

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.

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

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

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILE 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, THESE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER P.E.

DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

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

PREPARED FOR:

PREPARED FOR:
3405 HAY CREEK, LLC
3405 HAY CREEK
COLORADO SPRINGS, CO 80921
ATTN: JAMIE HULL
(719) 331-6121

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.

B NO: 24008 LOCATION: EPC

[illegible]

HIDDEN CREEK ESTATES

COVER SHEET

DESIGN: NQJ
REVIEW: REB
DATE: 08/22/2026

H-SCALE: 1" = 1000'

V-SCALE: N/A

SHEET

1 OF 9

[illegible]

	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 - - X - - X - -
SOUNDWALL	- □ - - □ - - □ - - □ - - □ - -	- □ - - □ - - □ - - □ - - □ - -
DEMO	=====	=====
GRAVEL		
RIPRAP		
DIRT		
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	— V — V — V — V — V —	— V — V — V — V — V —
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 — 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 ELECTRIC	— 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 —
STORM PIPE	— — — — —	— ● — — — —
HGL MINOR	— — — — —	— — — — —
HGL MAJOR	— — — — —	— — — — —

[illegible]

	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		

	EXISTING	PROPOSED
TREE — CONIFEROUS		
TREE — DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

	EXISTING	PROPOSED
SANITARY		
LINE MARKER	Mkr San ^o	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE		

LINE	MARKER	Mkr	W ^o
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°	
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. NOTWITHSTANDING ANYTHING DEPICED IN THESE PLANS OR WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO EROSION, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE EROSION ADVISORY BOARD EL CODE STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL AND THE EROSION CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, APPROVED, AND IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR STORM DRAINAGE CONSTRUCTION SHALL BE INITIATED UNTIL THE MEETING HAS BEEN COMPLETED. THE MEETING MUST BE INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE EGM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO DISTURBED AREAS. CONTROL MEASURES FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW OR ONE OR MORE CCMs TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION AND FLOW CONDITIONS (E.G. SHEET OR CONCENTRATED FLOW).
4. ALL CCMs SHALL MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER SHALL MONITOR THE EFFECTIVENESS OF CCMs AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMs ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMs.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE AND BE ACCESSIBLE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START-UP CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMs OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES OR WHEN CCMs ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF ALL CHANGES TO THE SWMP.
7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND 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 AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MINIMIZING EROSION AND SEDIMENTATION, THE PERMIT HOLDER(S) SHALL PREVENT ANY RUNOFF OF RAINFALL OR SURFACE WATER (UNLESS UNFEASIBLE AND APPROVED). THE PERMIT HOLDER(S) MUST INSTALL CCMs UPGRADIENT OF THE VEGETATIVE BUFFER.
8. 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.
9. EROSION CONTROL FENCING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROL MEASURE (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G. TRACKING PAD) AND MAY BE USED ON A NON-STRUCTURAL CONTROL MEASURE (E.G. SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMs SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF ANY PERMANENT EROSION MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMs WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMs SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMs WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCMs. AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMs AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE.
15. 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 70 PERCENT OF THE DISTURBED AREA LEVEL OR HAVE AN EQUIVALENT PERMANENT STABILIZATION METHOD IS IMPLEMENTED.
16. ALL TEMPORARY SEDIMENT CONTROL MEASURES MUST BE REMOVED IMMEDIATELY BEFORE PERMIT CLOSURE.
17. 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.
18. CONSTRUCTION DEBRIS, INCLUDING 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.
19. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C00808000 WILL BE REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
21. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF THE SITE DEVELOPMENT.
22. 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.
23. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN EROSION CONTROL PLAN THAT PROVIDES FOR PROPER UTILIZATION ON SPECIFIC CONDITIONS AND FOR DISTURBANCES.
24. BULK STORAGE (I.E. INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT 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.
25. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS OBTAINED FROM THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
26. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT THE DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
27. A CONFLICT MUST BE ENTERED AT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
28. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
29. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, C, CRS) AND THE "CLEAN WATER ACT" AND THEIR AGENTS SHALL ADDITIONALLY COMPLY WITH THE REQUIREMENTS OF THE "DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL" AND ANY APPLICABLE LOCAL AND FEDERAL PERMITS THAT MAY BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
30. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE PERMIT HOLDER(S) SHALL SUBMIT AN APPLICATION TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

3405 HAY CREEK
COLORADO SPRINGS, CO 80921
ATTN: JAMIE HULL

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.

JOB NO: 24008 LOCATION: EPC

[illegible]

HIDDEN CREEK ESTATES

LEGEND

DESIGN: NQJ
REVIEW: REB
DATE: 08/22/2026

H-SCALE: N/A

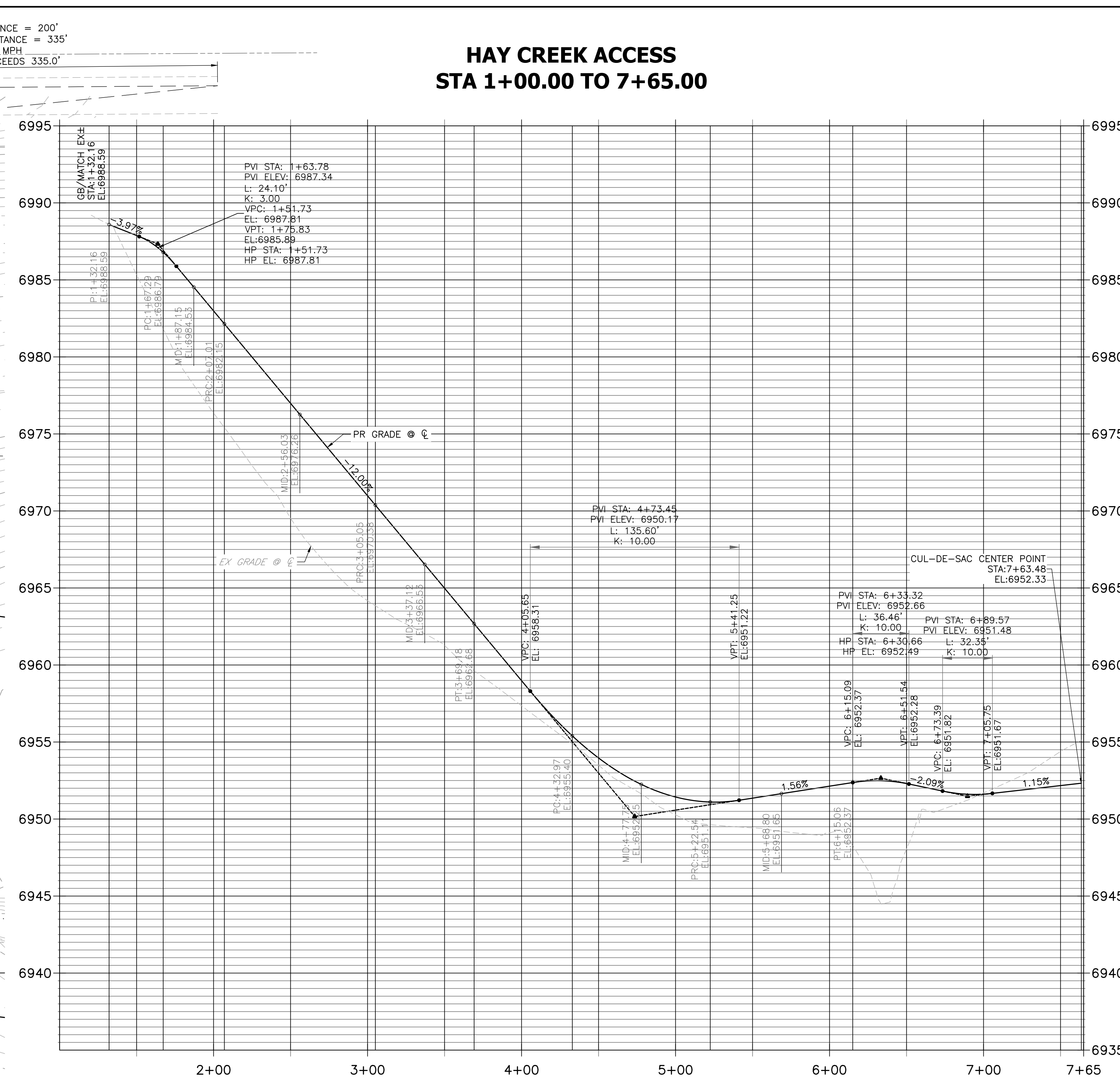
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SHEET

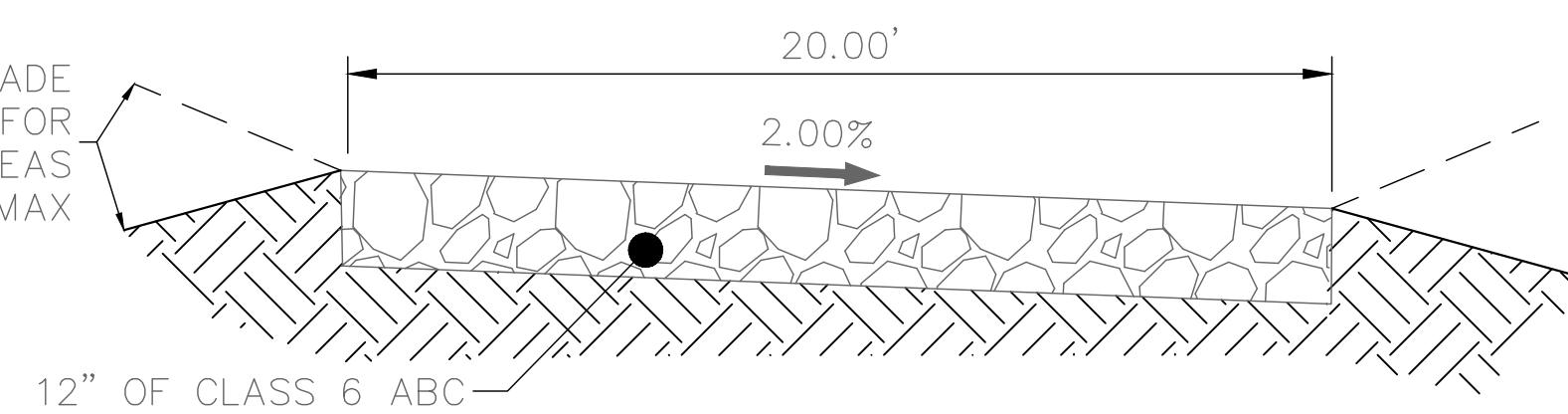
2 OF 9

NICHOLAS Q. JONKERST, PE
330 191 2615 - NUTTKERST@UTTERAINEPC.COM

RYAN E. BURNS, PE
203.577.2656 - PRUENCS@UTERRAINENG.COM



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



20' PRIVATE ROAD

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 COUNTY DRAINAGE, GRADING AND EROSION CONTROL 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.

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

HIDDEN CREEK ESTATES

STREET IMPROVEMENT PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 08/22/2026

H-SCALE: 1" = 40'
V-SCALE: 1" = 4'
SHEET

3 OF 9



RYAN E. BURNS, PE	NICHOLAS Q. JOKERST, PE
-------------------	-------------------------

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

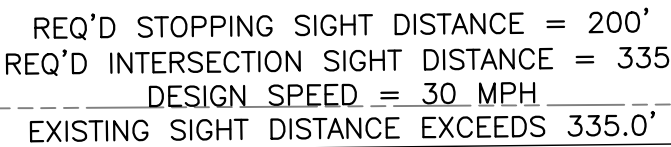
UNTIL SUCH TIME AS THESE
RAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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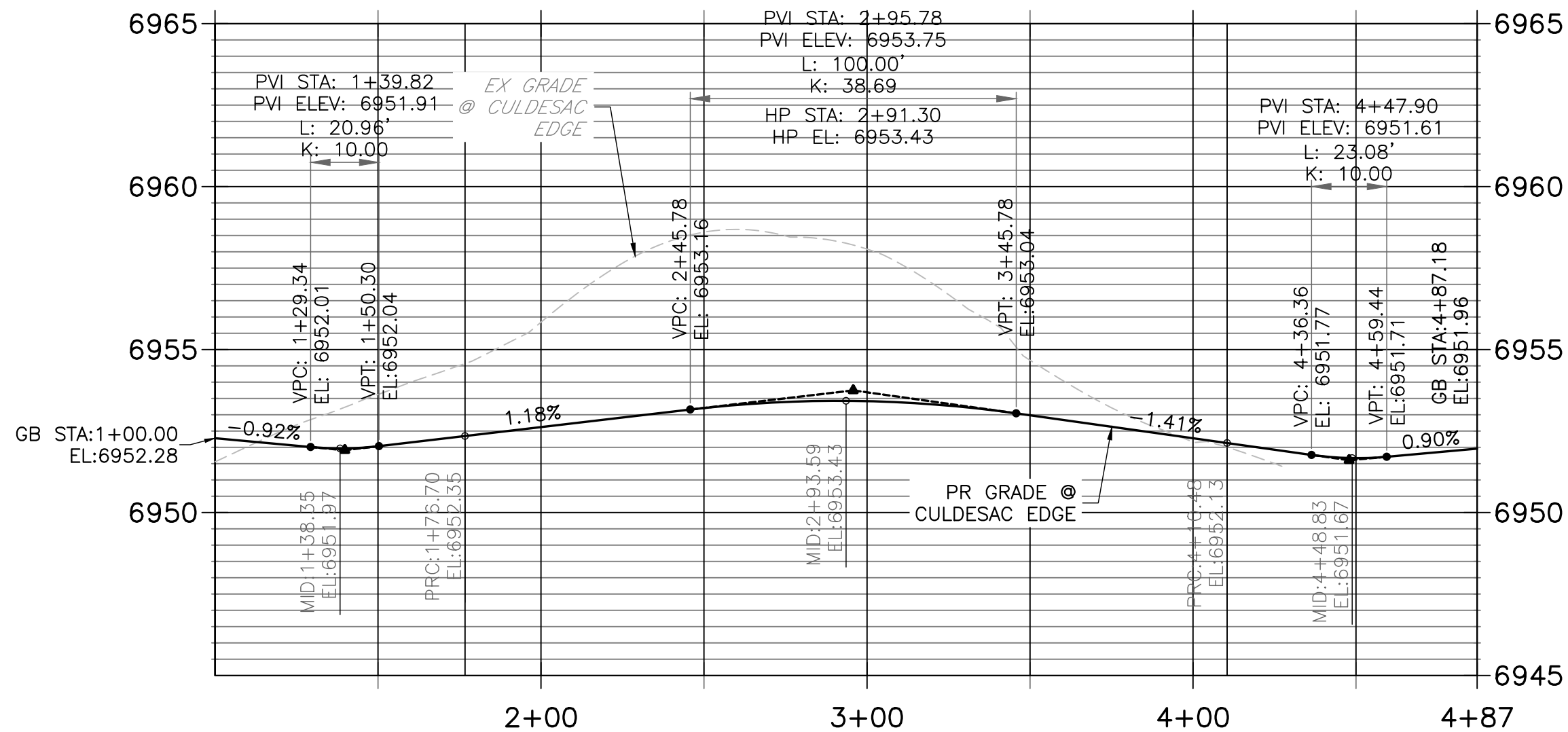
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



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



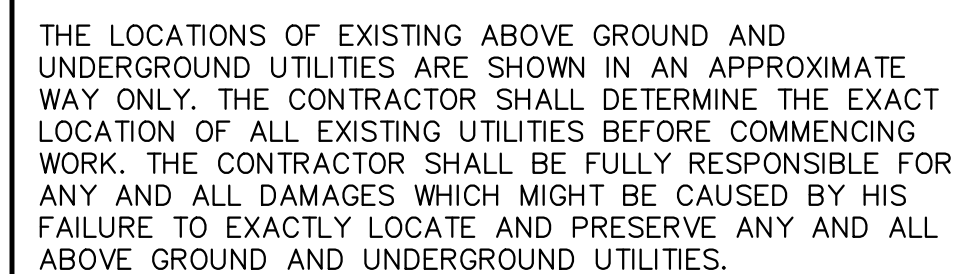
Know what's **below**.
Call before you dig.



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



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



Know what's **below**.
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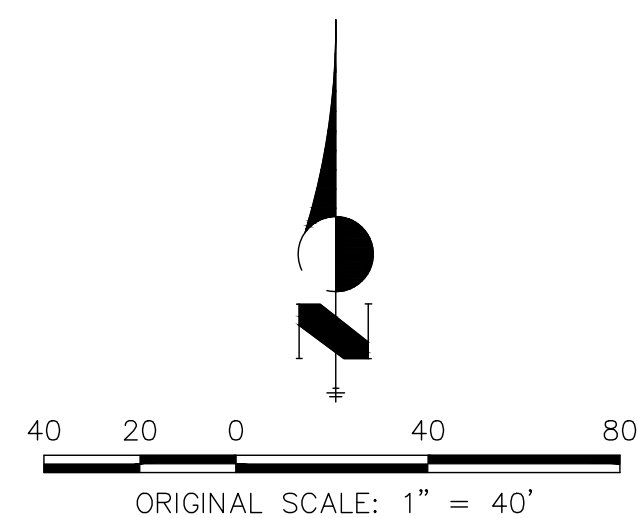
1. TOTAL DISTURBANCE AREA ~ 2.5 AC. IF TEMPORARY DISTURBANCES EXCEED THIS VALUE, QSM TO AMEND PLAN ACCORDINGLY.
2. INITIAL & INTERIM TEMPORARY CONSTRUCTION CONTROL MEASURES (TCM) SHALL REMAIN THROUGH THE FINAL PHASE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION, OUTSIDE OF THE PROPOSED ROADWAY, MUST BE SEEDED AND STABILIZED FOLLOWING CONSTRUCTION ACTIVITY.
5. SEED MIX ALTERNATIVES ARE PROVIDED ON SHEET 7.
CONTRACTOR/DEVELOPER MAY SELECT SEED MIX FOR APPLICATION IN UPLAND AND RIPARIAN AREAS TO MATCH EXISTING CONDITIONS.
6. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES W/ APPROXIMATELY 70% COVER.
7. IF DEWATERING IS REQUIRED FOR CULVERT & ROAD CONSTRUCTION, CONTRACTOR/QSM IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO DEWATERING ACTIVITIES. CONTRACTOR TO AMEND THE PLAN WITH NECESSARY DETAILS OR REQUEST UPDATE FROM ENGINEER OF RECORD.

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

- EROSION CONTROL BLANKET
- CULVERT INLET PROTECTION

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

	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



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. SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE CABLE 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. ACCORDING TO THE LIABILITY AND LIABILITY ASSUMED BY ANY CONTRACTOR, 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

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.

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HIDDEN CREEK ESTATES

INITIAL-FINAL GEC PLAN

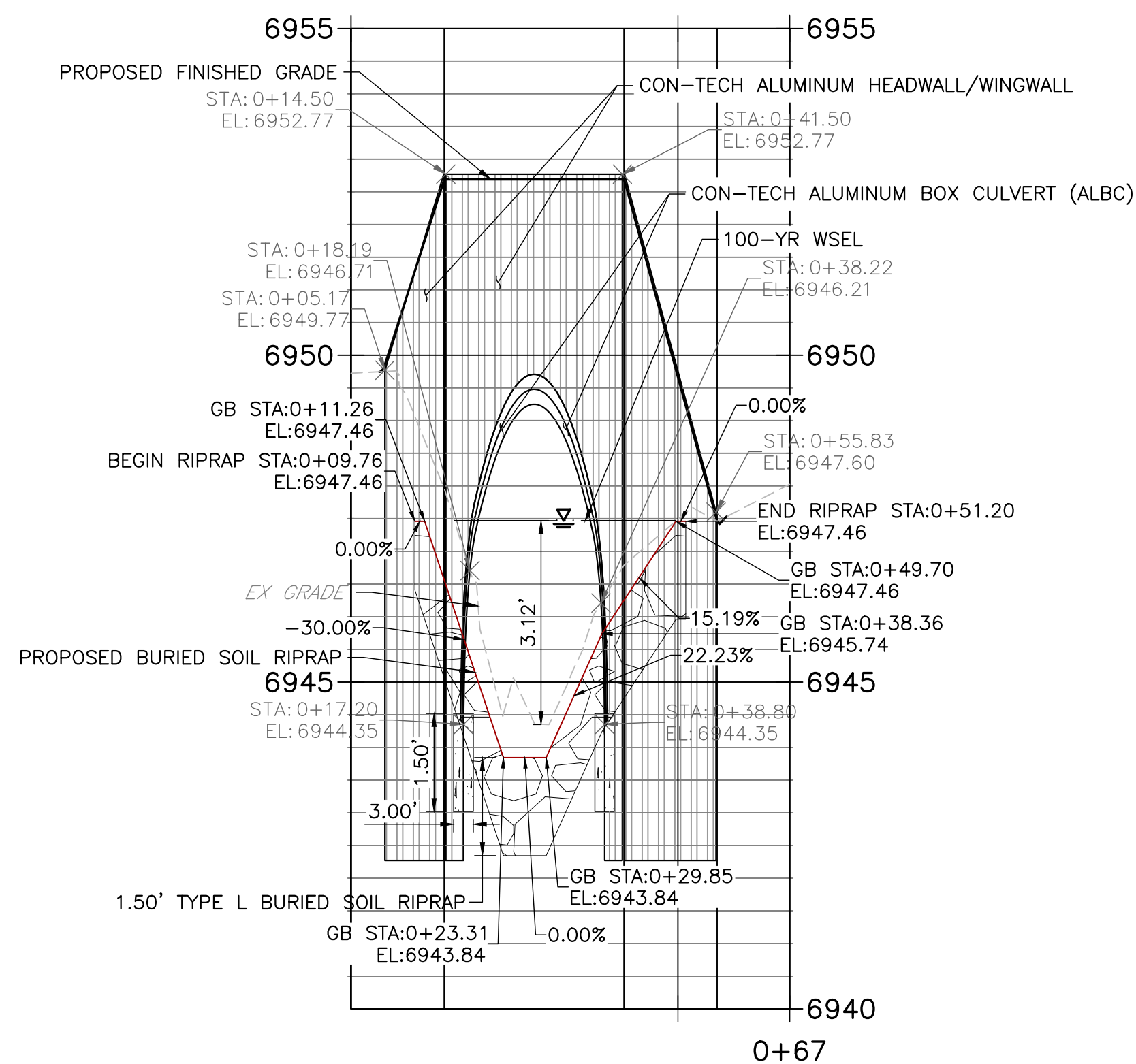
DESIGN: NQJ
REVIEW: REB
DATE: 08/22/2026

H-SCALE: 1" = 40'

V-SCALE: 1" = 4'

SHEET

CHANNEL XSECTION - PROPOSED DOWNSTREAM XING STA 0+00.00 TO 0+67.07



6955

20.00' GRAVEL DRIVE

PR GRADE @ ϕ

CONTECH ALUMINUM HEADWALL/WINGWALL

6950

CROWN OF CONTECH ALUMINUM 3-SIDED BOX CULVERT

100-YR WSEL

6945

+0.9%

-1.3%

PR GRADE @ ϕ

EX GRADE @ ϕ

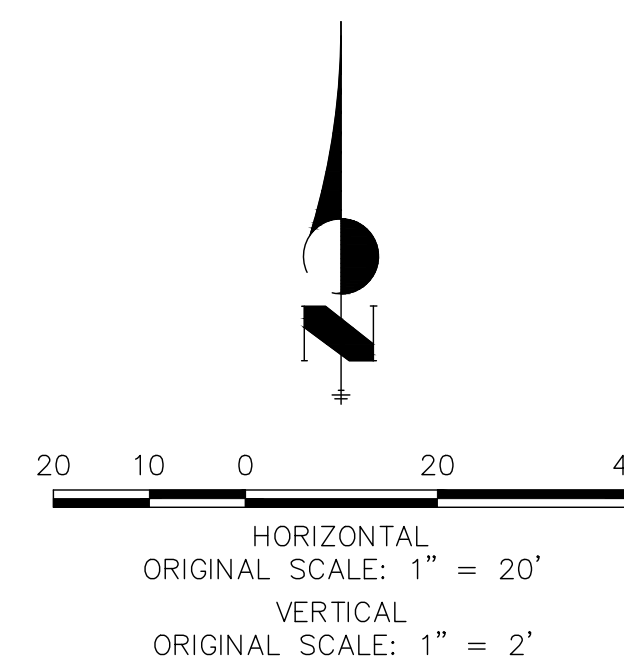
TYPE I SOIL RIPRAP
18" DEPTH
INSTALL 6"± BELOW
EXISTING CHANNEL BOTTOM

6940

1+92

1+00

1. SEE "DYO64956 HAY CREEK CROSSING RCBG ALTERNATE" PLANS FOR ALBC ALUMINUM BOX CULVERT DETAILS AND SPECIFICATIONS.
2. ALL WORK RELATED TO THE INSTALLATION OF THE ALBC, HEADWALLS, & WINGWALLS INCLUDING EARTHWORK, BACKFILL, AND EMBANKMENT MUST BE COMPLETED IN ACCORDANCE WITH THE "DYO64956 HAY CREEK CROSSING RCBG ALTERNATE" & THE "SOILS & GEOLOGY STUDY HAY CREEK ROAD LOTS 1-6" BY RMG.
3. 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.
4. 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.



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. SAID SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMANCE WITH THE CALIFORNIA WATER DRAINAGE PLANS AND MAINT. 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 FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL NEGLIGENCE, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Nick J. Kerst

 NICHOLAS Q. 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.



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

PREPARED FOR:
3405 HAY CREEK, LLC

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
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ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
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HIDDEN CREEK ESTATES

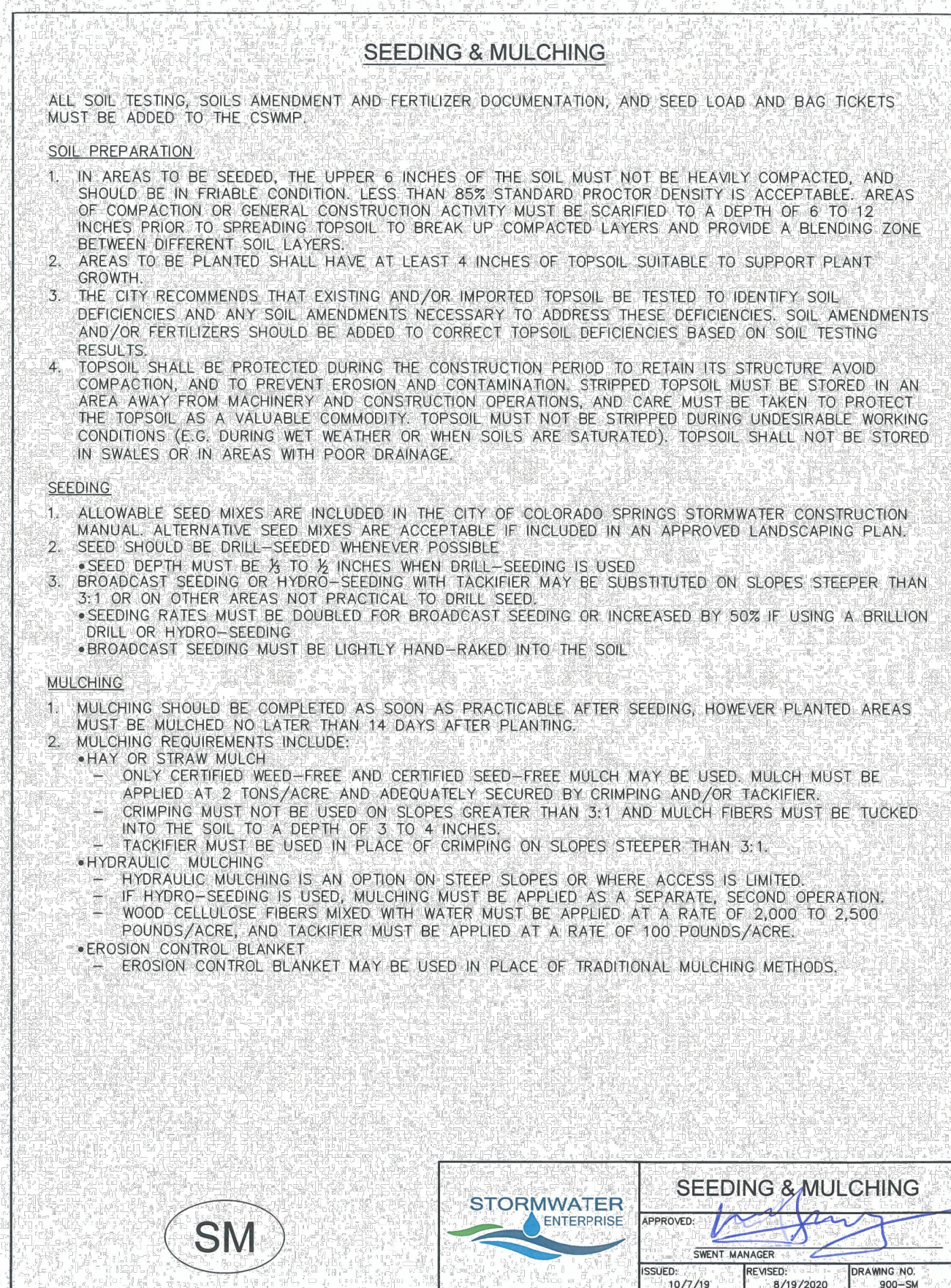
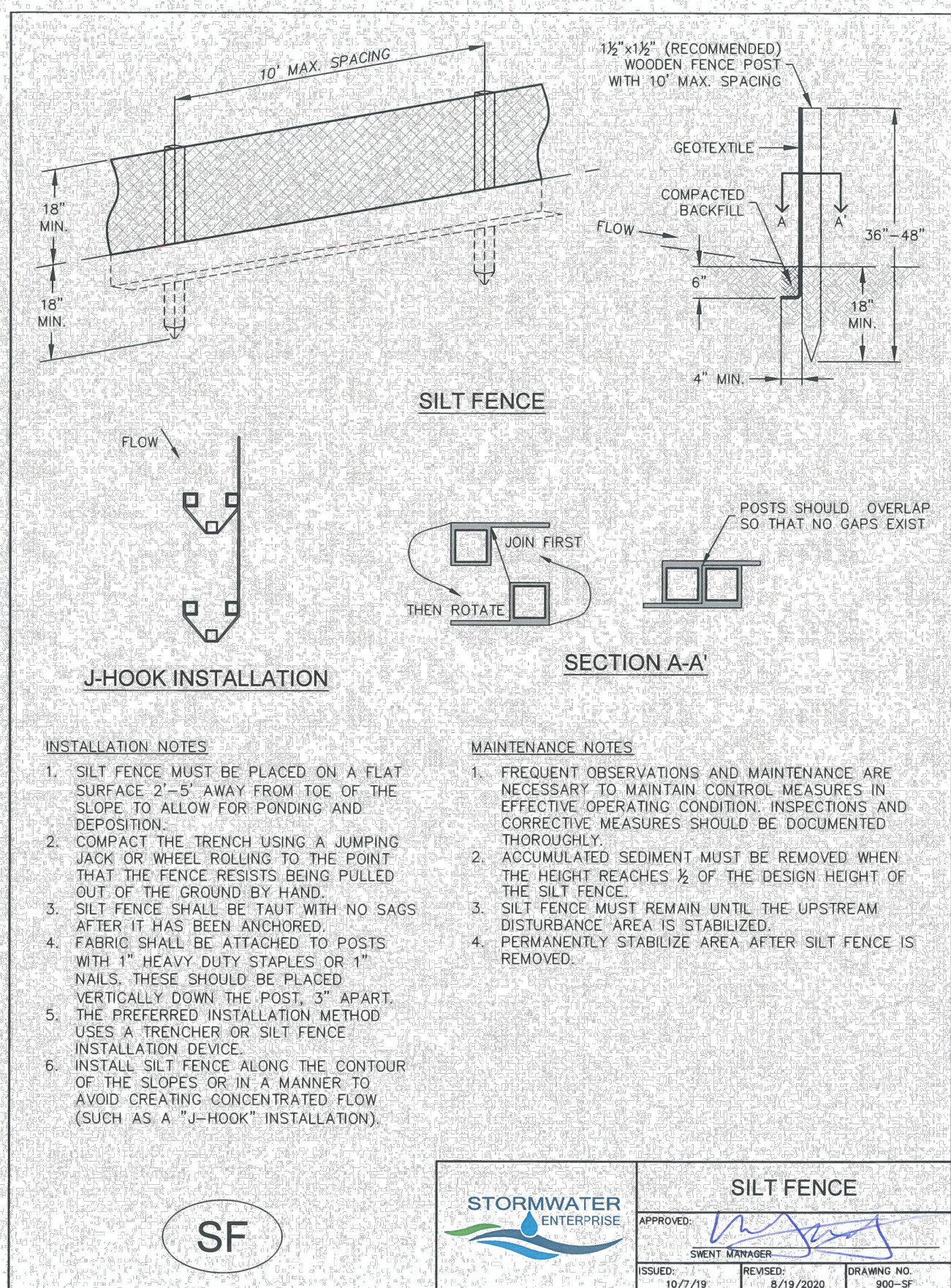
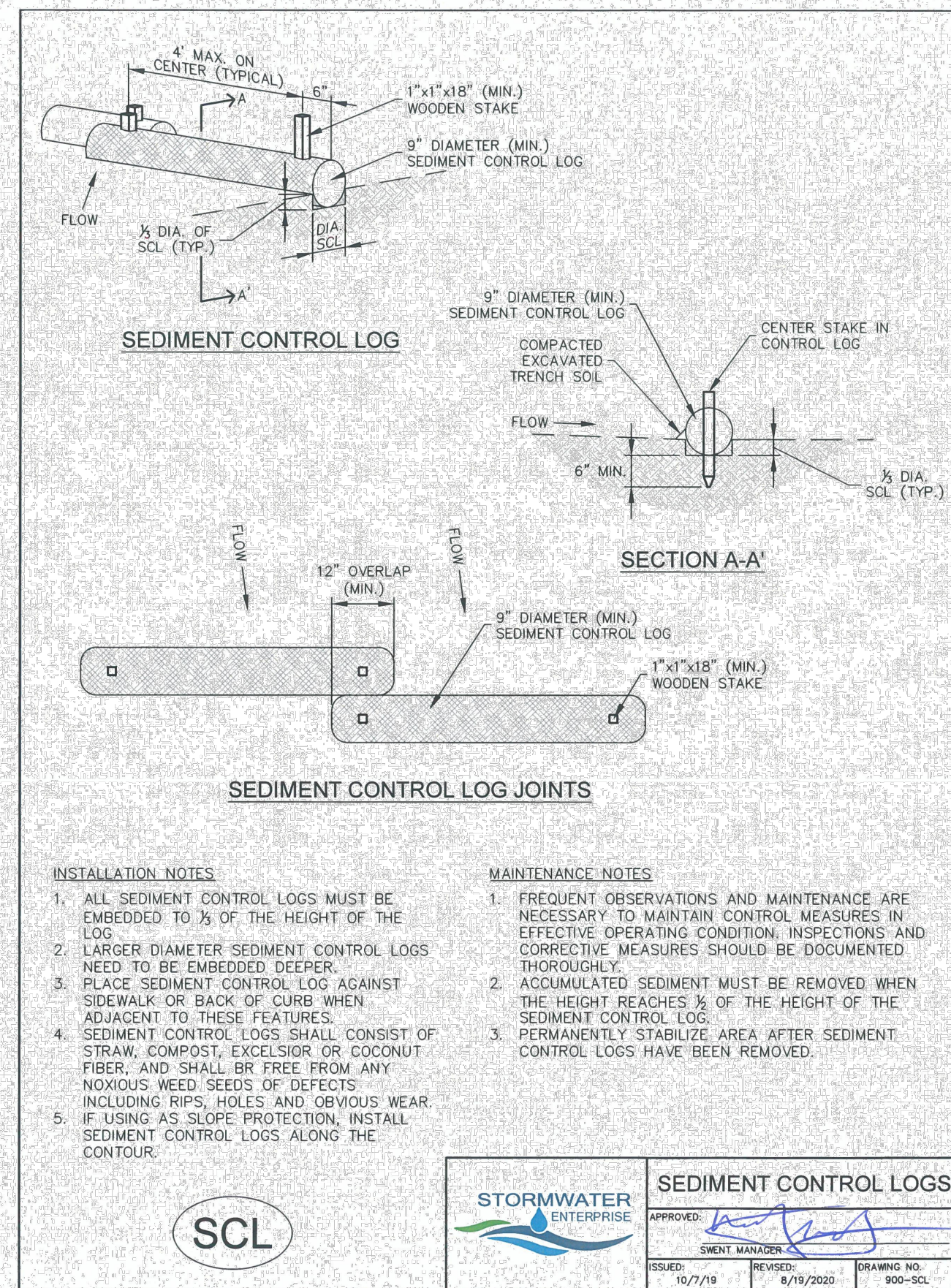
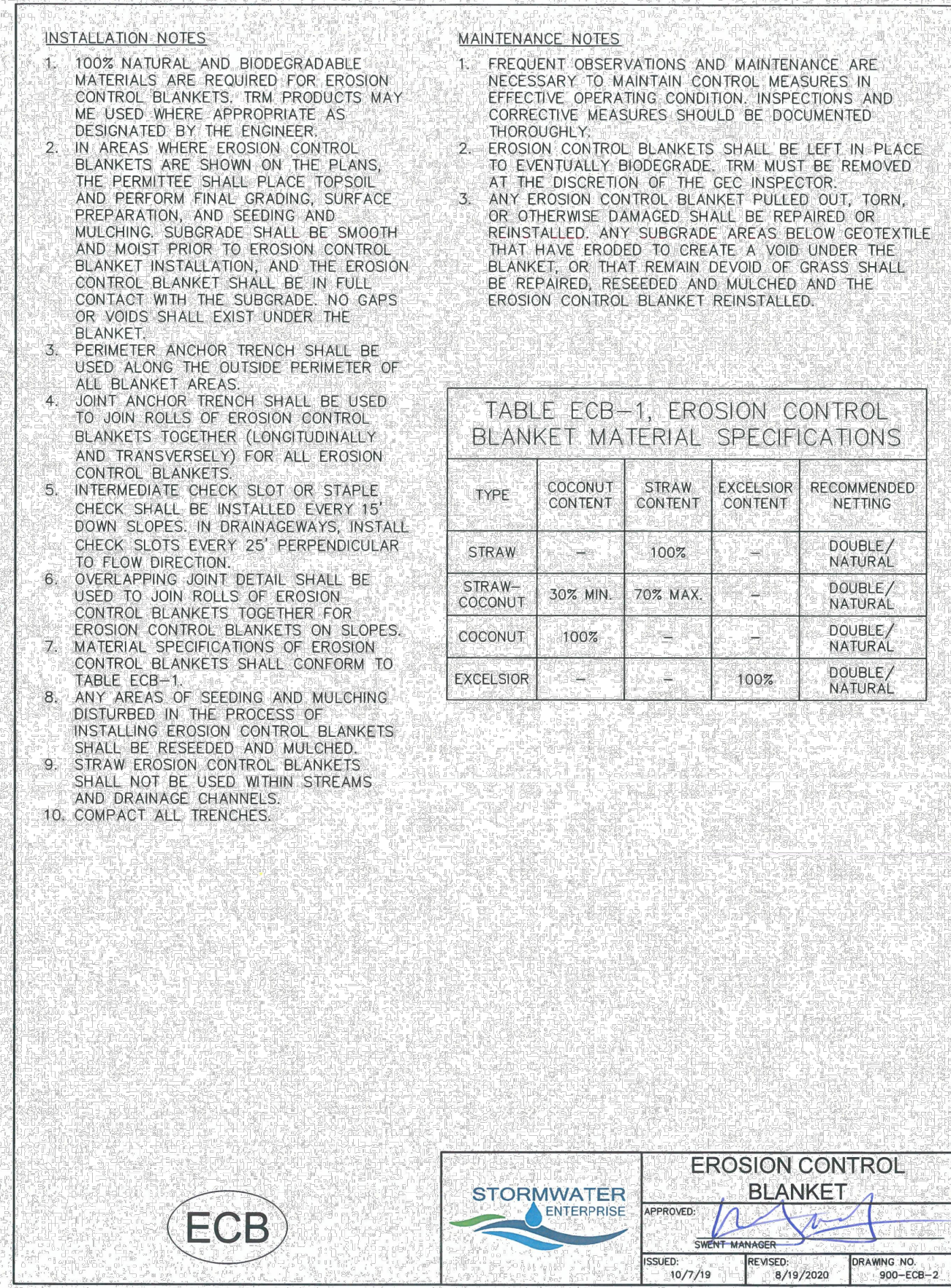
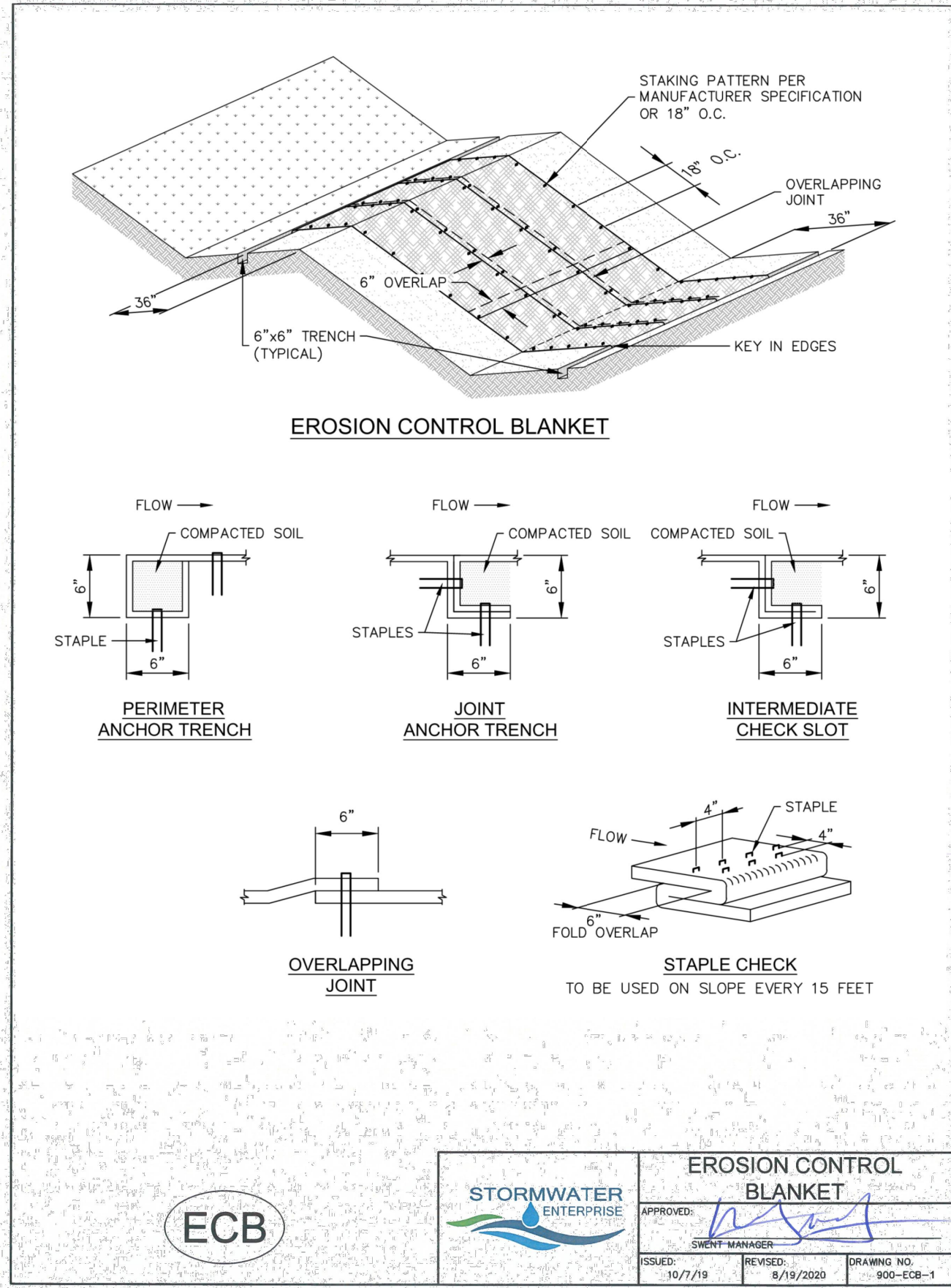
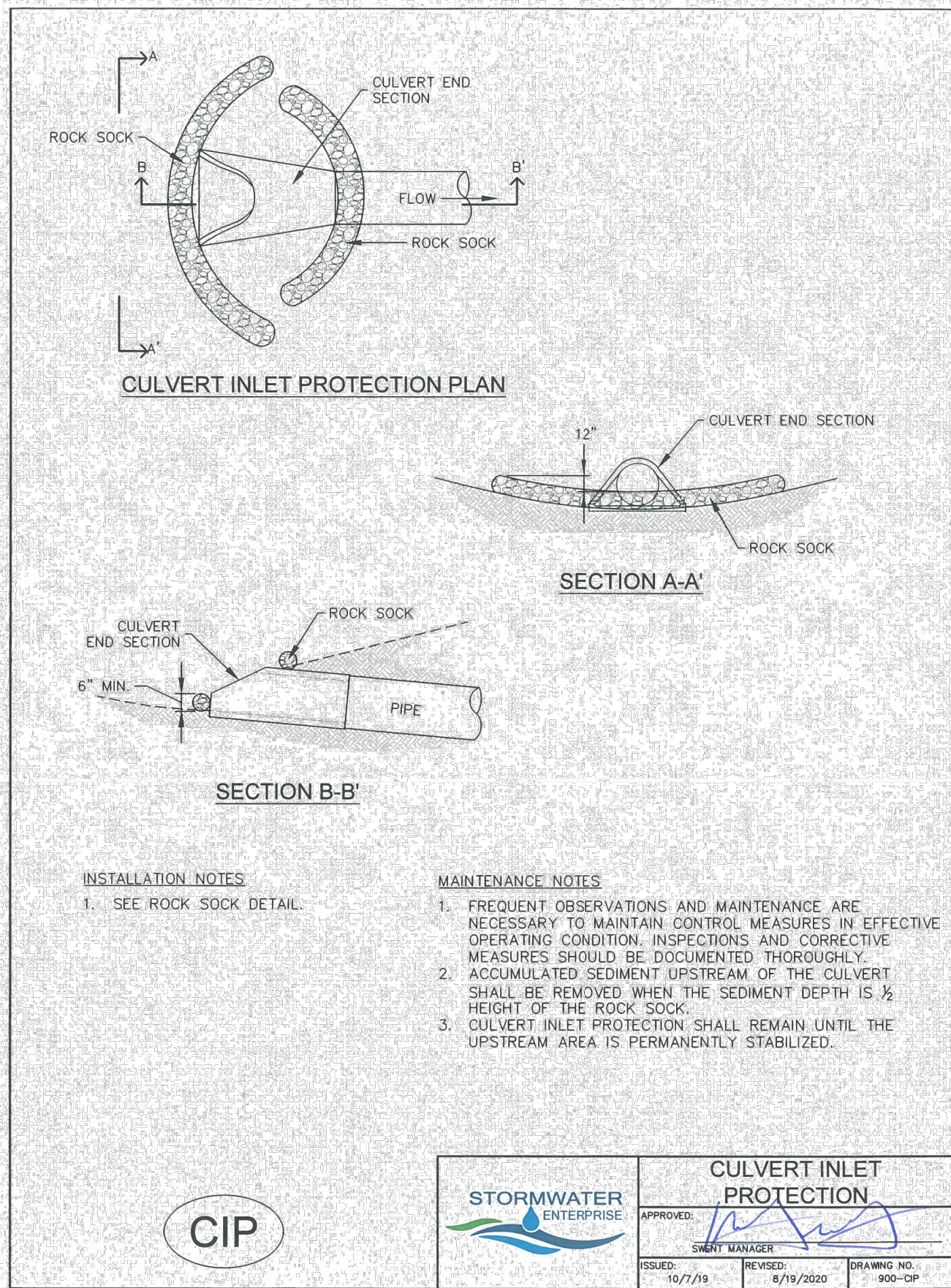
STORM SEWER PLAN & PROFILE

DESIGN: NQJ
REVIEW: REB
DATE: 08/22/2026
H-SCALE: 1" = 20'

V-SCALE: 1" = 2'

SHEET

6 OF



Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

59273

08/22/2026

DESIGN: NJJ
REVIEW: REB
DATE: 08/22/2026
H-SCALE: N/A
V-SCALE: N/A

SHEET
7 OF 9

HIDDEN CREEK ESTATES

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

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.

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



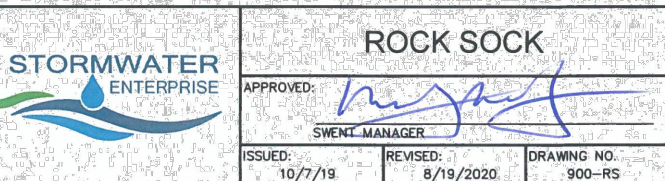
NICHOLAS Q. JOKERST, P.E.
59273
PMM E. BARKER, P.E.
2015778886 - 684848@ALLTERRAINENGINEERING.COM

INSTALLATION NOTES	MAINTENANCE NOTES
1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS REDUCED PROPORTIONALLY. 2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE. 3. EMBANKMENT MATERIAL SHALL BE COMPACTED 10 AT LEAST PERCENT OF MAXIMUM PERCENT DENSITY IN ACCORDANCE WITH ASTM D-698. 4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED. 5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE 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.	1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY. 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. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED. 4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVED.



MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECT. 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 SID OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

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. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE 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.

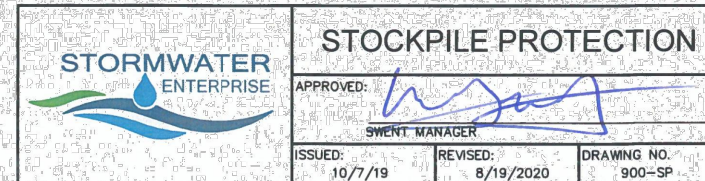


INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.



A	B	C	D	E	F	G	H	J	K	P	Q
VAR	8	0.375	2	4 D	3 D	3	3 (MIN)	3	1	2.25	1.5
VAR	12	0.5	3	6 D	4 D	5	4.5 (MIN)	4.5	1.5	3	2

COLORS: LEGEND, BORDER -WHITE (RETROREFLECTIVE)
 BACKGROUND -GREEN (RETROREFLECTIVE)

NOTES:
REFERENCE SUPPLEMENTAL SPECIFICATION

Computer File Information				Index of Revisions			El Paso County Department of Public Works		As Constructed		Private Road Detail		Project No./Code		
Creator Date:	3/4/2021	Initials:	DAN	1/13/2022	Approval Date:		JEI		No Revisions:					EPC	
Last Modification Date:	7/13/2022	Initials:	DAN											Standard Drawing	
Full Path:	P:\Project\Co-320-2020														
Drawing File Name:	PrivateRoadCo320Data.dwg														
Issue By:	Ch320 2020	Scale:	n/a	Units:	feet			3275 Mars Drive Colorado 80922-1547 Tel: 719-530-6460 Fax: 719-530-6878		Designer:	JP	Inspector:			
								Division of Transportation		Checker:	DAN	Reviewer:			
										Sheet Count:	1	Sheet:	1 of 1	Sheet Number	

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

8

59273

Paul G. Post

NICHOLAS O. JOKERST, P.E.

COLORADO P.E. 59273

FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

PREPARED FOR:

3405 HAY CREEK, LLC
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UNIT 3: TIME AS THREE

DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
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ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24008 LOCATION: EPC

[illegible]

HIDDEN CREEK ESTATES

DETAILS

DESIGN: NQJ
REVIEW: REB
DATE: 08/22/

W SCALE: N/A

A-SCALE. IN/A

(V-SCALE: N/A)

SHEET

8 OF C

