

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE LENGTH OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. THE CONTECH ALUMINUM BOX CULVERT SHALL BE DESIGNED TO MEET THE LOADING CRITERIA SPECIFIED WITHIN THE CURRENT ENGINEERING CRITERIA MANUAL. FINAL CONSTRUCTION AND FOUNDATION DETAILS FOR THE CONTECH BOX CULVERT SHALL BE PROVIDED TO EL PASO COUNTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR PLAT RECORDATION, WHICHEVER COMES FIRST.

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE SAME TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS epoxy PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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, 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).
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. NOTWITHSTANDING 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (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. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
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. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
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. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
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. 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.

FOREST LAKES DRIVE

HAY CREEK HEIGHTS II SUB

HAY CREEK RANCH SUB

HAY CREEK ROAD

TO HIGHWAY-25

TAPADERO DRIVE

**SITE**

VICINITY MAP  
SCALE: 1"=1,000'

NORTHWEST AND NORTHEAST CORNERS OF 3405 HAY CREEK ROAD  
BEARING N89°40'46"E.

NORTHEAST CORNER OF 3405 HAY CREEK ROAD WITH A NAVD88  
ELEVATION OF 6990.22

|       |   |                            |
|-------|---|----------------------------|
| 1     | — | COVER SHEET                |
| 2     | — | LEGEND                     |
| 3-4   | — | STREET IMPROVEMENT PLAN    |
| 5     | — | INITIAL-FINAL GEC PLAN     |
| 6     | — | STORM SEWER PLAN & PROFILE |
| 7-9   | — | DETAILS                    |
| <hr/> |   |                            |
| 9     | — | TOTAL SHEETS               |



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.

|                 |                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------|
| OWNER/DEVELOPER | 3405 HAY CREEK DRIVE, LLC<br>3405 HAY CREEK DRIVE<br>COLORADO SPRINGS, CO 80921<br>ATTN: JAMIE HULL<br>(719) 331-6121        |
| ENGINEER        | ALL TERRAIN ENGINEERING LLC<br>1004 W VAN BUREN ST<br>COLORADO SPRINGS, CO 80907<br>ATTN: NICHOLAS JOKERST<br>(530) 391-7635 |
| SURVEYOR        | POLARIS SURVEYING INC.<br>1903 LELARAY STREET, SUITE 102<br>COLORADO SPRINGS, CO 80909<br>(719) 448-0844                     |
| EL PASO COUNTY  | EL PASO COUNTY PLANNING AND<br>COMMUNITY DEVELOPMENT<br>2880 INTERNATIONAL CIRCLE, SUITE 110<br>COLORADO SPRINGS CO 80910    |
| TRAFFIC         | EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS<br>3275 AKERS DRIVE<br>COLORADO SPRINGS, CO 80922                                  |
| FIRE PROTECTION | TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT<br>16055 OLD FOREST POINT, SUITE 102<br>MONUMENT, CO 80132<br>(719) 484-0911     |

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

3405 HAY CREEK, LLC  
3405 HAY CREEK DRIVE  
COLORADO SPRINGS, 80921

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. THE DETAILED SPECIFICATIONS AND PLANS FOR THIS PROJECT 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 AM NOT PROVIDING ANY GUARANTEE CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DATE \_\_\_\_\_

COUNTY ENGINEER/ECM ADMINISTRATOR

NICHOLAS Q. JOKERST, P.E.  
COLORADO P.E. 59273  
FOR AND ON BEHALF OF A

EL PASO COUNTY PLANNING &amp; COMMUNITY DEVELOPMENT NUMBER: SF-253



|               | EXISTING | PROPOSED |
|---------------|----------|----------|
| SECTION LINE  | -----    | -----    |
| RIGHT-OF-WAY  | -----    | -----    |
| PARCEL LINE   | -----    | -----    |
| EASEMENT LINE | -----    | -----    |
| BOUNDARY LINE | -----    | -----    |
| CENTER LINE   | -----    | -----    |

|                           | EXISTING                          | PROPOSED                          |
|---------------------------|-----------------------------------|-----------------------------------|
| C&G                       | =====                             | =====                             |
| EDGE OF ASPHALT           | =====                             | =====                             |
| CONCRETE                  | =====                             | =====                             |
| SIDE WALK                 | =====                             | =====                             |
| CROSS PAN                 | -----                             | -----                             |
| PARKING LOT STRIPING      | =====                             | =====                             |
| ROADWAY STRIPING - DHASED | =====                             | =====                             |
| ROADWAY STRIPING - DOTTED | -----                             | -----                             |
| GUARDRAIL                 | =====                             | =====                             |
| FENCE                     | - X - - X - - X - - X - -         | - X - - X - - X - - X - -         |
| SOUNDWALL                 | - [ ] - - [ ] - - [ ] - - [ ] - - | - [ ] - - [ ] - - [ ] - - [ ] - - |
| DEMO                      | =====                             | =====                             |
| GRAVEL                    | [Pattern]                         | [Pattern]                         |
| RIPRAP                    | [Pattern]                         | [Pattern]                         |
| DIRT                      | [Pattern]                         | [Pattern]                         |
| TRAIL/PATH                | =====                             | =====                             |
| RAIL LINE                 | =====                             | =====                             |

|                       | EXISTING |     |     |     |     |     | PROPOSED |     |     |     |     |
|-----------------------|----------|-----|-----|-----|-----|-----|----------|-----|-----|-----|-----|
| CONTOUR INTERMEDIATE  | ---      | --- | --- | --- | --- | --- | ---      | --- | --- | --- | --- |
| CONTOUR INDEX         | ---      | --- | --- | --- | --- | --- | ---      | --- | --- | --- | --- |
| TOP OF SLOPE          | ▽        | --- | ▽   | --- | ▽   | --- | ▽        | ▽   | ▽   | ▽   | ▽   |
| TOE OF SLOPE          | ---      | △   | --- | △   | --- | △   | △        | △   | △   | △   | △   |
| CUT/FILL BOUNDARY     | ---      | --- | --- | --- | --- | --- | ---      | --- | --- | --- | --- |
| LIMITS OF GRADING     | ---      | --- | --- | --- | --- | --- | ---      | --- | --- | --- | --- |
| LIMITS OF DISTURBANCE | ---      | --- | --- | --- | --- | --- | ---      | --- | --- | --- | --- |

|                           | EXISTING                  | PROPOSED                  |
|---------------------------|---------------------------|---------------------------|
| SANITARY SEWER            | — SS — SS — SS — SS —     | — SS — ● — SS — SS —      |
| SANITARY SEWER SERVICE    | — G — G — G — G — G — G — | — G — G — G — G —         |
| POTABLE WATER MAIN        | — W — W — W — W — W —     | — W — W — W — W —         |
| POTABLE WATER SERVICE     | — S — S — S — S — S —     | — S — S — S — S —         |
| RAW WATER MAIN            | — RAW — RAW — RAW — RAW — | — RAW — RAW — RAW —       |
| IRRIGATION MAIN           | — — — — —                 | — — — — —                 |
| SANITARY FORCE MAIN       | — FM — FM — FM — FM —     | — FM — FM — FM — FM —     |
| UNDER-DRAIN               | — UD — UD — UD — UD —     | — UD — UD — UD — UD —     |
| GAS PIPE                  | — G — G — G — G — G —     | — G — G — G — G —         |
| HIGH PRESSURE GAS         | — HPG — HPG — HPG — HPG — | — HPG — HPG — HPG — HPG — |
| OIL/PETROLEUM LINE        | — O — O — O — O — O —     | — O — O — O — O —         |
| UNDER-GROUND              | — UGE — UGE — UGE — UGE — | — UGE — UGE — UGE — UGE — |
| OVER-HEAD <u>ELECTRIC</u> | — OHU — OHU — OHU — OHU — | — OHU — OHU — OHU —       |
| FIBER OPTIC               | — FO — FO — FO — FO —     | — FO — FO — FO — FO —     |
| COMMUNICATION LINES MISC. | — COM — COM — COM — COM — | — COM — COM — COM —       |
| STORM PIPE                | — — — — —                 | — — — — —                 |
| HGL MINOR                 | — — — — —                 | — — — — —                 |
| HGL MAJOR                 | — — — — —                 | — — — — —                 |

|                            | EXISTING                  | PROPOSED                  |
|----------------------------|---------------------------|---------------------------|
| BASE FLOOD ELEVATION       | ~~~~~                     | ~~~~~                     |
| 100-YR FLOOD PLAIN         | — 100YR — 100YR —         | — 100YR — 100YR —         |
| 500-YR FLOOD PLAIN         | — 500YR — 500YR —         | — 500YR — 500YR —         |
| FLOODWAY                   | — FLOOD — FLOOD —         | — FLOOD — FLOOD —         |
| SWALE/DITCH                | — ▽ — ▽ — ▽ — ▽ —         | — ▴ — ▴ — ▴ — ▴ —         |
| THALWEG (STREAM/CREEK)     | — ○ — ○ — ○ — ○ —         | — ● — ● — ● — ● —         |
| LIMITS OF WETLANDS         | — ▵ — ▴ — ▴ — ▴ —         | — ▴ — ▴ — ▴ — ▴ —         |
| EDGE OF WATER              | — ··· — ··· — ··· — ··· — | — ··· — ··· — ··· — ··· — |
| SILT FENCE                 | — — — — —                 | — — — — —                 |
| CONSTRUCTION FENCE/MARKERS | — — — — —                 | — CF — CF — CF — CF —     |

|                     | EXISTING | PROPOSED                                                                              |
|---------------------|----------|---------------------------------------------------------------------------------------|
| STORM SEWER         |          |                                                                                       |
| MANHOLE             | ⊙        | ●                                                                                     |
| STORM INLET         | □        | ■  |
| AREA INLET - SQUARE | □        | ■                                                                                     |
| AREA INLET - ROUND  | ○        | ●                                                                                     |
| FLARED END SECTION  | ▷        |    |

|                       | EXISTING | PROPOSED |
|-----------------------|----------|----------|
| TRAFFIC SIGNAL BOX    |          |          |
| TRAFFIC SIGNAL POLE   |          |          |
| SIGN                  |          |          |
| STREET LIGHT          |          |          |
| STREET LIGHT - SINGLE |          |          |
| STREET LIGHT - DOUBLE |          |          |
| LUMINAIRE             |          |          |

|                      | <i>EXISTING</i>                                                                     | <i>PROPOSED</i>                                                                     |
|----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| TREE - CONIFEROUS    |  |  |
| TREE - DECIDUOUS     |  |  |
| SHRUB/BUSH           |  |  |
| SHRUBS AND BUSHES    |  |  |
| IRRIGATION BOX       |  |                                                                                     |
| IRRIGATION SPRINKLER |  |                                                                                     |
| IRRIGATION VALVE     |  |                                                                                     |
| BOLLARD              |  |                                                                                     |
| FLAGPOLE             |  |                                                                                     |

|                 | EXISTING                                                                            | PROPOSED                                                                            |
|-----------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>SANITARY</b> |                                                                                     |                                                                                     |
| LINE MARKER     | Mkr <i>San</i> <sup>o</sup>                                                         |                                                                                     |
| SERVICE MARKER  |  |                                                                                     |
| CLEAN-OUT       |  |  |
| MANHOLE         |  |  |

| LINE                        | MARKER                                                                                | Mkr | W <sup>o</sup>                                                                             |
|-----------------------------|---------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------|
| SERVICE MARKER              |    |     |                                                                                            |
| FIRE HYDRANT                |    |     |         |
| FIRE CONNECTION             |                                                                                       |     |                                                                                            |
| MANHOLE                     |    |     |         |
| BEND                        |                                                                                       |     |         |
| BLOW-OFF VALVE              |   |     |        |
| WELL                        |  |     |  WELL |
| METER                       |  |     |       |
| VALVE                       |  |     |       |
| REDUCER                     |                                                                                       |     |       |
| THRUST BLOCK                |                                                                                       |     |       |
| CROSS                       |                                                                                       |     |       |
| PLUG W/ THRUST BLOCK        |  |     |       |
| TEE                         |                                                                                       |     |       |
| REVERSE ANCHOR              |                                                                                       |     |       |
| ANODE                       |                                                                                       |     |       |
| AIR & VACUUM VALVE ASSEMBLY |                                                                                       |     |       |

|                |            |               |           |
|----------------|------------|---------------|-----------|
| MARKER         | <i>Mkr</i> | $G^{\circ}$   |           |
| SERVICE MARKER |            | $\triangle G$ |           |
| METER          |            | $\odot$       | $\bullet$ |

|                           |                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------|
| CABLE TV MARKER           | <i>Mkr TV</i>  |
| CABLE TELEVISION PEDESTAL |                |
| ELECTRIC MARKER           | <i>Mkr E</i>   |
| ELECTRIC SERVICE MARKER   |                |
| ELECTRICAL PEDESTAL       |                |
| ELECTRICAL METER          |                |
| ELECTRICAL MANHOLE        |                |
| FIBER—OPTIC MARKER        | <i>Mkr FO</i>  |
| IRRIGATION PEDESTAL       |                |
| TELEPHONE MARKER          | <i>Mkr T</i>   |
| TELEPHONE PEDESTAL        |                |
| TELEPHONE MANHOLE         |                |
| UTILITY POLE              |                |
| GUY ANCHOR                |                |
| GUY POLE                  |                |

VENT PIPE

TEST HOLE DESIGNATOR

VP

TH#

FIRM

FIRM/AGENCY

VP

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING 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 COLORADO DEPARTMENT OF TRANSPORTATION, THE RELEVANT EDITION OF THE RELEVANT 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.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE TEMPORARY STABILIZATION AND EROSION CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL DEBRIS IS ENGINEERED IN AND ACTIVITIES THAT COULD REDUCE THE QUALITY OF CONTROL MEASURES AT THE SITE SHALL BE PROHIBITED. ANY CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES, ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 10 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED BY COVERING WITH 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM AN EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF LIQUID PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF ANY PERMIT REQUIRED UNDER 404, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WQCD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

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

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HIDDEN CREEK ESTATES

LEGEND

DESIGN: NQJ  
REVIEW: REB  
DATE: 07/24/2026

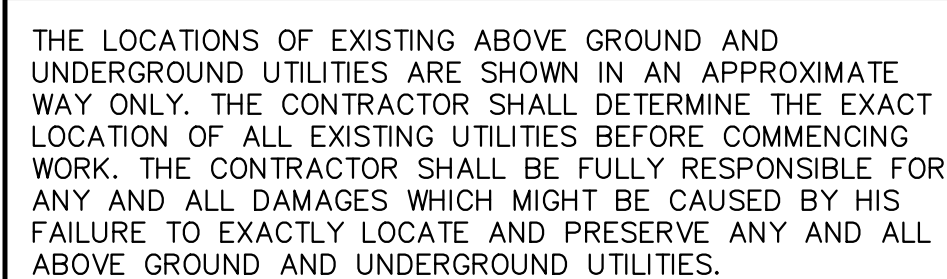
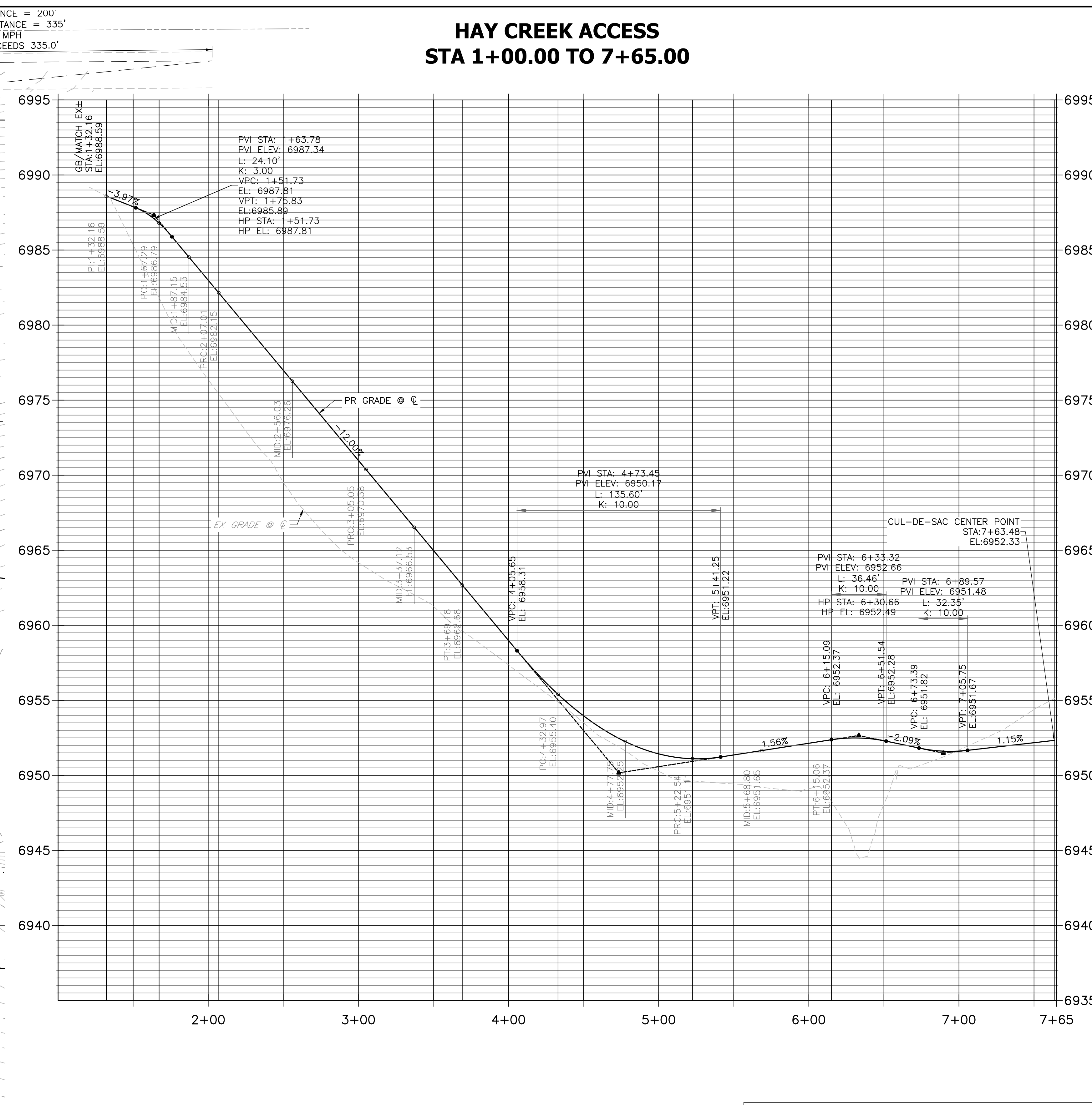
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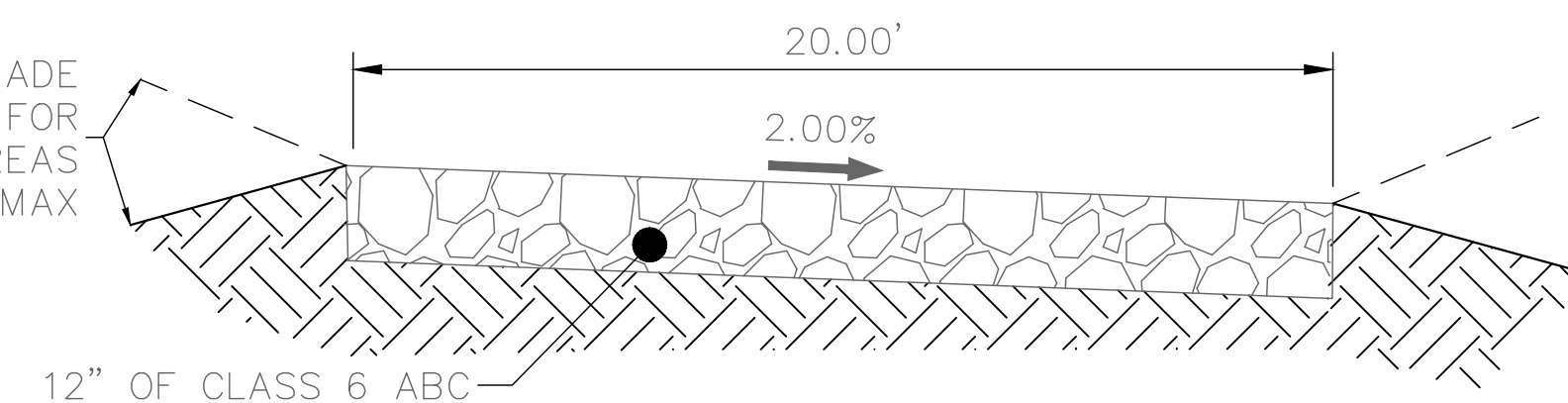
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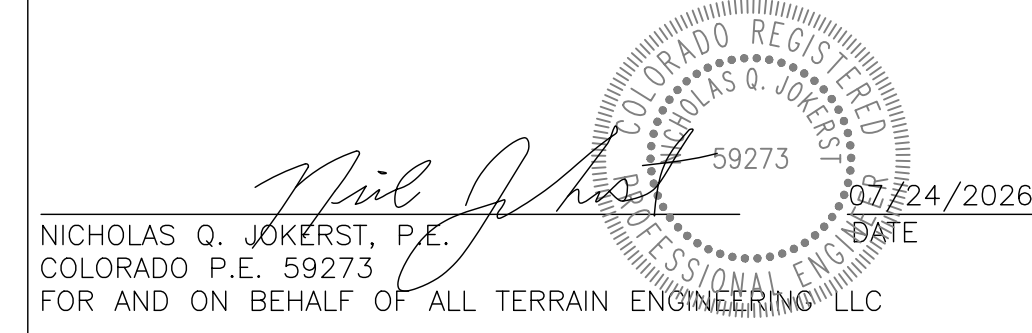
| STREET GRADING POINTS |                 |                  |                      |          |
|-----------------------|-----------------|------------------|----------------------|----------|
| #                     | DESC.           | ALIGNMENT        | STA & OFFSET         | FL ELEV. |
| 1                     | MATCH EX ±      | HAY CREEK ACCESS | 1+33.36 (123.28' R)  | 6991.05  |
| 3                     | PI              | HAY CREEK ACCESS | 1+36.96 (78.28' R)   | 6989.92  |
| 5                     | PCR             | HAY CREEK ACCESS | 1+36.52 (38.28' R)   | 6989.21  |
| 6                     | PCR             | HAY CREEK ACCESS | 1+35.94 (−37.83' L)  | 6987.89  |
| 8                     | PCR/END ASPHALT | HAY CREEK ACCESS | 1+56.30 (9.79' R)    | 6987.56  |
| 4                     | PI              | HAY CREEK ACCESS | 1+35.61 (−77.83' L)  | 6987.17  |
| 7                     | PCR/END ASPHALT | HAY CREEK ACCESS | 1+56.15 (−9.64' L)   | 6987.14  |
| 2                     | MATCH EX ±      | HAY CREEK ACCESS | 1+31.15 (−122.83' L) | 6986.41  |

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



N.T.S.  
ROAD CLASSIFICATION: PRIVATE, RURAL  
GRAVEL LOCAL  
DESIGN SPEED: 15 MPH

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 PLAN SPECIFICATIONS. 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 AM NOT PROVIDING ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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HIDDEN CREEK ESTATES

STREET IMPROVEMENT PLAN

DESIGN: NQJ  
REVIEW: REB  
DATE: 07/24/2026

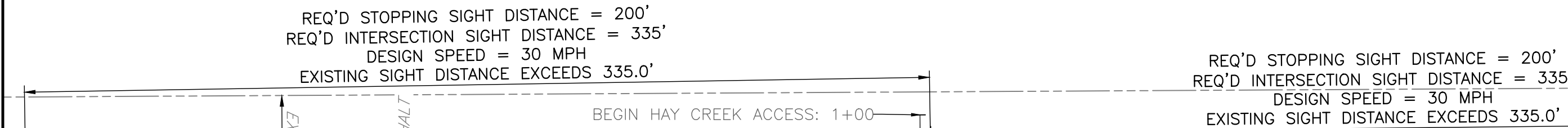
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V-SCALE: 1" = 4'

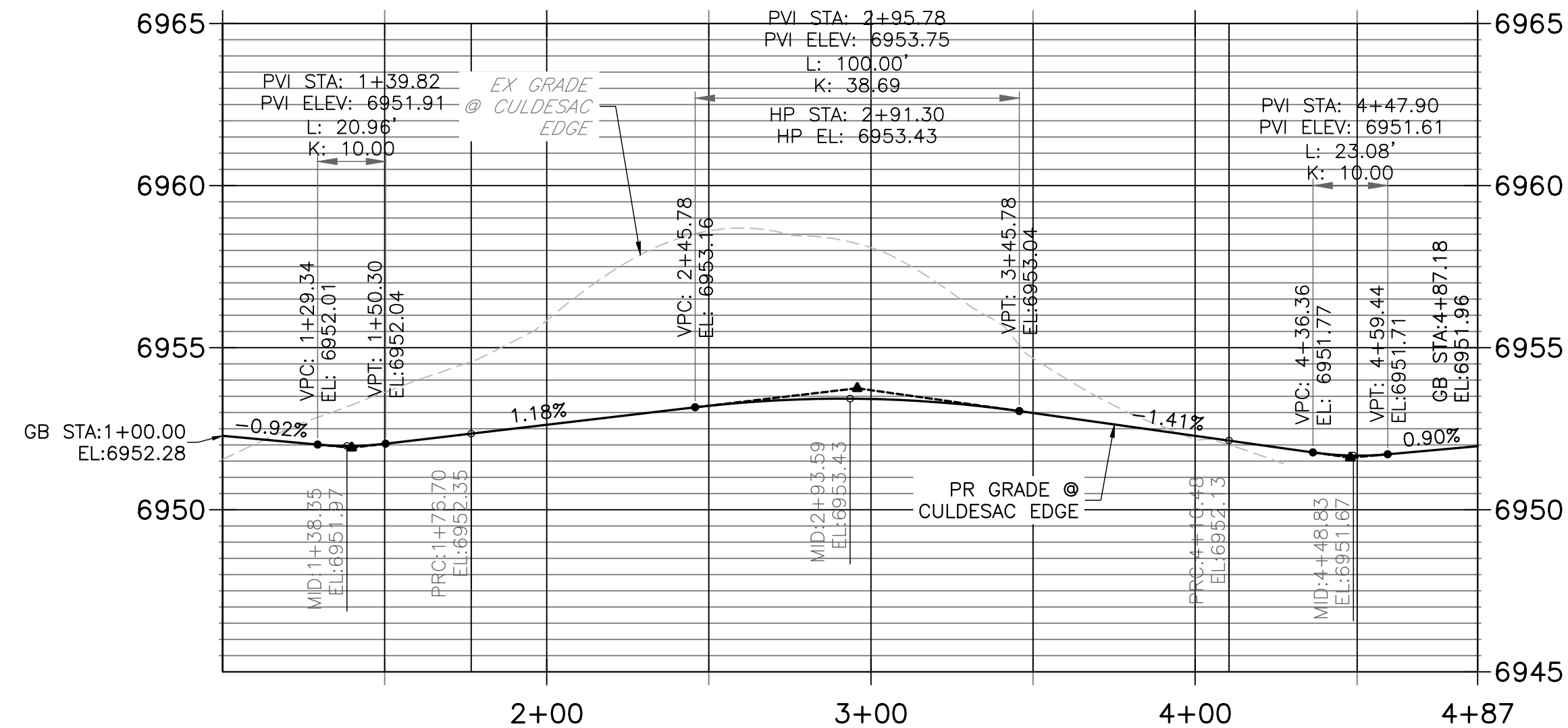
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3 OF 9





Know what's **below**.  
**Call** before you dig.



N.T.S.  
ROAD CLASSIFICATION: PRIVATE, RURAL  
GRAVEL LOCAL  
DESIGN SPEED: 15 MPH

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 CONFORMANCE WITH THE LOCAL ORDINANCES, PLANS AND SPECIFICATIONS, WATER PLANS AND SPECIFICATIONS, DRAINAGE PLANS AND SPECIFICATIONS, AND WATER PLANS AND SPECIFICATIONS. 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 NEGLIGENCE, ERRORS OR OMISSIONS ON ANY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

NICHOLAS Q. JUNKERST, PE  
530.391.7635 - NUDKERST@ALLTERRAINENG.COM

RYAN E. BURNS, PE  
203.577.8656 - RBURNS@ALLTERRAINENG.COM

JAMES.GOLDWEST@GMAIL.COM

DESIGNATED BY WRITING  
AUTHORIZATION.

JOB NO: 24008      LOCATION: EPC

STREET IMPROVEMENT PLAN

H-SCALE: 1" = 40'

V-SCALE: 1" = 4'

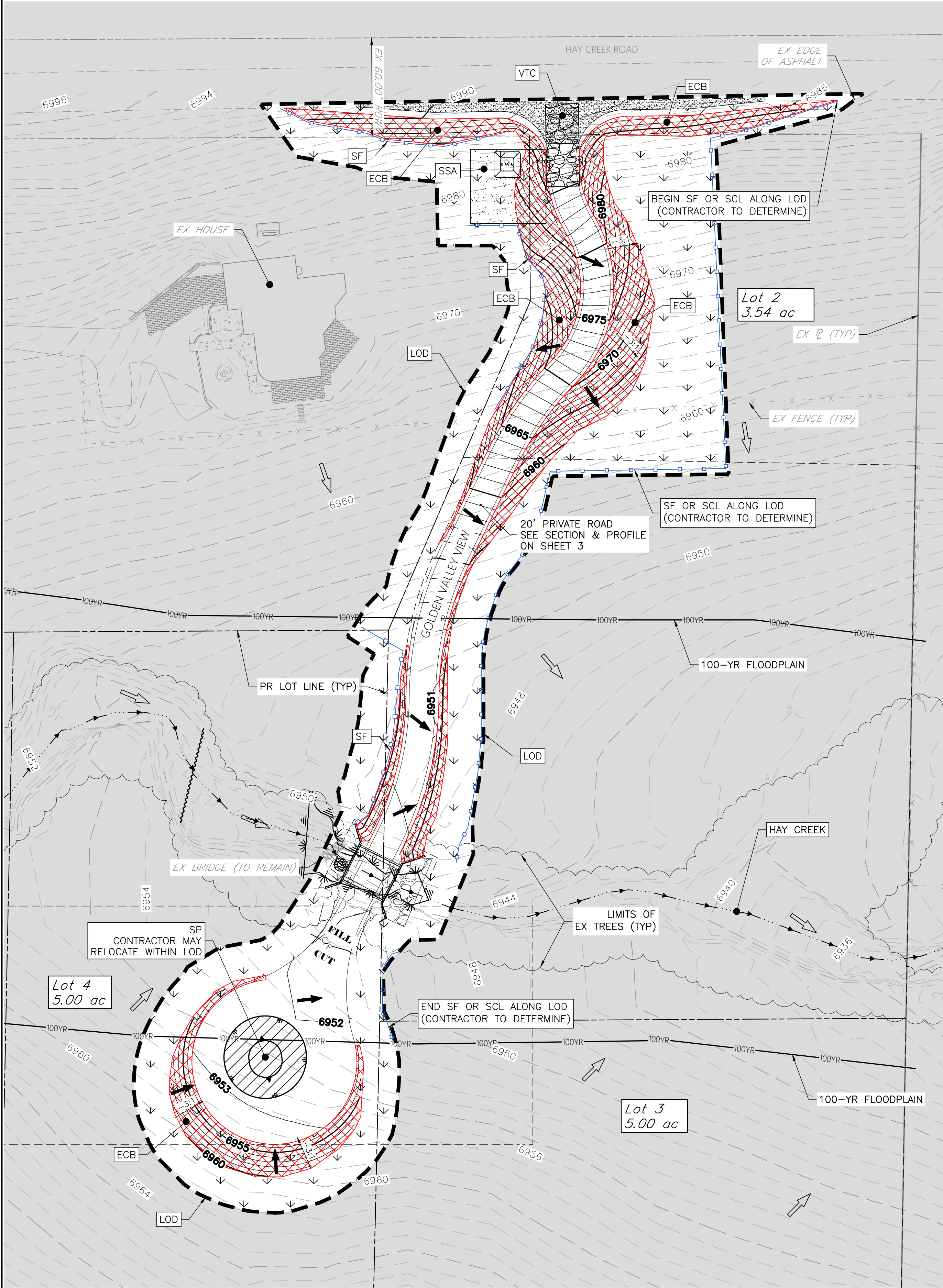
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THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR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



#### GRADING AND EROSION CONTROL PLAN NOTES:

1. TOTAL DISTURBANCE AREA ~ 2 AC
2. INITIAL & INTERIM TEMPORARY CONSTRUCTION CONTROL MEASURES (TCM) SHALL REMAIN THROUGH THE FINAL PHASE.
3. ALL AREAS DISTURBED DURING CONSTRUCTION, OUTSIDE OF THE PROPOSED ROADWAY, MUST BE SEEDED AND STABILIZED FOLLOWING CONSTRUCTION ACTIVITY.
4. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES W/ APPROXIMATELY 70% COVERAGE.

#### INITIAL PHASE TCM:

- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA
- SILT FENCE/SEDIMENT CONTROL LOG

#### INTERIM PHASE TCM:

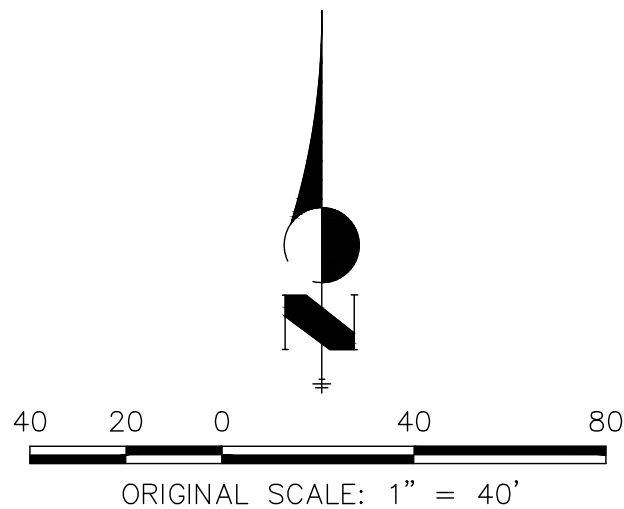
- EROSION CONTROL BLANKET
- CULVERT INLET PROTECTION

#### FINAL PHASE TCM:

- SEEDING AND MULCHING
- REMOVE ALL TEMPORARY BMP'S UPON FINAL STABILIZATION

#### GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- EX FLOW DIRECTION
- PR FLOW DIRECTION
- SEDIMENT CONTROL LOG
- DIVERSION DITCH
- SILT FENCE
- CUT/FILL BOUNDARY
- LIMITS OF DISTURBANCE/CONSTRUCTION
- STABILIZED STAGING AREA
- STOCKPILE PROTECTION
- VEHICLE TRACKING CONTROL
- SEEDING & MULCHING
- EROSION CONTROL BLANKET
- DO NOT DISTURB



#### ENGINEER'S STATEMENT

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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  
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APPROPRIATE REVIEWING  
AGENCIES, ALL TERRAIN  
ENGINEERING APPROVES THEIR  
USE ONLY FOR THE PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

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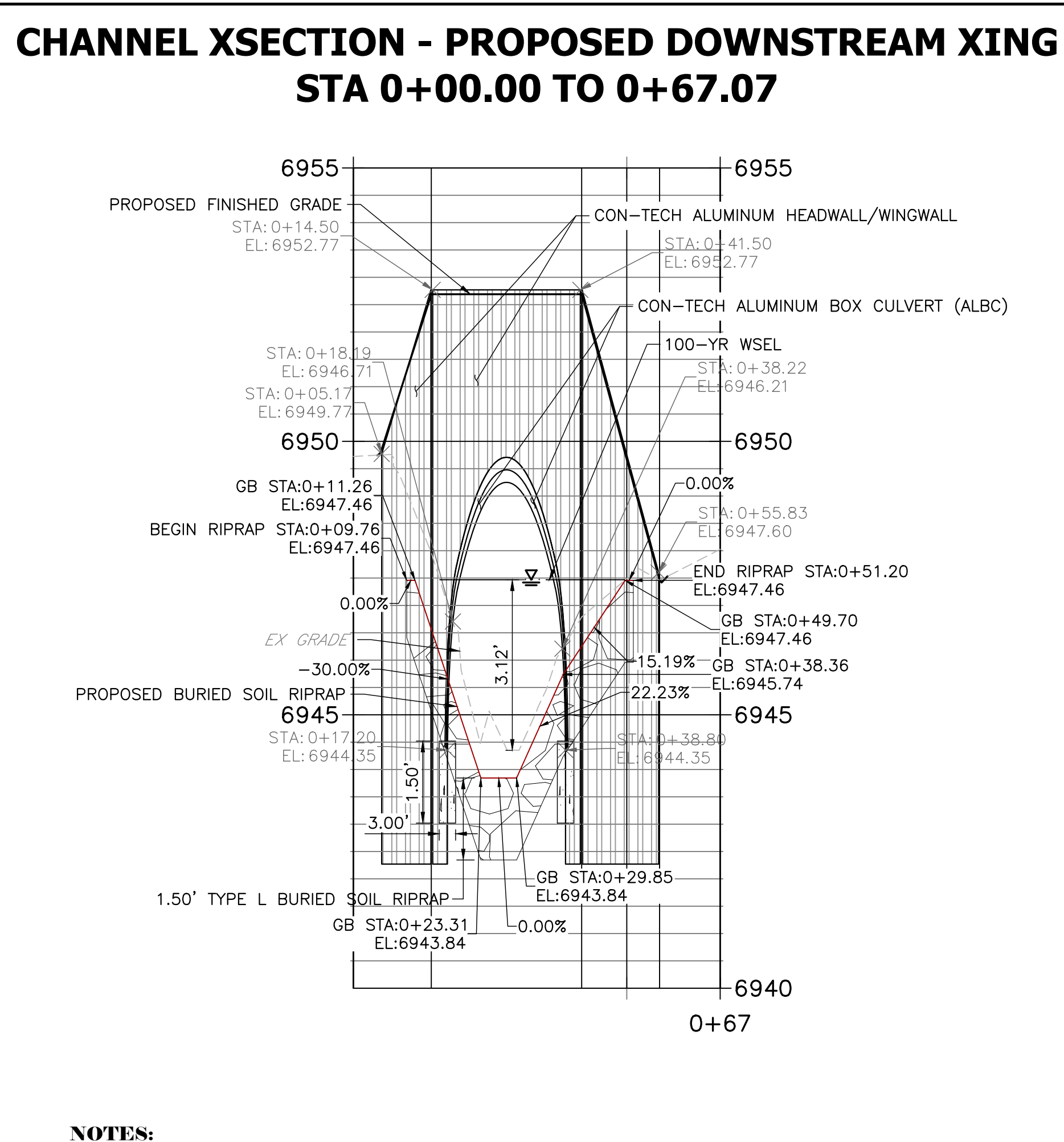
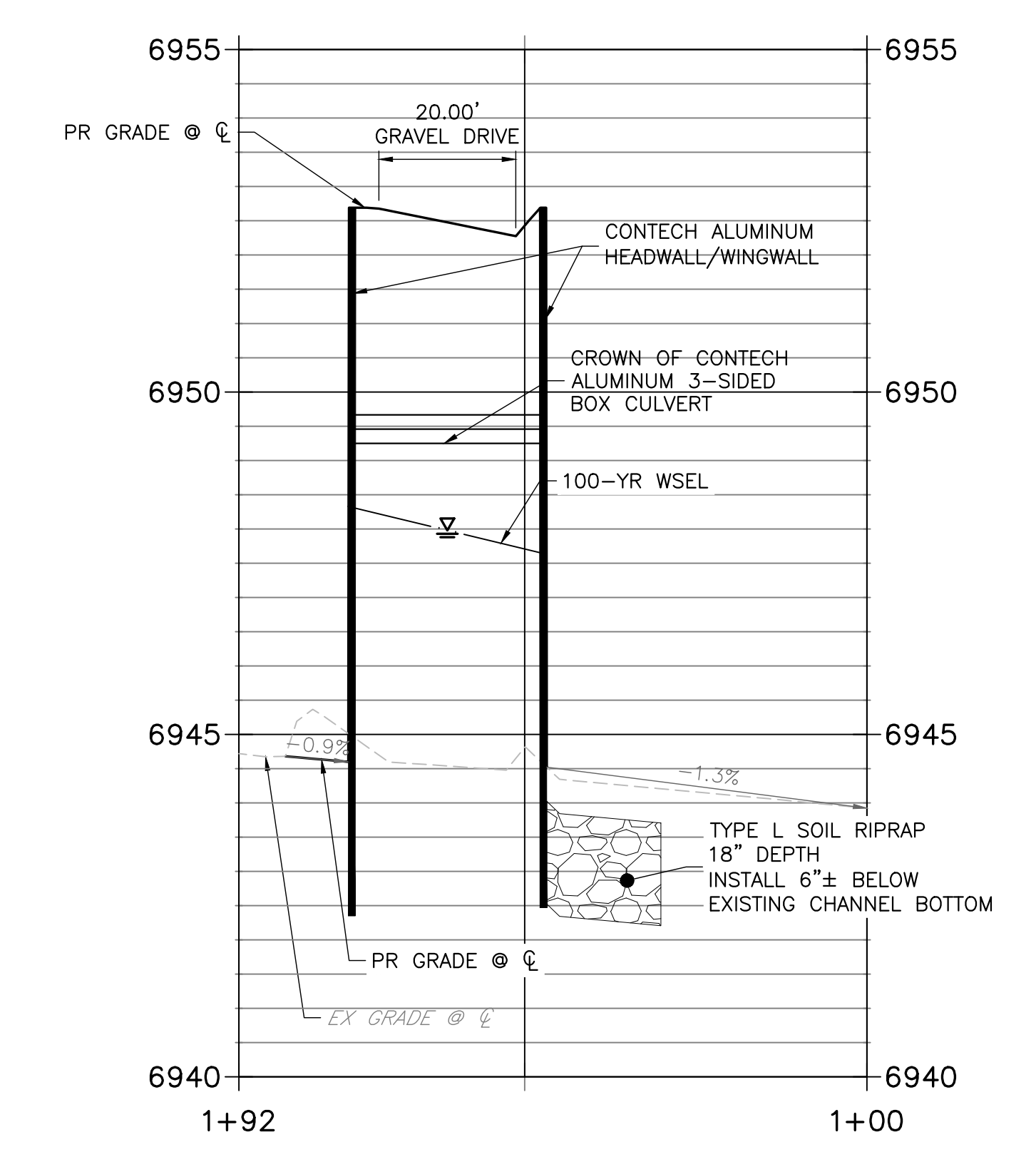
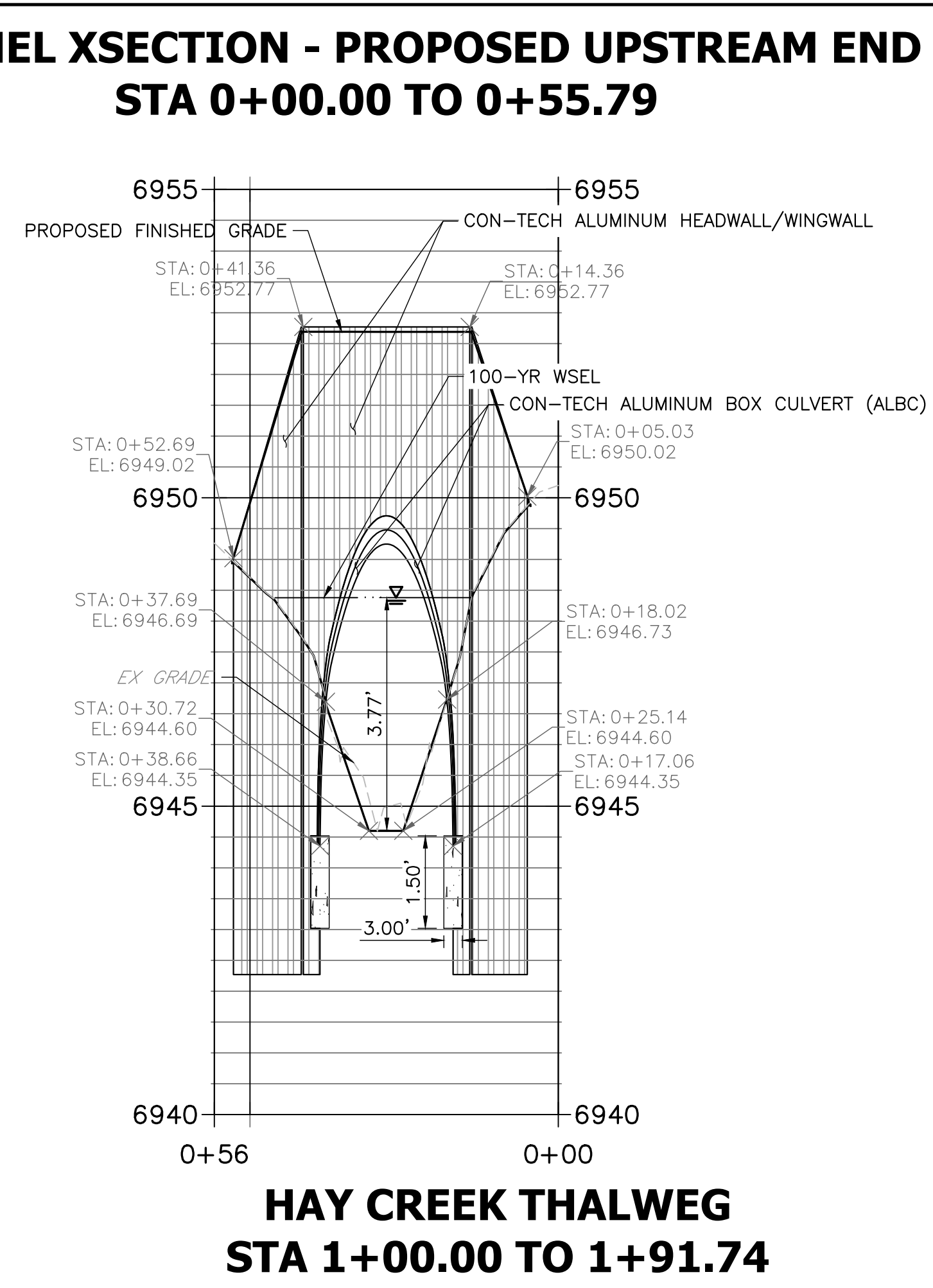
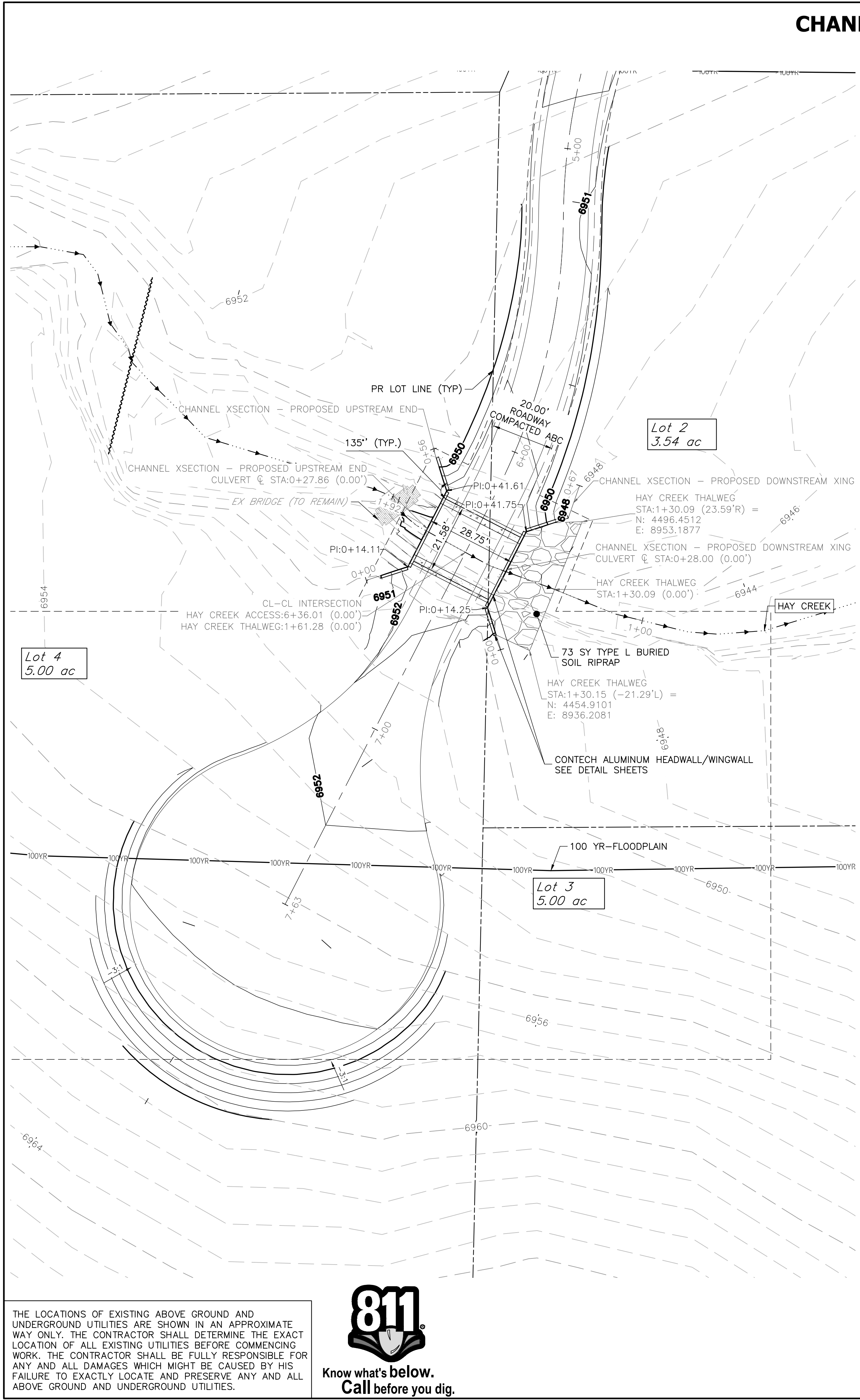
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| HIDDEN CREEK ESTATES | INITIAL-FINAL GEC PLAN |
|----------------------|------------------------|

DESIGN: NQJ  
REVIEW: REB  
DATE: 07/24/2026  
H-SCALE: 1" = 40'  
V-SCALE: 1" = 4'

SHEET  
5 OF 9

NICHOLAS Q. JOKERST, P.E.  
59273  
ALL TERRAIN ENGINEERING, LLC  
2015778888 - 800-808-8088





- NOTES:**
- SEE "DY064956 HAY CREEK CROSSING RBCB ALTERNATE" PLANS FOR ALBC ALUMINUM BOX CULVERT DETAILS AND SPECIFICATIONS.
  - ALL WORK RELATED TO THE INSTALLATION OF THE ALBC, HEADWALLS, & WINGWALLS INCLUDING EARTHWORK, BACKFILL, AND EMBANKMENT MUST BE COMPLETED IN ACCORDANCE WITH THE "DY064956 HAY CREEK CROSSING RBCB ALTERNATE" & THE "SOILS & GEOLOGY STUDY HAY CREEK ROAD LOTS 1-6" BY RMG.
  - THE CONTECH ALUMINUM BOX CULVERT SHALL BE DESIGNED TO MEET THE LOADING CRITERIA SPECIFIED WITHIN THE CURRENT ENGINEERING CRITERIA MANUAL. FINAL CONSTRUCTION AND FOUNDATION DETAILS FOR THE CONTECH BOX CULVERT SHALL BE PROVIDED TO EL PASO COUNTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR PLAT RECORDATION, WHICHEVER COMES FIRST.
  - CONTECH ALUMINUM BOX CULVERT AND FOUNDATIONS HAVE BEEN DESIGNED TO ACCOMMODATE THE HEAVIEST FIRE SERVICE VEHICLE THAT TRI LAKES MONUMENT FIRE PROTECTION DISTRICT UTILIZES: 82,000 LBS.

**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.

**DESIGN:** NQJ  
**REVIEW:** REB  
**DATE:** 07/24/2026  
**H-SCALE:** 1" = 20'  
**V-SCALE:** 1" = 2'

**811**  
Know what's below.  
Call before you dig.

**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.**

**JOB NO:** 24008  
**LOCATION:** EPC  
**REV DESCRIPTION**  

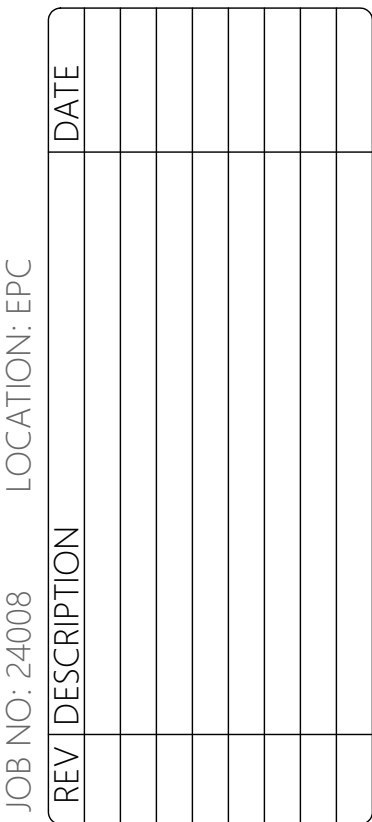
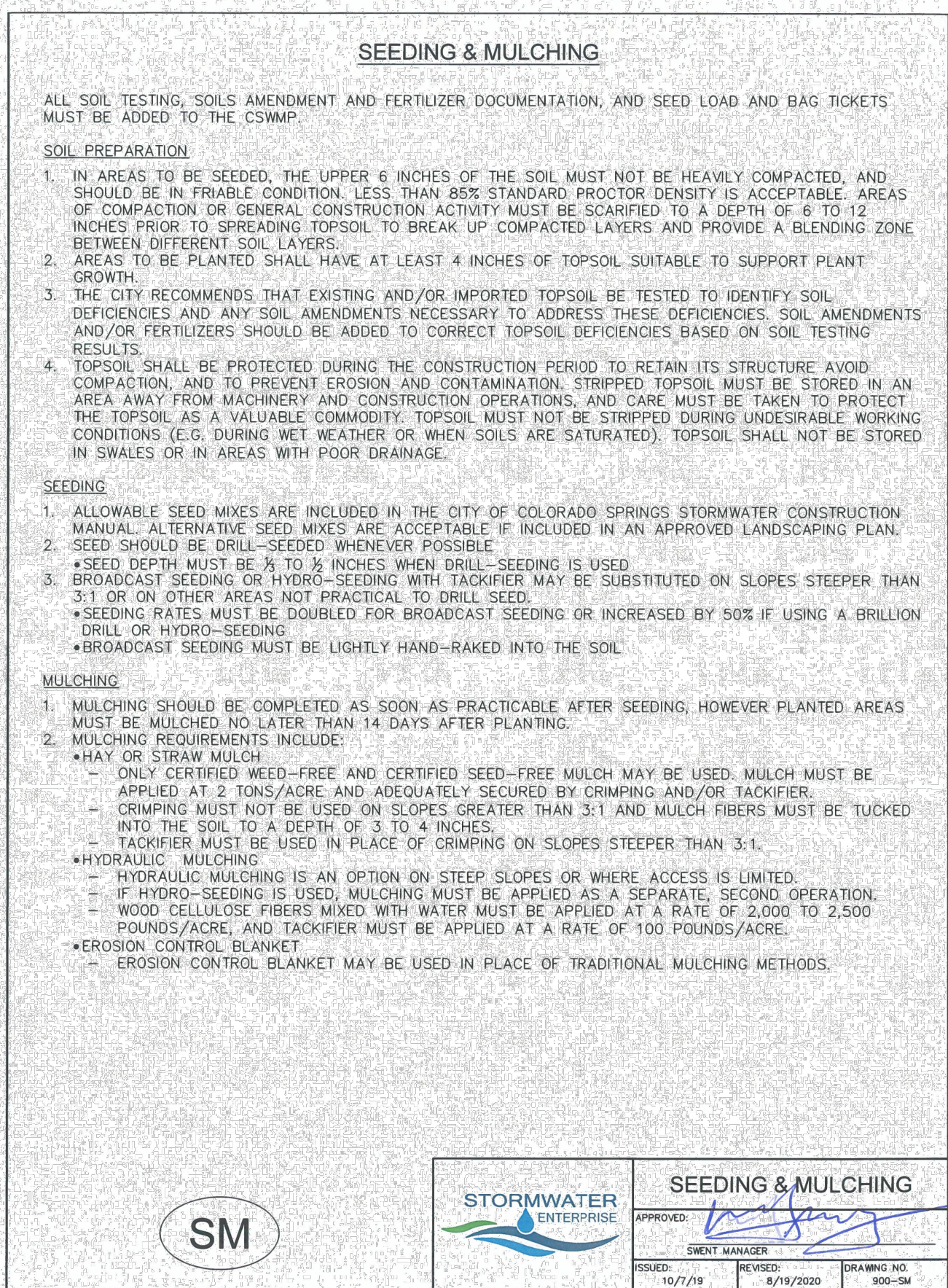
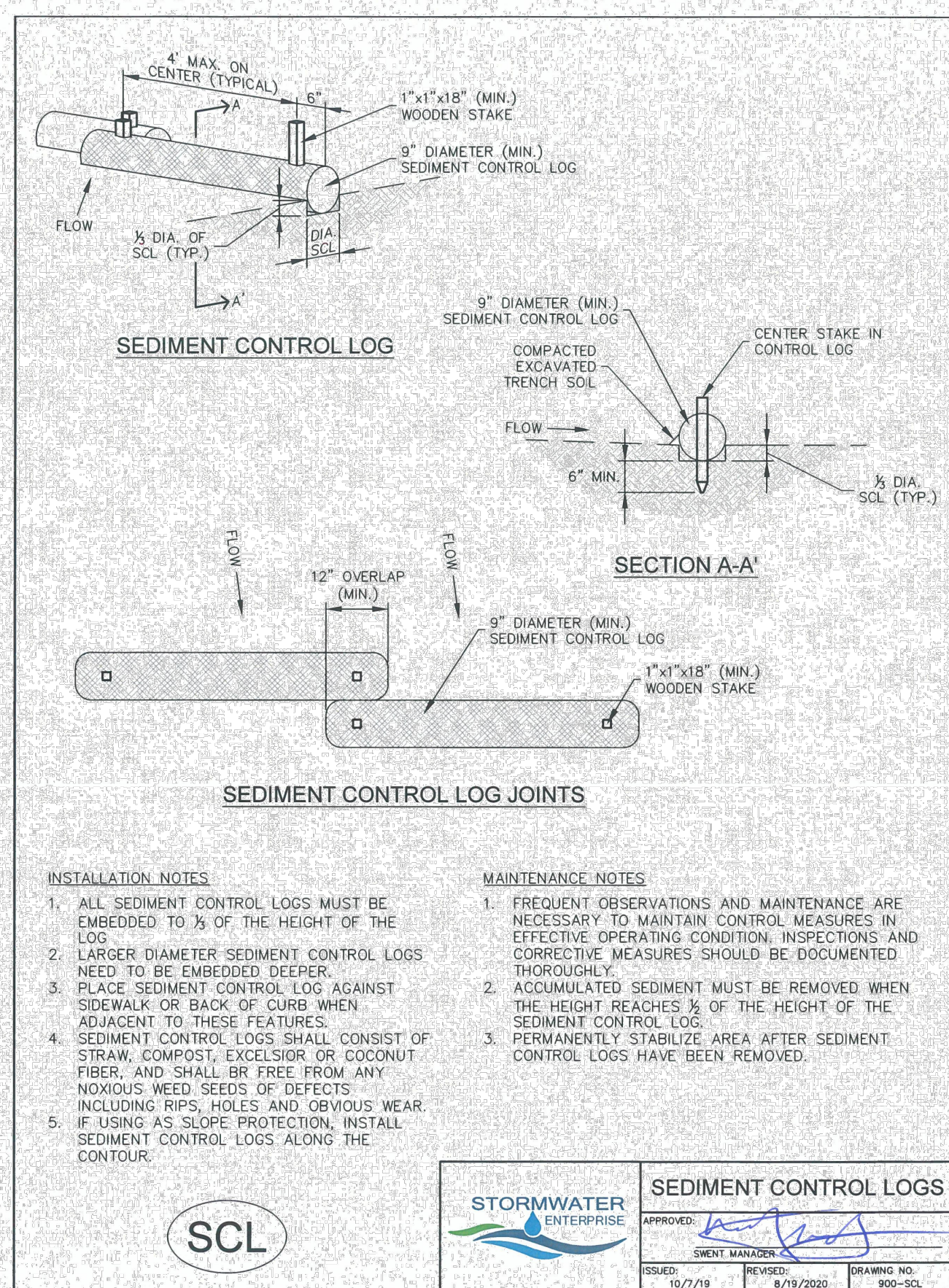
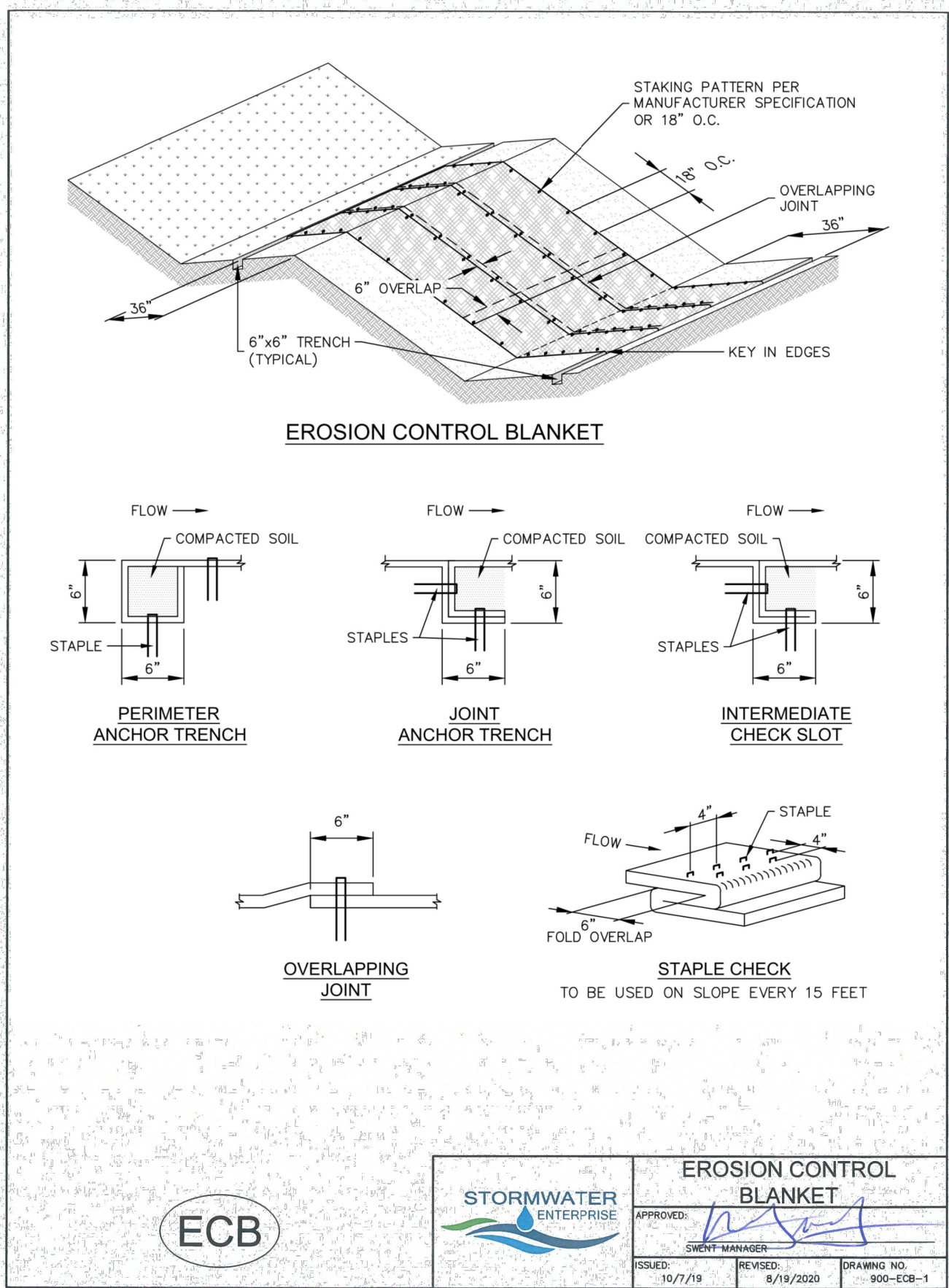
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**HIDDEN CREEK ESTATES**  
**STORM SEWER PLAN & PROFILE**

**DESIGN:** NQJ  
**REVIEW:** REB  
**DATE:** 07/24/2026  
**H-SCALE:** 1" = 20'  
**V-SCALE:** 1" = 2'

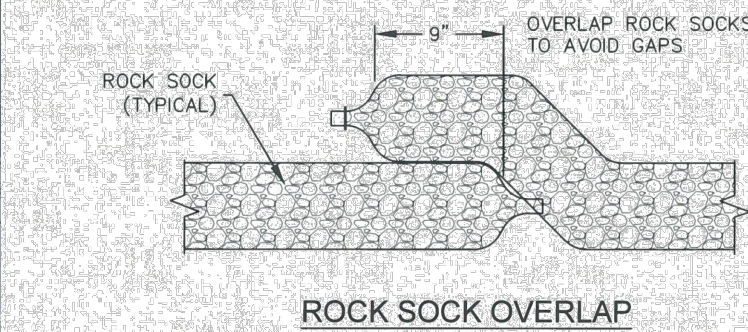
**SHEET**  
6 OF 9







| INSTALLATION NOTES                                                                                                                                                                                                                                                                                                                                                                            | MAINTENANCE NOTES                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.                                                                                                                                                                                                                                                                                                | 1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  |
| 2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR INCLUSIONS GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.                                                                                                                                                                                     | 2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST). |
| 3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.                                                                                                                                                                                                                                                                            | 3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.                                                                                      |
| 4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.                                                                                                                                                                                                                                                                                                                                                 | 4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.                                                                                                                                 |
| 5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES, DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION. |                                                                                                                                                                                             |

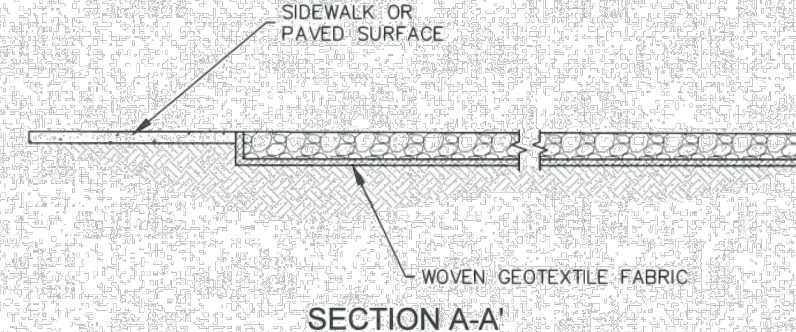


**INSTALLATION NOTES:**

1. CRUSHED ROCK SHALL BE BETWEEN MAX.  $\frac{1}{2}$ " (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN.  $\frac{3}{4}$ " CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING 'HOG RINGS' OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

### MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES  $\frac{1}{2}$  OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.



### INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

### MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROCKS, RUMPS, AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.



|                                                                                             |                       |                          |
|---------------------------------------------------------------------------------------------|-----------------------|--------------------------|
| <h1 style="text-align: center;">TEMPORARY<br/>SEDIMENT BASIN</h1>                           |                       |                          |
| APPROVED:  |                       |                          |
| SWENT MANAGER                                                                               |                       |                          |
| ISSUED:<br>10/7/19                                                                          | REVISED:<br>8/19/2020 | DRAWING NO.<br>900-TSB-2 |



|                                                                                               |                       |                       |
|-----------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| <h1 style="text-align: center;">ROCK SOCK</h1>                                                |                       |                       |
| APPROVED:  |                       |                       |
| SWENT MANAGER                                                                                 |                       |                       |
| ISSUED:<br>10/7/18                                                                            | REVISED:<br>8/19/2020 | DRAWING NO.<br>900-RS |



|                                                                                               |                       |                        |
|-----------------------------------------------------------------------------------------------|-----------------------|------------------------|
| VEHICLE TRACKING<br>CONTROL                                                                   |                       |                        |
| APPROVED:  |                       |                        |
| SWEET MANAGER                                                                                 |                       |                        |
| ISSUED:<br>10/7/19                                                                            | REVISED:<br>8/19/2020 | DRAWING NO.<br>900-VTC |



