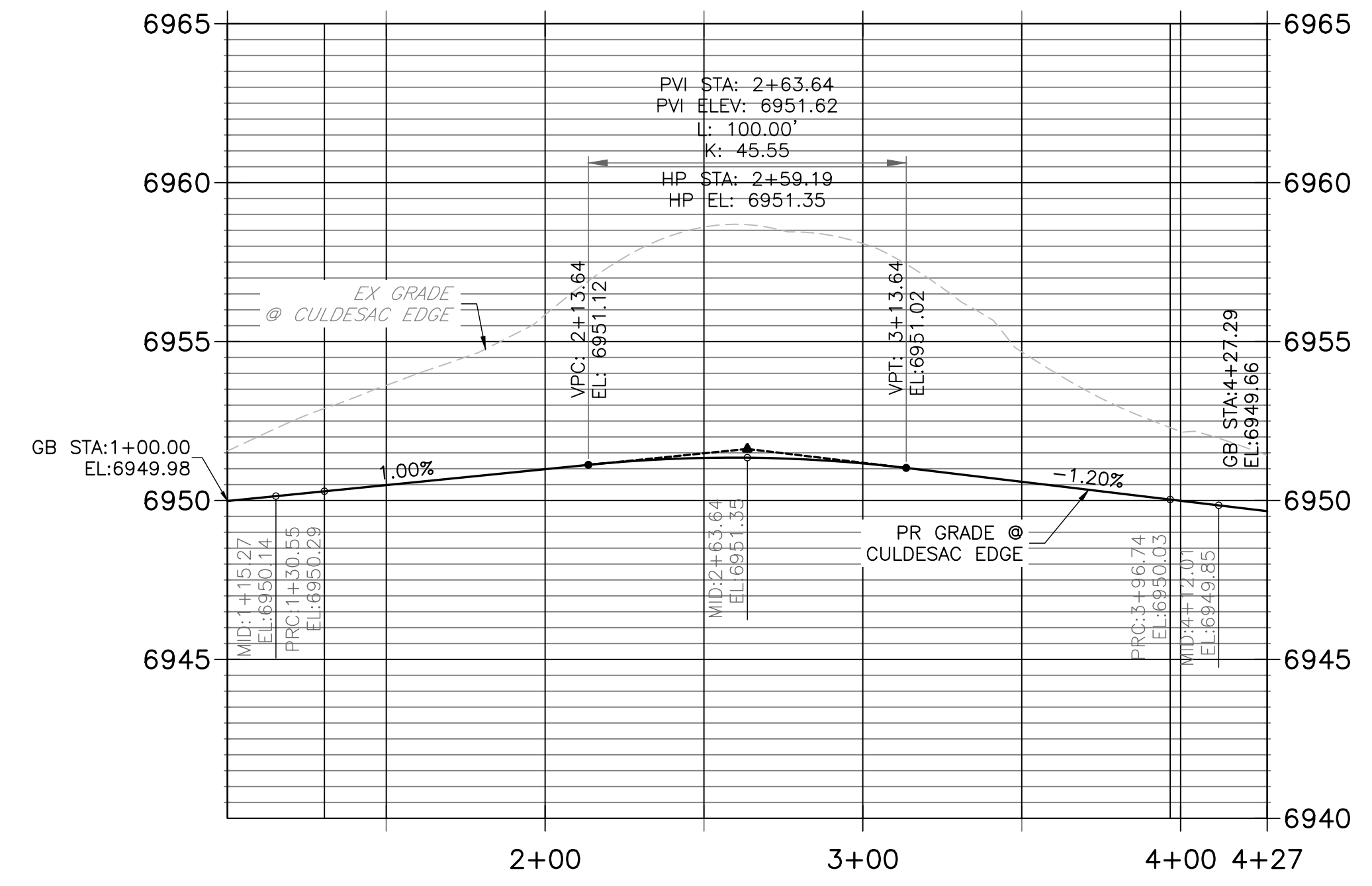
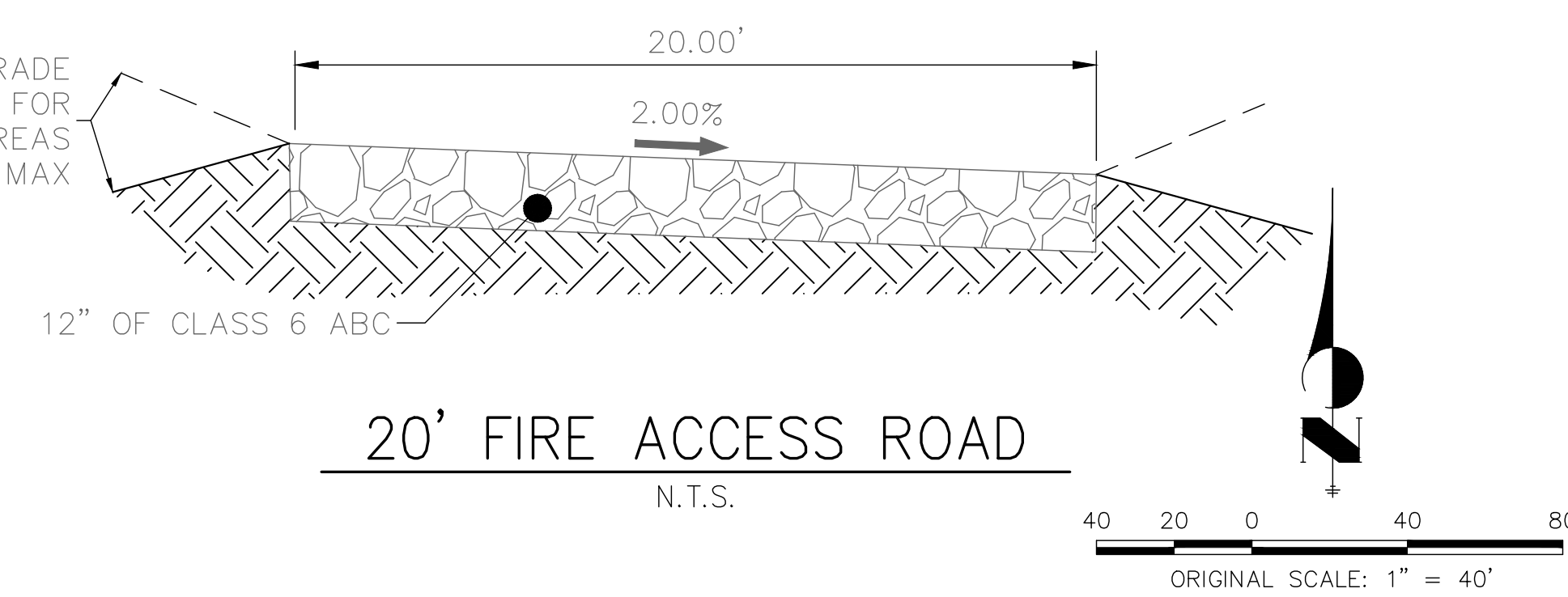


**CULDESAC  
STA 1+00.00 TO 4+27.29**

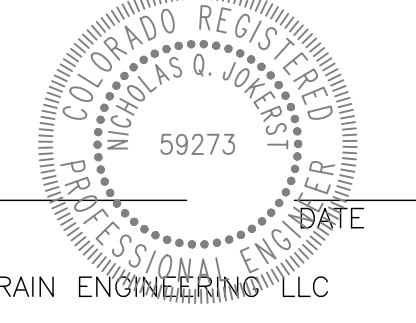


TIE INTO PROP. GRADE SEE PLAN FOR CUT & FILL AREAS 3:1 MAX



**ENGINEER'S STATEMENT**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.



NICHOLAS O. JOKERST, P.E.  
COLORADO P.E. 59273  
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



ALL TERRAIN ENGINEERING

PREPARED FOR:  
3405 HAY CREEK, LLC  
3405 HAY CREEK  
COLORADO SPRINGS, CO 80921  
ATTN: JAMIE HULL  
(719) 331-6121  
JAMES.GOLDWEST@GMAIL.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 24008 LOCATION: EPC

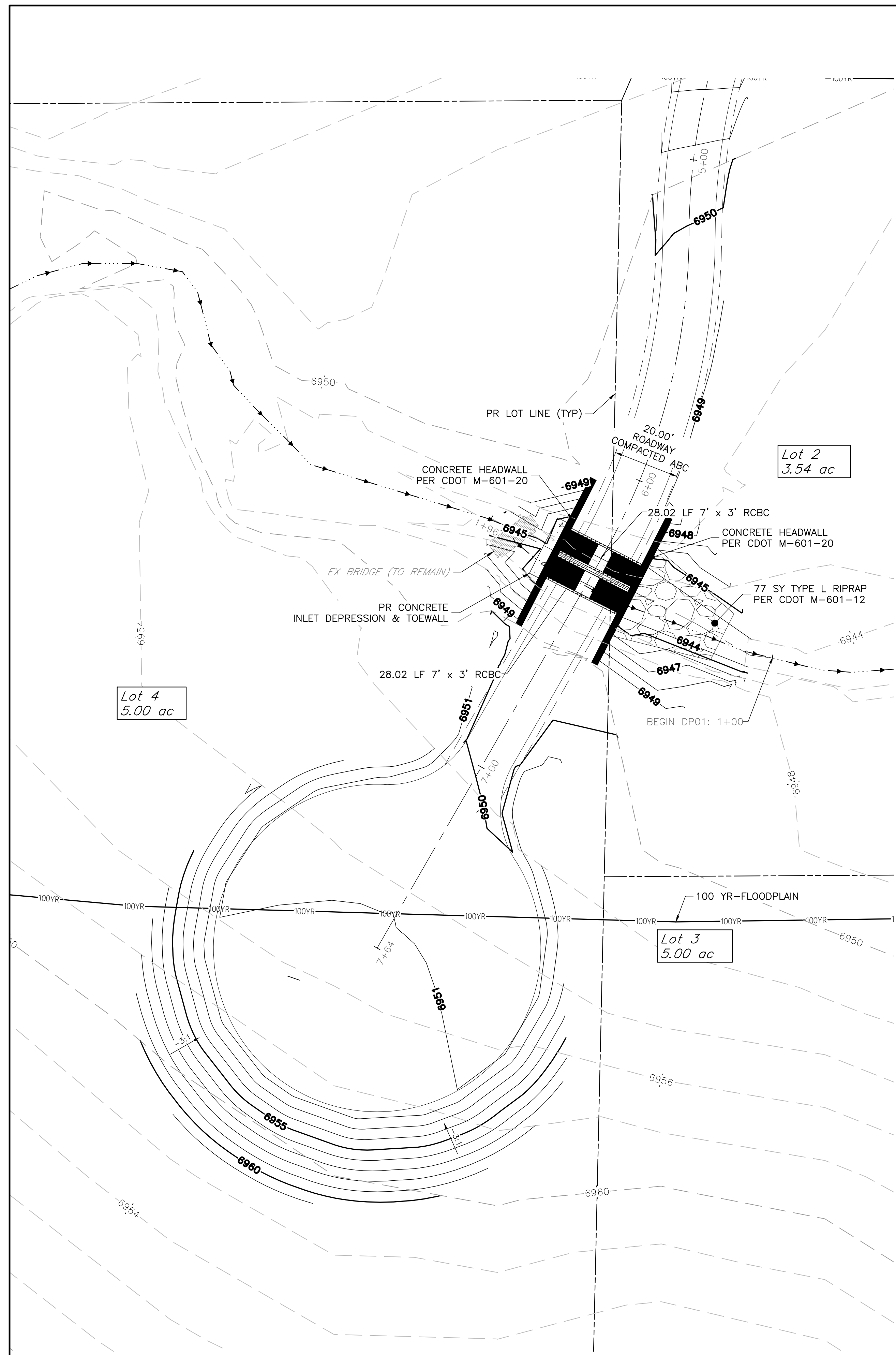
HAY CREEK HULL SUBDIVISION

STREET IMPROVEMENT PLAN

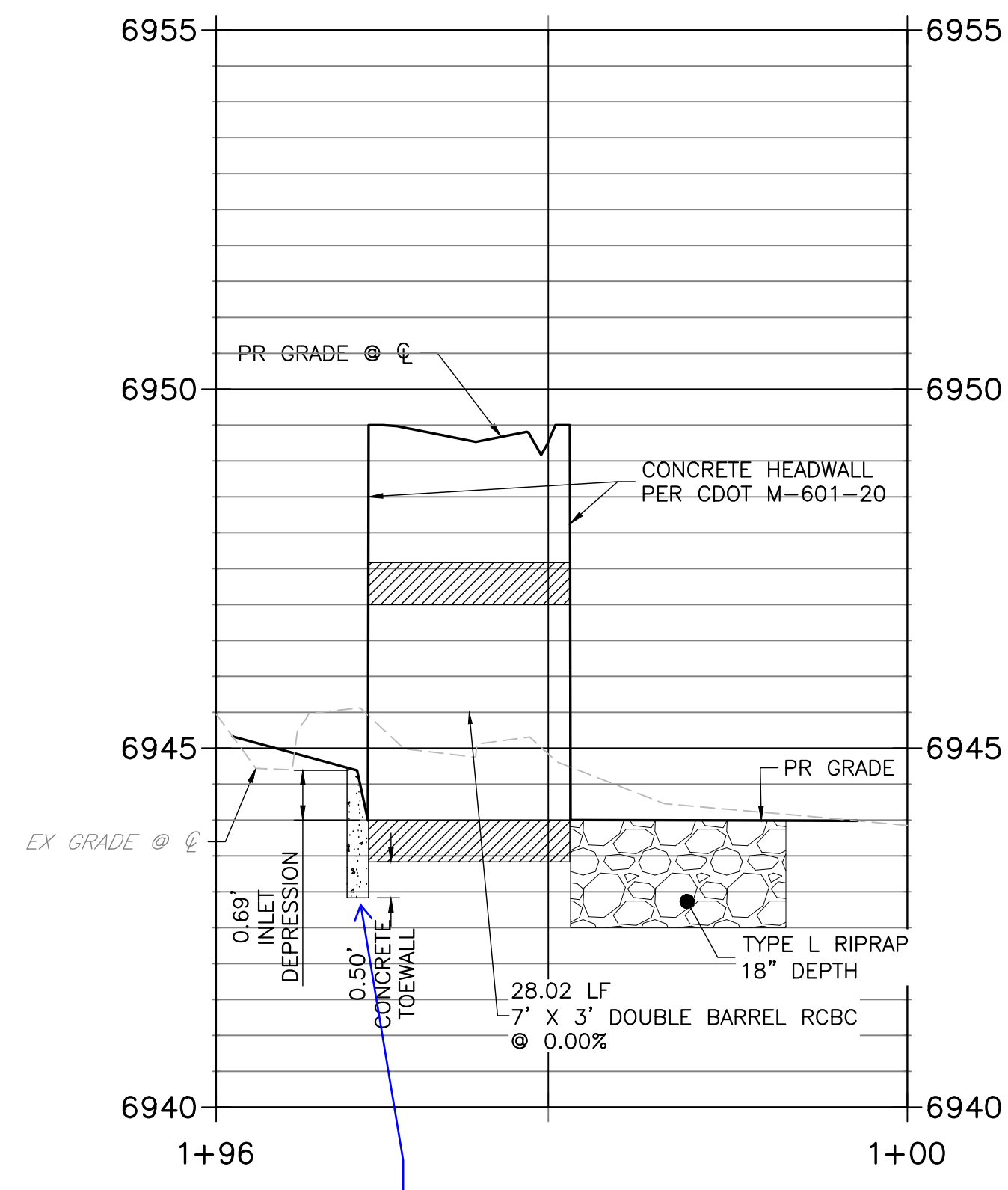
DESIGN: NQJ  
REVIEW: REB  
DATE: 09/16/2024  
H-SCALE: 1" = 40'  
V-SCALE: 1" = 4'

SHEET 4 OF 8

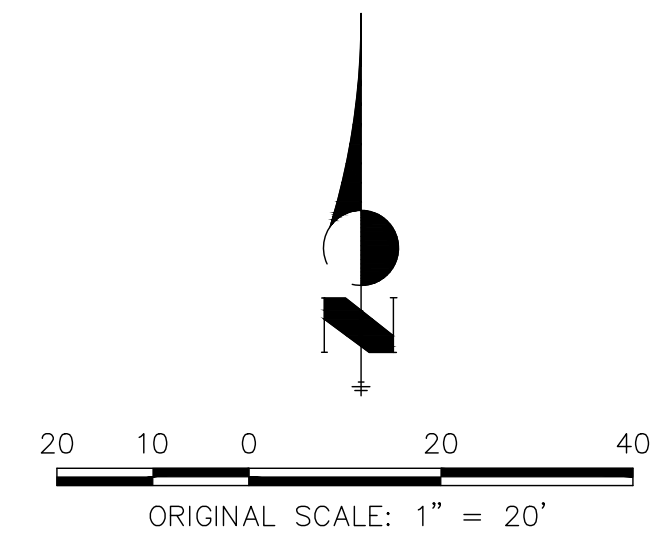




**DP01  
STA 1+00.00 TO 1+96.27**

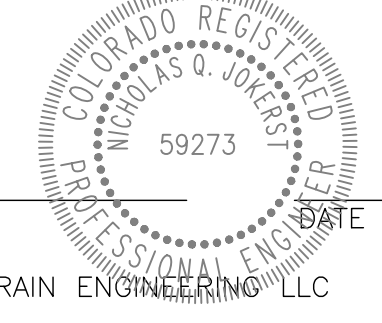


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NICHOLAS Q. JOKERST, P.E.  
COLORADO P.E. 59273  
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



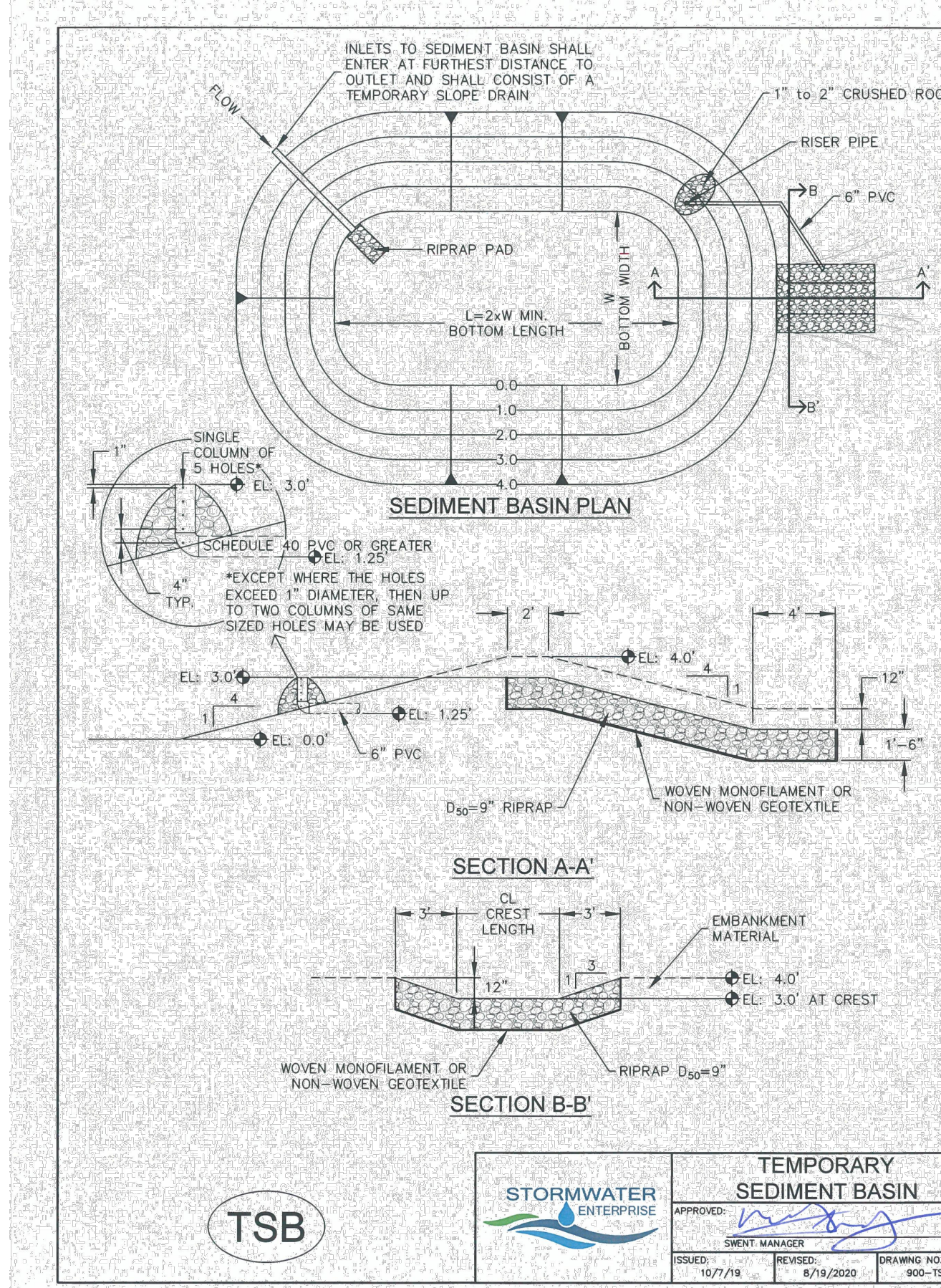
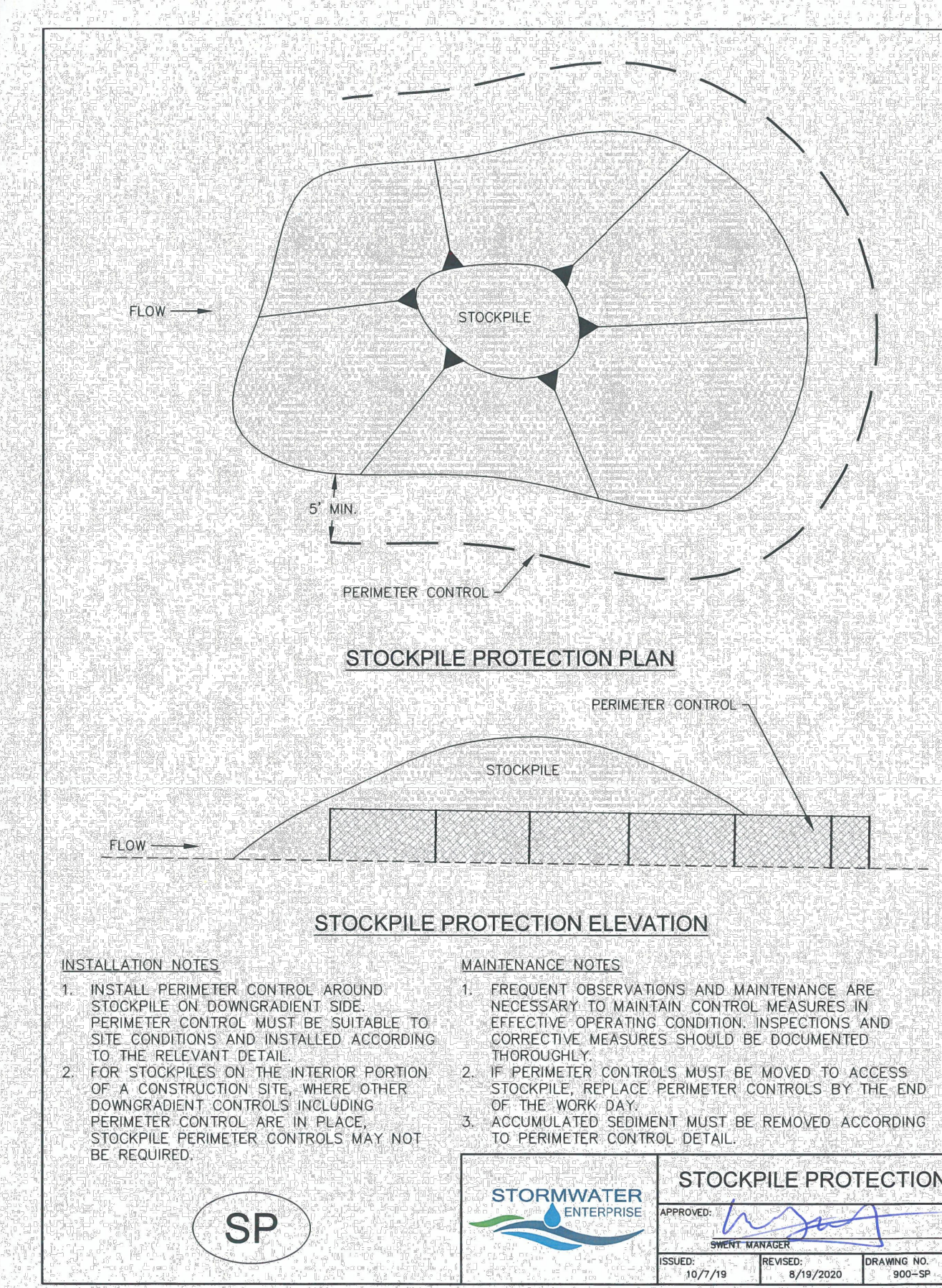
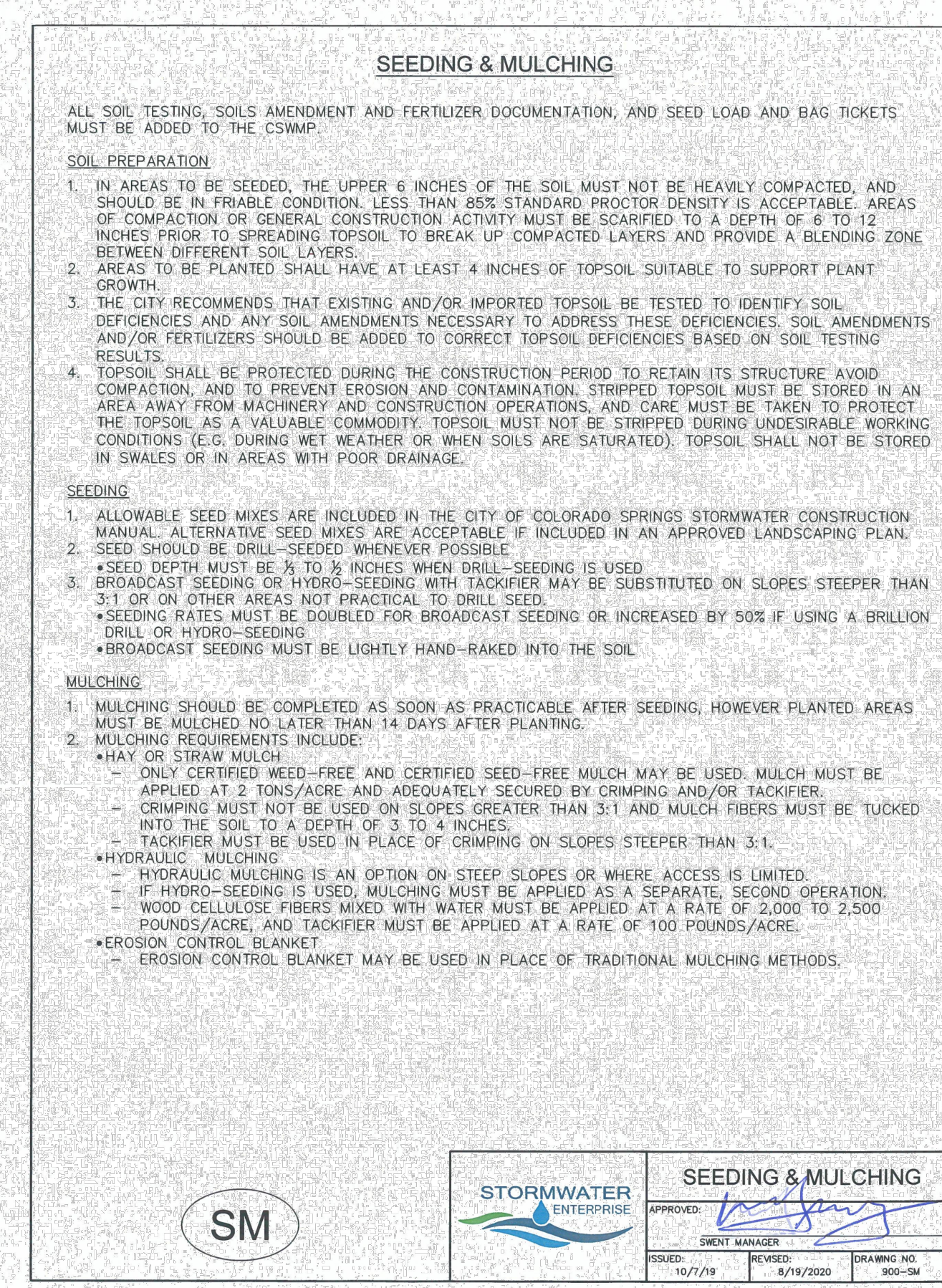
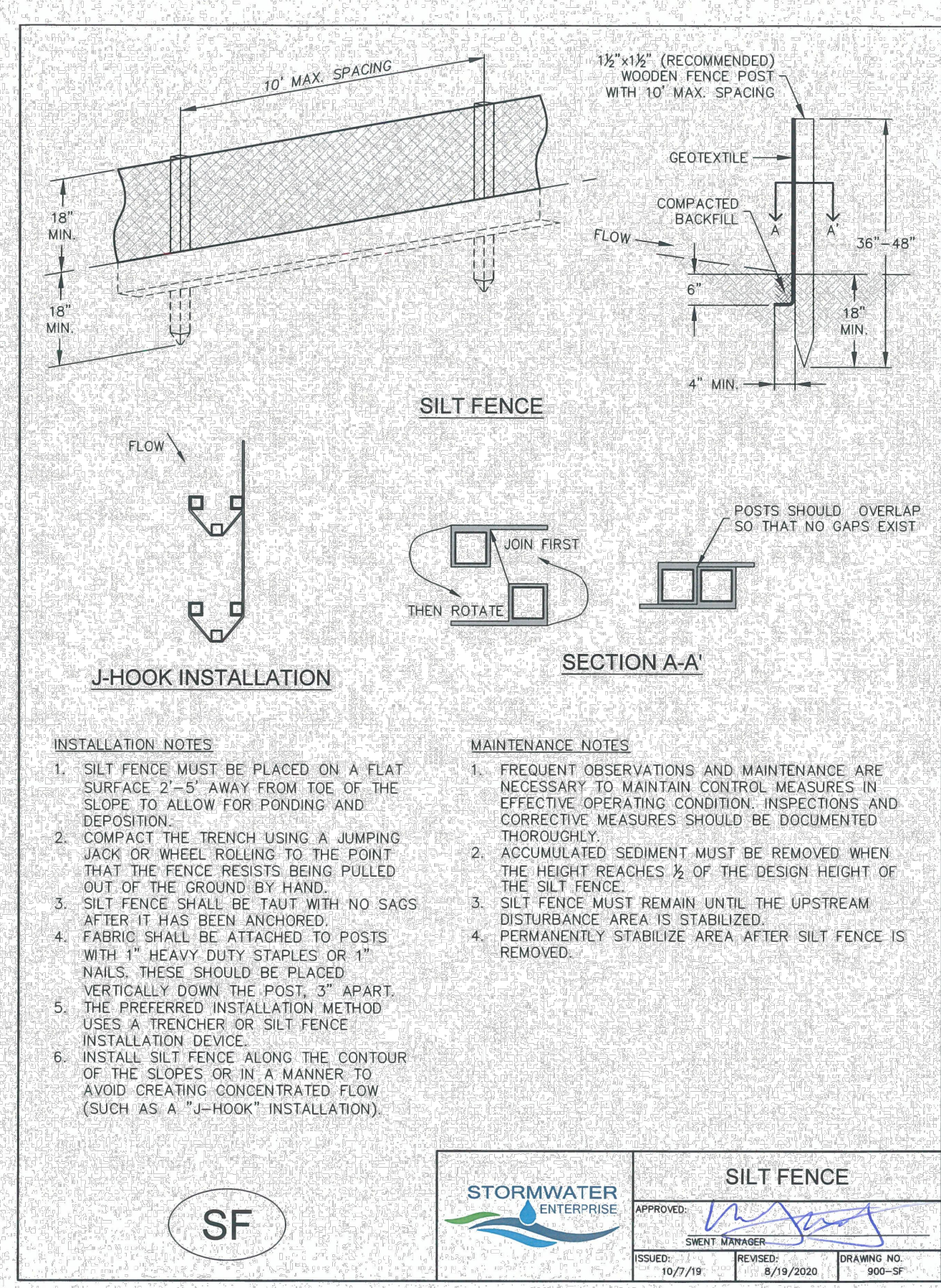
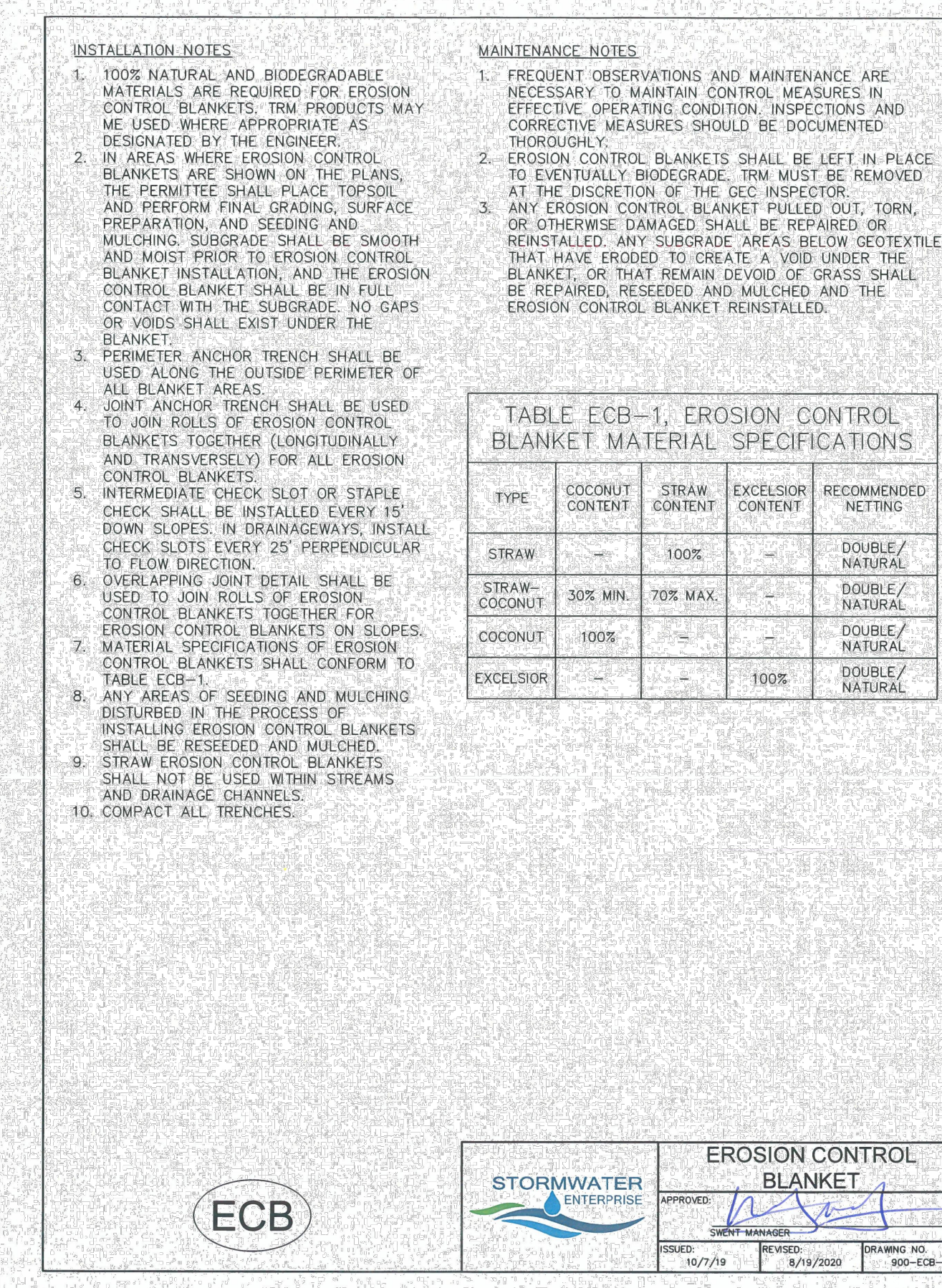
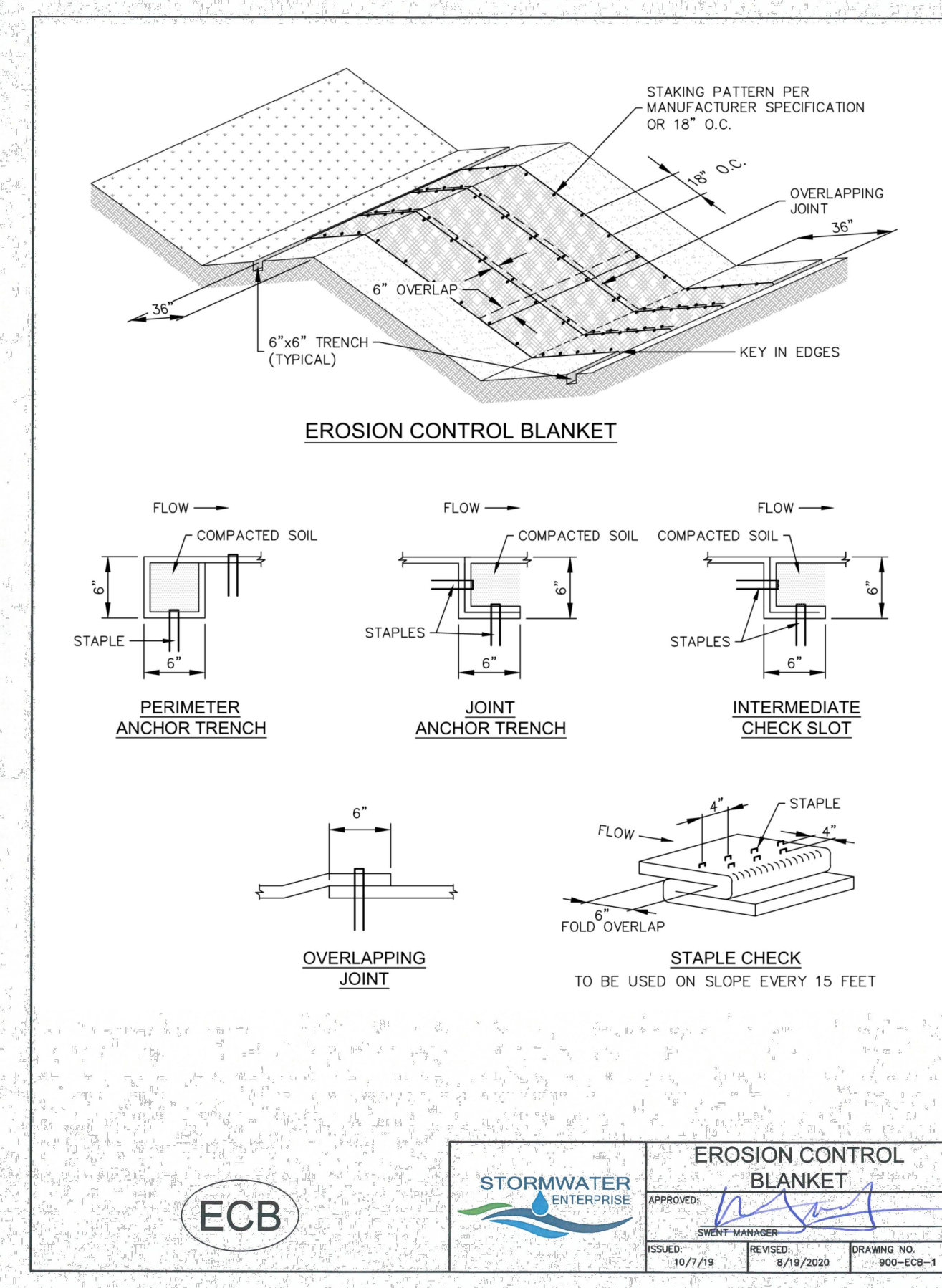
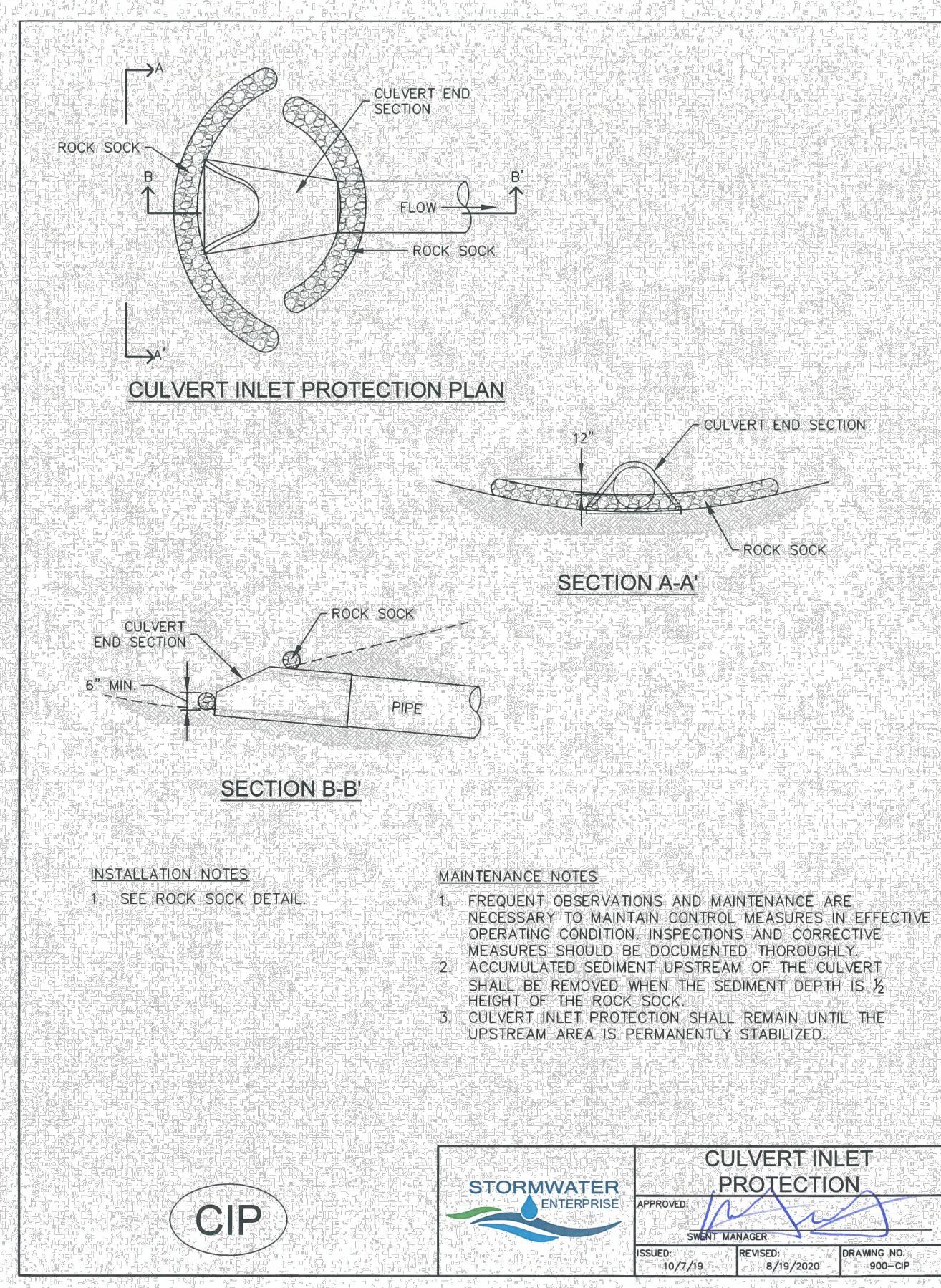
PREPARED FOR:  
3405 HAY CREEK, LLC  
3405 HAY CREEK  
COLORADO SPRINGS, CO 80921  
ATTN: JAMIE HULL  
(719) 331-6121  
JAMES.GOLDWEST@GMAIL.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO. 24008	LOCATION: EPC	DATE
REV DESCRIPTION		

HAY CREEK HULL SUBDIVISION  
STORM SEWER PLAN & PROFILE

DESIGN: NQJ  
REVIEW: REB  
DATE: 09/16/2024  
H-SCALE: 1" = 20'  
V-SCALE: 1" = 2'  
SHEET  
6 OF 8



PREPARED FOR:  
3405 HAY CREEK LLC  
3405 HAY CREEK  
COLORADO SPRINGS, CO 80921  
ATTN: JAMIE HULL  
(719) 331-6121  
JAMES.GOLDWEST@GMAIL.COM

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REV	DESCRIPTION	DATE

HAY CREEK HULL SUBDIVISION

LOCATION: EPC

JOB NO. 24008

DETAILS

DESIGN: NJQ  
REVIEW: REB  
DATE: 09/16/2024  
H-SCALE: N/A  
V-SCALE: N/A  
SHEET 7 OF 8





# V1\_Construction Drawings (Plans-Profiles)\_comments.pdf Markup Summary

Daniel Torres (17)



COLORADO SPRINGS FIRE DEPARTMENT  
375 FRONTIERS PARKWAY  
COLORADO SPRINGS, CO 80910  
(719) 385-5950

Should this be monument?

**Subject:** Callout  
**Page Label:** [1] 1 Cover Sheet  
**Author:** Daniel Torres  
**Date:** 2/18/2025 9:07:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

should this be monument?



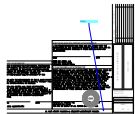
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**Page Label:** [1] 1 Cover Sheet  
**Author:** Daniel Torres  
**Date:** 2/18/2025 9:07:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to Josh Palmer

OTHERWISE NOTED AND APPROVED BY PCO.  
PER ECM STANDARDS, PAVEMENT DESIGN SHALL BE APT  
NO.  
I APPROVED CONSTRUCTION OF THIS PROJECT.  
SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTION  
UNITY PCD AND MUTED CRITERIA. (IF APPLICABLE, ADD)  
L. PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT

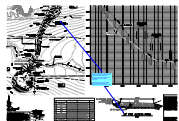
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**Page Label:** [1] 1 Cover Sheet  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:35:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DPW



**Subject:** Callout  
**Page Label:** [1] 1 Cover Sheet  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:36:17 PM  
**Status:**  
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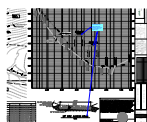
SF253



**Subject:** Callout  
**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:09:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

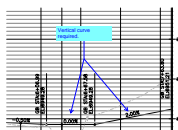
Per LDC, max 3 lots to a driveway. This shall be a roadway. It shall meet County roadway standards (Rural Local roadway classification). Please revise the roadway, detail, and profile accordingly.

If deviating from ECM criteria, please submit deviation request form for consideration by the ECM administrator.



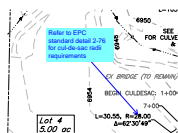
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**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 9:49:35 PM  
**Status:**  
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**Space:**

Please identify the design speed and ensure K value is met per ECM table 2-14, & figure 2-20



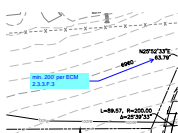
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**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 9:48:09 PM  
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**Space:**

Vertical curve required.



**Subject:** Callout  
**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 9:54:42 PM  
**Status:**  
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**Layer:**  
**Space:**

Refer to EPC standard detail 2-76 for cul-de-sac radii requirements

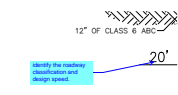


**Subject:** Callout  
**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:00:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

min. 200' per ECM 2.3.3.F.3

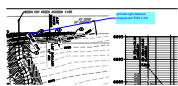
4' L)	6986.66
2.83' L)	???

**Subject:** Highlight  
**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:03:01 PM  
**Status:**  
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**Layer:**  
**Space:**



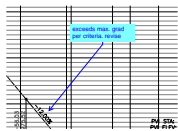
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**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:10:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify the roadway classification and design speed.



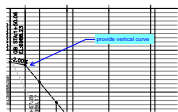
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**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:31:52 PM  
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**Space:**

provide sight distance analysis per ECM 2.3.6



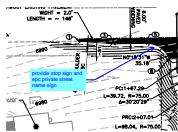
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**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:32:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

exceeds max. grad per criteria. revise



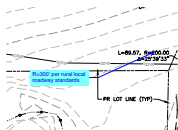
**Subject:** Callout  
**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:33:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide vertical curve



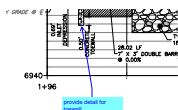
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**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:37:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide stop sign and epc private street name sign



**Subject:** Callout  
**Page Label:** [3] 3 Street Improvement Plan  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:42:36 PM  
**Status:**  
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**Layer:**  
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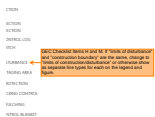
R=300' per rural local roadway standards



**Subject:** Callout  
**Page Label:** [6] 6 Storm Sewer Plan & Profile  
**Author:** Daniel Torres  
**Date:** 2/18/2025 10:24:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

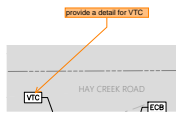
provide detail for toewall

Glenn Reese - EPC Stormwater (4)



**Subject:** SW - Textbox with Arrow  
**Page Label:** [5] 5 Initial-Final GEC Plan  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 2/13/2025 3:27:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

GEC Checklist Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.



---

**Subject:** SW - Textbox with Arrow  
**Page Label:** [5] 5 Initial-Final GEC Plan  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 2/13/2025 3:27:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

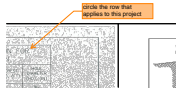
provide a detail for VTC



---

**Subject:** SW - Textbox  
**Page Label:** [5] 5 Initial-Final GEC Plan  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 2/13/2025 3:27:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delineate areas of cut/fill



---

**Subject:** SW - Textbox with Arrow  
**Page Label:** [8] 8 Details  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 2/13/2025 3:27:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

circle the row that applies to this project