# 3255 HAY CREEK ROAD

## CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## GRADING & EROSION CONTROL PLAN

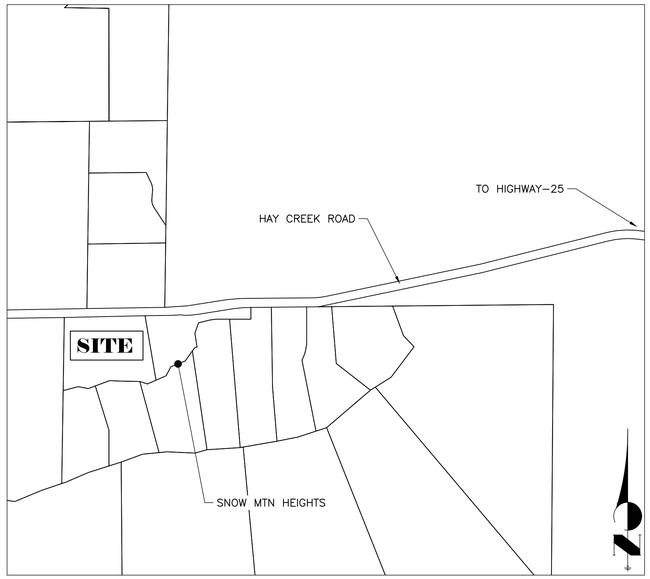
### GRADING AND EROSION CONTROL STANDARD NOTES

1. 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.
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 CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMs), AS INDICATED ON THE APPROVED GEC PLAN OR CDs WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM 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 MST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(s) 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 BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY 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 OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF 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 REQUIRED 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 AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES
7. 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 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 MAINTAINING THE 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING 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 BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTS) 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 INCLUDE 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 PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM 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 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.
16. 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.
17. 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,
18. 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 COG080000 WILL BE REQUIRED.
19. 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.
20. 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.
21. 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.
22. 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. APPROPRIATE CMs SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. 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.
24. 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.
25. 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 AUTHORIZE BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS MUST 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE 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

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.

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




VICINITY MAP
SCALE:1"=500'

### SHEET INDEX


| | | |
|---|---|---|
| 1 | – | COVER SHEET |
| 2 | – | LEGEND |
| 3 | – | INITIAL-FINAL GEC PLAN |
| 4 | – | DETAILS |
| 4 | – | TOTAL SHEETS |


### BASIS OF BEARINGS:

THE PROPERTY LINES DEPICTED ON THIS PLAN ARE BASED ON THE LOT DIMENSIONS AS DESCRIBED ON HAY CREEK RANCH, RECORDED IN EL PASO COUNTY CLERK AND RECORDER UNDER RED. NO. 203202506, ON AUGUST 29, 2003.

### BENCHMARK:

NATIONAL GEODETIC POINT DESIGNATION "CS 110" ELEVATION = 6843.25' (NAVD88).

### OWNER'S STATEMENT

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

OWNER SIGNATURE — DATE

MATT DUNSTON

### ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THESE PLANS.

COLORADO REGISTERED NICHOLAS Q. JOKERST 59273 PROFESSIONAL ENGINEER

09/16/2026
NICHOLAS Q. JOKERST, P.E. — DATE
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

### EL PASO COUNTY STATEMENT

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 J. PALMER P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

COUNTY PCD NO: CDR2611


ALL TERRAIN ENGINEERING

NICHOLAS Q. JOKERST, PE
559.341.1636 - NICK@ATERRAINENGINEERING.COM

RYAN E. HARTLE, PE
303.577.4868 - RYAN@ATERRAINENGINEERING.COM


PREPARED FOR:
3255 HAY CREEK ROAD
COLORADO SPRINGS, CO 80921
MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

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

| REV | DESCRIPTION | DATE |
|---|---|---|

JOB NO: 26013 LOCATION: CS

3255 HAY CREEK ROAD

COVER

DESIGN: NQJ
REVIEW: REB
DATE: 09/16/2026

H-SCALE: 1" = 500'
V-SCALE: N/A

SHEET 1 OF 4

## PLANEMETRICS

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

## CONSTRUCTION

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

## GRADING

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

## UTILITIES

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

## DRAINAGE

| | EXISTING | PROPOSED |
|---|---|---|
| BASE FLOOD ELEVATION | | |
| 100–YR FLOOD PLAIN | 100YR 100YR 100YR | 100YR 100YR 100YR |
| 500–YR FLOOD PLAIN | 500YR 500YR 500YR | 500YR 500YR 500YR |
| FLOODWAY | FLOOD FLOOD FLOOD | FLOOD FLOOD FLOOD |
| SWALE/DITCH | | |
| THALWEG (STREAM/CREEK) | | |
| LIMITS OF WETLANDS | | |
| EDGE OF WATER | | |
| SILT FENCE | | |
| CONSTRUCTION FENCE/MARKERS | | CF CF CF CF CF |

## UTILITY SYMBOLS

| | EXISTING | PROPOSED |
|---|---|---|
| STORM SEWER | | |
| MANHOLE | | |
| STORM INLET | | |
| AREA INLET – SQUARE | | |
| AREA INLET – ROUND | | |
| FLARED END SECTION | | |

## TRAFFIC

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

## LANDSCAPE

| | EXISTING | PROPOSED |
|---|---|---|
| TREE – CONIFEROUS | | |
| TREE – DECIDUOUS | | |
| SHRUB/BUSH | | |
| SHRUBS AND BUSHES | | |
| IRRIGATION BOX | | |
| IRRIGATION SPRINKLER | | |
| IRRIGATION VALVE | | |
| BOLLARD | | |
| FLAGPOLE | | FP |

## UTILITY SYMBOLS

| | EXISTING | PROPOSED |
|---|---|---|
| **SANITARY** | | |
| LINE MARKER | Mkr San | |
| SERVICE MARKER | | |
| CLEAN–OUT | | |
| MANHOLE | S | |
| **WATER** | | |
| LINE MARKER | Mkr W | |
| SERVICE MARKER | | |
| FIRE HYDRANT | | |
| FIRE CONNECTION | | |
| MANHOLE | W | |
| BEND | | |
| BLOW–OFF VALVE | | |
| WELL | WELL | WELL |
| METER | | |
| VALVE | | |
| REDUCER | | |
| THRUST BLOCK | | |
| CROSS | | |
| PLUG W/ THRUST BLOCK | | |
| TEE | | |
| REVERSE ANCHOR | | |
| ANODE | | |
| AIR & VACUUM VALVE ASSEMBLY | | |
| **GAS** | | |
| MARKER | Mkr G | |
| SERVICE MARKER | | |
| METER | | |
| **DRY UTILITIES** | | |
| CABLE TV MARKER | Mkr TV | |
| CABLE TELEVISION PEDESTAL | TV | |
| ELECTRIC MARKER | Mkr E | |
| ELECTRIC SERVICE MARKER | | |
| ELECTRICAL PEDESTAL | E | |
| ELECTRICAL METER | E | |
| ELECTRICAL MANHOLE | E | |
| FIBER–OPTIC MARKER | Mkr FO | |
| IRRIGATION PEDESTAL | | |
| TELEPHONE MARKER | Mkr T | |
| TELEPHONE PEDESTAL | T | |
| TELEPHONE MANHOLE | T | |
| UTILITY POLE | | |
| GUY ANCHOR | | |
| GUY POLE | | |
| **MISC. UTILITIES** | | |
| VENT PIPE | VP | VP |
| TEST HOLE DESIGNATOR | TH# FIRM FIRM/AGENCY | |

## ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THESE PLANS.

COLORADO REGISTERED NICHOLAS Q. JOKERST 59273 PROFESSIONAL ENGINEER

09/16/2026

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

COUNTY PCD NO: CDR2611

ALL TERRAIN ENGINEERING

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JOB NO: 26013 LOCATION: CS

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

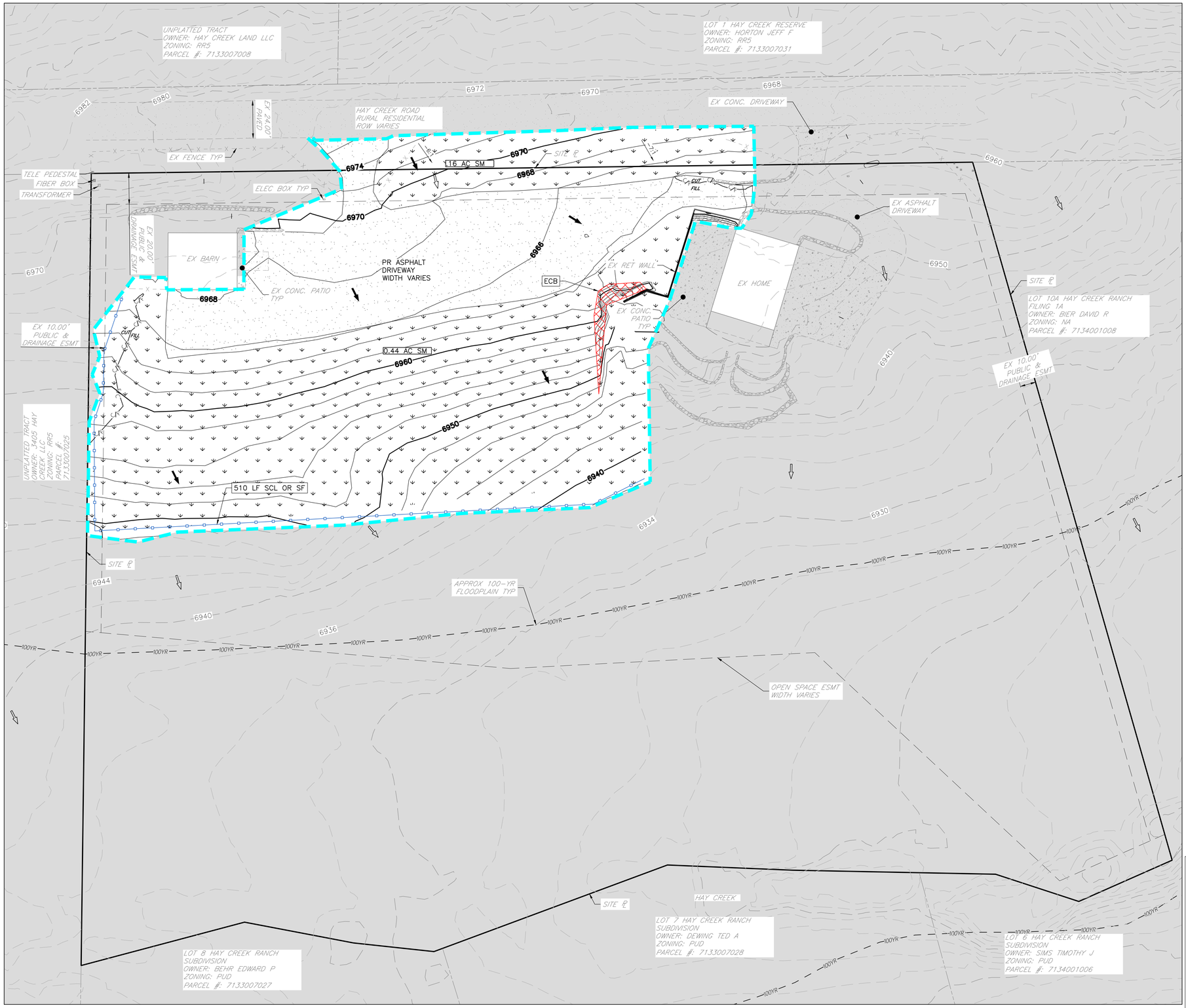
3255 HAY CREEK ROAD

LEGEND

DESIGN: NQJ
REVIEW: REB
DATE: 09/16/2026

H-SCALE: N/A
V-SCALE: N/A

SHEET
2 OF 4




## 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
- ASPHALT
- CONCRETE
- RIPRAP
- SEEDING & MULCHING
- EROSION CONTROL BLANKET
- DO NOT DISTURB

## NOTES

1. EXISTING TOPOGRAPHY IS FROM EL PASO COUNTY GIS LIDAR DATA. AS A RESULT, PROPOSED CONTOURS DO NOT TIE DIRECTLY TO EXISTING IN ALL LOCATIONS.
2. EXISTING VEGETATION IS COMPRISED MAINLY OF GRASSES/WEEDS.

GEC PHASING

INITIAL: INSTALL SILT FENCE

INTERIM: INSTALL ECB ON 3:1 SLOPES

FINAL: SEED & MULCH FOR FINAL STABILIZATION OF DISTURBED AREAS

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

30 15 0 30 60

ORIGINAL SCALE: 1" = 30'

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.

## ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THESE PLANS.

COLORADO REGISTERED NICHOLAS Q. JOKERST 59273 PROFESSIONAL ENGINEER

NICHOLAS Q. JOKERST, P.E. — 09/16/2026 DATE
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

COUNTY PCD NO: CDR2611

ALL TERRAIN ENGINEERING

NICHOLAS Q. JOKERST, PE
559.399.1668 - NICK@ATERRAINENG.COM

RYAN F. EVERTZ, PE
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PREPARED FOR:
3255 HAY CREEK ROAD
COLORADO SPRINGS, CO 80921
MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

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

JOB NO: 26013 LOCATION: CS

| REV | DESCRIPTION | DATE |
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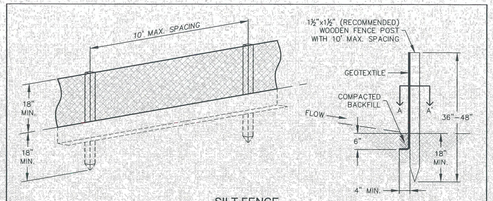
3255 HAY CREEK ROAD

INITIAL-FINAL GEC PLAN

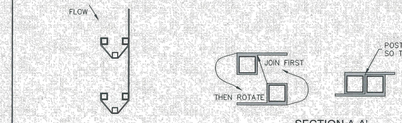
DESIGN: NQJ
REVIEW: REB
DATE: 09/16/2026

H-SCALE: 1" = 30'
V-SCALE: N/A

SHEET 3 OF 4




SILT FENCE




J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES:

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'–5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J–HOOK" INSTALLATION).

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. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE — SILT FILE

APPROVED: CMENT MANAGER

| ISSUED: | REVISED: | DRAWING NO. |
|---|---|---|
| 10/7/19 | 8/19/2020 | 900–SF |

## SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL–SEEDED WHENEVER POSSIBLE.
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL–SEEDING IS USED.
3. BROADCAST SEEDING OR HYDRO–SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO–SEEDING.
   - BROADCAST SEEDING MUST BE LIGHTLY HAND–RAKED INTO THE SOIL.

MULCHING

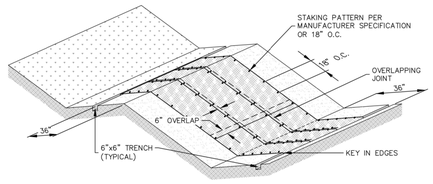
1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH
     - ONLY CERTIFIED WEED–FREE AND CERTIFIED SEED–FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO–SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

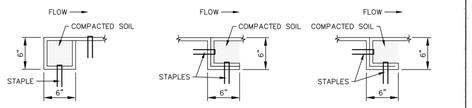
STORMWATER ENTERPRISE — SEEDING & MULCHING

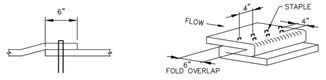
APPROVED: CMENT MANAGER

| ISSUED: | REVISED: | DRAWING NO. |
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| 10/7/19 | 8/19/2020 | 900–SM |




EROSION CONTROL BLANKET




TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET

APPROVED: CMENT MANAGER

| ISSUED: | REVISED: | DRAWING NO. |
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| 10/7/19 | 8/19/2020 | 900–ECB–1 |

INSTALLATION NOTES:

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB–1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

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. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB–1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

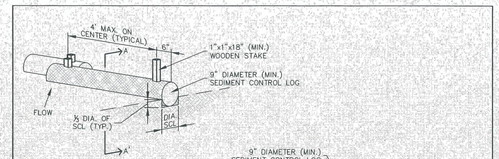
| TYPE | COCONUT CONTENT | STRAW CONTENT | EXCELSIOR CONTENT | RECOMMENDED NETTING |
|---|---|---|---|---|
| STRAW | – | 100% | – | DOUBLE/ NATURAL |
| STRAW–COCONUT | 30% MIN. | 70% MAX. | – | DOUBLE/ NATURAL |
| COCONUT | 100% | – | – | DOUBLE/ NATURAL |
| EXCELSIOR | – | – | 100% | DOUBLE/ NATURAL |

ECB

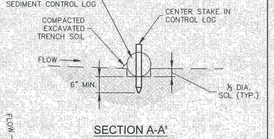
STORMWATER ENTERPRISE — EROSION CONTROL BLANKET

APPROVED: CMENT MANAGER

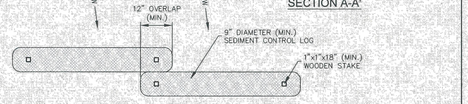
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| 10/7/19 | 8/19/2020 | 900–ECB–2 |




SEDIMENT CONTROL LOG




SECTION A-A'




SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES:

1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ⅓ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

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. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE — SEDIMENT CONTROL LOGS

APPROVED: CMENT MANAGER

| ISSUED: | REVISED: | DRAWING NO. |
|---|---|---|
| 10/7/19 | 8/19/2020 | 900–SCL |



**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 80 seeds/sq ft | • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft | • Non-irrigated drilled 20 seeds/sq ft |
| Bluestem, big | *Andropogon gerardii* | Warm, sod | 20 | 4.4 | 2.2 | 1.1 |
| Grama, blue | *Bouteloua gracilis* | Warm, bunch | 10 | 0.5 | 0.25 | 0.13 |
| Green needlegrass[2] | *Nassella viridula* | Cool, bunch | 10 | 2 | 1 | 0.5 |
| Wheatgrass, western[2] | *Pascopyrum smithii* | Cool, sod | 20 | 6.4 | 3.2 | 1.6 |
| Grama, sideoats | *Bouteloua curtipendula* | Warm, bunch | 10 | 2 | 1 | 0.5 |
| Switchgrass[2] | *Panicum virgatum* | Warm, bunch/sod | 10 | 0.8 | 0.4 | 0.2 |
| Prairie sandreed | *Calimovilfa longifolia* | Warm, sod | 10 | 1.2 | 0.6 | 0.3 |
| Yellow indiangrass[2] | *Sorghastrum nutans* | Warm, sod | 10 | 2 | 1 | 0.5 |
| | | Seed rate (lbs PLS/acre) | | 19.3 | 9.7 | 4.8 |

[1]For 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.

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





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



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

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

JOB NO: 26013
LOCATION: CS

3255 HAY CREEK ROAD

DETAILS

**ENGINEER'S STATEMENT**

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

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

NICHOLAS O. JOKERST — 59273 — 09/16/2026 — DATE

COUNTY PCD NO: CDR2611

DESIGN: NQJ
REVIEW: REB
DATE: 09/16/2026
H-SCALE: N/A
V-SCALE: N/A

SHEET
4 OF 4