

MONAHAN, COLLEEN, 11/17/2023 10:49 AM

LEGAL DESCRIPTION:

TRACTS 2 AND 3 OF THE GRAND VIEW SUBDIVISION EPC PARCEL NO. 330000466 AND 330000467

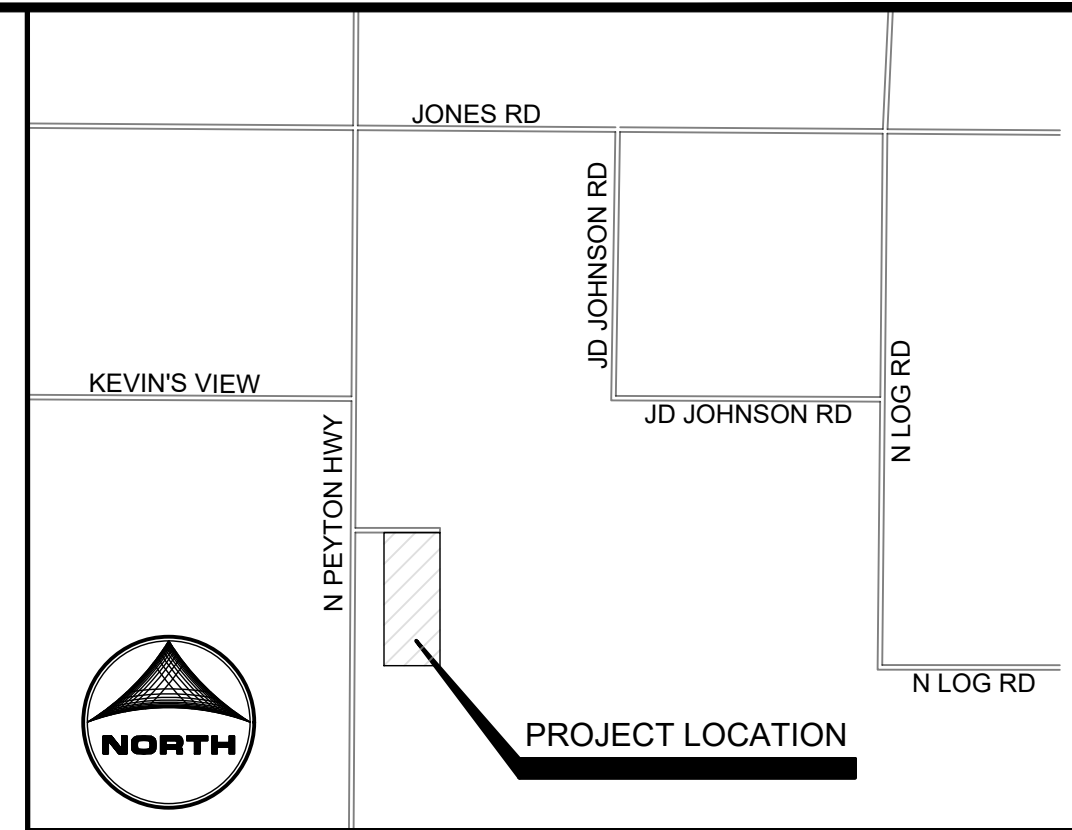
BENCHMARK

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



VICINITY MAP (NOT TO SCALE)

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 1. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES.
3. 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:
A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
D. CDOT M & S STANDARDS
4. 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.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED.

PROJECT CONTACTS

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

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

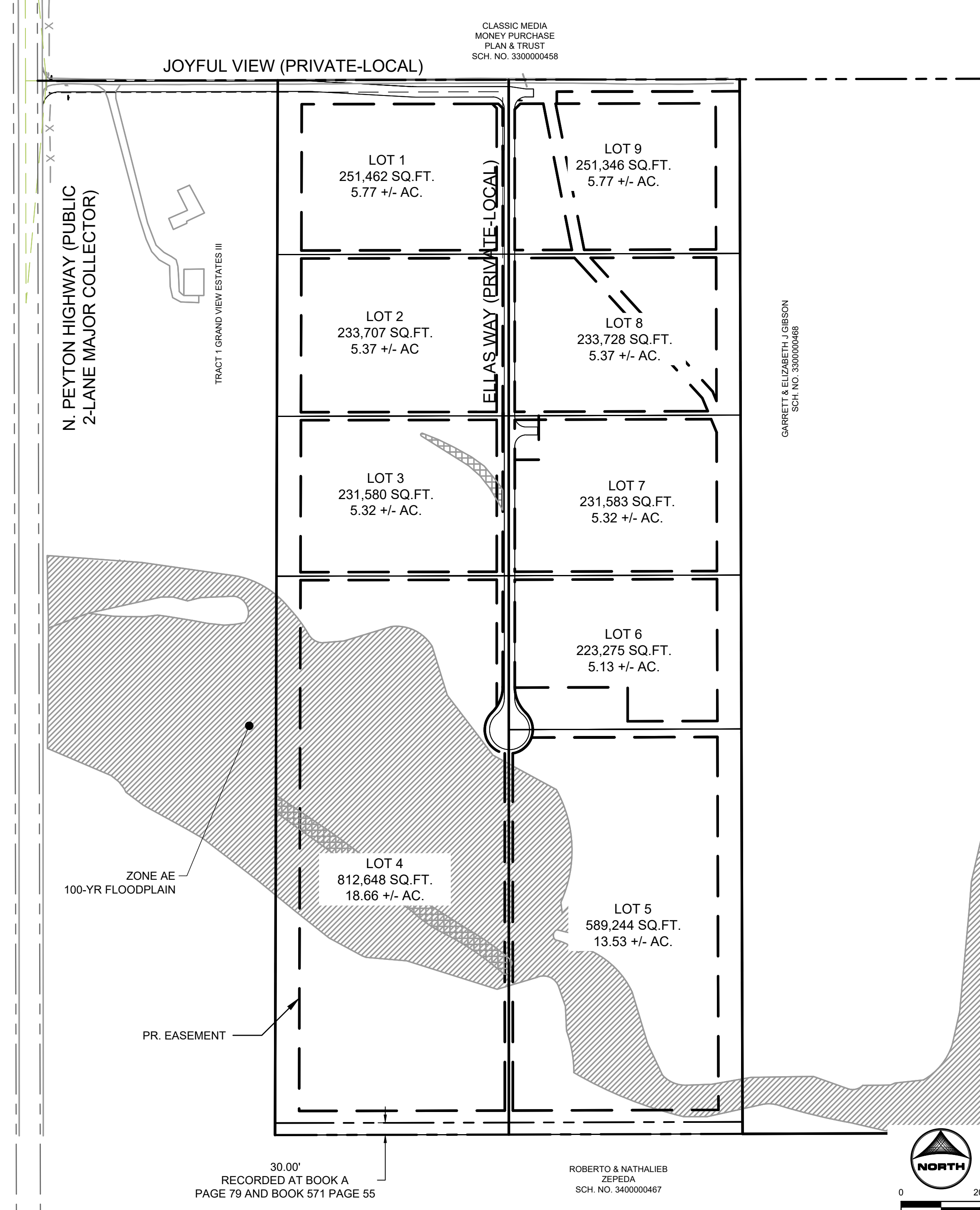
APPLICANT
HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
TELE: (719) 300-4140
ATTN: COLLEEN MONAHAN, P.E., LEED AP
EMAIL: CMONAHAN@HRGREEN.COM

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

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

SERVICE PROVIDER
ELLCOTT FIRE PROTECTION DISTRICT
75 N ELLICOTT HWY
CALHAN, CO 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



- 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.

OWNER/DEVELOPER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER P.E. COUNTY ENGINEER

PCD FILING NO. SF2231

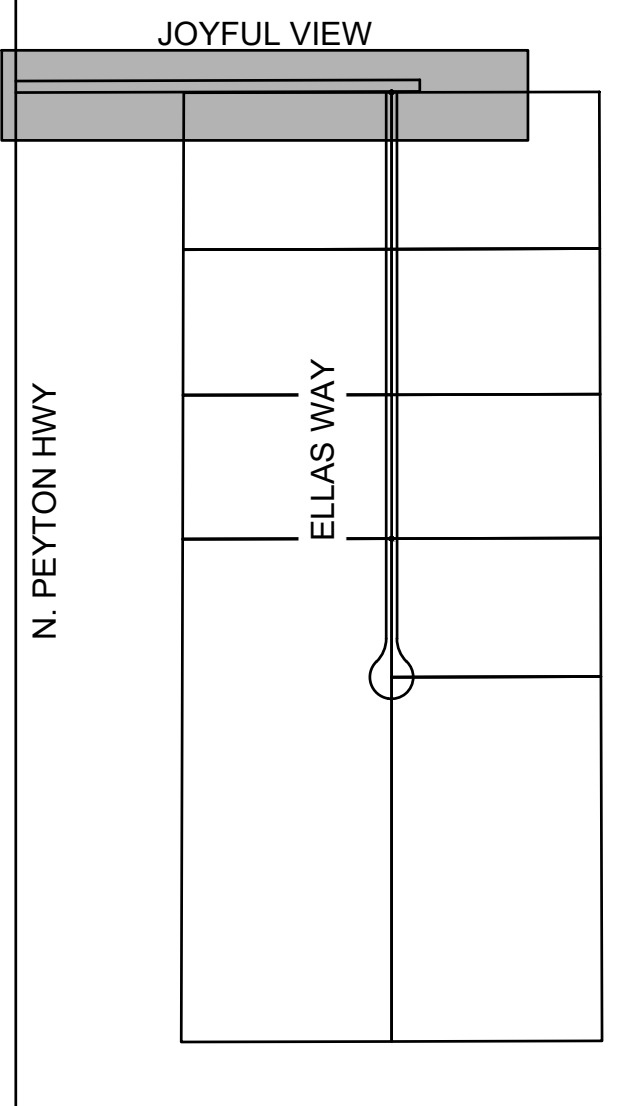
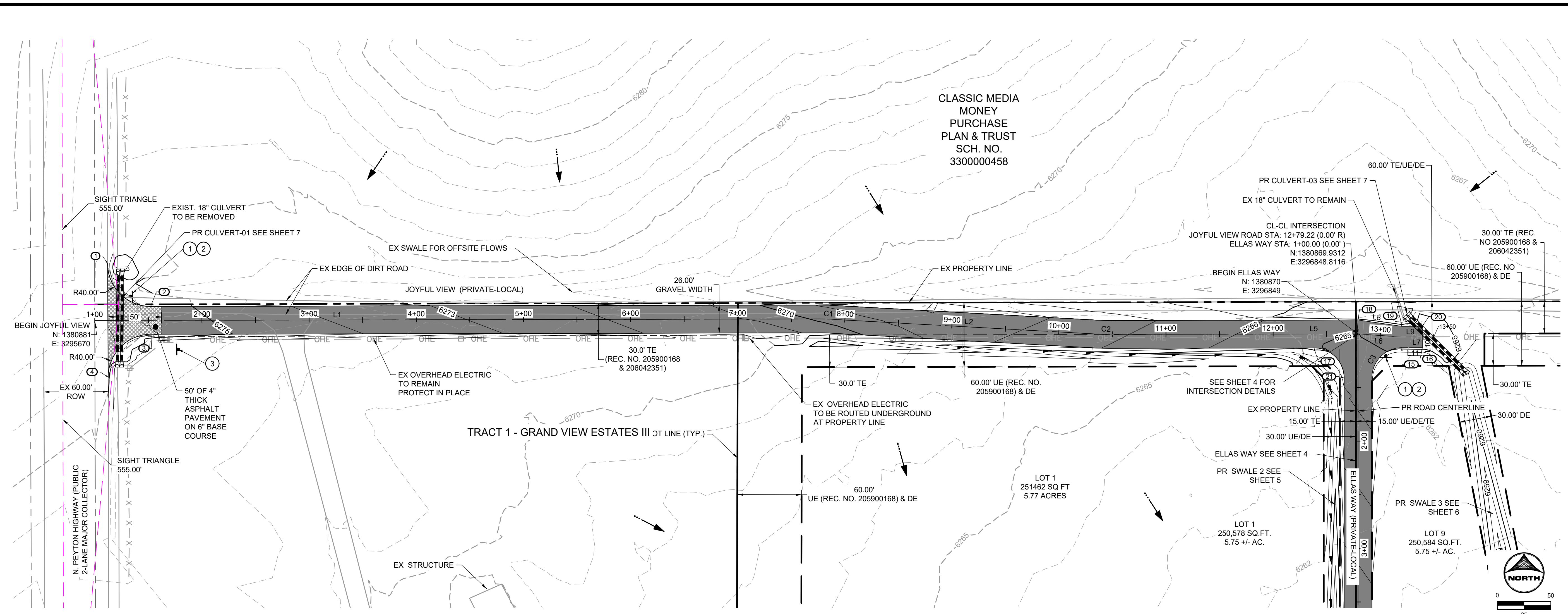
DRAWN BY: AXB JOB DATE: 11/2/2023
APPROVED: CPM JOB NUMBER: 2202179
CAD DATE: 11/17/2023
CAD FILE: J:\2022\2202179\CAD\DWG\IC\Cover

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION. Contains one row for revision 1.

HRGreen logo and contact information: HR GREEN - COLORADO SPRINGS, 1975 RESEARCH PARKWAY SUITE 230, COLORADO SPRINGS, CO 80920, PHONE: 719.384.2440, FAX: 713.965.0044

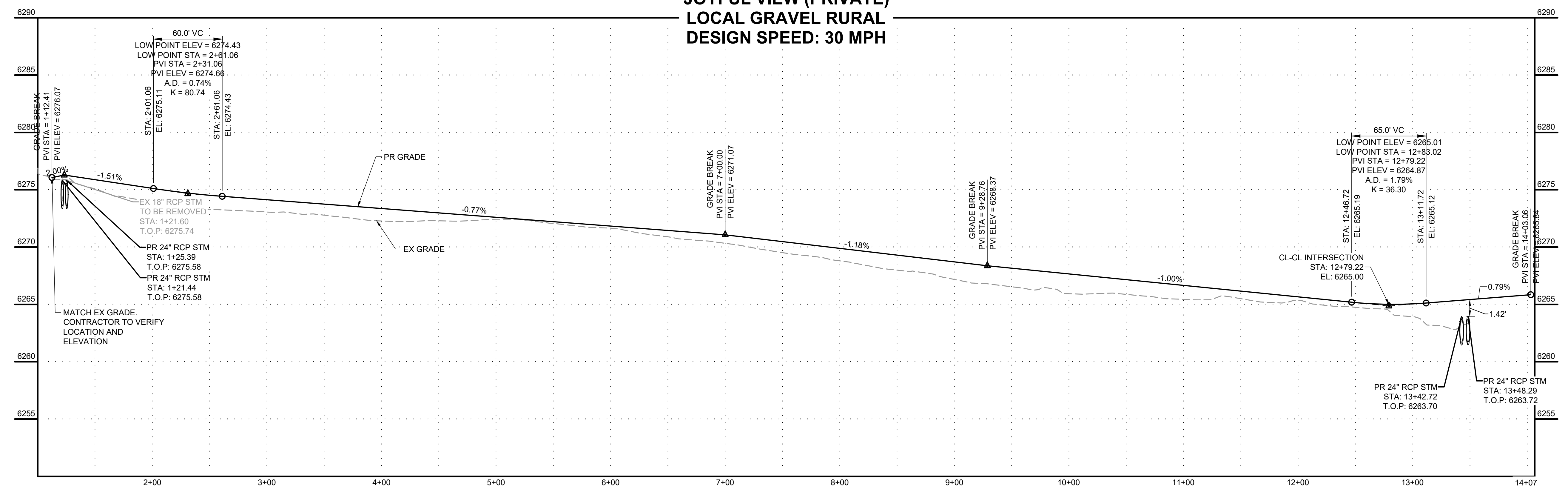
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
COVER
SHEET CV 1



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)	6275.67
3	PT	Joyful View Road	1+52.39 (13.00' R)	6276.10
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



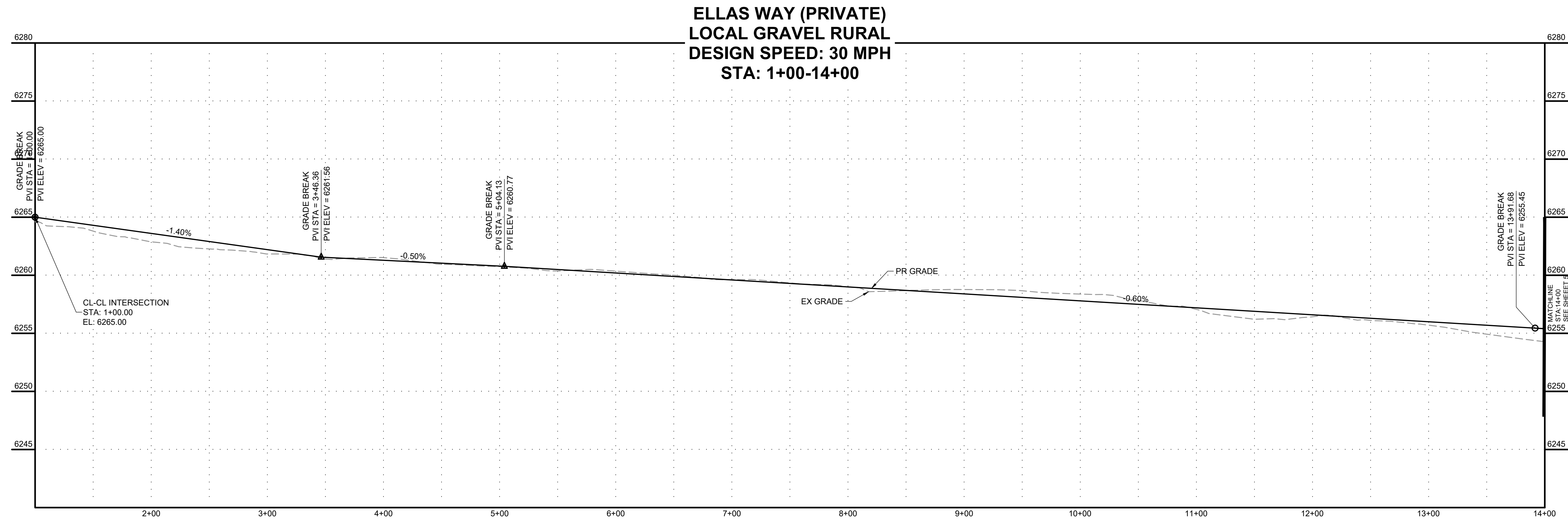
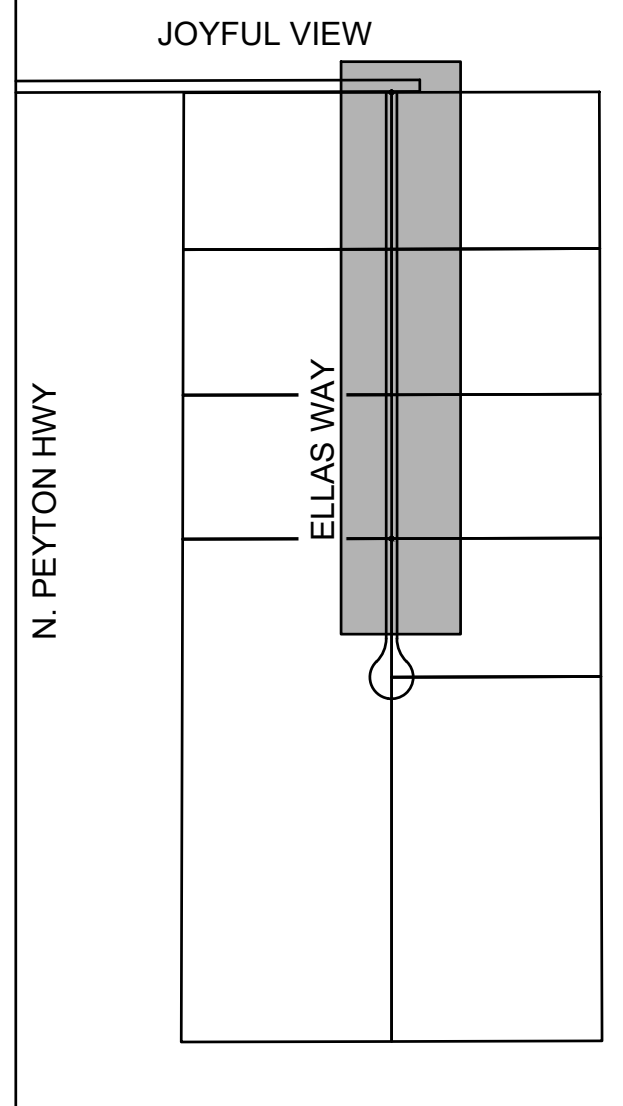
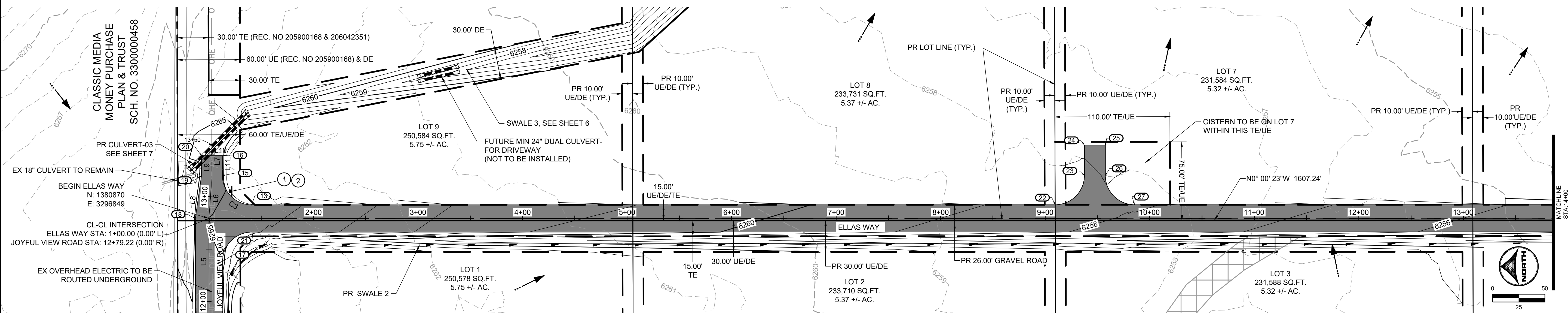
DRAWN BY: AXB JOB DATE: 11/2/2023
 APPROVED: CPM JOB NUMBER: 2202179
 CAD DATE: 11/17/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\CS\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

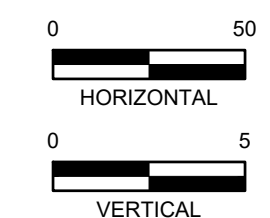
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
 JOYFUL VIEW ROAD
 SHEET
ST
3



No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
13	PT	Ellas Way	1+40.92 (-13.00' L)	6264.18
15	PC	Joyful View Road	13+20.25 (10.00' R)	6265.39
16	PT	Joyful View Road	13+39.31 (10.03' R)	6265.49
17	PC	Joyful View Road	12+38.14 (13.00' R)	6265.37
18	PT	Joyful View Road	12+79.22 (-13.00' L)	6265.58
19	PT	Joyful View Road	13+19.51 (-9.97' L)	6265.79
20	PT	Joyful View Road	13+39.35 (-9.97' L)	6265.89
21	PT	Ellas Way	1+41.08 (13.00' R)	6264.27
22	PC	Ellas Way	9+09.53 (-13.00' L)	6258.60
23	PT	Ellas Way	9+37.53 (-41.00' L)	6258.16
24	PT	Ellas Way	9+37.53 (-70.00' L)	6257.87
25	PT	Ellas Way	9+57.53 (-70.00' L)	6257.67
26	PC	Ellas Way	9+57.53 (-41.00' L)	6257.96
27	PT	Ellas Way	9+85.53 (-13.00' L)	6258.14



DRAWN BY: AXB JOB DATE: 11/2/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: CPM JOB NUMBER: 2202179 0"=50'
 CAD DATE: 11/17/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD FILE: J:\2022\2202179\CAD\DWG\Street_PNP

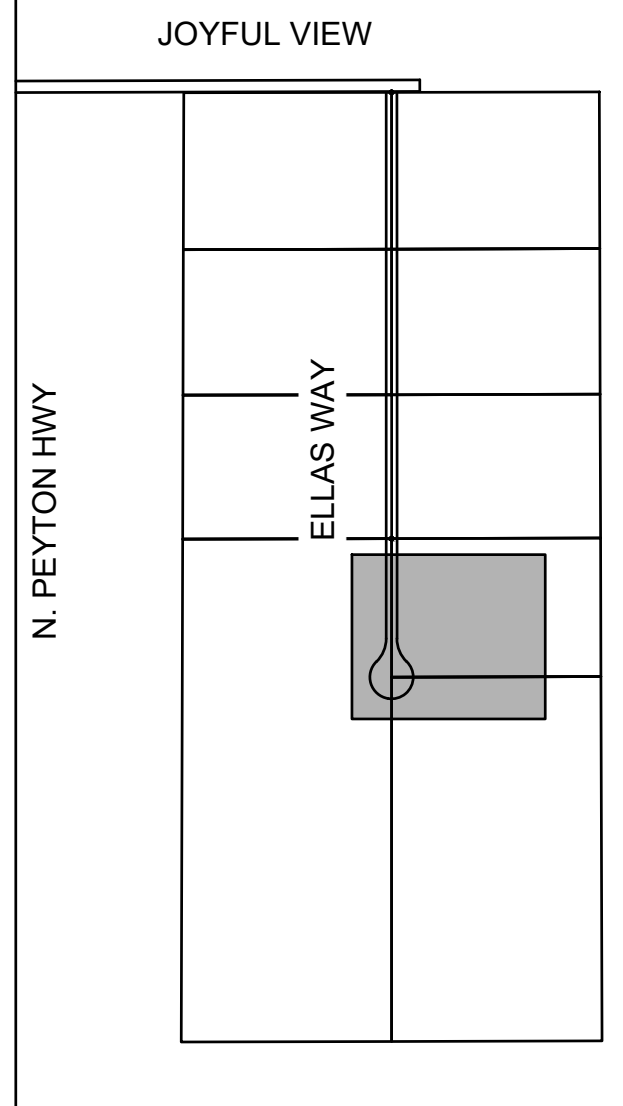
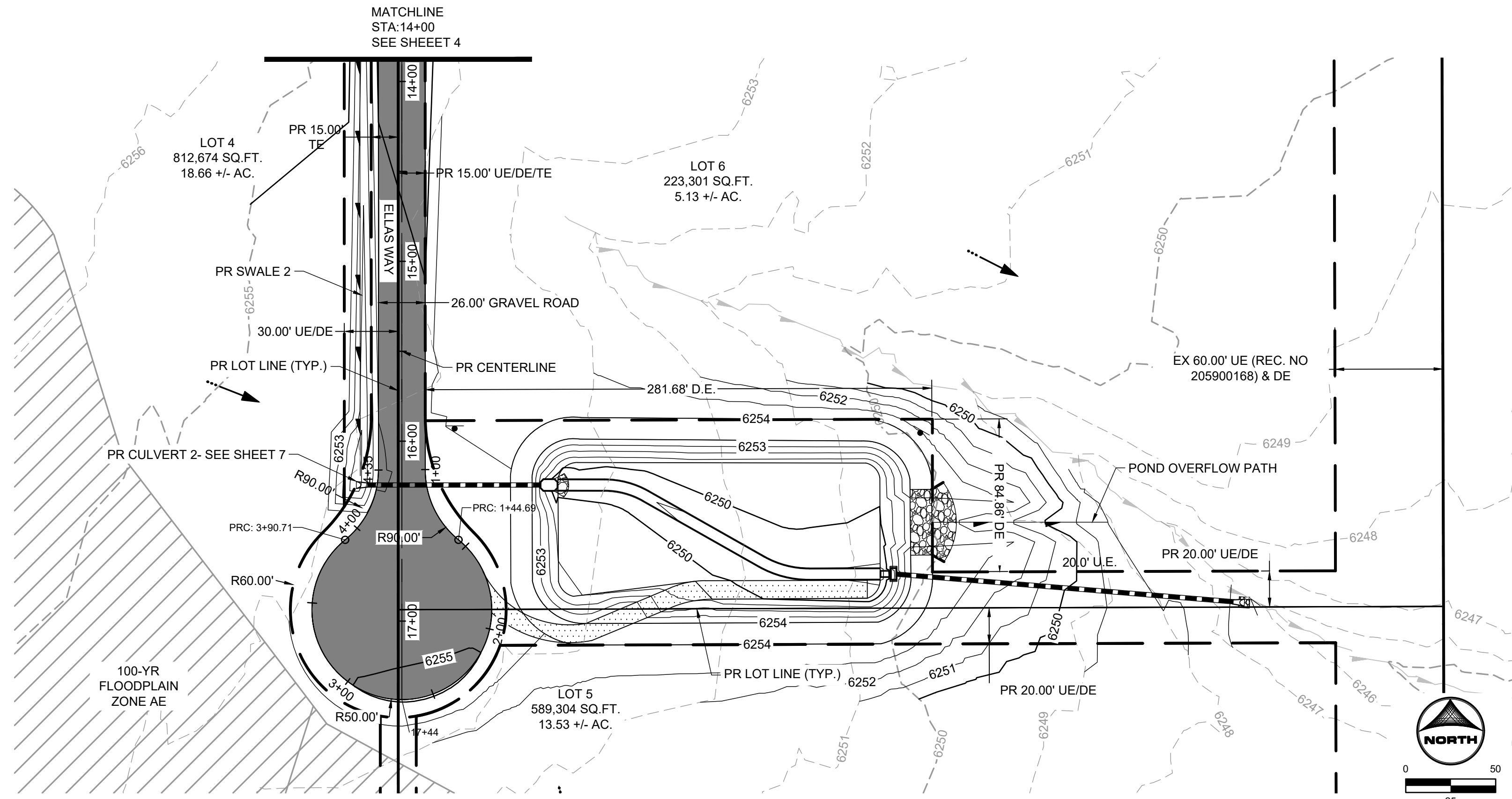
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 250
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 719.965.0044

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

CONSTRUCTION DOCUMENTS
 ELLAS WAY

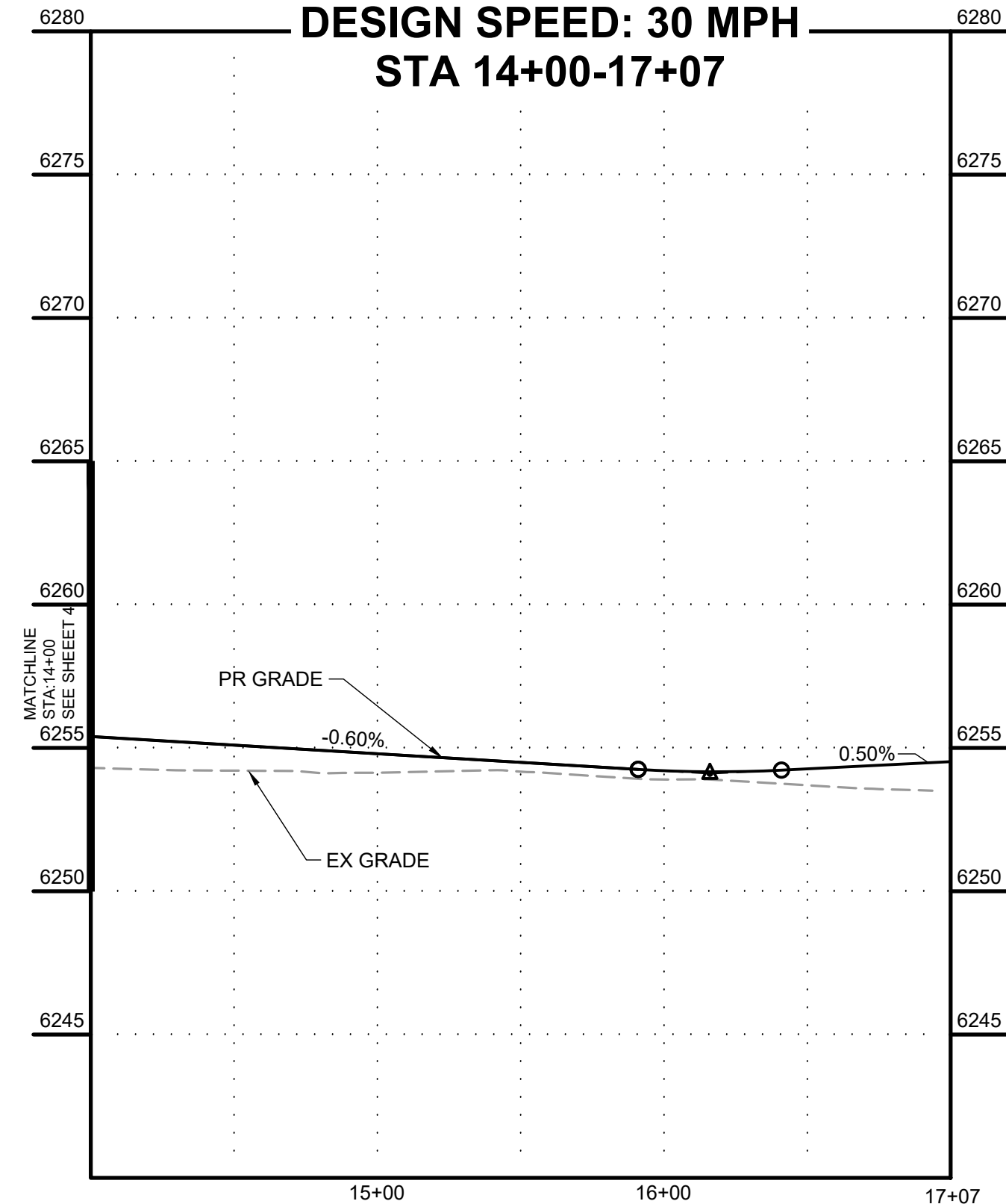
SHEET
 ST 4



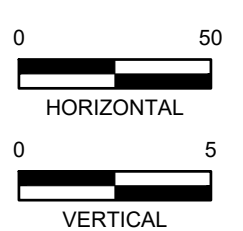
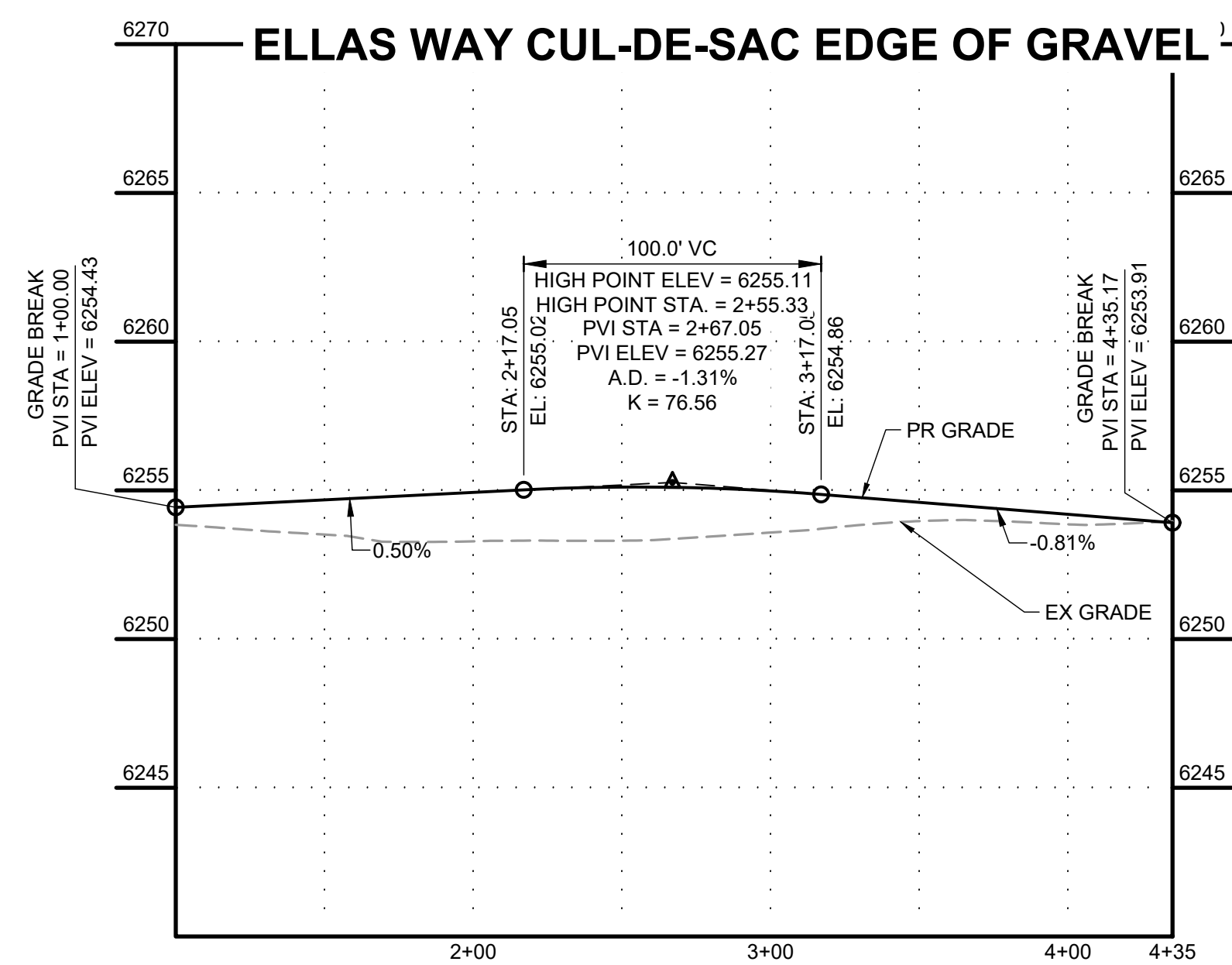
KEY MAP
SCALE: N.T.S.



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



ELLAS WAY CUL-DE-SAC EDGE OF GRAVEL



PCD FILING NO. SF2231

DRAWN BY: AXB JOB DATE: 11/2/2023
 APPROVED: CPM JOB NUMBER: 2202179
 CAD DATE: 11/17/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\IC\Street_PNP

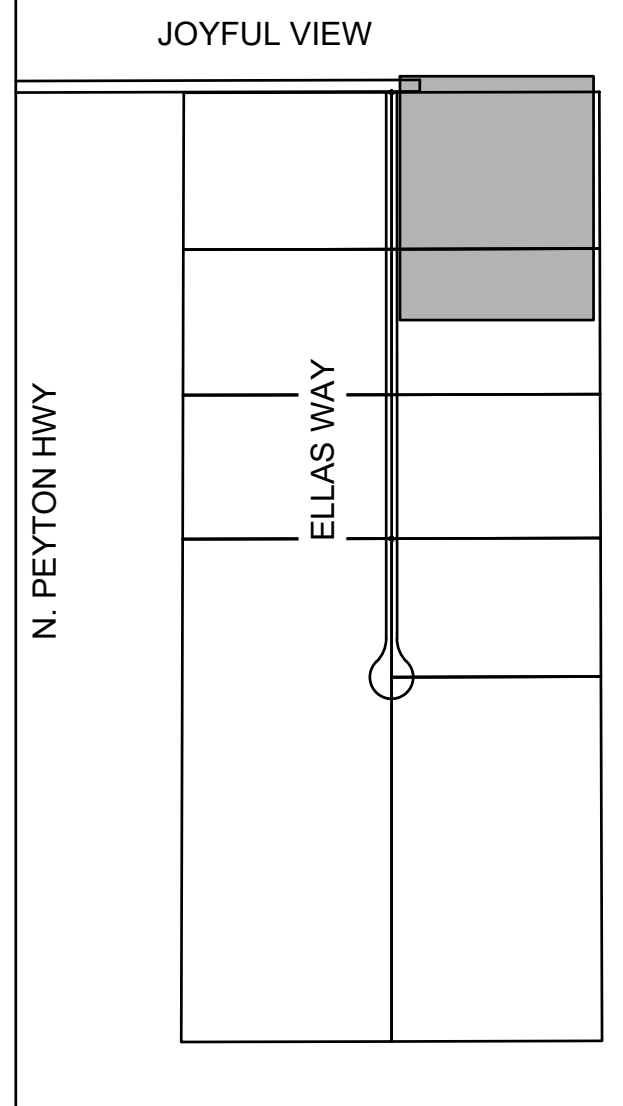
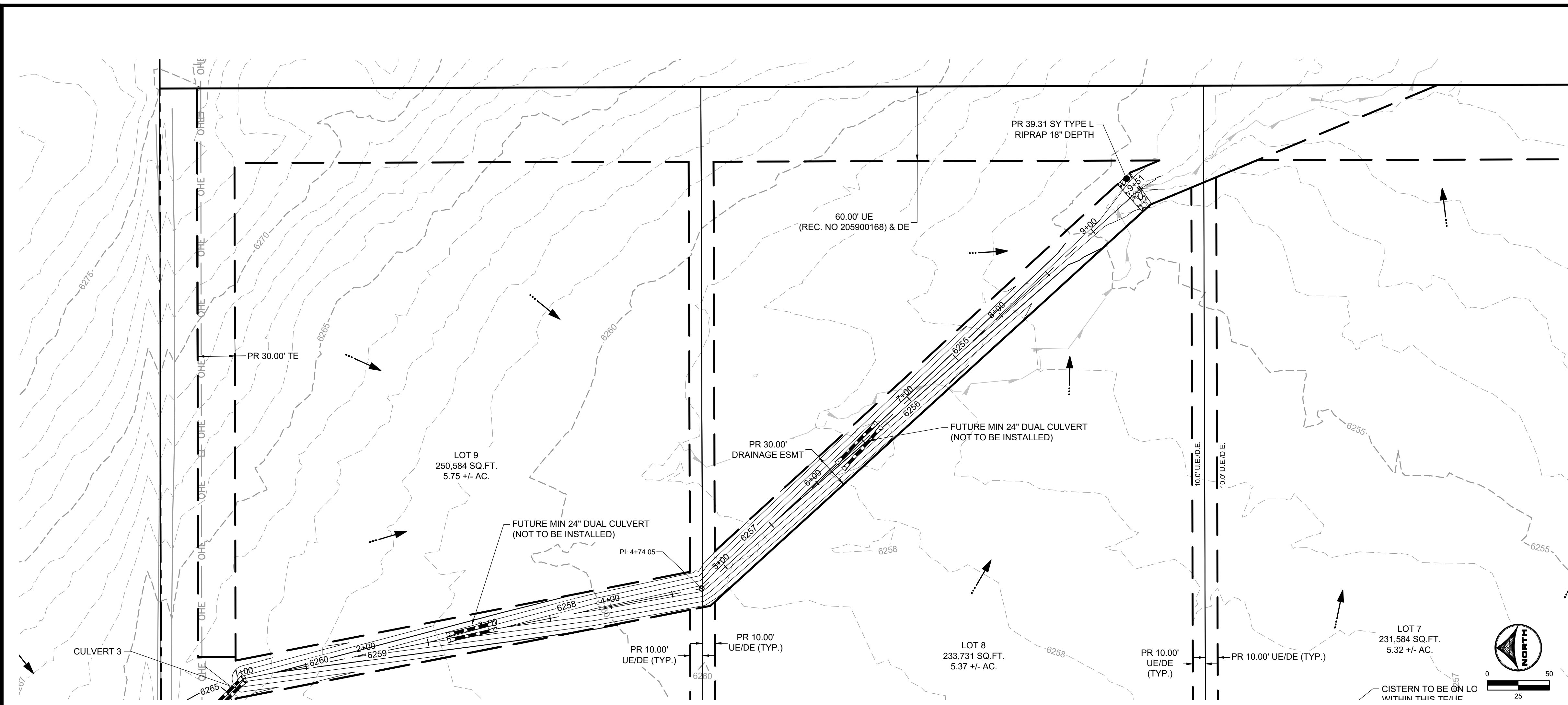
NO.	DATE	BY	REVISION DESCRIPTION

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

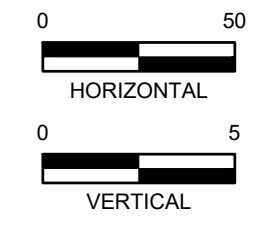
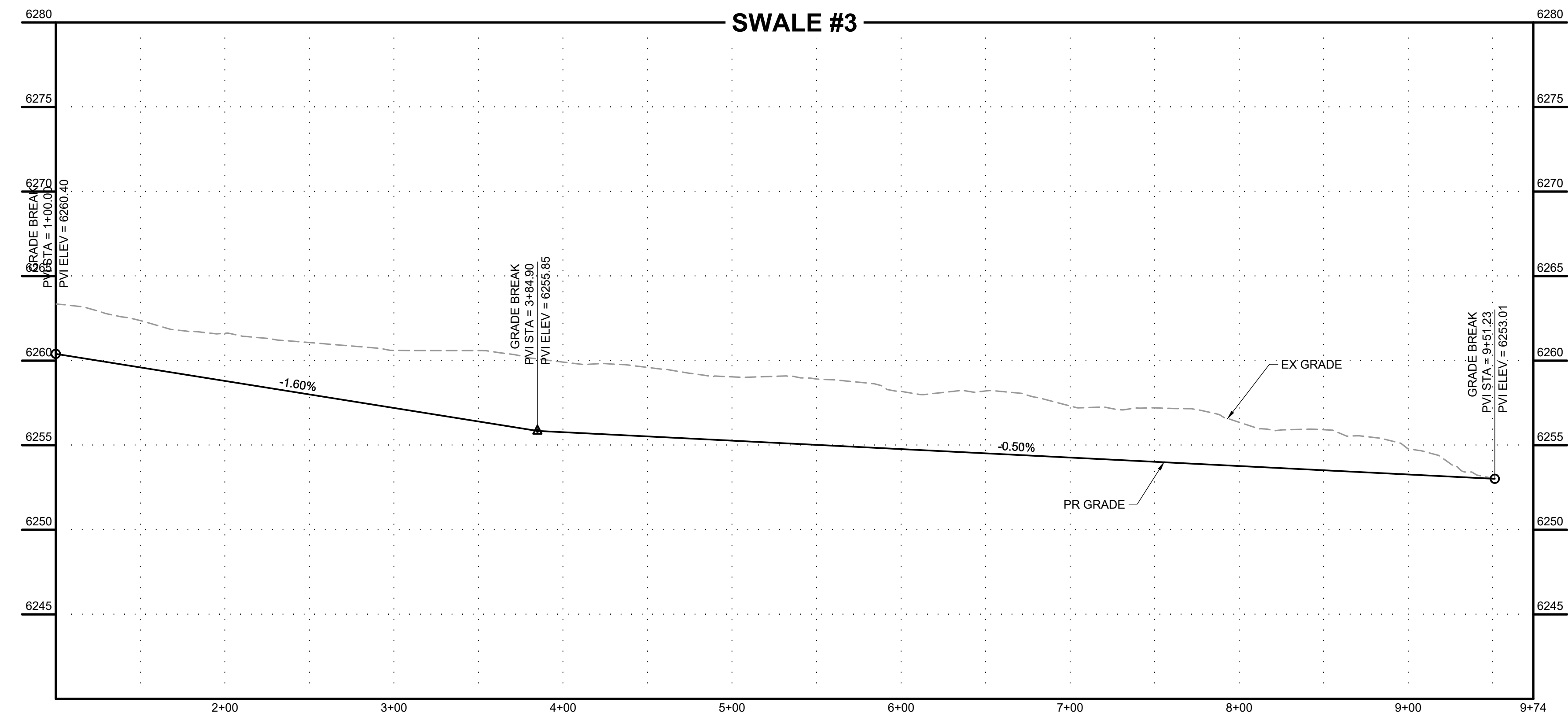
JOYFUL VIEW SUBDIVISION
 OGC RE2, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 ELLAS WAY CULDESAC

SHEET
ST
5



KEY MAP
SCALE: N.T.S.



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

DRAWN BY: AXB JOB DATE: 11/2/2023
 APPROVED: CPM JOB NUMBER: 2202179
 CAD DATE: 11/17/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\Street_PNP

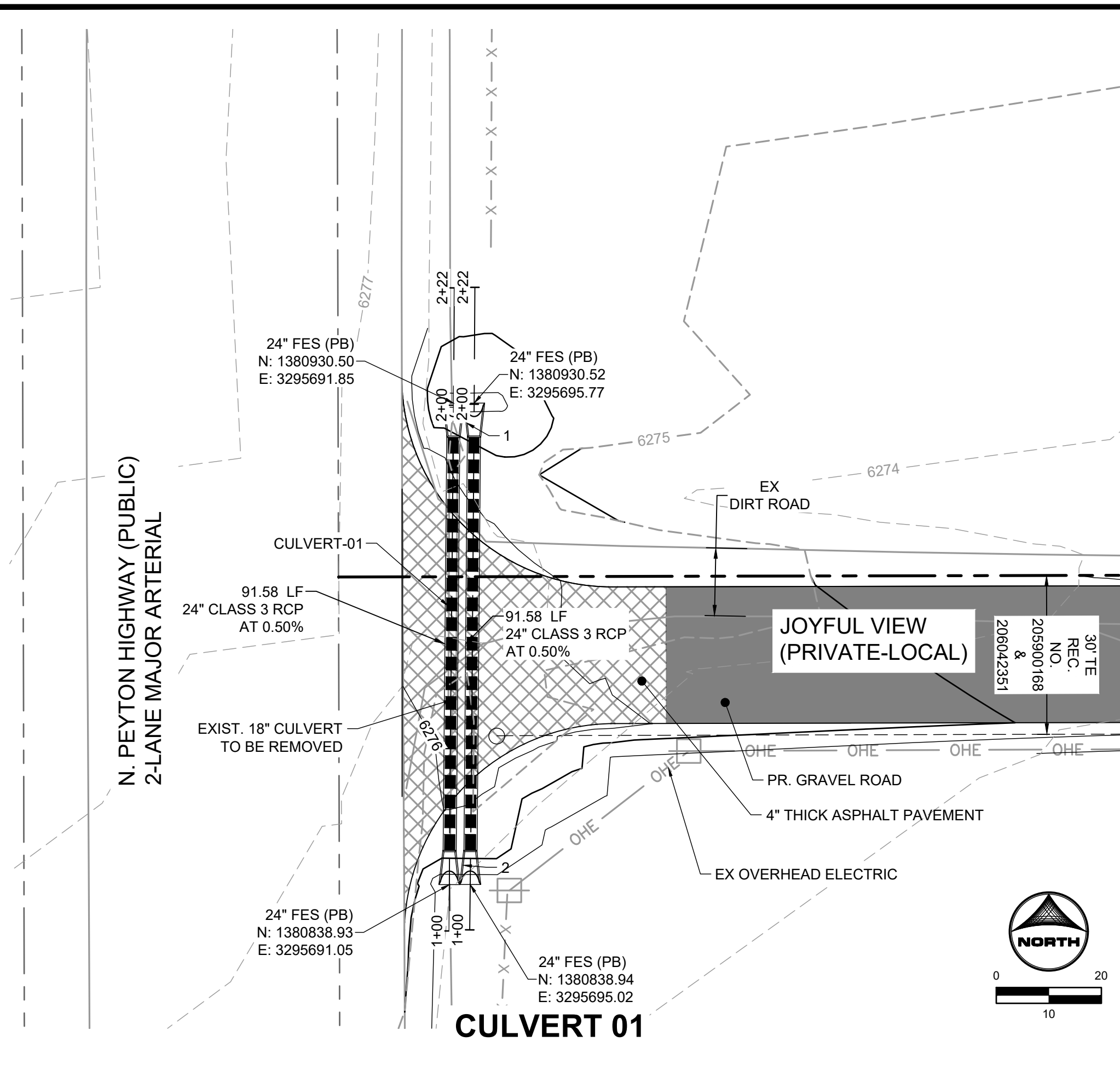
NO.	DATE	BY	REVISION DESCRIPTION

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

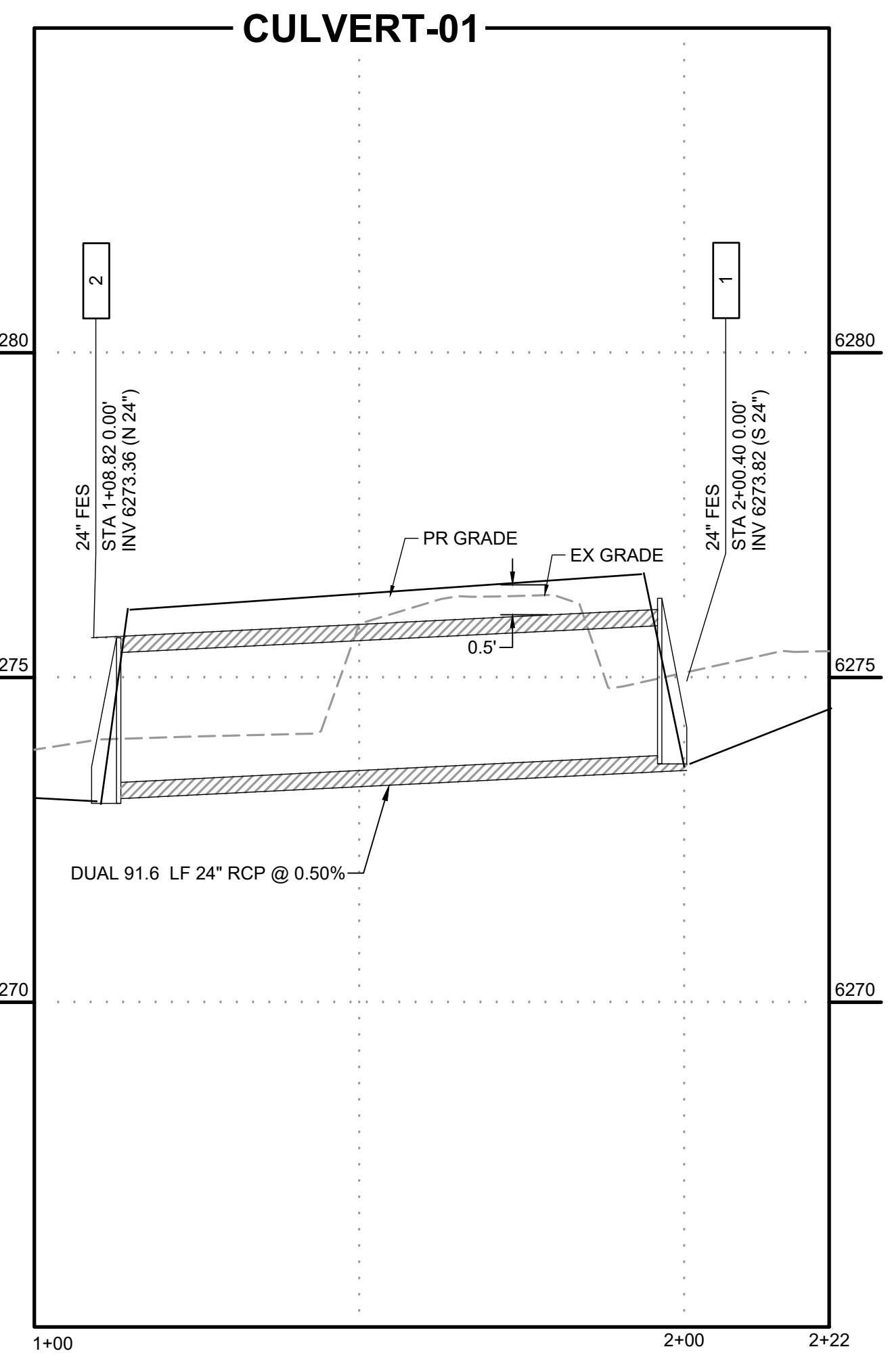
JOYFUL VIEW SUBDIVISION
 OGC RE2, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 SWALE #3 PLAN & PROFILE

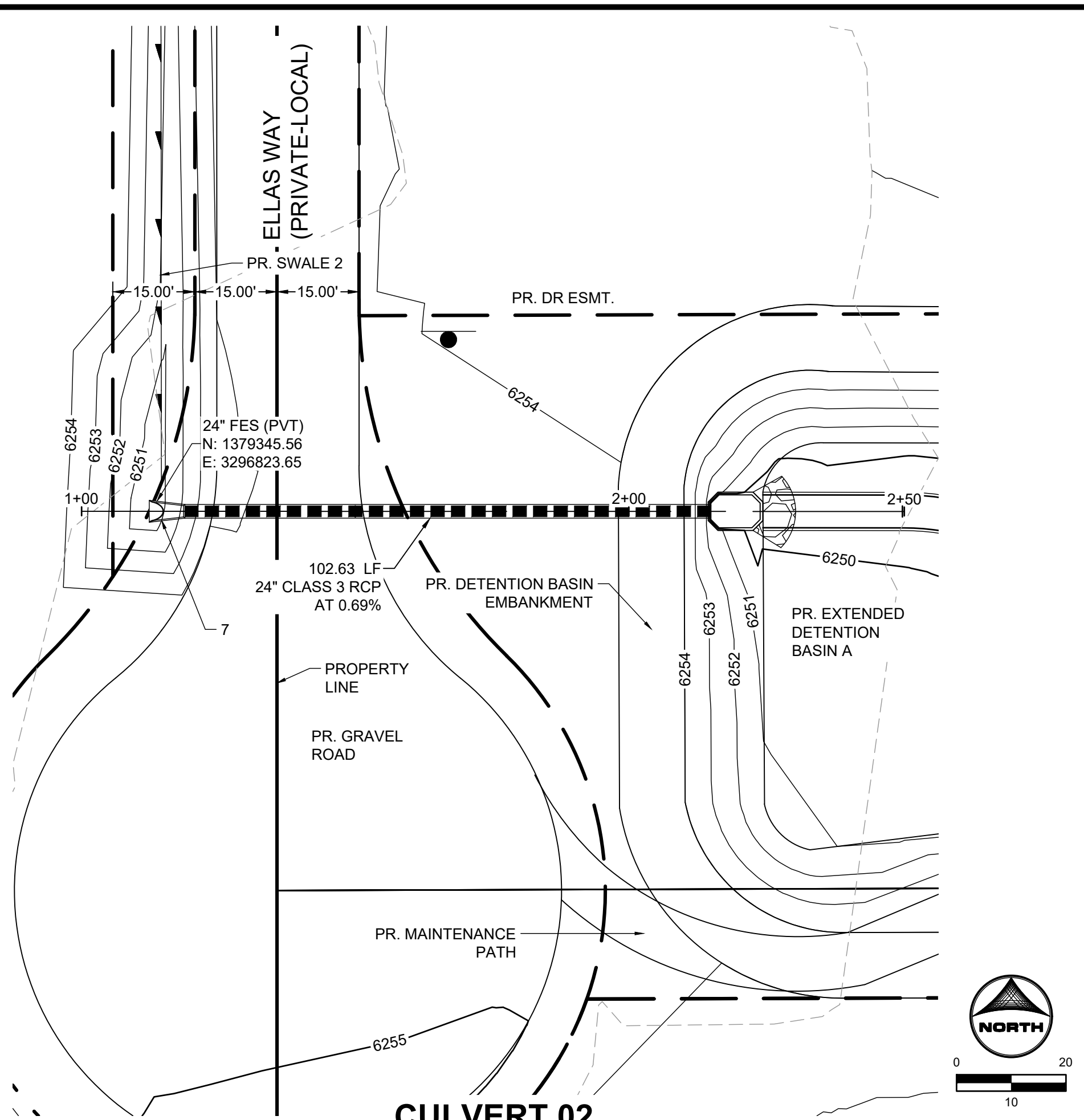
SHEET
ST
6



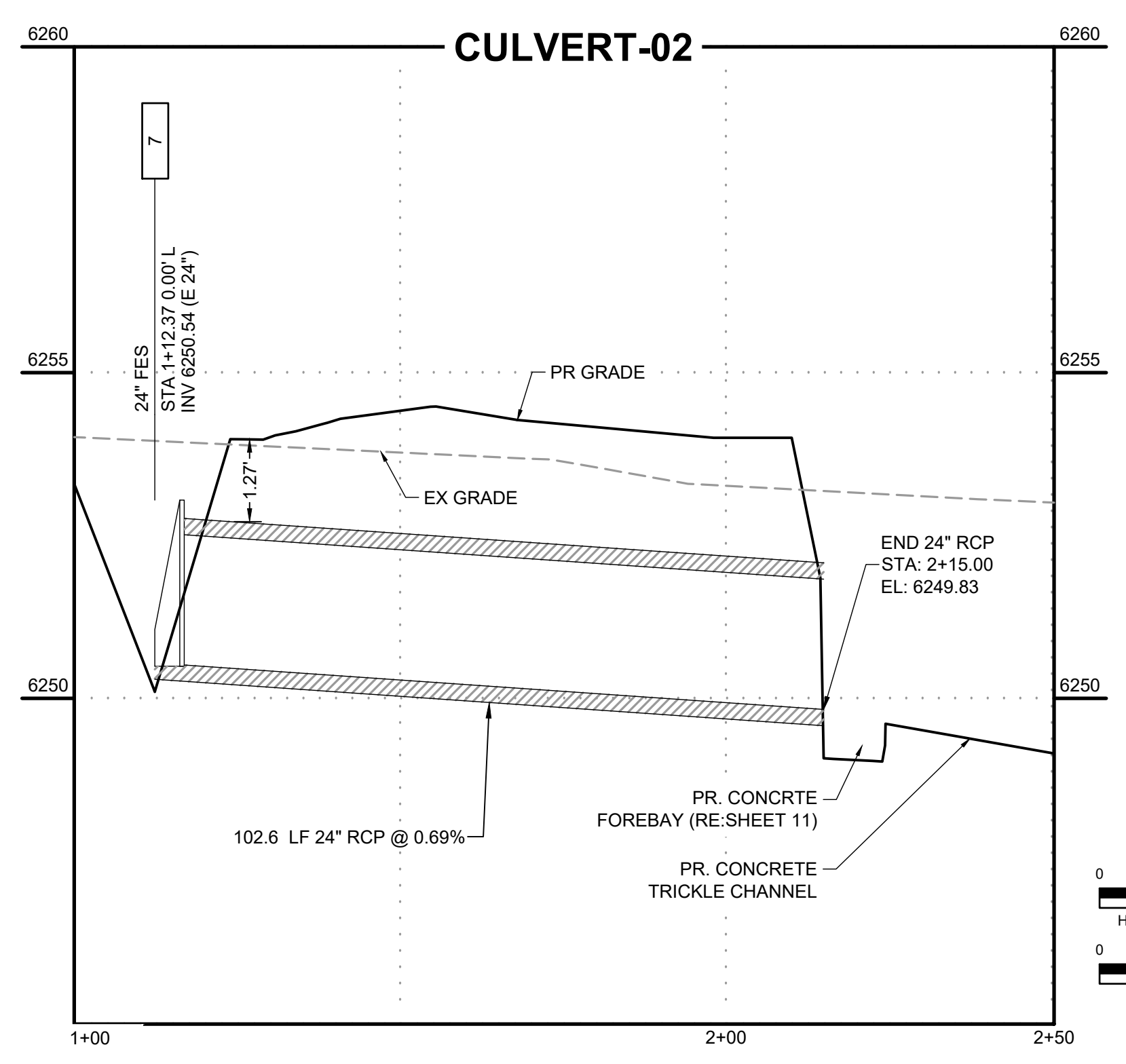
CULVERT 01



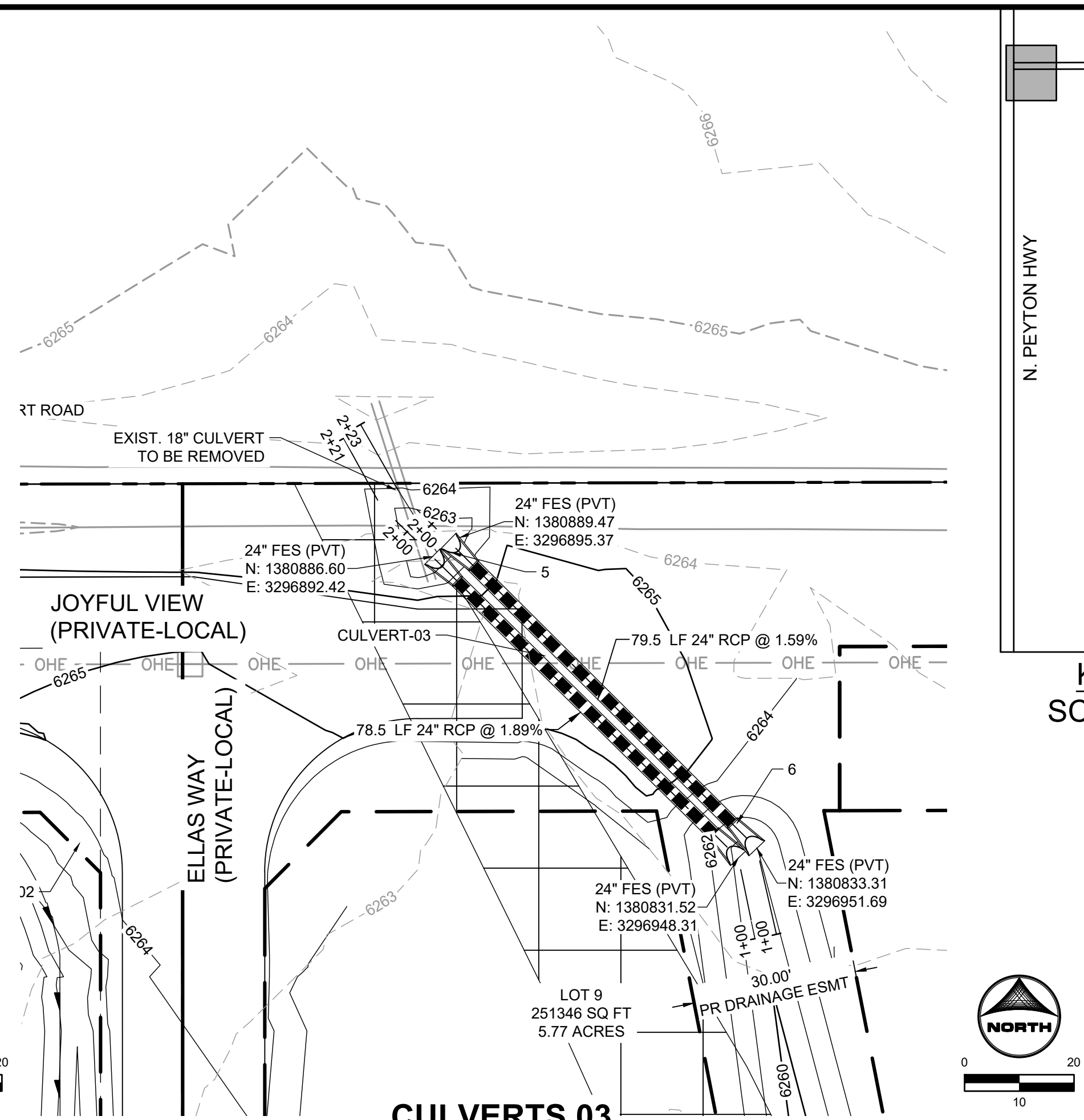
CULVERT-01



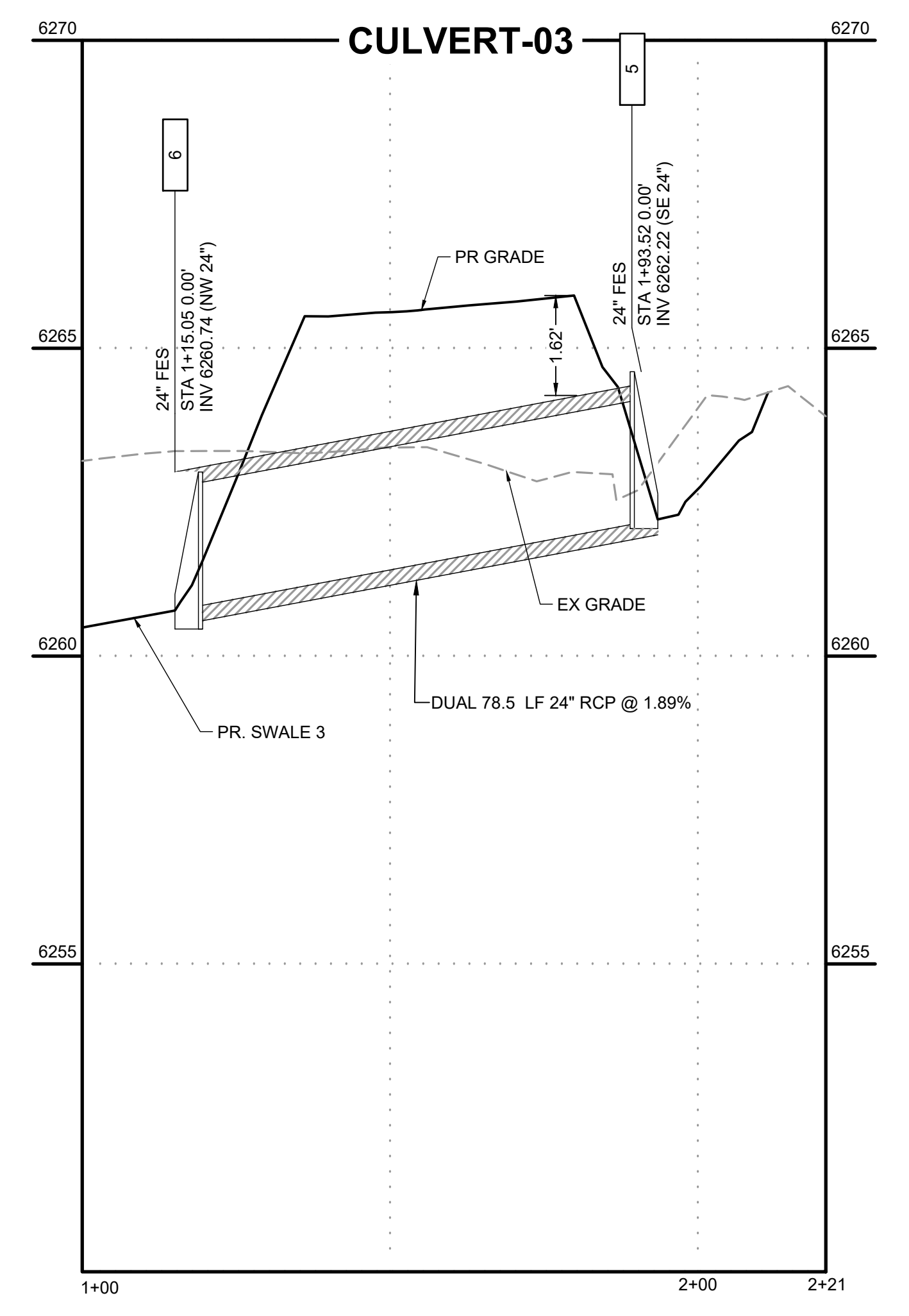
CULVERT 02



CULVERT-02



CULVERTS 03



CULVERT-03



KEY MAP
SCALE: N.T.S.

DRAWN BY: AXB JOB DATE: 10/18/2023
 APPROVED: CM JOB NUMBER: 2202179
 CAD DATE: 11/17/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\Storm_PNP

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

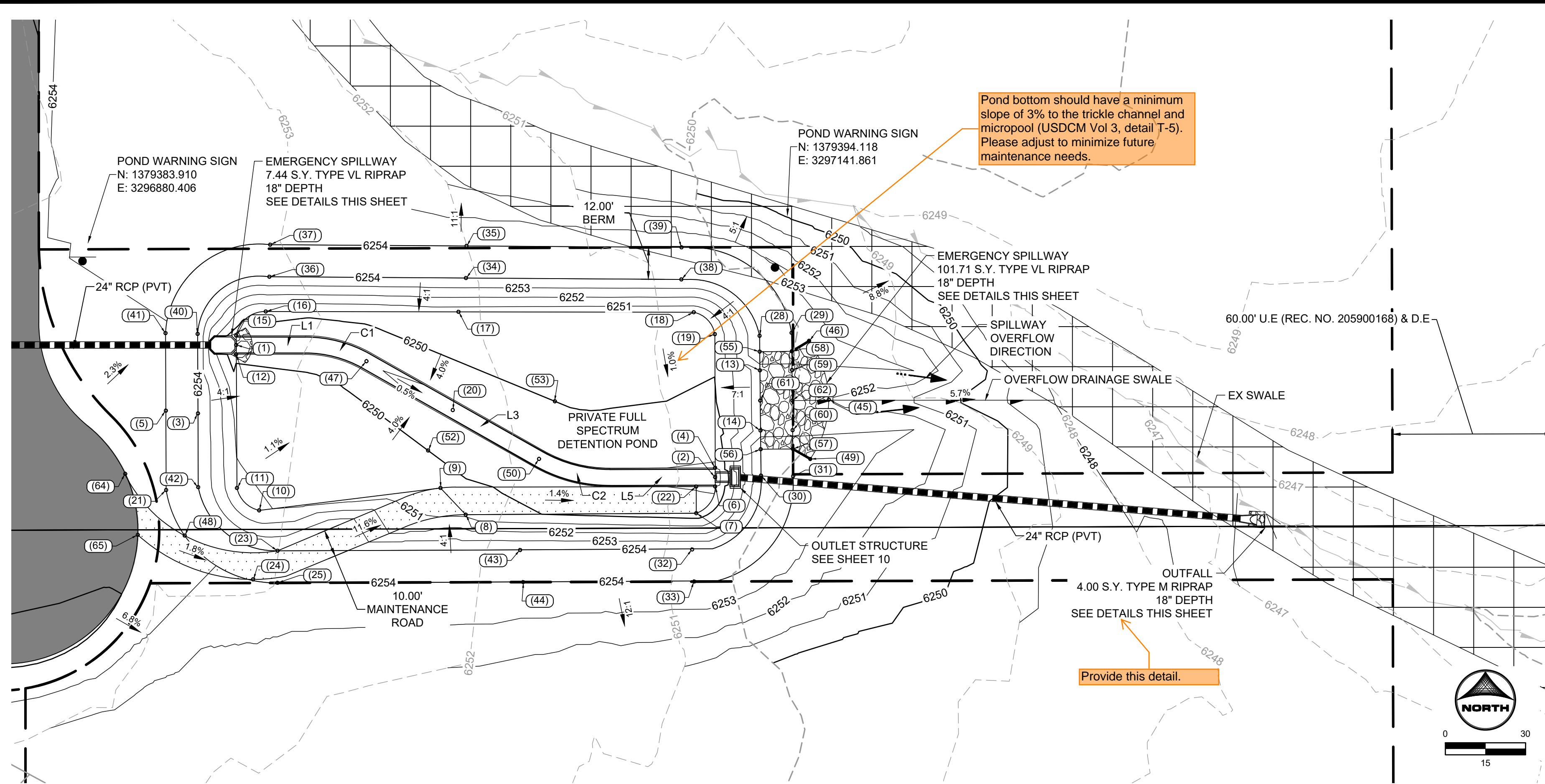
NO.	DATE	BY	REVISION DESCRIPTION

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

STORM PLAN & PROFILE
 STORM PLAN & PROFILE

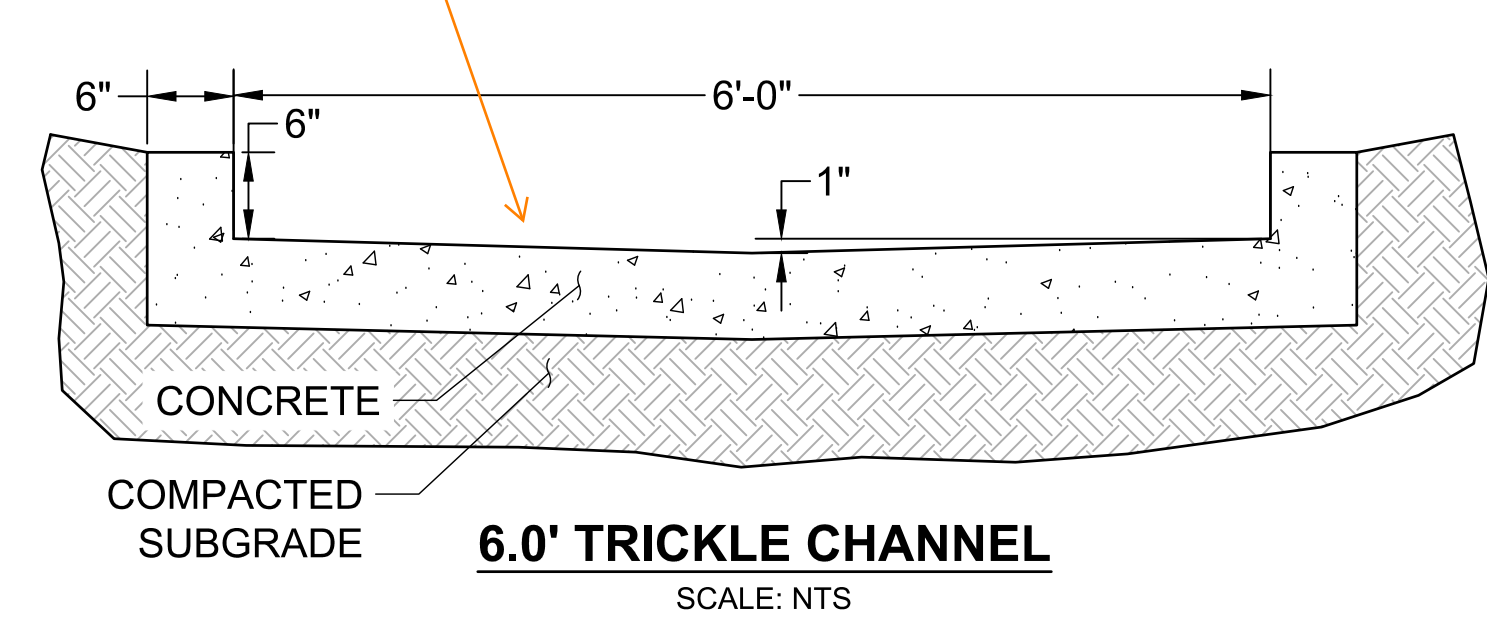
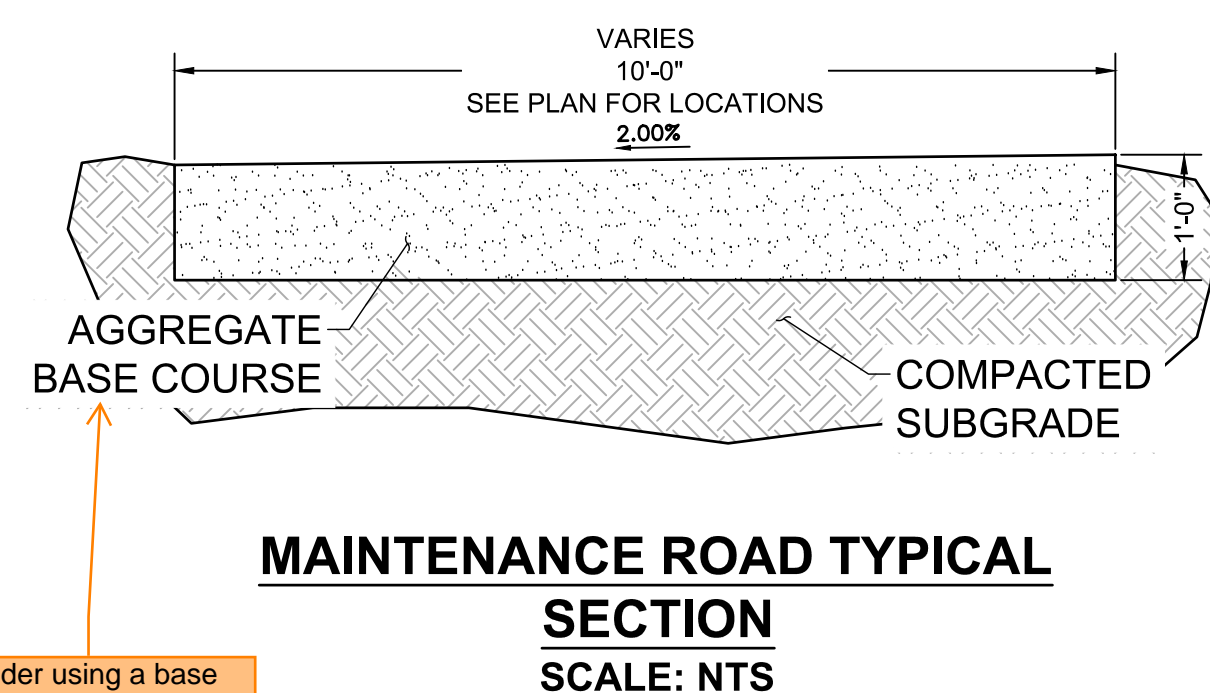
SHEET
STM
7



No.	DESC.	NORTHING & EASTING	ELEV
(1)	T.C. FLOWLINE	N: 1379345.56 E: 3296935.79	6249.61
(2)	T.C. FLOWLINE	N: 1379296.12 E: 3297114.86	6248.36
(3)	T.O.P.	N: 1379319.96 E: 3296921.48	6254.00
(4)	T.B.C. / B.O.P.	N: 1379299.62 E: 3297114.84	6248.94
(5)	T.O.P.	N: 1379321.00 E: 3296909.48	6254.00
(6)	T.B.C. / B.O.P.	N: 1379292.62 E: 3297114.85	6248.93
(7)	B.O.P. / MAINT ROAD	N: 1379282.63 E: 3297107.79	6249.34
(8)	B.O.P. / MAINT ROAD	N: 1379282.08 E: 3297021.58	6250.83
(9)	B.O.P. / MAINT ROAD	N: 1379292.07 E: 3297012.16	6250.34
(10)	B.O.P.	N: 1379283.70 E: 3296944.36	6251.05
(11)	B.O.P.	N: 1379292.06 E: 3296936.07	6251.11
(12)	T.B.C. / B.O.P.	N: 1379342.06 E: 3296935.77	6249.86
(13)	SPILLWAY	N: 1379336.06 E: 3297131.58	6252.50
(14)	SPILLWAY	N: 1379313.56 E: 3297131.81	6252.50
(15)	T.B.C. / B.O.P.	N: 1379349.06 E: 3296935.78	6249.86
(16)	B.O.P.	N: 1379358.08 E: 3296946.83	6250.17
(17)	B.O.P.	N: 1379357.95 E: 3297106.86	6250.53
(18)	B.O.P.	N: 1379357.80 E: 3297106.86	6250.28
(19)	B.O.P.	N: 1379349.60 E: 3297114.74	6250.20
(20)	T.C. FLOWLINE	N: 1379321.22 E: 3297016.75	6248.85

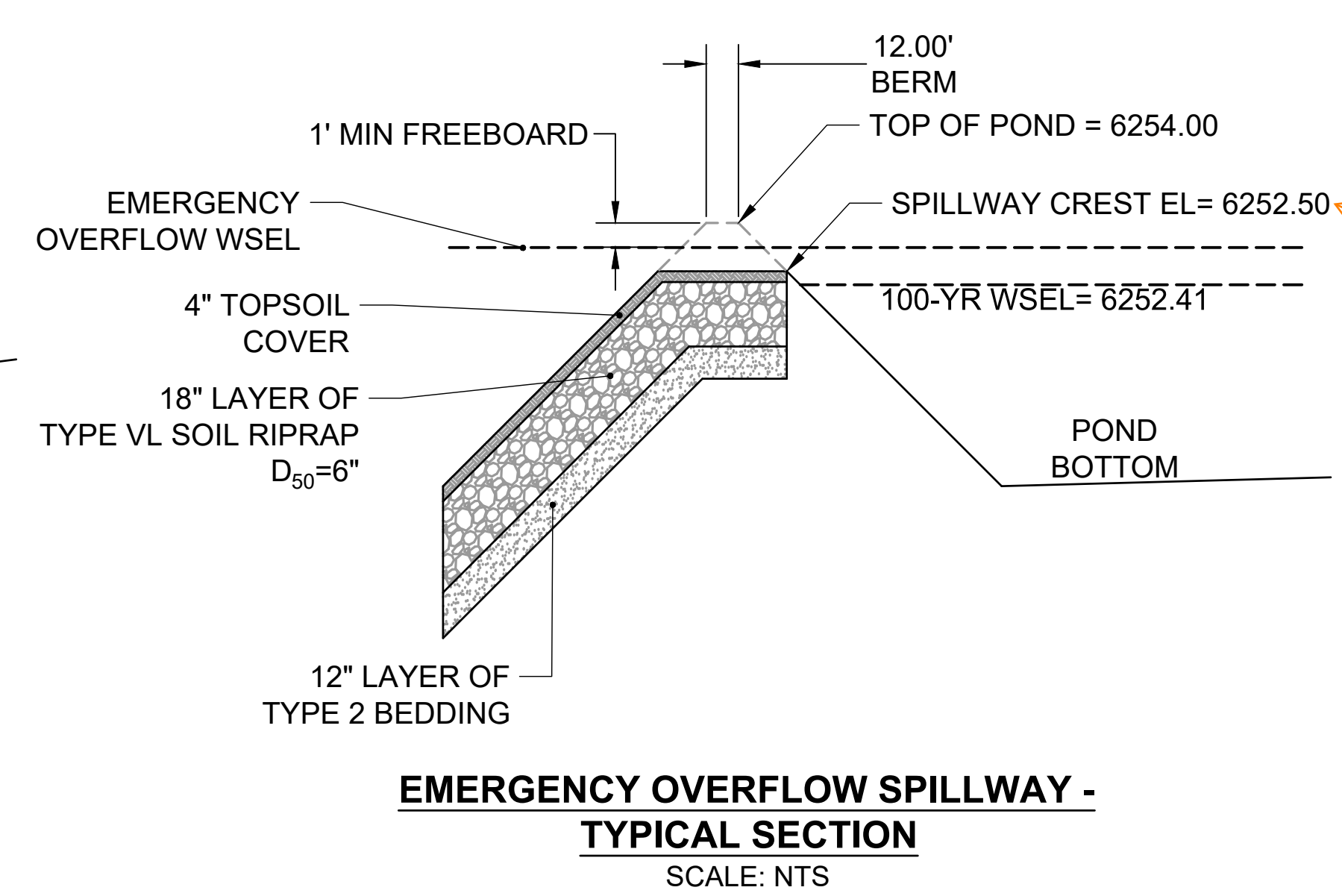
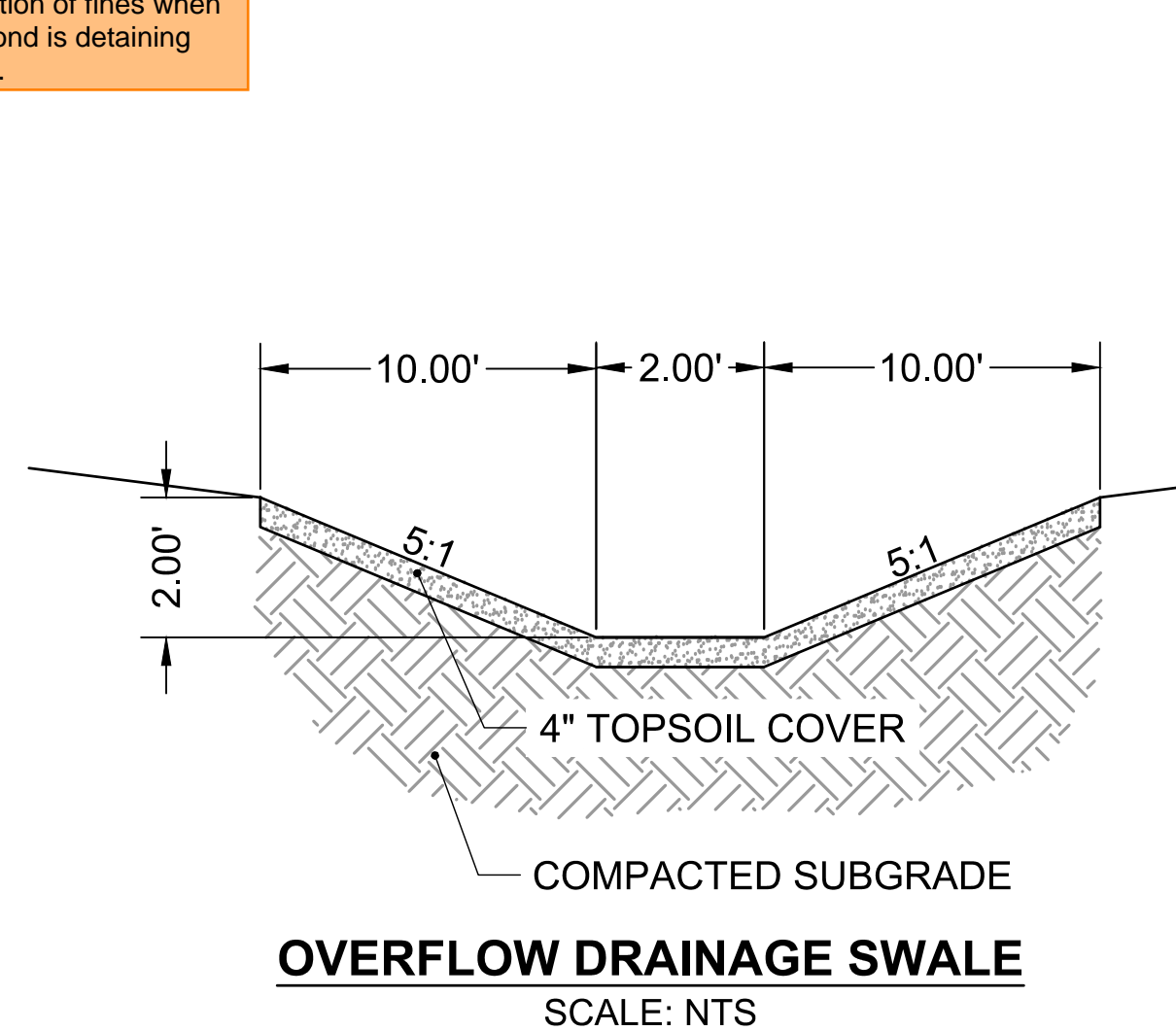
No.	DESC.	NORTHING & EASTING	ELEV
(21)	T.O.P.	N: 1379291.29 E: 3296909.59	6254.00
(22)	T.B.C. / MAINT ROAD	N: 1379292.60 E: 3297107.76	6248.95
(23)	T.O.P. / MAINT ROAD	N: 1379268.58 E: 3296951.26	6254.00
(24)	T.O.P. / MAINT ROAD	N: 1379257.86 E: 3296942.06	6254.00
(25)	T.O.P.	N: 1379256.58 E: 3296951.22	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: 3296921.37	6254.00
(41)	T.O.P.	N: 1379350.00 E: 3296909.37	6254.00
(42)	T.O.P.	N: 1379292.37 E: 3296921.59	6254.00

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: 1379347.10 E: 3297149.96	6253.85
(47)	T.C. FLOWLINE	N: 1379339.49 E: 3296984.49	6249.04
(48)	T.O.P. / MAINT ROAD	N: 1379274.27 E: 3296916.54	6254.00
(49)	RIPRAP	N: 1379302.92 E: 3297150.41	6253.86
(50)	T.C. FLOWLINE	N: 1379302.95 E: 3297049.01	6248.67
(52)	B.O.P.	N: 1379306.10 E: 3297007.52	6250.00
(53)	B.O.P.	N: 1379324.49 E: 3297054.93	6250.00
(55)	T.O.P. / SPILLWAY	N: 1379343.06 E: 3297131.51	6254.00
(56)	T.O.P. / SPILLWAY	N: 1379306.56 E: 3297131.89	6254.00
(57)	T.O.P. / SPILLWAY	N: 1379306.68 E: 3297143.89	6254.00
(58)	T.O.P. / SPILLWAY	N: 1379343.18 E: 3297143.51	6254.00
(59)	SPILLWAY CREST	N: 1379336.18 E: 3297143.58	6252.50
(60)	SPILLWAY CREST	N: 1379313.68 E: 3297143.81	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



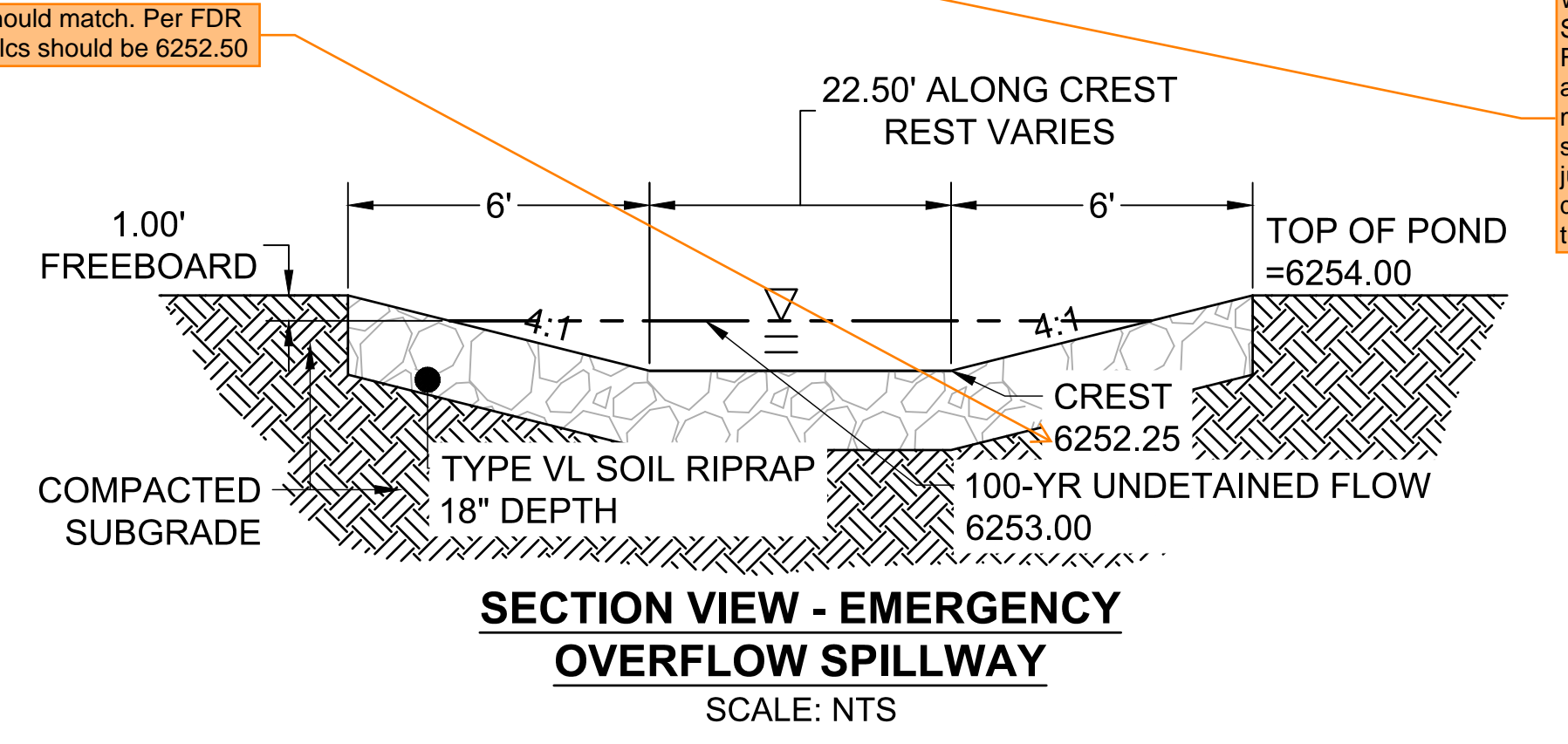
Line #	Length	Direction
L1	25.85	N 89°55'42" W
L3	74.15	N 60°28'27" W
L5	39.28	S 89°49'15" W

Curve #	Length	Radius
C1	23.90	46.50
C2	27.74	53.50



- POND GRADING NOTES:**
- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING."
 - 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 DT-11.

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



Which detail on DT-11? The Colorado Springs one? That one is specific to Forebays and does not really apply to anything on this sheet (GR8) besides maybe the Type II bedding under the soil riprap? Please clarify. And maybe just add that callout to the specific details on this sheet so the note about the COS detail can be removed.

Should match. Per FDR calcs should be 6252.50

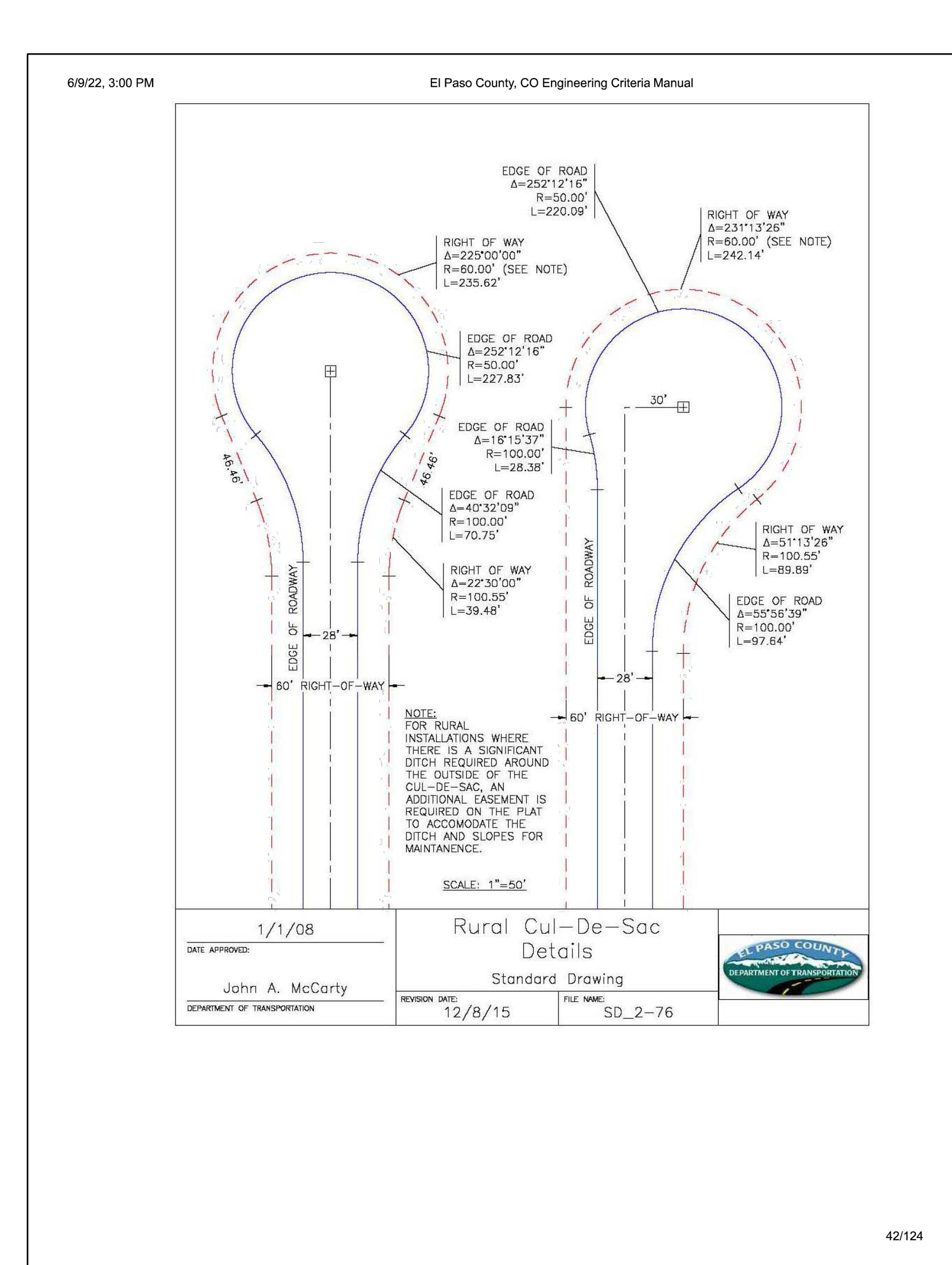
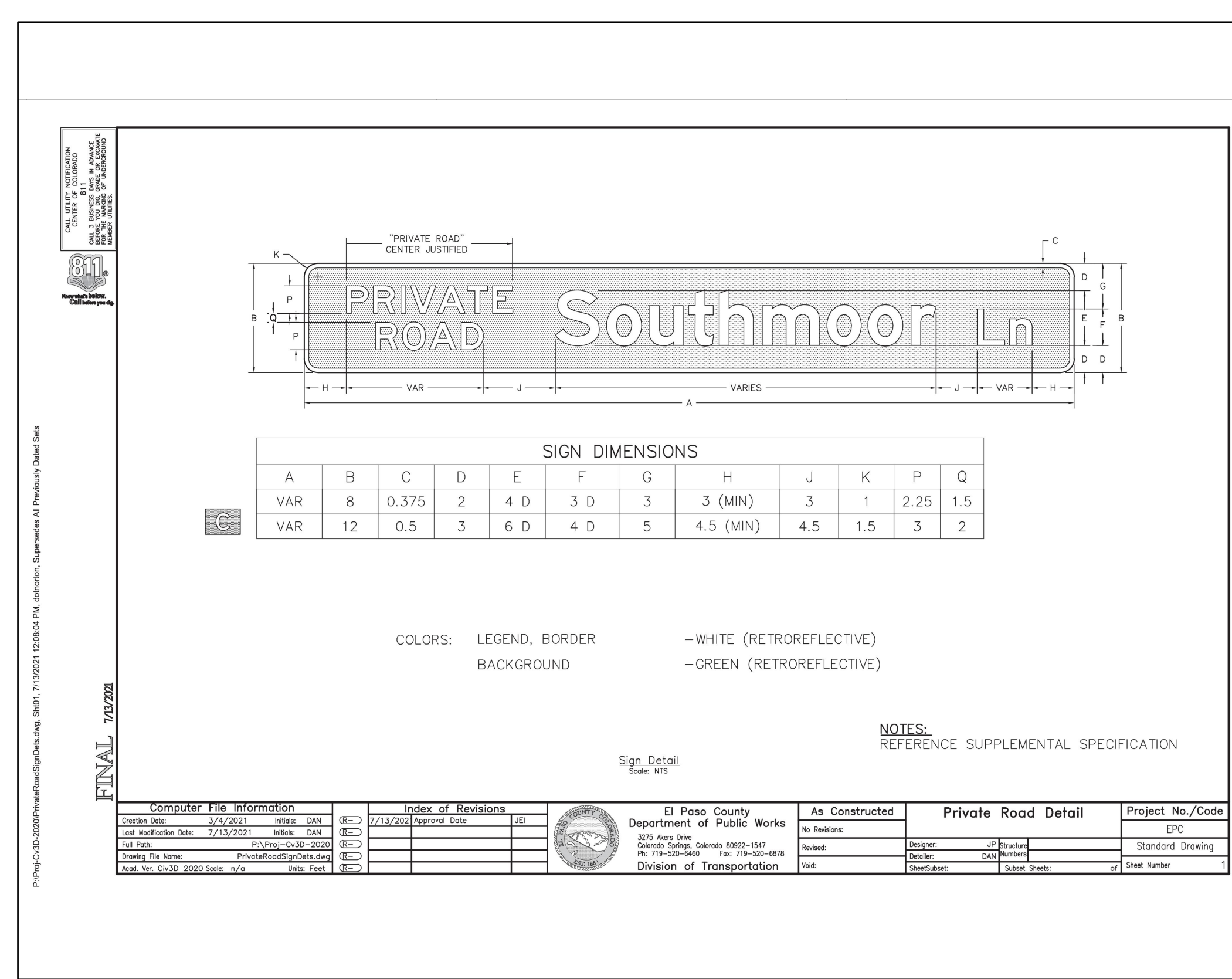
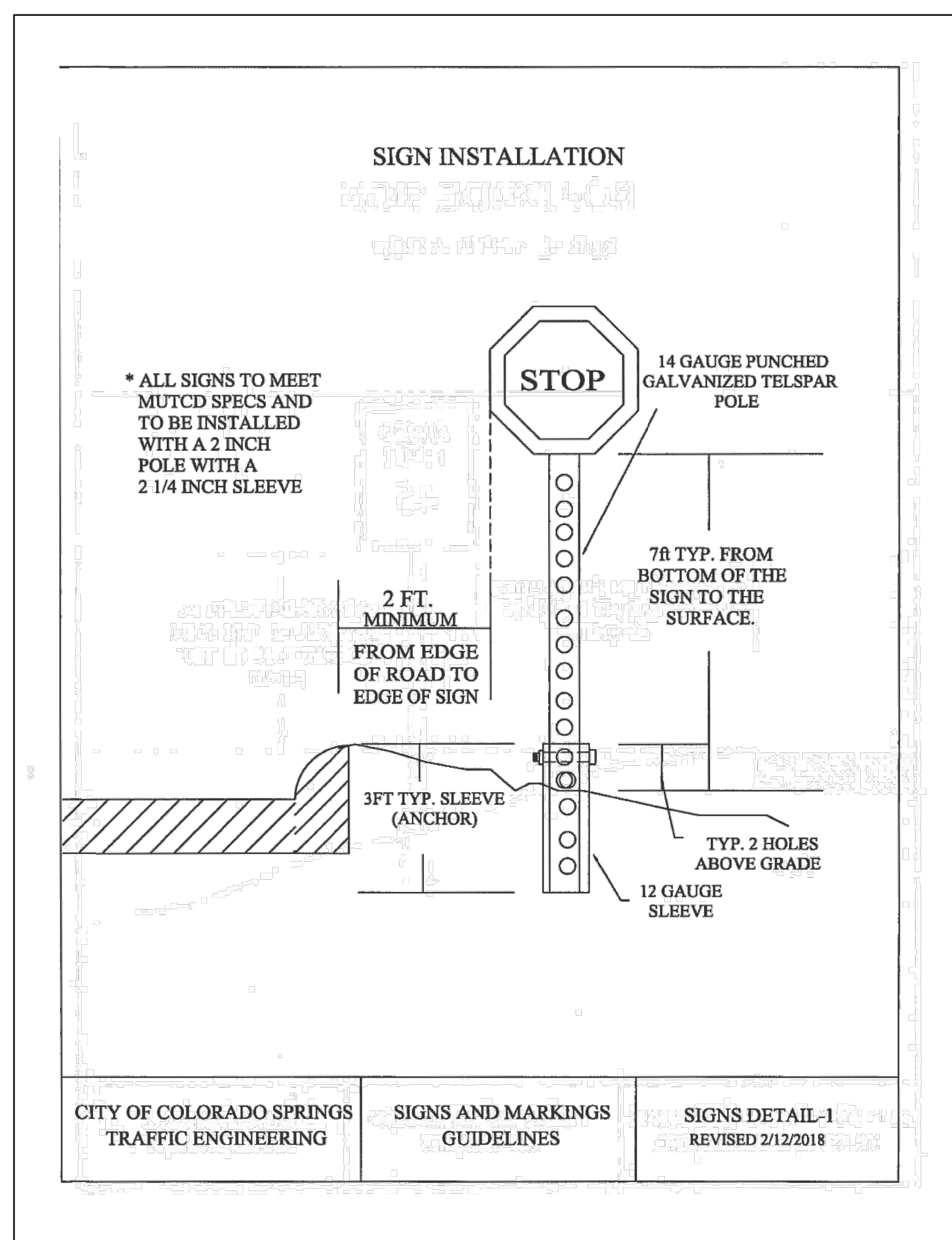
DRAWN BY: CBM JOB DATE: 10/16/2023
 APPROVED: CM JOB NUMBER: 2202179
 CAD DATE: 11/17/2023
 CAD FILE: J:\2022\2202179\CAD\DWG\CIPond_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 719.965.0044

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

POND PLAN
 PERMANENT CONTROL MEASURE PLAN



DRAWN BY: AXB	JOB DATE: 11/1/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CPM	JOB NUMBER: 2202179	0
CAD DATE: 11/17/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\CDetails		

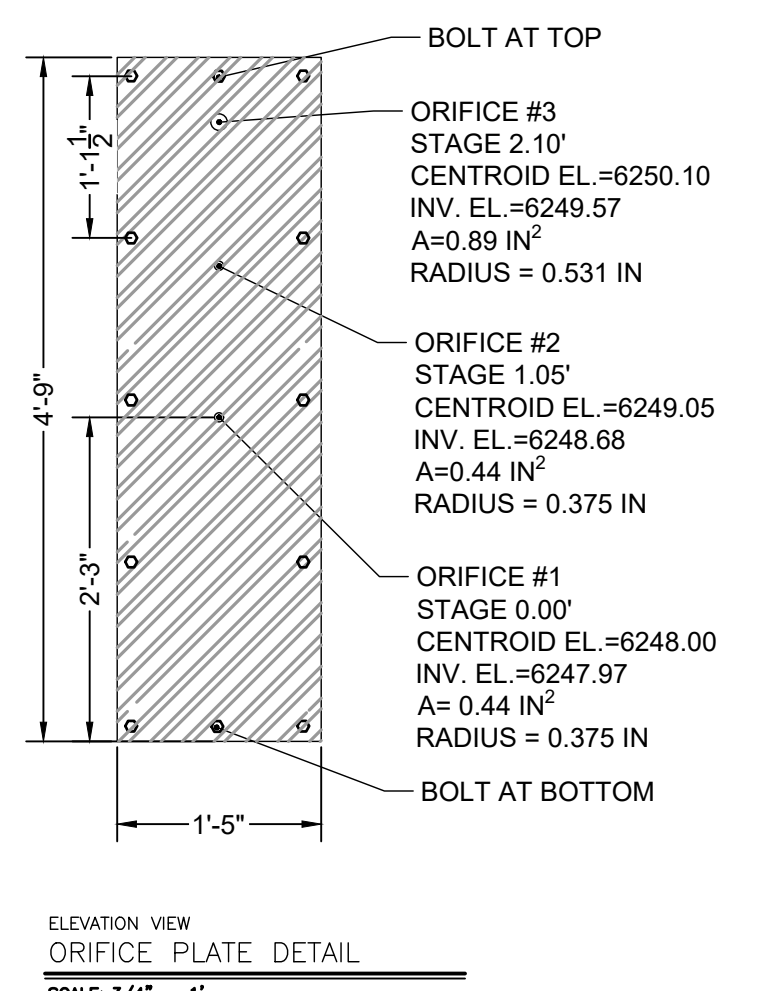
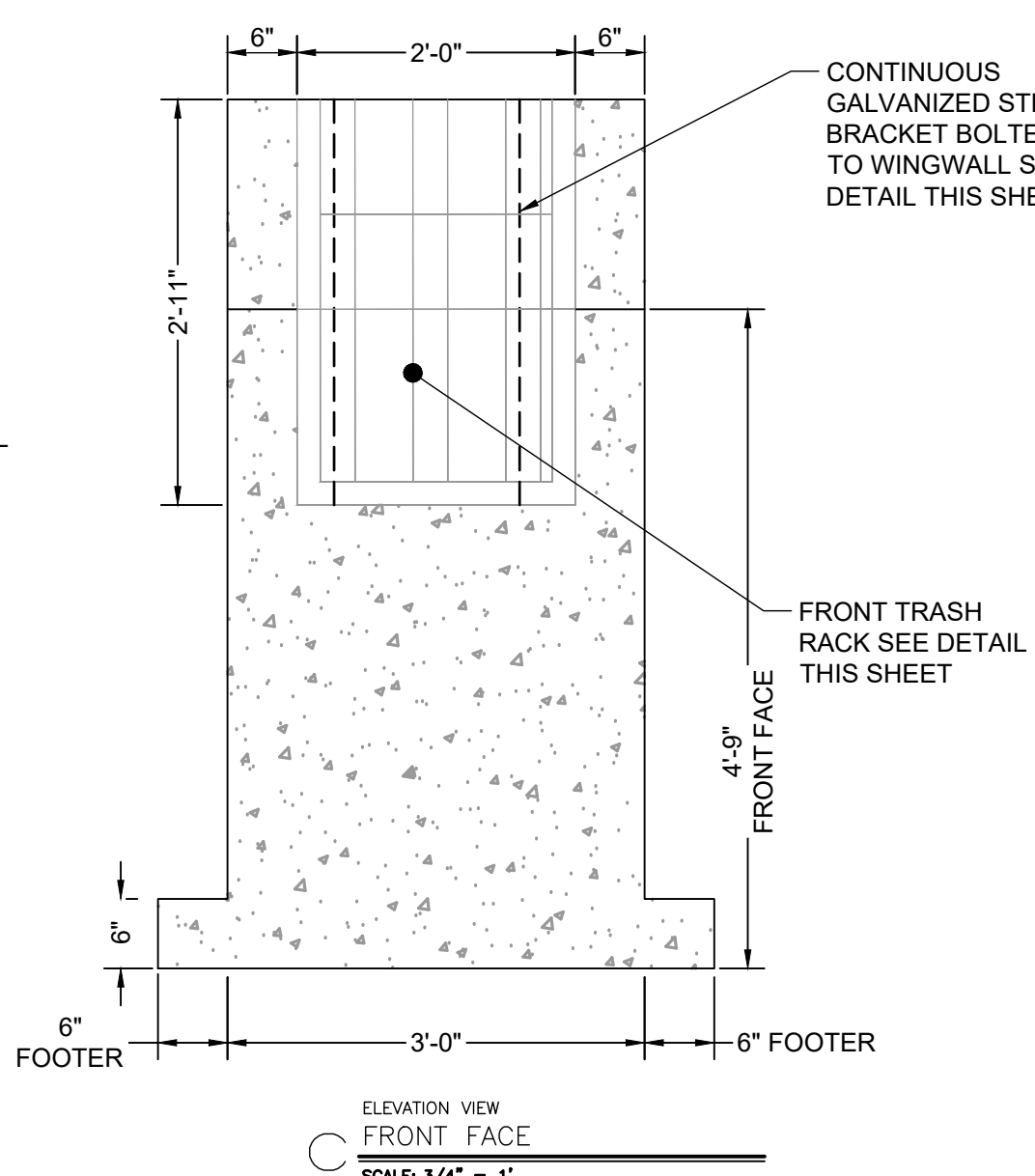
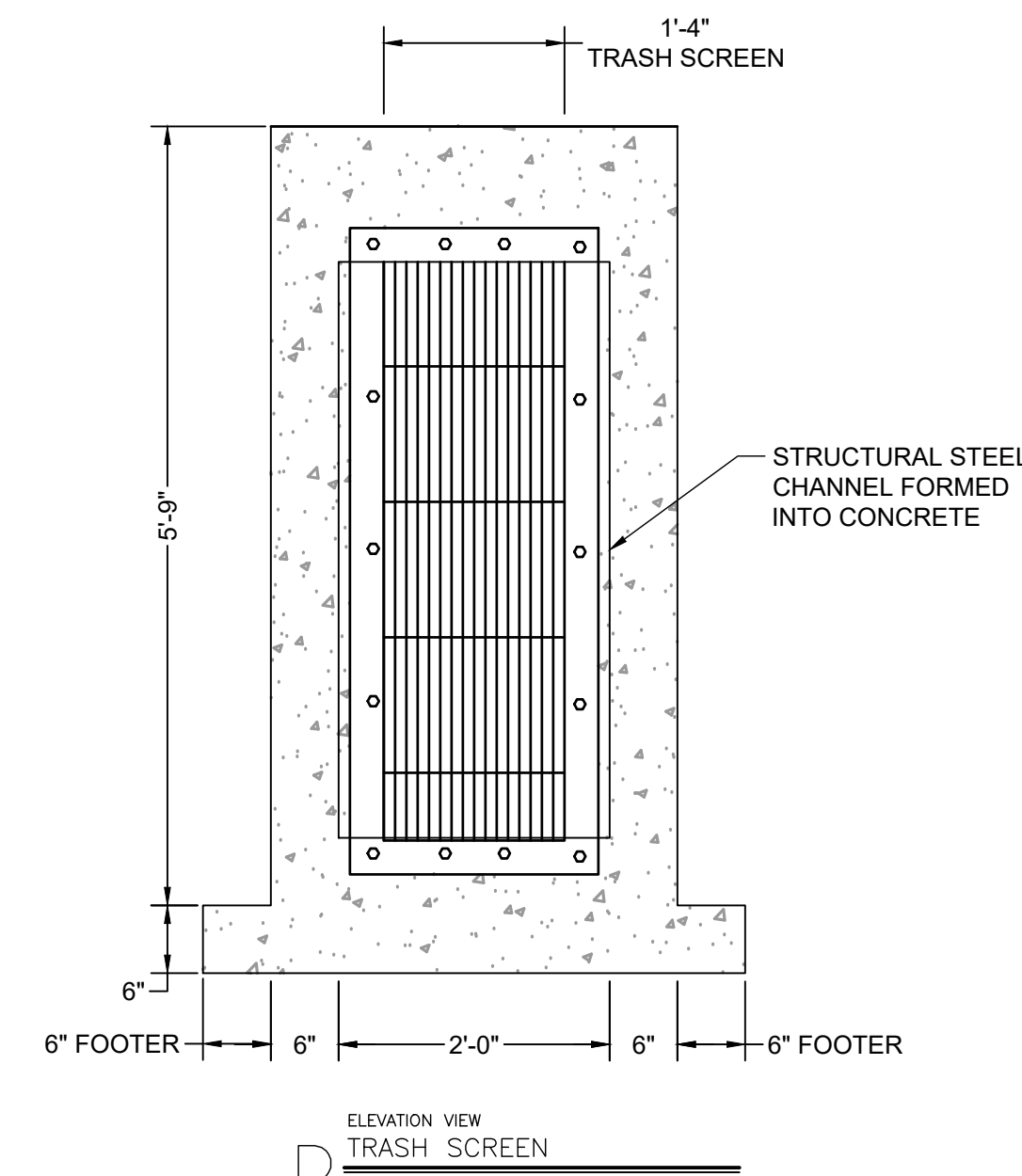
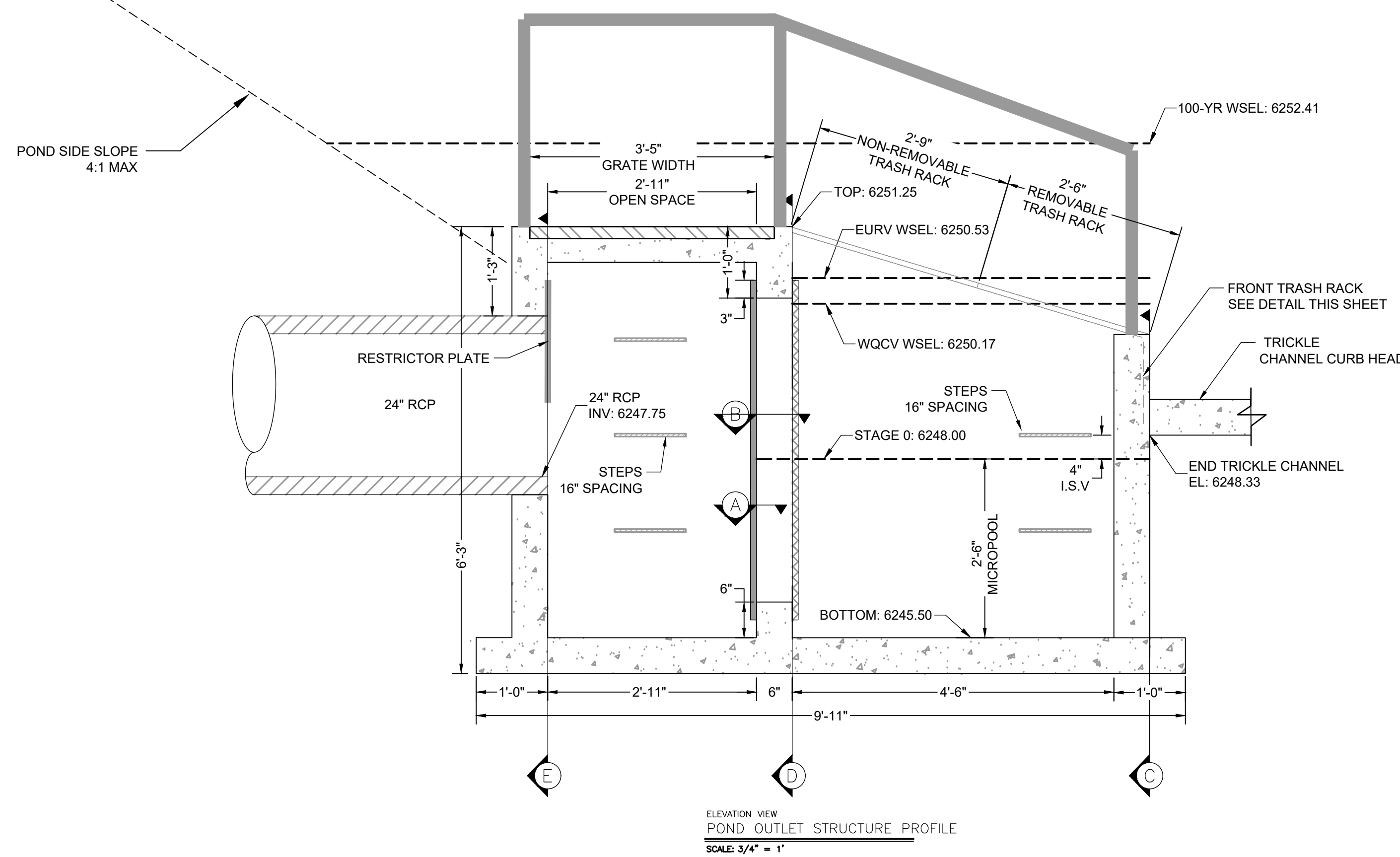
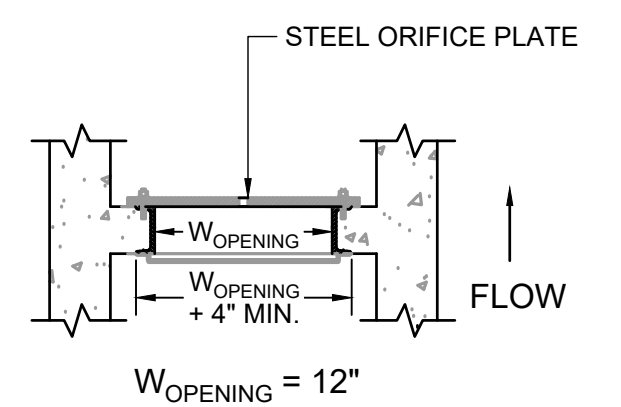
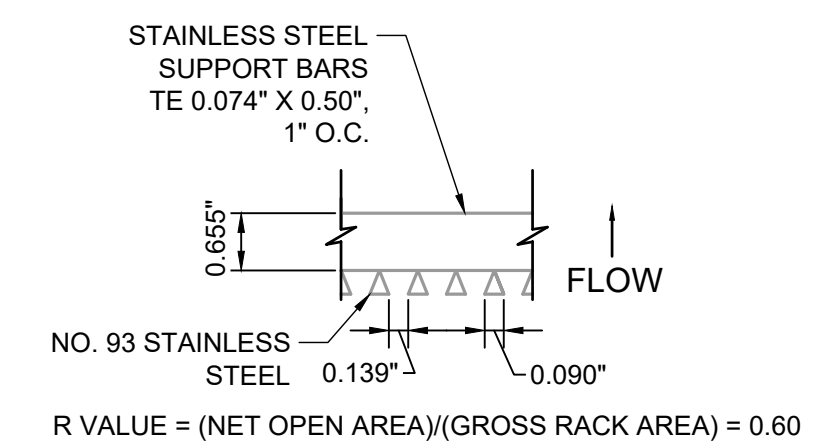
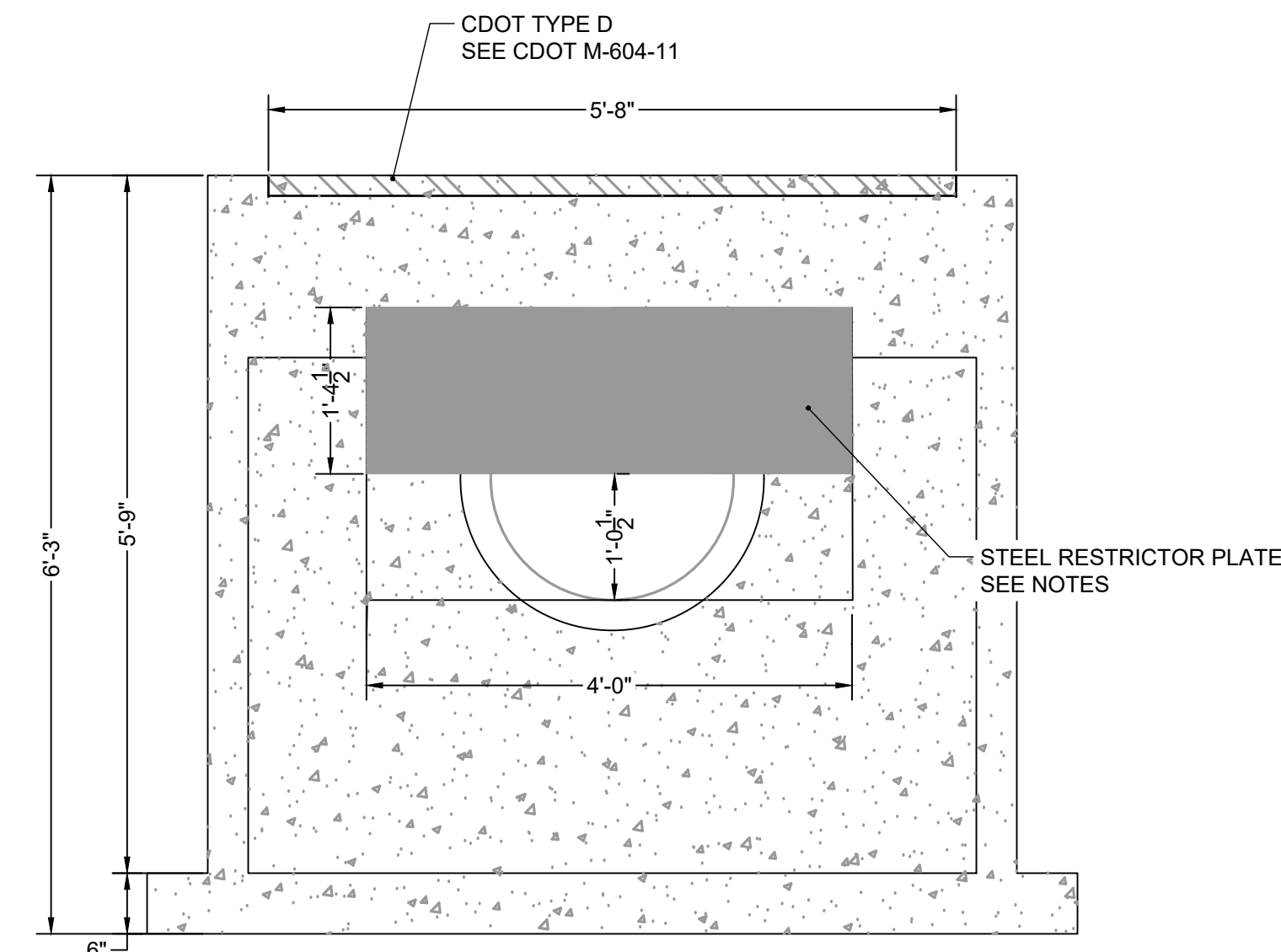
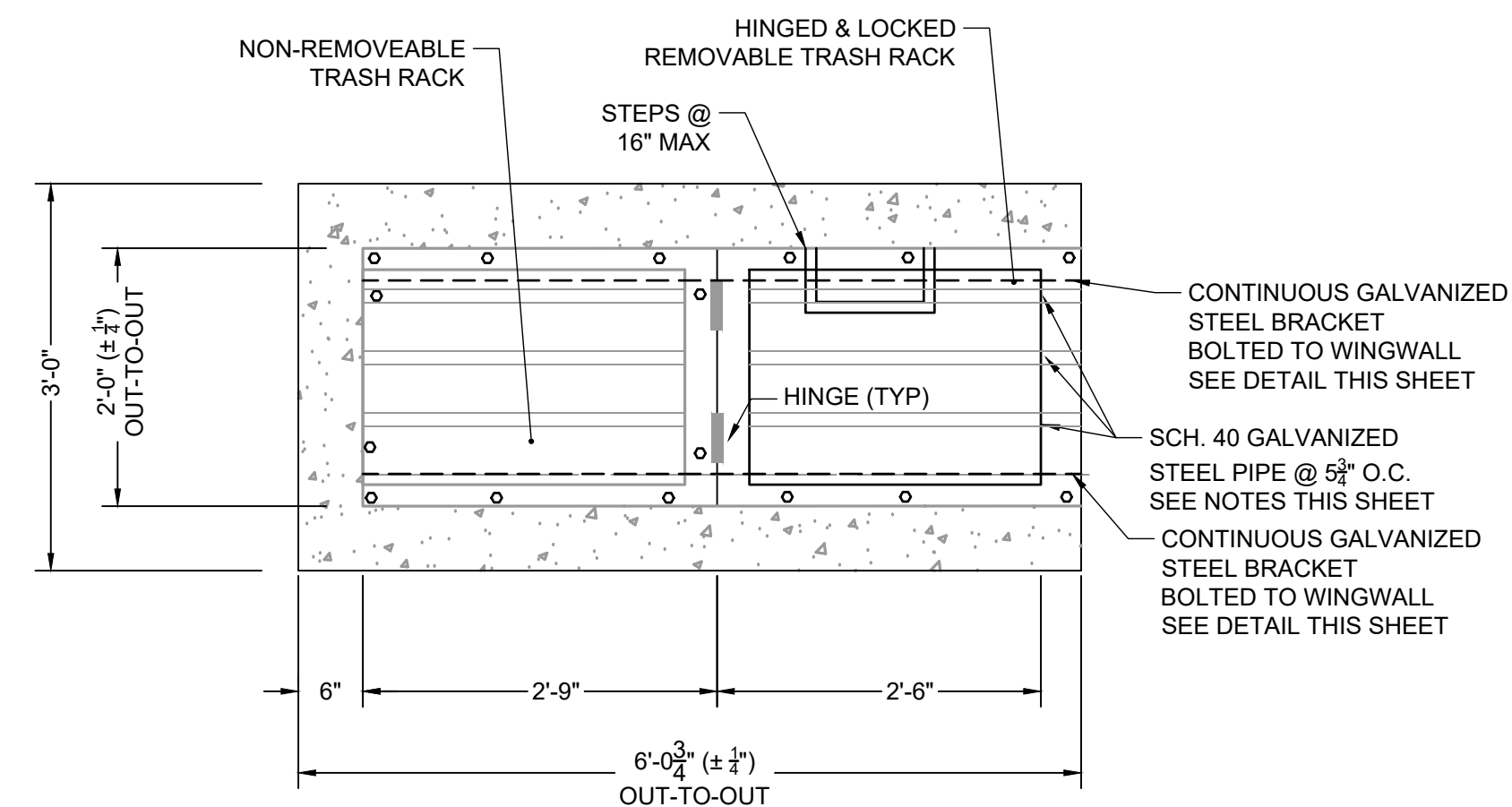
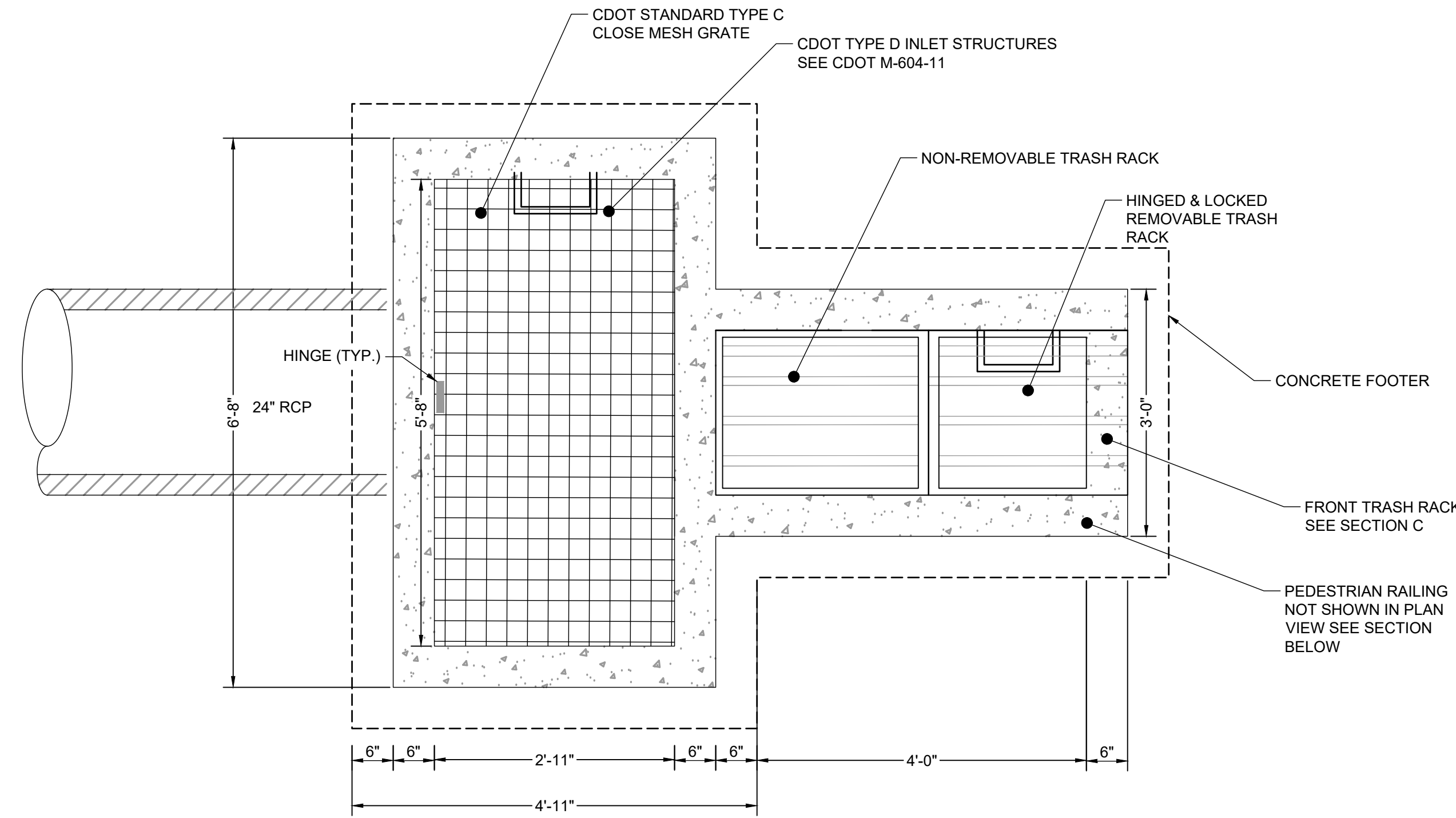
NO.	DATE	BY	REVISION DESCRIPTION

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
DETAILS

SHEET
DT
9



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.

TRASH RACK NOTES:

1. TRASH RACKS SHALL BE 1 1/2" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2" x 2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
2. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
3. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
4. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

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

DRAWN BY: CBM	JOB DATE: 10/17/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CM	JOB NUMBER: 2202179	0
CAD DATE: 11/17/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\C\Outlet_Structure_Details		

NO.	DATE	BY	REVISION DESCRIPTION

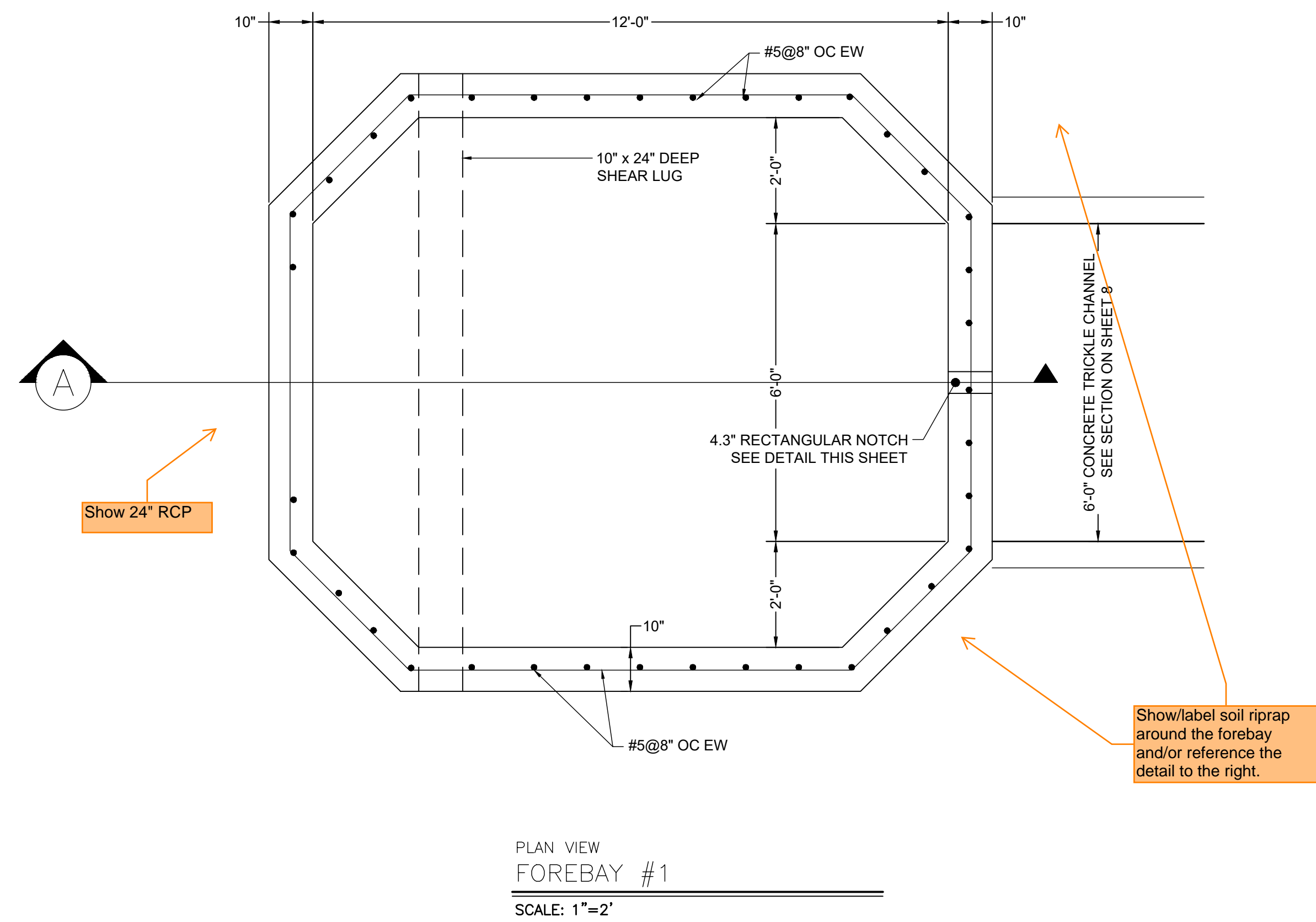


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

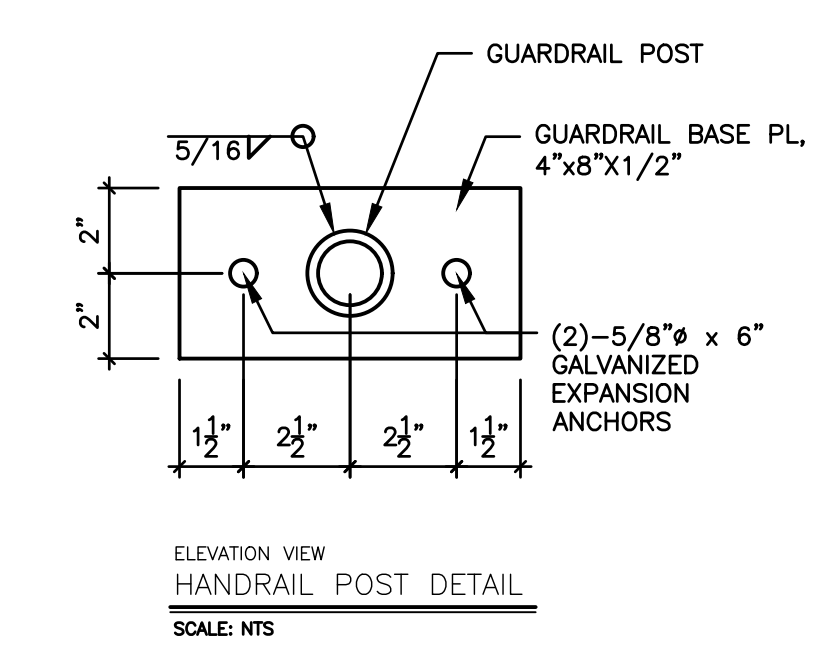
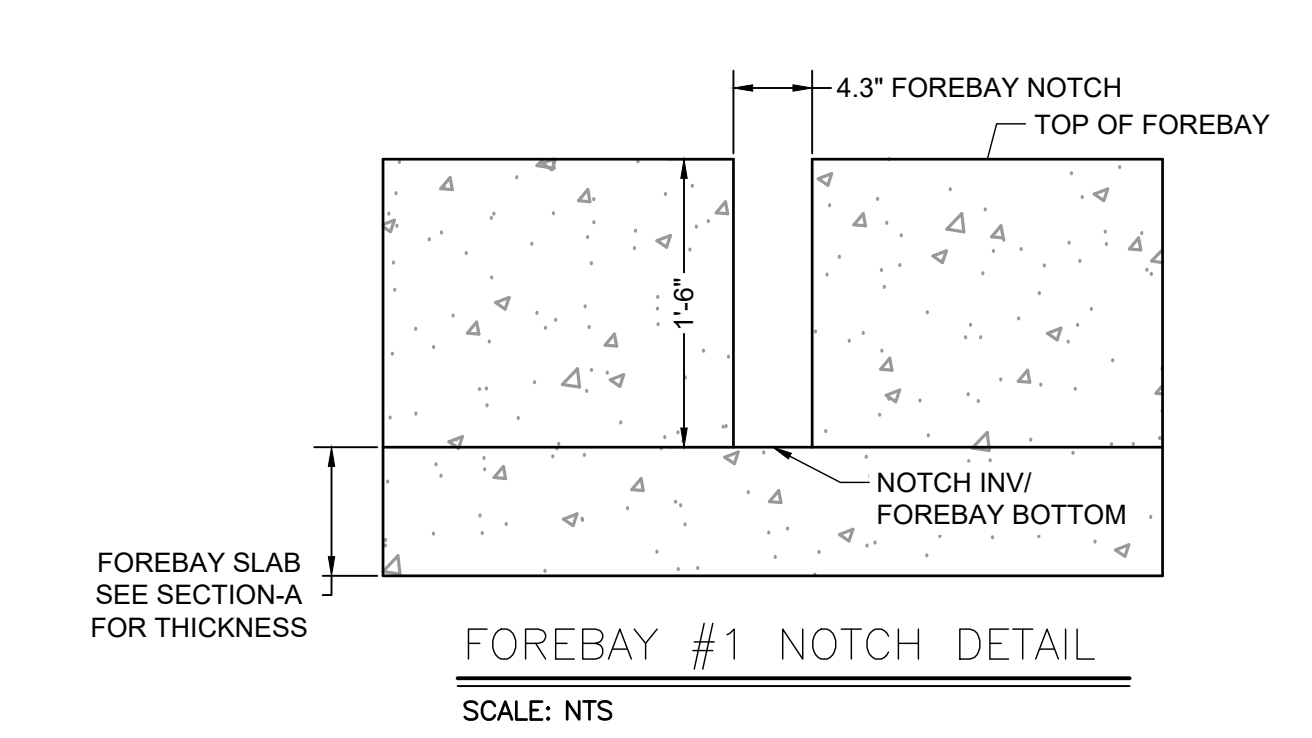
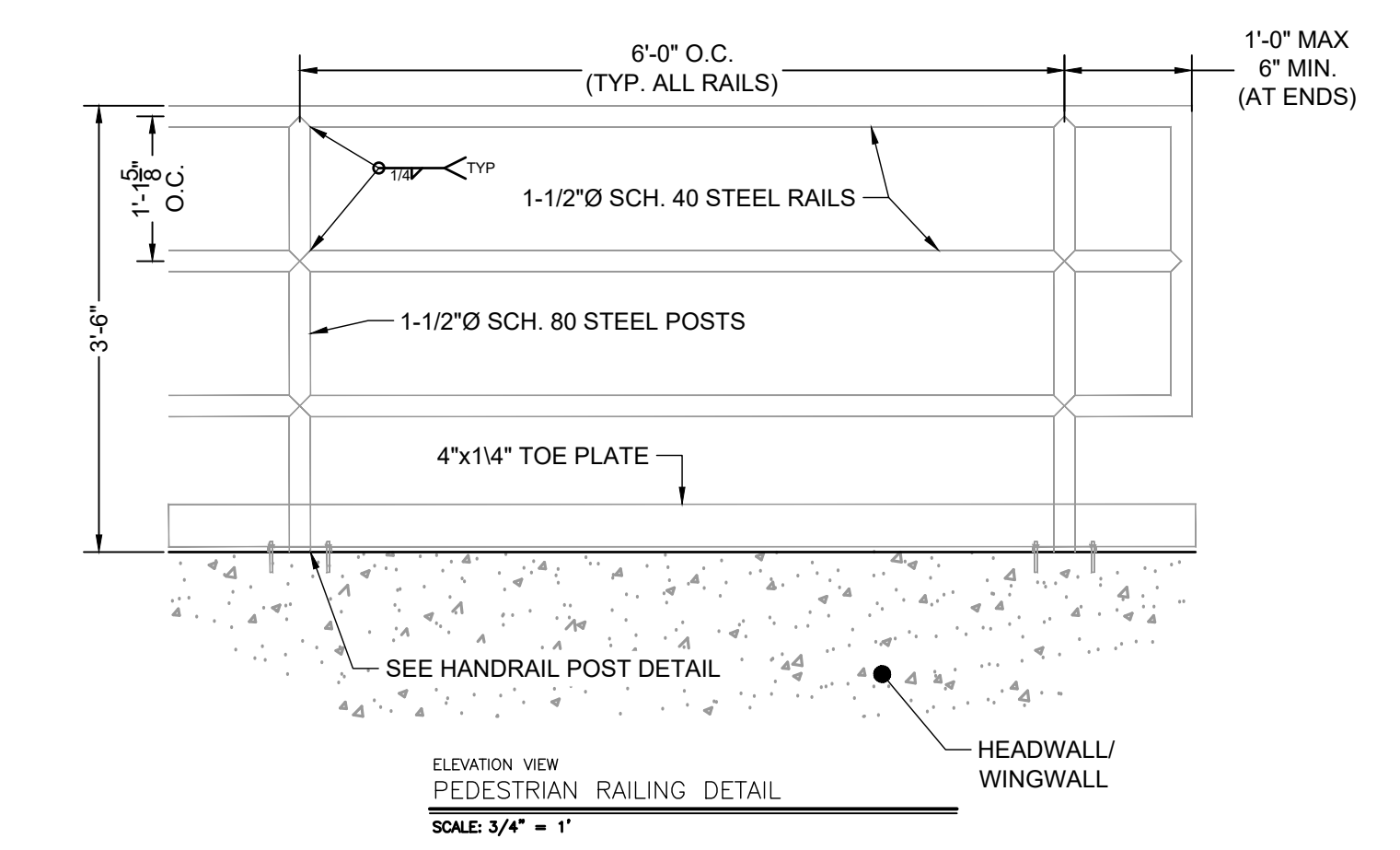
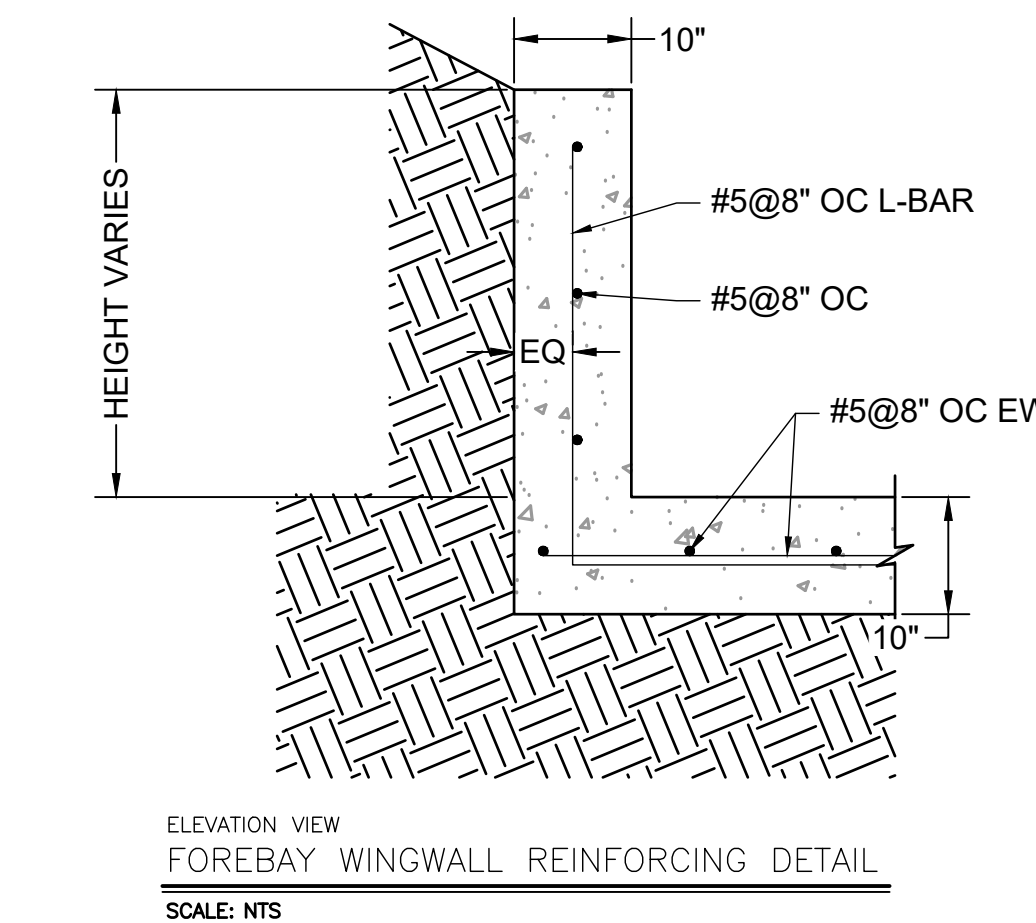
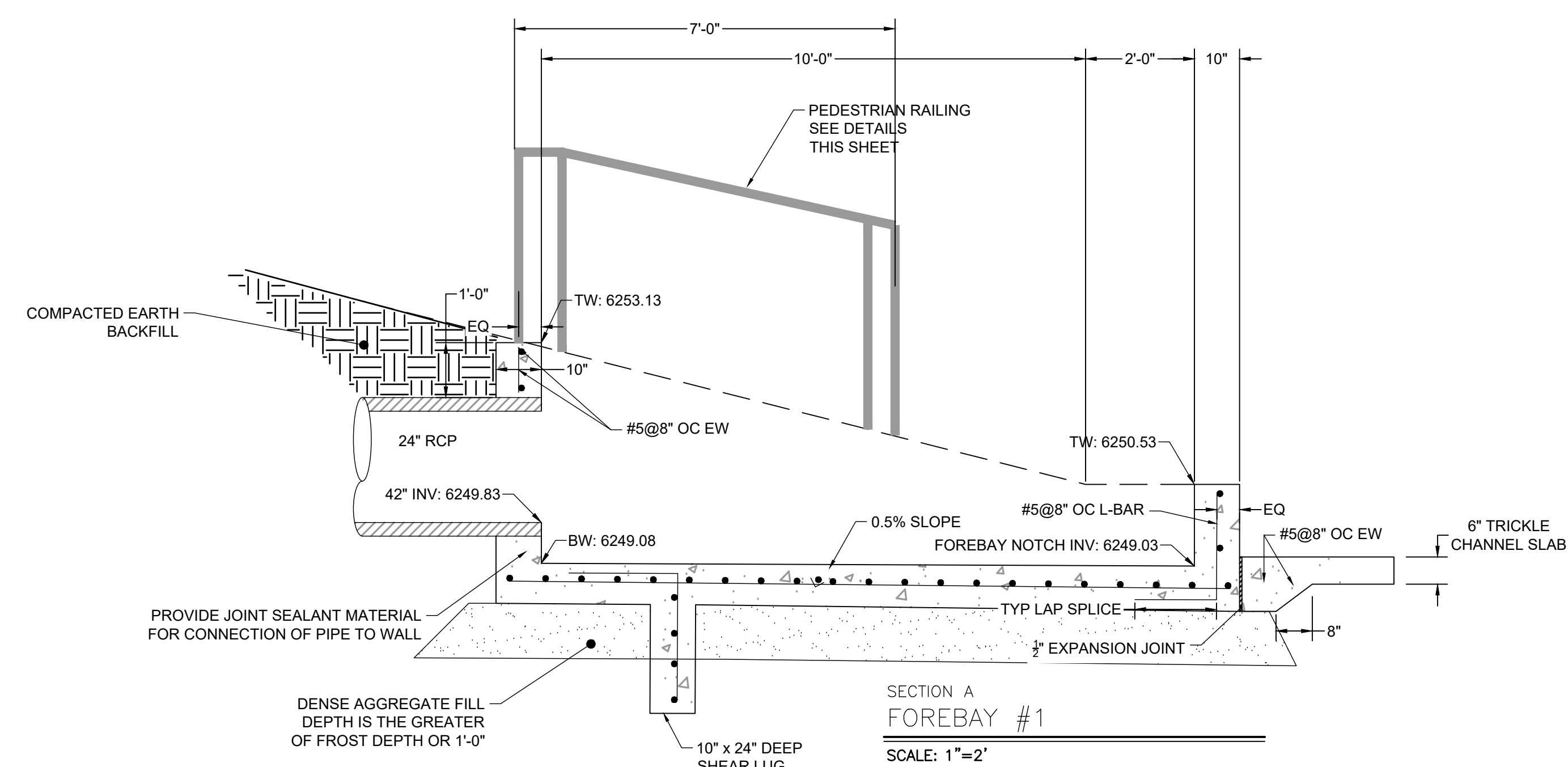
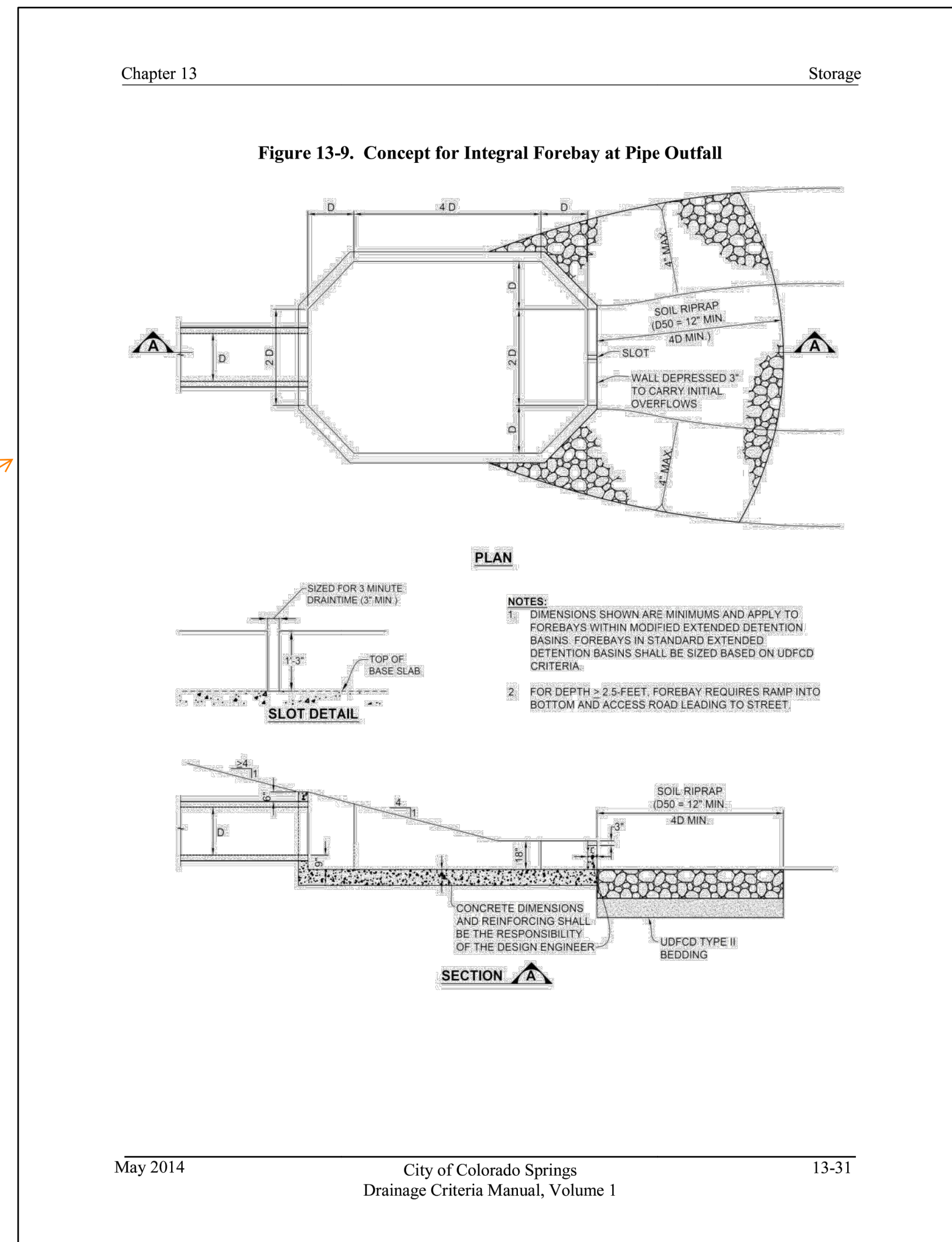
JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

POND CONSTRUCTION DOCUMENTS
OUTLET STRUCTURE DETAILS

SHEET
DT
10



What is the purpose of providing this generic detail? It isn't referenced on this sheet so may just cause confusion if it contradicts any of your details.



DRAWN BY: CBM	JOB DATE: 10/16/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CM	JOB NUMBER: 2202179	0
CAD DATE: 11/17/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2022\2202179\CAD\DWG\C\Forebay_Details		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 719.965.0044

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

CONSTRUCTION DOCUMENTS
 FOREBAY DETAILS

SHEET
 DT
 11