CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY, COLORADO

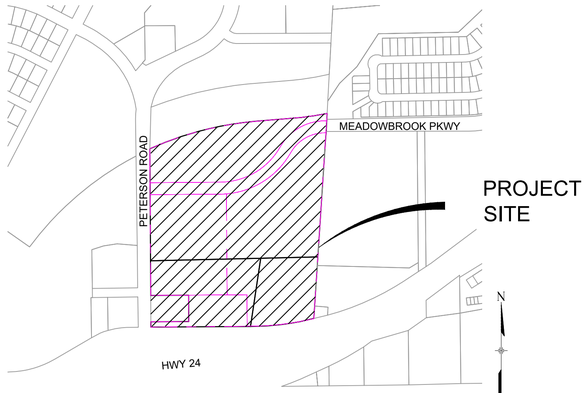
GRADING & EROSION CONTROL PLANS

AUGUST 2026

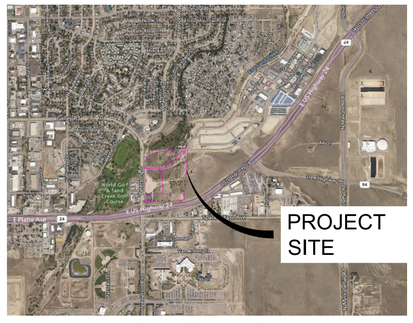
Know what's **below.** **Call** before you dig.

AGENCIES

SERVICE	ENTITY	P.O.C.
OWNER:	JOVENCHI-II LLC 4779 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918	(719) 491-2158
CONTRACTOR:	CONSTRUCTION MANAGEMENT & CONSULTING, INC P.O. BOX 7207 COLORADO SPRINGS, CO 80933	(719) 528-5999
CIVIL ENGINEER:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920	(719) 575-0100
GAS:	COLORADO SPRINGS UTILITIES 111 SOUTH CASCADE AVENUE COLORADO SPRINGS, CO 80903	(719) 448-4800
ELECTRIC:	COLORADO SPRINGS UTILTIES 111 SOUTH CASCADE AVENUE COLORADO SPRINGS, CO 80903	(719) 448-4800
TELEPHONE COMPANY:	XFINITY/COMCAST 5910 BARNES ROAD COLORADO SPRINGS, CO 80922	(800) 934-6489
FIRE DEPARTMENT:	CIMARRON HILLS FIRE DEPARTMENT 1885 PETERSON RD. COLORADO SPRINGS, COLORADO, 80915	(719) 591-0960
WATER RESOURCES:	WASTEWATER: CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915	(719) 597-5080
	WATER: CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915	(719) 597-5080
SURVEYOR:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, COLORADO 80920	(719) 575-0100



SITE MAP
1"=500'



VICINITY MAP
N.T.S.

SHEET INDEX

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DESIGN 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 THIS PLAN.

Drew Def — 9/22/2026
DATE:

OWNER/DEVELOPER'S STATEMENT:

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

Dan Vay — 9·22·2026
DATE:

EL PASO COUNTY:

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

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

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

JOSHUA J. PALMER
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

EPC SUBMITTAL NO.: SF2420

REFERENCE DRAWINGS

X-MDG22x34
X-1382-EX-VIC MAP
X-1382-PR-SITE
X-1382-EX-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\TS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: August 11, 2026 11:03:05 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

BASIS OF BEARING:
REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 8 BY A 3-1/4" ALUMINUM CAP IN RANGEBOX "LS 22573", AND AT THE WEST QUARTER CORNER OF SECTION 8 BY A 3-1/4" BRASS CAP STAMPED "BLM US DEPT INTERIOR", ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFFENDORF
65470
09/22/26
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

TITLE SHEET

DESIGNED BY:	MDE	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	1 OF 13
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	TS01

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 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 MUST 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 OF 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 FROM 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 VERFY 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 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 S=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 ACTIVITY 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 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.

8. TEMPORARY STABILIZATION MEASURES 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 CONTROLL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.

10. VEHICLE TRACKING CONTROLS (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 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 CONTROL MEASURE 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, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES 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 PCMS 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 (PA).

15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD AHVE BEE PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.

16. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONFIRMATION, 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 BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. 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 GROUND WATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (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 WASTE 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 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 THE 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 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 DISCHARGE OFFSITE UNLESS AUTHORIZED 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 THE 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 OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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

30. NO NOTABLE VEGETATION ONSITE, ONLY NATIVE GRASSES AND SHRUBS.

31. NO GRADING OR DISTURBANCE SHALL OCCUR WITHIN THE 100-YR FLOODPLAIN UNTIL PERMITTING IS ACQUIRED.

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

NPDES NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOWLINES AND PUBLIC RIGHTS OF WAYS AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER, OR AS DIRECTED BY THE ENGINEER.

2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.

4. A LAYER OF SUITABLE MULCH SHALL BE APPLIED TO ALL DISTURBED PORTIONS OF THE SITE WITHIN 21 DAYS OF THE COMPLETION OF GRADING. SAID MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND SHALL BE TACKED OR FASTENED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THEN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

5. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT.

6. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT, AND KEEP A LOG OF, ALL BMP'S WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE-HALF THE HEIGHT OF THE BMP, OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.

7. THE CONTRACTOR SHALL PROPERLY COVER ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT WITHIN PUBLIC RIGHTS OF WAY.

8. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES; OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE; IS PROHIBITED. THE USE OF OSHA APPROVED COLORED WARNING CAPS ON REBAR OR FENCE POSTS USED WITH EROSION CONTROL MEASURES IS NOT ACCEPTABLE.

9. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN 21 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.

10. MODIFICATION OF AN ACTIVE EROSION AND SEDIMENT CONTROL PERMIT BY THE CONTRACTOR SHALL REQUIRE TIMELY NOTIFICATION OF AND APPROVAL BY THE APPROPRIATE AGENCY. TERMINATION OF AN ACTIVE EROSION AND SEDIMENT CONTROL PERMIT UPON COMPLETION OF THE PROJECT REQUIRES NOTIFICATION OF AND APPROVAL.

11. UNLESS CONFINED IN THE SPECIFIED CONCRETE WASHOUT AREA, THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED.

12. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

ABBREVIATIONS

ASSY	ASSEMBLY	DEFL	DEFLECT	INV	INVERT	RED	REDUCER
BOP	BOTTOM OF PIPE	DIP	DUCTILE IRON PIPE	LT	LEFT OF CENTER LINE	RSNTS	MJ RESTRAINT (i.e. MEGALUG)
BOV	BLOWOFF ASSEMBLY AND VALVE	EL.	ELEVATION	MIN	MINIMUM	RT	RIGHT OF
BOW	BACK OF WALL	EX.	EXISTING	MJ	MECHANICAL JOINT		CENTER LINE
CPLNG.	COUPLING	FLG	FLANGE	N,S,E,W	NORTH,SOUTH,EAST,WEST	SHLDR	SHOULDER
(INS.)	(INSULATING)	FH	FIRE HYDRANT	PL	PROPERTY LINE	SJ	SLIP JOINT
(RED.)	(REDUCING)	GPM	GALLONS PER MINUTE	PSI	POUNDS PER SQUARE INCH	SL	SLEEVE
(STR.)	(STRAIGHT)	GRD BRK	V.P.I. GRADE BREAK	PVC	POLYVINYL CHLORIDE PIPE	SS	SANITARY SEWER
CRA	CONCRETE REVERSE ANCHOR	HD	HIGH DEFLECTION HORIZONTAL	RCP	REINFORCED CONCRETE PIPE	STA	STATION
CTRB	CONCRETE THRUST REACTION BLOCK	HORIZ	INCLUDES FIRE HYDRANT, LATERAL, VALVE, TIE RODS, AND REVERSE ANCHOR.			STS	STORM SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT	HYD ASSY				TOP	TOP OF PIPE
						TOW	TOP OF WALL
						TYP	TYPICAL
						WL	WATER LINE

NRCS SOIL SURVEY FOR EL PASO COUNTY

SOIL ID NO.	SOIL TYPE	HYDROLOGIC CLASSIFICATION
8	BLAKELAND LOAMY SAND (1%-9% SLOPES)	A
10	BLENDON SANDY LOAM (0%-3% SLOPES)	B

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:

AUGUST 2026 THRU JANUARY 2027

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:

AUGUST 2027

AREAS

TOTAL DISTURBED AREA: 9.62 ACRES

RECEIVING WATERS

SAND CREEK (ULTIMATE)

REFERENCE DRAWINGS

X-MDG22x34
X-1382-EX-VIC MAP
X-1382-PR-SITE
X-1382-EX-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\TS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: August 11, 2026 11:03:09 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

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PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
09/22/26
PROFESSIONAL ENGINEER

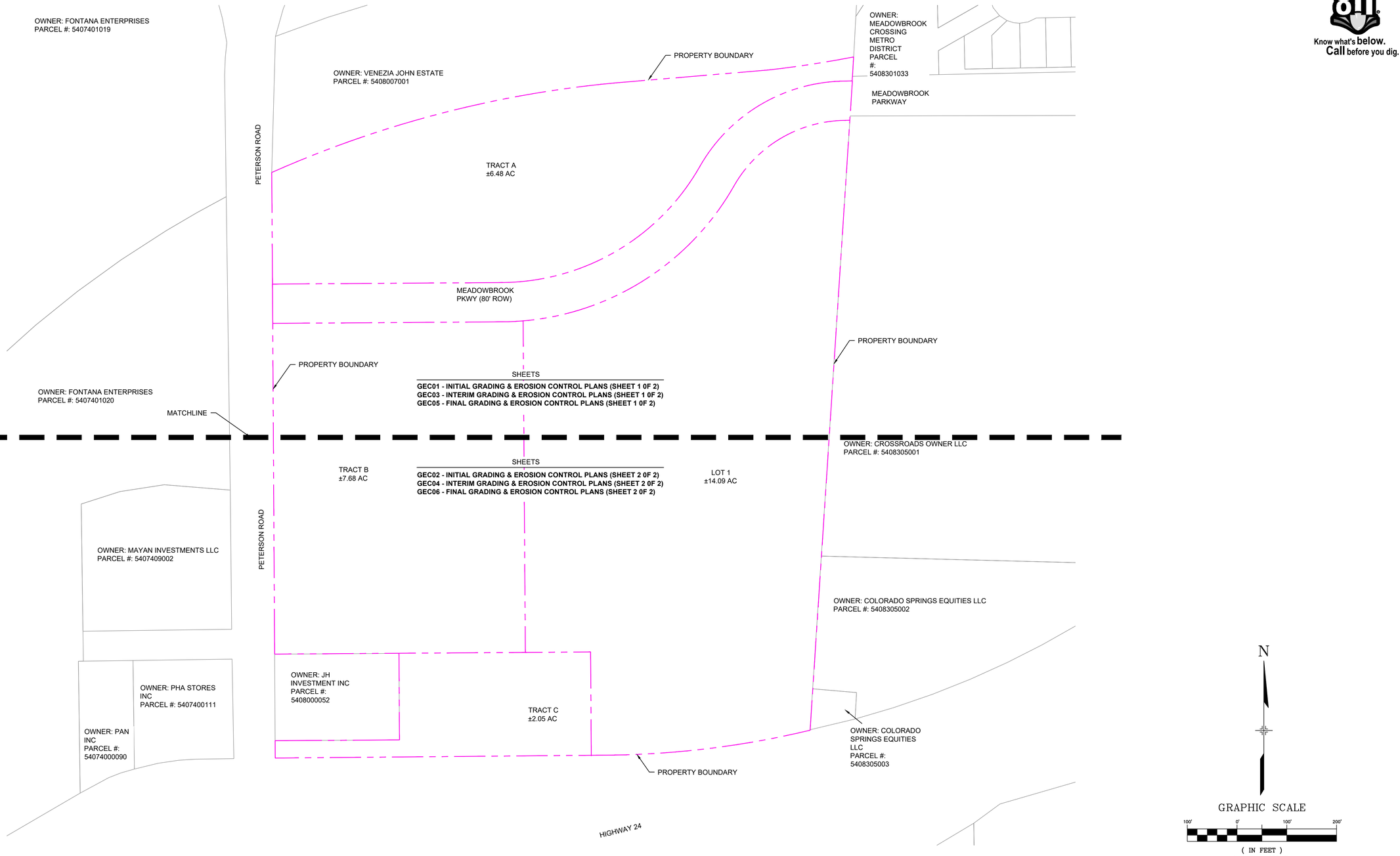
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

GENERAL NOTES

DESIGNED BY:	MDF	*SCALE*		*DATE ISSUED:*	AUGUST 2026
DRAWN BY:	WCG	*HORIZ.*	N/A	*DRAWING No.*	GN01
CHECKED BY:	DAD	*VERT.*	N/A	*SHEET*	2 OF 13



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

REFERENCE DRAWINGS
X-MDG22x34
X-1382-EX-VIC MAP
X-1382-PR-SITE
X-1382-EX-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

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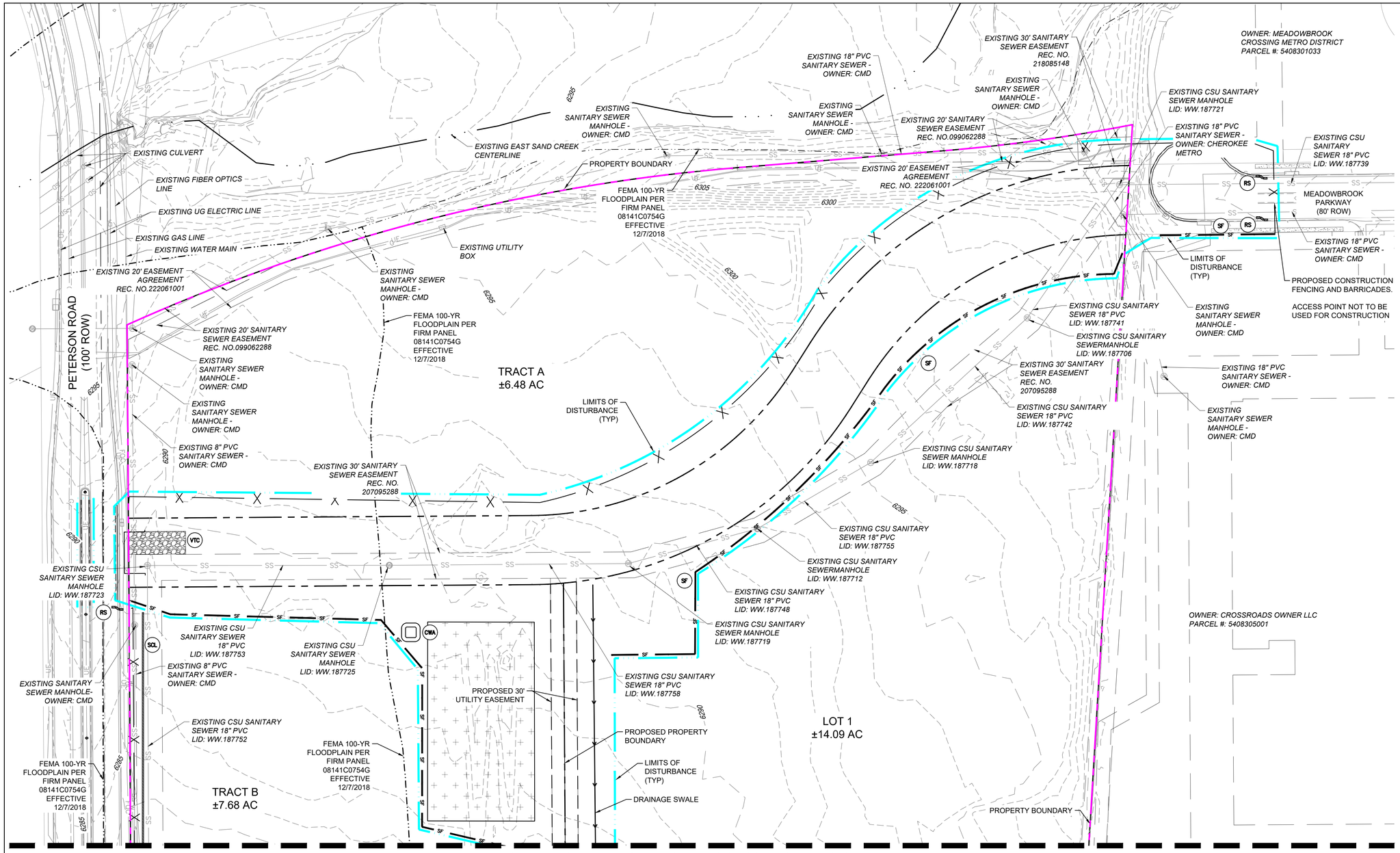
GRADING & EROSION CONTROL PLANS

SHEET KEY

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	DRAWING No.	MAP01
CHECKED BY:	DAD	VERT.	N/A	SHEET	3 OF 13



MATCHLINE SHEET GEC02-INITIAL GRADING & EROSION CONTROL PLANS (SHEET 2 0F 2)

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

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- RS — ROCK SOCK
- TSB — TEMPORARY SEDIMENT BASIN
- 5975 — EXISTING CONTOURS
- EXISTING OVERLAND FLOW
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
- CONSTRUCTION FENCING
- PROPERTY BOUNDARY
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER MANHOLE
- DRAINAGE SWALE

GENERAL NOTES:

A. NO BATCH PLANTS WILL BE UTILIZED ONSITE

B. MAINTAIN EXISTING VEGETATION

N

GRAPHIC SCALE

60' 0' 60' 120'

(IN FEET)
1 inch = 60 ft.

CCM SEQUENCING	
INITIAL	SILT FENCE, CONSTRUCTION FENCE, VEHICLE TRACKING CONTROL, SEDIMENT CONTROL LOGS, ROCK SOCKS, STOCKPILE LOCATION, STAGING AREA LOCATION, TEMP SEDIMENT BASINS, CONCRETE WASHOUT
INTERIM	INLET PROTECTION, EROSION CONTROL BLANKETS, PERMANENT SEDIMENT BASIN, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING

REFERENCE DRAWINGS

X-1382-EX-SITE
X-1382-EX-MAP
X-MOG22v34
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: Matrix.ctb
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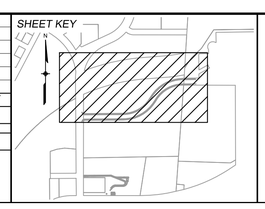
SHEET KEY



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PREPARED BY:
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Excellence by Design

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DREW A. DEFENDORF
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PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

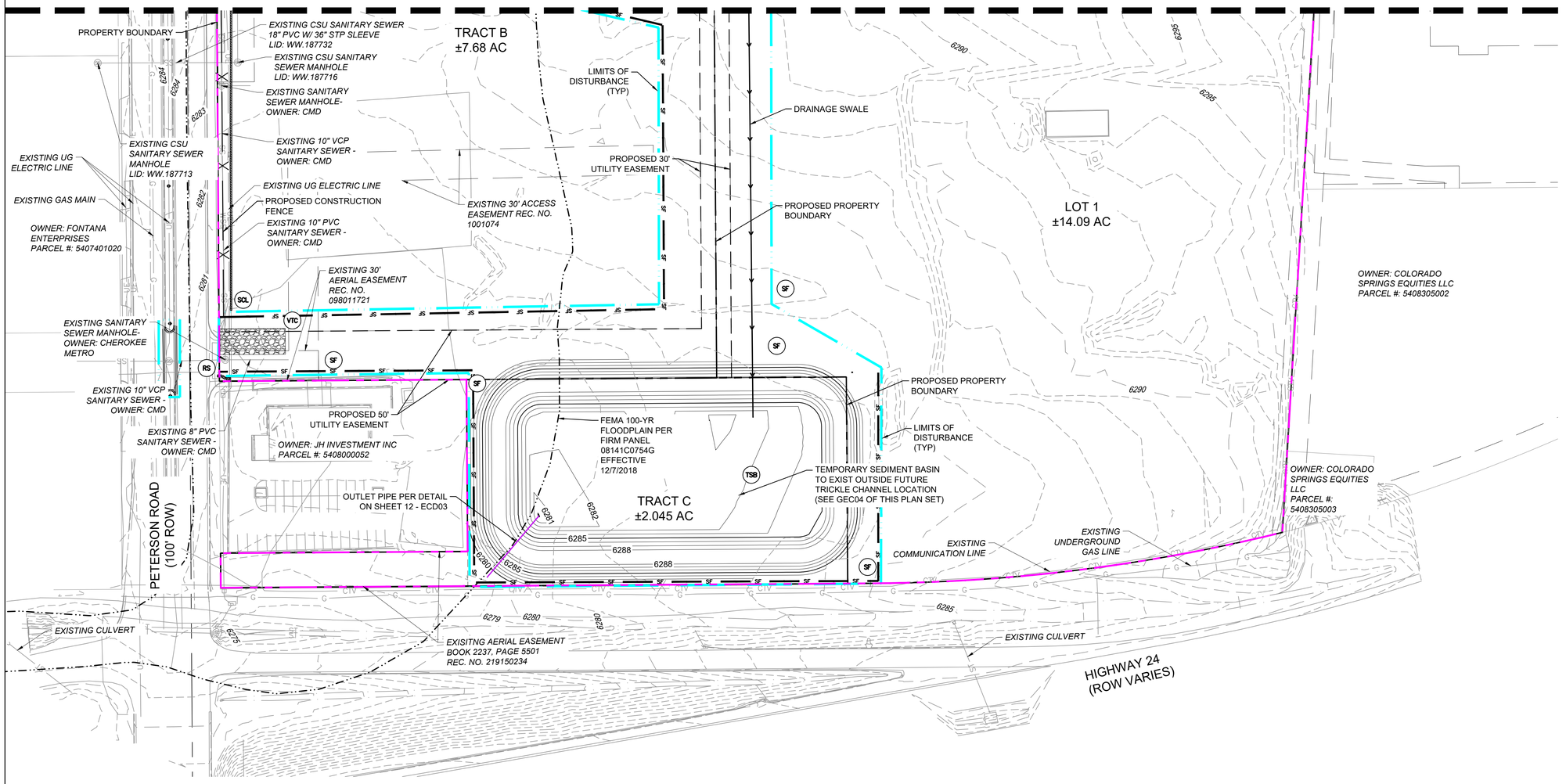
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

INITIAL GRADING & EROSION CONTROL PLANS (SHEET 1 0F 2)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	4 OF 13
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	GEC01

MATCHLINE SHEET GEC01-INITIAL GRADING & EROSION CONTROL PLANS (SHEET 1 0F 2)



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- 5975 — EXISTING CONTOURS
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- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
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- PROPERTY BOUNDARY
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- EXISTING COMMERCIAL LINE
- EXISTING SANITARY SEWER MANHOLE
- DRAINAGE SWALE

CCM SEQUENCING	
INITIAL	SILT FENCE, CONSTRUCTION FENCE, VEHICLE TRACKING CONTROL, SEDIMENT CONTROL LOGS, ROCK SOCKS, STOCKPILE LOCATION, STAGING AREA LOCATION, TEMP SEDIMENT BASINS
INTERIM	INLET PROTECTION, EROSION CONTROL BLANKETS, PERMANENT SEDIMENT BASIN, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING

N

GRAPHIC SCALE

60' 0' 60' 120'

(IN FEET)
1 inch = 60 ft.

REFERENCE DRAWINGS

X-1382-EX-SITE
X-1382-EX-MAP
X-MDG22x34
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\124.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: August 11, 2026 11:03:46 AM
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SHEET KEY

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PREPARED BY:
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Excellence by Design

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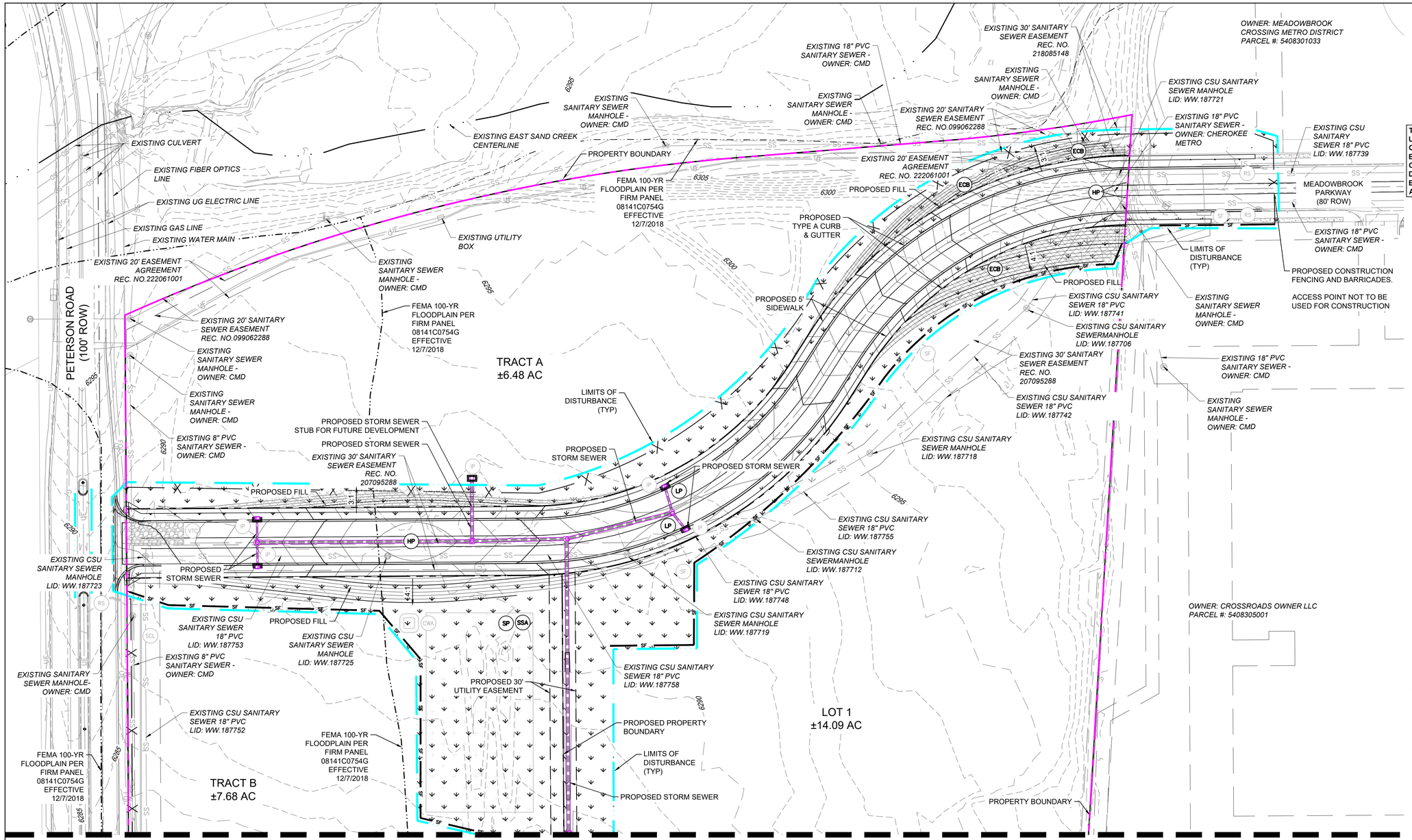
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

INITIAL GRADING & EROSION CONTROL PLANS (SHEET 2 0F 2)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	DRAWING No.	GEC02
CHECKED BY:	DAD	VERT.	N/A	SHEET	5 OF 13



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- X — X — CONSTRUCTION FENCING
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- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- EXISTING COMMERCIAL LINE
- EXISTING SANITARY SEWER MANHOLE

N

GRAPHIC SCALE
60' 0' 60' 120'
(IN FEET)
1 inch = 60 ft.

MATCHLINE SHEET GEC04-INTERIM GRADING & EROSION CONTROL PLANS (SHEET 2 0F 2)

NOTE:
1. REFER TO (SD01-SD04) CONSTRUCTION DRAWINGS FOR STORM SEWER DESIGN
2. APPLY 4" OF TOPSOIL AND SEEDING TO SURFACE BEFORE EROSION CONTROL BLANKET INSTALLED

CCM SEQUENCING	
INITIAL	SILT FENCE, CONSTRUCTION FENCE, VEHICLE TRACKING CONTROL, SEDIMENT CONTROL LOGS, ROCK SOCKS, STOCKPILE LOCATION, STAGING AREA LOCATION, TEMP SEDIMENT BASINS
INTERIM	INLET PROTECTION, EROSION CONTROL BLANKETS, PERMANENT SEDIMENT BASIN, DIVERSION DITCH
FINAL	MULCHING AND SEEDING

REFERENCE DRAWINGS
X-1382-EX-SITE
X-1382-EX-MAP
X-MDG22x34
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: August 11, 2026 11:03:21 AM
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SHEET KEY

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PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

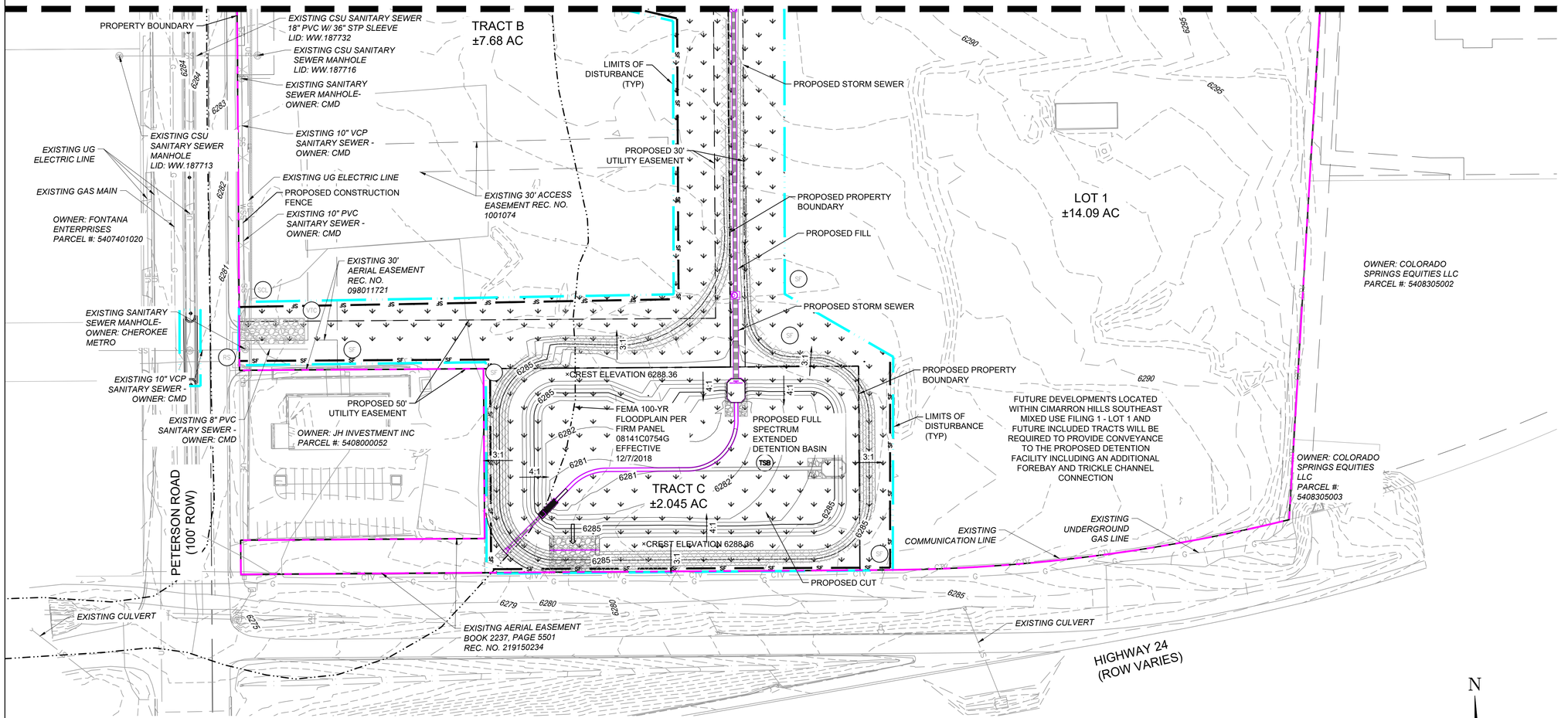
INTERIM GRADING & EROSION CONTROL PLANS (SHEET 1 0F 2)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	6 OF 13
CHECKED BY:	DAD	VERT.	N/A		

DRAWING No. GEC03

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

MATCHLINE SHEET GEC03-INTERIM GRADING & EROSION CONTROL PLANS (SHEET 1 0F 2)



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N

GRAPHIC SCALE
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NOTE:
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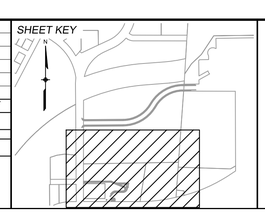

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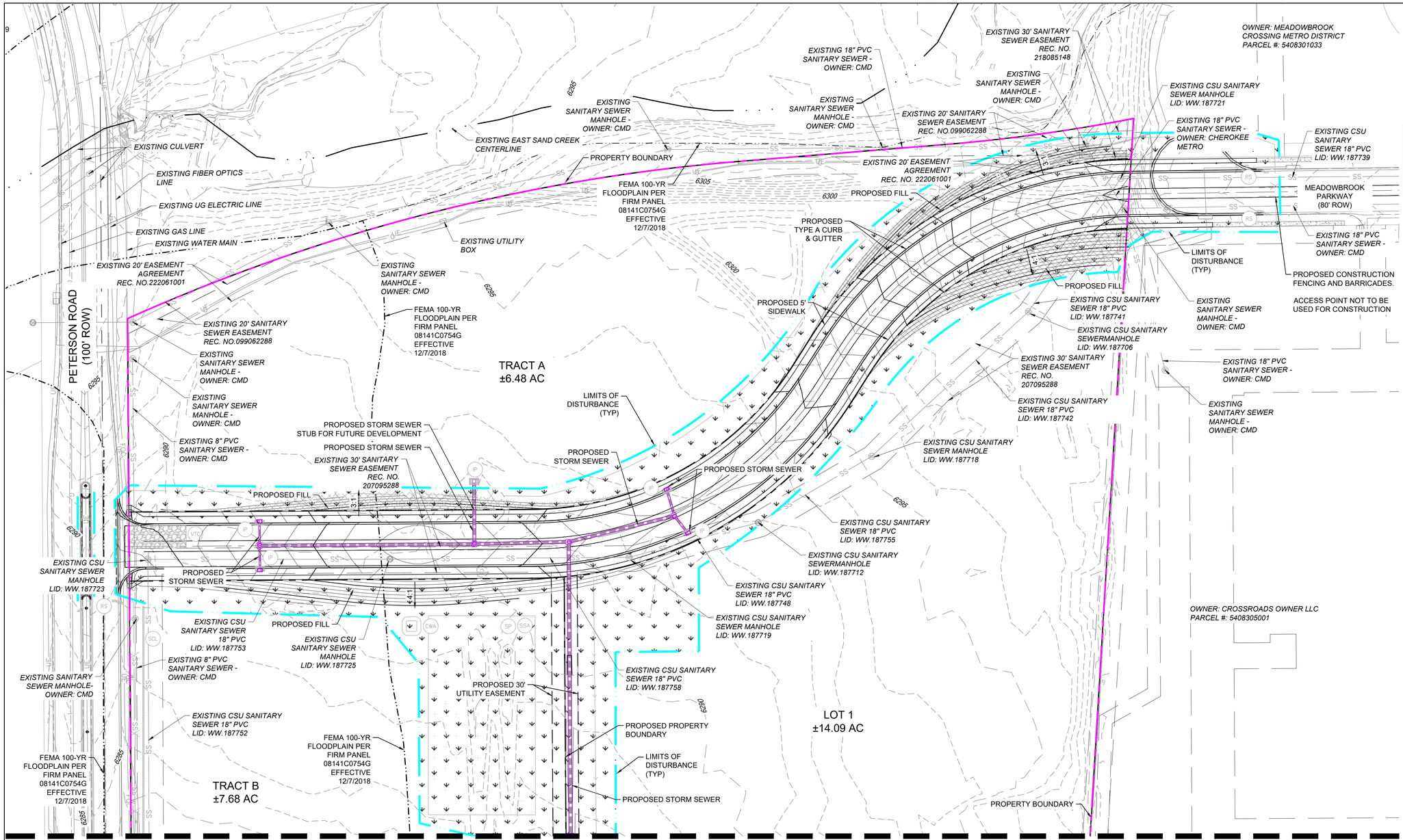
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

INTERIM GRADING & EROSION CONTROL PLANS (SHEET 2 0F 2)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	DRAWING No.	GEC04
CHECKED BY:	DAD	VERT.	N/A	SHEET	7 OF 13



MATCHLINE SHEET GEC06-FINAL GRADING & EROSION CONTROL PLANS (SHEET 2 0F 2)

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

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 THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

EROSION CONTROL LEGEND

- SF — SILT FENCE
- ECB — EROSION CONTROL BLANKET
- SM — TEMPORARY MULCHING AND SEEDING
- SCL — SEDIMENT CONTROL LOG
- VTC — VEHICLE TRACKING CONTROL
- TSB — TEMPORARY SEDIMENT BASIN
- CWA — CONCRETE WASHOUT
- SP / SSA — STOCKPILE PROTECTION / STABILIZED STAGING AREA
- IP — INLET PROTECTION
- RS — ROCK SOCK
- HP / LP — HIGH POINT / LOW POINT
- 7050 — PROPOSED CONTOURS
- 5975 — EXISTING CONTOURS
- 4:1 — SLOPE LABEL
- OVERLAND FLOW
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
- X — X — CONSTRUCTION FENCING
- OVERFLOW ROUTE
- PROPERTY BOUNDARY
- PROPOSED STORM DRAIN STRUCTURES
- EXISTING OVERLAND FLOW
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER MANHOLE

N

GRAPHIC SCALE

60' 0' 60' 120'

(IN FEET)
1 inch = 60 ft.

NOTE:
1. REFER TO (SD01-SD04) CONSTRUCTION DRAWINGS FOR STORM SEWER DESIGN
2. APPLY 4" OF TOPSOIL AND SEEDING TO SURFACE BEFORE EROSION CONTROL BLANKET INSTALLED

CCM SEQUENCING	
INITIAL	SILT FENCE, CONSTRUCTION FENCE, VEHICLE TRACKING CONTROL, SEDIMENT CONTROL LOGS, ROCK SOCKS, STOCKPILE LOCATION, STAGING AREA LOCATION, TEMP SEDIMENT BASINS
INTERIM	INLET PROTECTION, EROSION CONTROL BLANKETS, PERMANENT SEDIMENT BASIN, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING

REFERENCE DRAWINGS
X-1382-EX-SITE
X-1382-EX-MAP
X-MDG22x34
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: August 11, 2026 11:03:43 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

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PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFFENDAF
65470
09/22/26
PROFESSIONAL ENGINEER
Drew Deffendaf
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

FINAL GRADING & EROSION CONTROL PLANS (SHEET 1 0F 2)

DESIGNED BY:	MDF	SCALE	
DRAWN BY:	WCG	HORIZ.	N/A
CHECKED BY:	DAD	VERT.	N/A
DATE ISSUED:	AUGUST 2026	DRAWING No.	GEC05
SHEET	8 OF 13		

MATCHLINE SHEET GEC05-FINAL GRADING & EROSION CONTROL PLANS (SHEET 1 0F 2)

Know what's below. Call before you dig.

PROPERTY BOUNDARY

EXISTING CSU SANITARY SEWER 18" PVC W/ 36" STP SLEEVE LID: WW.187732

EXISTING CSU SANITARY SEWER MANHOLE LID: WW.187716

EXISTING SANITARY SEWER MANHOLE- OWNER: CMD

EXISTING 10" VCP SANITARY SEWER - OWNER: CMD

EXISTING CSU SANITARY SEWER MANHOLE LID: WW.187713

EXISTING UG ELECTRIC LINE

EXISTING GAS MAIN

OWNER: FONTANA ENTERPRISES PARCEL #: 5407401020

EXISTING UG ELECTRIC LINE

PROPOSED CONSTRUCTION FENCE

EXISTING 10" PVC SANITARY SEWER - OWNER: CMD

EXISTING 30' ACCESS EASEMENT REC. NO. 1001074

EXISTING 30' AERIAL EASEMENT REC. NO. 098011721

EXISTING SANITARY SEWER MANHOLE- OWNER: CHEROKEE METRO

EXISTING 10" VCP SANITARY SEWER - OWNER: CMD

PROPOSED 50' UTILITY EASEMENT

EXISTING 8" PVC SANITARY SEWER - OWNER: CMD

OWNER: JH INVESTMENT INC PARCEL #: 5408000052

PETERSON ROAD (100' ROW)

TRACT B ±7.68 AC

LIMITS OF DISTURBANCE (TYP)

PROPOSED STORM SEWER

PROPOSED 30' UTILITY EASEMENT

PROPOSED PROPERTY BOUNDARY

PROPOSED FILL

PROPOSED STORM SEWER

PROPOSED PROPERTY BOUNDARY

LIMITS OF DISTURBANCE (TYP)

CREST ELEVATION 6288.36

FEMA 100-YR FLOODPLAIN PER FIRM PANEL 08141C0754G EFFECTIVE 12/7/2018

PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN

TRACT C ±2.045 AC

CREST ELEVATION 6288.36

PROPOSED CUT

LOT 1 ±14.09 AC

FUTURE DEVELOPMENTS LOCATED WITHIN CIMARRON HILLS SOUTHEAST MIXED USE FILING 1 - LOT 1 AND FUTURE INCLUDED TRACTS WILL BE REQUIRED TO PROVIDE CONVEYANCE TO THE PROPOSED DETENTION FACILITY INCLUDING AN ADDITIONAL FOREBAY AND TRICKLE CHANNEL CONNECTION

OWNER: COLORADO SPRINGS EQUITIES LLC PARCEL #: 5408305002

OWNER: COLORADO SPRINGS EQUITIES LLC PARCEL #: 5408305003

EXISTING COMMUNICATION LINE

EXISTING UNDERGROUND GAS LINE

EXISTING CULVERT

EXISITNG AERIAL EASEMENT BOOK 2237, PAGE 5501 REC. NO. 219150234

EXISTING CULVERT

HIGHWAY 24 (ROW VARIES)

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- EXISTING GAS
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- EXISTING COMMUNICATION LINE
- EXISTING SANITARY SEWER MANHOLE

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(IN FEET)
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NOTE:
1. REFER TO (SD01-SD04) CONSTRUCTION DRAWINGS FOR STORM SEWER DESIGN
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X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: Matrix.ctb
PLOT DATE: August 11, 2026 11:03:19 AM
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PREPARED BY:
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
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CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

FINAL GRADING & EROSION CONTROL PLANS (SHEET 2 0F 2)

		SCALE		DATE ISSUED:	AUGUST 2026	DRAWING No.
DESIGNED BY:	MDF	HORIZ.	N/A			
DRAWN BY:	WCG	VERT.	N/A	SHEET	9 OF 13	GEC06
CHECKED BY:	DAD					

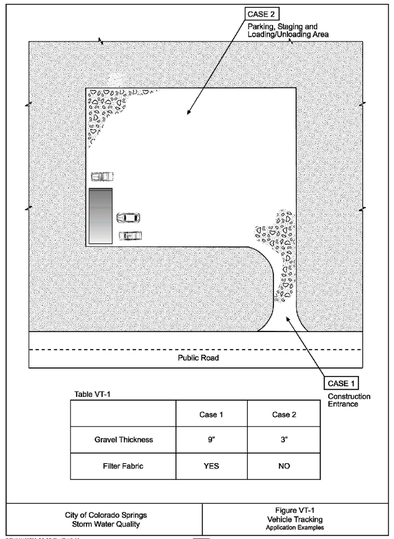
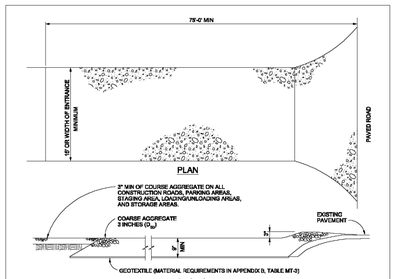


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples



VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

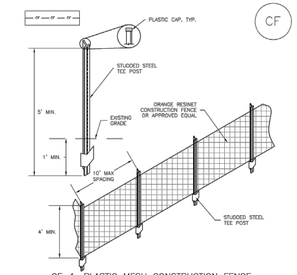
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

SM-3 Construction Fence (CF)



CF-1, PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Construction Fence (CF) SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

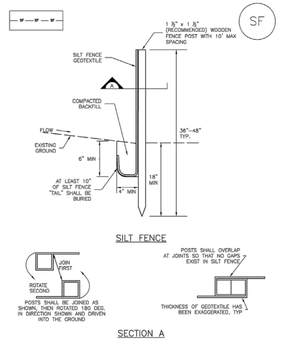
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

[DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD]

Silt Fence (SF) SC-1



SECTION A

SF–1, SILT FENCE

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 8" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK". THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

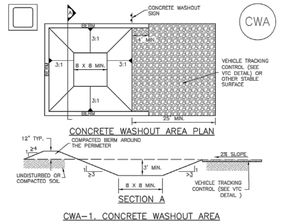
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

[DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD]

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Concrete Washout Area (CWA) MM-1



CWA–1, CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES SHOULD BE 3:1 OR FLATTER. THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

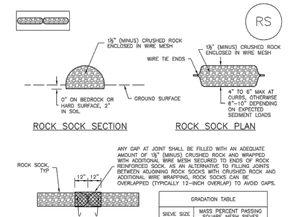
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

[DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD]

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-5 Rock Sock (RS)



ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 15" (MINUS) CRUSHED ROCK AND WRAPPED WITH WIRE MESH. ROCK SOCKS ARE TO BE PLACED IN TIGHTLY INTERLOCKED ROWS. AS AN ALTERNATIVE TO FILLING GAPS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE MESH WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12–INCH OVERLAP) TO AVOID GAPS.

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 15" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (15" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 1/2 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. 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.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
6"	100
15"	90 – 100
12"	20 – 55
3/4"	0 – 10
#4	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

RS–1, ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

[DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD]

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

REFERENCE DRAWINGS

X-MDG22x34

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\ECD01.dwg
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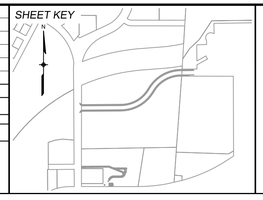


BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

BASIS OF BEARING:
REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 8 BY A 3-1/4" ALUMINUM CAP IN RANGEBOX "LS 22573", AND AT THE WEST QUARTER CORNER OF SECTION 8 BY A 3-1/4" BRASS CAP STAMPED "BLM US DEPT INTERIOR", ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

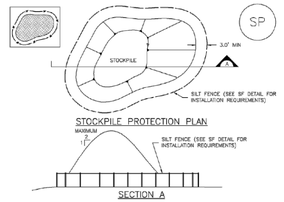
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL DETAILS (SHEET 1 OF 4)

DESIGNED BY:	MDE	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	10 OF 13
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	ECD01

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



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   --LOCATION OF STOCKPILES.
   --TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS MAY BE SUBSTITUTED. CONSULT WITH THE LOCAL JURISDICTION TO ENSURE THE CONTROL IS SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILURE, AND THE ABILITY TO REMOVE MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED AS APPROPRIATE FOR THE SEASON. SOILS THAT WILL BE PLACED TYPICALLY WITHIN 14 DAYS, USE A MULCH ONLY OR A SOIL BINDER OR ROUGHENING OF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY 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.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

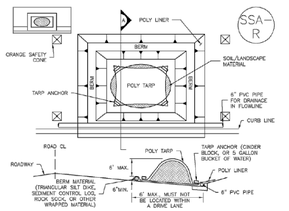
STOCKPILE PROTECTION MAINTENANCE NOTES

4. 4' PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

[DETAILS ADAPTED FROM THORNTON, COLORADO, NOT AVAILABLE IN AUTOCAD]

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   --LOCATION OF MATERIAL STAGING AREA(S)
   --CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.

3. MATERIALS MUST BE STOCKPILED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.

4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.

5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.

6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.

7. THIS FEATURE CAN BE USED FOR:
   --SHORT TERM STAGING
   --WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
   --OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

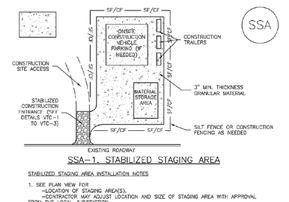
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.

5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

[DETAILS ADAPTED FROM AURORA, COLORADO]



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   --LOCATION OF STAGING AREA(S).
   --CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

[DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD]

IP-3. Rock Sock Inlet Protection for Sump/Area Inlet

IP-4. Silt Fence Inlet Protection for Sump/Area Inlet

IP-5. Over-excavation Inlet Protection

IP-6. Straw Bale Inlet Protection for Sump/Area Inlet

CIP-1. Culvert Inlet Protection

Proprietary inlet protection devices should be installed in accordance with manufacturer specifications.

More information is provided below on selecting inlet protection for sump and on-grade locations.

Inlets Located in a Sump

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

Inlets Located on a Slope

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

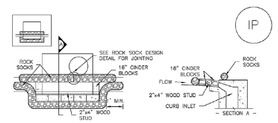
Maintenance and Removal

Inspect inlet protection frequently. Inspection and maintenance guidance includes:

- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
- Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an ungroteected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
- Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storms events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
- Monitor sediment accumulation upgradient of the inlet protection.

- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.
- Propriety inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet insert devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.

Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.



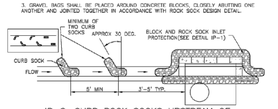
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

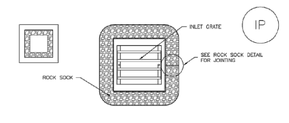
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

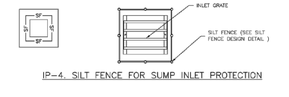
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



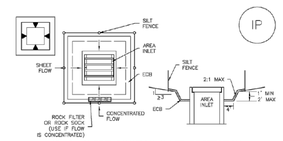
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 5 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



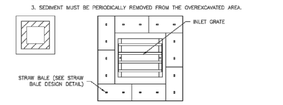
IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

REFERENCE DRAWINGS

X-MDG22x34

No.	DATE	DESCRIPTION	BY
		REVISIONS	

COMPUTER FILE MANAGEMENT

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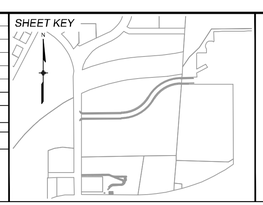

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BASIS OF BEARING:
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PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
09/22/26
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL DETAILS (SHEET 2 OF 4)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	DRAWING No.	ECD02
CHECKED BY:	DAD	VERT.	N/A	SHEET	11 OF 13

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

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[a]	Pounds of Pure Live Seed (PLS)/acre[a]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Rodrep	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Rusbens Canadian bluegrass	*Poa compressa 'Rusbens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[d]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

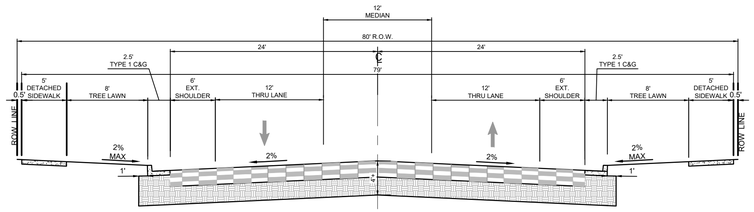
[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6ft to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

USE SANDY SOIL SEED MIX



COLLECTOR WITH NO PARKING
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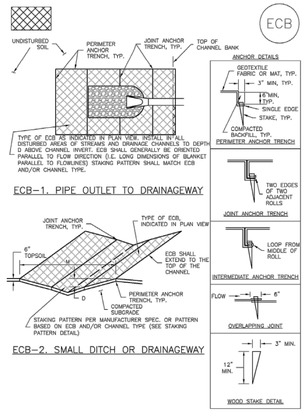
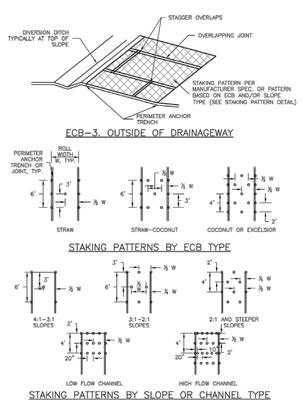
MEADOWBROOK PKWY

EC-6 Rolled Erosion Control Products (RECP)



Rolled Erosion Control Products (RECP) EC-6



EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF ECB.
   –TYPE OF ECB (STRAW, STRAW–COCONUT, COCONUT, OR EXCELSIOR).
   –AREA, IN 1K SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs 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 ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE–HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB–1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB–1. ECB 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

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

REFERENCE DRAWINGS
X-MDG22x34

No.	DATE	DESCRIPTION	BY
		REVISIONS	

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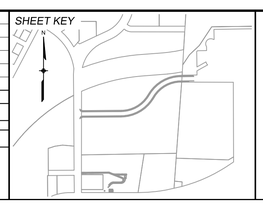

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BASIS OF BEARING:
REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 8 BY A 3-1/4" ALUMINUM CAP IN RANGEBOX "LS 22573", AND AT THE WEST QUARTER CORNER OF SECTION 8 BY A 3-1/4" BRASS CAP STAMPED "BLM US DEPT INTERIOR", ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
09/22/26
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

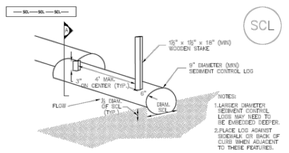
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

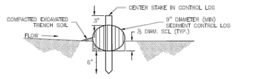
GRADING & EROSION CONTROL DETAILS (SHEET 3 OF 4)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	12 OF 13
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	ECD03

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



TRENCHED SEDIMENT CONTROL LOG



SECTION Ⓐ
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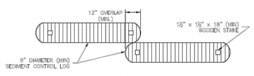
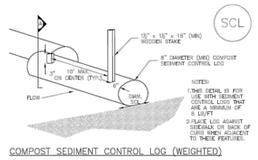
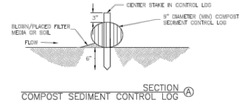


LOG JOINTS

SCL–1. TRENCHED SEDIMENT CONTROL LOG



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



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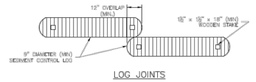
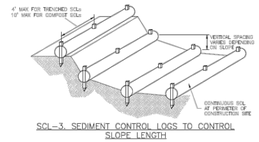
COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SCL–3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT-TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 4" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

[DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD]

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

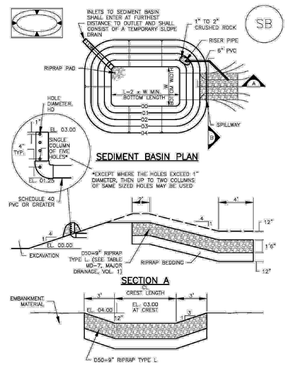


TABLE SB–1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	3	9/16
2	21	3	11/16
3	29	5	¾
4	33 ½	6	13/16
5	38 ½	8	15/16
6	43	9	1
7	47 ½	11	1 1/16
8	51	12	1 1/8
9	55	13	1 3/16
10	58 ½	15	1 ¼
11	61	16	1 5/16
12	64	18	1 3/8
13	67 ½	19	1 7/16
14	70 ½	21	1 ½
15	73 ½	22	1 9/16
33	290	38	1 ¾

USE NONSTANDARD VALUES

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF SEDIMENT BASIN.
   –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. 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.

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

[DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO]

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

REFERENCE DRAWINGS

X-MDG22x34

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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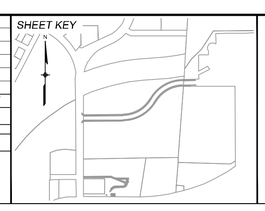
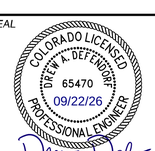


BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

BASIS OF BEARING:
REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 8 BY A 3-1/4" ALUMINUM CAP IN RANGEBOX "LS 22573", AND AT THE WEST QUARTER CORNER OF SECTION 8 BY A 3-1/4" BRASS CAP STAMPED "BLM US DEPT INTERIOR", ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL DETAILS (SHEET 4 OF 4)

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	13 OF 13
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	ECD04