

WALTON, CHRIS, 6/1/2026 1:50 PM

HR GREEN Xref: EPC_CD_Owner_Approval: EPC_CD_Eng: Approval: EPC_CD_Notes: xpc-1-dto1-2179; legal_description: Legend: vicinity_map: xc-dgn: xc-cow: xv-dgn: xc-cow: xv-dgn: rwy: typicals: 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 ONEIL
EMAIL: INFO@THEONEILGROUP.COM

DEVELOPER
OGC RE2, LLC
PO BOX 1385
COLORADO SPRINGS, CO 80901
TELE: (719) 445-5050
ATTN: KEVIN ONEIL
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: 5/21/2026
APPROVED: CPM JOB NUMBER: 2202179
CAD DATE: 6/1/2026
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

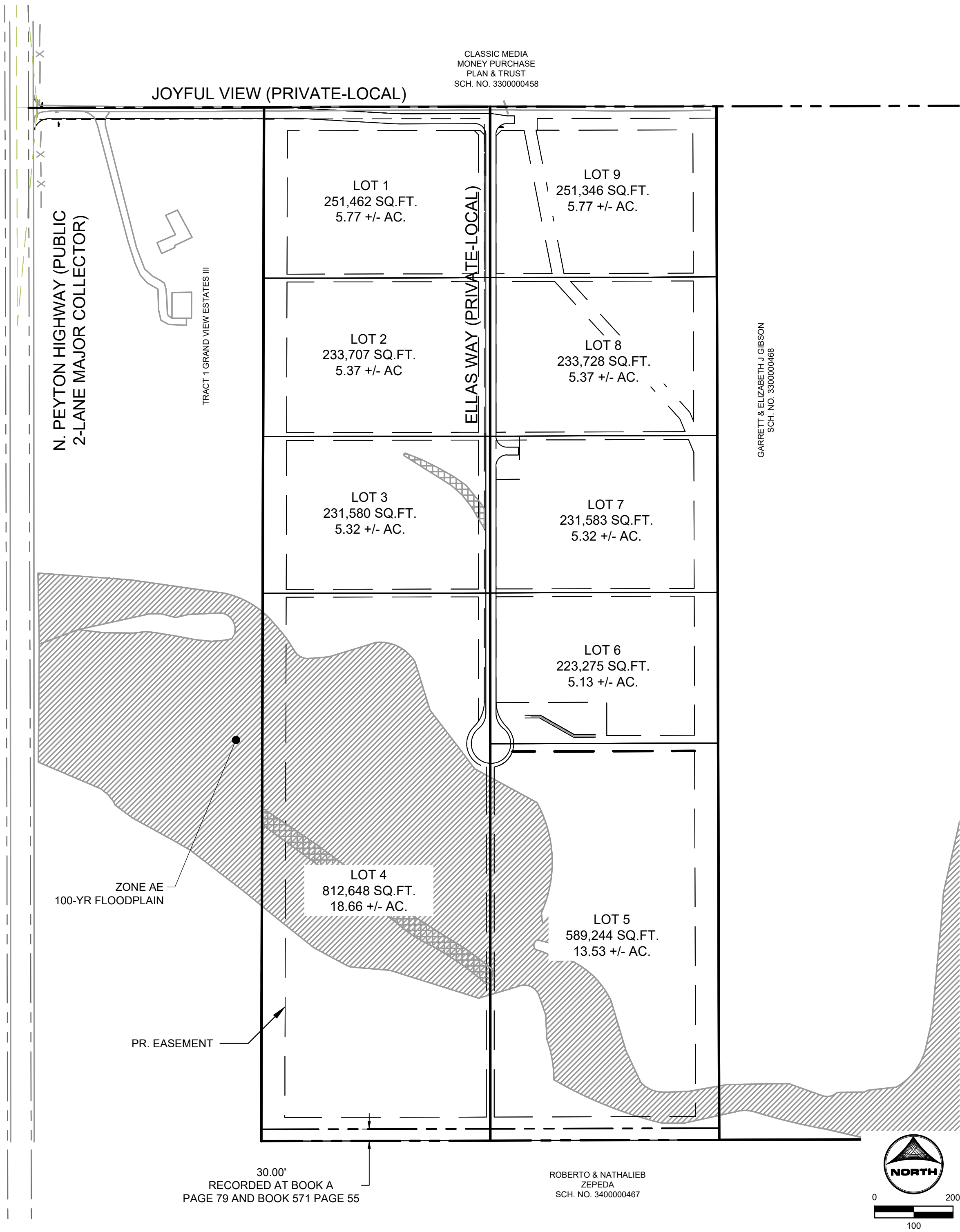
CONSTRUCTION DOCUMENTS
COVER

SHEET
CV

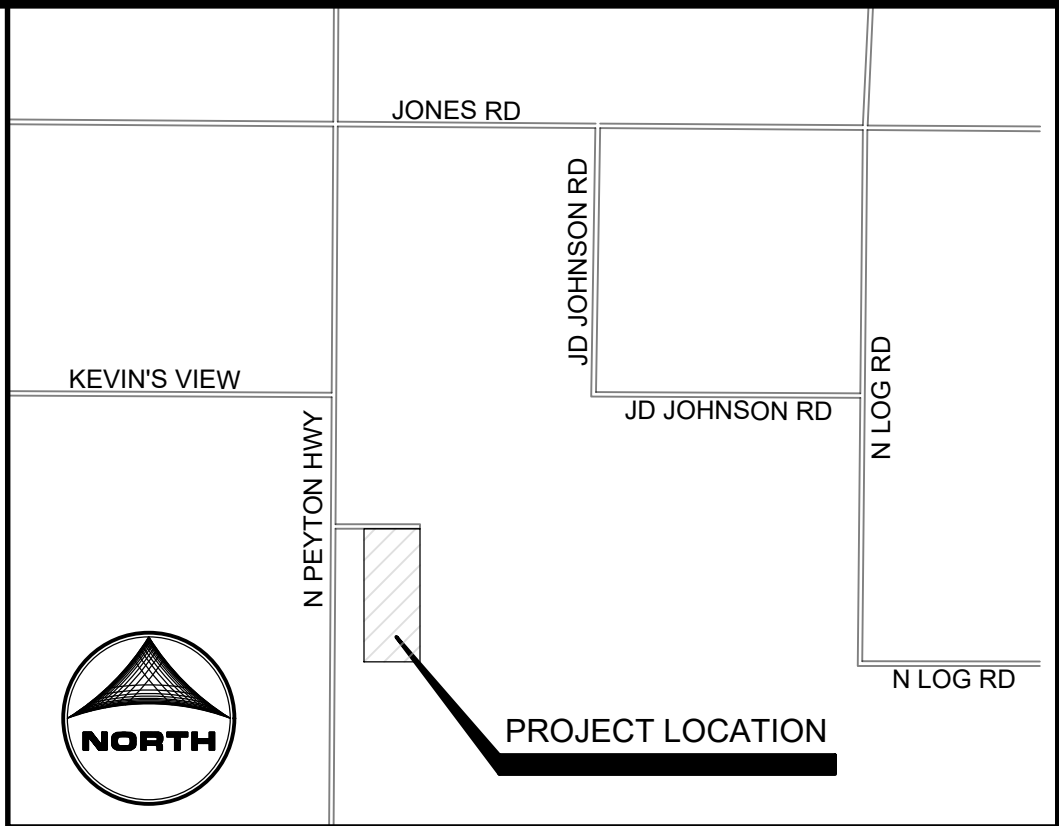
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JOYFUL VIEW SUBDIVISION CONSTRUCTION DOCUMENTS

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



SITE MAP
SCALE: 1"=200'



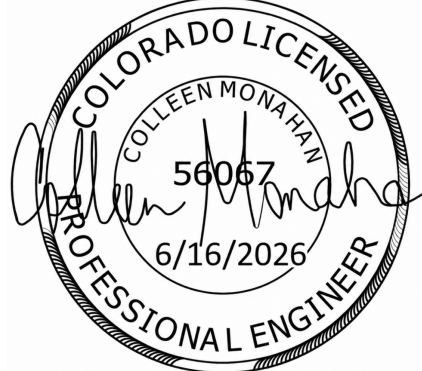
VICINITY MAP
(NOT TO SCALE)

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, P.E., CO P.E. NO. 58067 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 ONEIL
OGC RE2, LLC
DATE 6/10/26

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 J. PALMER P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

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		

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

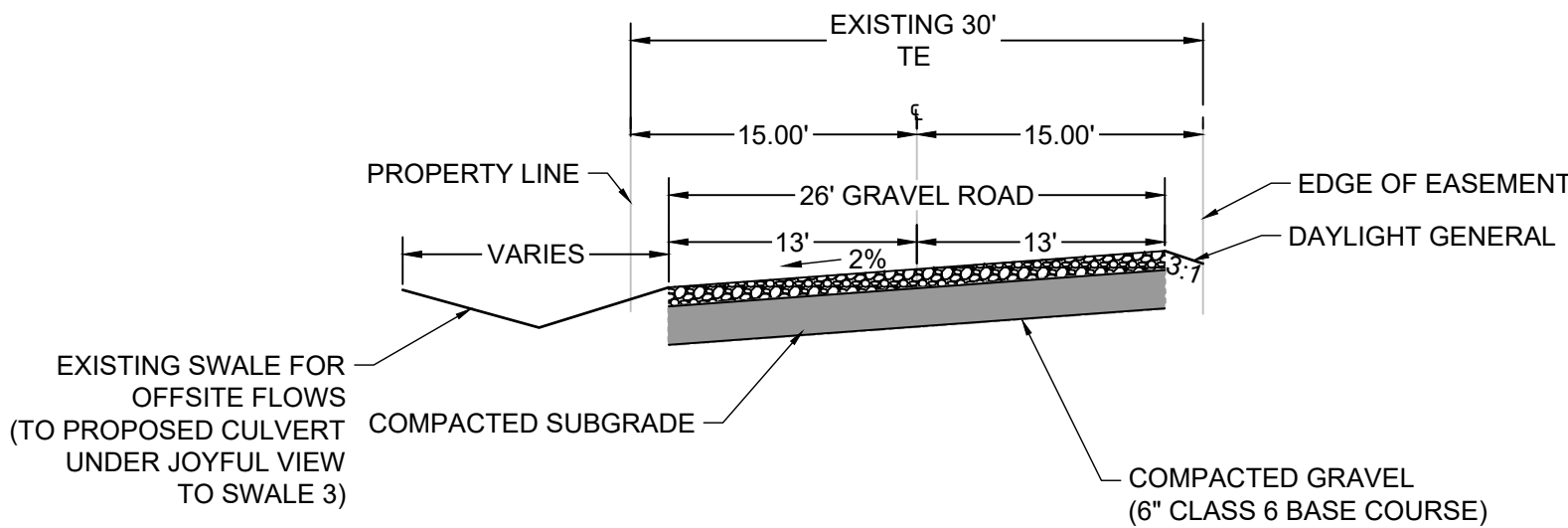
	EXISTING	PROPOSED
ELECTRIC METER		
ELECTRIC PEDESTAL		
ELECTRICAL CABINET		
ELECTRIC VAULT		
FIBER OPTIC PULL BOX		
FIBER OPTIC MANHOLE		
FIBER OPTIC PEDESTAL		
FIBER OPTIC SIGN		
FIBER OPTIC VAULT		
GAS METER		
GAS SIGN		
GAS VAULT		
TELEPHONE CABINET		
TELEPHONE MANHOLE		
TELEPHONE SIGNAL/MAST		
TELEPHONE SIGN		
TELEPHONE PEDESTAL		
TRANSFORMER		
LIGHT POLE		
FIBER OPTIC VAULT		

MISCELLANEOUS

	EXISTING	PROPOSED
SIGN		
BOLLARD		
ACCESSIBLE PARKING		

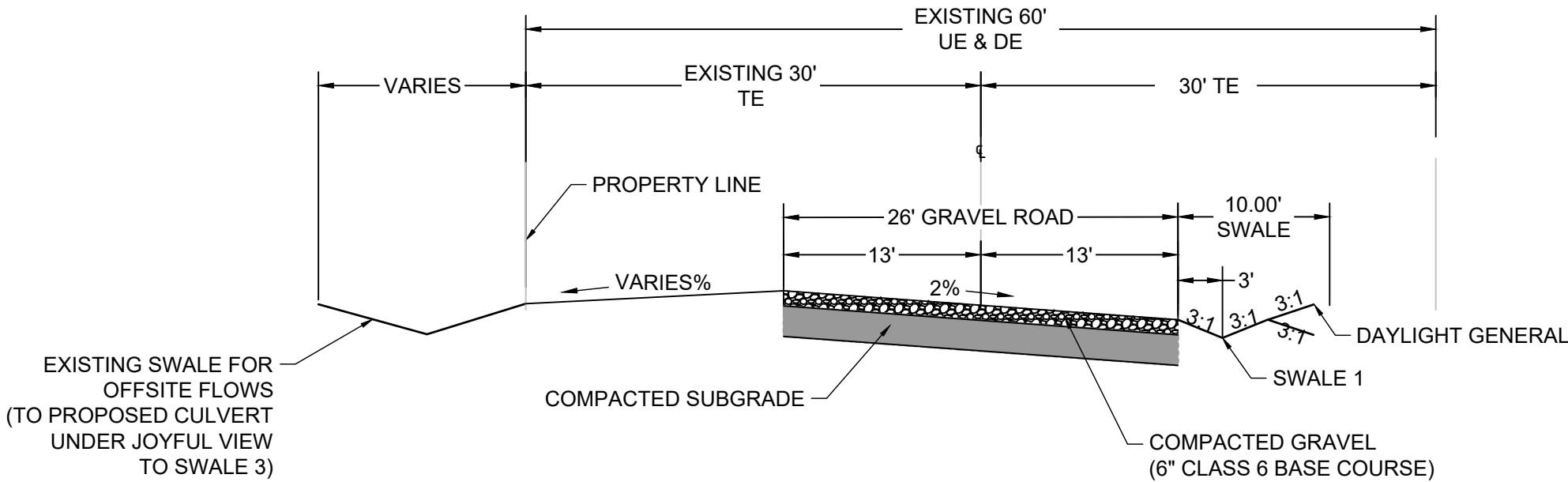
ABBREVIATIONS

Δ — DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø, DIA — DIAMETER	FT	FOOT OR FEET
AASHTO	GB	GRADE BREAK
ABC	GAL	GALLON
ABD	HDPE	HIGH DENSITY POLYETHYLENE
AC	HC	HANDICAP RAMP
ADA	HW	HEADWALL
ASPH	INV	INVERT
ASS'Y	KM	KILOMETER
ASTM	L	LENGTH
BFE	LF	LINEAR FEET
BLDG	M	METER
BLVD	MIN	MINIMUM
BM	MISC	MISCELLANEOUS
BNY	MAINT	MAINTENANCE
BOP	MAX	MAXIMUM
BW	MH	MANHOLE
C&G	MP	MIDPOINT
CA	N	NORTH/NORTHING
CATV	NO	NUMBER
CB	OC	ON CENTER
CFS	OH	OVERHEAD
CIP	PB	PUBLIC
CL	PC	POINT OF CURVATURE
CMP	PCC	POINT OF COMPOUND CURVATURE
COMP	PCR	POINT OF CURB RETURN
CONC	PI	POINT OF INTERSECTION
CONST	PIE	PUBLIC IMPROVEMENT ESMT
CSP	PT	POINT OF TANGENCY
CSU	PRC	PROPOSED
CT	PRC	POINT OF REVERSE CURVATURE
CTR	PRV	PRESSURE REDUCING VALVE
CU	PVT	PRIVATE
CY	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	PUAE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	PVC	POLYVINYL CHLORIDE
DET	R	RADIUS
DEPT	REC	RECEPTION
DIM	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	S	SOUTH
DOT	SHT	SHEET
DWG	SQ	SQUARE
E	SW	SPILLWAY
EL	TBC	TOP BACK OF CURB
ELEC	TC	TRICKLE CHANNEL
EOG	TOP	TOP OF POND
EOP	TW	TOP OF WALL
EW	TYP	TYPICAL
EX	UG	UNDERGROUND
FD	VERT	VERTICAL
FE	W	WEST
FES	WW	WASTEWATER
FF	WWF	WELDED WIRE FABRIC
FG	W/	WITH
FH	W/O	WITHOUT
FHWA	YD	YARD
FL		



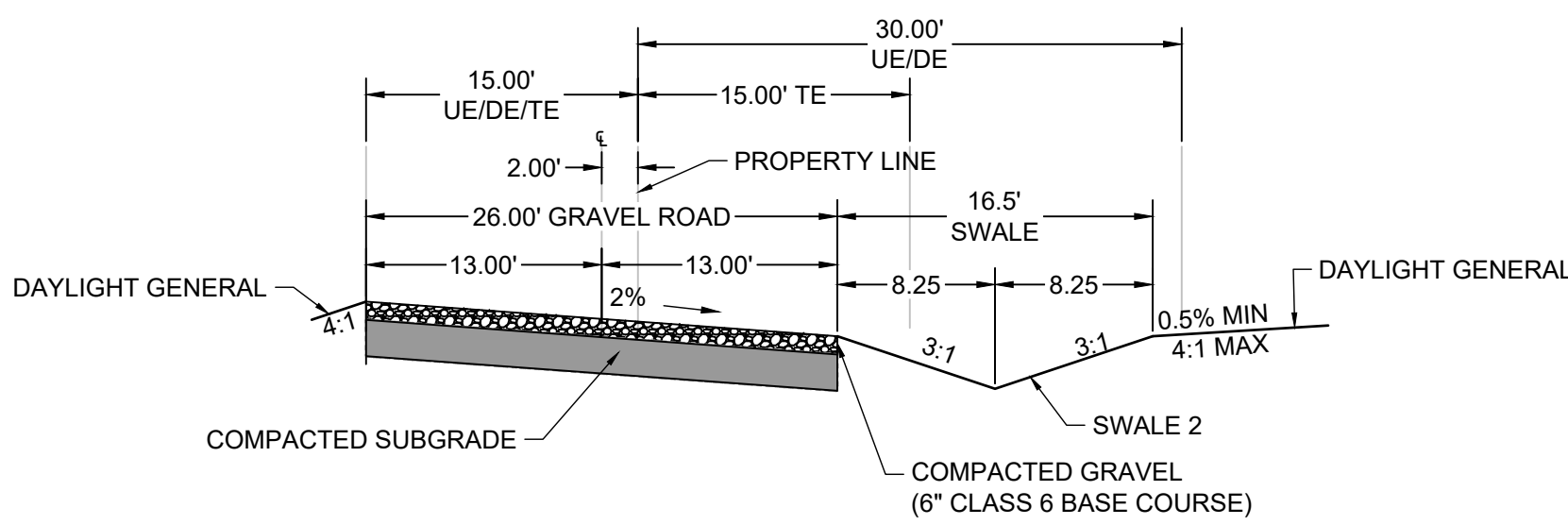
JOYFUL VIEW STATIONS 1+00 - 7+00 (PRIVATE-LOCAL)

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



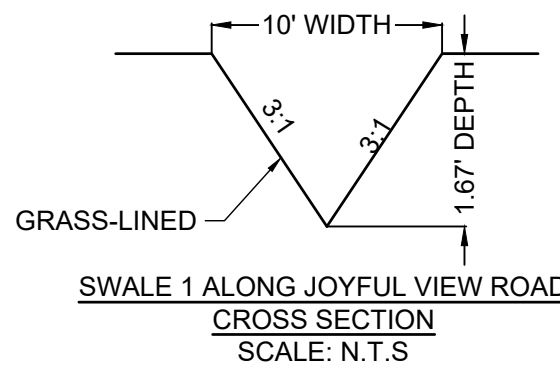
JOYFUL VIEW STATIONS 7+00 - 12+75.22 (PRIVATE-LOCAL)

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

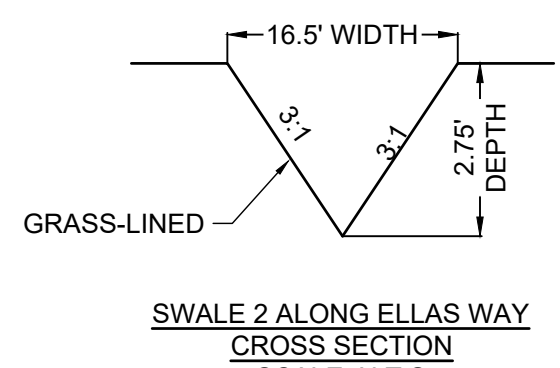


ELLAS WAY (PRIVATE-LOCAL)

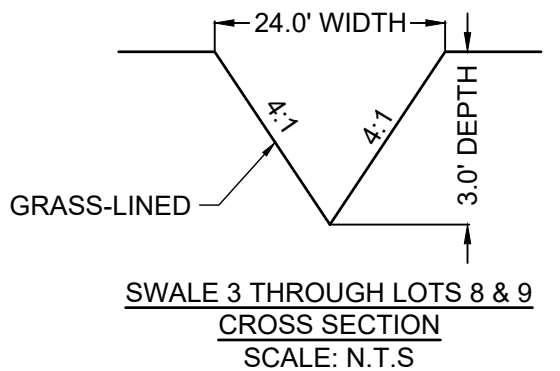
REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'



SWALE 1 ALONG JOYFUL VIEW ROAD CROSS SECTION SCALE: N.T.S



SWALE 2 ALONG ELLAS WAY CROSS SECTION SCALE: N.T.S



SWALE 3 THROUGH LOTS 8 & 9 CROSS SECTION SCALE: N.T.S

SIGNAGE LEGEND:

1	2	3
R-1 SINGLE LANE 30"x30" MULTI LANE 36"x36"	GREEN SEE EPC PRIVATE ROAD DETAIL	R2-1 24"x30"
4		
W14-1a 30"x30"		

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



PCD FILING NO. SF2231

DRAWN BY: AXB	JOB DATE: 5/21/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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CAD DATE: 5/21/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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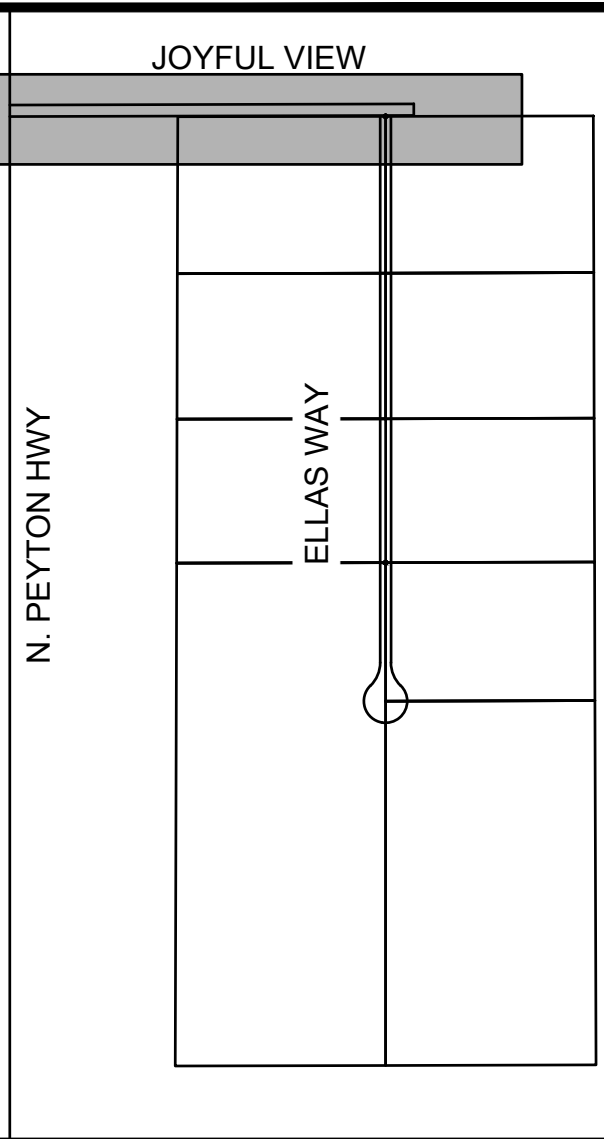
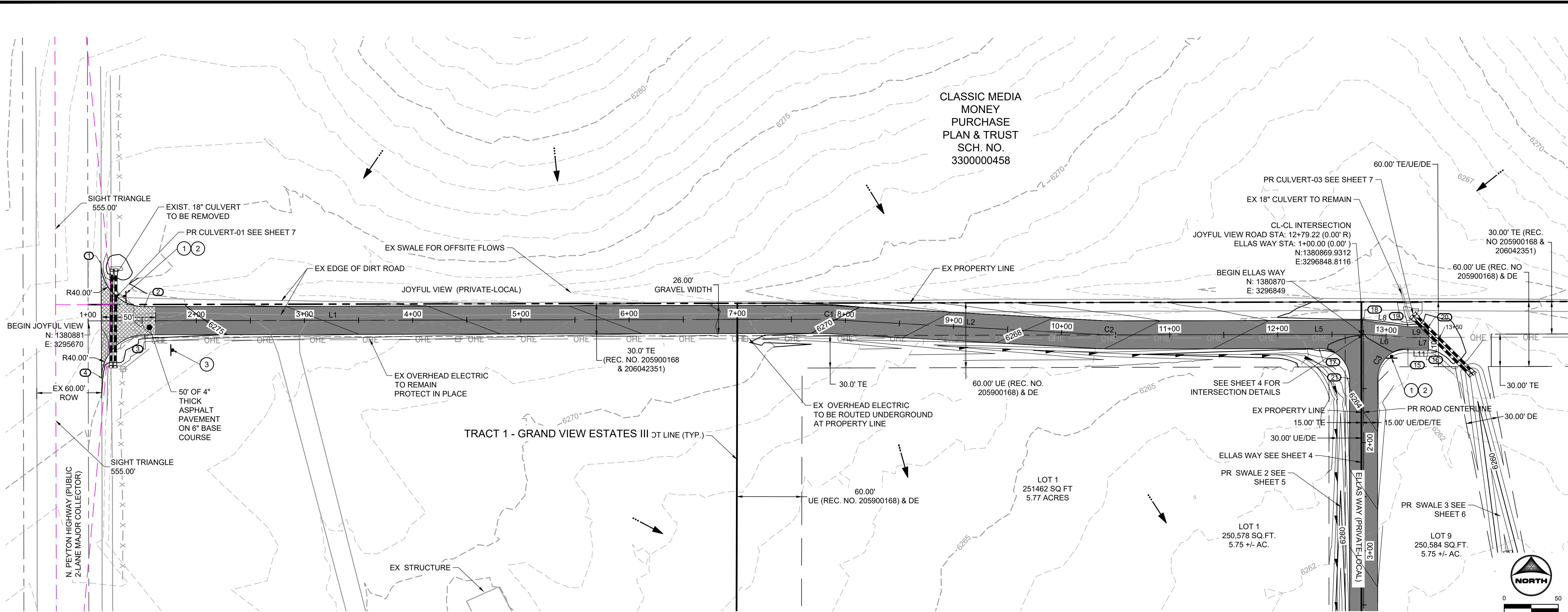
NO.	DATE	BY	REVISION DESCRIPTION

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

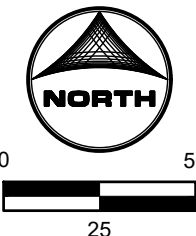
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
LEGEND & TYPICAL SECTIONS

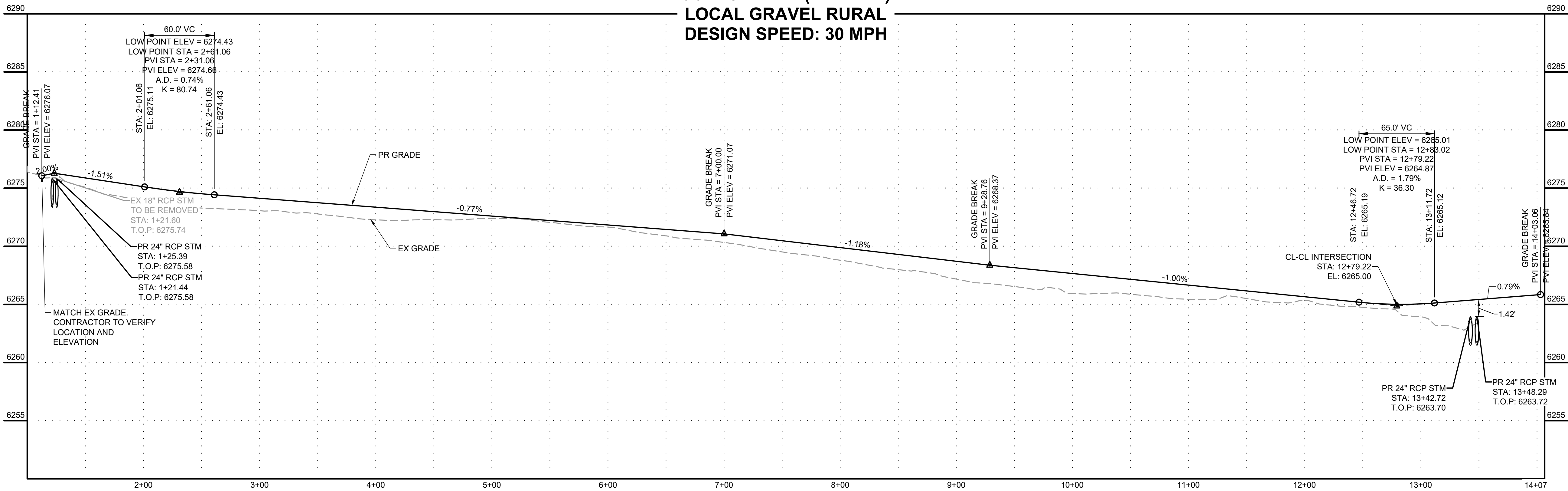
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KEY MAP
SCALE: N.T.S.



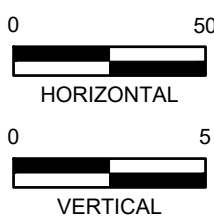
JOYFUL VIEW (PRIVATE)
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH



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



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1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
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JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

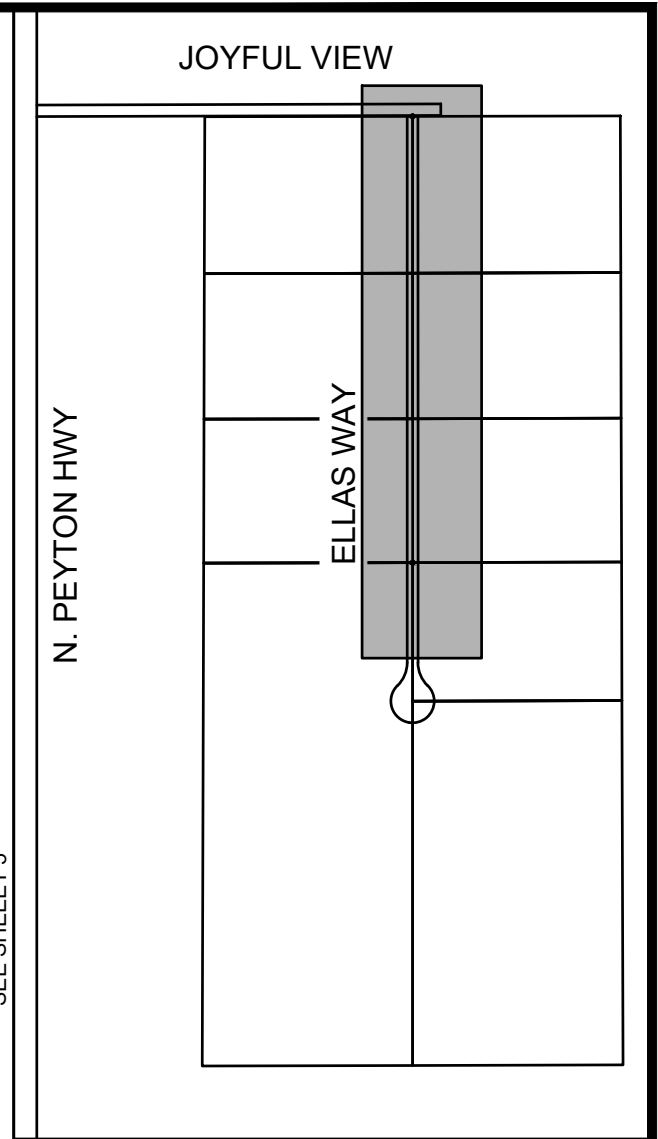
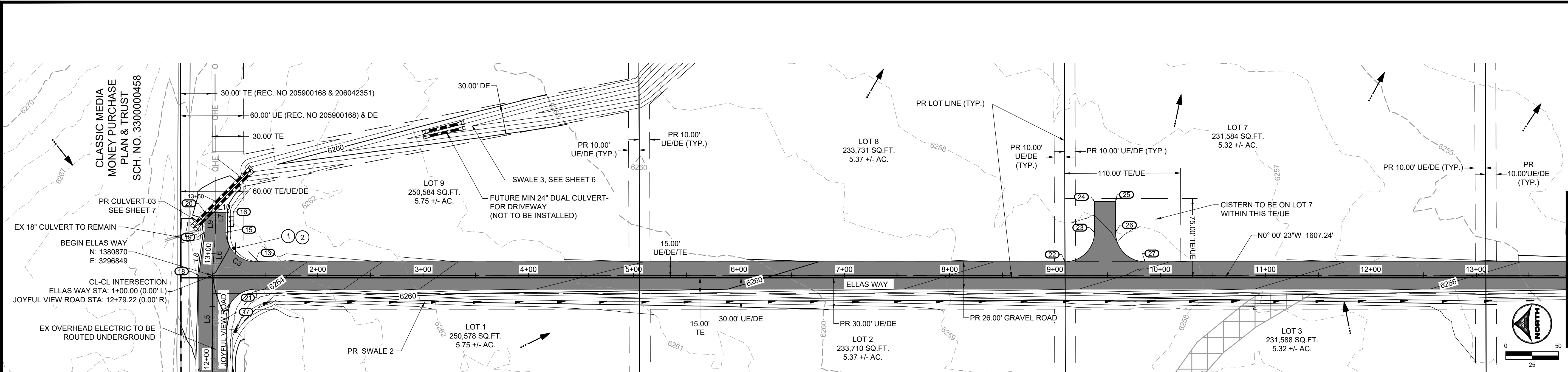
CONSTRUCTION DOCUMENTS
JOYFUL VIEW ROAD

SHEET
ST

3

WALTON, CHRIS, 5/21/2026 1:04 PM

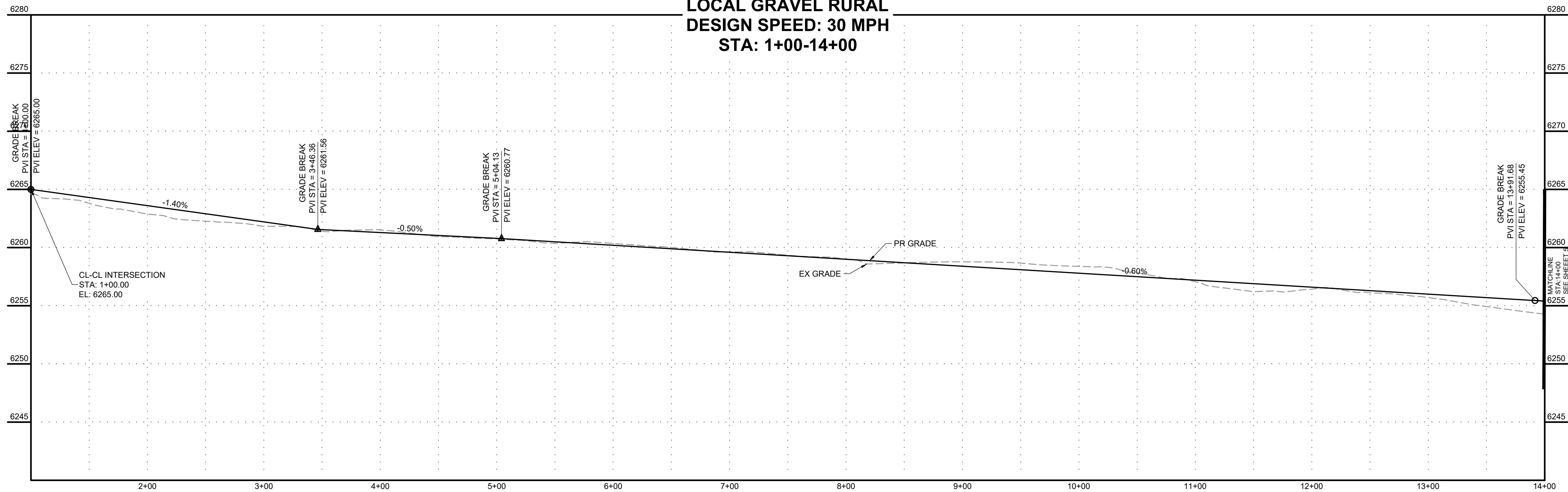
HR GREEN, Kelsie, xv-cow, xc-dgn, xg-1-dbl-2179, xv-ull, key_map, xc-cow, 2303-0082, -FP - Joyful View Subdivision, 2303-0082, -Topo



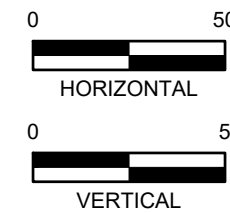
KEY MAP
SCALE: N.T.S.



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)	???



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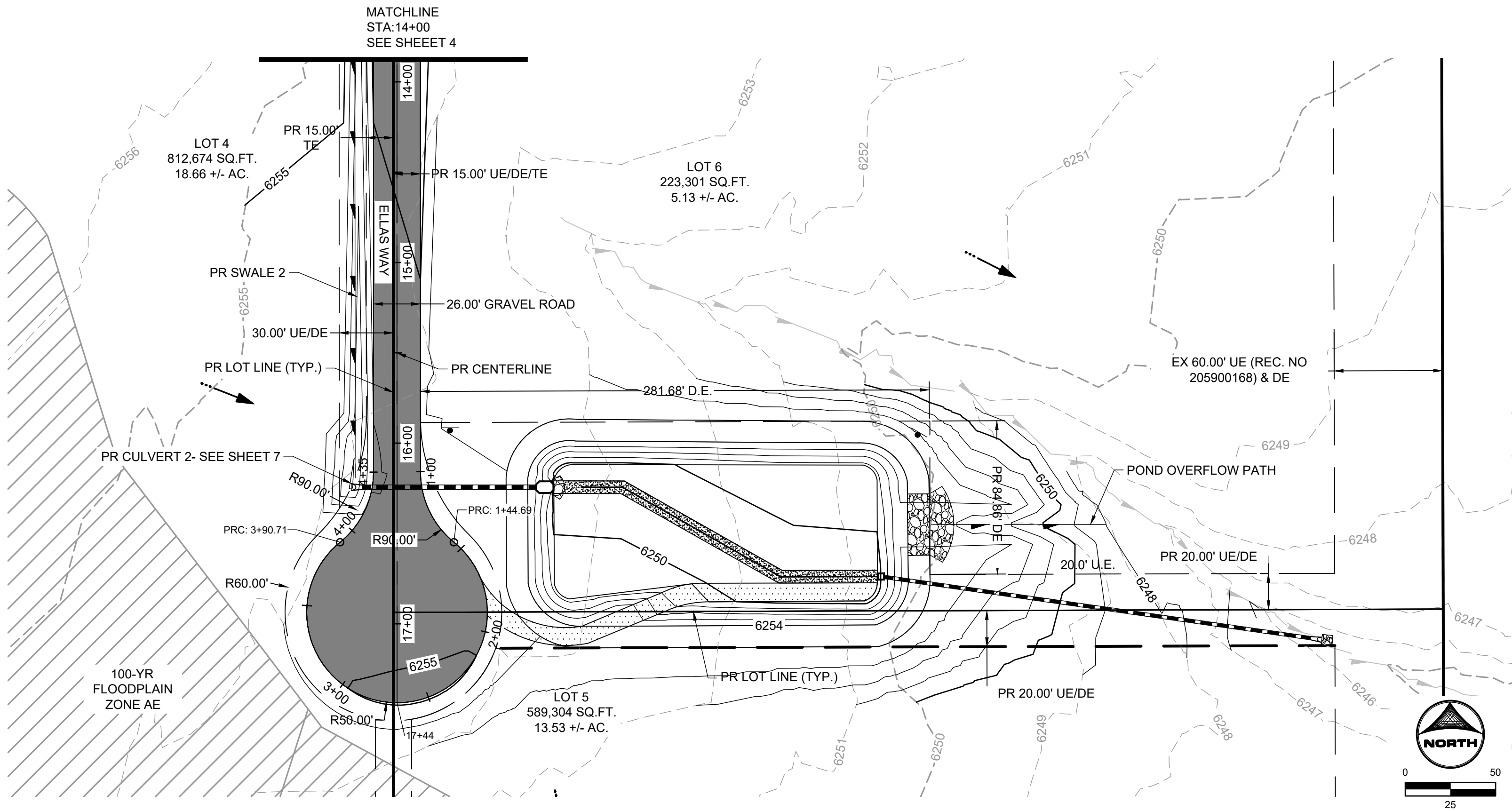
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OGC RE2, LLC.
EL PASO COUNTY, CO

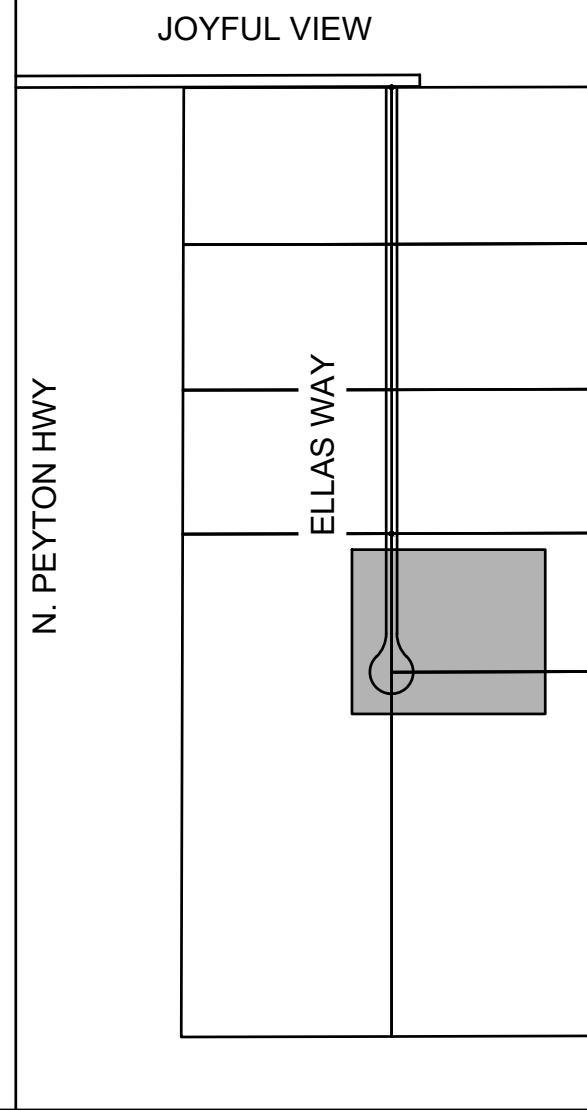
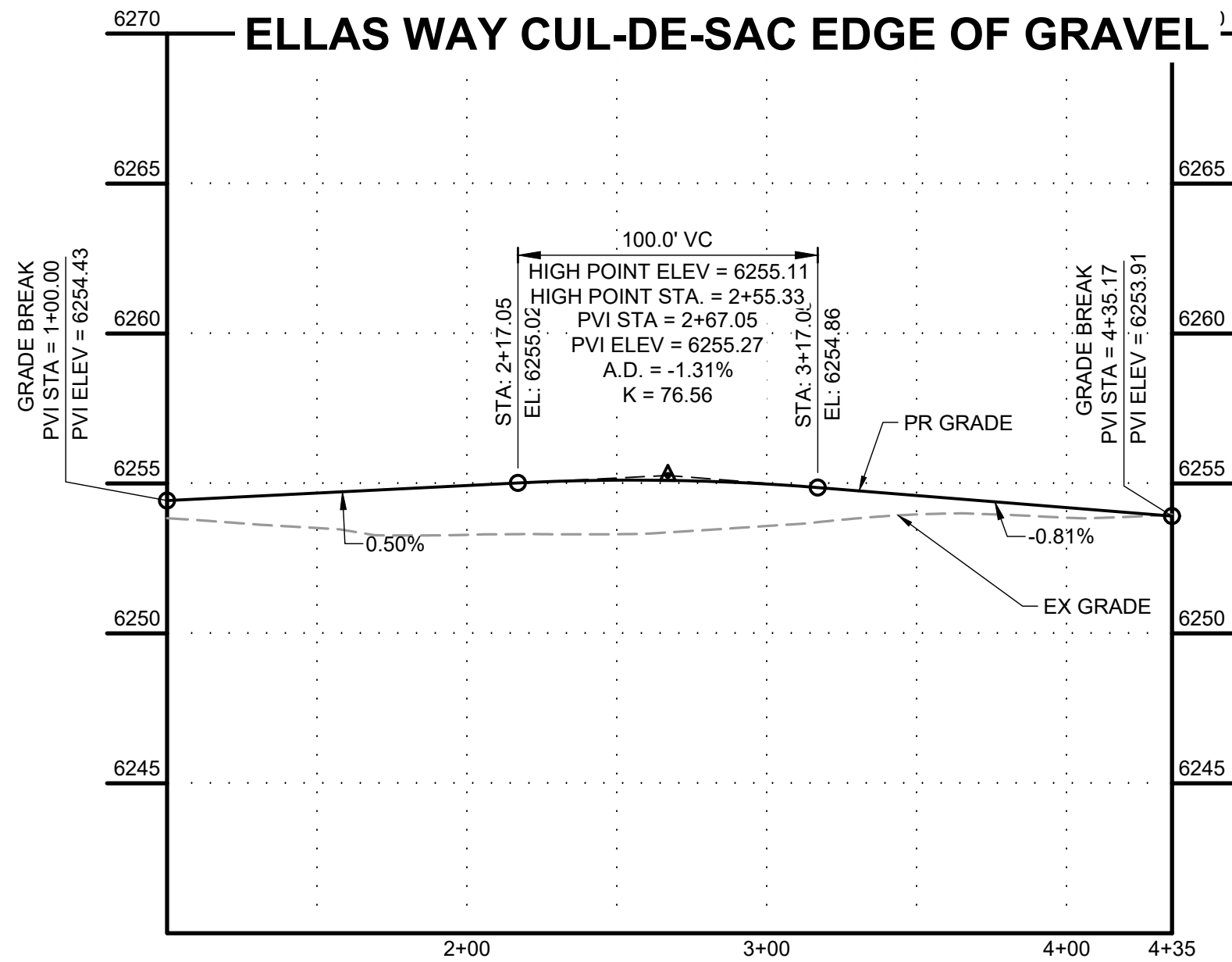
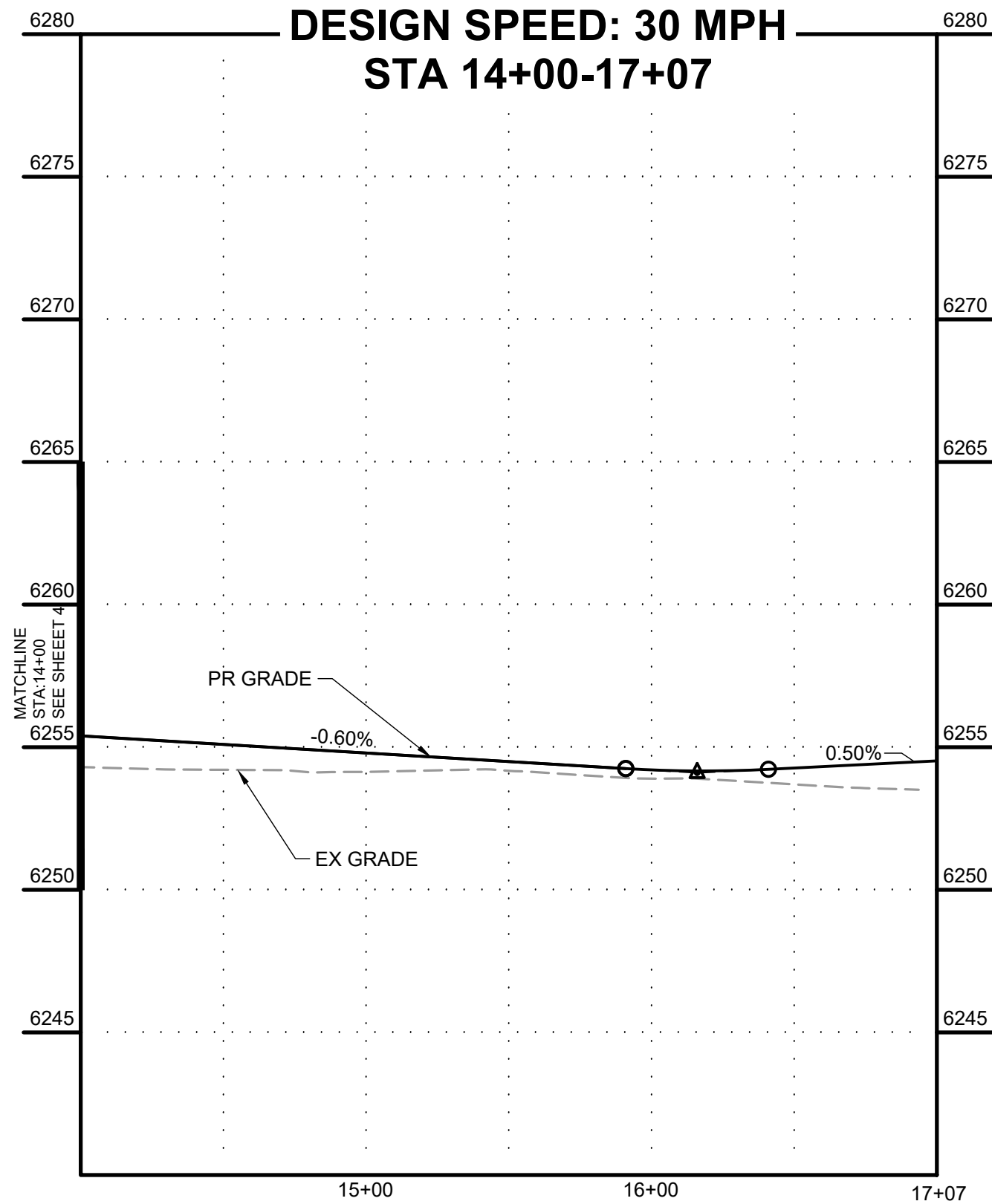
CONSTRUCTION DOCUMENTS
ELLAS WAY

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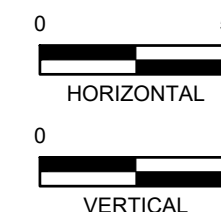
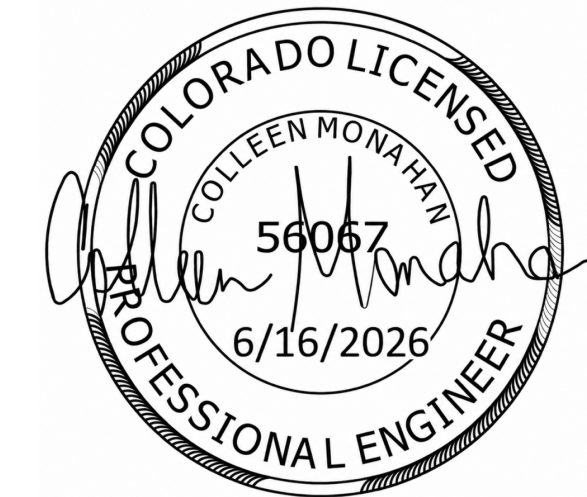
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ELLAS WAY
LOCAL GRAVEL RURAL
DESIGN SPEED: 30 MPH
STA 14+00-17+07



KEY MAP
SCALE: N.T.S.



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DRAWN BY: AXB JOB DATE: 5/21/2026
APPROVED: CPM JOB NUMBER: 2202179
CAD DATE: 5/21/2026
CAD FILE: J:\2022\2202179\CAD\Drawings\Street_PNP

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

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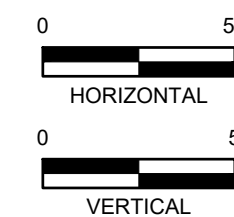
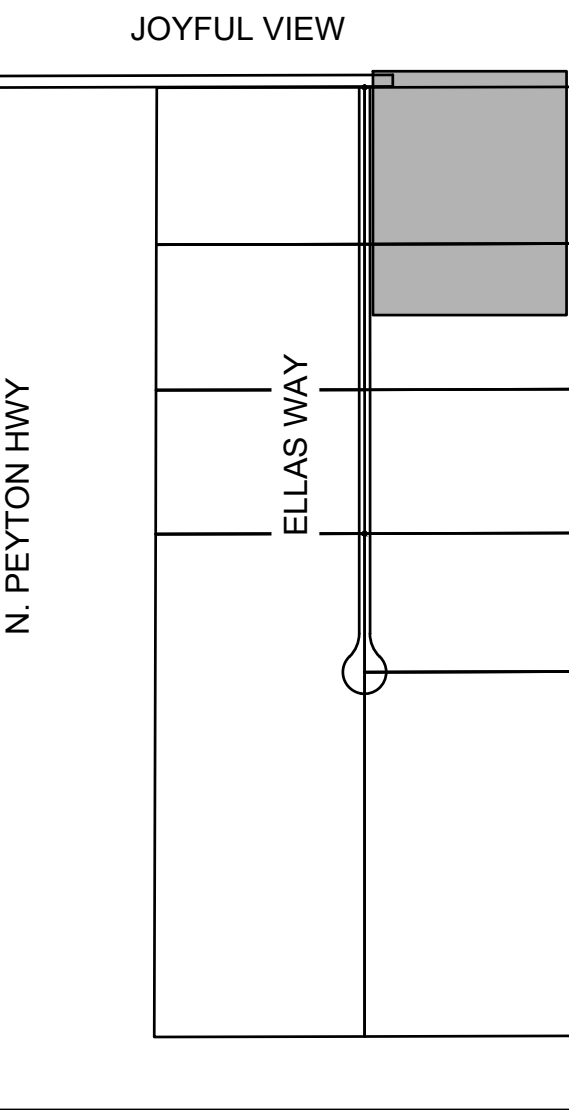
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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EL PASO COUNTY, CO

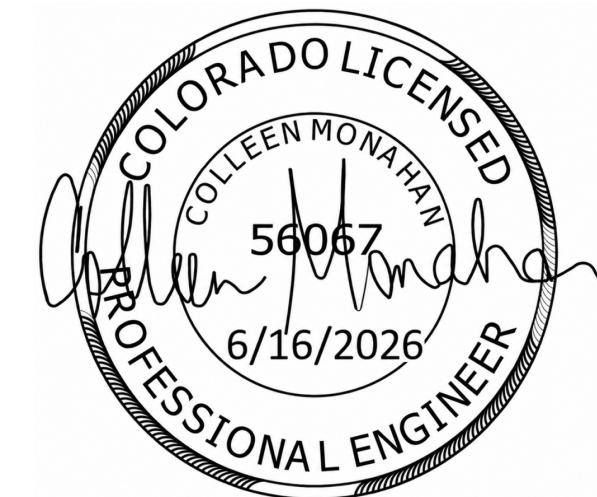
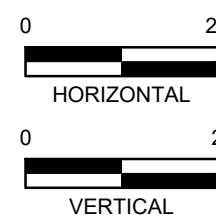
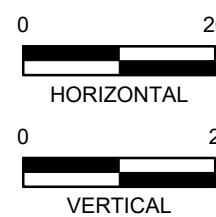
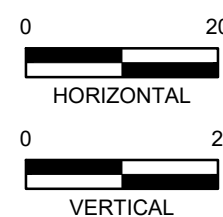
CONSTRUCTION DOCUMENTS
ELLAS WAY CULDESAC

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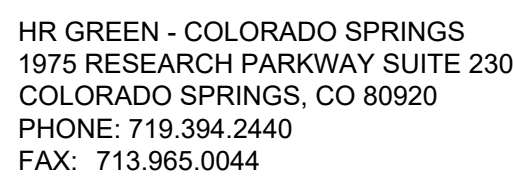
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IF NOT ONE INCH,
USE SCALE ACCORDINGLY.

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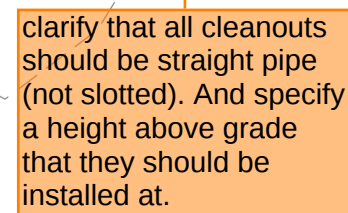


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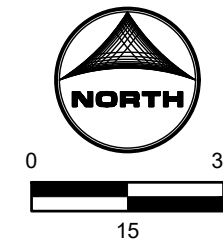
STORM PLAN & PROFILE

SHEET
STM

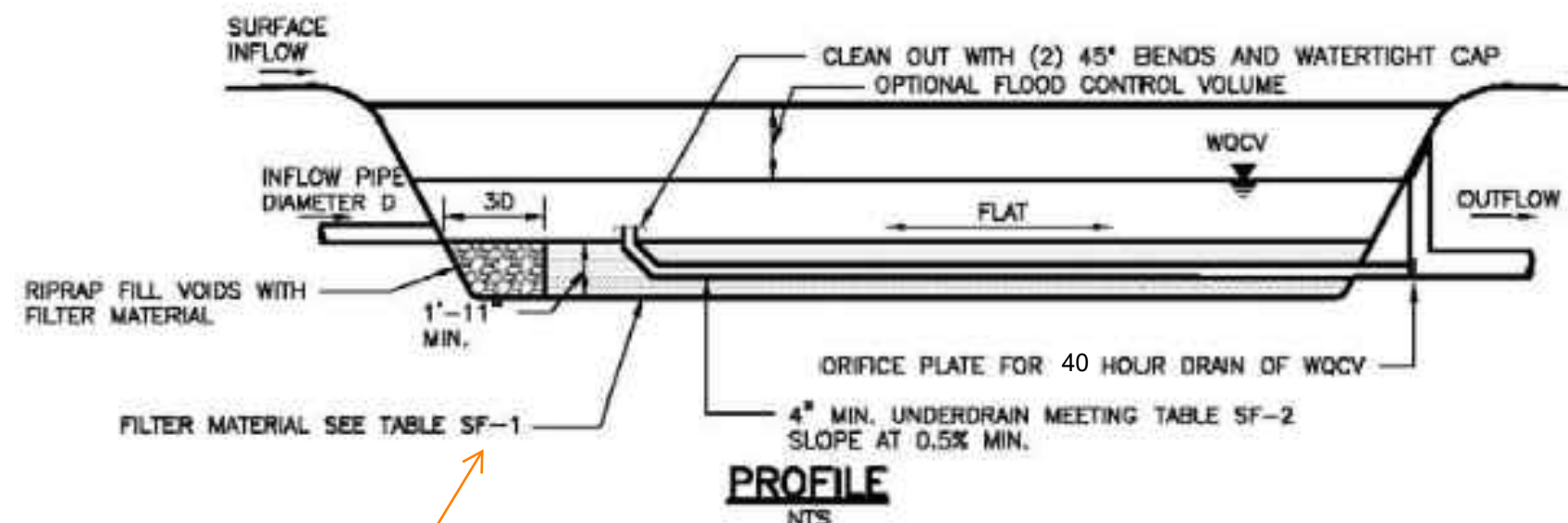
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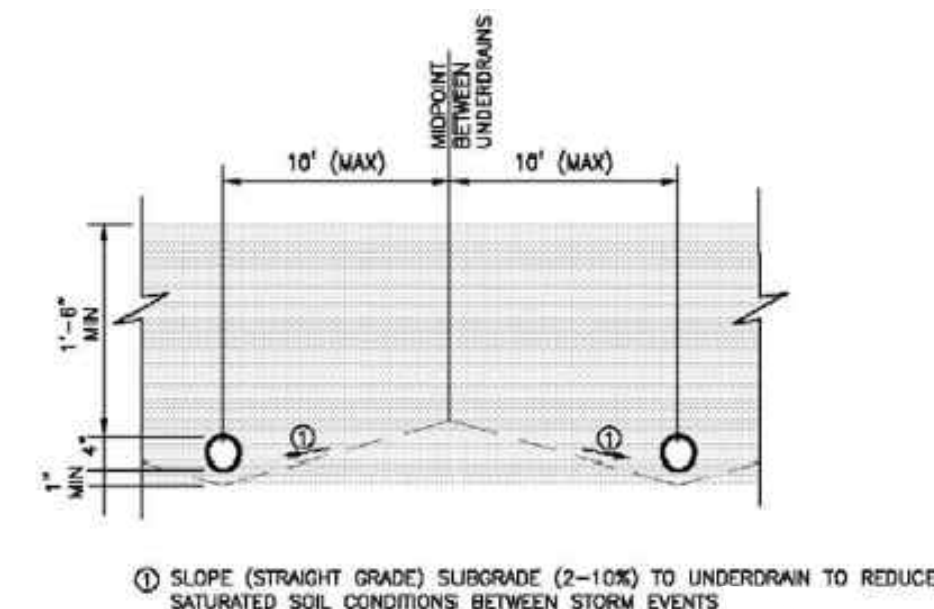
Revise all mention of CDOT filter material to MHFD's latest recommended material: ASTM C-33 sand.



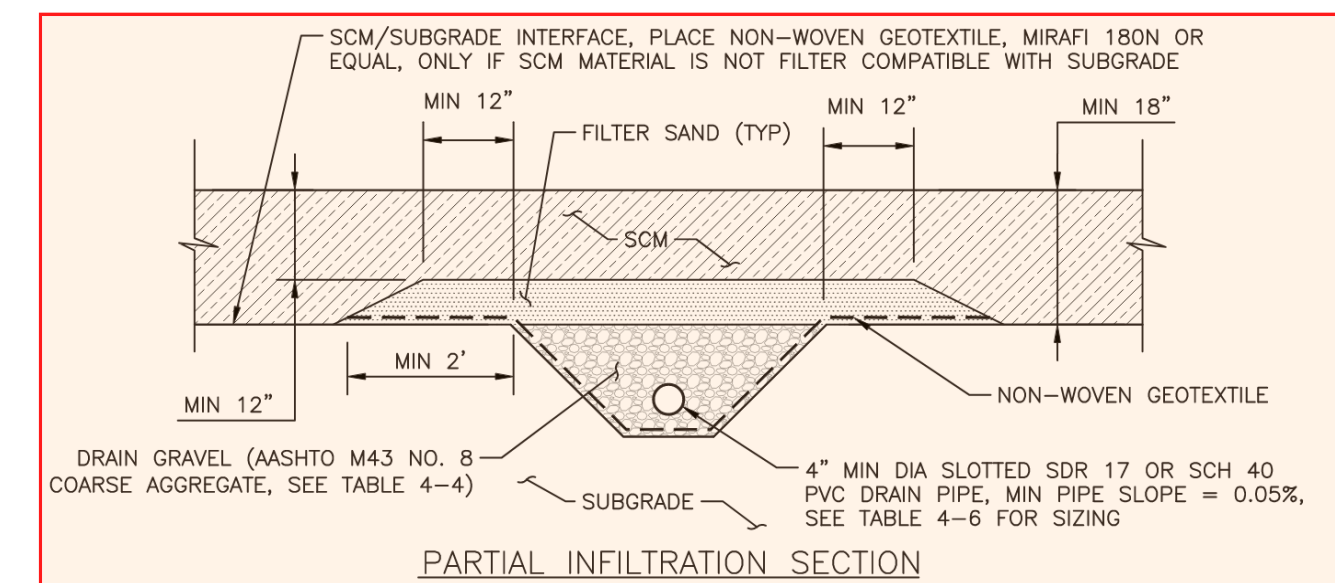
POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
(43)	T.O.P.	N: 1379288.87 E: 3297041.93	6254.00
(44)	SWALE FL/ T.O.P.	N: 1379256.87 E: 3297043.05	6253.99
(45)	RIPRAP	N: 1379325.08 E: 3297157.36	6252.05
(46)	RIPRAP	N: 1379346.01 E: 3297150.68	6253.84
(47)	E.O.G	N: 1379342.02 E: 3296972.93	6249.50
(48)	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: 3297060.44	6249.50
(52)	B.O.P.	N: 1379317.23 E: 3297016.68	6249.50
(53)	B.O.P.	N: 1379323.29 E: 3297020.20	6249.50
(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: 3297143.98	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: 3297143.70	6252.50
(64)	MAINT ROAD	N: 1379297.37 E: 3296894.28	6254.77
(65)	MAINT ROAD	N: 1379274.53 E: 3296898.99	6254.88



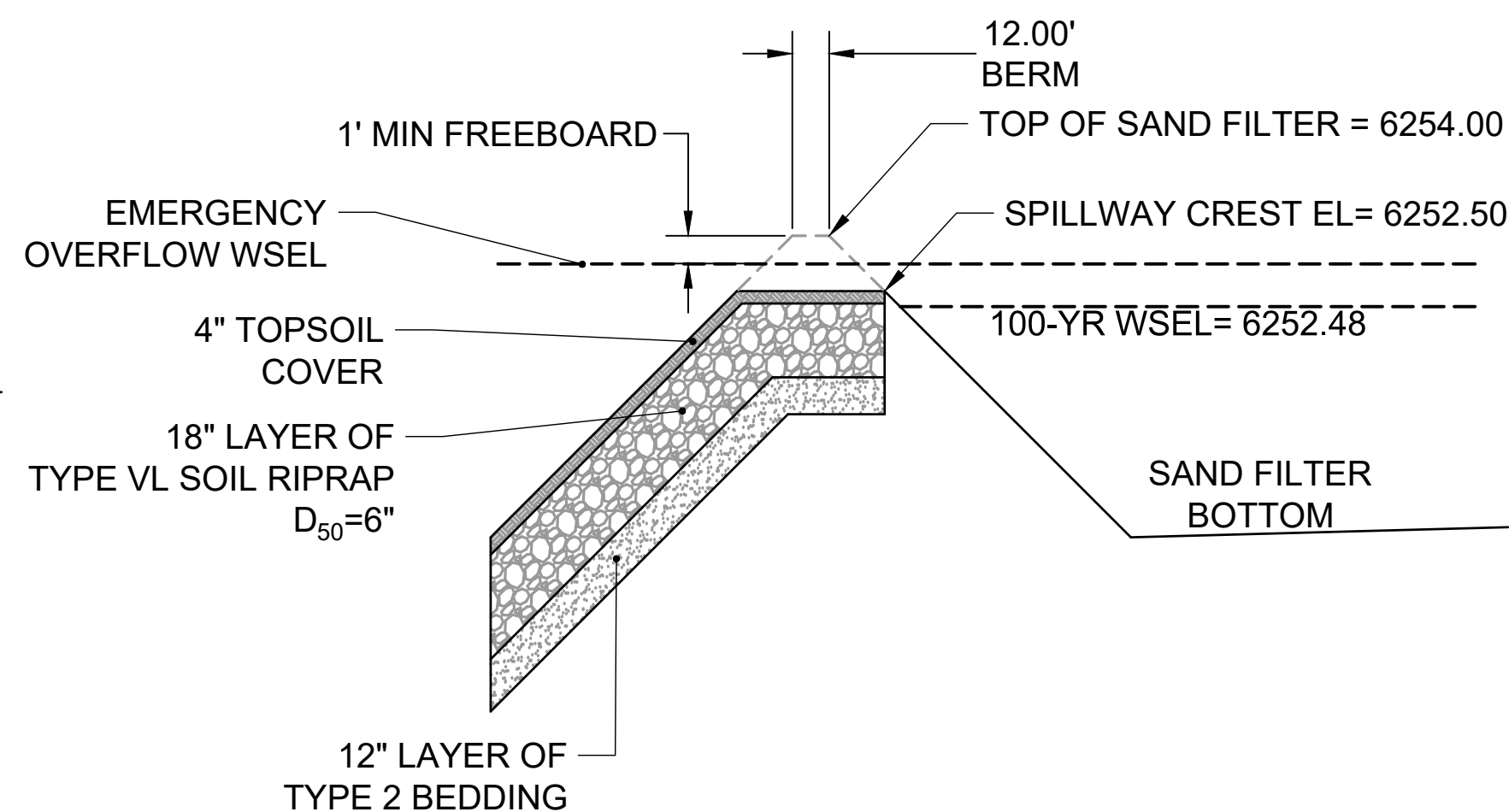
SAND FILTER BASIN PROFILE
TYPICAL SECTION
SCALE: NTS



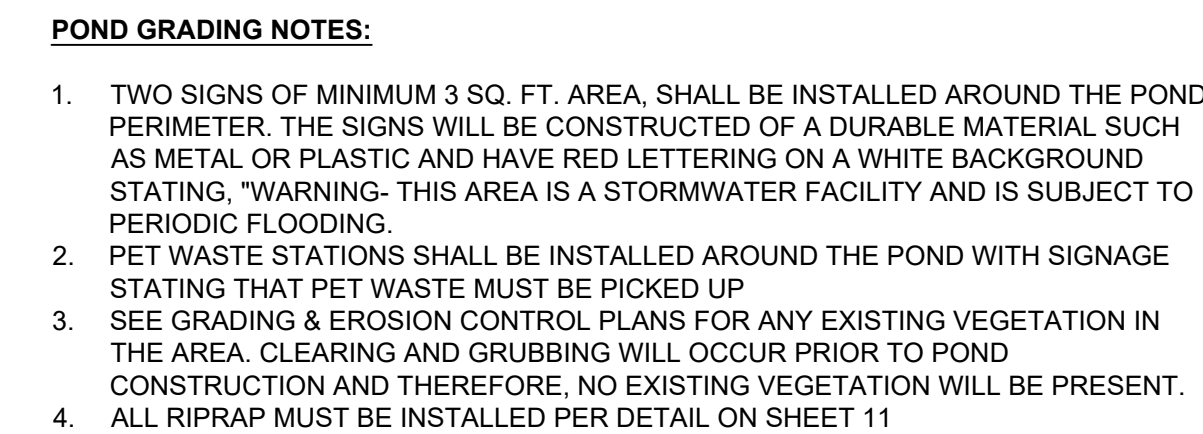
UNDERDRAIN SUBGRADE
TYPICAL SECTION
SCALE: NTS



Show MHFD's latest detail for infiltration basins (shown below). Keep the other two screenshots you have in here, because I think they compliment this new detail.

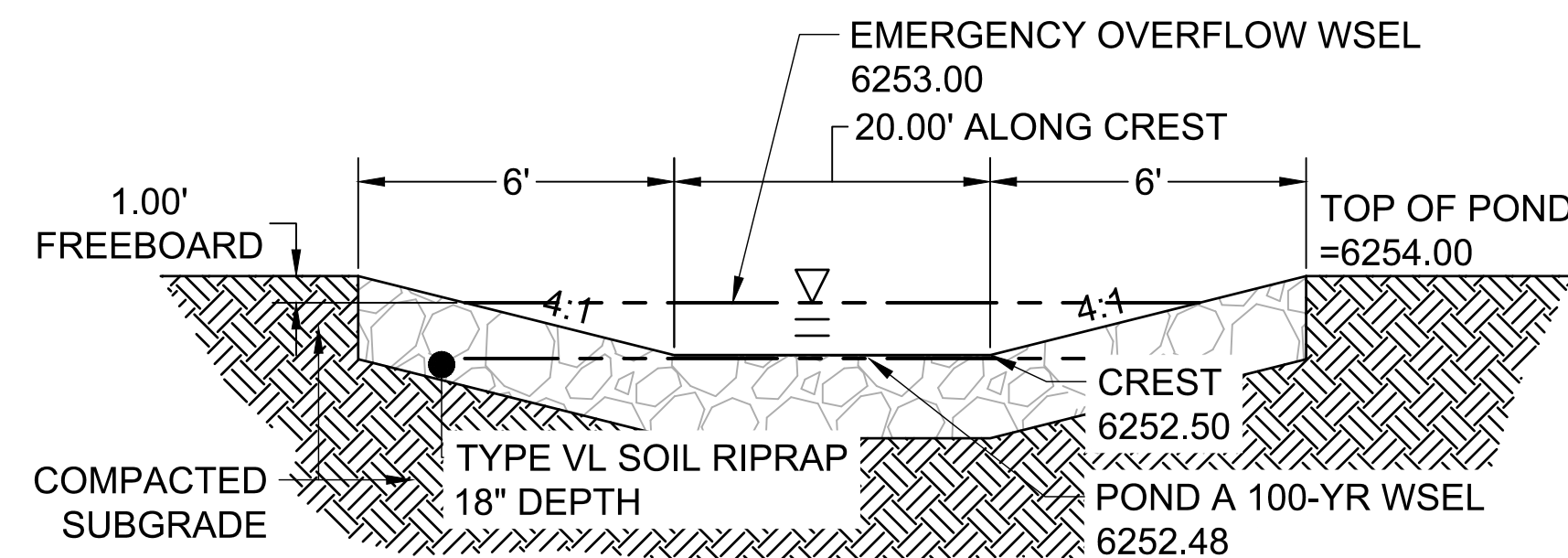


EMERGENCY OVERFLOW SPILLWAY -
TYPICAL SECTION
SCALE: NTS



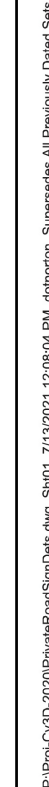
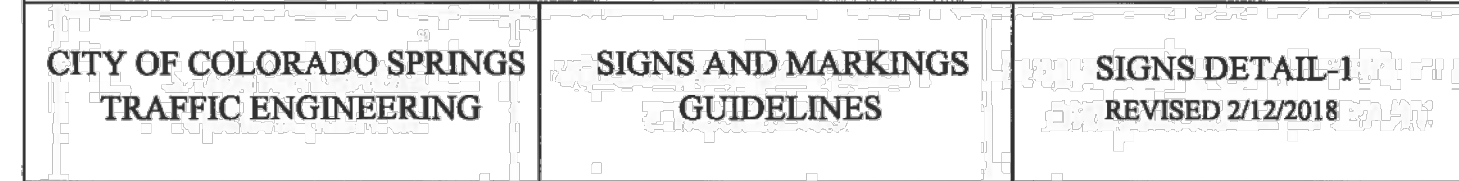
ABBREVIATIONS:

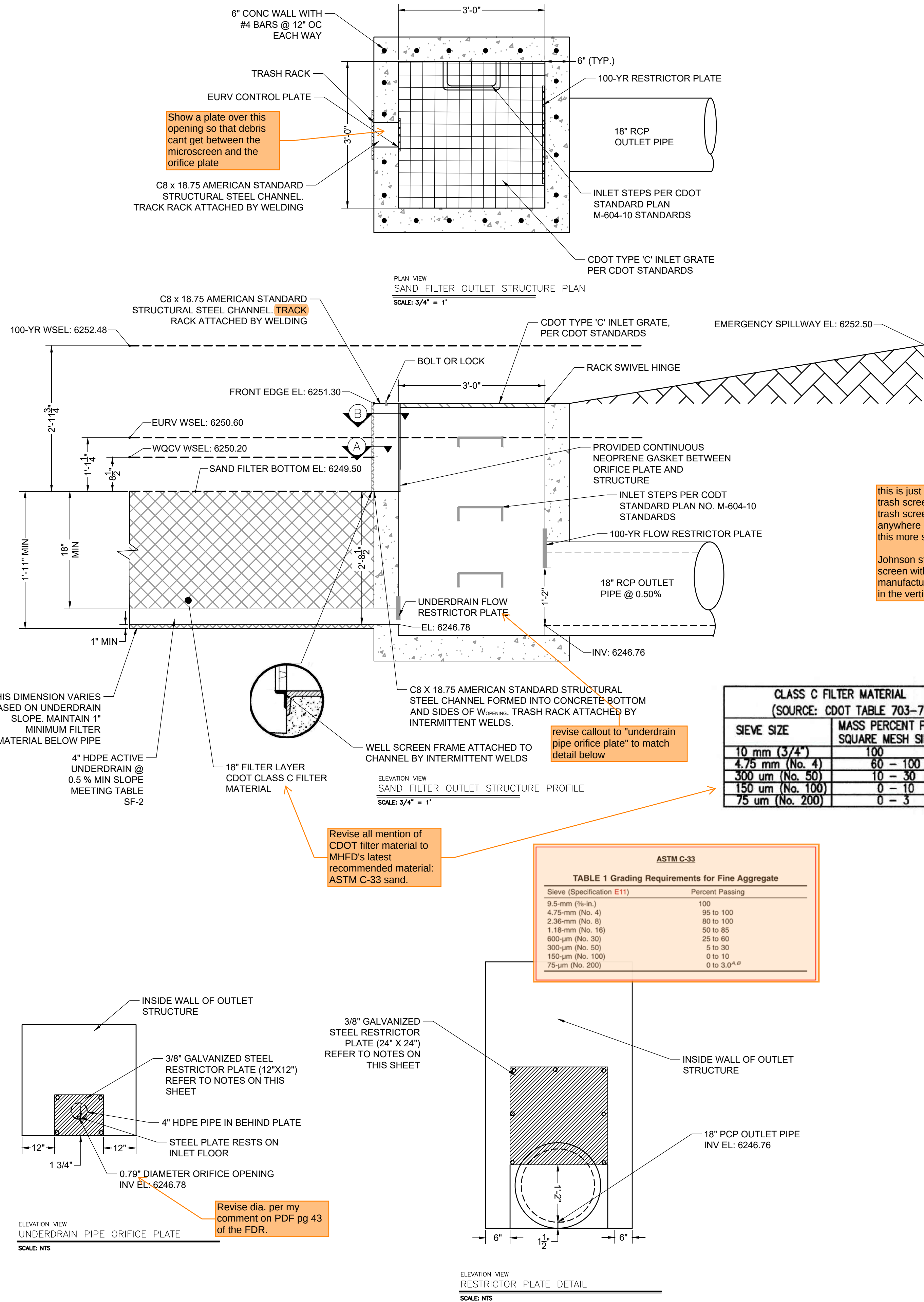
B.O.P ~ BOTTOM OF POND
T.O.P ~ TOP OF POND
T.O.B ~ TOP OF BERM
T.O.S ~ TOE OF SLOPE
T.C. ~ TRICKLE CHANNEL
T.B.C~ TOP BACK OF CURB
C.L~ CENTERLINE
E.O.G~ EDGE OF GRAVEL
WSEL~ WATER SURFACE ELEVATION



SECTION VIEW - EMERGENCY
OVERFLOW SPILLWAY
SCALE: NTS

SHEET	
GR	8



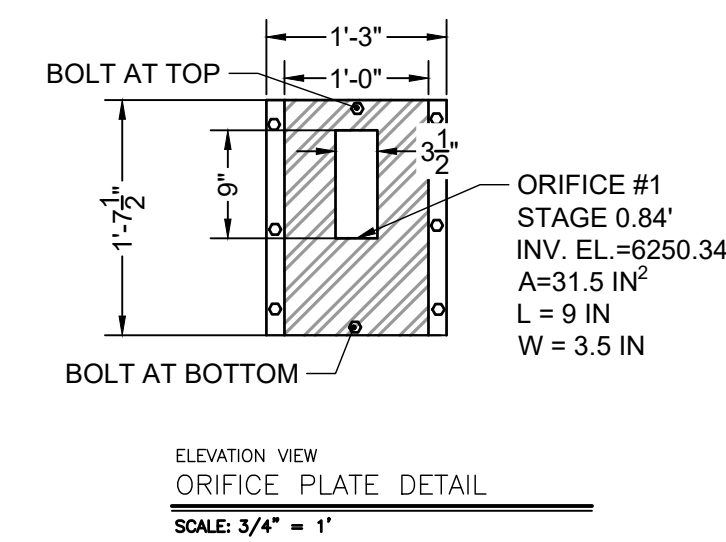
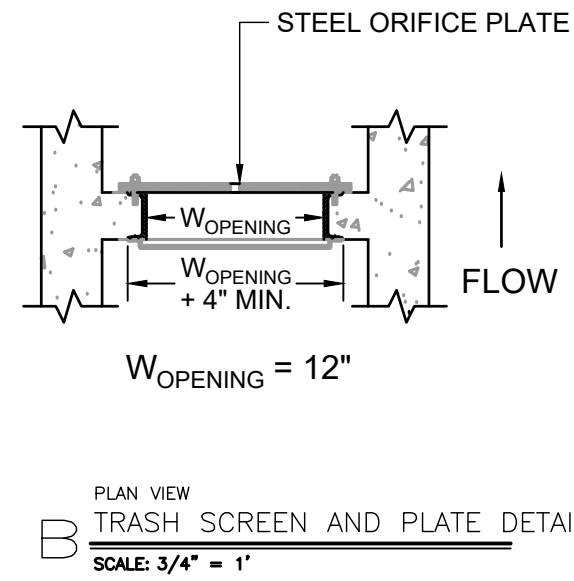
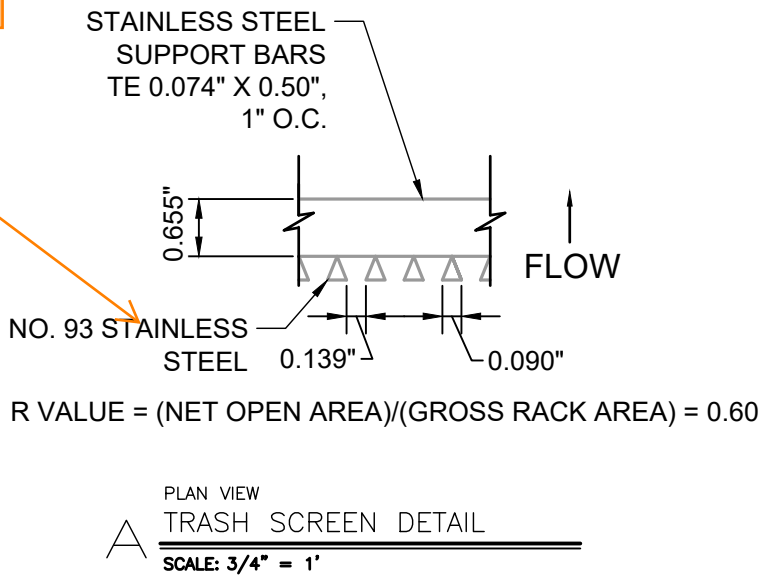


this is just a type of steel, not a trash screen type, I don't see the trash screen type called out anywhere on this sheet. Spec this more specific item:

Johnson stainless steel well screen with #93 VEE wire, manufactured with exterior bars in the vertical orientation.

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

ASTM C-33 TABLE 1 Grading Requirements for Fine Aggregate	
Sieve (Specification E11)	Percent Passing
9.5-mm (3/8-in.)	100
4.75-mm (No. 4)	95 to 100
2.36-mm (No. 6)	80 to 100
1.18-mm (No. 16)	50 to 85
600-um (No. 30)	25 to 60
300-um (No. 50)	5 to 30
150-um (No. 100)	0 to 10
75-um (No. 200)	0 to 3.0 A, B



Provide more detailed gasket info like thickness, width, brand/model, etc.

Based on input gathered from industry experts, below is the recommended gasket spec:

The gasket shall be made of 1/4-inch thick, 60 durometer EPDM rubber in a continuous sheet the size of the orifice plate. The sheet shall be placed between the orifice plate and the concrete wall, with the width of the overlap between the plate and the concrete. Openings shall be cut into the sheet corresponding to the plate bolt holes and the concrete wall opening, cuts made either by the contractor in the field or by the manufacturer. Or equivalent gasket approved by EPC. Note that caulk is not an approved equivalent and will not be accepted by EPC.

- ORIFICE PLATE NOTES:**
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
- 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. $\frac{3}{8}$ " 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.

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 in²
6"	1-3/8"	0.032"	0.516"	1.98 in²

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: 5/21/2026
APPROVED: CM JOB NUMBER: 2202179
CAD DATE: 5/21/2026
CAD FILE: J:\2022\2202179\CAD\Drawings\Outlet_Structure_Details

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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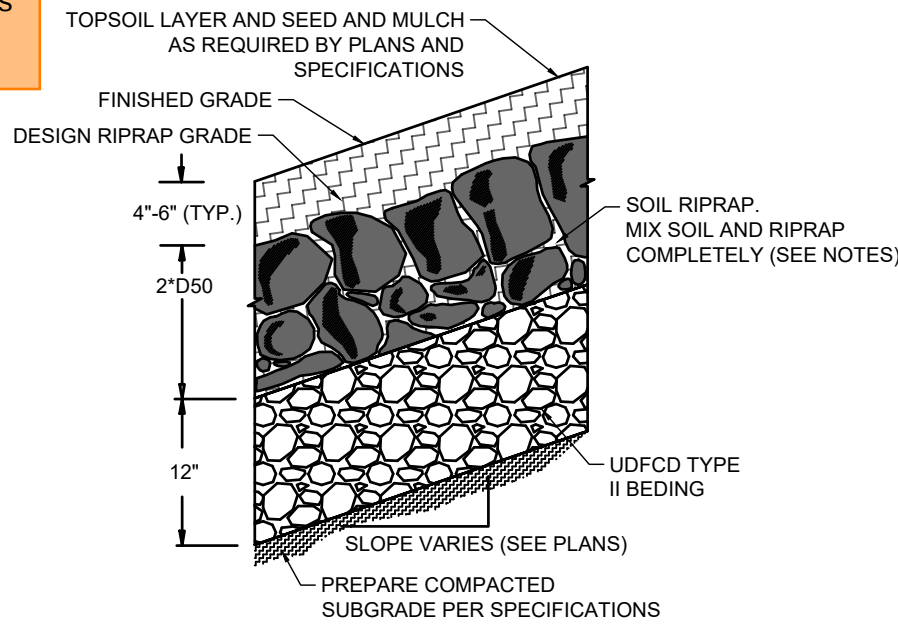
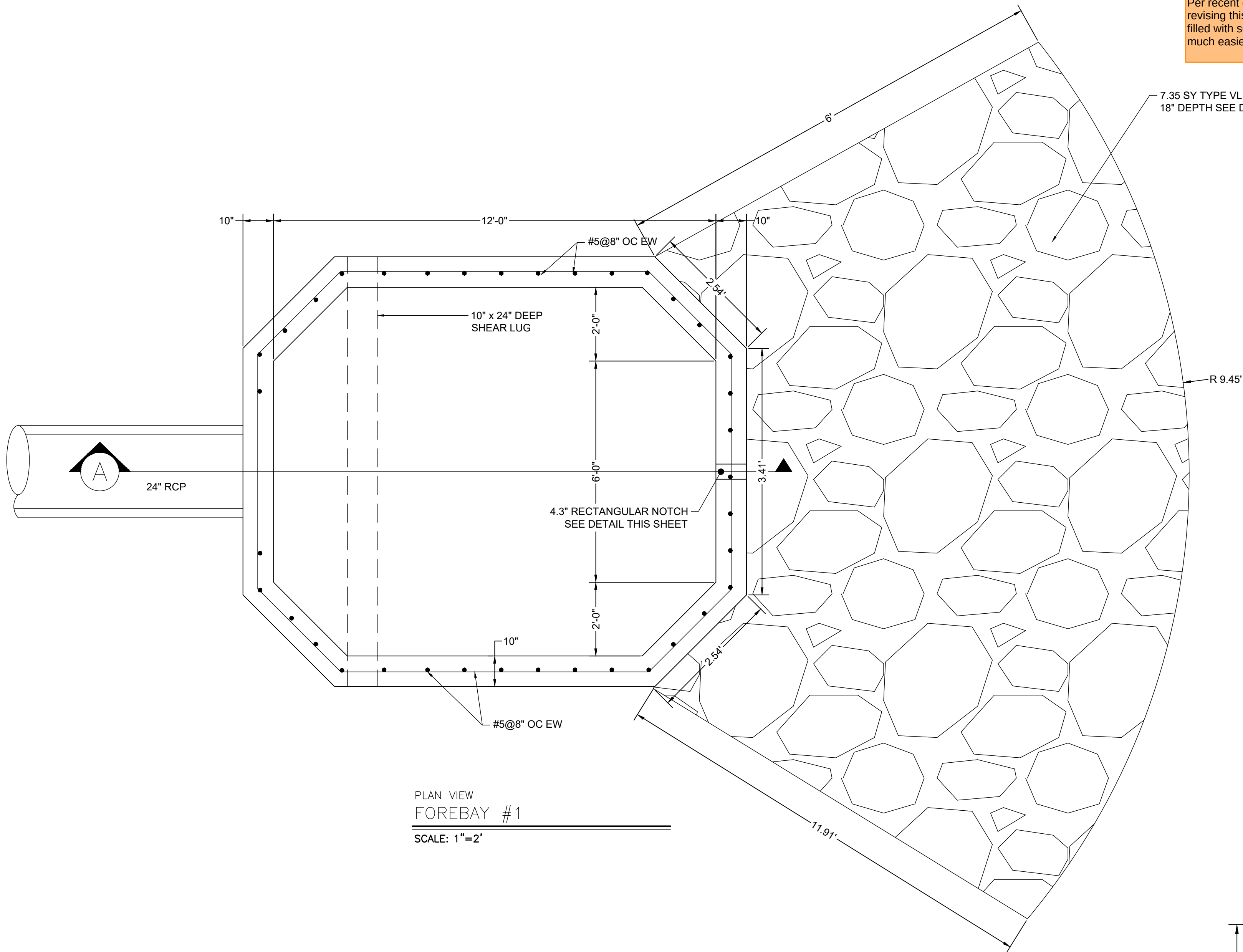
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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EL PASO COUNTY, CO

POND CONSTRUCTION DOCUMENTS
OUTLET STRUCTURE DETAILS

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Per recent conversation with Richie, highly recommend revising this to soil riprap since it is just going to get filled with sediment from storms anyway. Soil riprap is much easier to maintain.



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

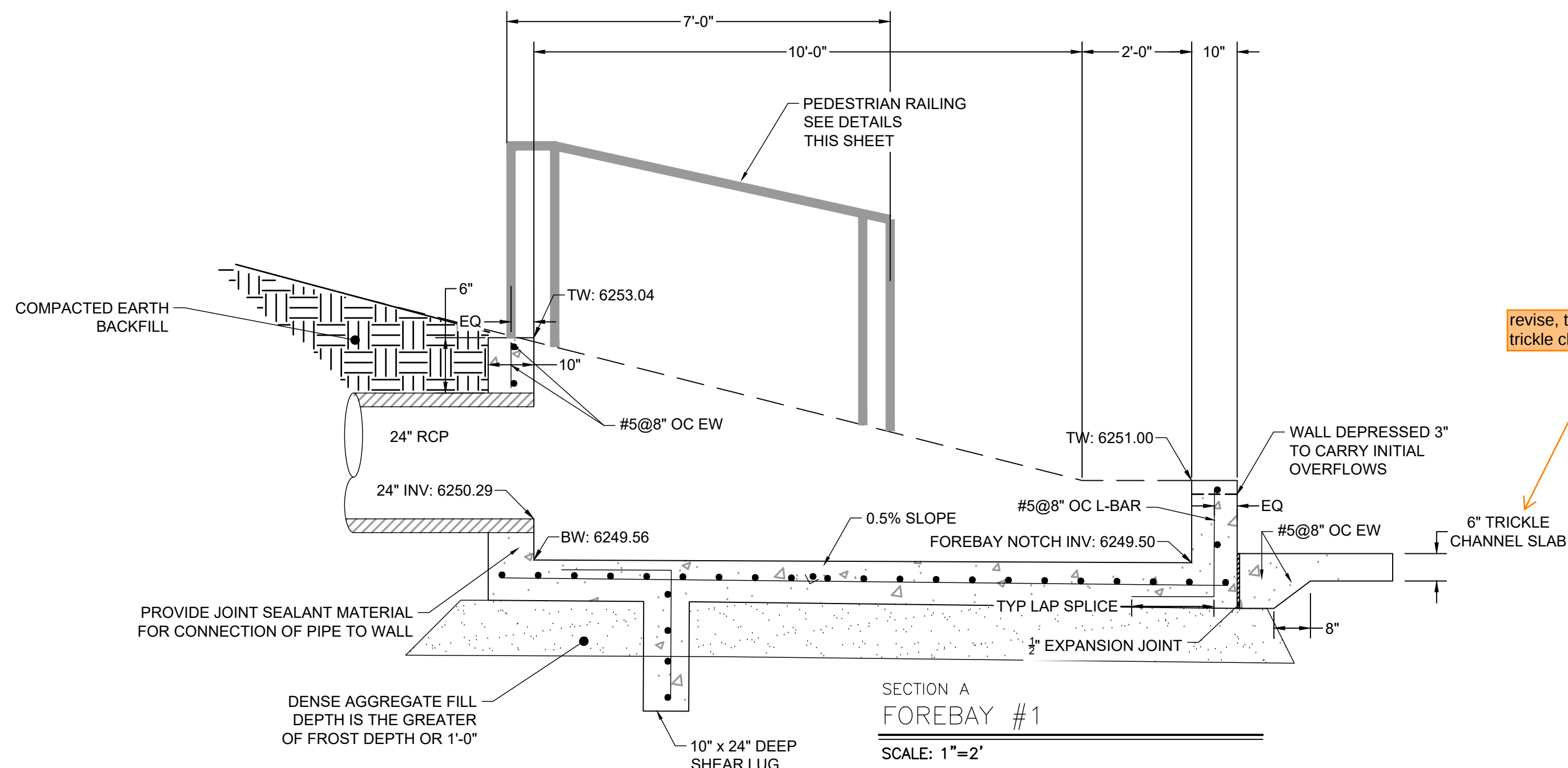
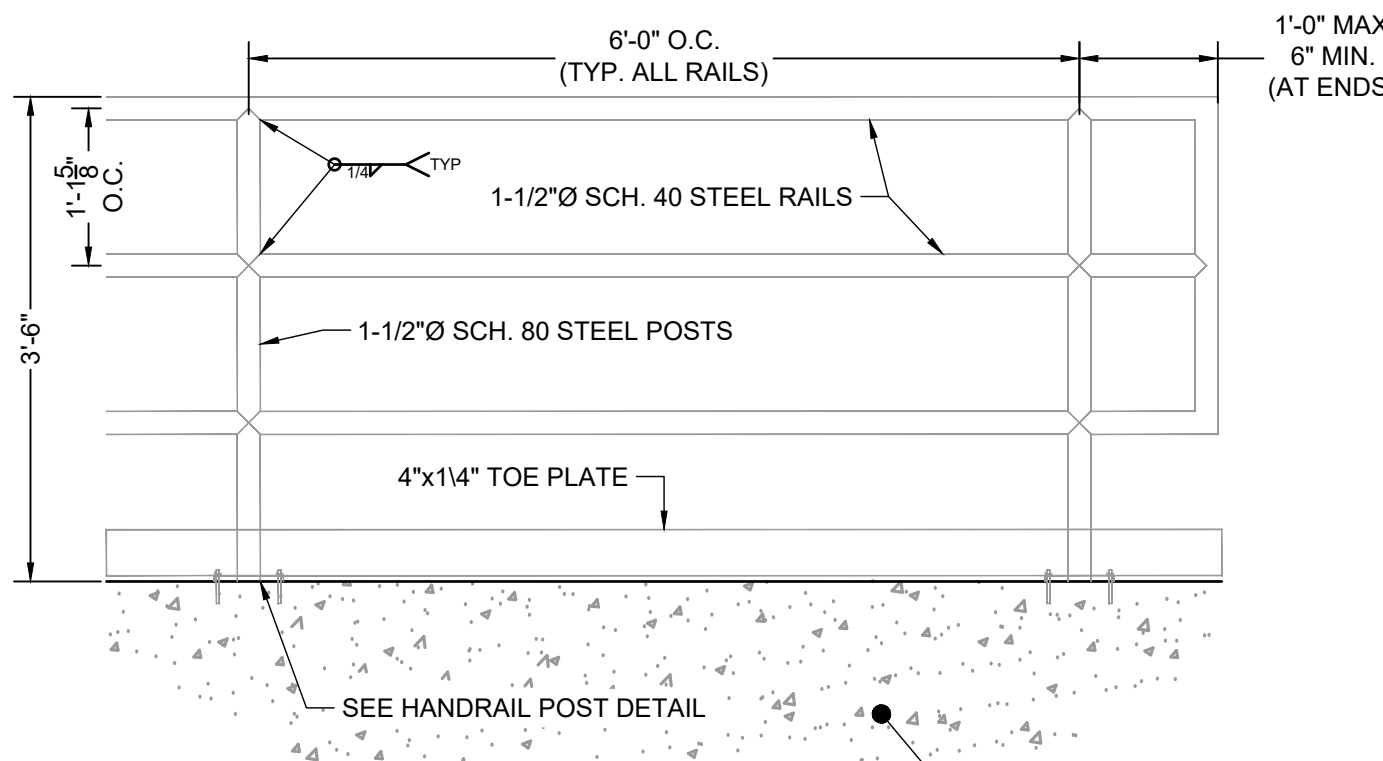
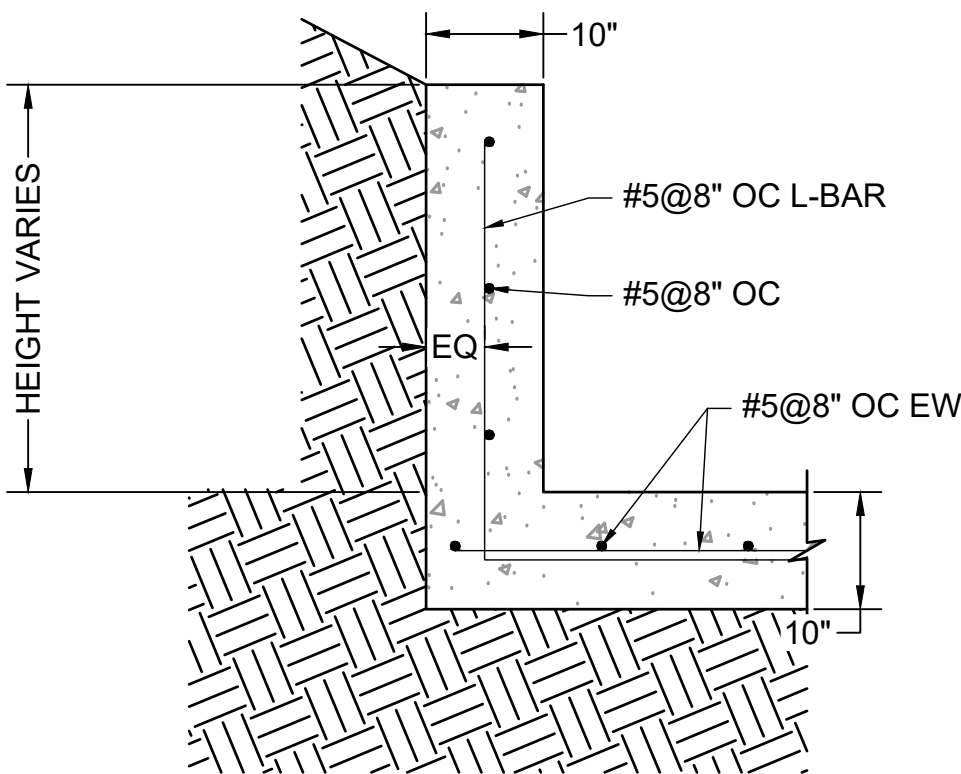
*TYPE VL RIPRAP D50=6"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

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

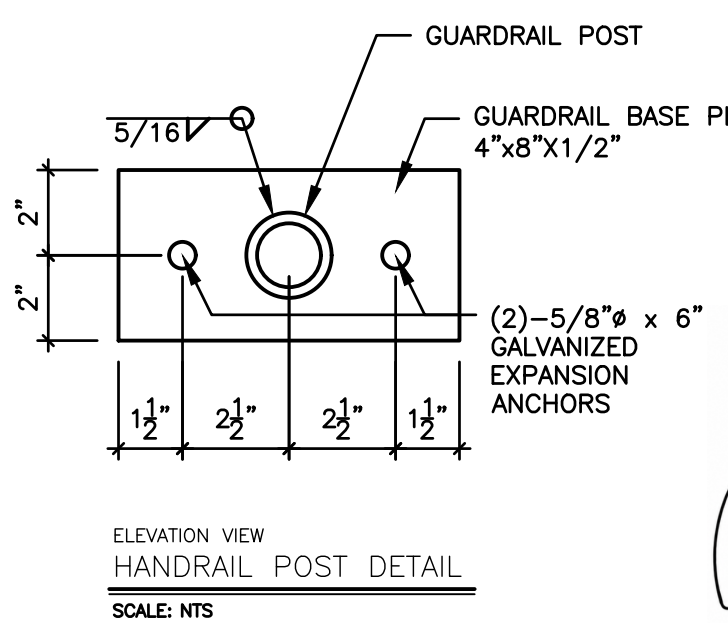
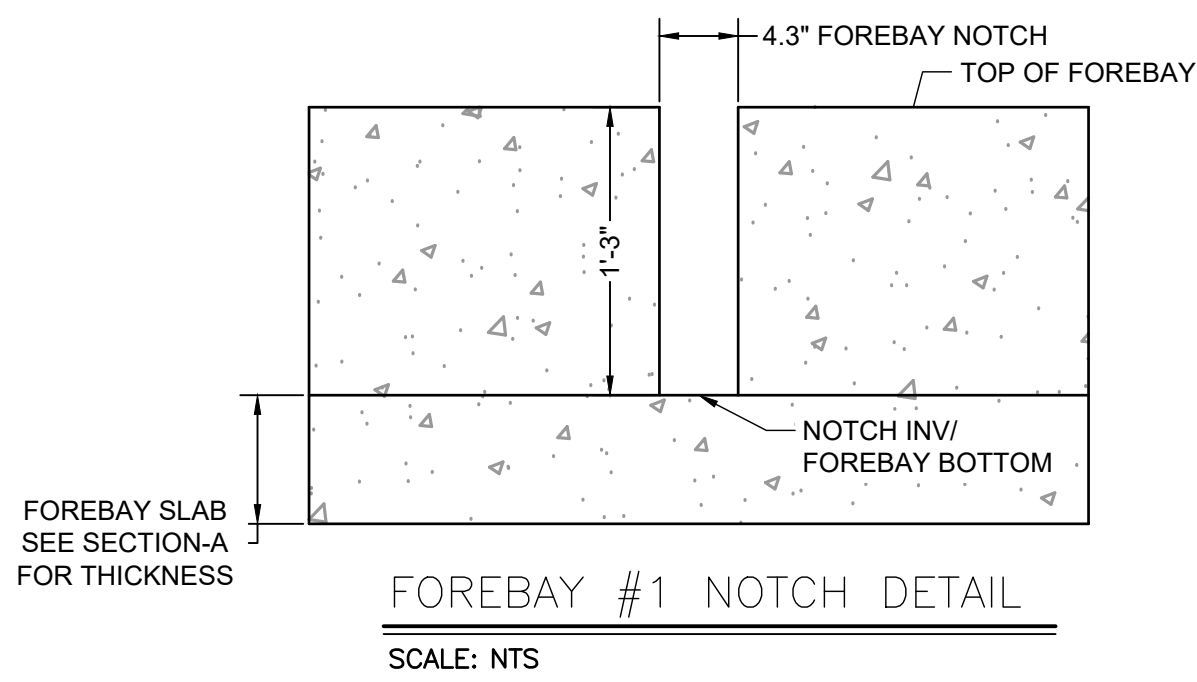
*TYPE VH RIPRAP D50=24"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

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



revise, there is not a trickle channel.



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DRAWN BY: CBM JOB DATE: 12/22/2023
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CONSTRUCTION DOCUMENTS
FOREBAY DETAILS

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