

**AGENCIES**

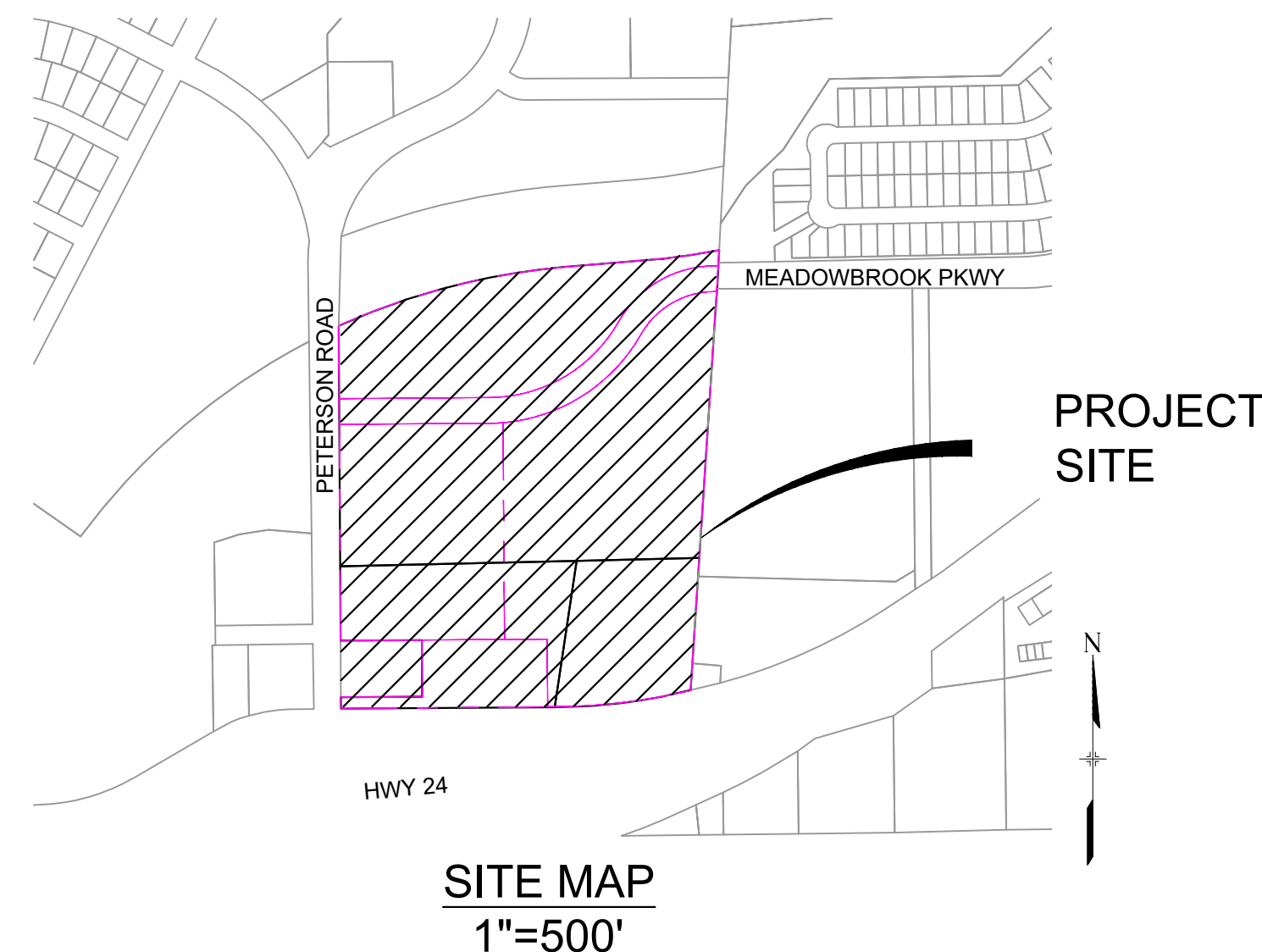
SERVICE	ENTITY	P.O.C.
OWNER:	JOVENCHI-II LLC 4779 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918	(719) 491-2158
CONTRACTOR:	CONSTRUCTION MANAGEMENT & CONSULTING, INC P.O. BOX 7207 COLORADO SPRINGS, CO 80933	(719) 528-5999
CIVIL ENGINEER:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920	(719) 575-0100
GAS:	COLORADO SPRINGS UTILITIES 111 SOUTH CASCADE AVENUE COLORADO SPRINGS, CO 80903	(719) 448-4800
ELECTRIC:	COLORADO SPRINGS UTILITIES 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

**GRADING & EROSION CONTROL PLANS OF PROPOSED  
CIMARRON HILLS SOUTHEAST FILING NO. 1  
SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE  
65 WEST OF THE 6TH P.M  
EL PASO COUNTY, STATE OF COLORADO  
AUGUST 2024**

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT



Know what's below.  
Call before you dig.



**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.

DATE: \_\_\_\_\_

**OWNER/DEVELOPER'S STATEMENT:**

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

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.

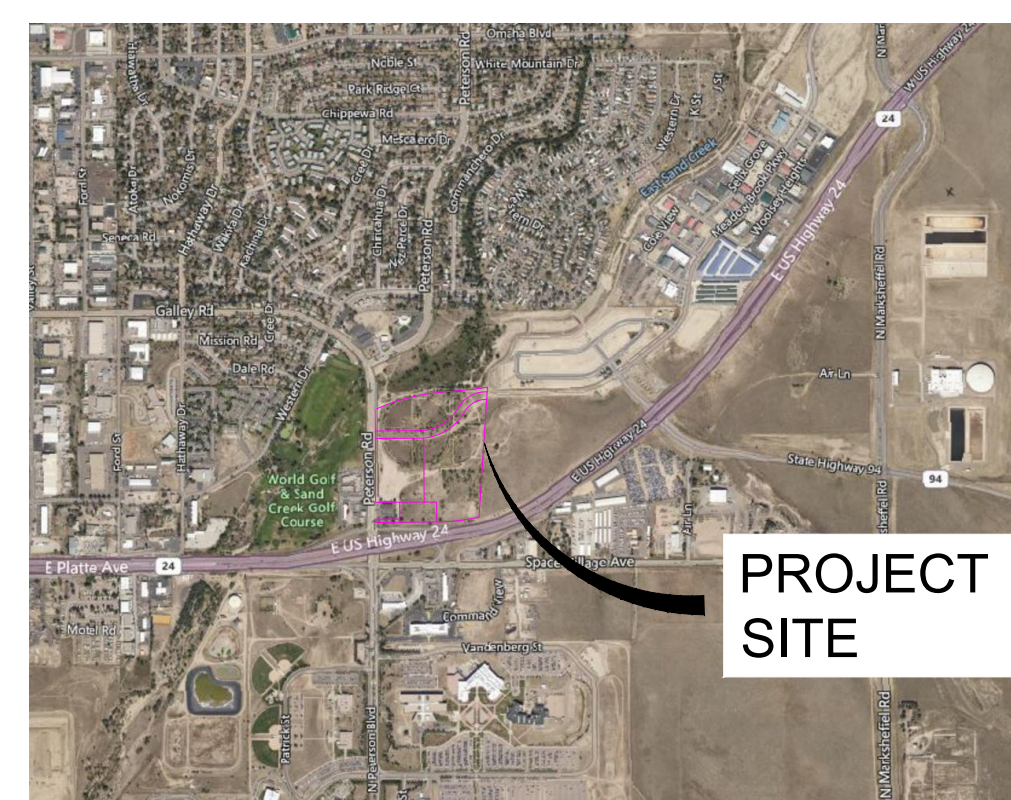
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE: \_\_\_\_\_

Josh Palmer



SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DIScription
1	TS01	TITLE SHEET
2	GNO1	GENERAL NOTES
3	MAP01	SHEET KEY
4	GEC01	INITIAL GRADING & EROSION CONTROL PLANS (SHEET 1 OF 2)
5	GEC02	INITIAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)
6	GEC03	INTERIM GRADING & EROSION CONTROL PLANS (SHEET 1 OF 2)
7	GEC04	INTERIM GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)
8	GEC05	FINAL GRADING & EROSION CONTROL PLANS (SHEET 1 OF 2)
9	GEC06	FINAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)
10	ECD01	GRADING & EROSION CONTROL DETAILS (SHEET 1 OF 4)
11	ECD02	GRADING & EROSION CONTROL DETAILS (SHEET 2 OF 4)
12	ECD03	GRADING & EROSION CONTROL DETAILS (SHEET 3 OF 4)
13	ECD04	GRADING & EROSION CONTROL DETAILS (SHEET 4 OF 4)

SF2420

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-EX-VIC MAP	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
<b>COMPUTER FILE MANAGEMENT</b>				
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 23, 2024 8:37:29 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.



SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>				
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO				
<b>TITLE SHEET</b>				
DESIGNED BY: MDF	SCALE	DATE ISSUED: AUGUST 2024	DRAWING No.	
DRAWN BY: KGI	HORIZ N/A	1 OF 13	TS01	
CHECKED BY: JAO	VERT. N/A			

**GENERAL CONSTRUCTION NOTES:**

- 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.
- 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 STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GRADING EROSION CONTROL PLANS. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF..
- BEST MANAGEMENT PRACTICES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- 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.
- 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.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE GRADING AND EROSION CONTROL APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT

STRUCTURES MUST BE APPROVED BY THE ENGINEER OF RECORD ADMINSTRATOR PRIOR TO IMPLEMENTATION.

- 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.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 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.
- 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.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED.
- THE OWNER/DEVELOPER 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.
- 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.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL

SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON DATED JULY 2024.
- 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
- NO NOTABLE VEGETATION ONSITE, ONLY NATIVE GRASSES AND SHRUBS.
- NO GRADING OR DISTURBANCE SHALL OCCUR WITHIN THE 100-YR FLOODPLAIN UNTIL PERMITTING IS ACQUIRED.

**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:  
MAY 2025 THRU SEPTEMBER 2025  
  
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:  
MAY 2026

**AREAS**

TOTAL DISTURBED AREA: 9.62 ACRES

**RECEIVING WATERS**

SAND CREEK (ULTIMATE)



Know what's below.  
Call before you dig.

**NPDES NOTES:**

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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-EX-VIC MAP	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
<b>COMPUTER FILE MANAGEMENT</b>				
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 23, 2024 8:37:32 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:



SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

**CIMARRON HILLS SOUTHEAST FILING NO. 1**

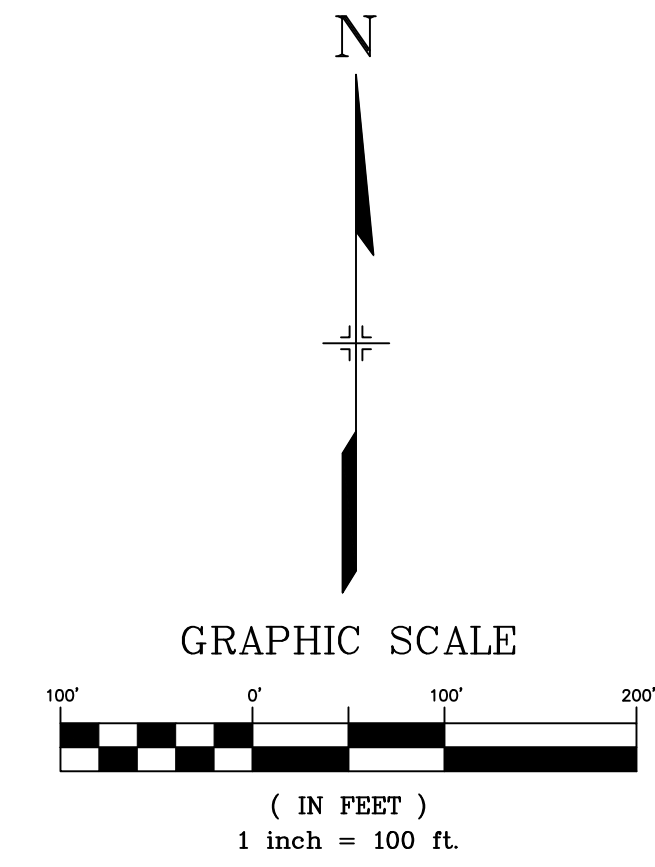
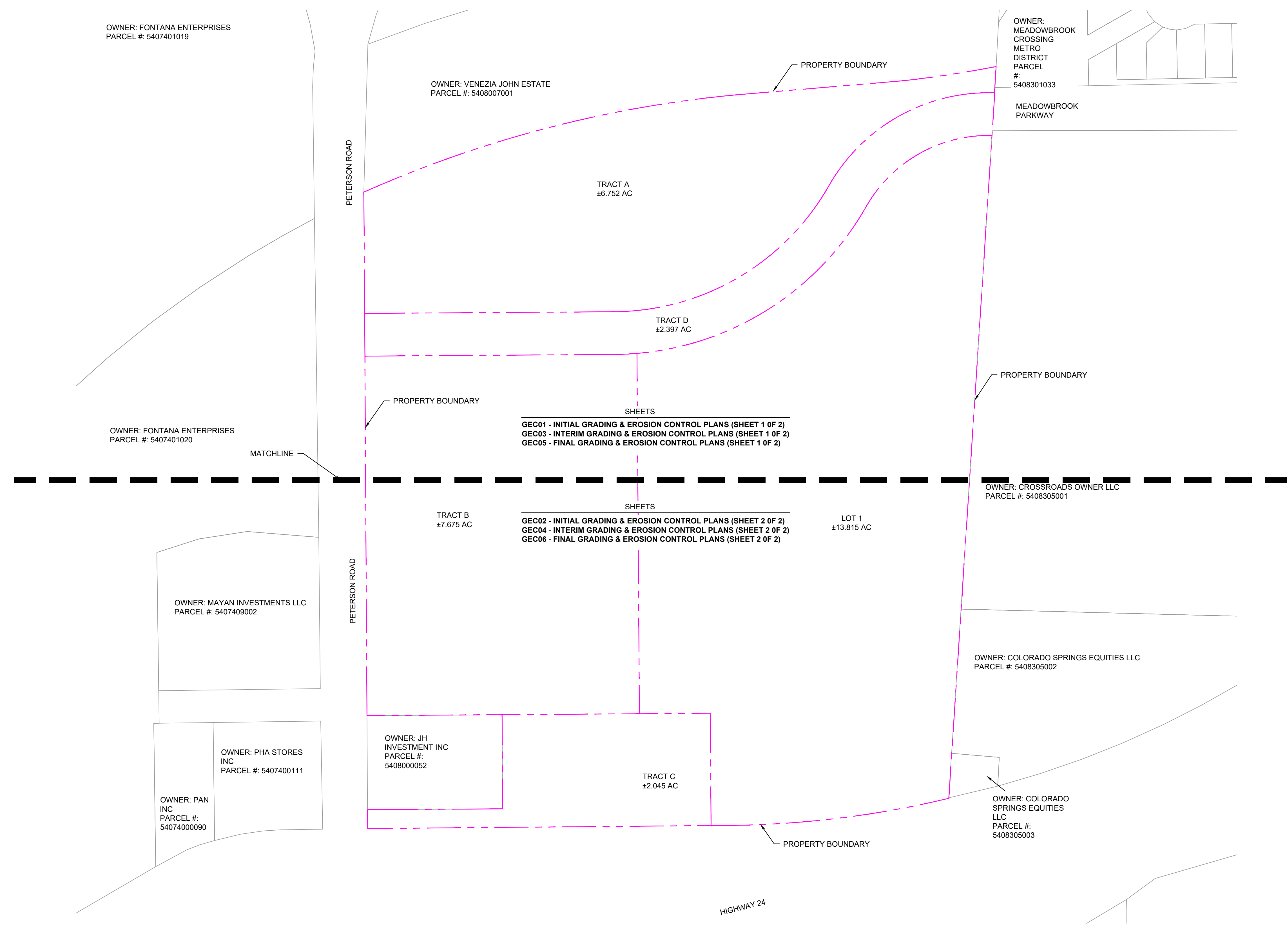
GRADING AND EROSION CONTROL PLANS  
EL PASO COUNTY, COLORADO

**GENERAL NOTES**

DESIGNED BY:	MDP	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	KGI	HORIZ	N/A		GN01
CHECKED BY:	JAO	VERT.	N/A	SHEET	2 OF 13



Know what's below.  
Call before you dig.



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-EX-VIC MAP	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
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 23, 2024 8:37:37 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

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

CIMARRON HILLS SOUTHEAST FILING NO. 1				
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO				
SHEET KEY				
DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024
DRAWN BY:	KGI	HORIZ	N/A	
CHECKED BY:	JAO	VERT.	N/A	SHEET
				DRAWING No. 3 OF 13 MAP01



Know what's below. Call before you dig.

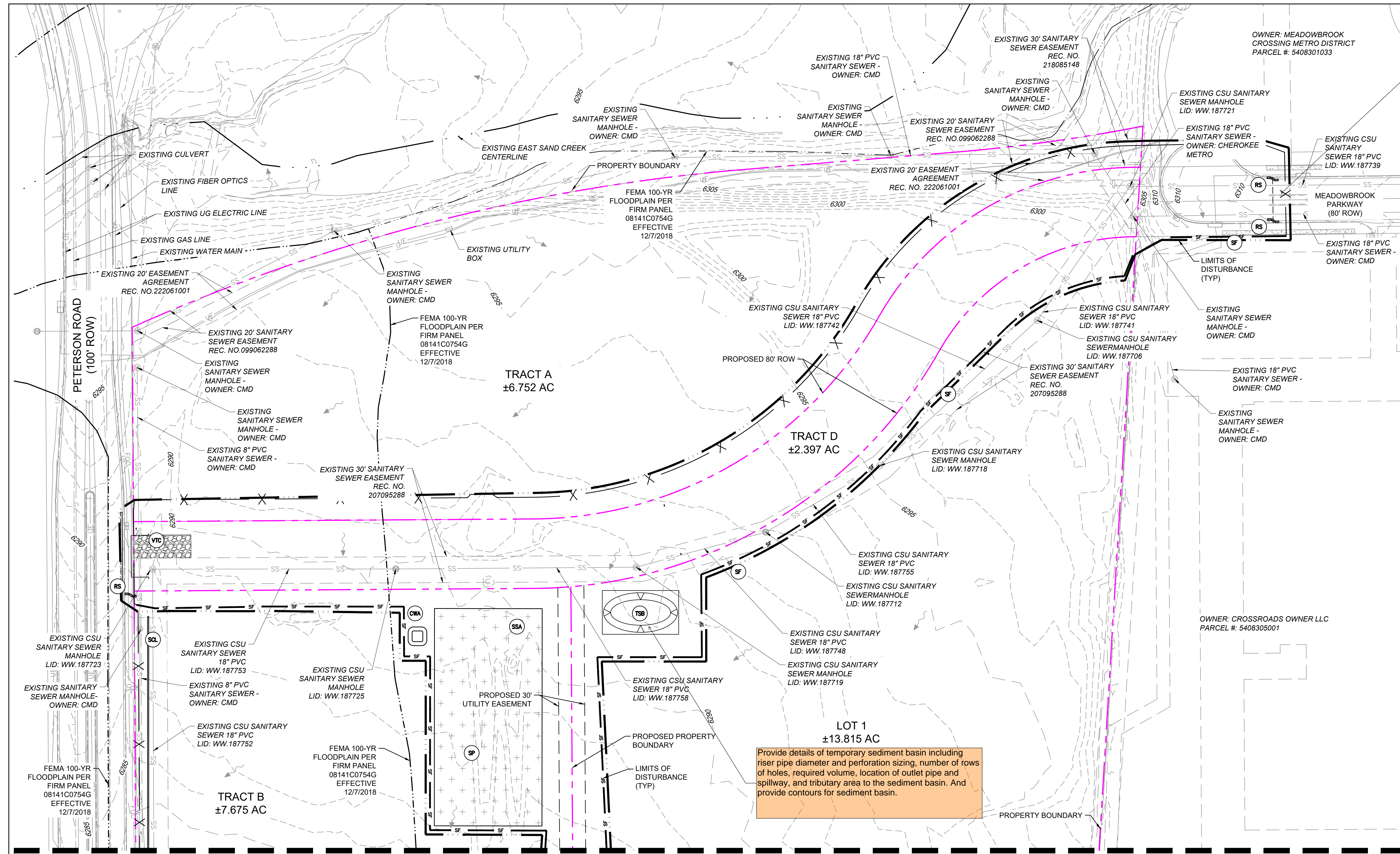
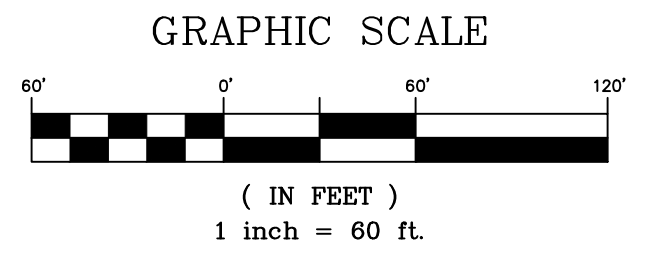
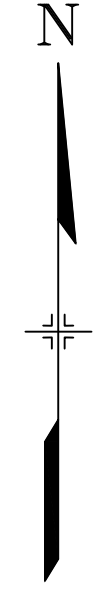
Provide construction fencing, barricades, and/or signage at access points not to be used for construction.

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
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASHOUT
- SSA STOCKPILE PROTECTION / STABILIZED STAGING AREA
- 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

add a note about existing vegetation  
To comply with the SWMP Checklist Item 17f, please add a note stating no batch plants will be utilized onsite.



Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin.

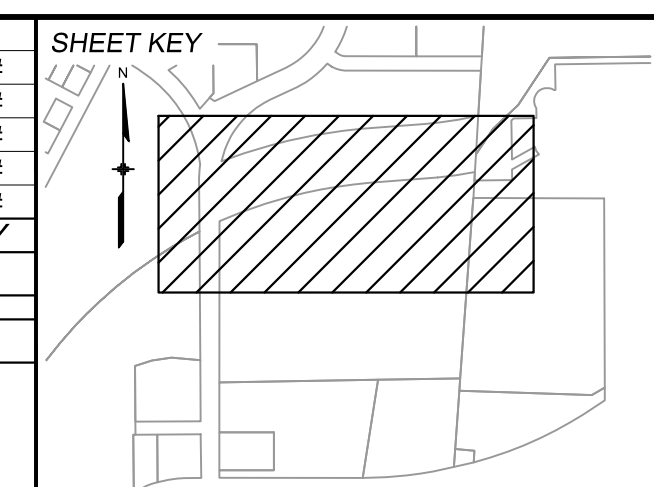
MATCHLINE SHEET GEC02-INITIAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)

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
FINAL	diversion ditches MULCHING AND SEEDING

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-1382-EX-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
X-1403-22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-EX-FEMA-MAP	##	##	##	##
X-1382-PR-UTIL	##	##	##	##

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 23, 2024 8:37:52 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.



SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

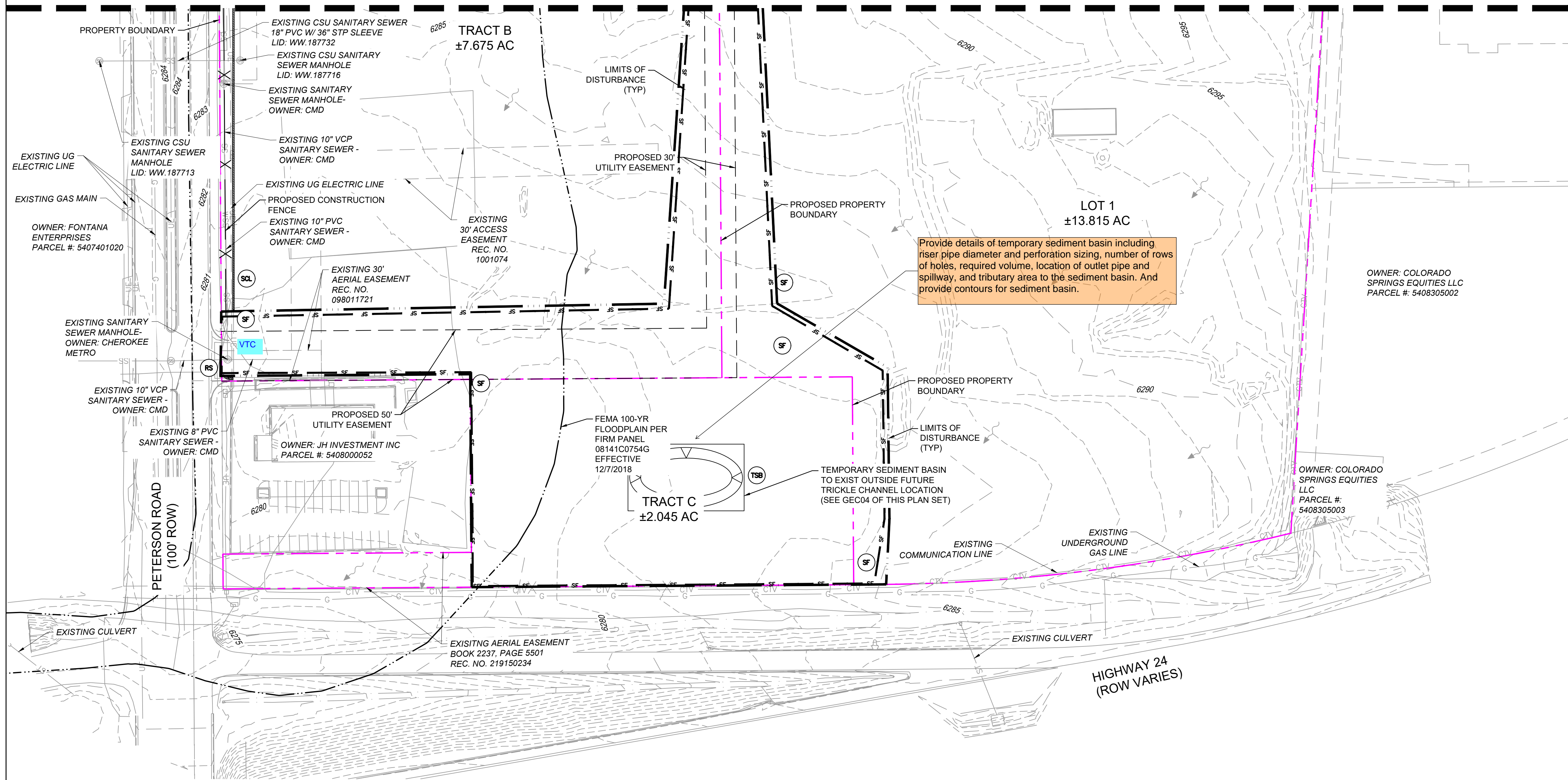
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>INITIAL GRADING &amp; EROSION CONTROL PLANS (SHEET 1 OF 2)</b>			
DESIGNED BY:	MDJ	SCALE:	DATE ISSUED:
DRAWN BY:	KGI	HORIZ:	AUGUST 2024
CHECKED BY:	JAO	VERT:	SHEET
			DRAWING No. GEC01
			4 OF 13



Know what's below.  
Call before you dig.

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



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
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASHOUT
- SSA STOCKPILE PROTECTION / STABILIZED STAGING AREA
- 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 COMMERCIAL LINE
- EXISTING SANITARY SEWER MANHOLE



GRAPHIC SCALE



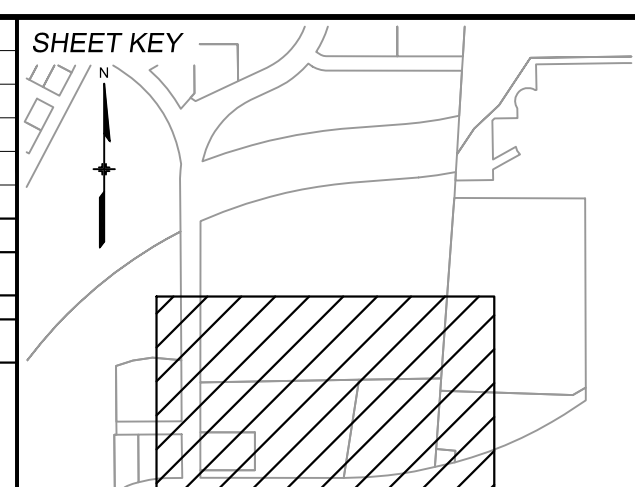
( IN FEET )  
1 inch = 60 ft.

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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-1382-EX-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
X-MD022-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-EX-FEMA MAP	##	##	##	##
X-1382-PR-UTIL	##	##	##	##

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 23, 2024 8:37:57 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.



SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

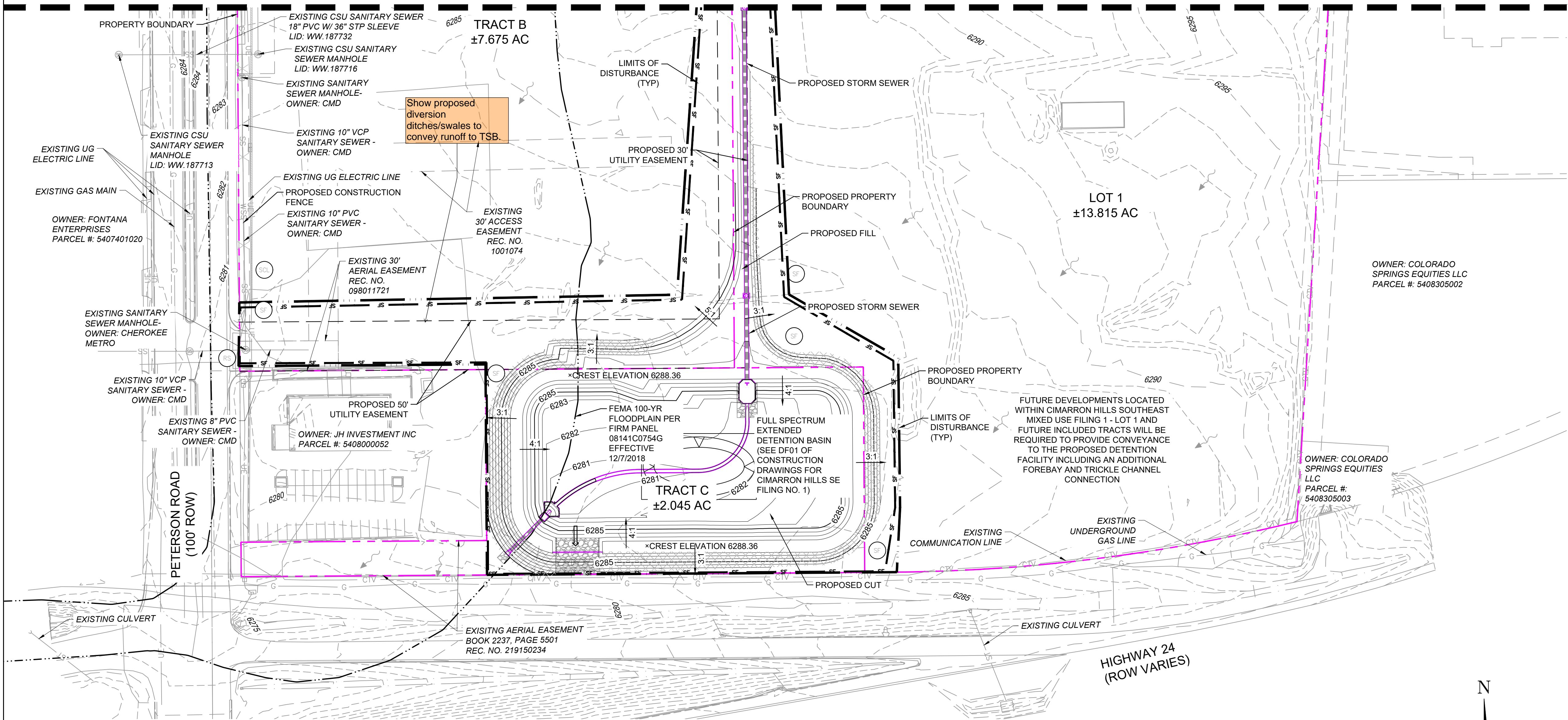
CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
INITIAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	KGI	HORIZ	AUGUST 2024
CHECKED BY:	JAO	VERT.	SHEET
			DRAWING No. GEC02
			5 OF 13





Know what's below.  
Call before you dig.

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



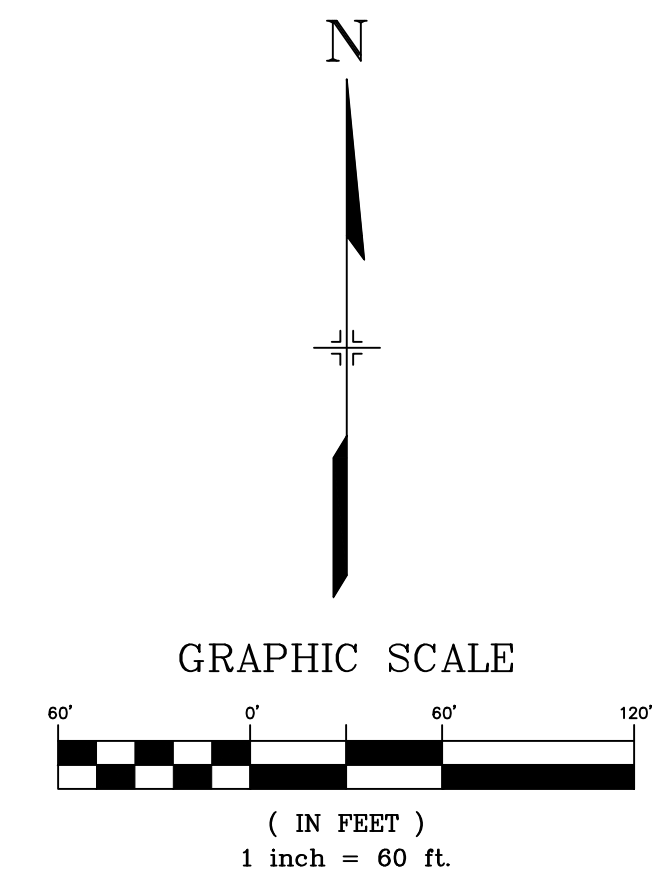
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THEIR FAILURE 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
- 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 COMMERCIAL LINE
- EXISTING SANITARY SEWER MANHOLE

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

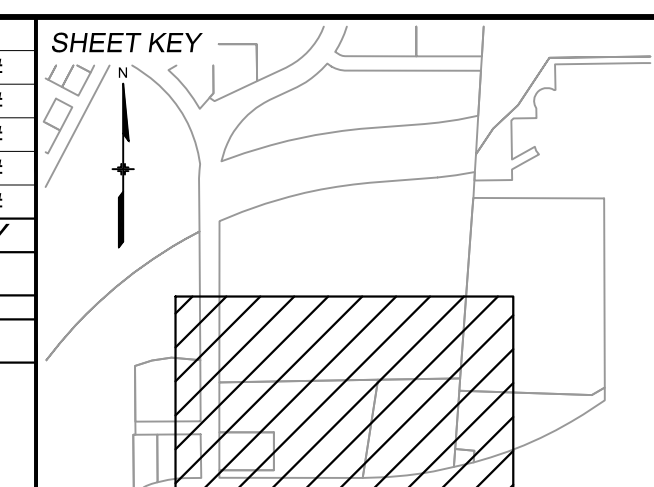
CCM SEQUENCING	
INITIAL	SILT FENCE, CONSTRUCTION FENCE, VEHICLE TRACKING CONTROL, SEDIMENT CONTROL LOGS, ROCK SOCKS, STOCKPILE LOCATION, STAGING AREA LOCATION, TEMP SEDIMENT BASINS
INTERIM	INLET PROTECTION, EROSION CONTROL BLANKETS, PERMANENT SEDIMENT BASIN
FINAL	MULCHING AND SEEDING



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-1382-EX-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
X-MD022-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-EX-FEMA MAP	##	##	##	##
X-1382-PR-UTIL	##	##	##	##

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 23, 2024 8:38:07 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:

Excellence by Design

SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

**CIMARRON HILLS SOUTHEAST FILING NO. 1**

GRADING AND EROSION CONTROL PLANS  
EL PASO COUNTY, COLORADO

**INTERIM GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)**

DESIGNED BY:	MDJ	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	KGI	HORIZ 1" = 60'	SHEET	7 OF 13	GEC04
CHECKED BY:	JAO	VERT. N/A			

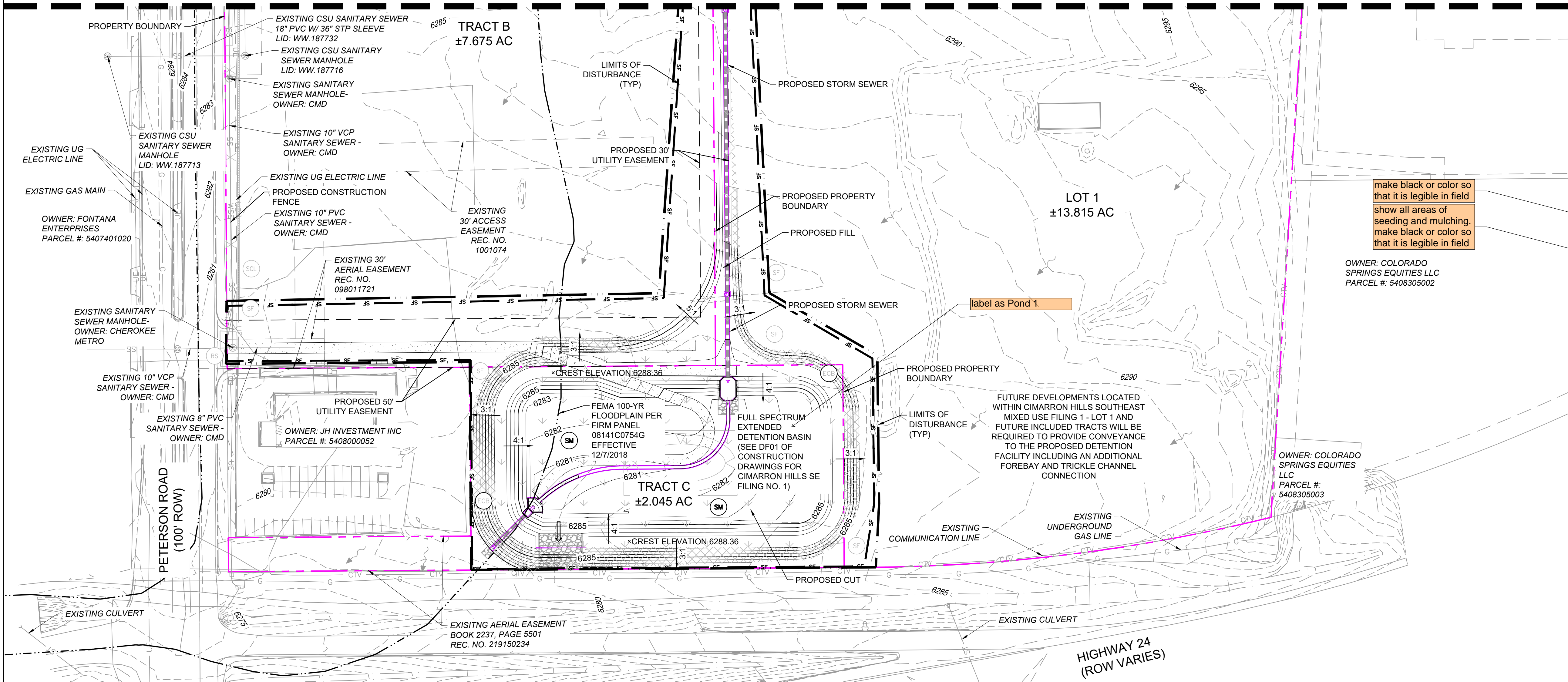






Know what's below.  
Call before you dig.

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



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

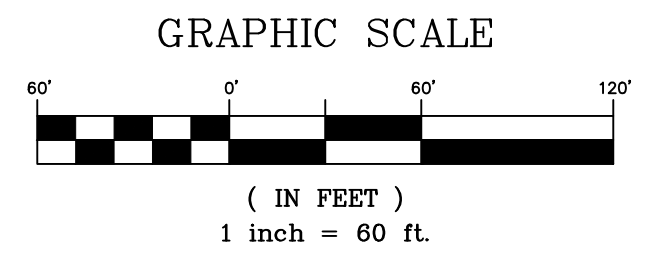
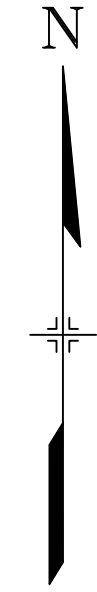
- SF SILT FENCE
- ECB EROSION CONTROL BLANKET
- SM TEMPORARY MULCHING AND SEEDING
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- SP/SSA STOCKPILE PROTECTION / STABILIZED STAGING AREA
- RS ROCK SOCK
- 7050 PROPOSED CONTOURS
- 5975 EXISTING CONTOURS
- 4:1 SLOPE LABEL
- OVERLAND FLOW
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
- 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 COMMUNICATION LINE
- EXISTING SANITARY SEWER MANHOLE

make black or color so that it is legible in field  
show all areas of seeding and mulching. make black or color so that it is legible in field

OWNER: COLORADO SPRINGS EQUITIES LLC  
PARCEL #: 5408305002

OWNER: COLORADO SPRINGS EQUITIES LLC  
PARCEL #: 5408305003

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



- NOTE:
- REFER TO (SD01-SD04) CONSTRUCTION DRAWINGS FOR STORM SEWER DESIGN
  - 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
FINAL	MULCHING AND SEEDING

REFERENCE DRAWINGS	DESCRIPTION	BY
X-1382-EX-SITE		
X-1382-EX-MAP		
X-1382-PR-SITE		
X-1382-EX-UTIL		
X-1382-EX-FEMA MAP		
X-1382-PR-UTIL		

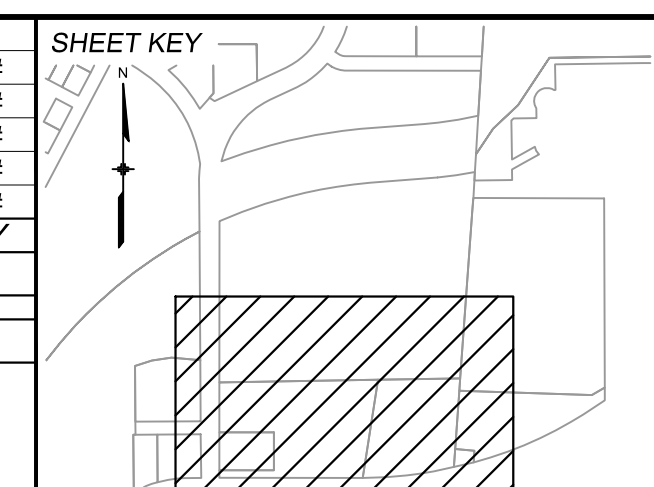
  

No.	DATE	DESCRIPTION	BY

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 23, 2024 8:38:17 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.



SEAL

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
FINAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)			
DESIGNED BY: MDF	SCALE: HORIZ 1" = 60'	DATE ISSUED: AUGUST 2024	DRAWING No. GEC06
DRAWN BY: KGI	VERT. N/A	SHEET 9 OF 13	
CHECKED BY: JAO			







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

Table with 4 columns: Species\* (Common name), Growth Season, Pounds of Pure Live Seed (PLS)/acre, and Planting Depth (inches). Lists various annual grasses like Oats, Spring wheat, Spring barley, Annual ryegrass, Millet, Sudan grass, Sorghum, Winter wheat, Winter barley, and Trifolium.

\* 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 removed closer than 3 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.

See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months. Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Hillborn Drill or by hydraulic seeding.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-1

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

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

Table with 6 columns: Common Name, Botanical Name, Growth Season, Growth Form, Seeds/Pound, and Pounds of PLS/acre. Lists various perennial grasses like Alkali Soil Seed Mix, Blue grass, Fescue, and others.

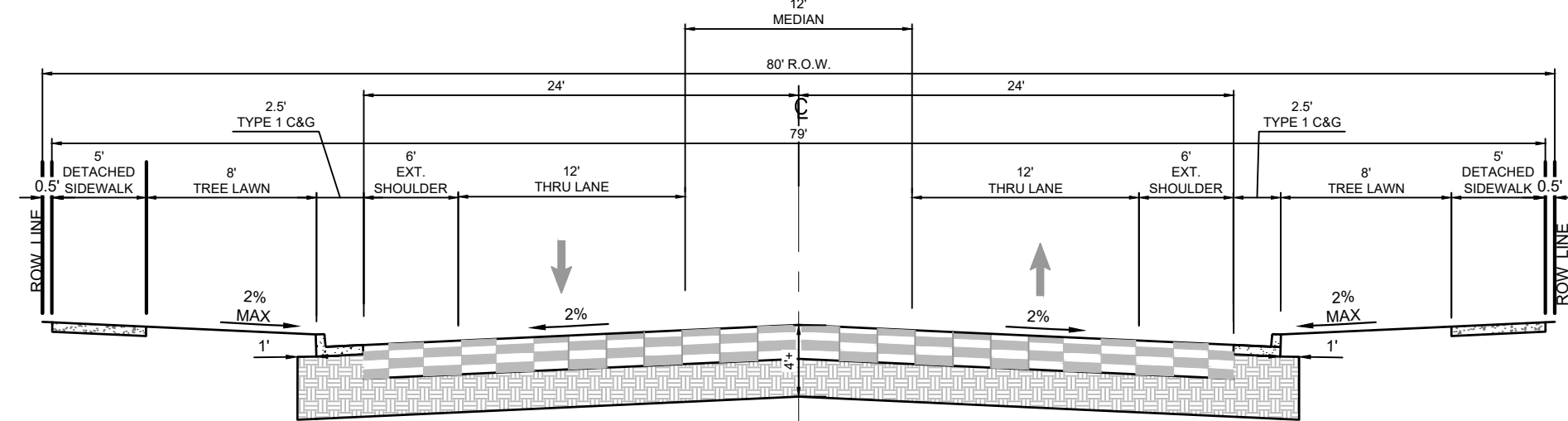
TS/PS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

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

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

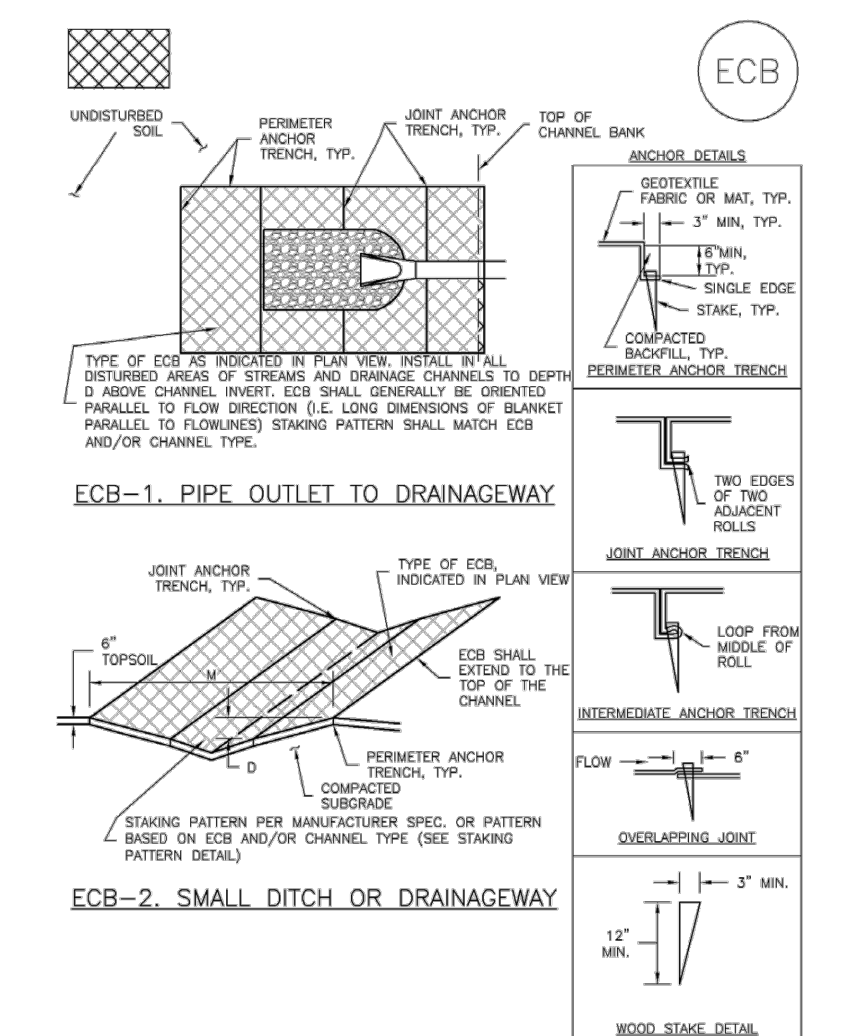
Continuation of Table TS/PS-2, listing more perennial grasses like Heavy Clay, Rocky Foothill Seed Mix, and High Water Table Seed Mix.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5



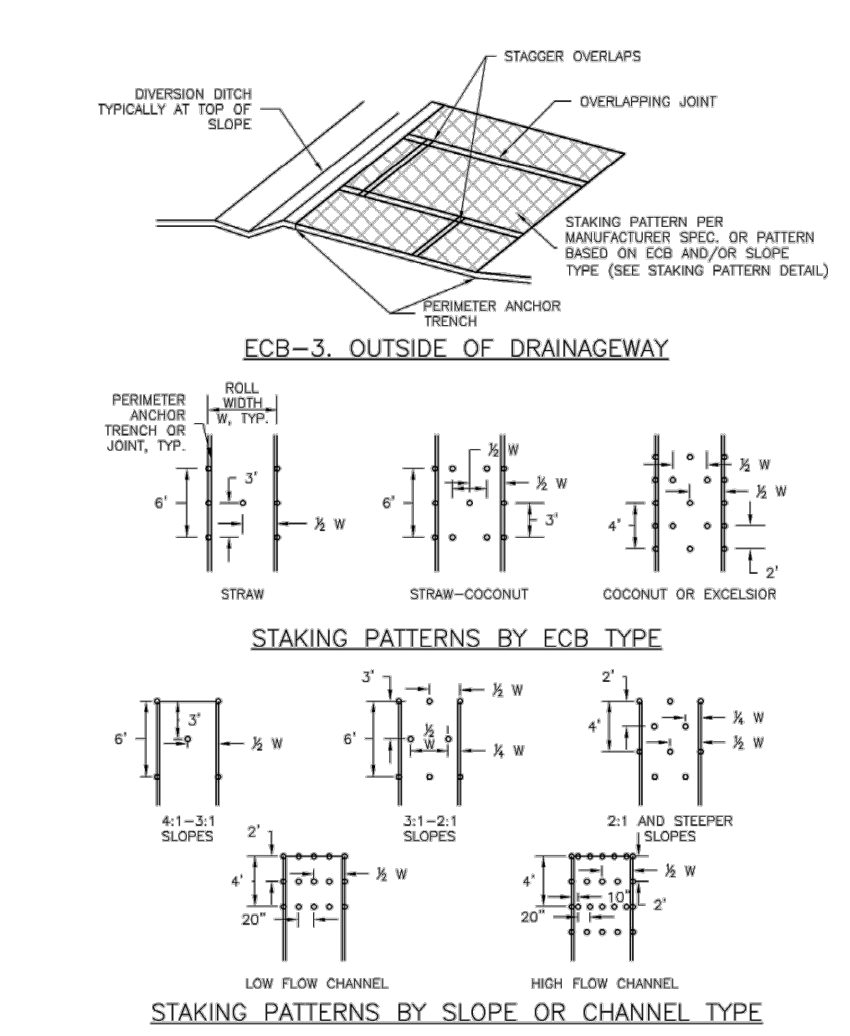
COLLECTOR WITH NO PARKING 35 MPH POSTED-40 MPH DESIGN NOT TO SCALE MEADOWBROOK PKWY

EC-6 Rolled Erosion Control Products (RECP)



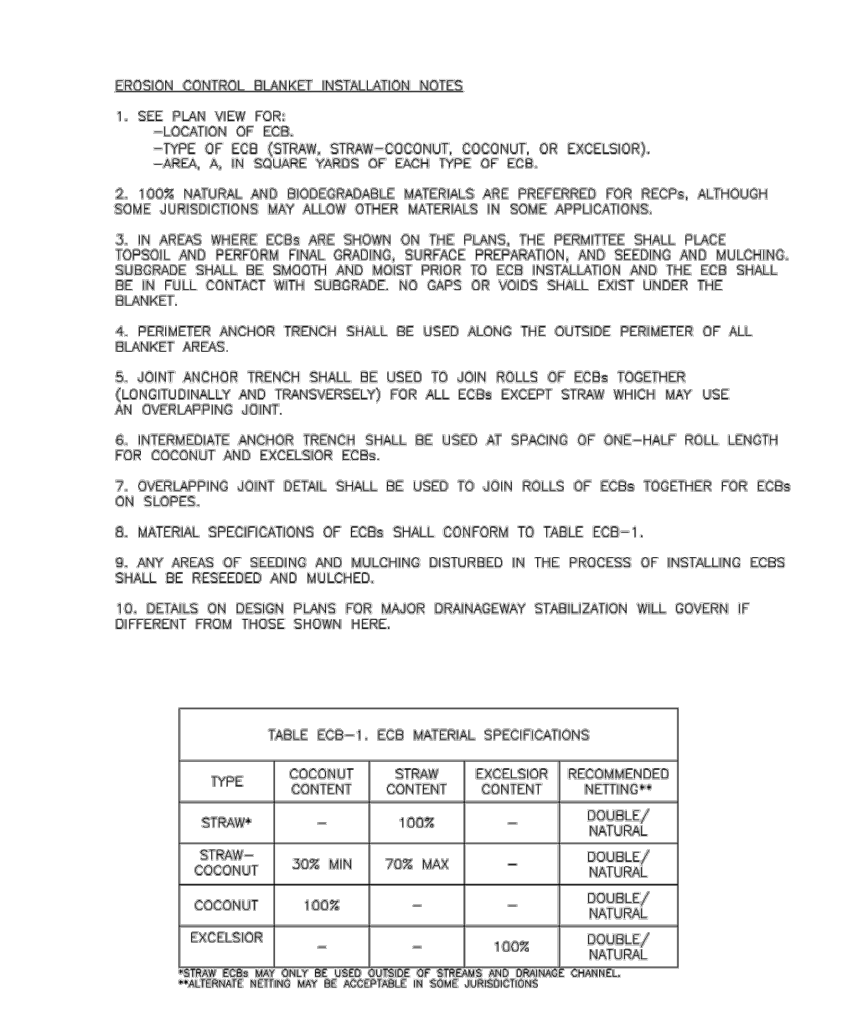
RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)



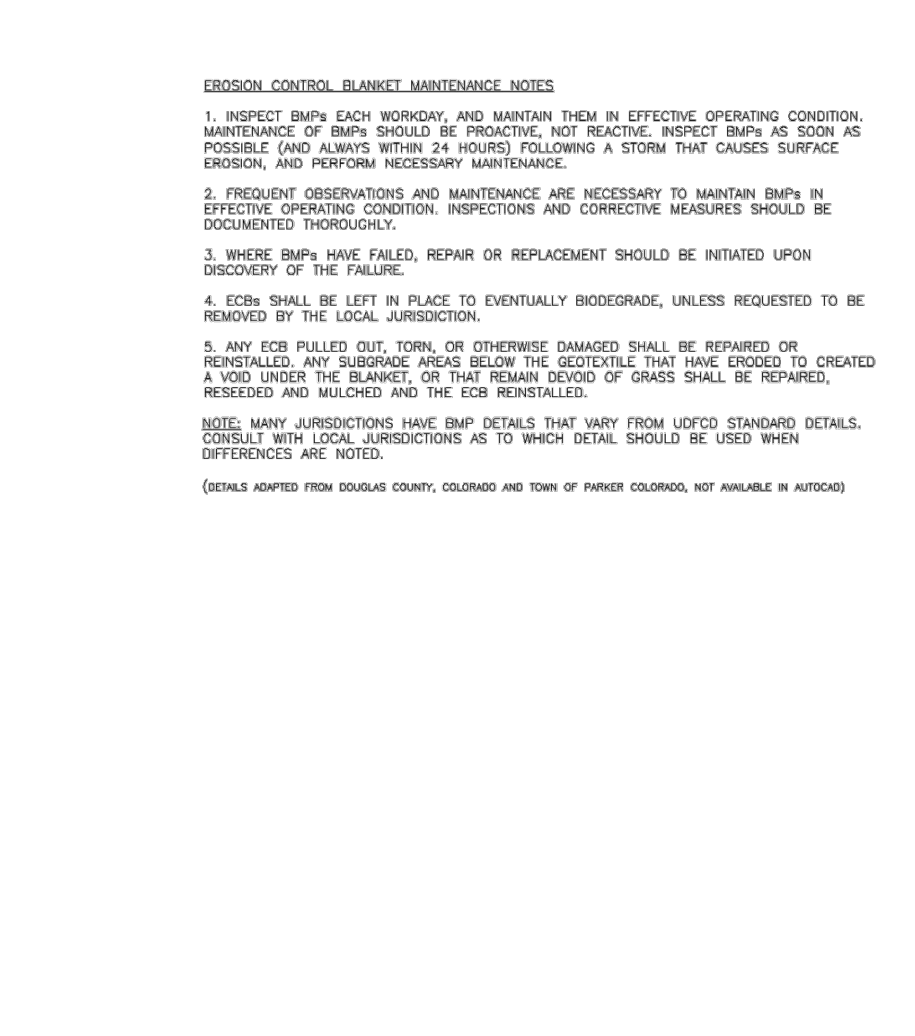
RECP-7 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)



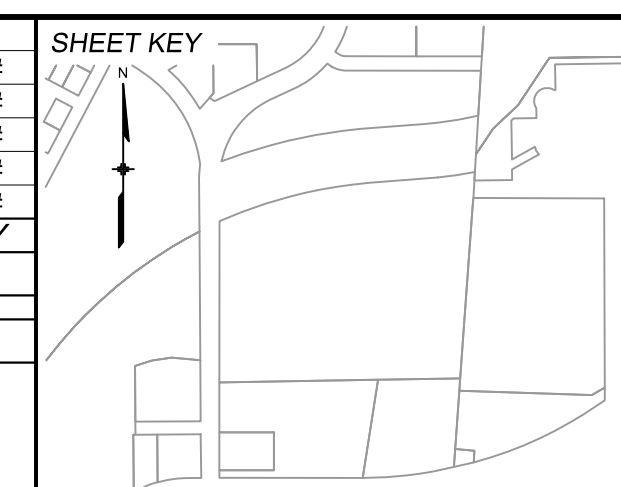
RECP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)



RECP-9 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

REFERENCE DRAWINGS table with columns for No., DATE, DESCRIPTION, and REVISIONS. Includes COMPUTER FILE MANAGEMENT section with file names and dates.



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. 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.



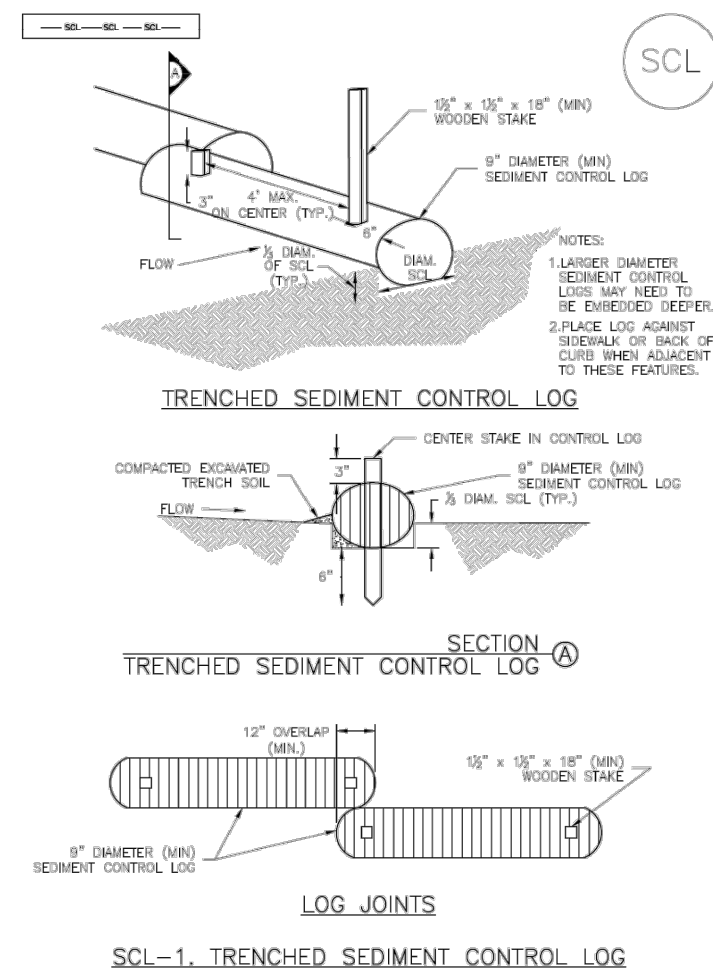
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

Table with project information: CIMARRON HILLS SOUTHEAST FILING NO. 1, GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO, GRADING & EROSION CONTROL DETAILS (SHEET 3 OF 4), DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, DATE ISSUED, AUGUST 2024, DRAWING No. ECD03.



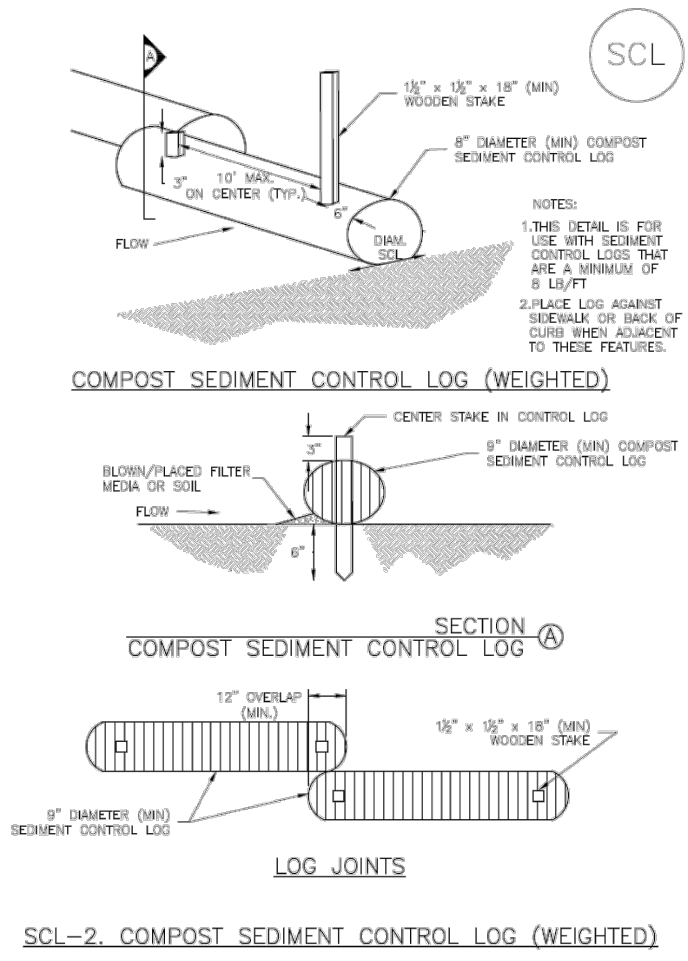
Know what's below. Call before you dig.

Sediment Control Log (SCL) SC-2



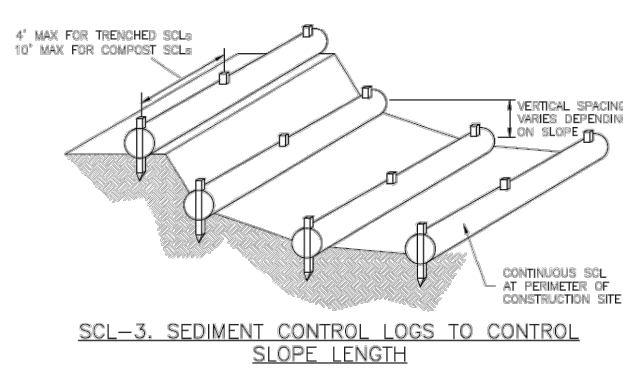
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)



SCL-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Control Log (SCL) SC-2



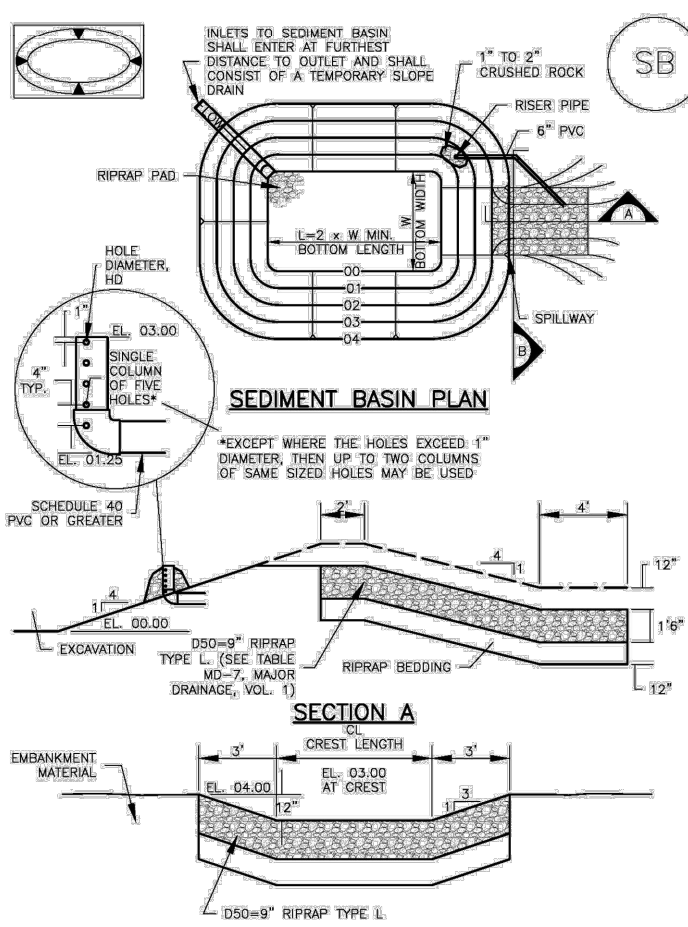
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

SC-2 Sediment Control Log (SCL)

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 UPGRADE LAND-USE/USE CHANGES.

SC1-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Basin (SB) SC-7



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

SC-7 Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN. Columns: Upstream Drainage Area, Basin Bottom Width, Spillway Crest Length, Hole Diameter.

SEDIMENT BASIN INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF SEDIMENT BASIN.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

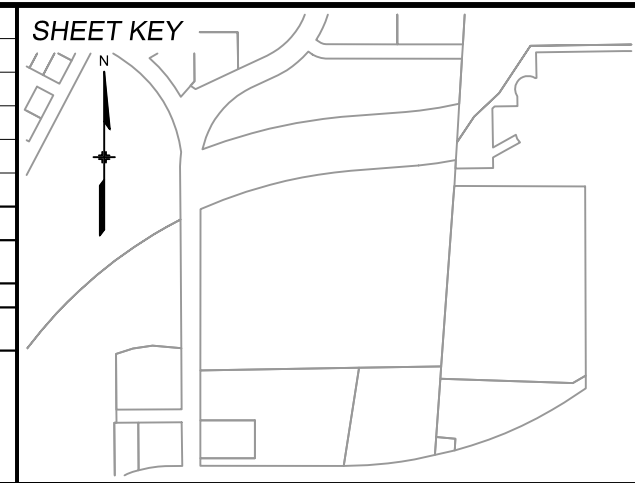
SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Sediment Basin (SB) SC-7

SEDIMENT BASIN MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

REFERENCE DRAWINGS table with columns for No., DATE, DESCRIPTION, REVISIONS, and BY.



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.



PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

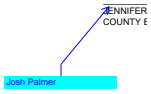
Table with project information: CIMARRON HILLS SOUTHEAST FILING NO. 1, GRADING AND EROSION CONTROL PLANS, EL PASO COUNTY, COLORADO, GRADING & EROSION CONTROL DETAILS (SHEET 3 OF 4).

# v1\_Grading & Erosion Control Plan.pdf Markup Summary

---

## Callout (1)

---



**Subject:** Callout  
**Page Label:** [1] 1 TS01  
**Author:** CDurham  
**Date:** 12/30/2024 6:06:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Josh Palmer

---

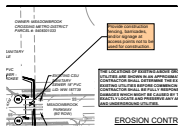
## Contractor (13)

---



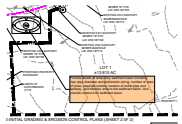
**Subject:** Contractor  
**Page Label:** [1] 1 TS01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:14:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF2420



**Subject:** Contractor  
**Page Label:** [4] 4 GEC01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:36:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide construction fencing, barricades, and/or signage at access points not to be used for construction.



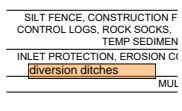
**Subject:** Contractor  
**Page Label:** [4] 4 GEC01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:43:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin.



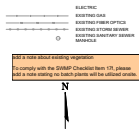
**Subject:** Contractor  
**Page Label:** [5] 5 GEC02  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:43:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin.



**Subject:** Contractor  
**Page Label:** [4] 4 GEC01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:44:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

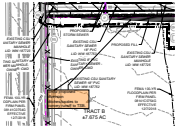
diversion ditches



**Subject:** Contractor  
**Page Label:** [4] 4 GEC01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:53:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add a note about existing vegetation

To comply with the SWMP Checklist Item 17f, please add a note stating no batch plants will be utilized onsite.



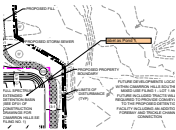
**Subject:** Contractor  
**Page Label:** [6] 6 GEC03  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:56:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show proposed diversion ditches/swales to convey runoff to TSB.



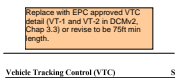
**Subject:** Contractor  
**Page Label:** [7] 7 GEC04  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:57:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show proposed diversion ditches/swales to convey runoff to TSB.



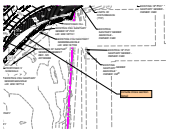
**Subject:** Contractor  
**Page Label:** [9] 9 GEC06  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:57:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label as Pond 1



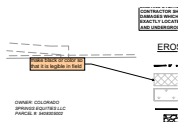
**Subject:** Contractor  
**Page Label:** [10] 10 ECD01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:58:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length.



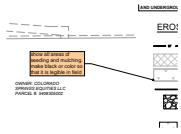
**Subject:** Contractor  
**Page Label:** [6] 6 GEC03  
**Author:** Christina Prete  
**Date:** 1/2/2025 5:00:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

include cross section detail



**Subject:** Contractor  
**Page Label:** [9] 9 GEC06  
**Author:** Christina Prete  
**Date:** 1/2/2025 5:11:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

make black or color so that it is legible in field



**Subject:** Contractor  
**Page Label:** [9] 9 GEC06  
**Author:** Christina Prete  
**Date:** 1/2/2025 5:11:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show all areas of seeding and mulching. make black or color so that it is legible in field

Stormwater Comments Color (1)



**Subject:** Stormwater Comments Color  
**Page Label:** [1] 1 TS01  
**Author:** Christina Prete  
**Date:** 1/2/2025 5:08:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Text Box (1)



**Subject:** Text Box  
**Page Label:** [5] 5 GEC02  
**Author:** CDurham  
**Date:** 1/6/2025 2:05:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

VTC