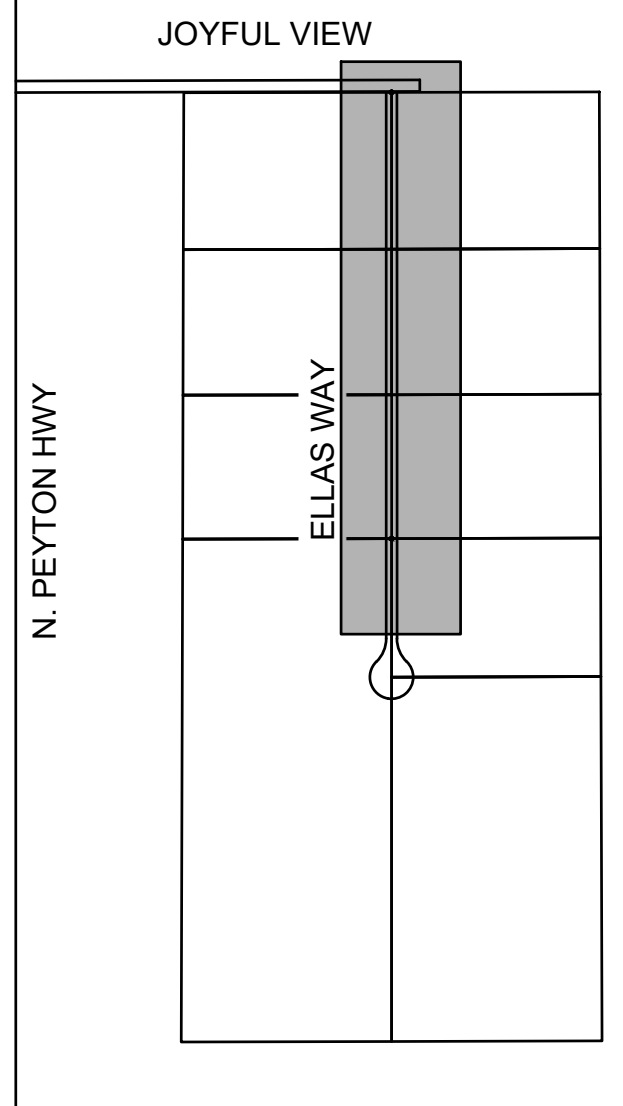
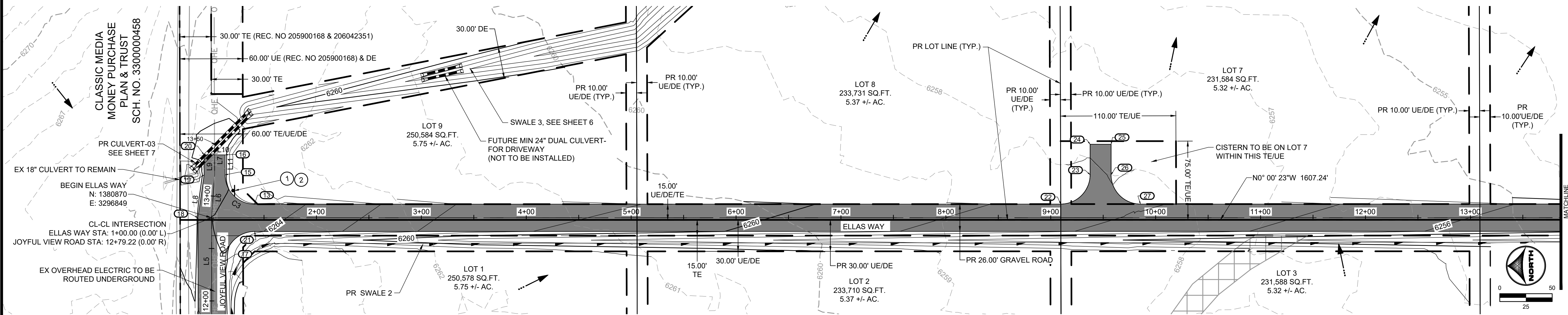
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NO.	DATE	BY	REVISION DESCRIPTION

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

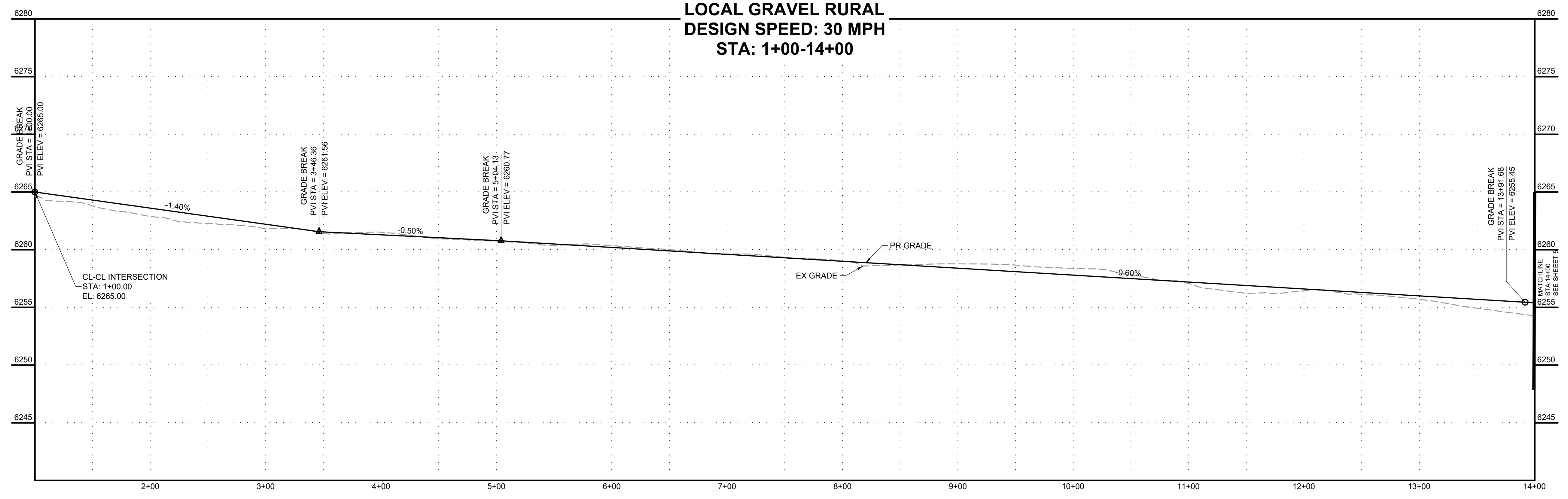
JOYFUL VIEW SUBDIVISION
 OGC RE2, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 JOYFUL VIEW ROAD
 SHEET
ST
3

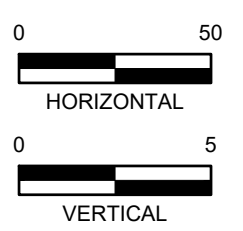


KEY MAP
SCALE: N.T.S.

**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)	???



HR GREEN Xref: xv-cow: xc-dgn: xv-dgn: xg-1-d01-2179: xv-ub: key_map: xc-raw: 2303-0082 - FF - Joyful View Subdivision: 2303-0082 - Topo

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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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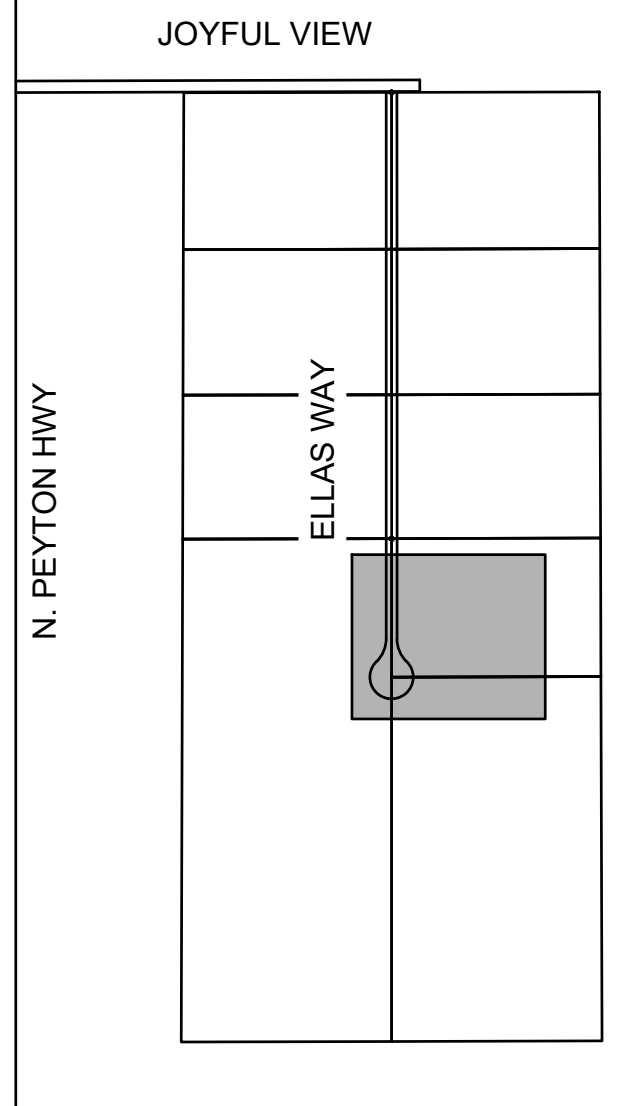
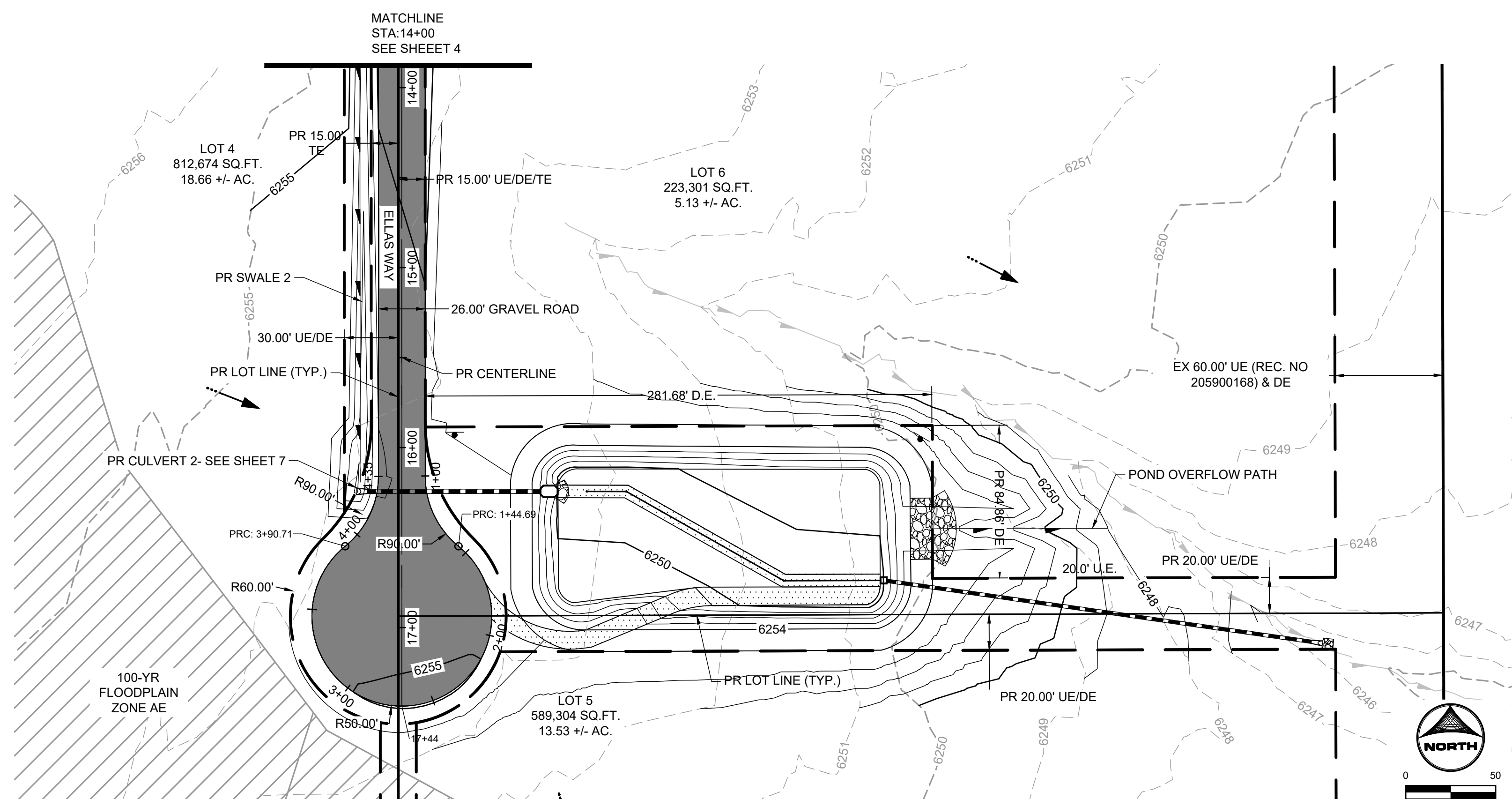
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CONSTRUCTION DOCUMENTS
 ELLAS WAY

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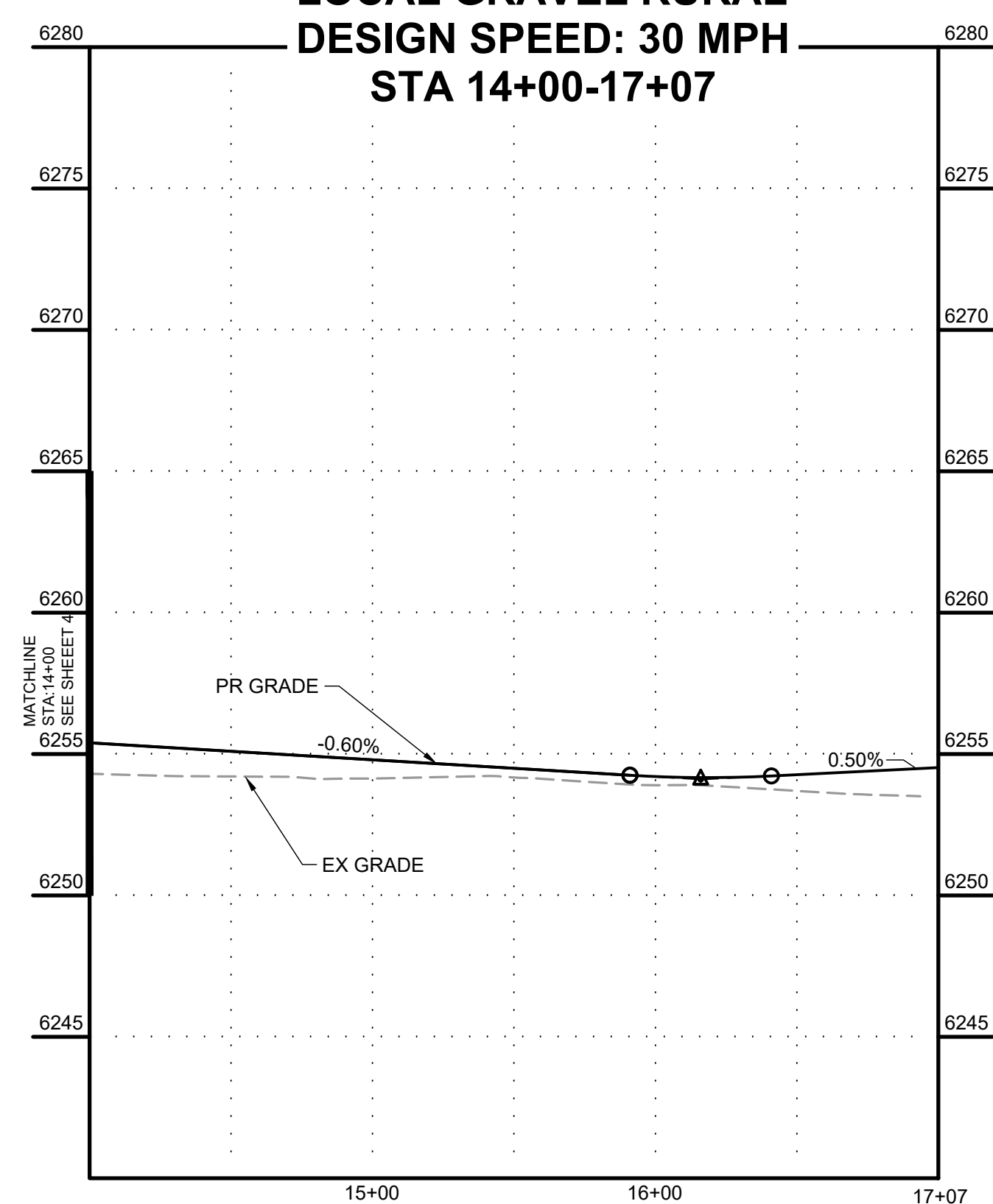
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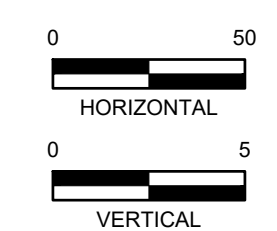
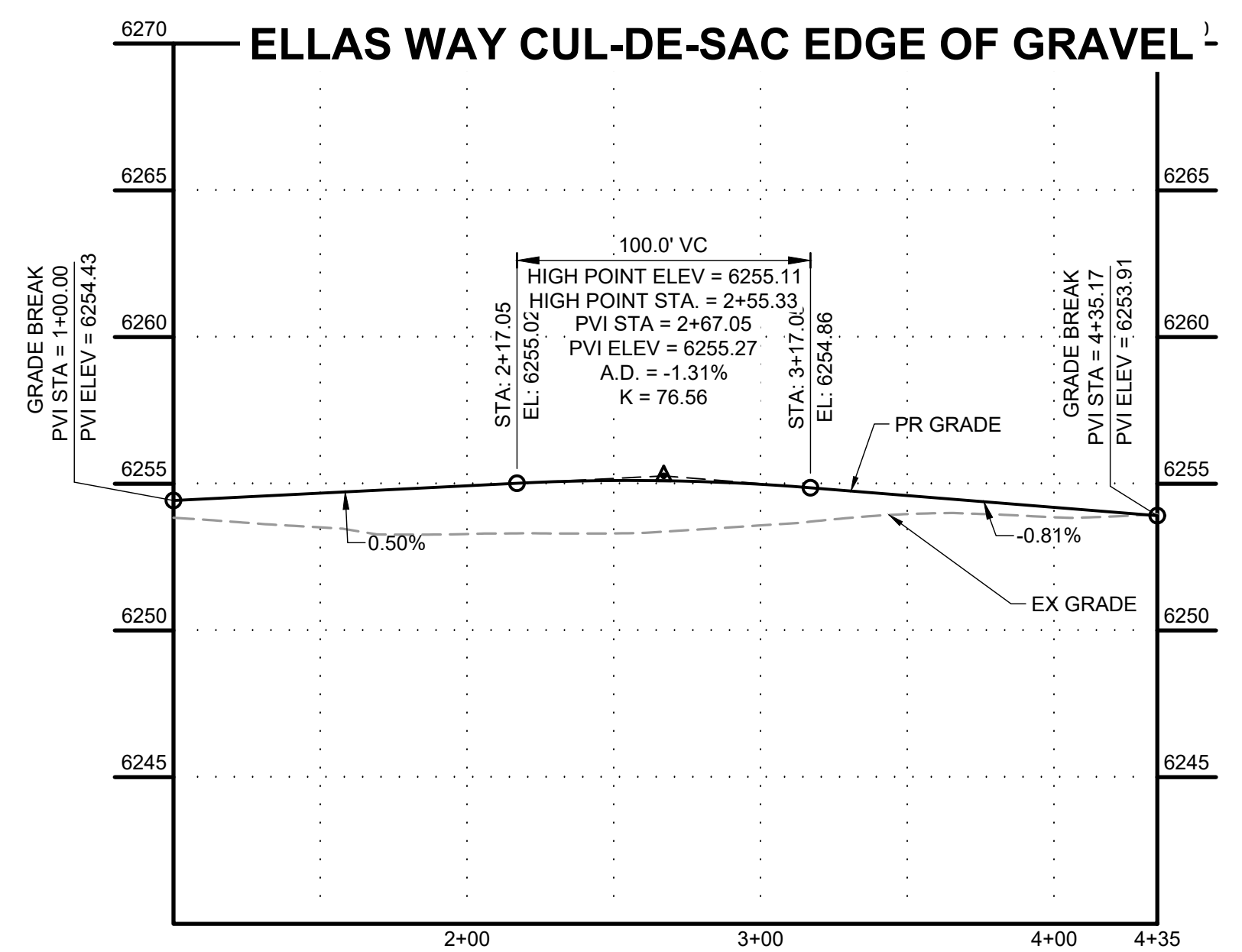
KEY MAP
SCALE: N.T.S.



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



ELLAS WAY CUL-DE-SAC EDGE OF GRAVEL



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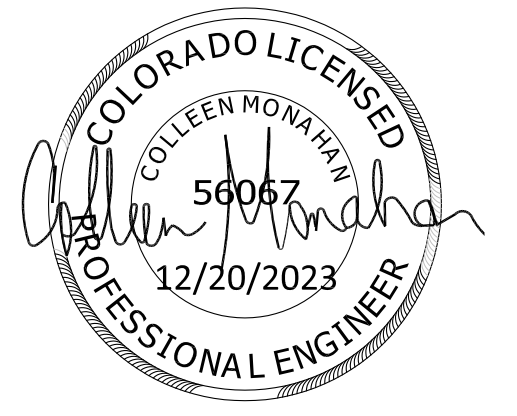
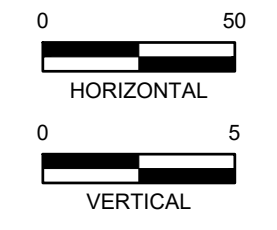
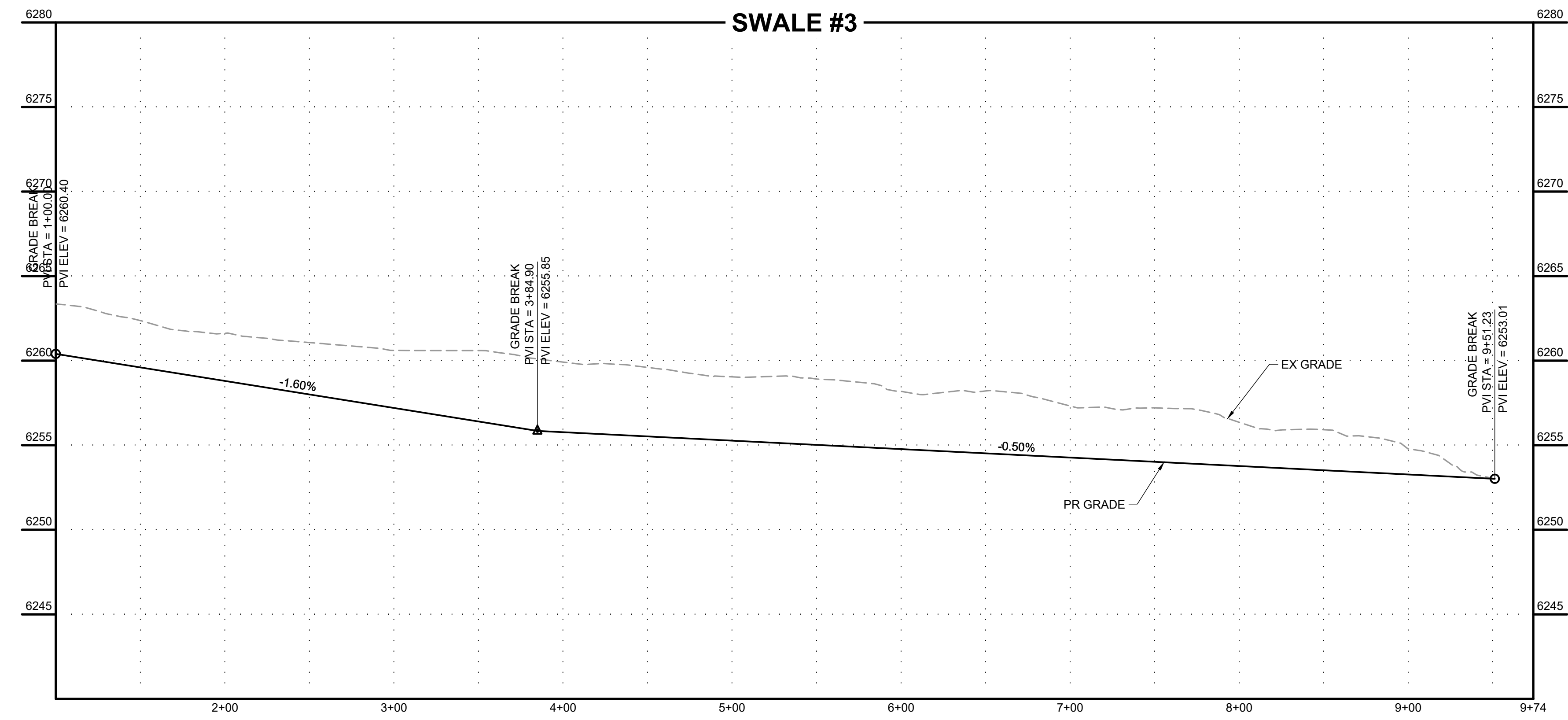
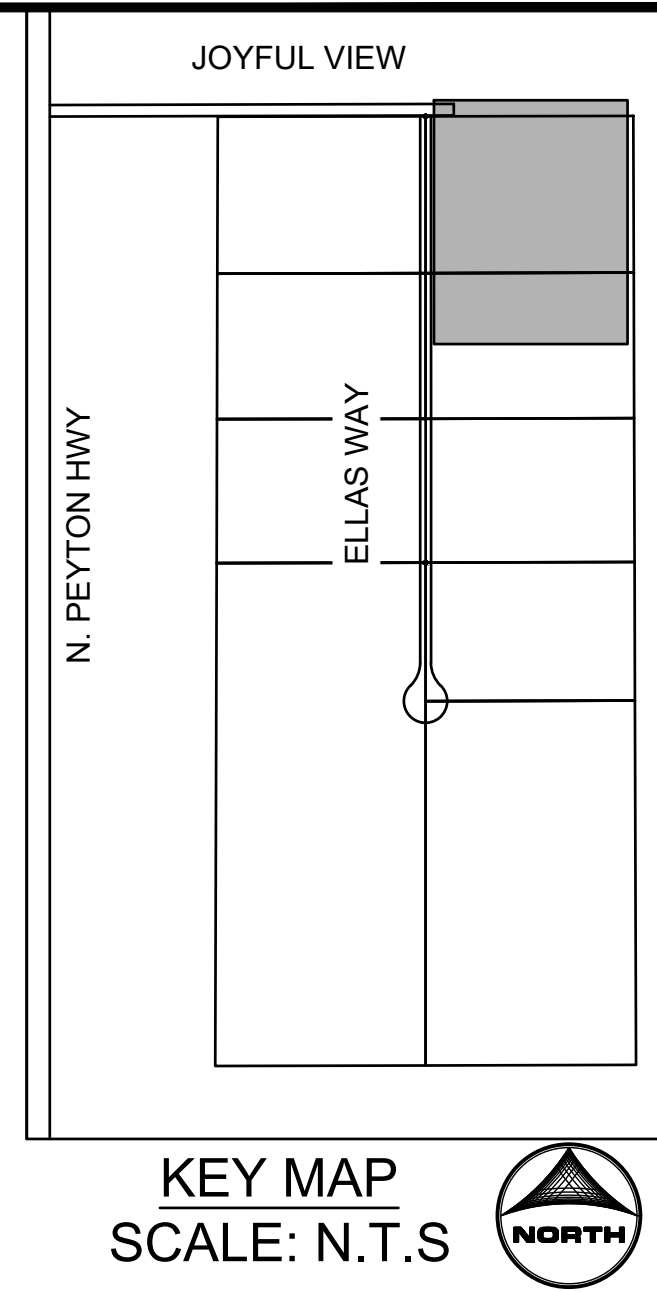
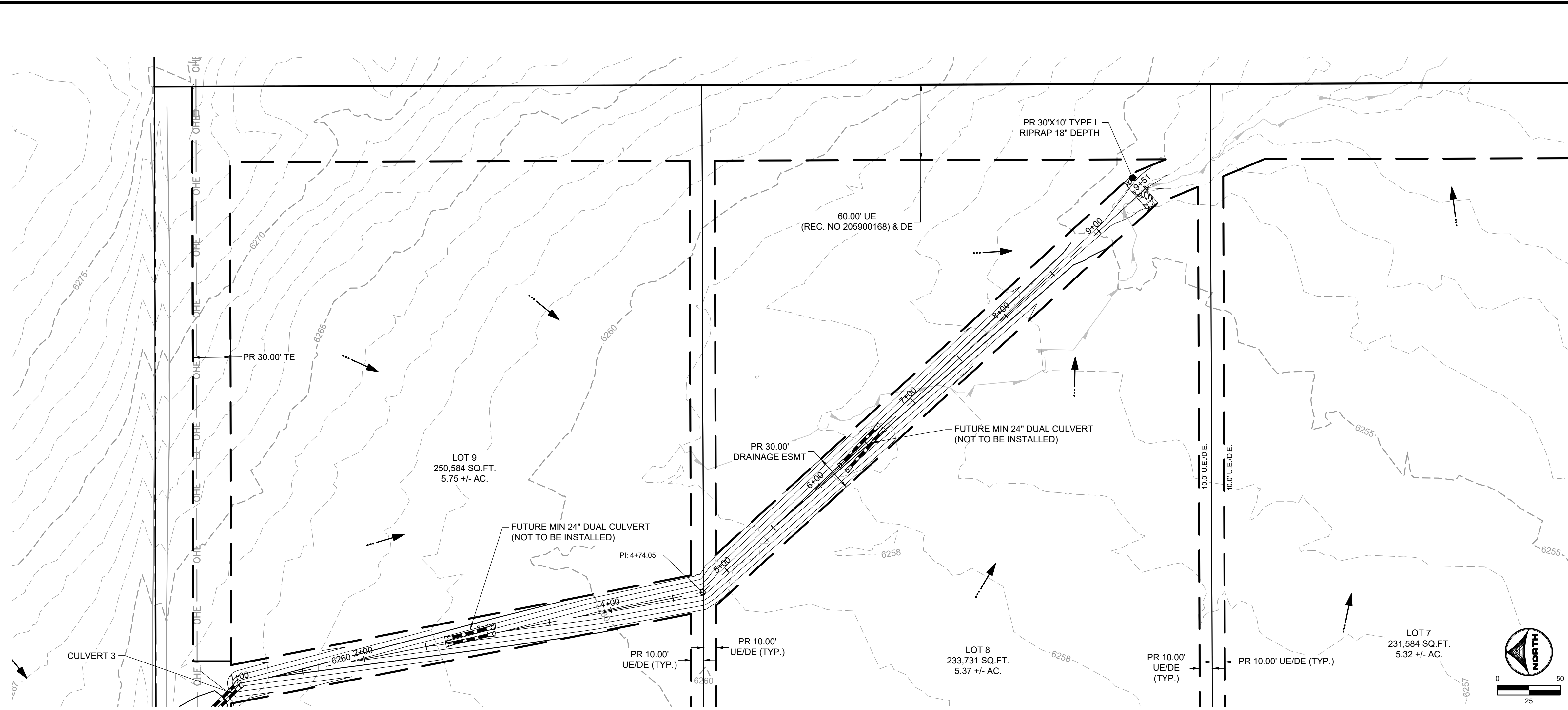
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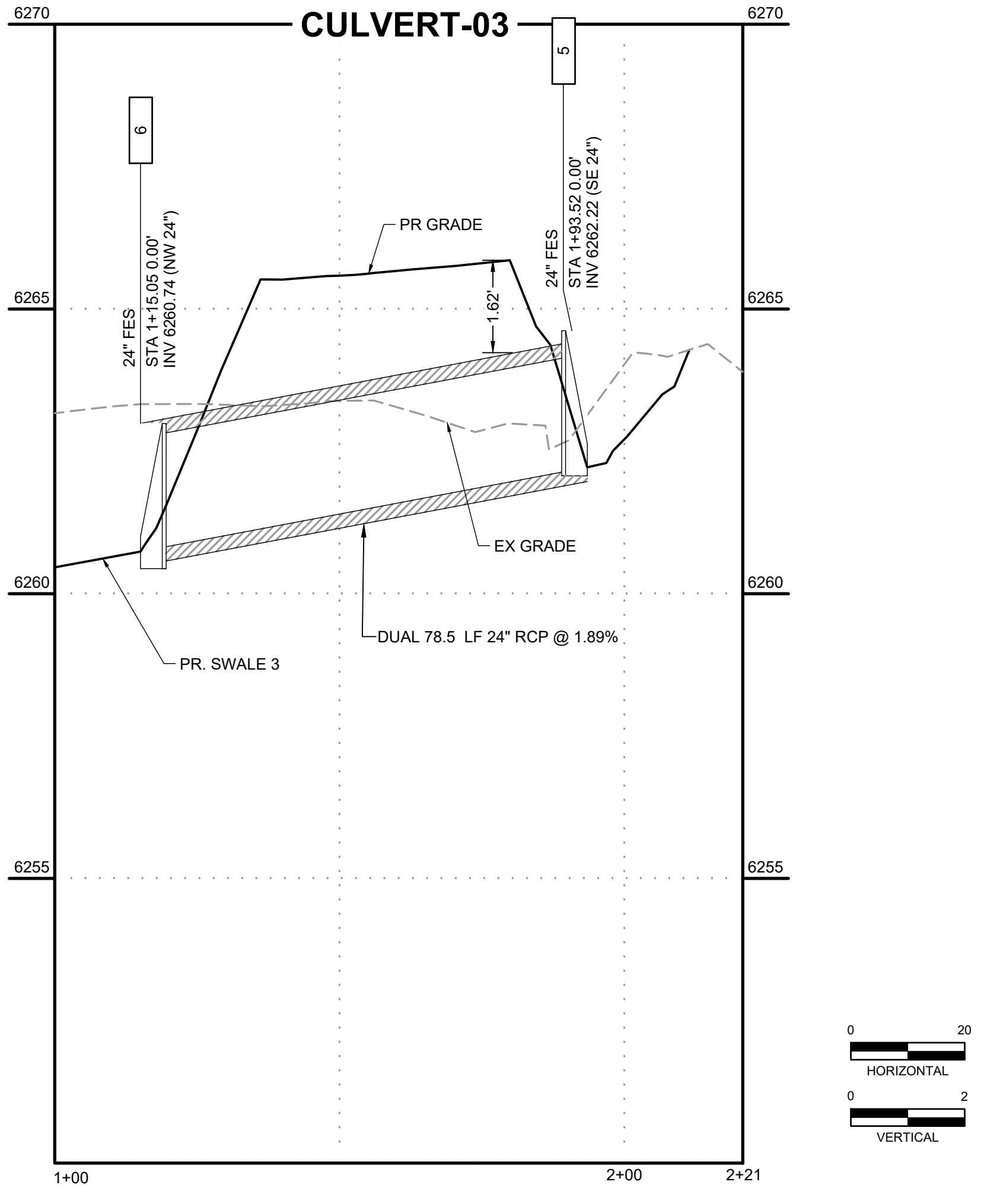
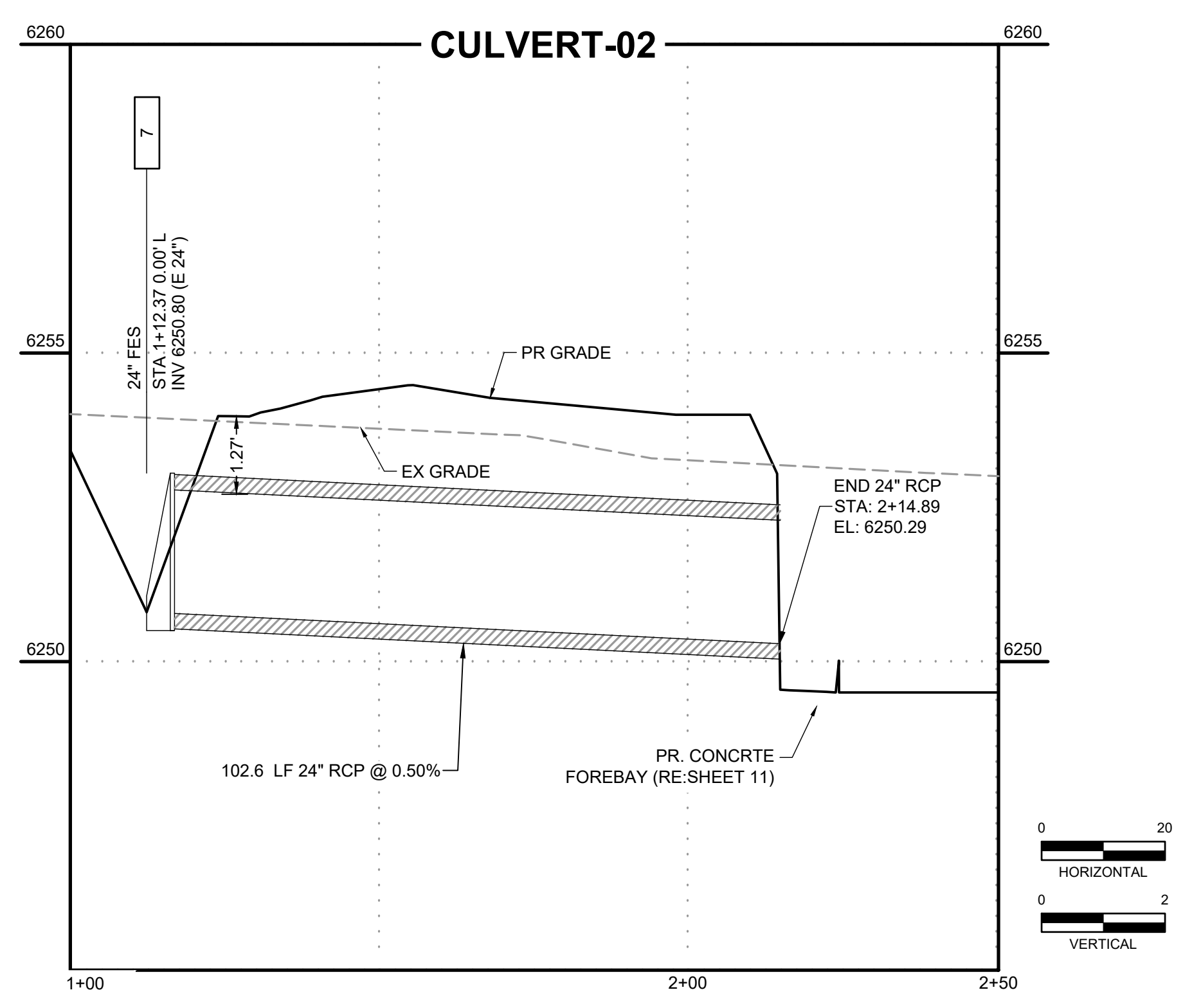
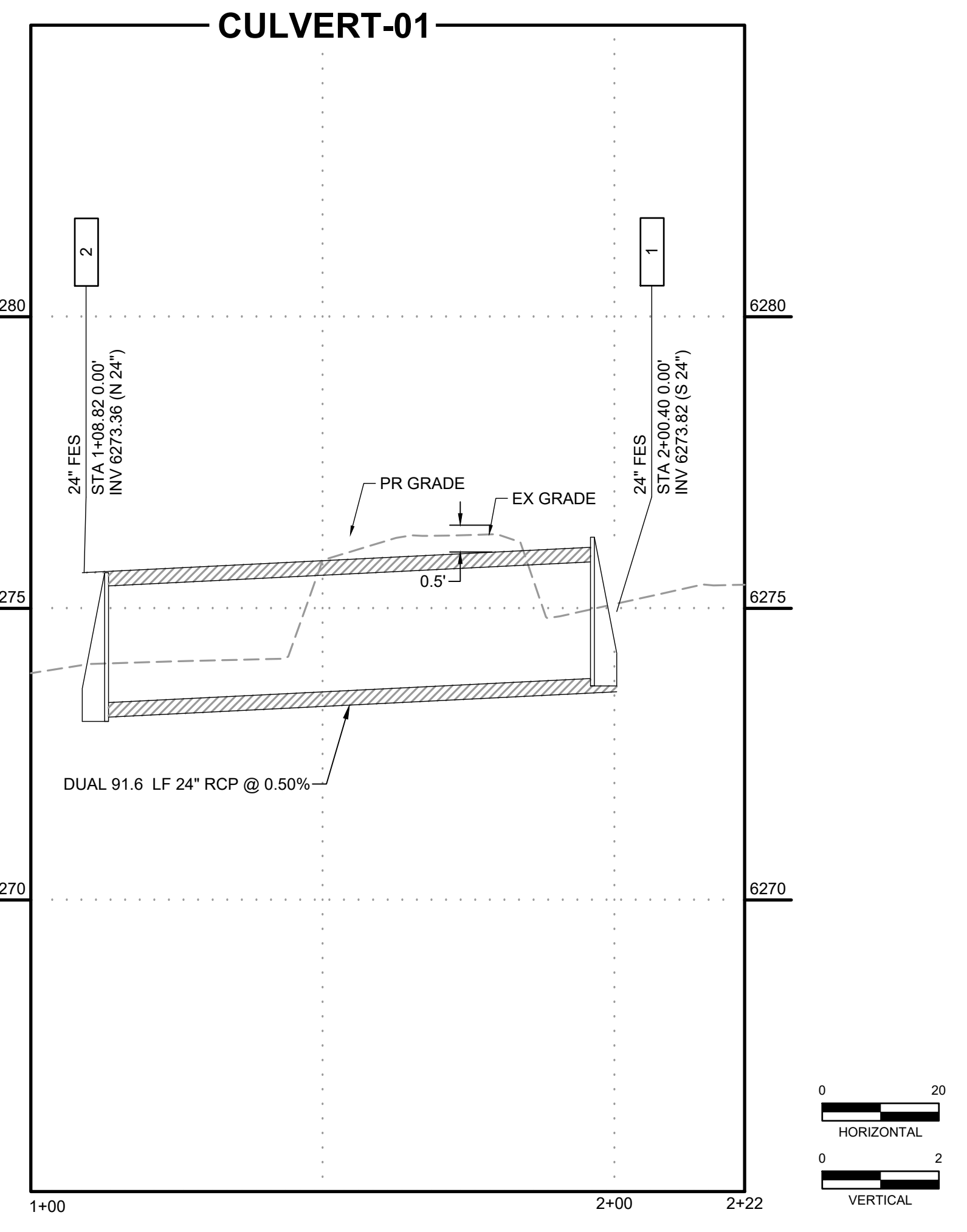
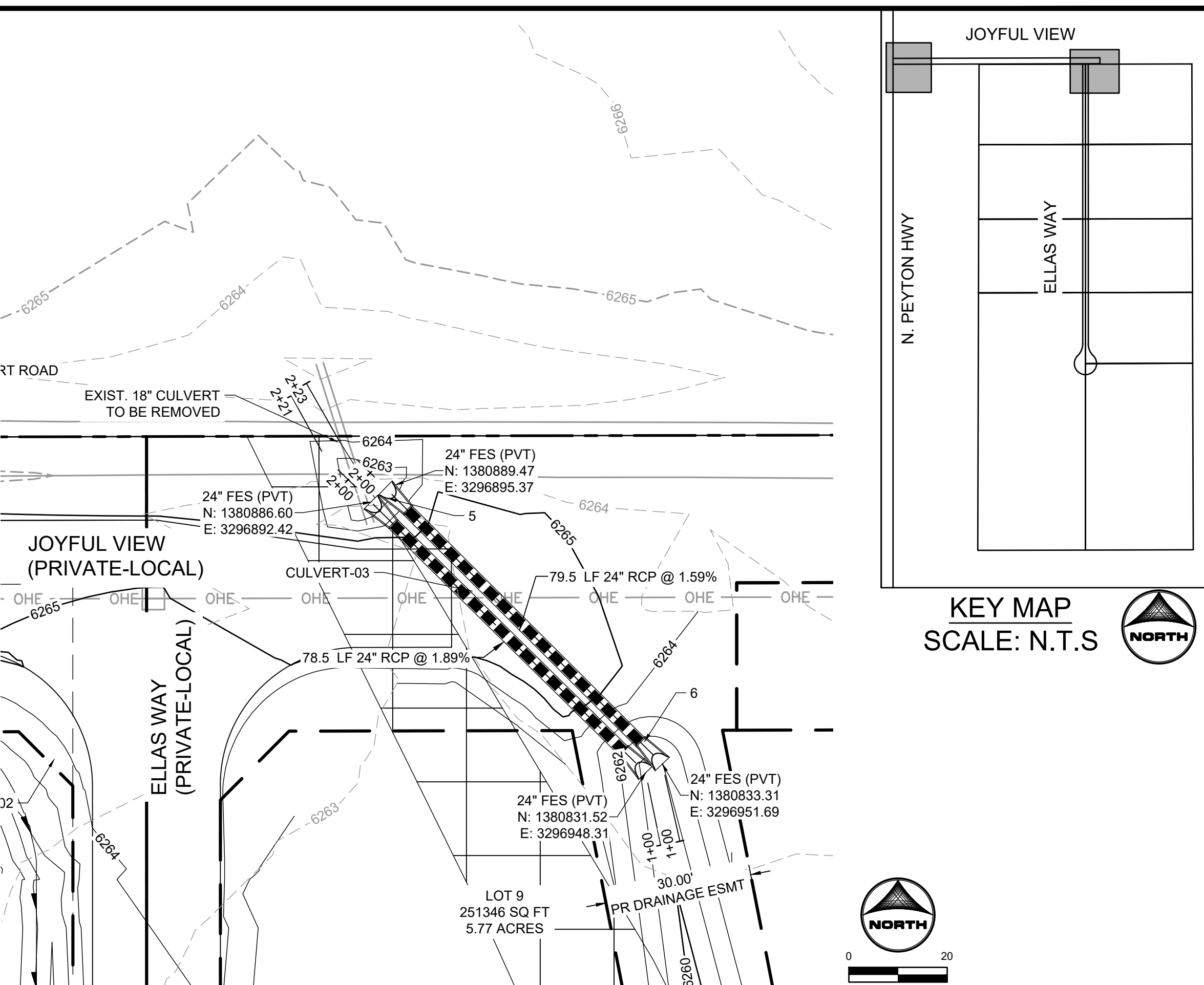
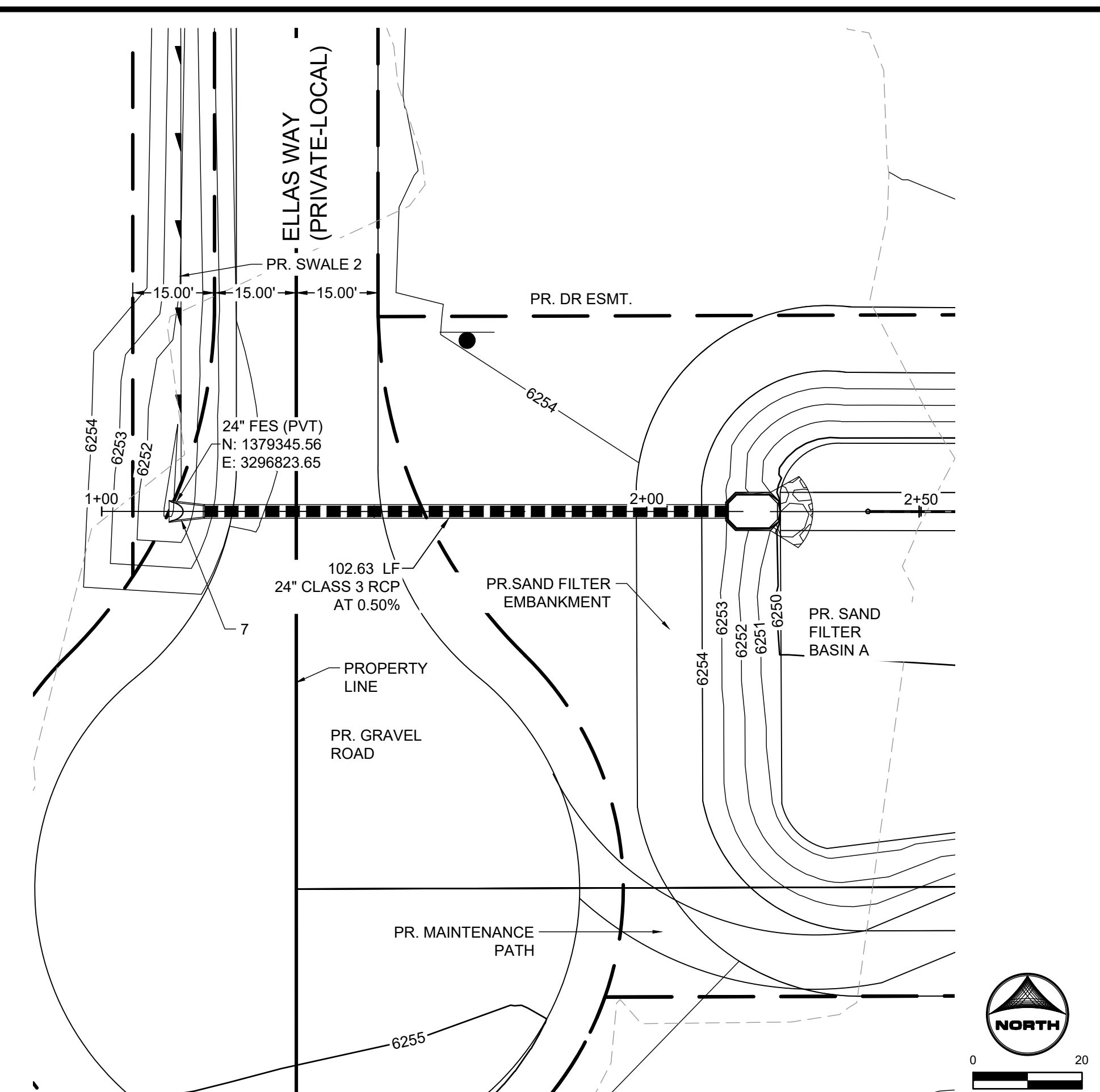
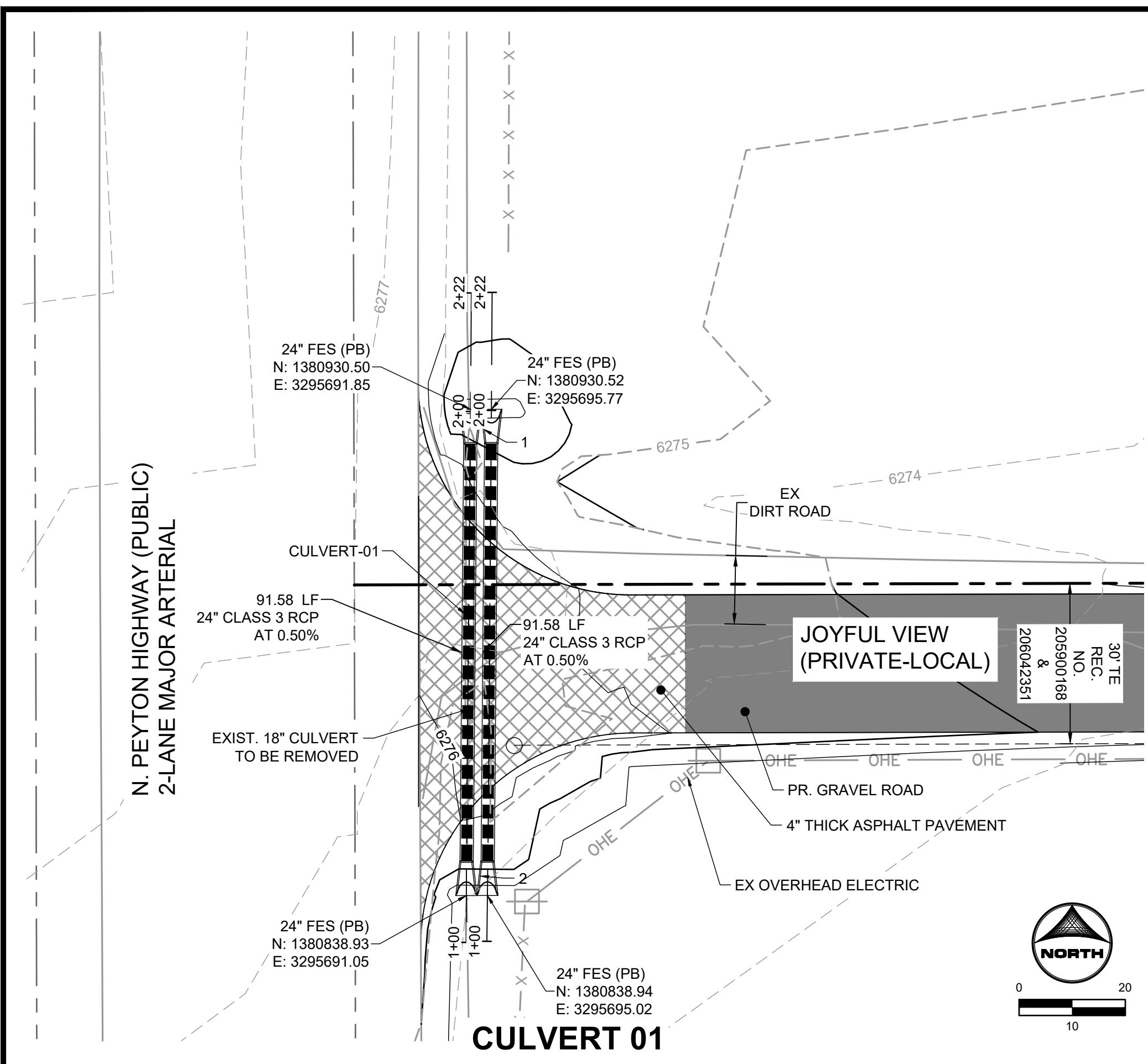
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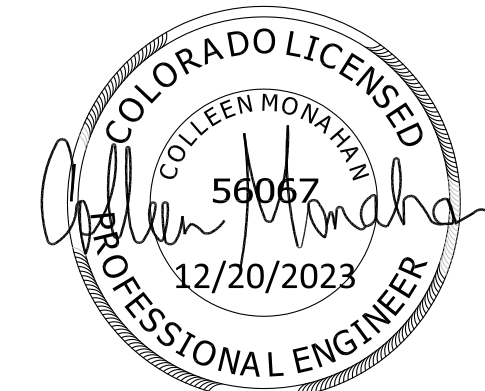
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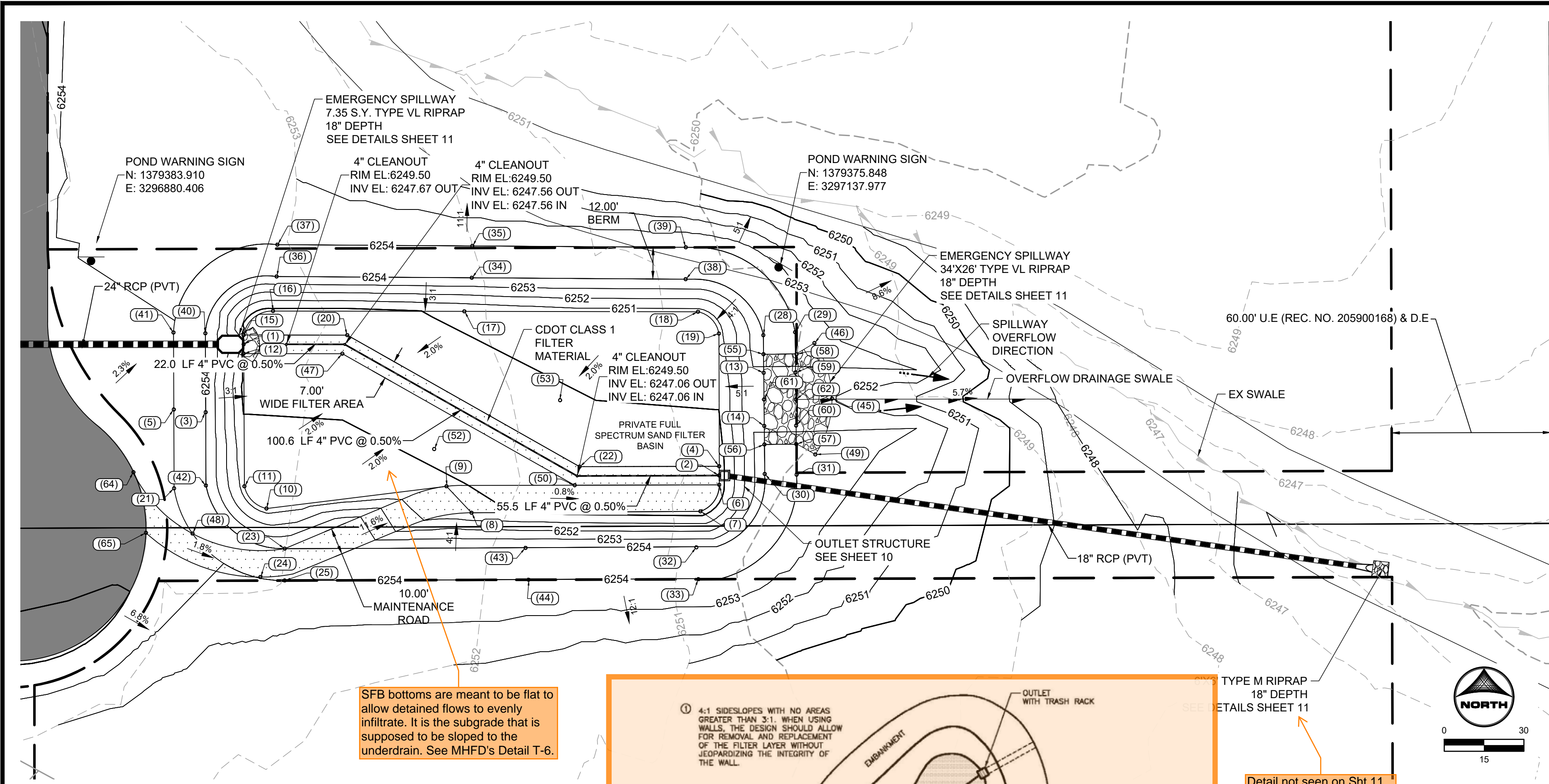
STORM PLAN & PROFILE
 STORM PLAN & PROFILE

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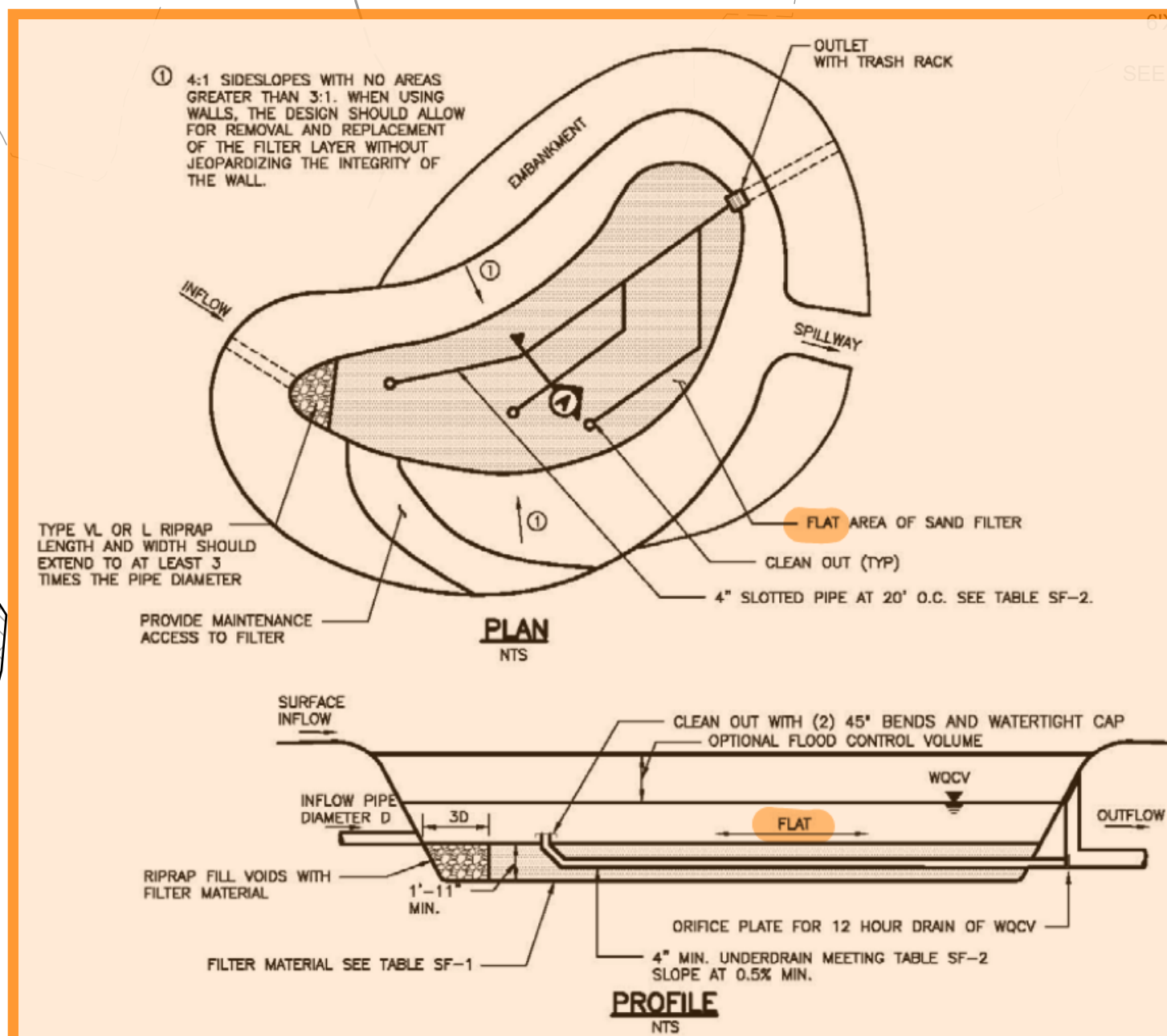


POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
(1)	B.O.P.	N: 1379345.56 E: 3296935.79	6249.80
(2)	EOG	N: 1379296.16 E: 3297114.80	6249.50
(3)	T.O.P.	N: 1379319.96 E: 3296921.48	6254.00
(4)	E.O.G	N: 1379299.62 E: 3297114.84	6249.50
(5)	T.O.P.	N: 1379321.00 E: 3296909.48	6254.00
(6)	E.O.G	N: 1379292.62 E: 3297114.85	6249.50
(7)	B.O.P./ MAINT ROAD	N: 1379282.63 E: 3297107.79	6249.45
(8)	B.O.P./ MAINT ROAD	N: 1379282.08 E: 3297021.58	6250.19
(9)	B.O.P./ MAINT ROAD	N: 1379292.07 E: 3297012.16	6250.10
(10)	B.O.P.	N: 1379283.70 E: 3296944.36	6250.60
(11)	B.O.P.	N: 1379292.06 E: 3296936.07	6250.60
(12)	B.O.P.	N: 1379342.06 E: 3296935.77	6249.50
(13)	SPILLWAY	N: 1379334.81 E: 3297131.60	6252.50
(14)	SPILLWAY	N: 1379314.81 E: 3297131.80	6252.50
(15)	B.O.P.	N: 1379349.06 E: 3296935.78	6249.50
(16)	B.O.P.	N: 1379358.08 E: 3296946.83	6249.68
(17)	B.O.P.	N: 1379357.95 E: 3297018.90	6250.18
(18)	B.O.P.	N: 1379357.80 E: 3297106.86	6250.68
(19)	B.O.P.	N: 1379349.60 E: 3297114.74	6250.70
(20)	E.O.G	N: 1379349.01 E: 3296974.78	6249.50

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
(21)	T.O.P.	N: 1379291.29 E: 3296909.59	6254.00
(22)	E.O.G	N: 1379299.46 E: 3297062.27	6249.50
(23)	T.O.P./ MAINT ROAD	N: 1379268.58 E: 3296951.26	6254.00
(24)	T.O.P./ MAINT ROAD	N: 1379257.86 E: 3296942.06	6254.00
(25)	T.O.P.	N: 1379256.58 E: 3296951.22	6254.00
(28)	T.O.P.	N: 1379348.99 E: 3297131.45	6254.00
(29)	T.O.P.	N: 1379350.12 E: 3297143.44	6254.00
(30)	T.O.P.	N: 1379296.72 E: 3297131.99	6254.00
(31)	T.O.P.	N: 1379296.43 E: 3297143.99	6254.00
(32)	T.O.P.	N: 1379289.07 E: 3297106.25	6254.00
(33)	T.O.P.	N: 1379257.07 E: 3297107.02	6253.98
(34)	T.O.P.	N: 1379370.61 E: 3297021.70	6254.00
(35)	T.O.P.	N: 1379382.61 E: 3297021.89	6254.00
(36)	T.O.P.	N: 1379371.10 E: 3296948.19	6254.00
(37)	T.O.P.	N: 1379383.09 E: 3296948.49	6254.00
(38)	T.O.P.	N: 1379370.08 E: 3297102.20	6254.00
(39)	T.O.P.	N: 1379382.08 E: 3297102.28	6254.00
(40)	T.O.P.	N: 1379349.69 E: 3296924.37	6254.00
(41)	T.O.P.	N: 1379349.69 E: 3296924.37	6254.00
(42)	T.O.P.	N: 1379349.69 E: 3296924.37	6254.00

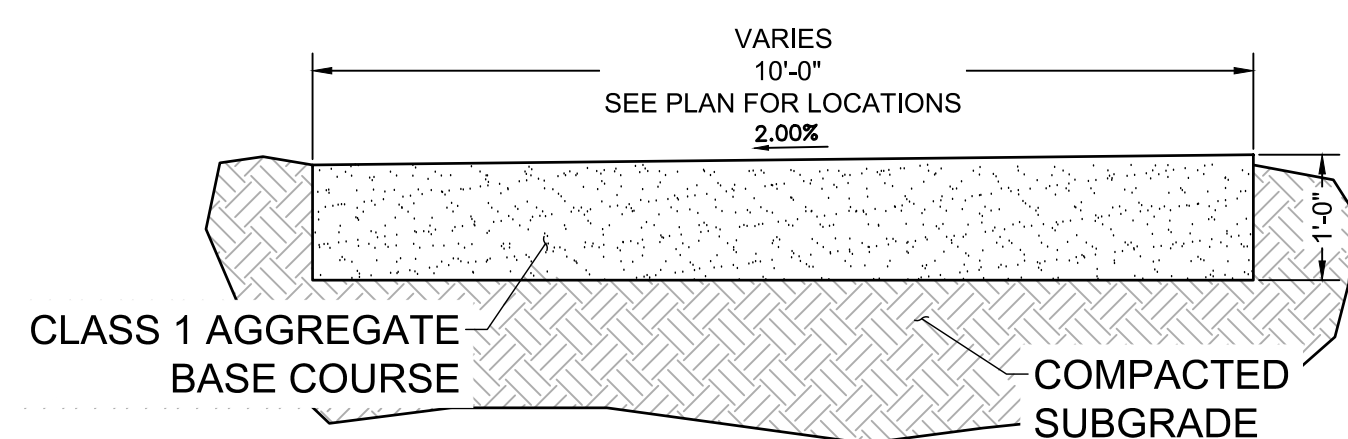
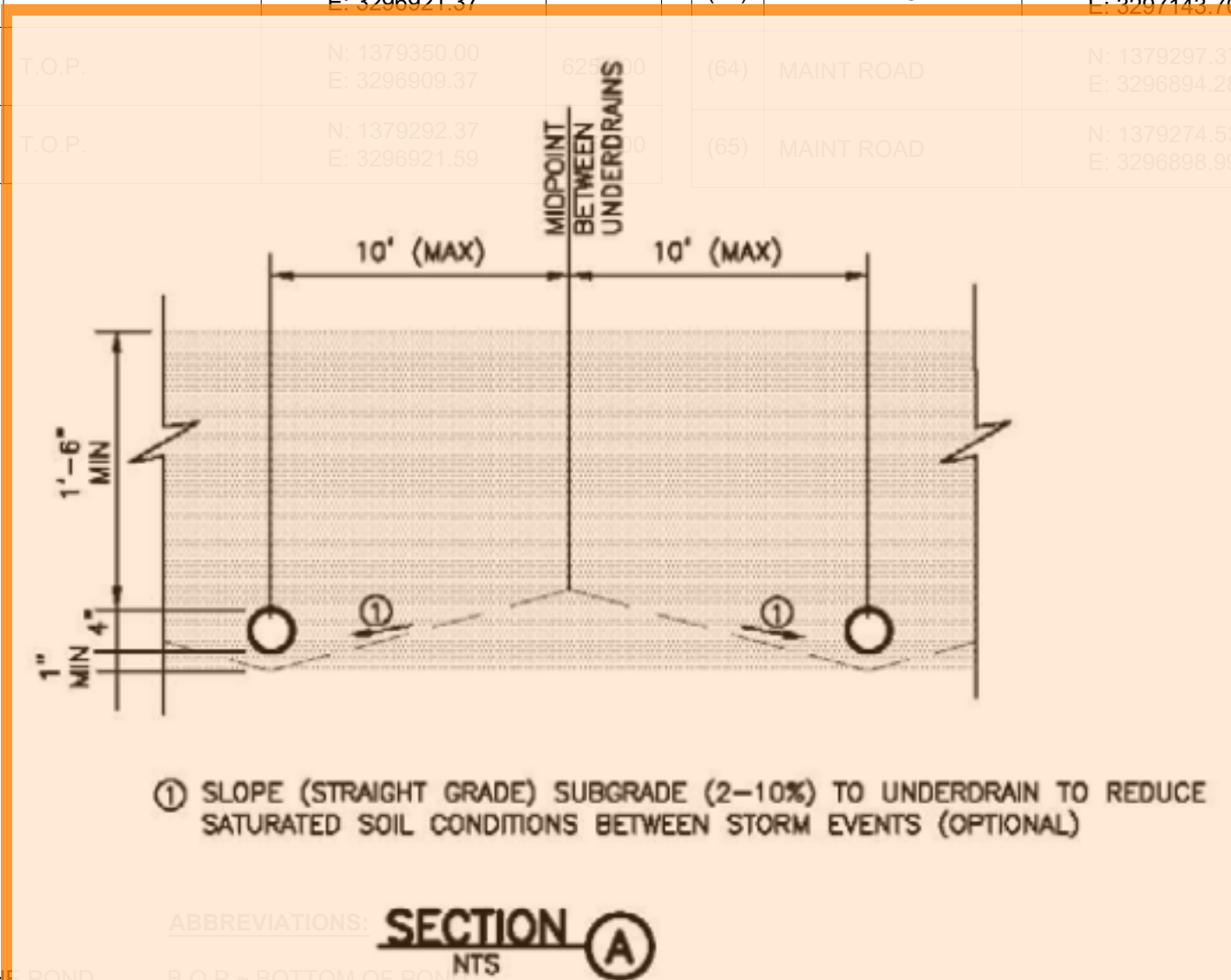
POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
(43)	T.O.P.	N: 1379268.87 E: 3297041.93	6254.00
(44)	SWALE FL/ T.O.P.	N: 1379256.87 E: 3297043.05	6253.99
(45)	RIPRAP	N: 1379325.08 E: 3297157.36	6252.05
(46)	RIPRAP	N: 1379346.01 E: 3297150.68	6253.84
(47)	E.O.G	N: 1379342.02 E: 3296972.93	6249.50
(48)	T.O.P./ MAINT ROAD	N: 1379274.27 E: 3296916.54	6254.00
(49)	RIPRAP	N: 1379304.06 E: 3297151.02	6253.84
(50)	E.O.G	N: 1379292.45 E: 3297080.44	6249.50
(52)	B.O.P.	N: 1379306.10 E: 3297007.52	6249.85
(53)	B.O.P.	N: 1379324.49 E: 3297054.93	6249.87
(55)	T.O.P./ SPILLWAY	N: 1379341.81 E: 3297131.52	6254.00
(56)	T.O.P./ SPILLWAY	N: 1379307.81 E: 3297131.87	6254.00
(57)	T.O.P./ SPILLWAY	N: 1379307.93 E: 3297143.87	6254.00
(58)	T.O.P./ SPILLWAY	N: 1379341.81 E: 3297143.96	6253.98
(59)	SPILLWAY CREST	N: 1379334.93 E: 3297143.58	6252.50
(60)	SPILLWAY CREST	N: 1379314.93 E: 3297143.80	6252.50
(61)	SPILLWAY CREST	N: 1379324.77 E: 3297131.70	6252.50
(62)	SPILLWAY CREST	N: 1379324.77 E: 3297143.76	6252.50

SFB bottoms are meant to be flat to allow detained flows to evenly infiltrate. It is the subgrade that is supposed to be sloped to the underdrain. See MHFD's Detail T-6.

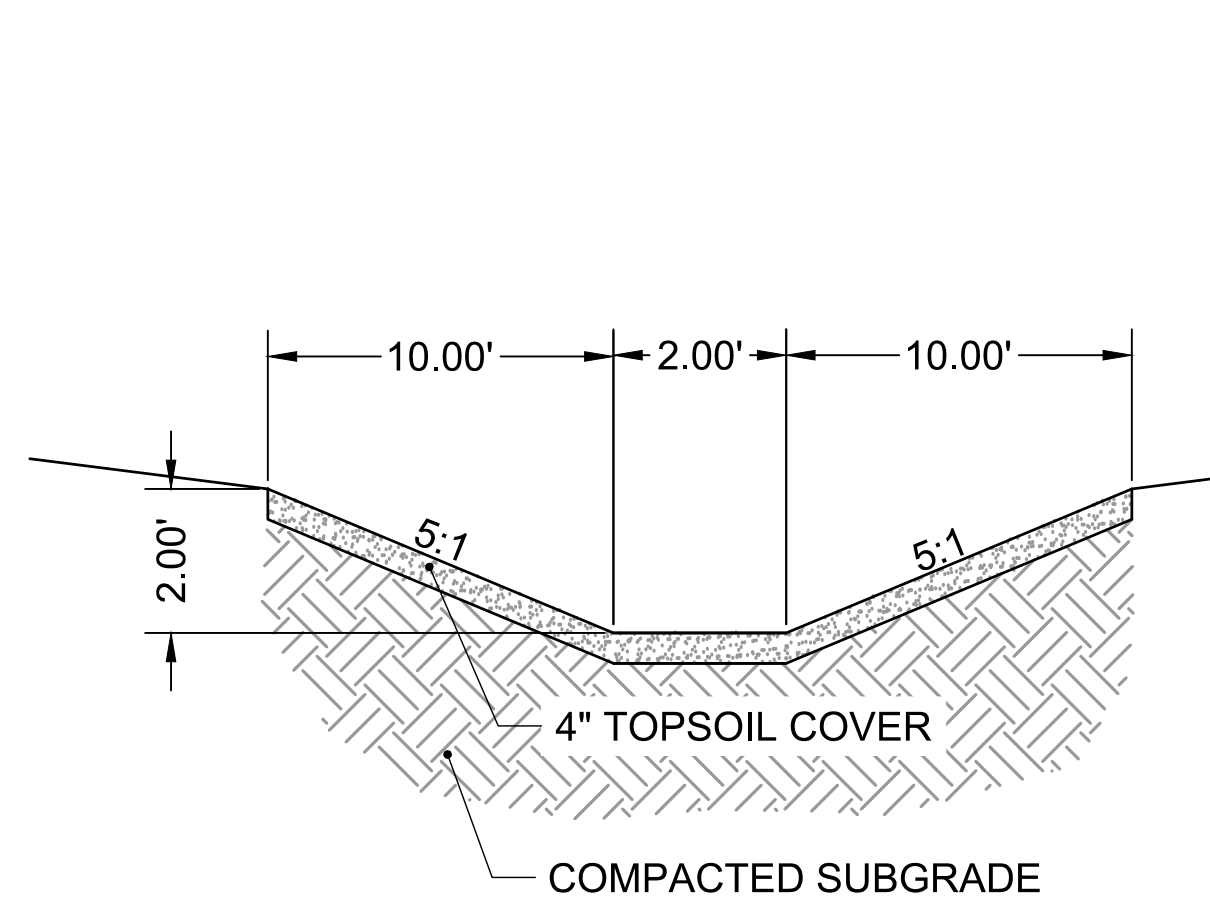


Detail not seen on Sht 11

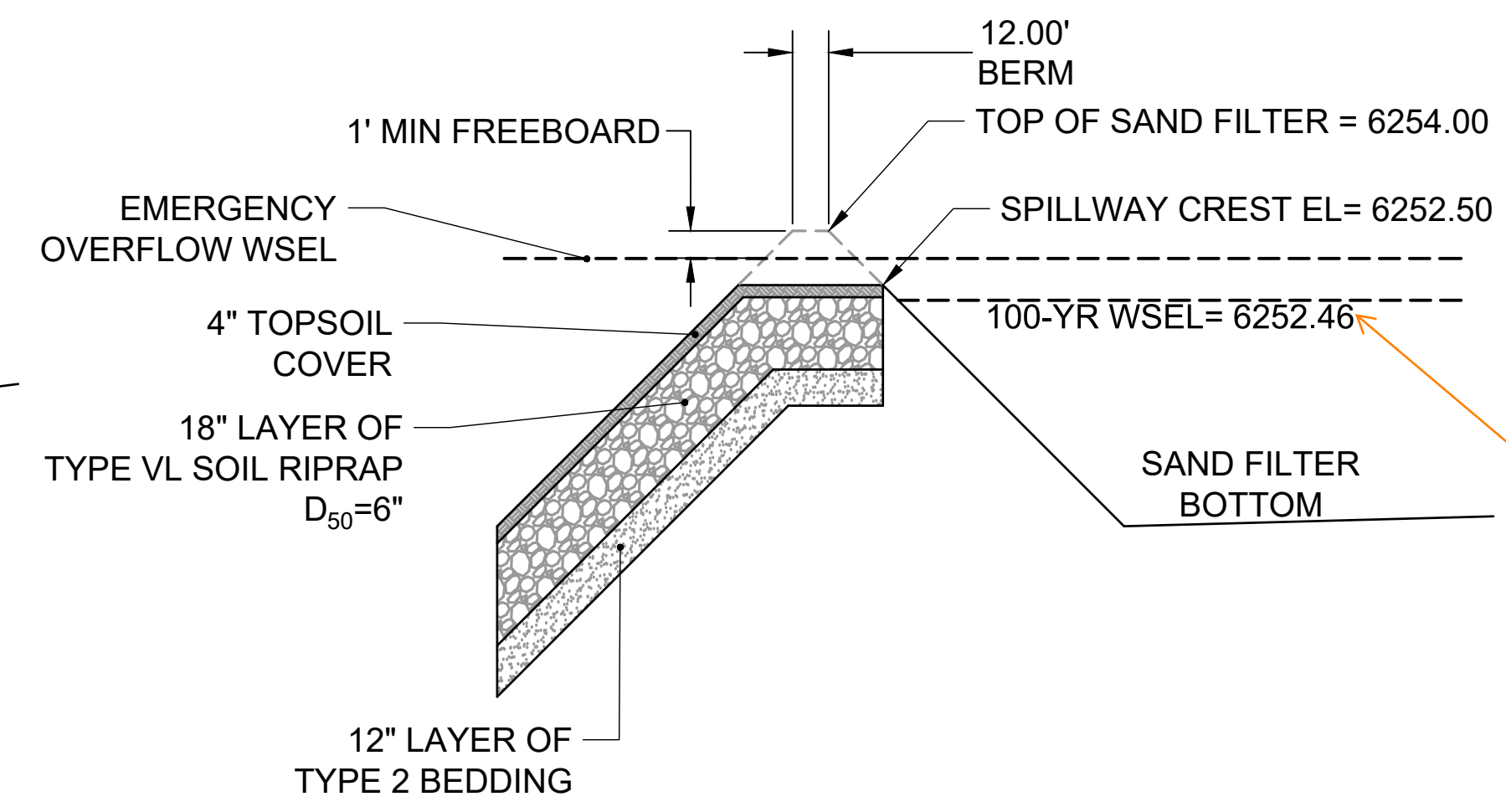
Provide a detail/section showing the underdrain. See MHFD Detail T-6, except shown to the right. And also include a section like the one to the left that shows the underdrain coming above grade as solid pipe (not slotted like the rest of the underdrain) with (2) 45deg bends.



MAINTENANCE ROAD TYPICAL SECTION
SCALE: NTS



OVERFLOW DRAINAGE SWALE
SCALE: NTS



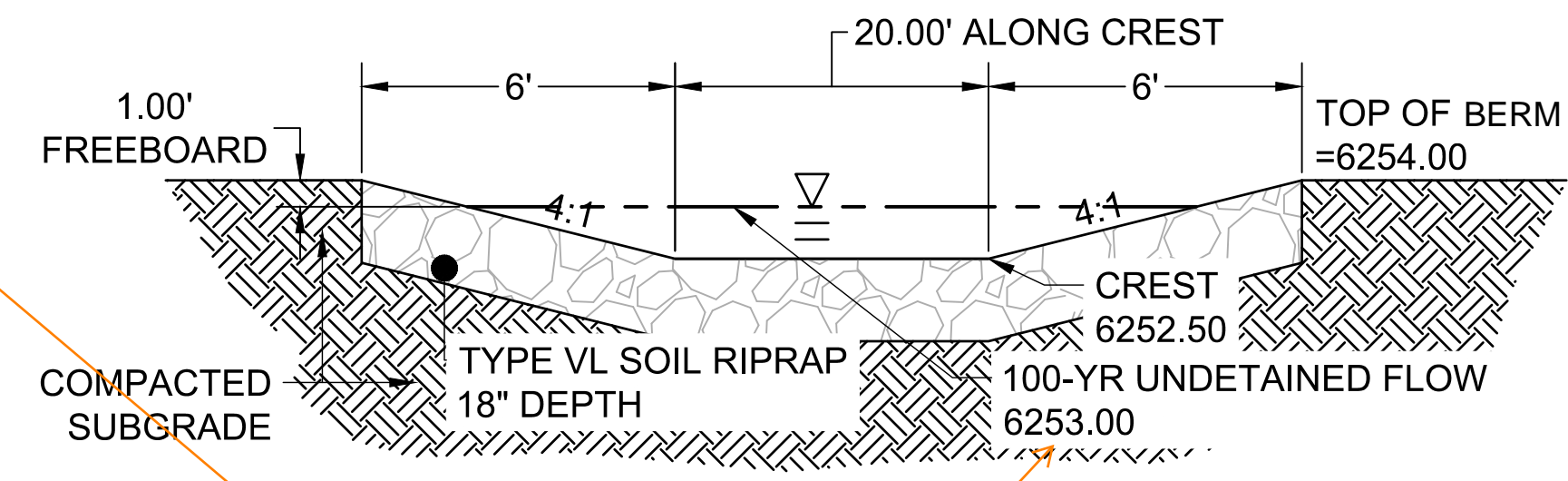
EMERGENCY OVERFLOW SPILLWAY - TYPICAL SECTION
SCALE: NTS

POND GRADING NOTES:

- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA SHALL BE INSTALLED AROUND THE 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

- 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

Detail not seen on Sht 11



SECTION VIEW - EMERGENCY OVERFLOW SPILLWAY
SCALE: NTS

Should be 6252.48 per MHFD calcs on pg 47 of FDR

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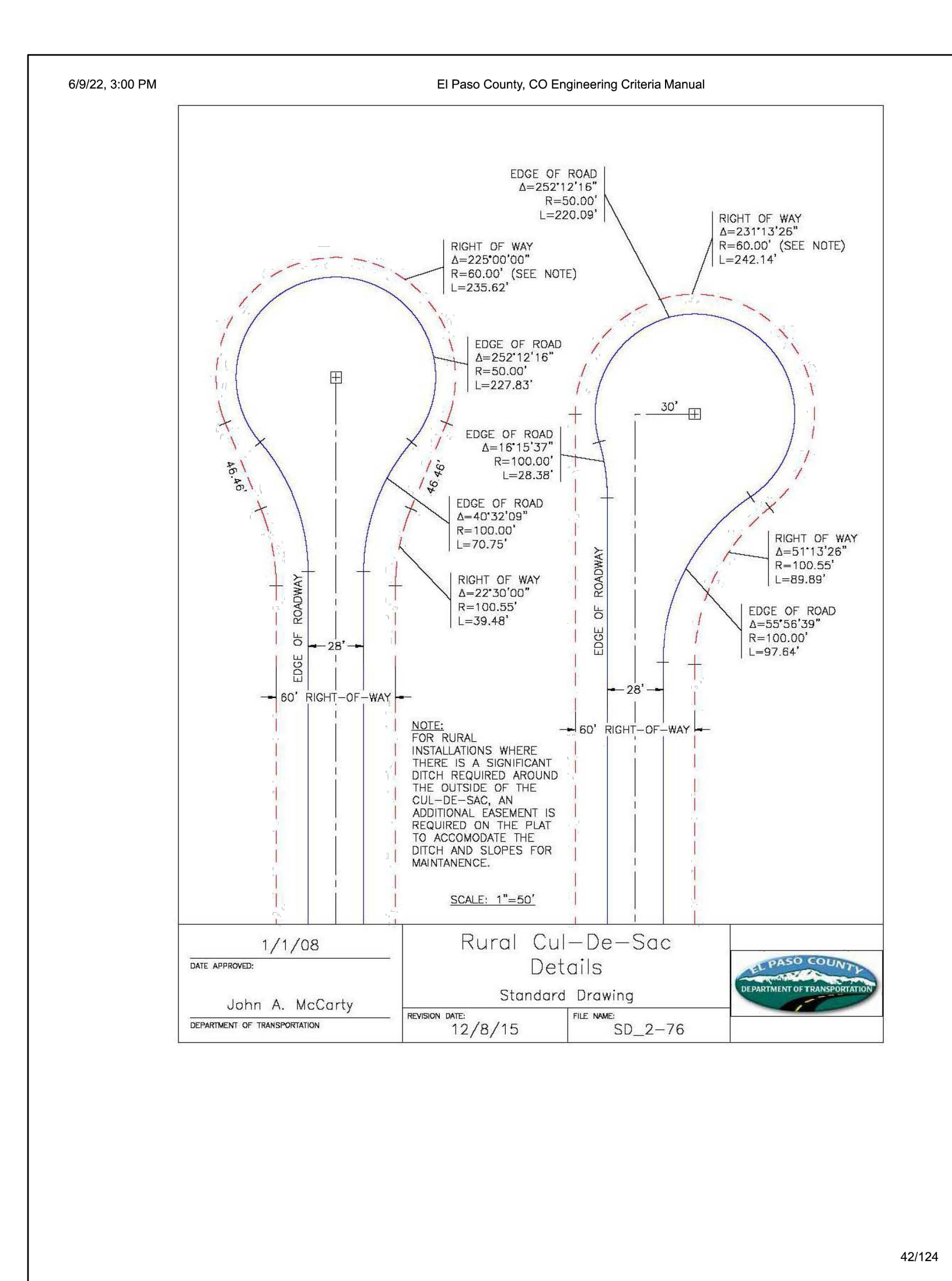
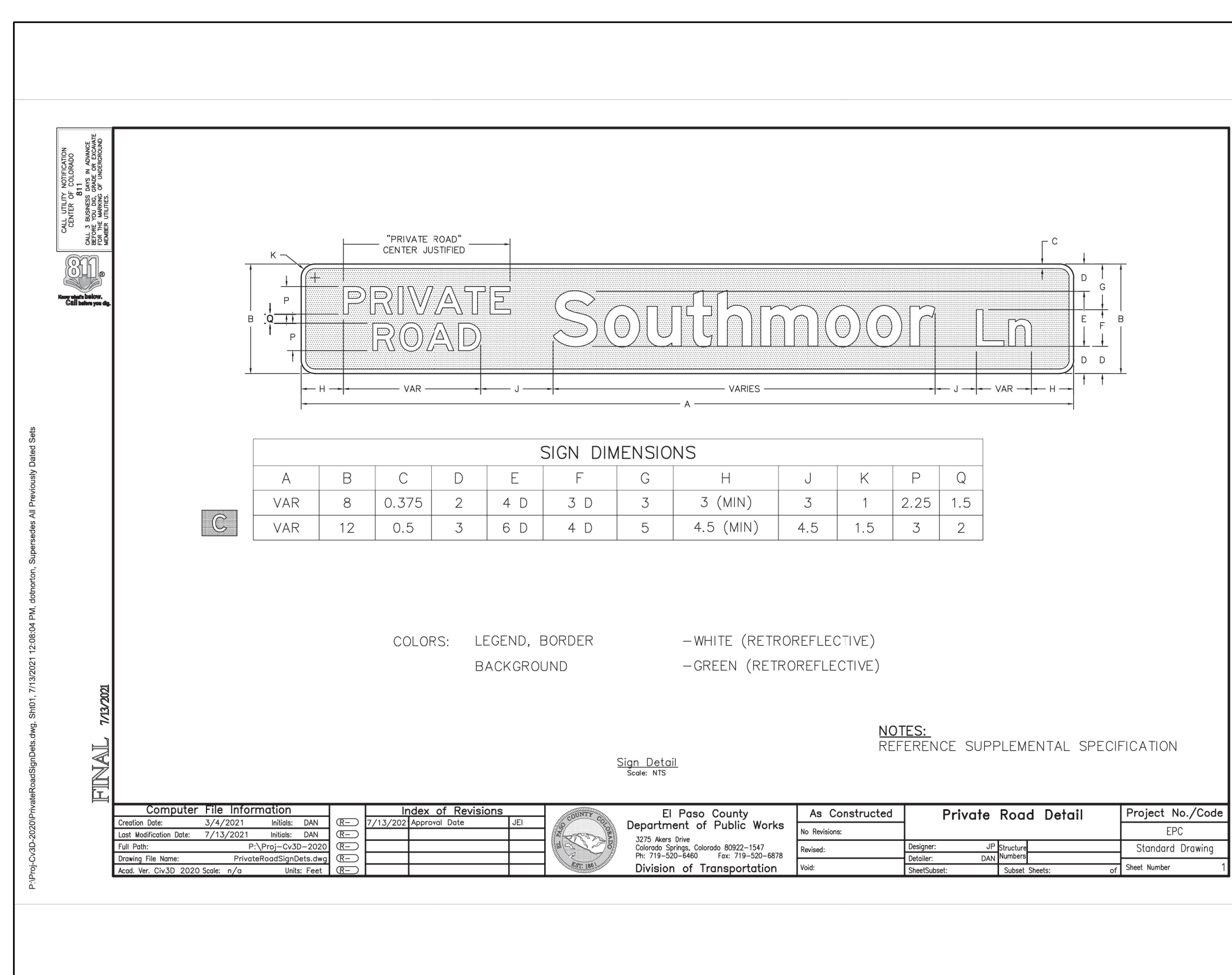
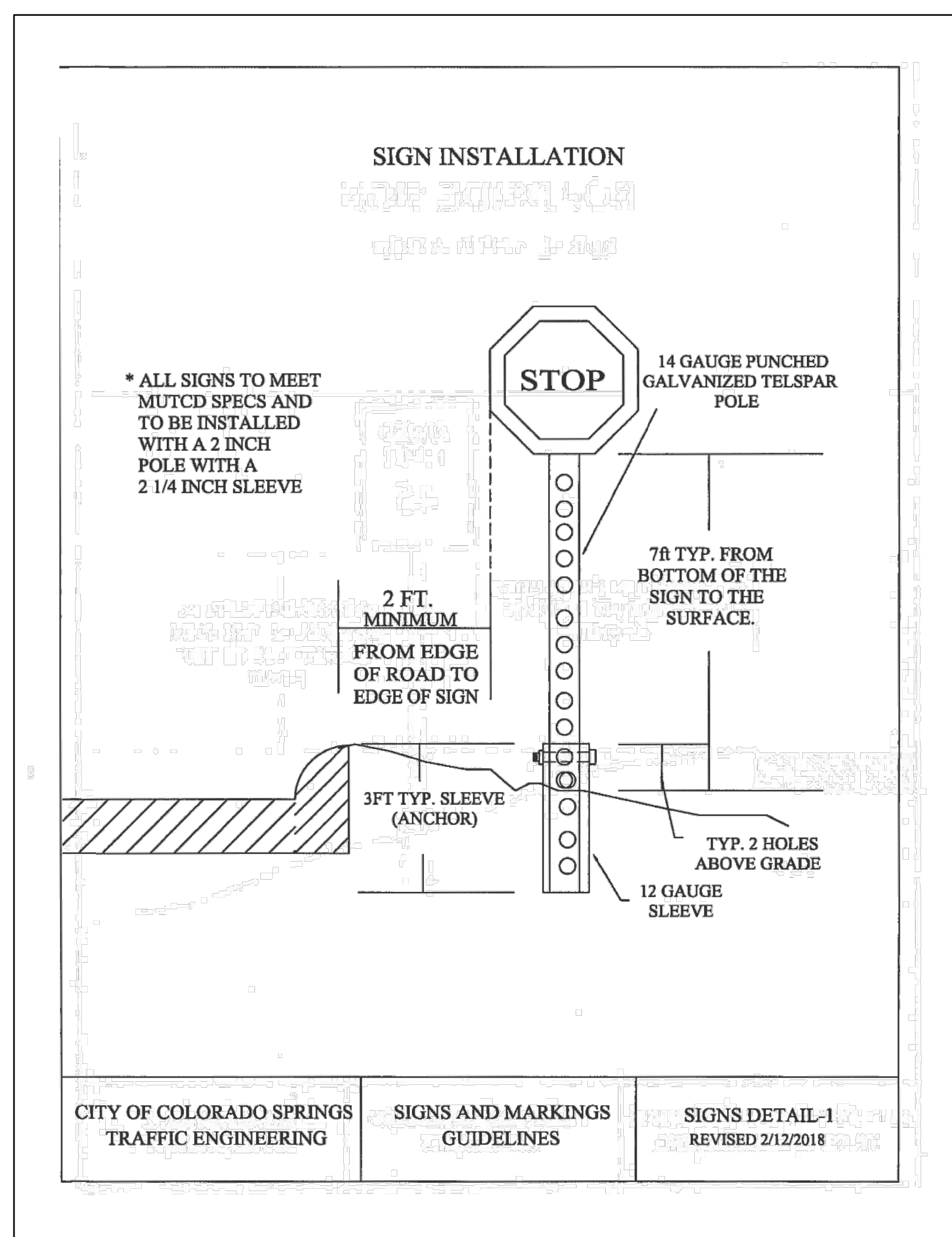
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 FAX: 719.965.0044

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POND PLAN
 PERMANENT CONTROL MEASURE PLAN

SHEET **GR** 8
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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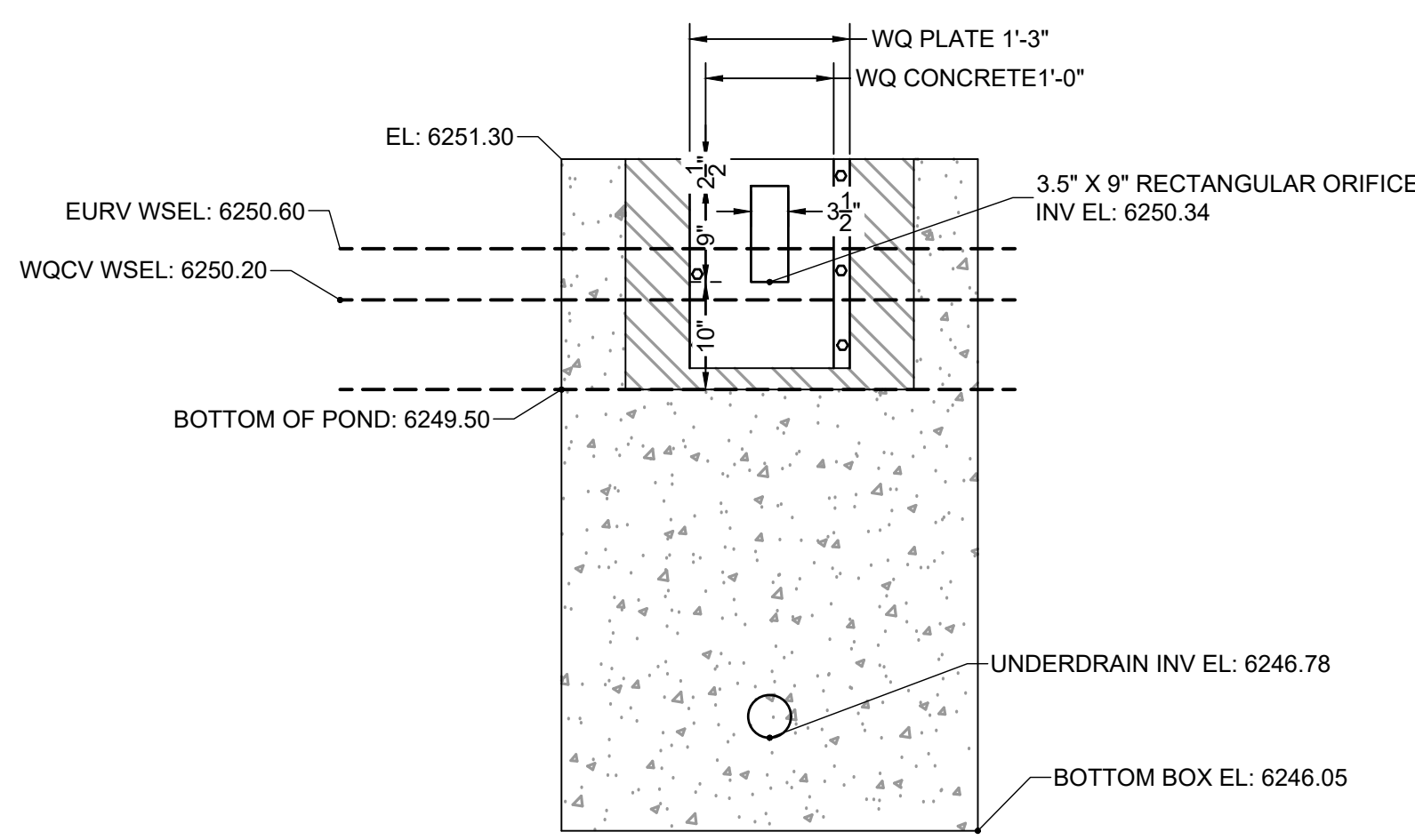
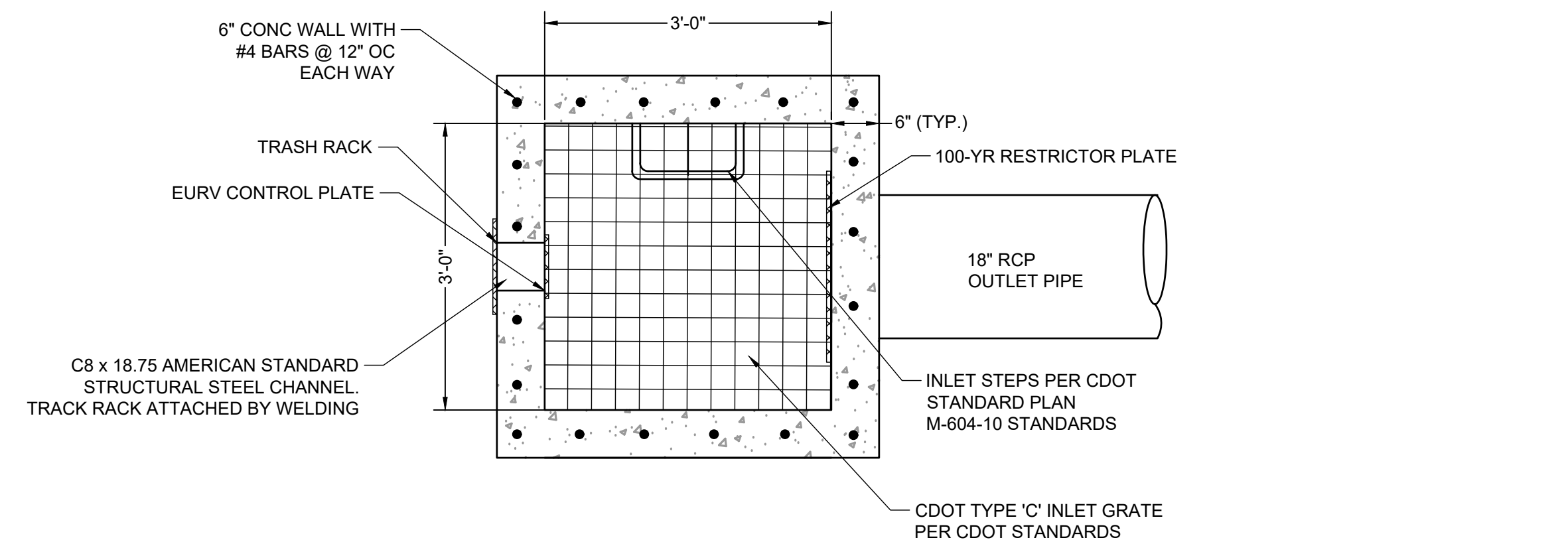
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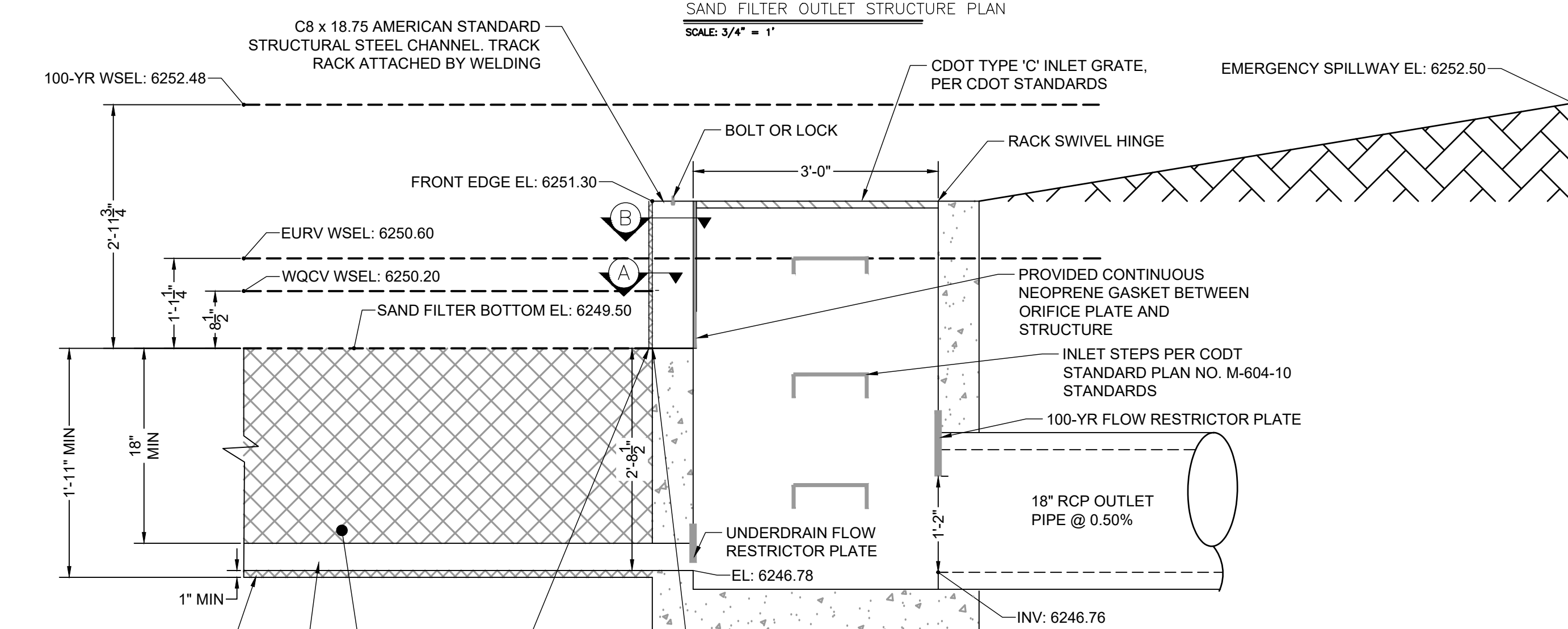
PCD FILING NO. SF2231



- ORIFICE PLATE NOTES:**
1. PLATE TO BE 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

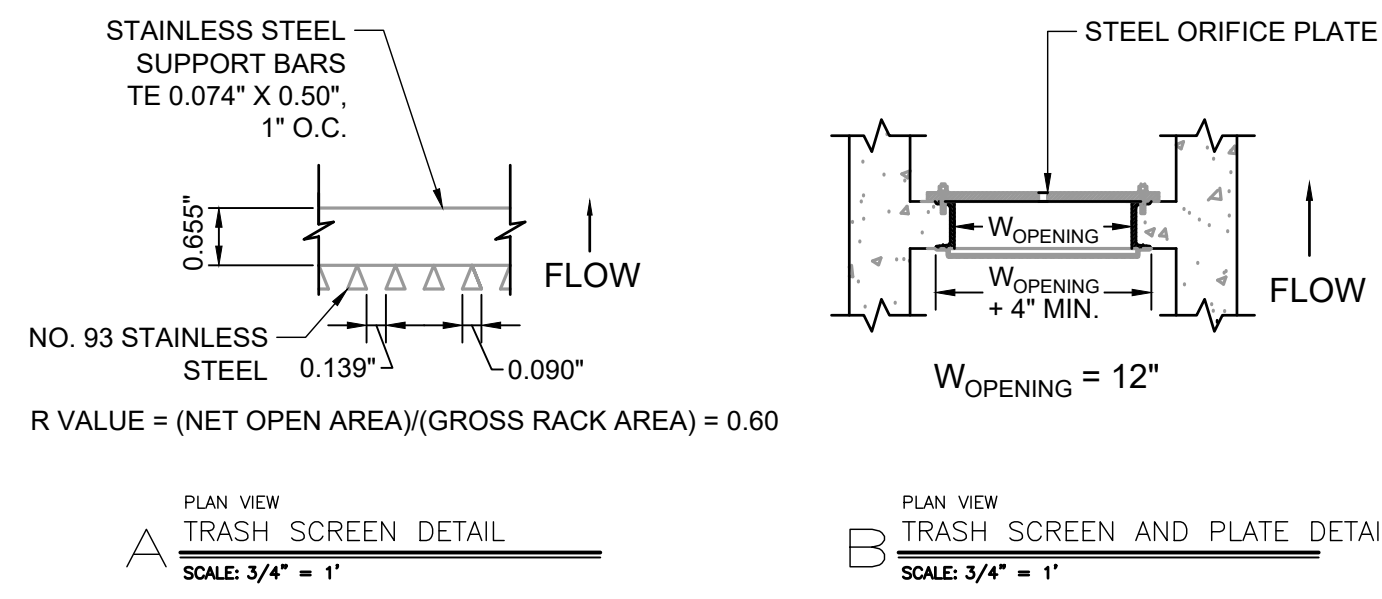
- TRASH SCREEN NOTES:**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH 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.

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



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 um (No. 50)	10 - 30
150 um (No. 100)	0 - 10
75 um (No. 200)	0 - 3



WARNING
THIS AREA IS A STORMWATER FACILITY
AND IS SUBJECT TO PERIODIC FLOODING

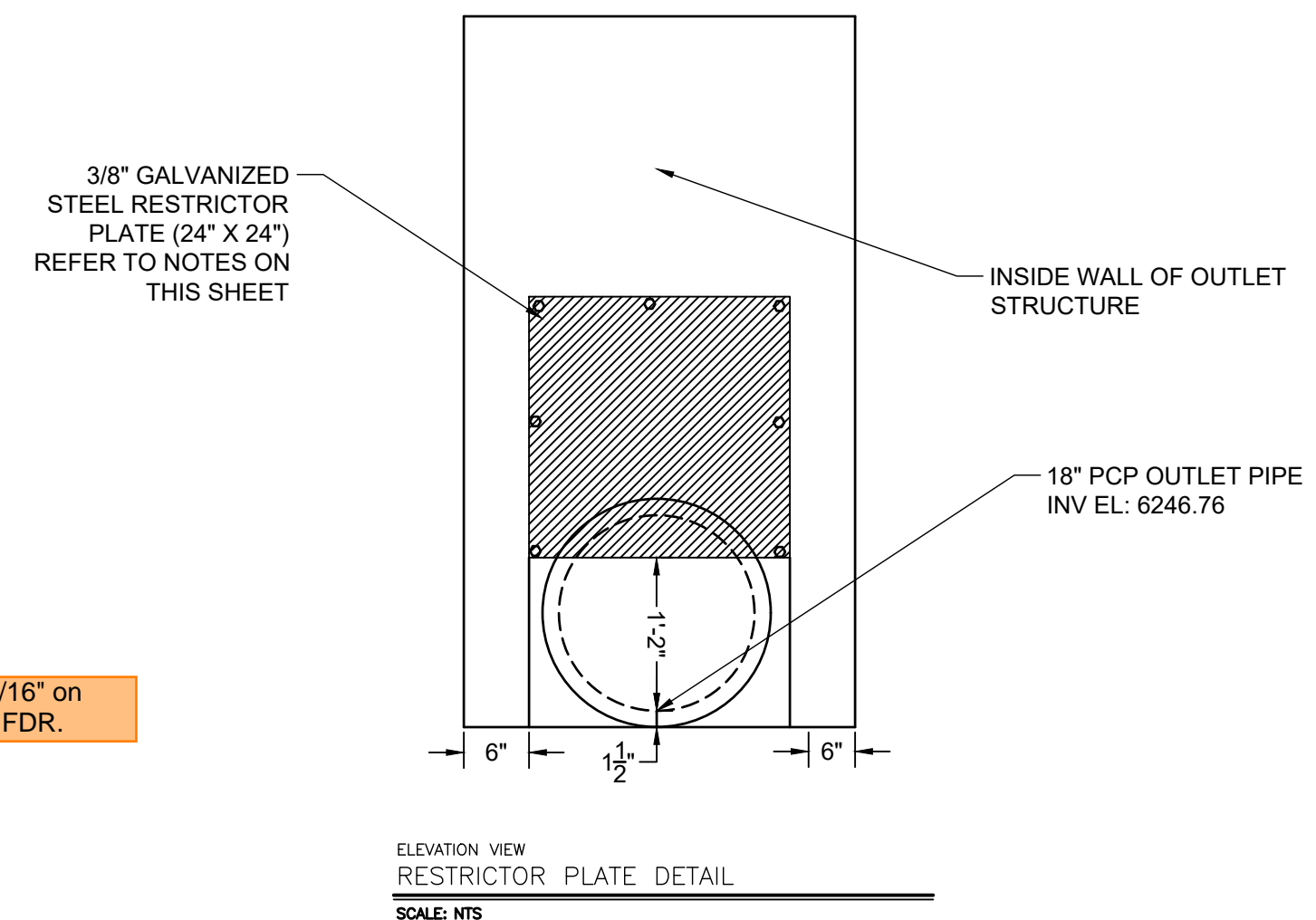
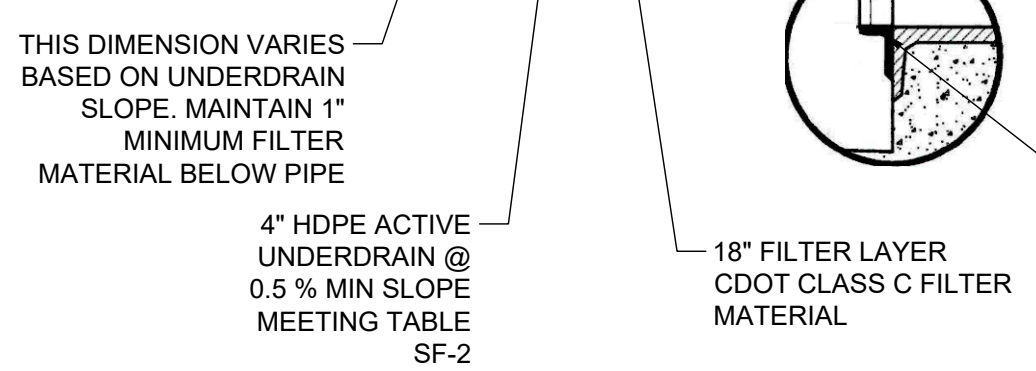
POND WARNING SIGN
SCALE: NTS
MINIMUM SIGN AREA = 3 FT²
SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

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).



Restrictor plate requires a gasket or sealant to ensure a watertight seal with outlet structure.

Shown as 1 7/16" on PDF pg 43 of FDR.

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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

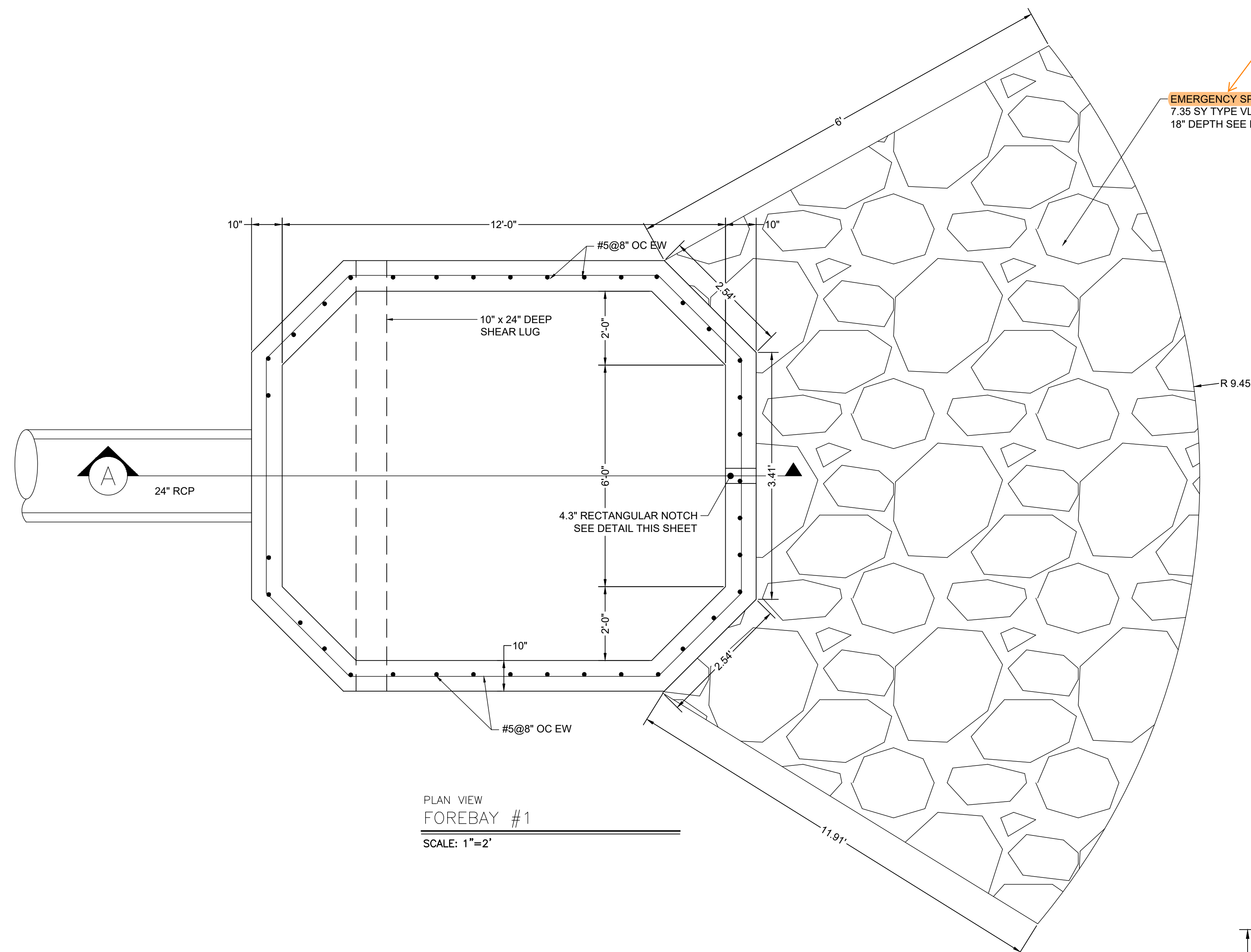
JOYFUL VIEW SUBDIVISION
 OGC RE2, LLC.
 EL PASO COUNTY, CO

POND CONSTRUCTION DOCUMENTS
 OUTLET STRUCTURE DETAILS

SHEET
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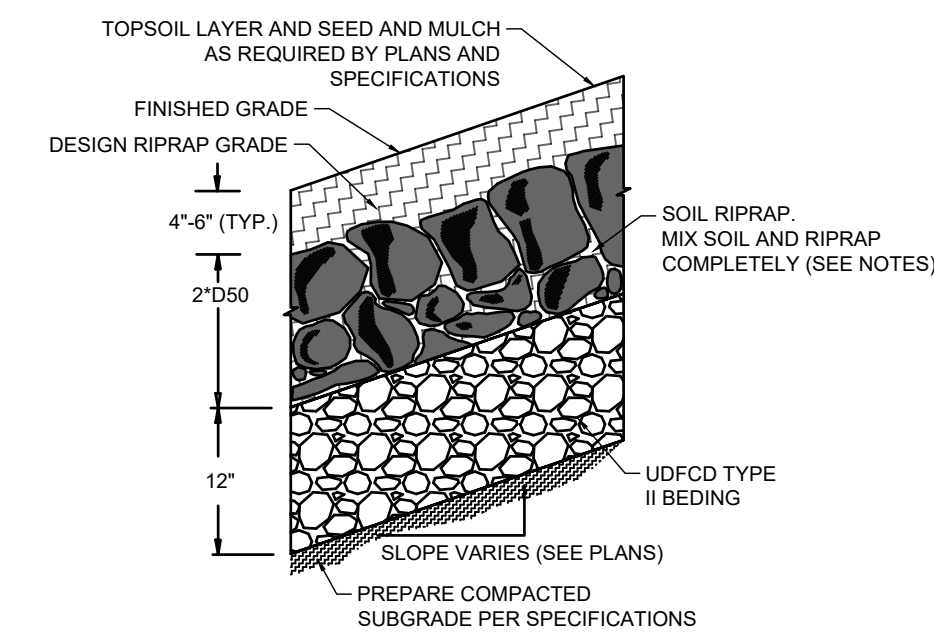
PCD FILING NO. SF2231



PLAN VIEW
FOREBAY #1
SCALE: 1"=2'

This is not the emergency spillway. Please revise this label.

EMERGENCY SPILLWAY
7.35 SY TYPE VL RIPRAP
18" DEPTH SEE DETAIL THIS SHEET



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

- RIPRAP NOTES.
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
 - MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
 - 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. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
 - ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
 - NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
 - 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).
 - 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

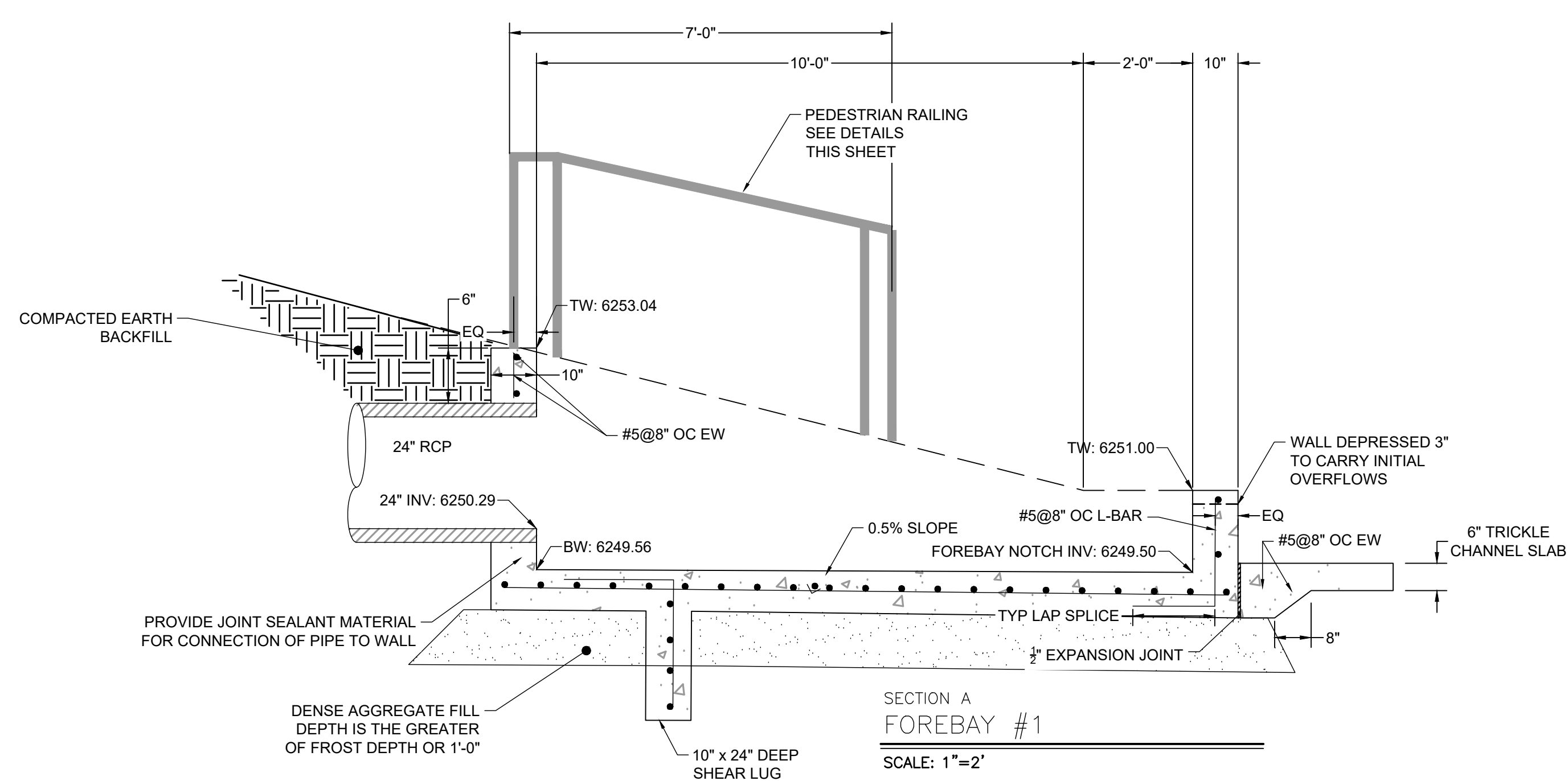
*TYPE VL RIPRAP D50=6"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

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

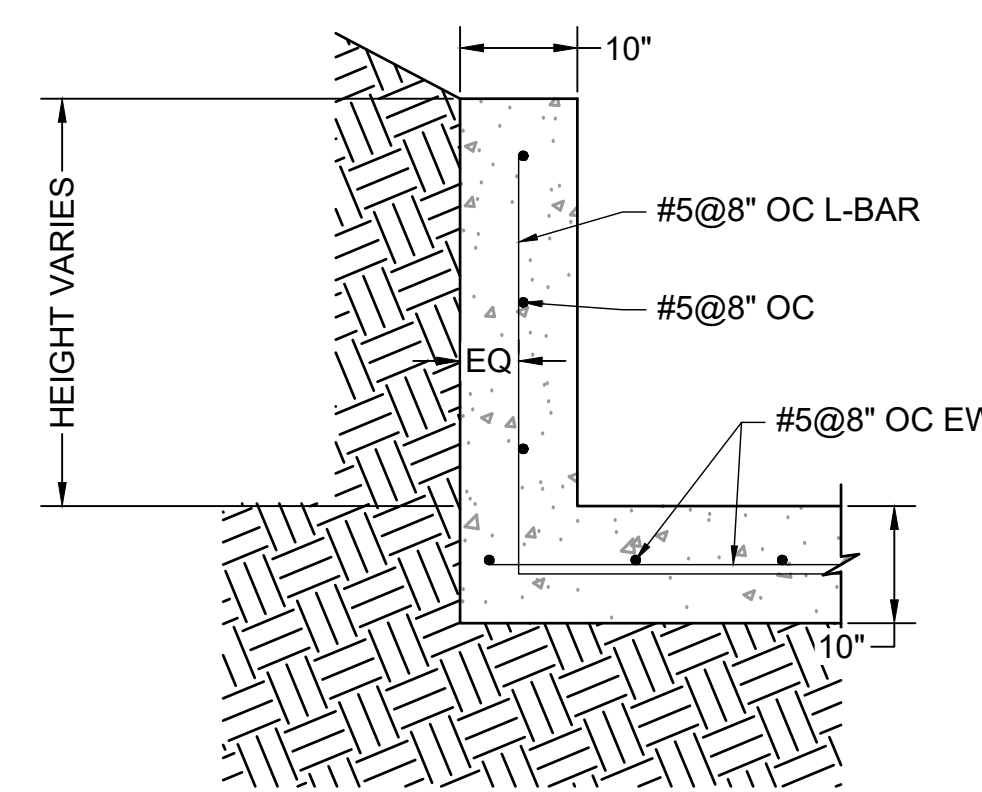
*TYPE VH RIPRAP D50=24"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

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

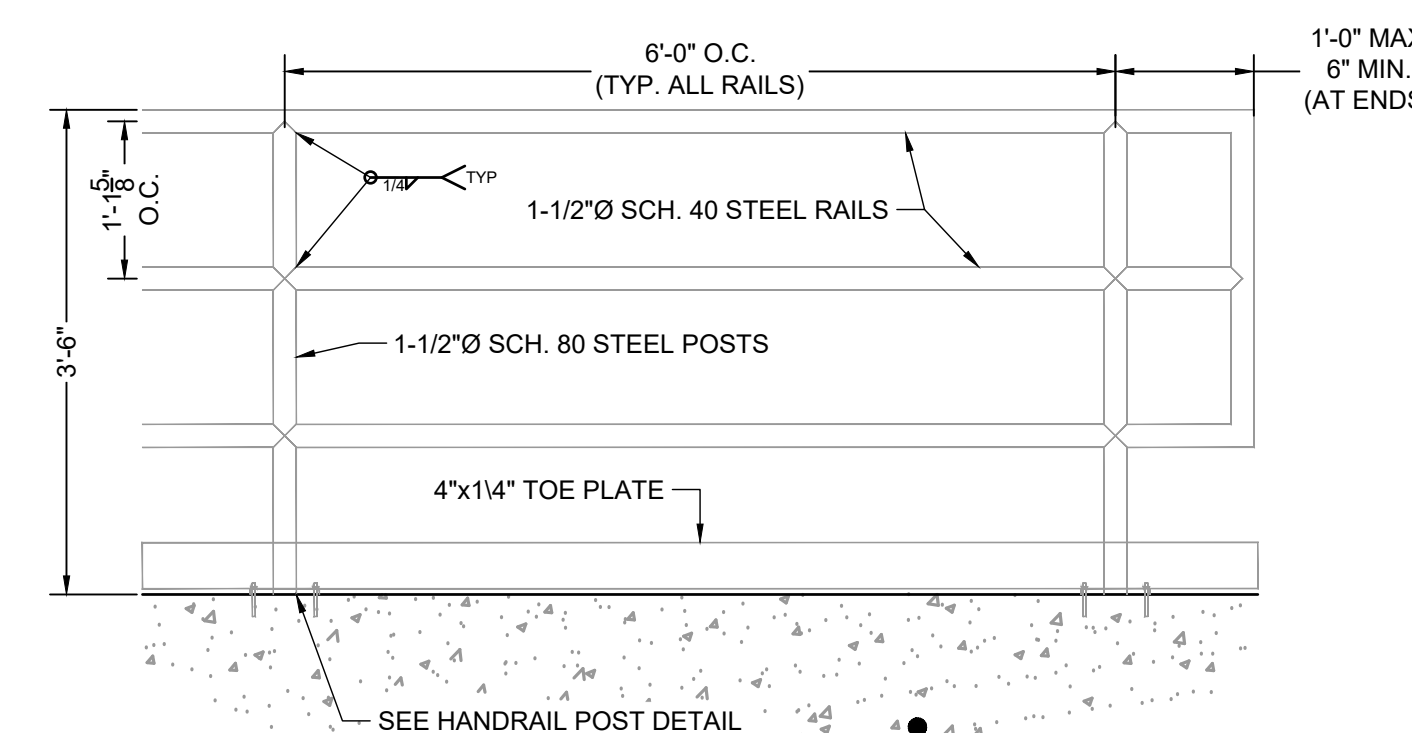
*TYPE M RIPRAP D50=12"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT



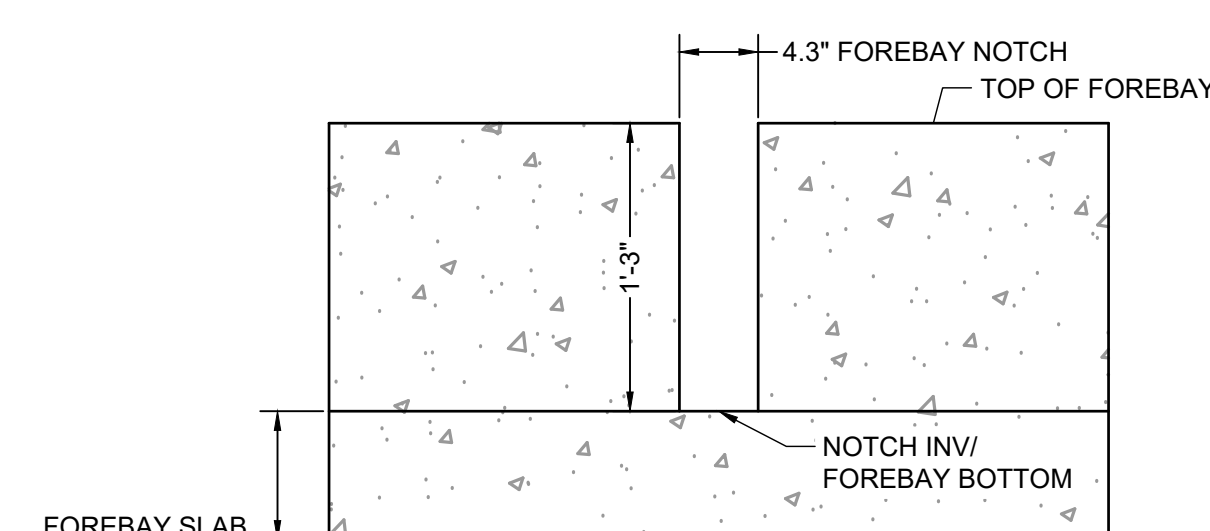
SECTION A
FOREBAY #1
SCALE: 1"=2'



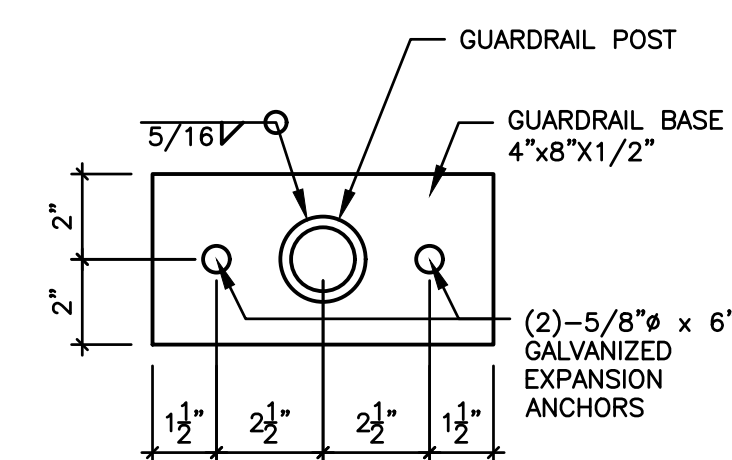
ELEVATION VIEW
FOREBAY WINGWALL REINFORCING DETAIL
SCALE: N.T.S.



ELEVATION VIEW
PEDESTRIAN RAILING DETAIL
SCALE: 3/4" = 1'



FOREBAY #1 NOTCH DETAIL
SCALE: N.T.S.



ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: N.T.S.

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

NO.	DATE	BY	REVISION DESCRIPTION



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