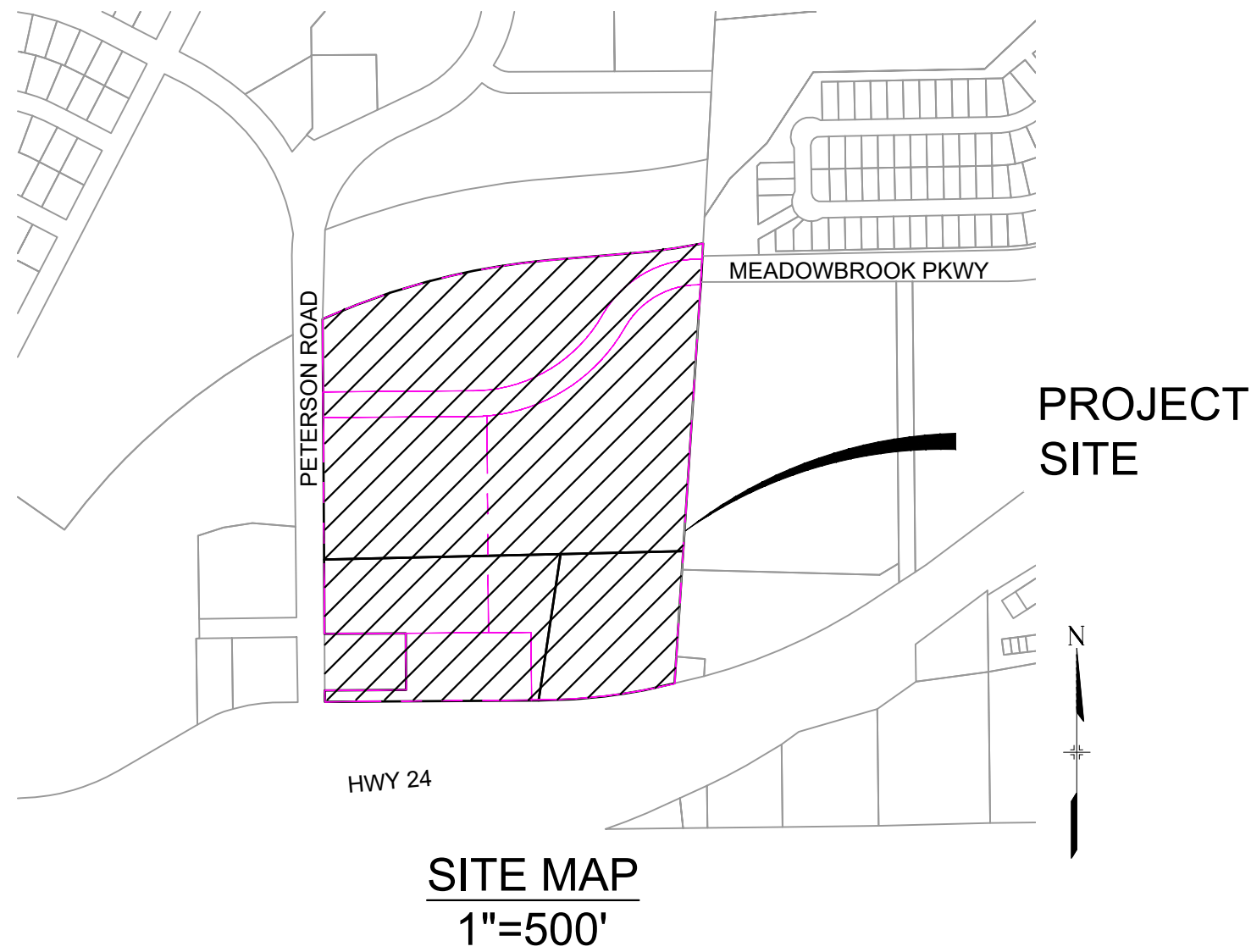


<u>SERVICE</u>	<u>P.O.C.</u>
OWNER:	JOVENCHI-II LLC 4779 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918 (719) 491-2158
CONTRACTOR:	CONSTRUCTION MANAGEMENT & CONSULTING, INC P.O. BOX 7207 COLORADO SPRINGS, CO 80933 (719) 528-5999
CIVIL ENGINEER:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO 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

EL PASO COUNTY, COLORADO
GRADING & EROSION CONTROL PLANS
AUGUST 2026



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.

OWNER/DEVELOPER'S STATEMENT:

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

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.

EPC SUBMITTAL NO.: SF2420

[illegible]



1 inch = 100 ft.

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



Know what's below.
Call before you dig.

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EROSION CONTROL LEGEND

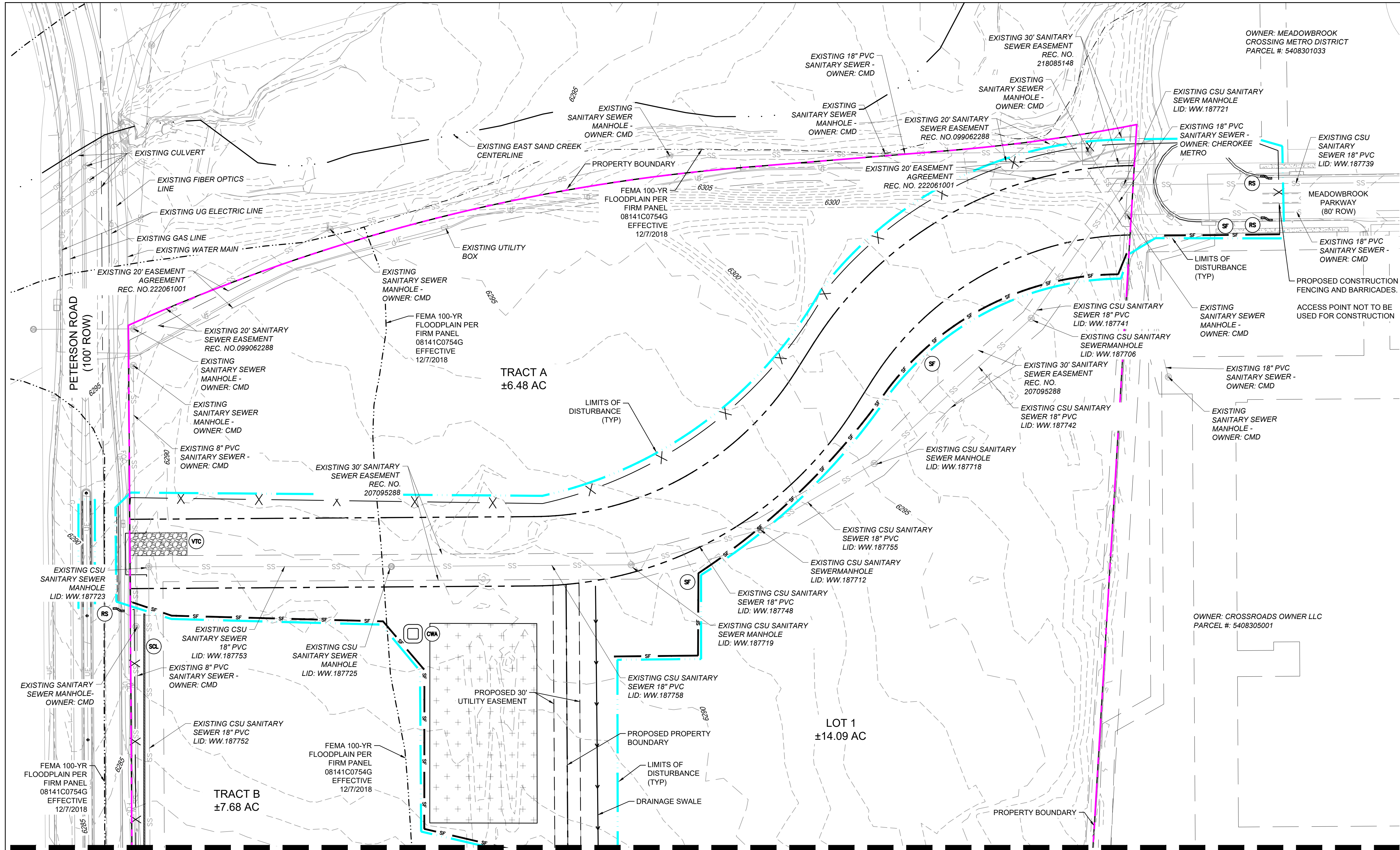
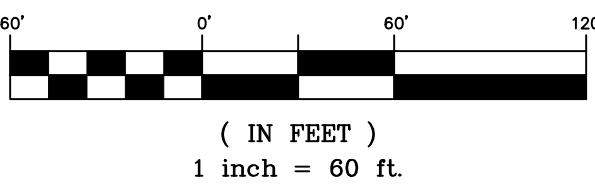
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASHOUT
- SSA STOCKPILE PROTECTION / STABILIZED STAGING AREA
- RS ROCK SOCK
- TSB TEMPORARY SEDIMENT BASIN
- 5975 EXISTING CONTOURS
- EXISTING OVERLAND FLOW
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
- CONSTRUCTION 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
- DRAINAGE SWALE

GENERAL NOTES:

- NO BATCH PLANTS WILL BE UTILIZED ONSITE
- MAINTAIN EXISTING VEGETATION



GRAPHIC SCALE



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, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING

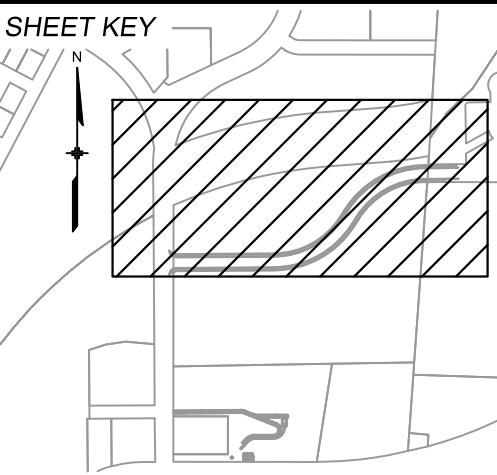
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X-1382-EX-MAP
X-MD022204
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



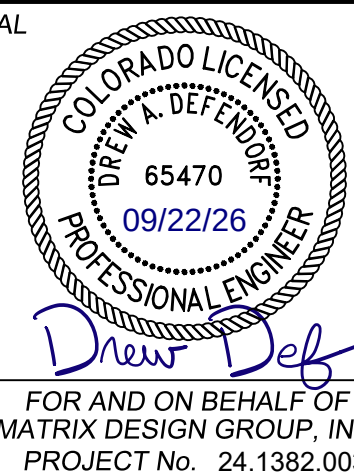
BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

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



CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

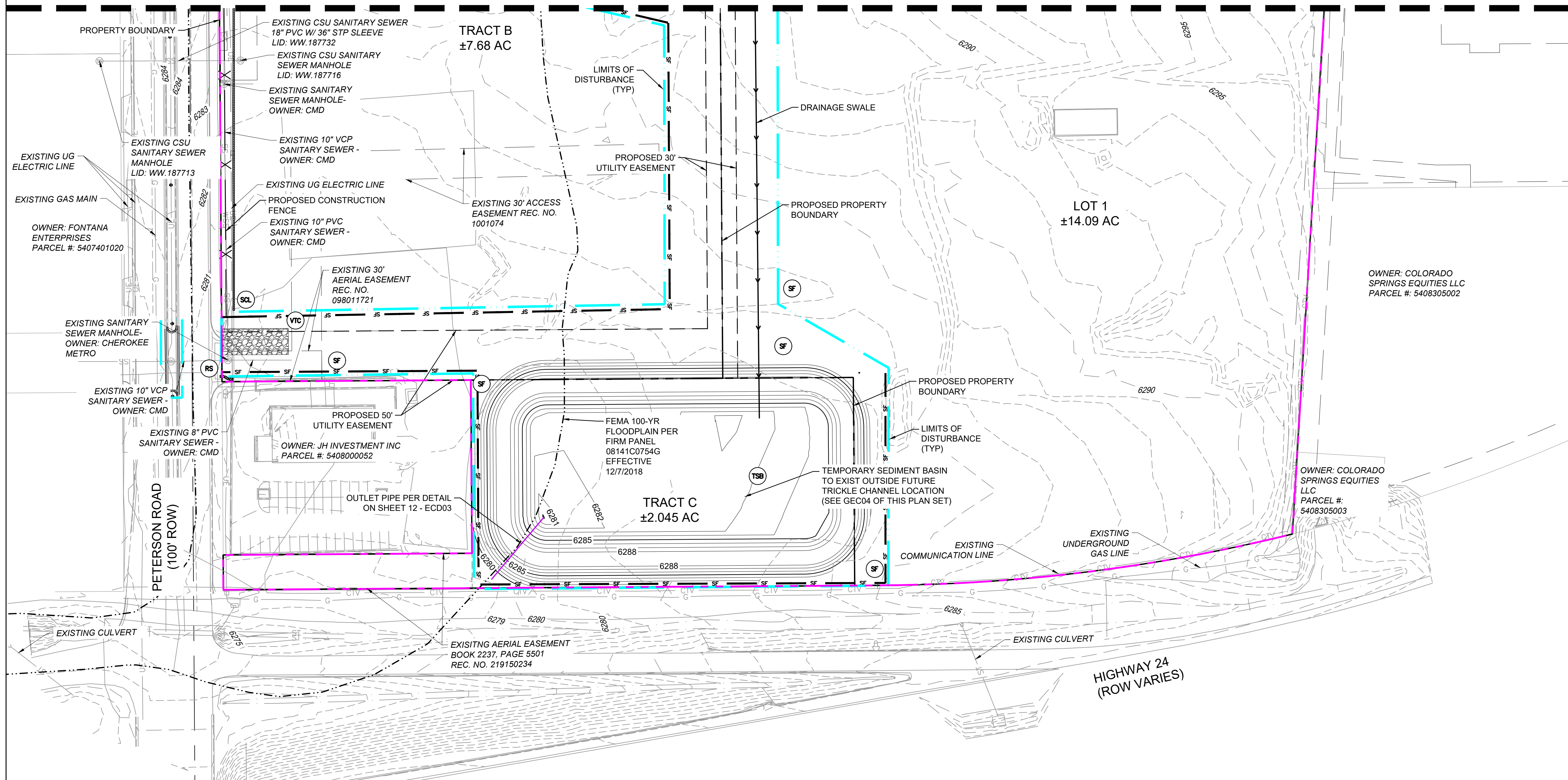
INITIAL GRADING & EROSION CONTROL PLANS (SHEET 1 OF 2)

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



Know what's below.
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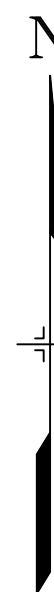
MATCHLINE SHEET GEC01-INITIAL GRADING & EROSION CONTROL PLANS (SHEET 1 OF 2)



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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
- 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
- DRAINAGE SWALE



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, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING

REFERENCE DRAWINGS

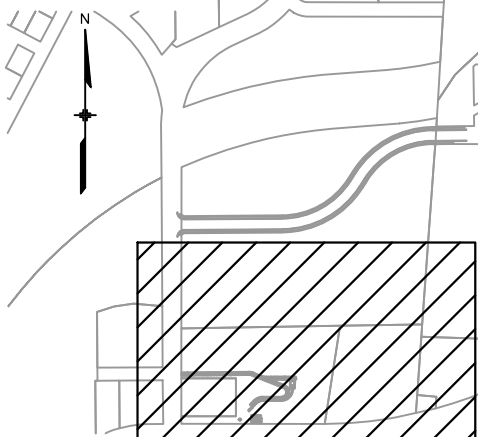
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X-1382-EX-MAP
X-MD02234
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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SHEET KEY



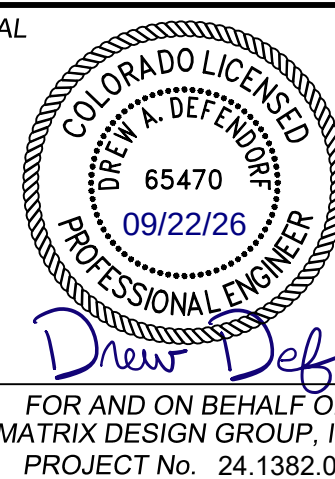
BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S. OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

BASIS OF BEARING:
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PREPARED BY:



SEAL



CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

INITIAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)

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



Know what's below.
Call before you dig.

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EROSION CONTROL LEGEND

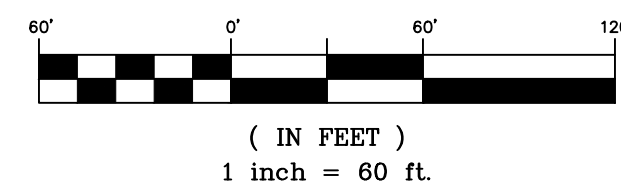
- SF SILT FENCE
- ECB EROSION CONTROL BLANKET
- SM TEMPORARY MULCHING AND SEEDING
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- TSB TEMPORARY SEDIMENT BASIN
- CWA CONCRETE WASHOUT
- SSA STOCKPILE PROTECTION / STABILIZED STAGING AREA
- IP INLET PROTECTION
- RS ROCK SOCK
- HP LP HIGH POINT / LOW POINT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- 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

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

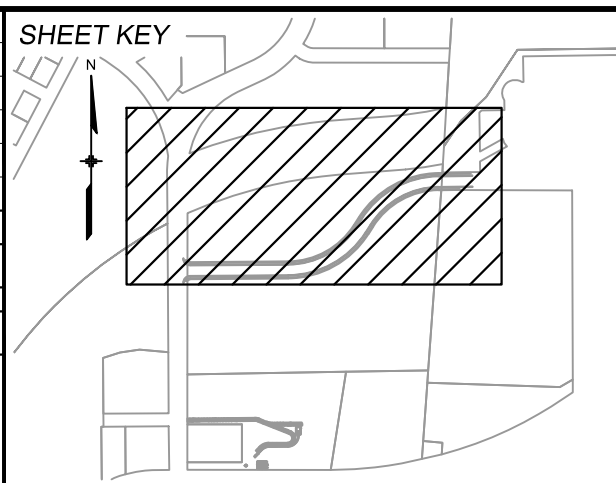
- NOTE:
- REFER TO (SD01-SD04) CONSTRUCTION DRAWINGS FOR STORM SEWER DESIGN
 - APPLY 4" OF TOPSOIL AND SEEDING TO SURFACE BEFORE EROSION CONTROL BLANKET INSTALLED

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, DIVERSION DITCH
FINAL	MULCHING AND SEEDING

GRAPHIC SCALE



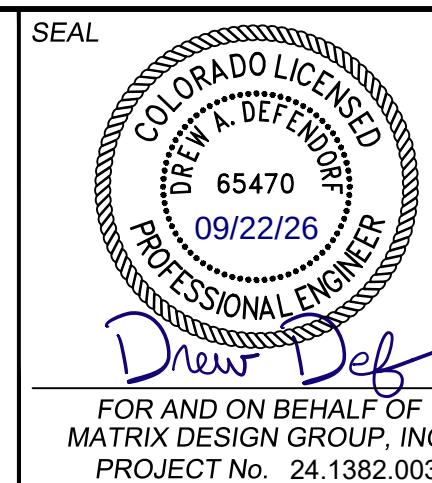
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X-1382-EX-MAP			
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X-1382-PR-SITE			
X-1382-EX-UTIL			
X-1382-EX-FEMA MAP			
X-1382-PR-UTIL			
X-1382-PR-MAP			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1382.003 Peterson 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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BENCHMARK:
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PREPARED BY:
Matrix
Excellence by Design



CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

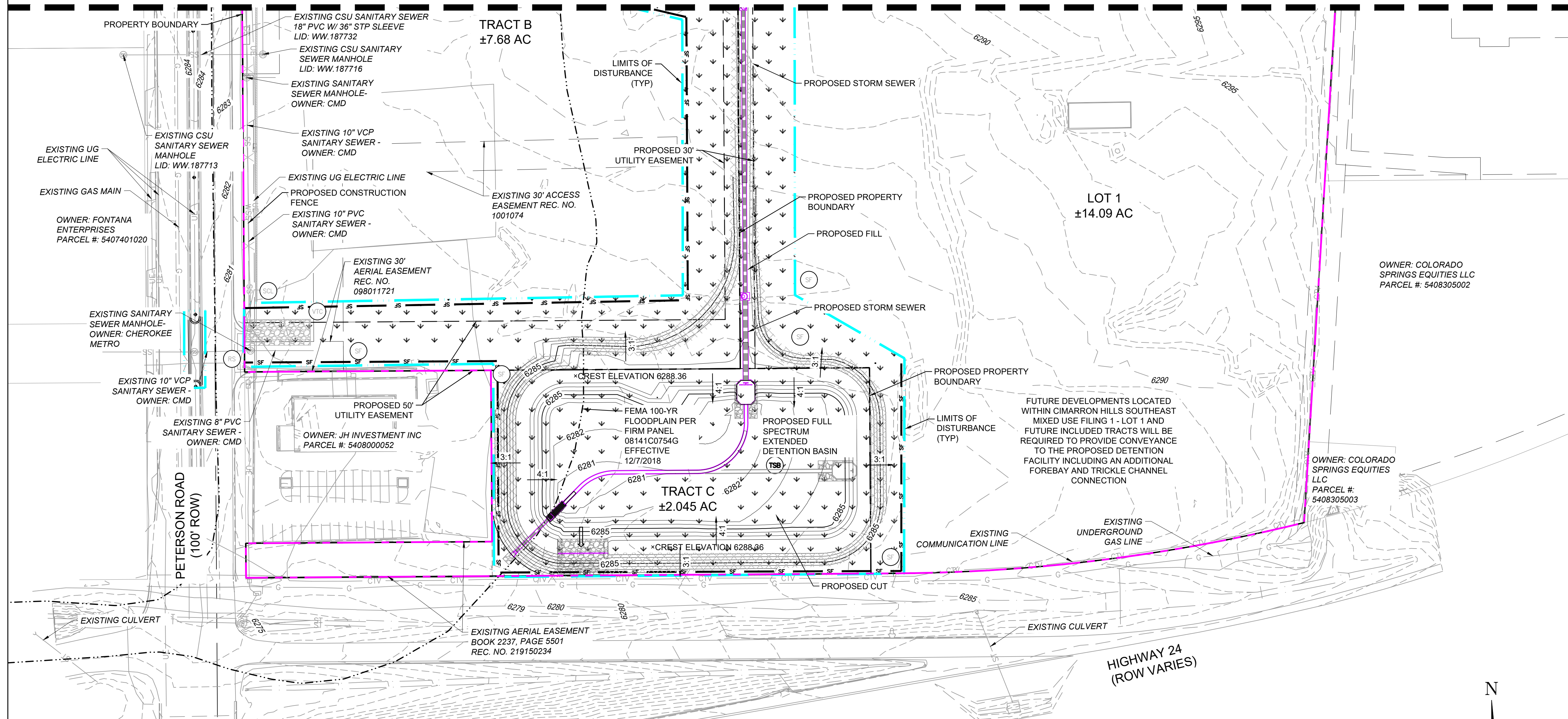
INTERIM GRADING & EROSION CONTROL PLANS (SHEET 1 OF 2)

DESIGNED BY:	MDP	SCALE:	DATE ISSUED:	AUGUST 2026	DRAWING No.
CHECKED BY:	DAD	HORIZ. VERT.	N/A N/A	SHEET	6 OF 13
					GEC03



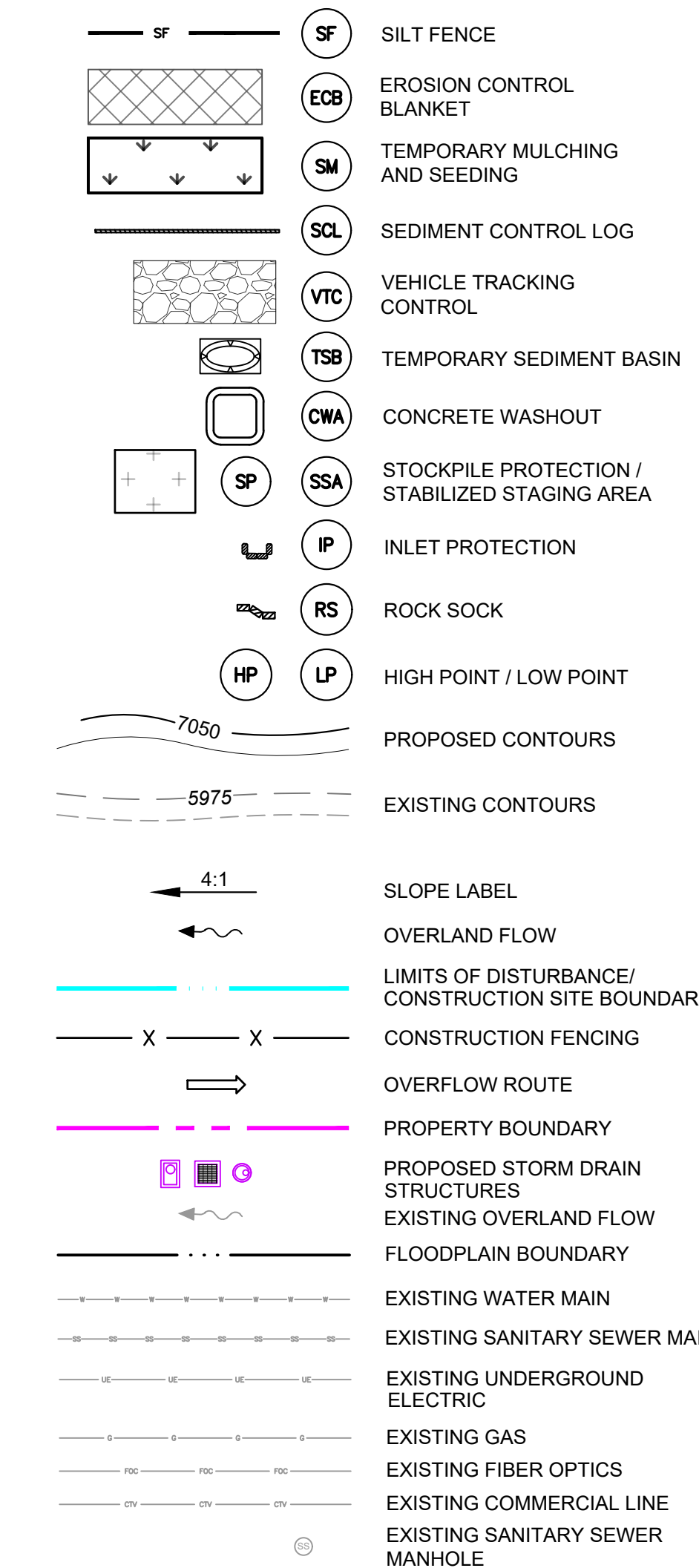
Know what's below.
Call before you dig.

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



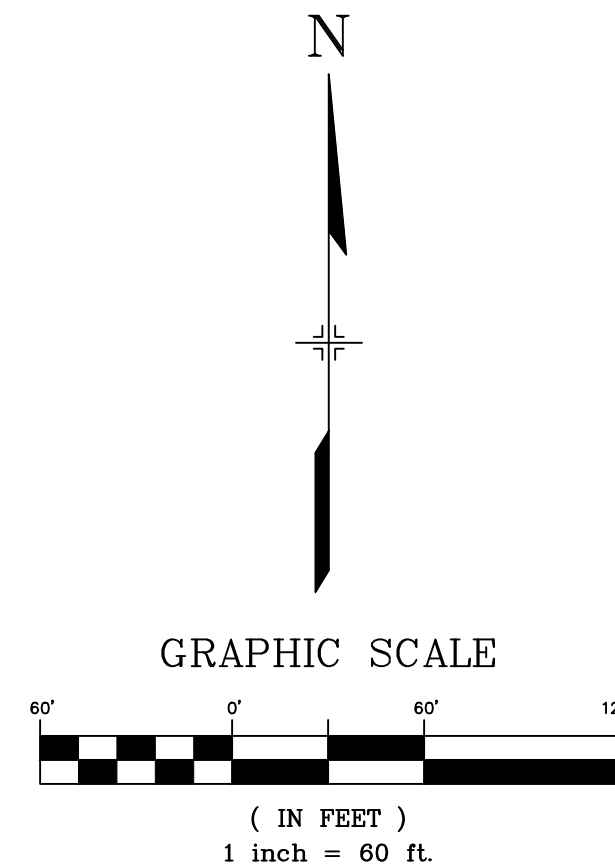
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EROSION CONTROL LEGEND

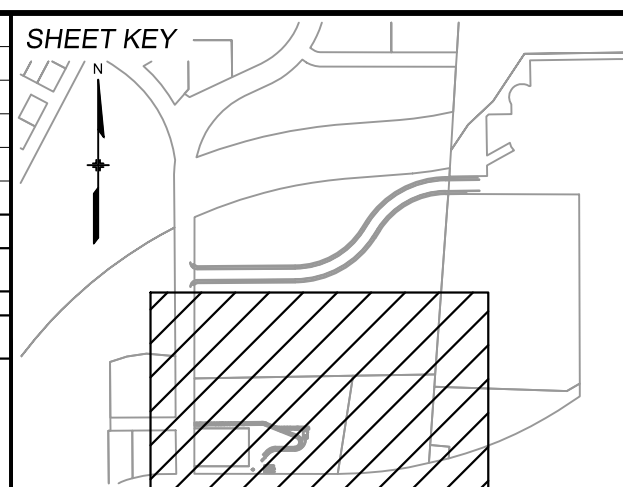


- NOTE:
1. REFER TO (SD01-SD04) CONSTRUCTION DRAWINGS FOR STORM SEWER DESIGN
 2. APPLY 4" OF TOPSOIL AND SEEDING TO SURFACE BEFORE EROSION CONTROL BLANKET INSTALLED

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-MD022x34 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
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
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PREPARED BY:

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			
INTERIM GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)			
DESIGNED BY: MDF	SCALE: WCG	HORIZ: N/A	DATE ISSUED: AUGUST 2026
CHECKED BY: DAD	VERT: N/A	SHEET	7 OF 13
DRAWING No. GEC04			



Know what's below.
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EROSION CONTROL LEGEND

- SF SILT FENCE
- ECB EROSION CONTROL BLANKET
- SM TEMPORARY MULCHING AND SEEDING
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACKING CONTROL
- TBS TEMPORARY SEDIMENT BASIN
- CWA CONCRETE WASHOUT
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- PROPOSED CONTOURS
- EXISTING CONTOURS
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- 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.

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

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, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING

REFERENCE DRAWINGS

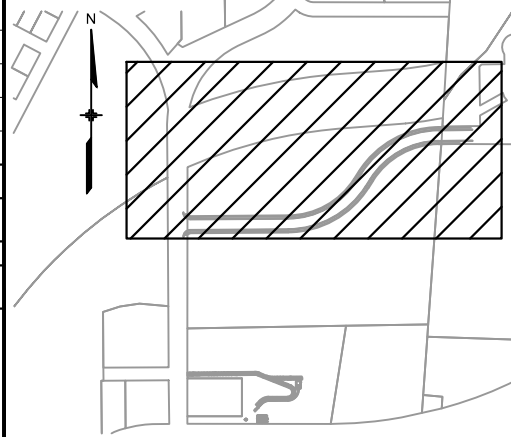
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X-1382-EX-MAP
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X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
X-1382-PR-MAP

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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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.

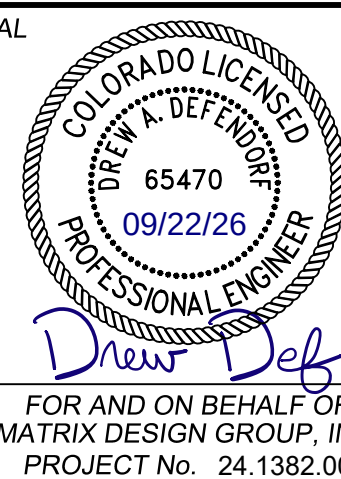
BASIS OF BEARING:

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



CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

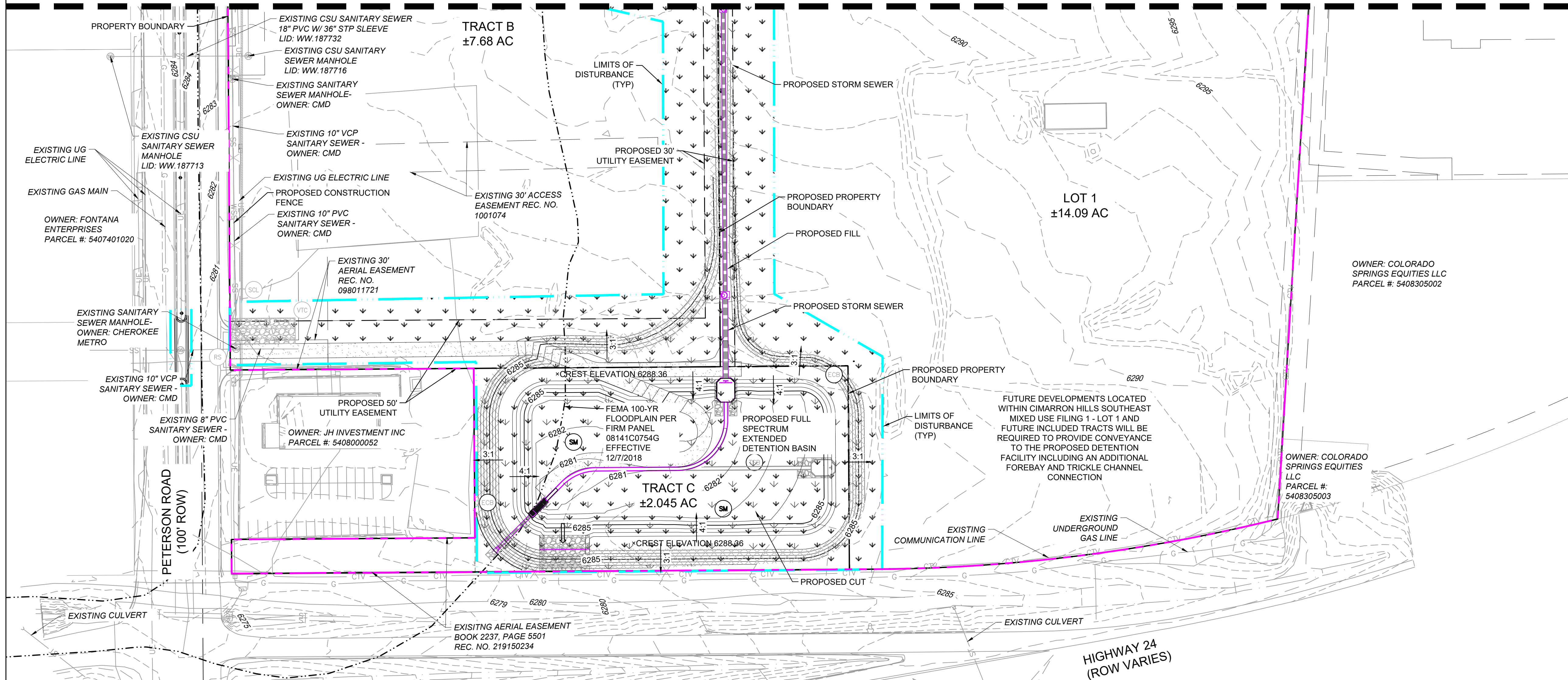
FINAL GRADING & EROSION CONTROL
PLANS (SHEET 1 OF 2)

DESIGNED BY:	MD	SCALE	DATE ISSUED:	AUGUST 2026	DRAWING No.
CHECKED BY:	DAD	HORIZ	SHEET	8 OF 13	GEC05



Know what's below.
Call before you dig.

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



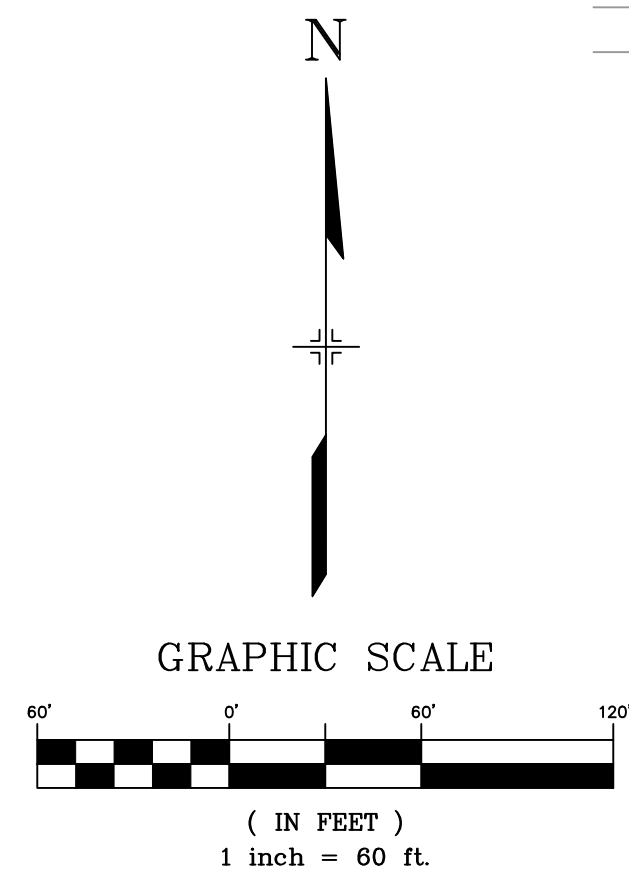
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THEIR FAILURE 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 STOCKPILE PROTECTION / STABILIZED STAGING AREA
- SSA STOCKPILE PROTECTION / STABILIZED STAGING AREA
- RS ROCK SOCK
- PROPOSED CONTOURS
- EXISTING CONTOURS
- 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

- 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, DIVERSION DITCHES
FINAL	MULCHING AND SEEDING



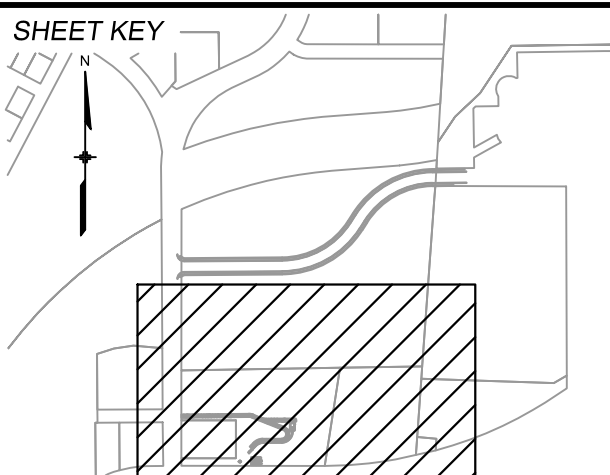
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X-1382-EX-MAP
X-MD022x34
X-1382-PR-SITE
X-1382-EX-UTIL
X-1382-EX-FEMA MAP
X-1382-PR-UTIL
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No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

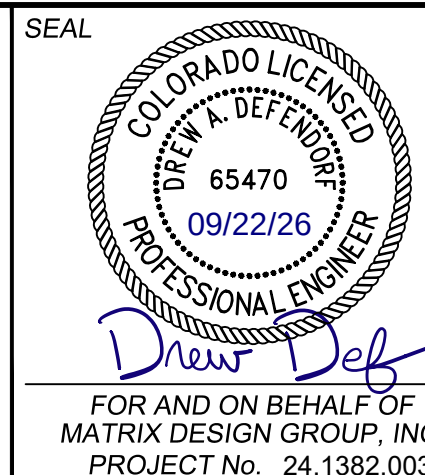
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CTB FILE: Matrix.ctb
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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

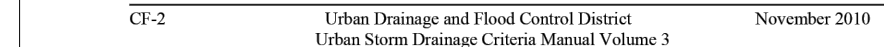
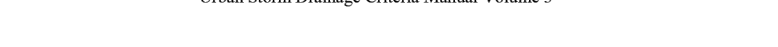
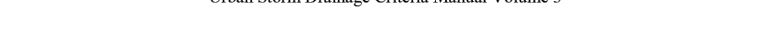
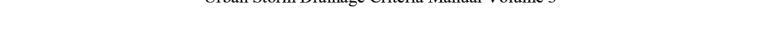
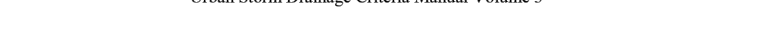
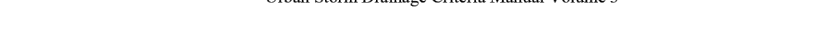
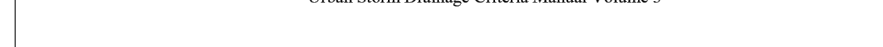


CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

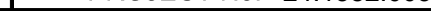
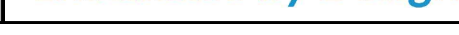
GRADING & EROSION CONTROL PLANS

FINAL GRADING & EROSION CONTROL PLANS (SHEET 2 OF 2)

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

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

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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* (Common name)	Growth Season	Pounds of Pure Live Seed (PLS)/acre	Planting Depth (inches)
1. Oats	Cool	25 - 30	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

* 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 moved 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 Bullhorn Drill or by hydraulic seeding.

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

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

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

Common* Name	Botanical Name	Growth Season*	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alkali Soil Seed Mix					
Alkali-wheat	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Solar steambank wheatgrass	<i>Agropyron repensum 'Solar'</i>	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum 'Jose'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'Duralensis'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Solar steambank wheatgrass	<i>Agropyron repensum 'Solar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Puttfinder crestedgrass	<i>Panicum virgatum 'Puttfinder'</i>	Warm	Sod	389,000	1.0
Alta tall wheatgrass	<i>Agropyron elongatum 'Alta'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix*					
Redburn Canadian bluegrass	<i>Poa compressa 'Redburn'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'Duralensis'</i>	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne 'Citation'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

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*	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	<i>Schizachyria scoparium 'Camper'</i>	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamagrostis longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cynosuroides</i>	Cool	Bunch	5,200,000	0.25
Vaughn sideoats grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephraim crested wheatgrass*	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	1.5
Oakle intermediate wheatgrass	<i>Agropyron intermedium 'Oakle'</i>	Cool	Sod	115,000	5.5
Vaughn sideoats grama*	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.5

* 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 Bullhorn 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.

See Table TS/PS-3 for seeding dates.

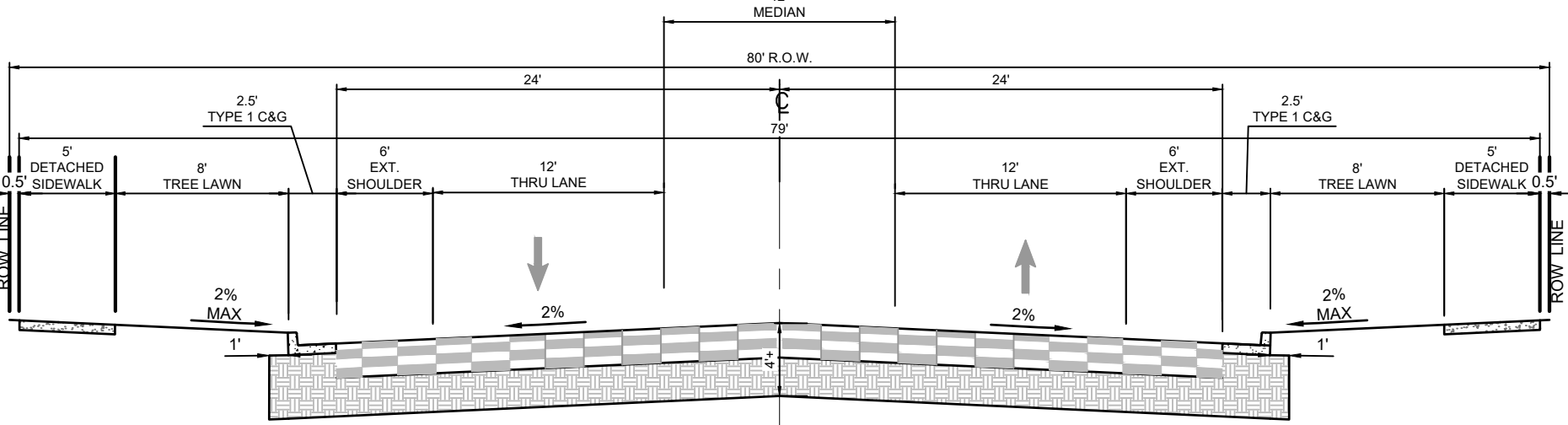
If site is to be irrigated, the transition turf seed rates should be doubled.

Crested wheatgrass should not be used on slopes steeper than 6:1 to 1 V.

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

USE SANDY SOIL SEED MIX

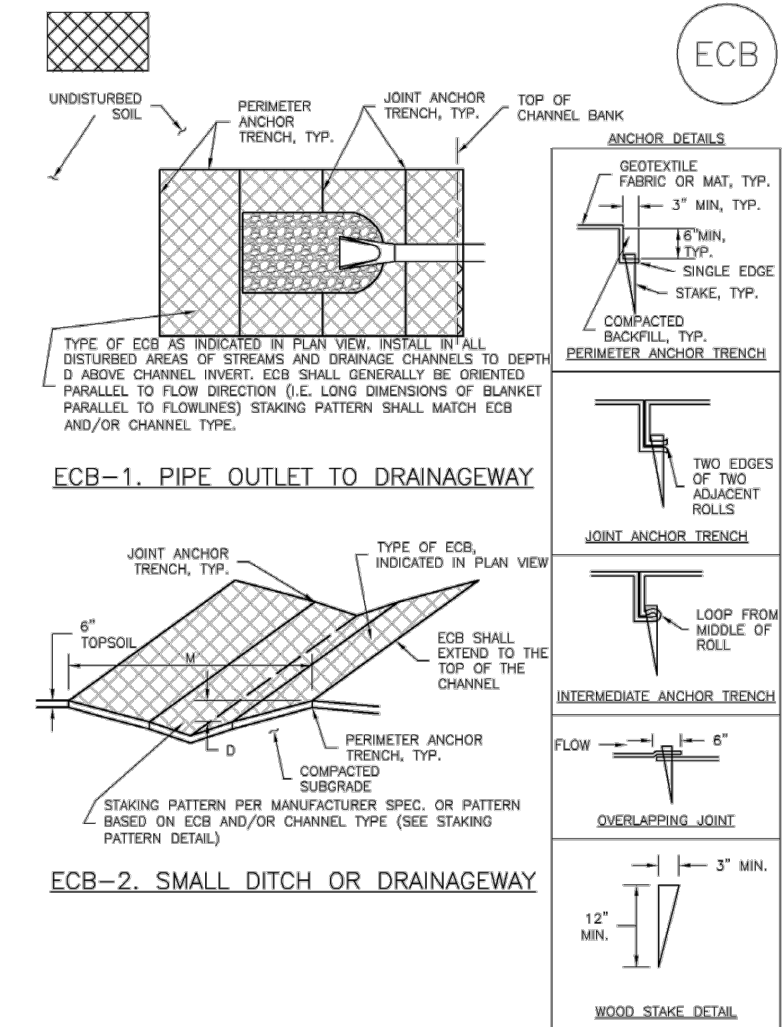
June 2012 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3



COLLECTOR WITH NO PARKING

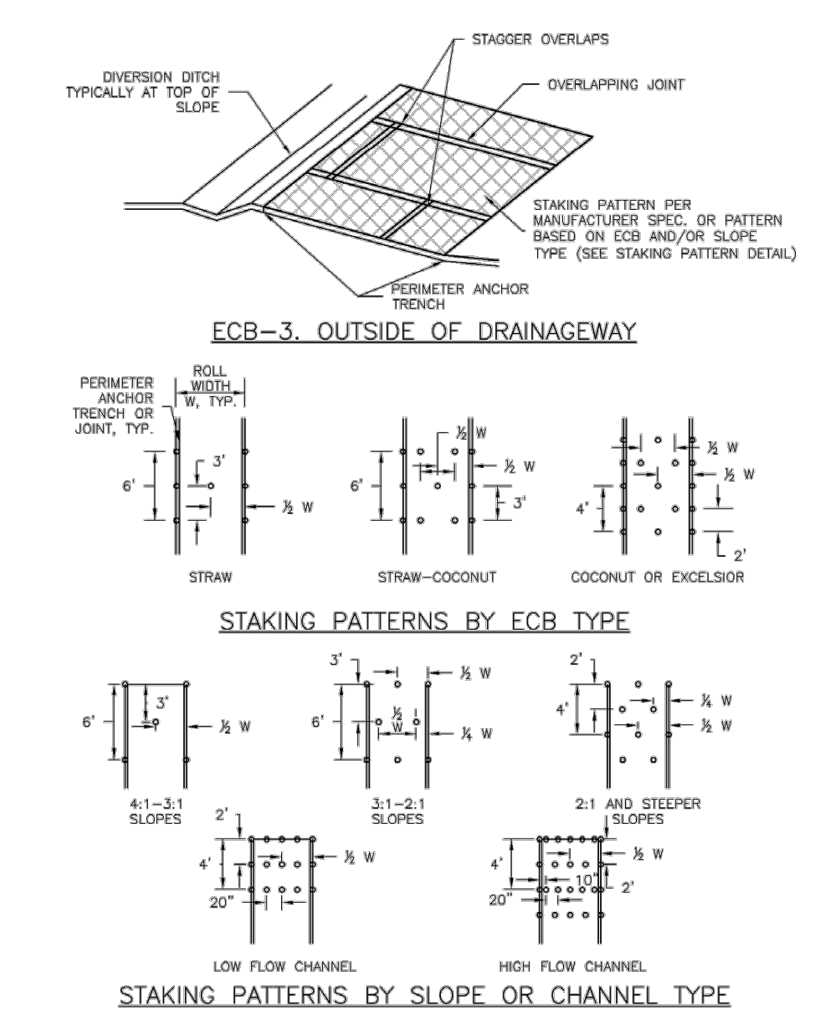
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NOT TO SCALE
MEADOWBROOK PKWY

EC-6 Rolled Erosion Control Products (RECP)



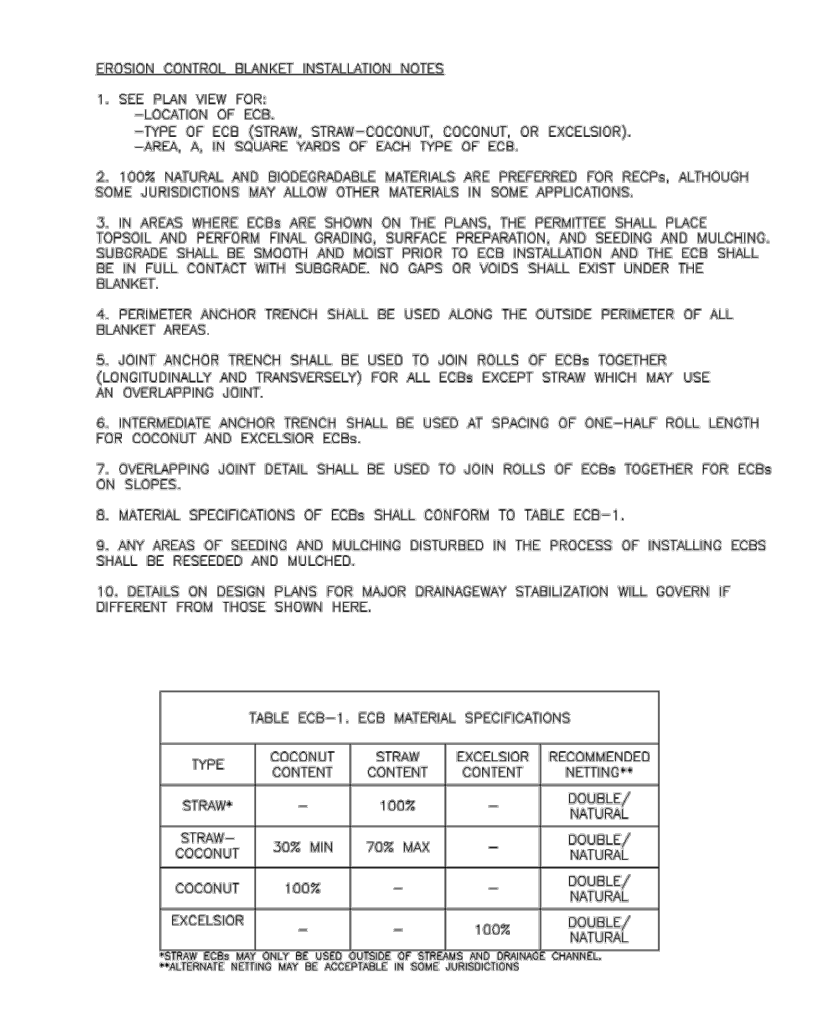
RECP-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP)



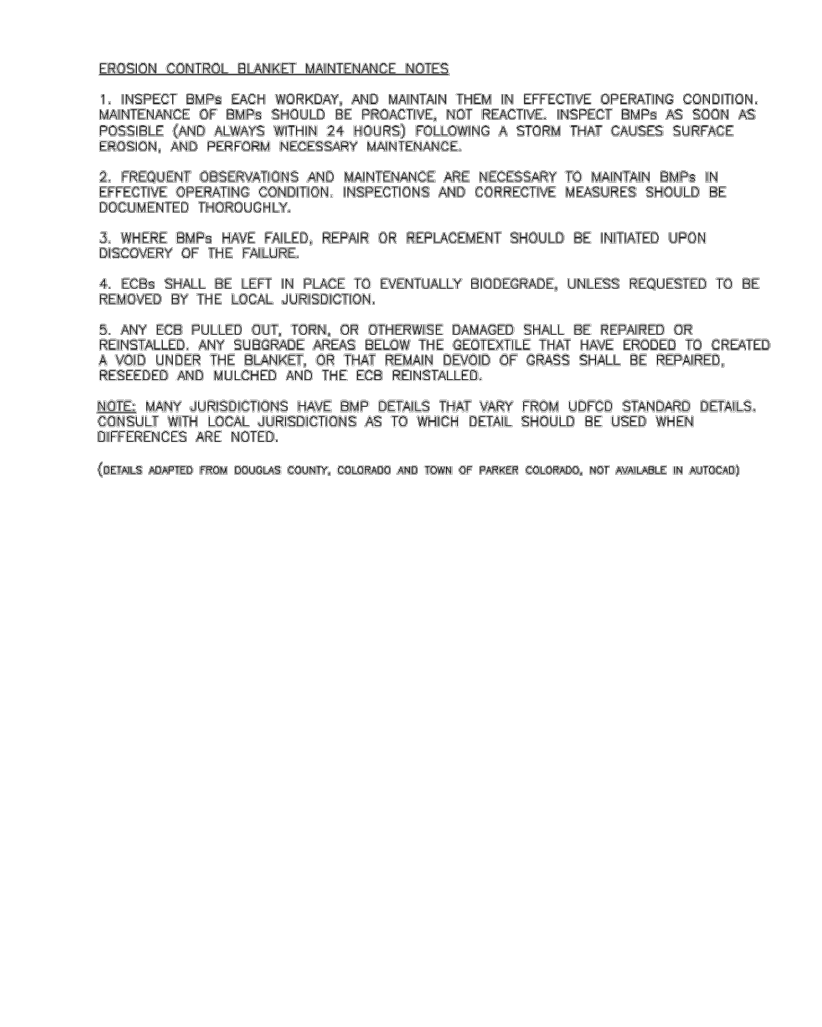
November 2010 Urban Drainage and Flood Control District RECP-7
Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP)



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

EC-6 Rolled Erosion Control Products (RECP)



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

REFERENCE
DRAWINGS
X-MDG22234

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SHEET KEY

BENCHMARK:
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PREPARED BY:
Matrix
Excellence by Design

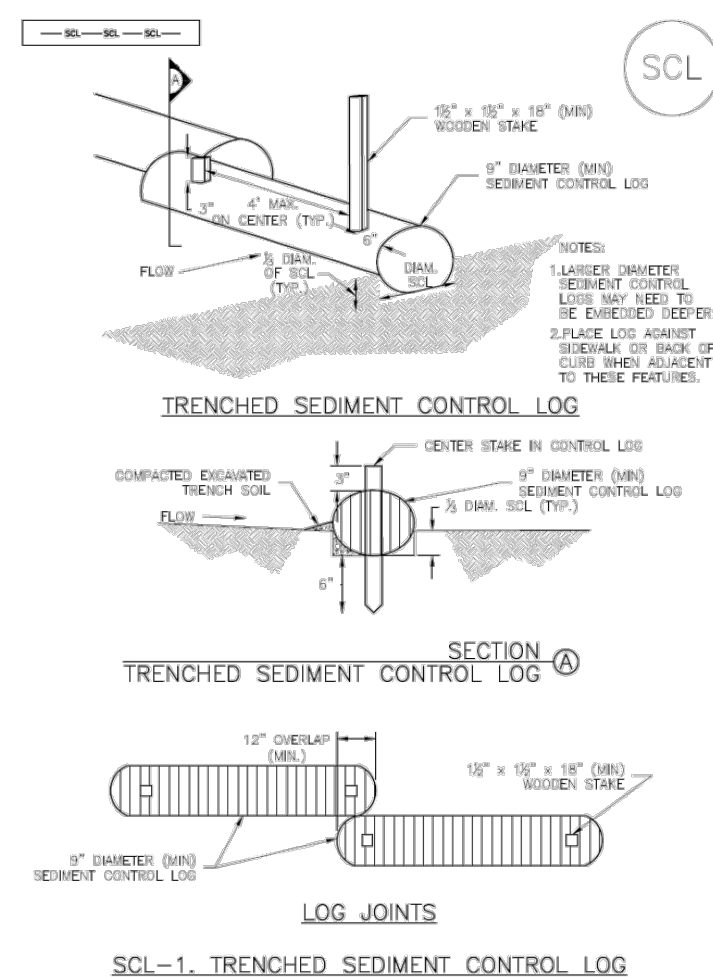
SEAL
COLORADO LICENSED
DREW A. DEFEND
65470
09/22/26
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

GRADING & EROSION CONTROL PLANS

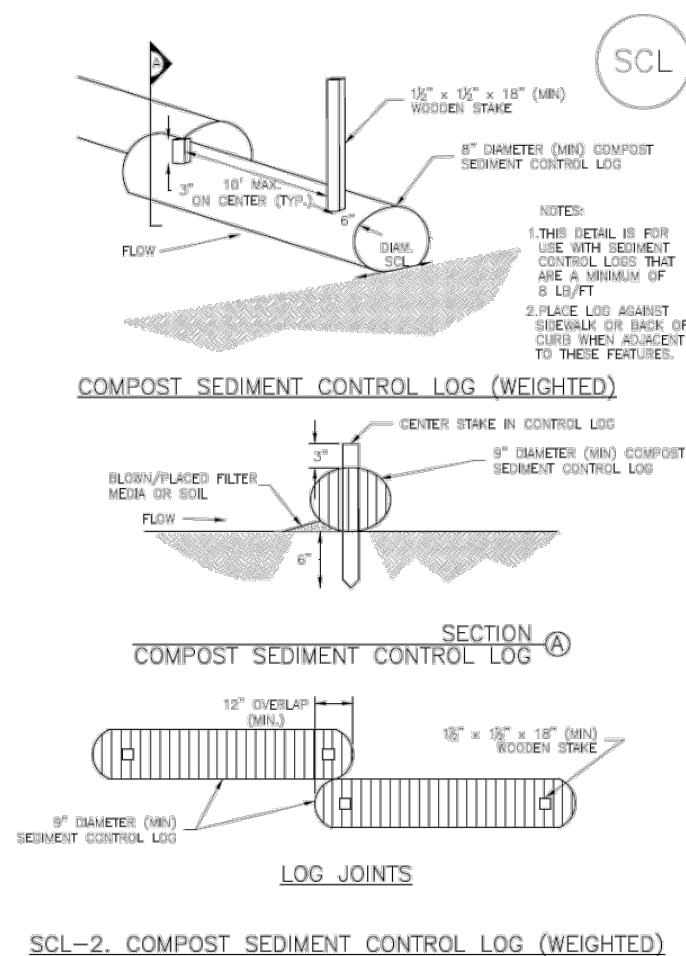
GRADING & EROSION CONTROL DETAILS
(SHEET 3 OF 4)

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



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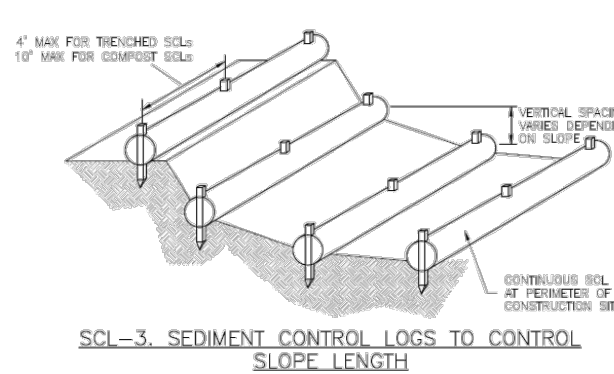
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SCL-4
Urban Drainage and Flood Control District
November 2015

Urban Storm Drainage Criteria Manual Volume 3

SC-2



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

Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

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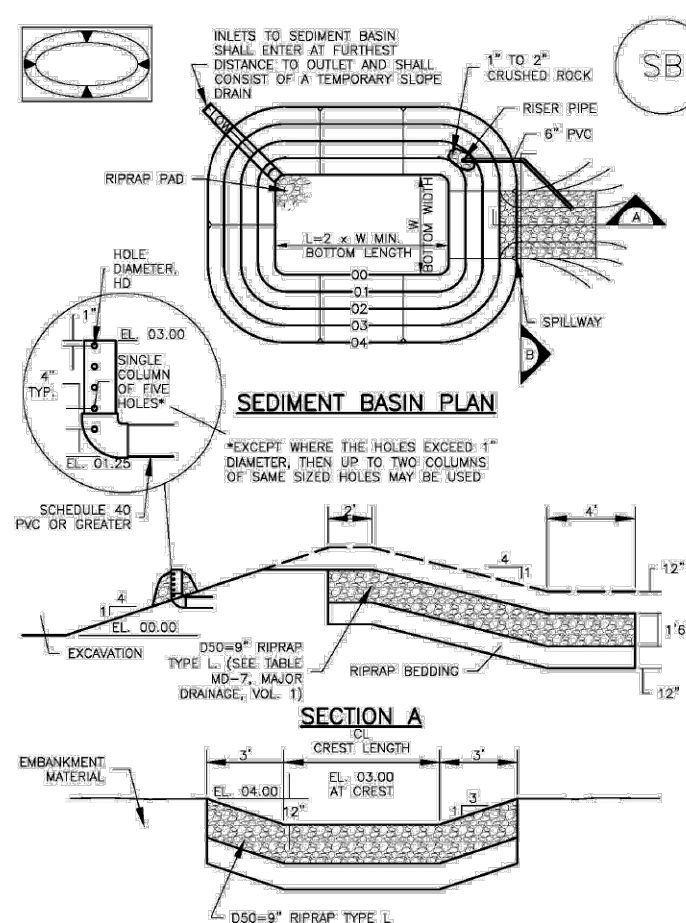
SEDIMENT CONTROL LOG MAINTENANCE NOTE:

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 AFTER ANY WEATHER EVENT THAT COULD CAUSE A STORM THAT COULD CAUSE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OPERATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN AN OPERATIONAL 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 SOON AS POSSIBLE TO MAINTAIN FUNCTION OF LOG. BMPs TYPICALLY HAVE SEPTIC OF ACCUMULATED SEDIMENTS IS APPROXIMATELY $\frac{1}{2}$ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION/COMPOST APPLICATION PERIOD. LOGS SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER THE AREA SEEDS, IF DISTURBED AREAS EXIST AFTER STABILIZED, THEY SHALL BE COVERED WITH MULCH OR TOPSOIL. MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE 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.

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

SC-7



August 2013
Urban Drainage and Flood Control District
SB-

Urban Storm Drainage Criteria Manual Volume 3

Sediment Basin (SB)

Upstream Drainage Area (acres to nearest acre), (ac)	Basin Bottom Width (ft)	Spillway Crest Length (ft), (ft)	High Discharge (cfs), (cfs)
1	12 1/2	3	9 1/2
2	21	5	19
3	28 1/2	6	29
4	33 1/2	6	36
5	38 1/2	6	43
6	43	6	50
7	47 1/2	11	59 1/2
8	51	12	68
9	55	13	77
10	59 1/2	15	86 1/2
11	61	16	95 1/2
12	66	18	106
13	67 1/2	19	116 1/2
14	70 1/2	21	127
15	73 1/2	22	138
33	290	38	1 1/2

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN
 - USE OF BANK (CONCRETE OR NONCONCRETE BASIN)
 - FOR STANDARD BASIN: WIDTH, MIN. CREST LENGTH & C. HOLE
 - FOR NONSTANDARD BASIN: LOCATION OF BASIN, BEST AVAILABLE DATA INCLUDING INLET HEIGHT, NUMBER OF COLUMNS, L/D, DRAINER L/D AND PIPE
2. FOR STANDARD BASIN, BOTTOM ELEVATION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-ORSTURBING ACTIVITY ALLOWED TO BEGIN AS A FLOWRESTRICTION CONTROL.
4. ENVIRONMENTAL MATERIAL SHALL CONSIST OF SOIL FREE OF OTHERS, ORGANIC MATERIAL, AND ROCKS OR CONCRETES GREATER THAN 2" DIAMETER AND SHALL HAVE A MINIMUM OF 15% SAND.
5. ENVIRONMENTAL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% PERCENT OF MAXIMUM DENSITY RECOMMENDED BY THE MANUFACTURER.
6. PIPE SO 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS (FOR DRAINAGE AREAS LESS THAN 11 ACRES - SEE CONSTRUCTION DRAWINGS FOR NONSTANDARD BASINS). FOR ADDITIONAL, OUTLET, AND GUTTER PERFORATION DETAILS FOR ANY SEDIMENT BASIN THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR CHAINAGE AREAS, SEE THE CHAINAGE SHEETS.

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SC-7

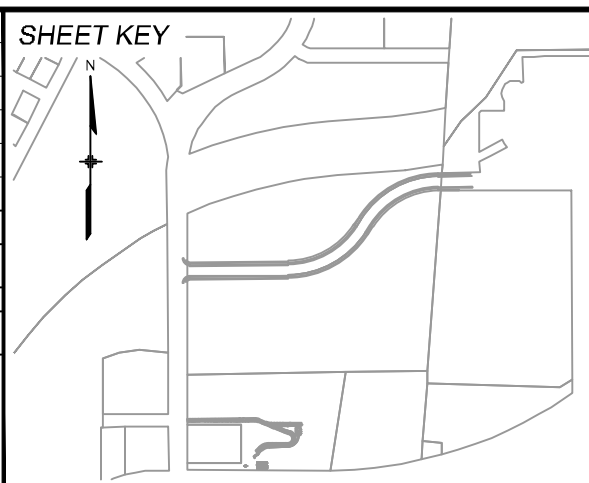
SEDIMENT BASIN MAINTENANCE NOTE

1. INSPECT BIRMS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BIRMS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BIRMS AS SOON AS POSSIBLE AFTER ANY EVENT, INCLUDING BUT NOT LIMITED TO, A STORM THAT CAUSES SURF EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BIRMS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BIRMS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NECESSARY TO MAINTAIN BIRM EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTHS REACHES: ONE FOOT (1") TO TWO FEET (2") BELOW THE SPILLWAY CHUTE.
5. SEDIMENT BUILT UP IN SEDIMENT BASINS UNTIL THE ULTIMATE DESTROYED AREA IS ESTABLISHED. SEDIMENT CLASS CODE IS ACCEPTED BY THE LOCAL AGENCY.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL AGENCY.

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.

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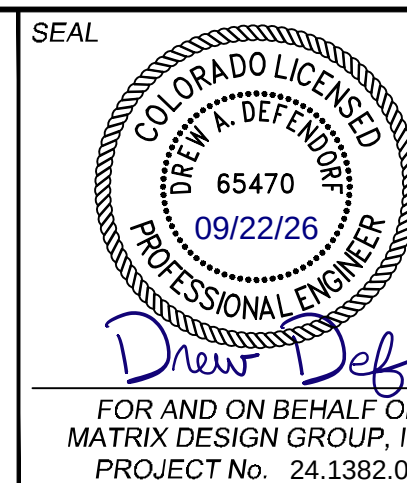
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[illegible]

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:



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	DRAWING No. ECD04
DRAWN BY:	WCG	HORIZ.	N/A			
CHECKED BY:	DAD	VERT.	N/A	SHEET	13 OF 13	