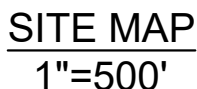


<u>SERVICE</u>	<u>ENTITY</u>	<u>P.O.C.</u>
OWNER:	JOVENCHII LLC 4779 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918	(719) 491-2158
CONTRACTOR:	CONSTRUCTION MANAGEMENT & CONSULTING, INC P.O. BOX 7207 COLORADO, SPRINGS, CO 80933	(719) 528-5999
CIVIL ENGINEER:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 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
FIRE DEPARTMENT:	CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PL. COLORADO SPRINGS, COLORADO, 80915	(719) 591-0960
WATER RESOURCES:	WASTEWATER: CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915  WATER: CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915	(719) 597-5080  (719) 597-5080
SURVEYOR:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, COLORADO 80920	(719) 575-0100

## AUGUST 2024



Sheet Number	Sheet Title	Sheet Description
01	TS01	TITLE SHEET
02	GN01	GENERAL NOTES
03	MAP01	SHEET INDEX
04	RD01	ROAD PLAN & PROFILE
05	RD02	ROAD PLAN & PROFILE
06	RD03	ROAD PLAN & PROFILE
07	RD04	CURB RETURN PLAN & PROFILE
08	RD05	CURB RETURNS
09	SD01	STORM PLAN & PROFILE
10	SD02	STORM PLAN & PROFILE
11	SD03	STORM PLAN & PROFILE
12	SD04	STORM PLAN & PROFILE
13	DFGN01	DETENTION POND GENERAL NOTES
14	DF01	DETENTION POND 1 SITE PLAN
15	DF02	DETENTION POND 1 DETAILS
16	DF03	DETENTION POND 1 DETAILS
17	DF04	DETENTION POND 1 DETAILS
18	SN01	PAVEMENT MARKING & SIGNING PLAN
19	ST01	SITE TRIANGLE
20	DT01	DETAILS



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

**DESIGN ENGINEER'S STATEMENT:**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE REQUIREMENTS OF THE COUNTY ROADWAY AND DRAINAGE FACILITIES DESIGN MANUAL. I AM CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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:**

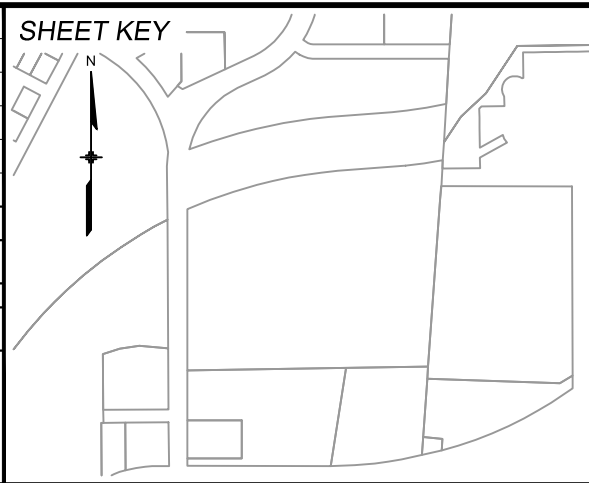
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

DATE \_\_\_\_\_

REFERENCE DRAWINGS	##	##	##	##
	##	##	##	##
	X-MDG22-34	##	##	##
	X-1382-FR-SITE	##	##	##
	X-1382-EX-SITE	##	##	##
	X-1382-EX-VIC MAP	##	##	##
	X-1382-EX-FEMA MAP	##	##	##
No.	DATE	DESCRIPTION		BY
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\94 1382 003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\SSPRTS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:17:15 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:



SFAI

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

EL PASO COUNTY, COLORADO SPRINGS

# TITLE SHEET

DESIGNED BY: MDF	SCALE	DATE ISSUED: AUGUST 2024	DRAWING No. TS01
DRAWN BY: WCG	HORIZ. 1" = 100'	SHEET 01 OF 20	
CHECKED BY: NMS	VERT. N/A		



1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
2. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
3. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
4. EXISTING UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES IN PLACE.
5. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.
6. IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR PRIOR TO RELOCATION/ADJUSTMENT.
7. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
8. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
9. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE FIELD ENGINEER.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE FIELD ENGINEER.
11. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
12. PAVEMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
14. WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE BY FULL DEPTH SAWING. SAWING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO "REMOVAL OF ASPHALT PAVEMENT". THE CONTRACTOR WILL BE REQUIRED TO PAINT THE EDGE OF CUT PAVEMENT WITH DILUTED EMULSIFIED ASPHALT (SLOW SETTING) PRIOR TO PAVING OPERATIONS. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF ONE PART EMULSIFIED ASPHALT AND ONE PART WATER.
15. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
17. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
18. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
19. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
20. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE PRESENT ROADWAY AS DIRECTED. CLEANING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PROJECT.

27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.
28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
2. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

1. THE CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL, AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE M.U.T.C.D.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL, INCLUDING PEDESTRIAN DETOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED.
4. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
2. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
3. 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 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
4. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS BASED ON INFORMATION AVAILABLE, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

6. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
7. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
8. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
9. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
10. SIGNING AND STRIPING SHALL COMPLY WITH MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
11. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
12. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT MUTCD STANDARDS.
4. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
5. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
6. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
7. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
8. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBULAR SIGN POST AT SUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDD STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
9. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM

AD	ALGEBRAIC DIFFERENCE
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX	APPROXIMATE OR APPROXIMATELY
AVE	AVENUE
AVG	AVERAGE
B/C	BACK OF CURB
± or B/L	BASELINE
BLVD	BOULEVARD
BTM	BOTTOM
BOW	BOTTOM OF WALL
CI	CAST IRON
CEN	CENTER
± or CL	CENTERLINE
CFS	CUBIC FEET PER SECOND
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EGL	ENERGY GRADE LINE
ELEV or EL	ELEVATION
ELL	ELBOW
EESMT	EASEMENT
EW	EACHWAY
EX or EXIST	EXISTING
FES	FLARED END SECTION
FIN	FINISHED
± or FL	FLOWLINE
FLG	FLANGE
FT	FOOT / FEET
FRP	FIBERGLASS REINFORCED PIPE
GAL	GALLON
GALV	GALVANIZED
GAU	GAUGE (MATERIAL)
GV	GATE VALVE
GW	GROUNDWATER
HBP	HOT BITUMINOUS PAVEMENT
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
HR	HOURL
INV	INVERT
K	VERTICAL CURVE FACTOR
LBS	POUNDS
LF	LINEAR FEET
LN	LANE
LP	LOW POINT
LANDS	LANDSCAPING
LT	LEFT
MAX	MAXIMUM
MFGR	MANUFACTURER
MH	MANHOLE
MID	MIDDLE or MIDPOINT
MIN	MINIMUM
MJ	MECHANICAL JOINT
MSL	MEAN SEA LEVEL

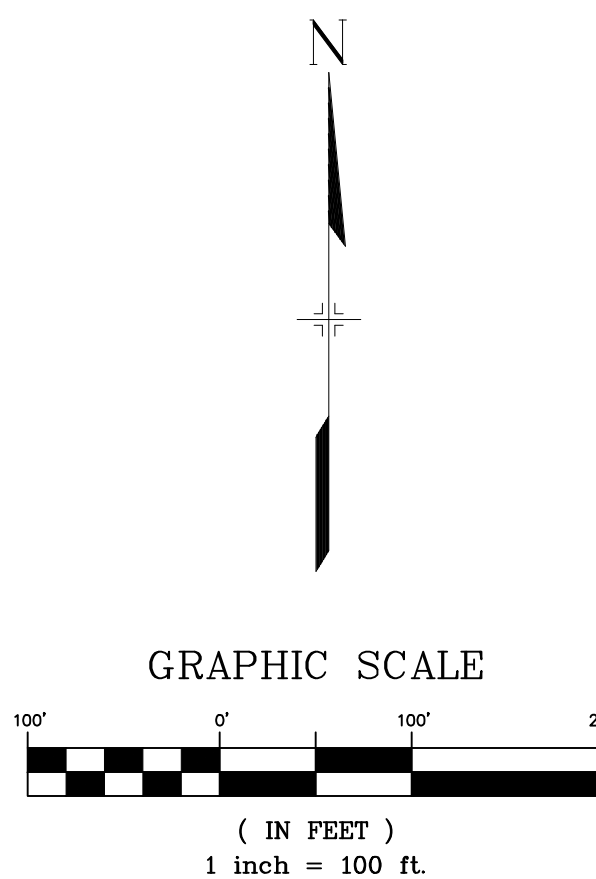
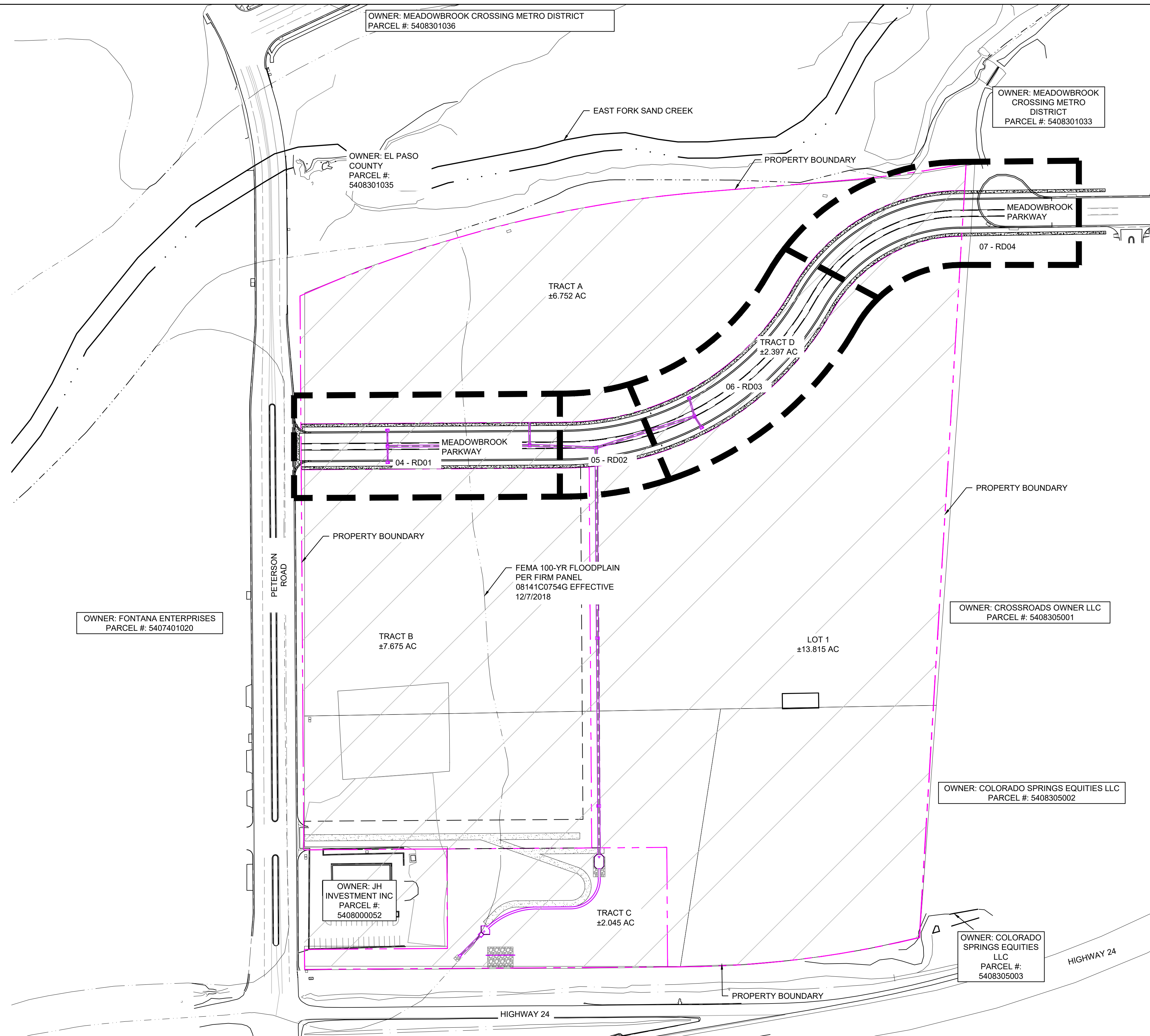
N	NORMAL CROWN
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
O/S	OFFSET
P	PROPOSED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PE	PLAIN END
PIE	PUBLIC IMPROVEMENT EASEMENT
PGL	PROFILE GRADE LINE
± or P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
R OR RAD	RADIUS
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
REF	REFERENCE
REINF	REINFORCING
REQ	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
SCH	SCHEDULE
SD	STORM SEWER
SHLD	SHOULDER
SQ	SQUARE
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
SS OR SAN	SANITARY SEWER
SW OR S/W	SIDEWALK
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TFC	TOP FACE OF CURB
THD	THREADED
THK	THICKNESS
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UTIL	UTILITY
VC	VERTICAL CURVE
VERT	VERTICAL
W	WIDTH
W/	WITH



	PROPOSED CENTERLINE		FLOODPLAIN BOUNDARY
	EXISTING PAVED ROAD		EXISTING WATER MAIN
	RIGHT OF WAY		EXISTING SANITARY SEWER MAIN
	EASEMENT		EXISTING UNDERGROUND ELECTRIC
	EXISTING CURB & GUTTER		EXISTING GAS
	PROPOSED CURB & GUTTER		EXISTING FIBER OPTICS
	EXISTING CONTOUR		PROPOSED MANHOLE
	PROPOSED CONTOUR		PROPOSED INLETS
	PROPERTY LINE		FIRE HYDRANT
	100 YEAR HGL		EXISTING WATER VALVE
	5 YEAR HGL		EXISTING STORM INLET
	PROPOSED LOT/TRACT LINE		PROPOSED SIGN
	PROPOSED STORM DRAIN		EXISTING SIGN
	EXISTING STORM DRAIN		EXISTING SANITARY SEWER MANHOLE

REFERENCE DRAWINGS	<table><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>No.</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	No.	DATE	DESCRIPTION	BY		<p>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.</p> <p>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.</p>	<p>PREPARED BY:</p>	<p>SEAL</p> <div><p><b>PRELIMINARY</b> THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p></div> <p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003</p>	<p>CIMARRON HILLS SOUTHEAST FILING NO. 1</p> <p>EL PASO COUNTY, COLORADO SPRINGS</p> <p>GENERAL NOTES</p> <table><tr><td>DESIGNED BY:</td><td>MDF</td><td>SCALE</td><td>DATE ISSUED:</td><td>AUGUST 2024</td><td>DRAWING No.</td></tr><tr><td>DRAWN BY:</td><td>WCG</td><td>HORIZ 1" = 100'</td><td>SHEET</td><td>02 OF 20</td><td>GN01</td></tr><tr><td>CHECKED BY:</td><td>NMS</td><td>VERT. N/A</td><td></td><td></td><td></td></tr></table>	DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.	DRAWN BY:	WCG	HORIZ 1" = 100'	SHEET	02 OF 20	GN01	CHECKED BY:	NMS	VERT. N/A			
##	##	##	##																																													
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CHECKED BY:	NMS	VERT. N/A																																														
X-MD/G22x34	<p><b>COMPUTER FILE MANAGEMENT</b></p> <p>FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\SSPRIGN01.dwg CTB FILE: Matrix.ctb PLOT DATE: August 23, 2024 10:17:19 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>																																															





REFERENCE  
DRAWINGS

X-MDQ22x34  
X-1382-PR-SITE  
X-1382-EX-SITE  
X-1382-EX-VIC-MAP  
X-1382-EX-FEMA-MAP

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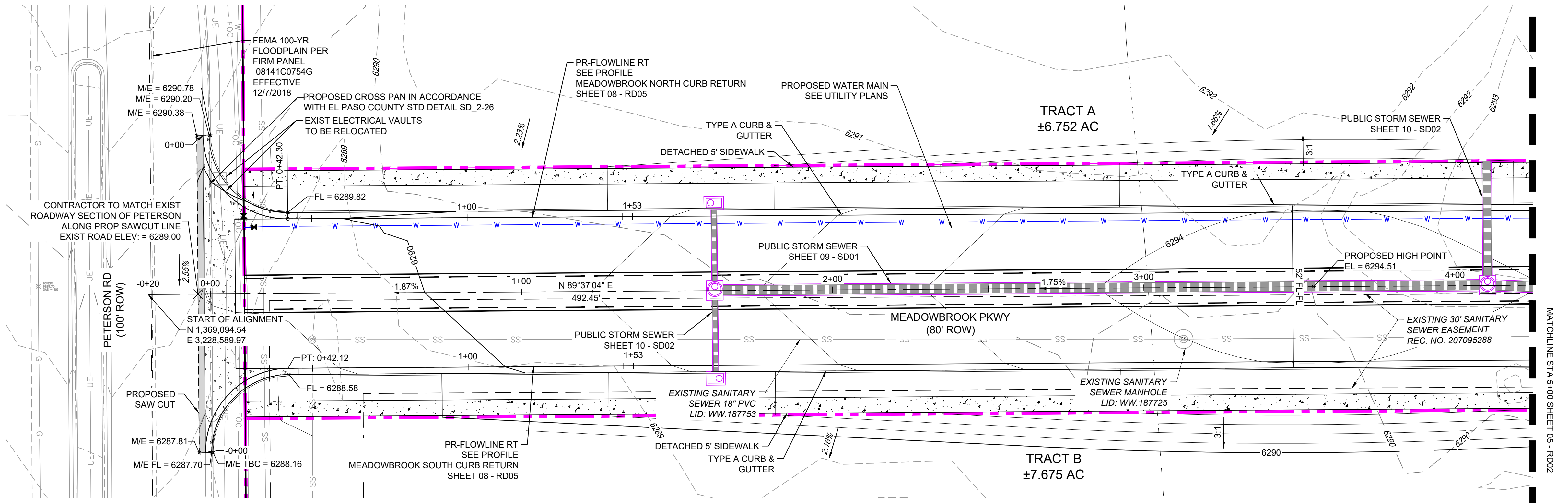
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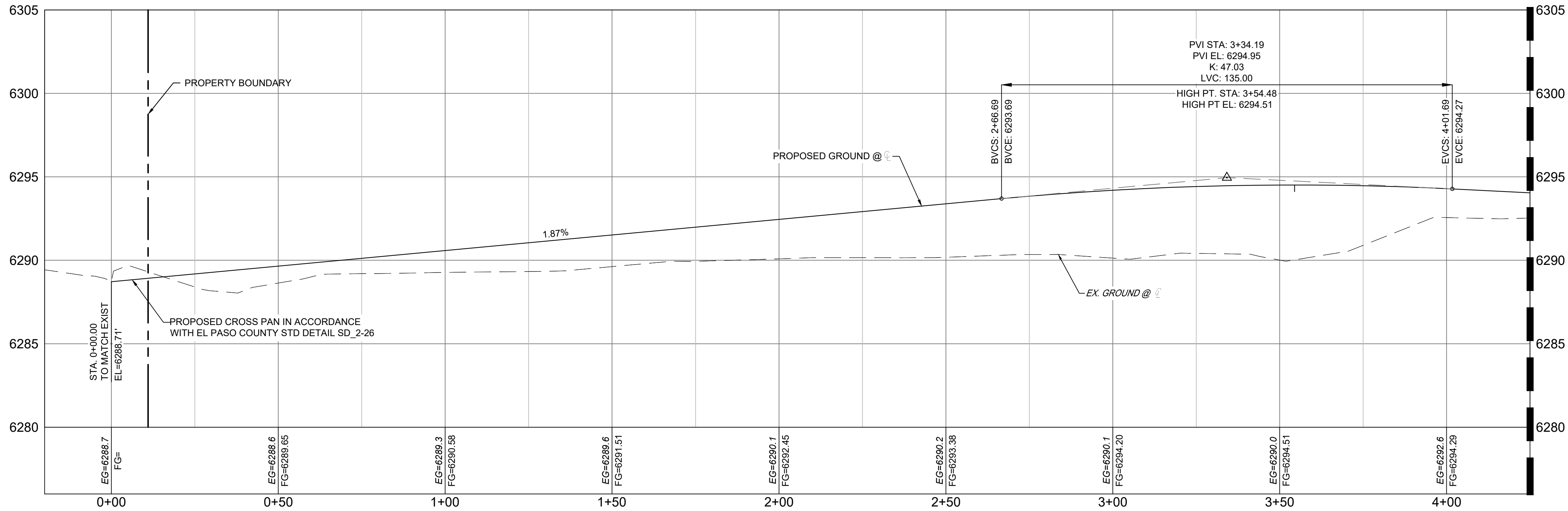




Know what's below.  
Call before you dig.



MEADOWBROOK PKWY EXTENTION PLAN VIEW



Meadowbrook CL PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: -0+20.00, END STA: 4+25.00

MEADOWBROOK PKWY EXTENTION PROFILE VIEW

LEGEND

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- PROPOSED MANHOLE
- PROPOSED INLETS
- FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM INLET
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE

N

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

REFERENCE  
DRAWINGS

X-MDG22X34  
X-1382-PR-SITE  
X-1382-EK-MAP  
X-1382-EX-UTIL  
X-1382-PR-UTIL  
X-1382-EX-SITE  
X-1382-EX-FEMA 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\Road and Storm\RD01.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: August 23, 2024 10:17:30 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:



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

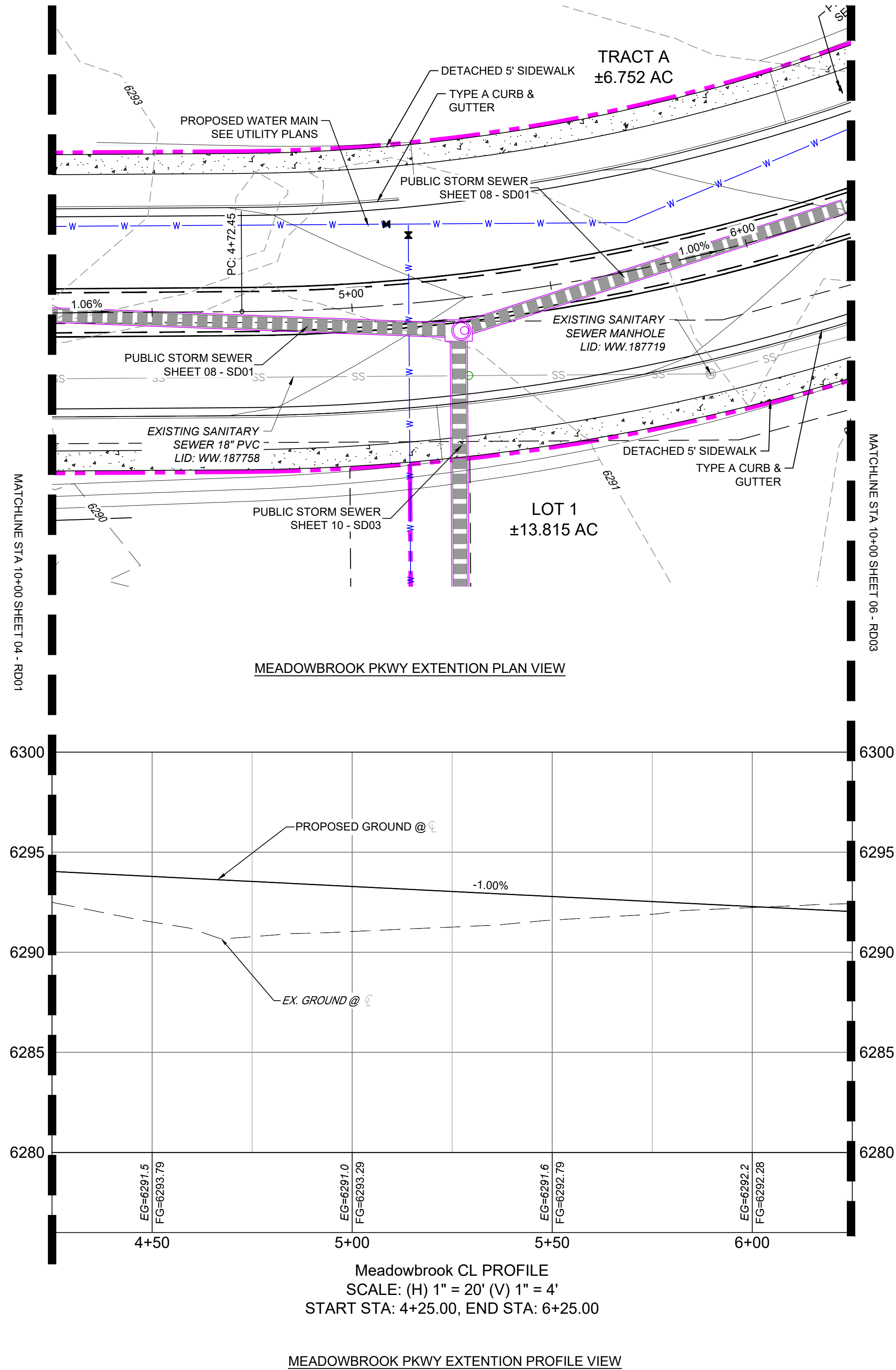
CIMARRON HILLS SOUTHEAST FILING NO. 1

EL PASO COUNTY, COLORADO SPRINGS

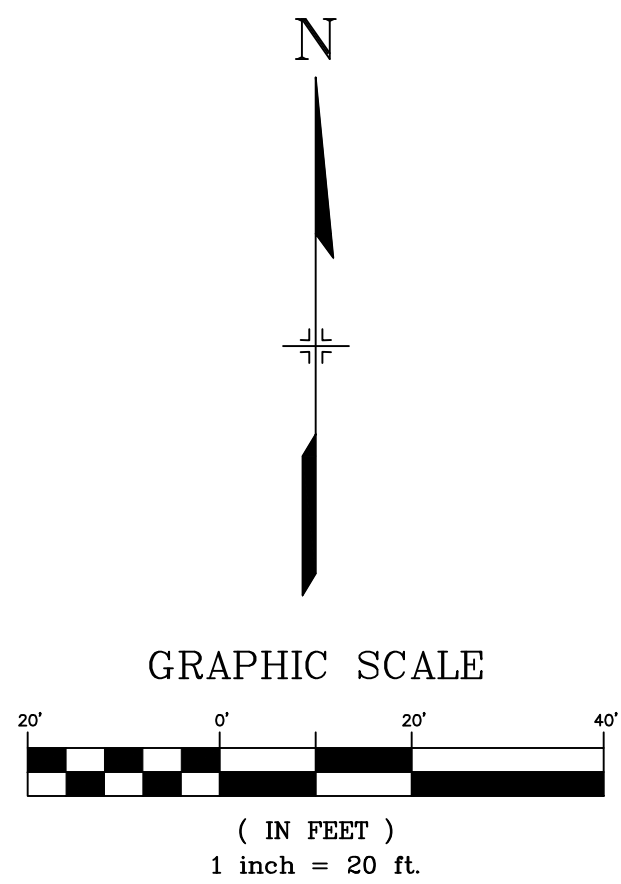
ROAD PLAN & PROFILE

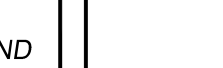
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
CHECKED BY:	KGI	HORIZ. 1" = 20'	SHEET	04 OF 20	RD01
	NMS	VERT. 1" = 5'			





- LEGEND
- PROPOSED CENTERLINE
  - EXISTING PAVED ROAD
  - RIGHT OF WAY
  - EASEMENT
  - EXISTING CURB & GUTTER
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REFERENCE DRAWINGS  X-MDG22234 X-1382-PR-SITE X-1382-EX-MAP X-1382-EX-UTIL X-1382-PR-UTIL X-1382-EX-SITE X-1382-EX-FEMA MAP	##	##	##	##	<div>SHEET KEY</div>	<div>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.</div> <div>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.</div>	<div>PREPARED BY:</div> <div> <b>Matrix</b></div> <div>Excellence by Design</div>	<div>SEAL</div> <div><div>PRELIMINARY</div><div>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div></div> <div><div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003</div></div>	CIMARRON HILLS SOUTHEAST FILING NO. 1				
	##	##	##	##					EL PASO COUNTY, COLORADO SPRINGS				
	##	##	##	##					ROAD PLAN & PROFILE				
	##	##	##	##									
	No.	DATE	DESCRIPTION	BY									
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	CTB FILE: Matrix.ctb												
	PLOT DATE: August 23, 2024 10:17:33 AM												
	THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.												

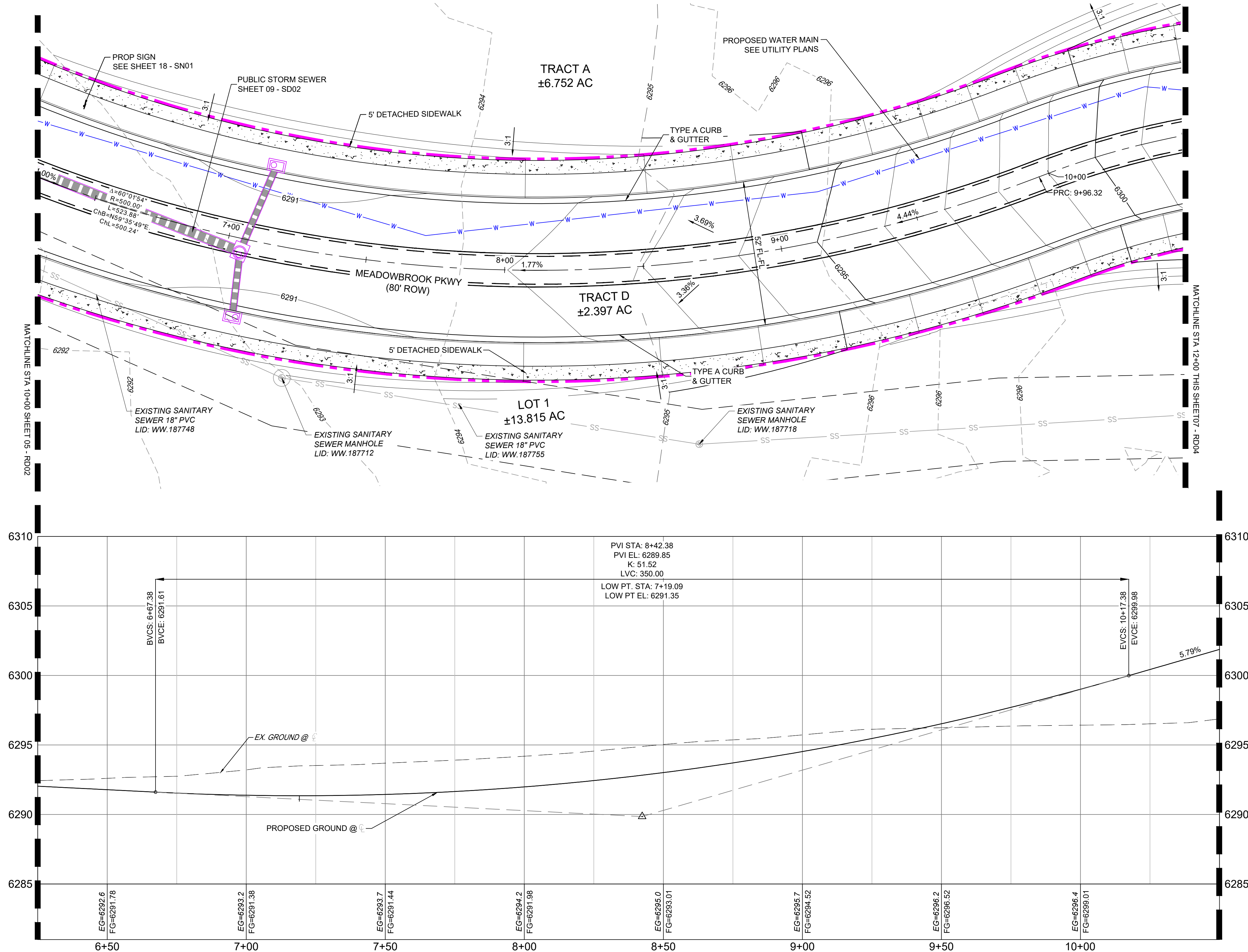
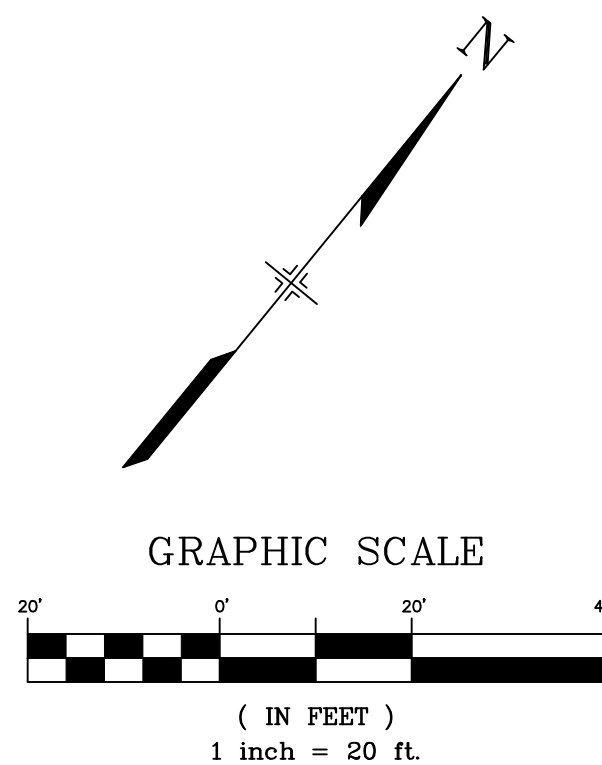




Know what's below.  
Call before you dig.

#### LEGEND

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REFERENCE DRAWINGS  C:\MDG22\34 C:\1382-PR-SITE C:\1382-EX-MAP C:\1382-EX-UTIL C:\1382-PR-UTIL C:\1382-EX-SITE C:\1382-EX-FEMA MAP	##	##	##	##			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:  	<div>SEAL</div> <div><div>PRELIMINARY</div><div>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div></div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003</div>	CIMARRON HILLS SOUTHEAST FILING NO. 1
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	##	##	##	##							
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	##	##	##	##							
	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\Road and Storm\RD01.dwg CTB FILE: Matrix.ctb PLOT DATE: August 23, 2024 10:17:35 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.											
DESIGNED BY: MDF DRAWN BY: WCG CHECKED BY: NMS SCALE: HORIZ. 1" = 20' VERT. 1" = 5' DATE ISSUED: AUGUST 2024 SHEET 06 OF 20 DRAWING No. RD03											

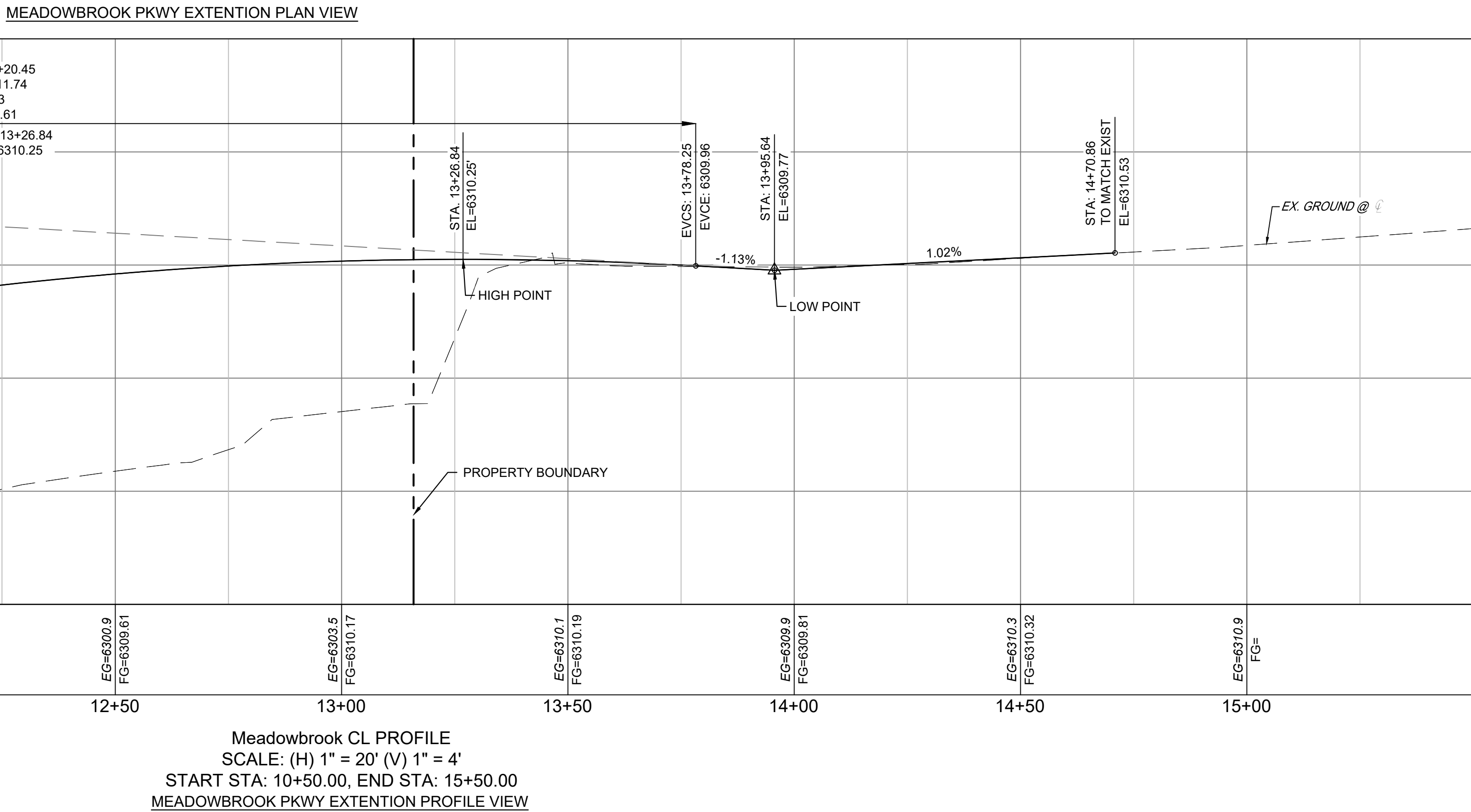
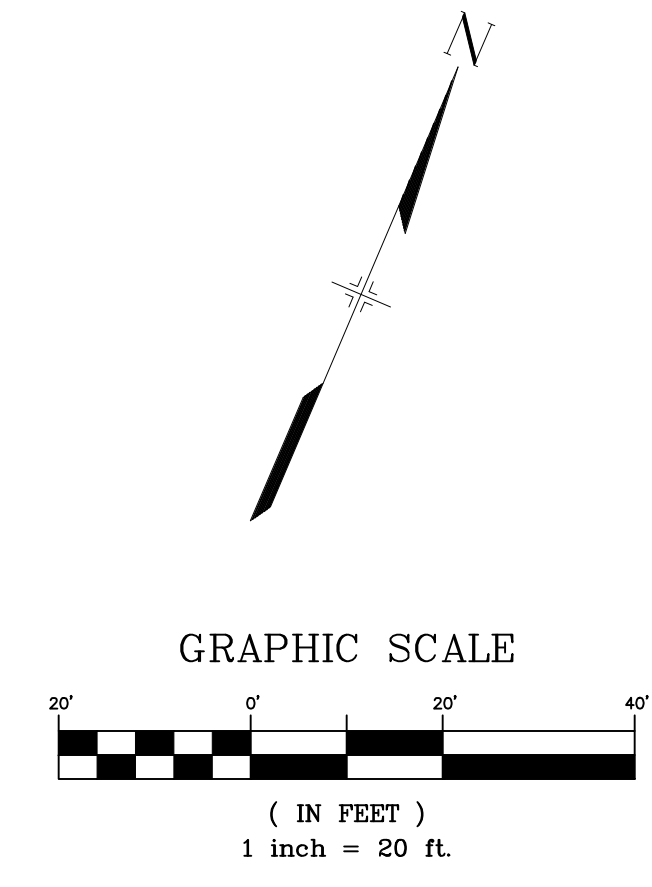




Know what's below.  
Call before you dig.

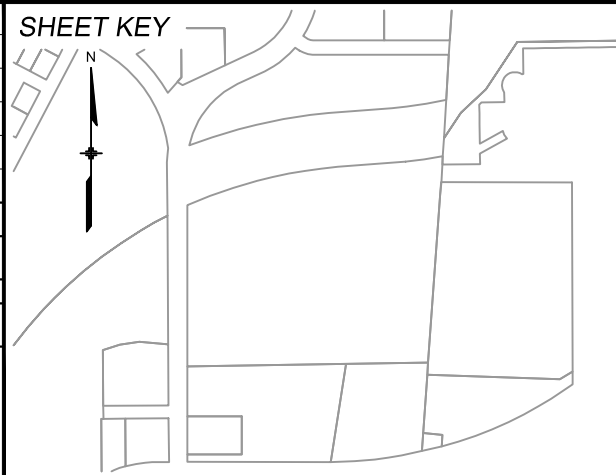
LEGEND

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- PROPOSED MANHOLE
- PROPOSED INLETS
- FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM INLET
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE



MEADOWBROOK CL PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 10+50.00, END STA: 15+50.00  
MEADOWBROOK PKWY EXTENTION PROFILE VIEW

REFERENCE DRAWINGS	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	No.	DATE	DESCRIPTION	
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:17:38 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

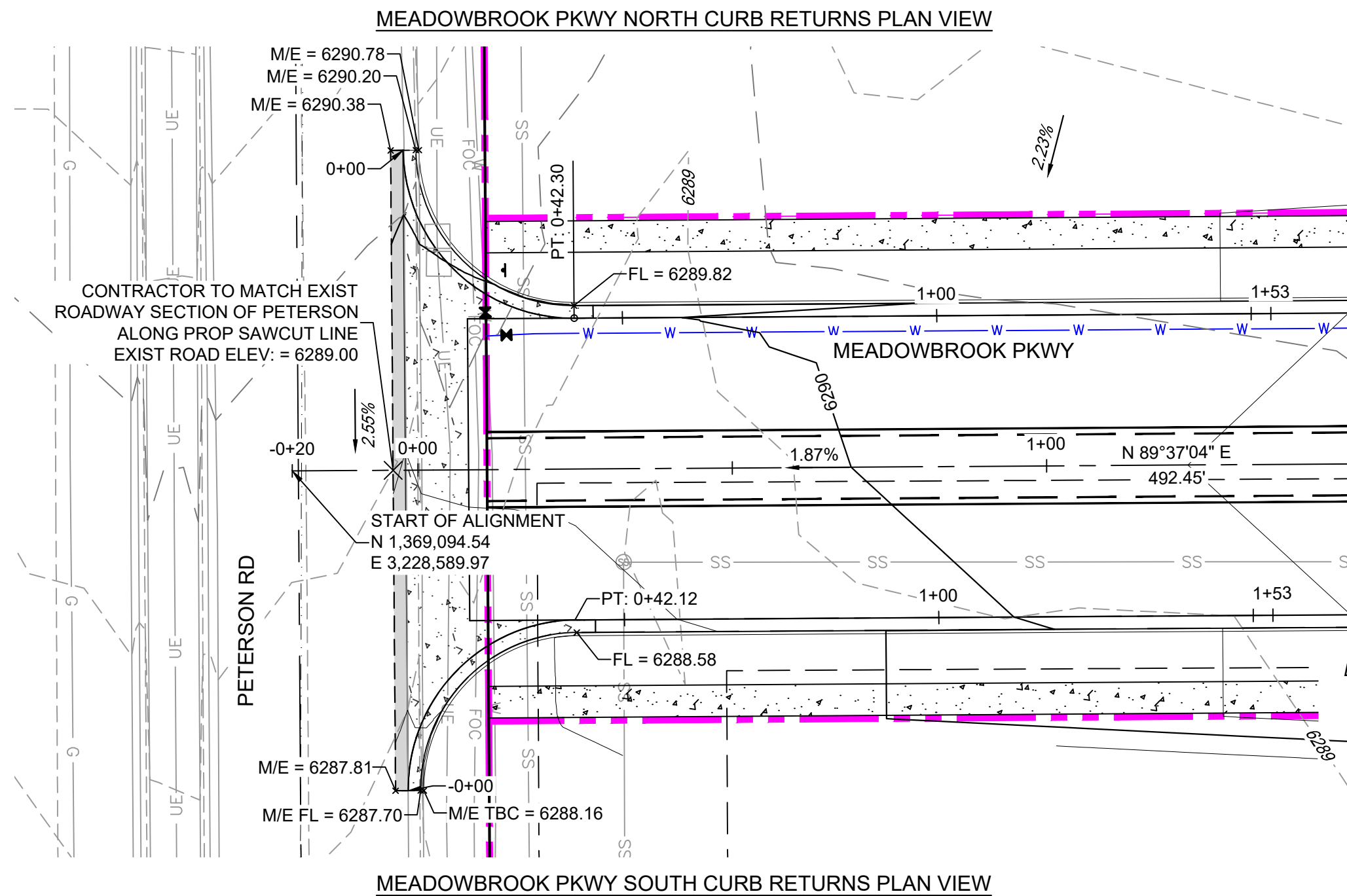
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST FILING NO. 1			
EL PASO COUNTY, COLORADO SPRINGS			
CURB RETURN PLAN & PROFILE			
DESIGNED BY: MDF	SCALE: HORIZ. 1" = 20'	DATE ISSUED: AUGUST 2024	DRAWING No. RD04
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 07 OF 20	



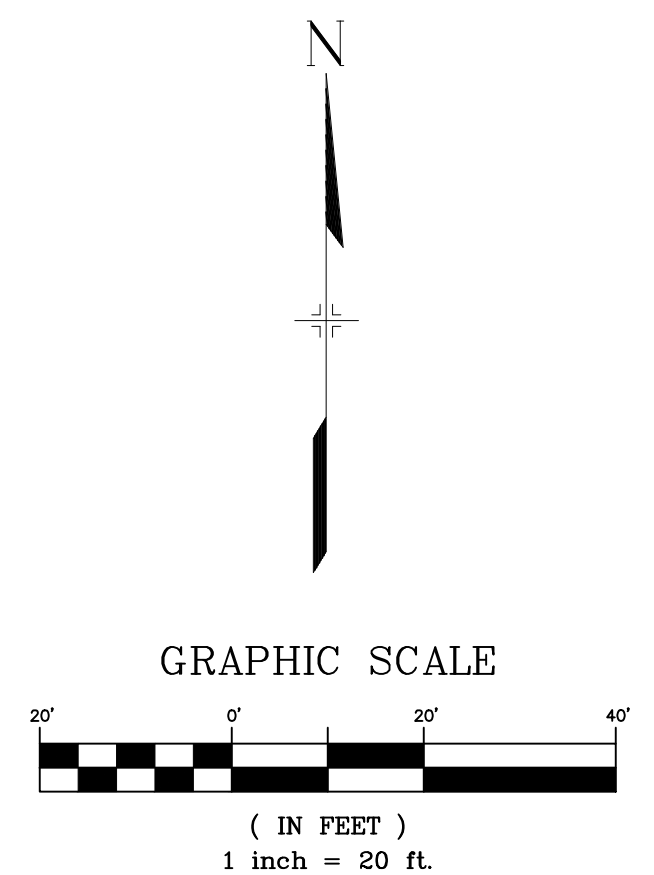
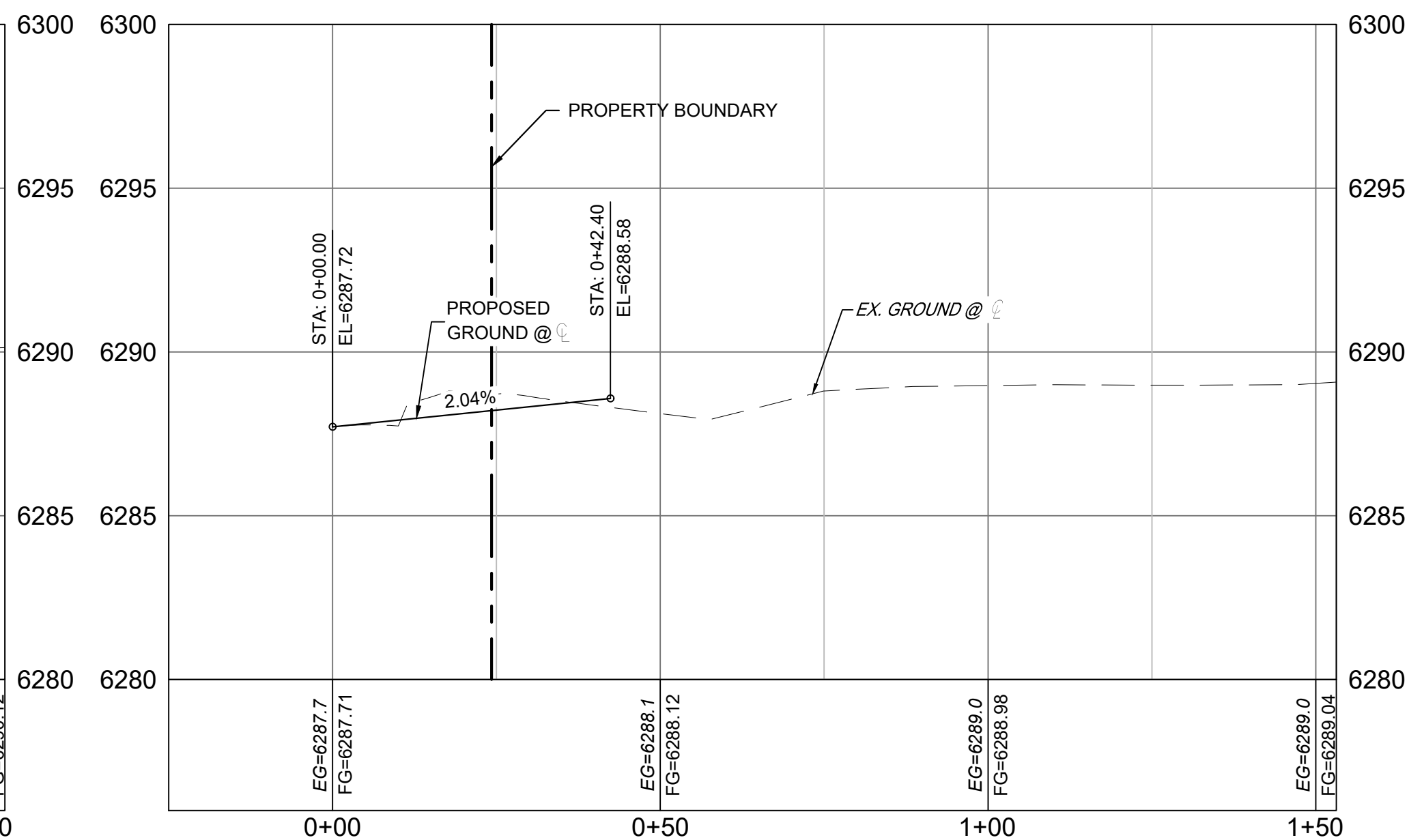
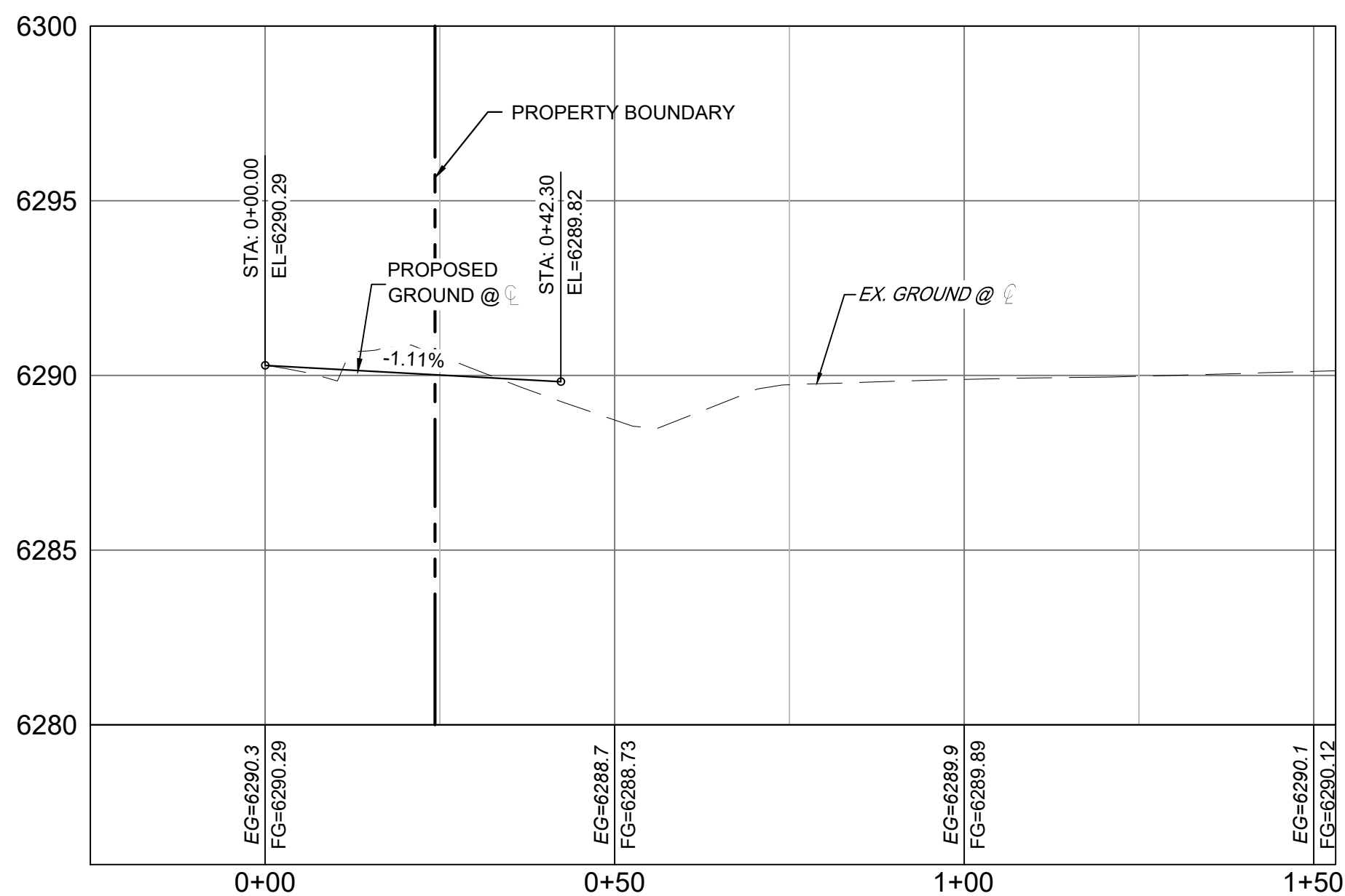


Know what's below.  
Call before you dig.



#### LEGEND

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- PROPOSED MANHOLE
- PROPOSED INLETS
- FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM INLET
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE



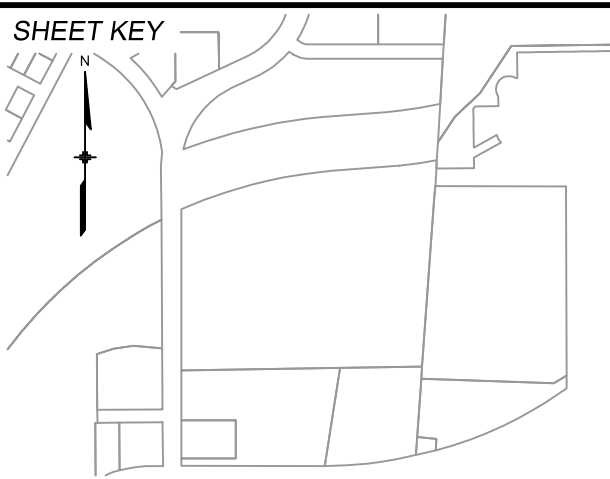
#### REFERENCE DRAWINGS

X-MDG22X34  
X-1382-PR-SITE  
X-1382-EX-MAP  
X-1382-EX-UTIL  
X-1382-PR-UTIL  
X-1382-EX-SITE  
X-1382-EX-FEMA 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\Road and Storm\RD01.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: August 23, 2024 10:17:41 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:  
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PREPARED BY:



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

EL PASO COUNTY, COLORADO SPRINGS

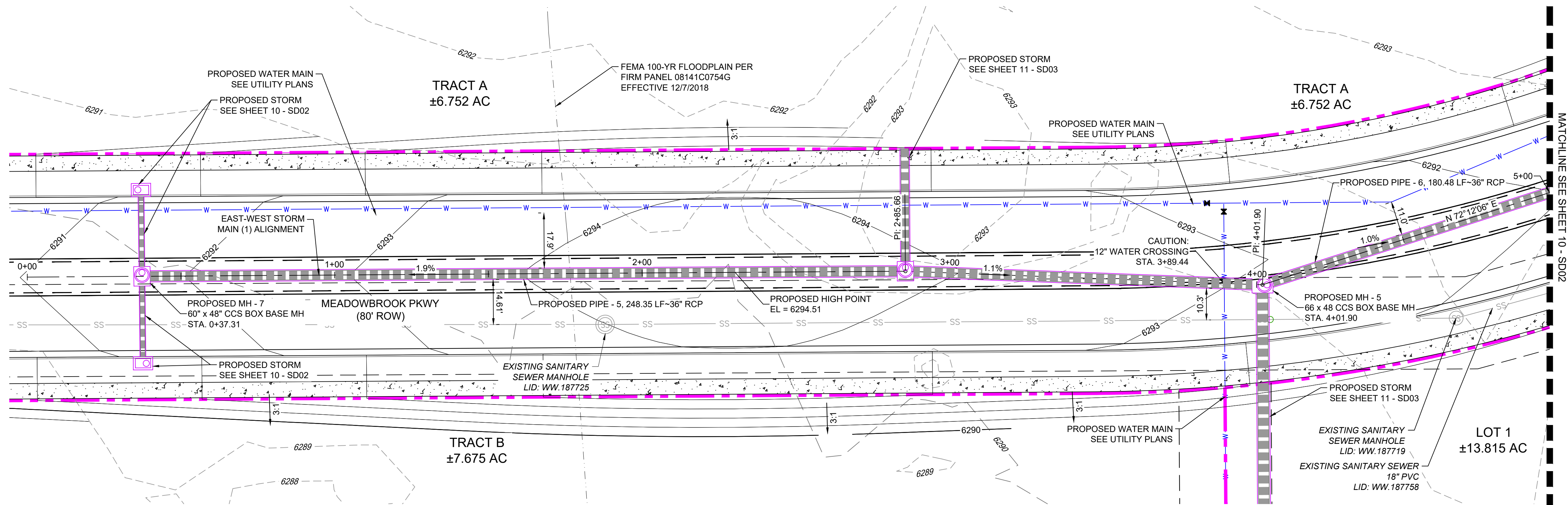
#### CURB RETURNS

DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	KGI	HORIZ.	N/A		
CHECKED BY:	NMS	VERT.	1" = 5'	SHEET	08 OF 20
					RD05

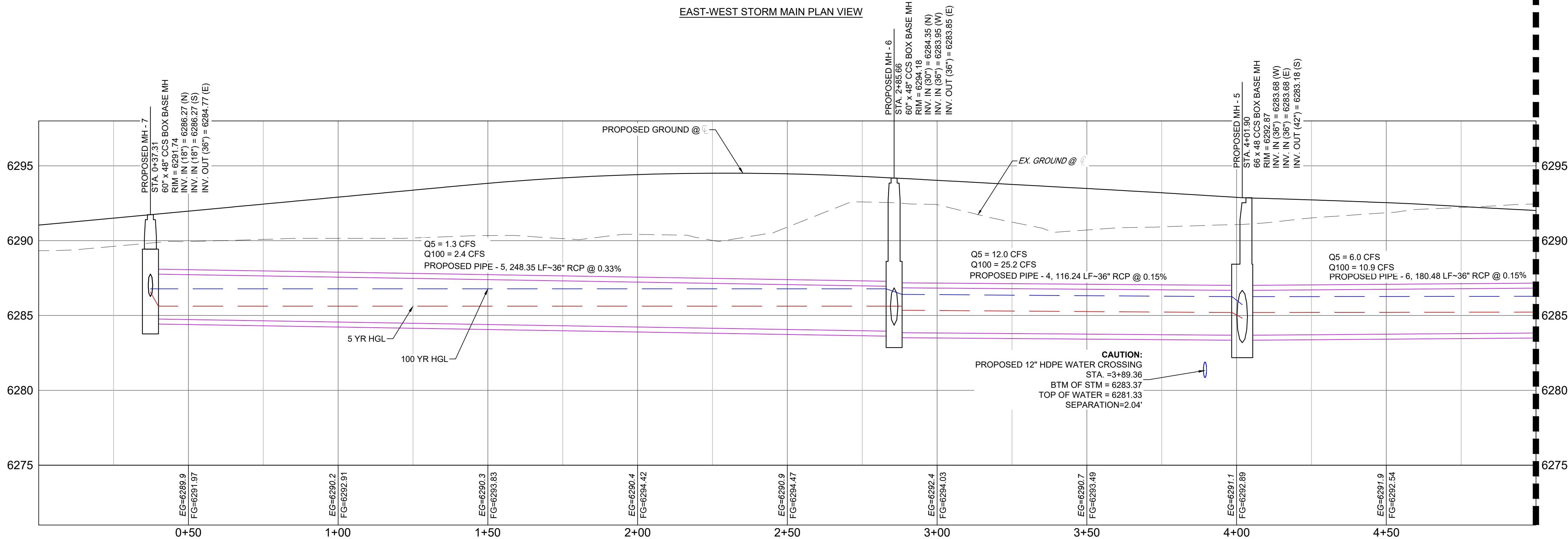




Know what's below.  
Call before you dig.



EAST-WEST STORM MAIN PLAN VIEW



EAST-WEST STORM MAIN (1)

SCALE: (H) 1" = 20' (V) 1" = 4'

START STA: 0+00.00, END STA: 5+00.00

LEGEND

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTICS
- PROPOSED MANHOLE
- PROPOSED INLETS
- FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM INLET
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE

N

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

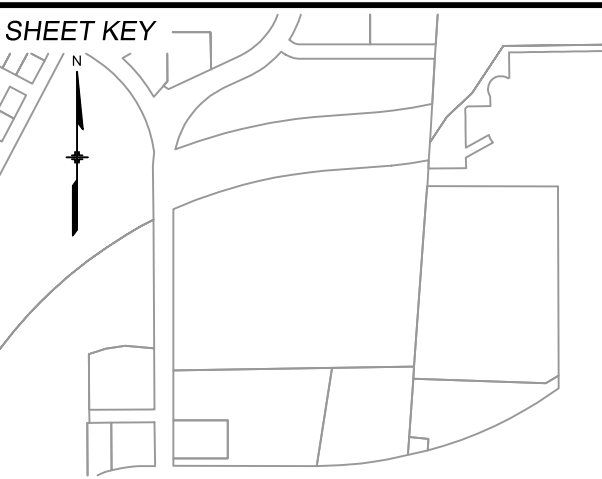
REFERENCE DRAWINGS

X-MDG22234  
X-1382-PR-SITE  
X-1382-EX-MAP  
X-1382-EX-UTIL  
X-1382-PR-UTIL  
X-1382-EX-SITE  
X-1382-EX-FEMA 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\Road and Storm\SD01.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: August 23, 2024 10:17:53 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:



SEAL

**PRELIMINARY**  
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IS SUBJECT TO CHANGE

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

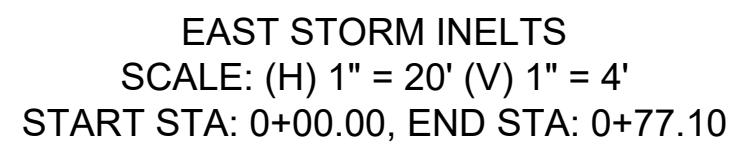
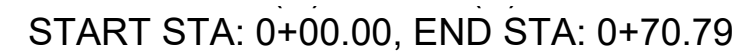
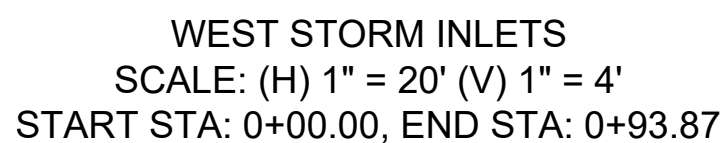
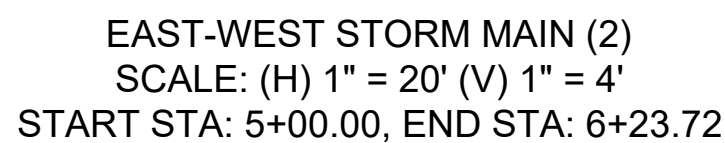
CIMARRON HILLS SOUTHEAST FILING NO. 1

EL PASO COUNTY, COLORADO SPRINGS

STORM PLAN & PROFILE

DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ. 1" = 20'	SHEET	09 OF 20	SD01
CHECKED BY:	NMS	VERT. 1" = 4'			

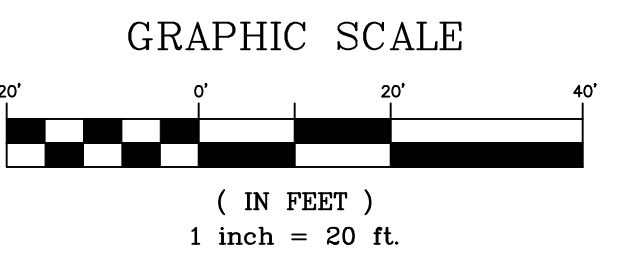




NOTE: PROFILE VIEW IS FROM RIGHT TO LEFT

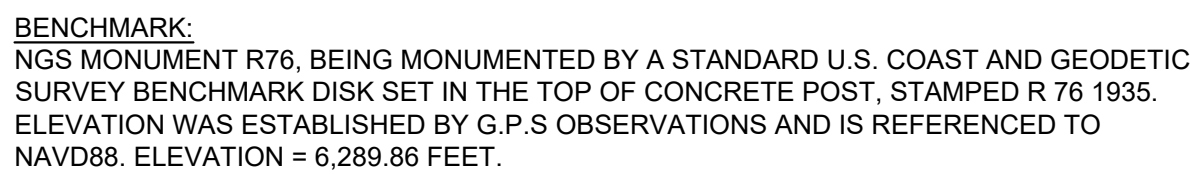
- ### LEGEND

- |  |                                 |
|--|---------------------------------|
|  | PROPOSED CENTERLINE             |
|  | EXISTING PAVED ROAD             |
|  | RIGHT OF WAY                    |
|  | EASEMENT                        |
|  | EXISTING CURB & GUTTER          |
|  | PROPOSED CURB & GUTTER          |
|  | EXISTING CONTOUR                |
|  | PROPOSED CONTOUR                |
|  | PROPERTY LINE                   |
|  | 100 YEAR HGL                    |
|  | 5 YEAR HGL                      |
|  | PROPOSED LOT/TRACT LINE         |
|  | PROPOSED STORM DRAIN            |
|  | EXISTING STORM DRAIN            |
|  | FLOODPLAIN BOUNDARY             |
|  | EXISTING WATER MAIN             |
|  | EXISTING SANITARY SEWER MAIN    |
|  | EXISTING UNDERGROUND ELECTRIC   |
|  | EXISTING GAS                    |
|  | EXISTING FIBER OPTICS           |
|  | PROPOSED MANHOLE                |
|  | PROPOSED INLETS                 |
|  | FIRE HYDRANT                    |
|  | EXISTING WATER VALVE            |
|  | EXISTING STORM INLET            |
|  | PROPOSED SIGN                   |
|  | EXISTING SIGN                   |
|  | EXISTING SANITARY SEWER MANHOLE |



NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

<b>REFERENCE DRAWINGS</b>  X:MDG22v34 X:1382-PRG-SITE X:1382-EX-MAP X:1382-EX-UTIL X:1382-PRG-UTIL X:1382-EX-SITE X:1382-EX-FEMA MAP	##	##	##	##
	##	##	##	##
	##	##	##	##
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	##	##	##	##
	No.	DATE	DESCRIPTION	
	BY			
	REVISIONS			
<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\Road and Storm\SD01.dwg CTB FILE: Matrix.ctb PLOT DATE: August 23, 2024 10:17:58 AM  THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



**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  
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INTERIOR", ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:



SEAL

*PRELIMINARY*

THIS DRAWING HAS NOT  
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GOVERNING AGENCIES AND  
IS SUBJECT TO CHANGE

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

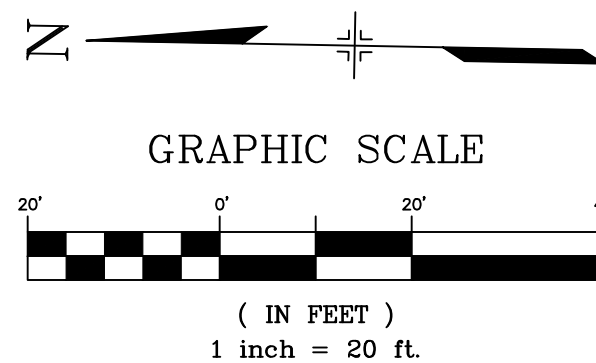
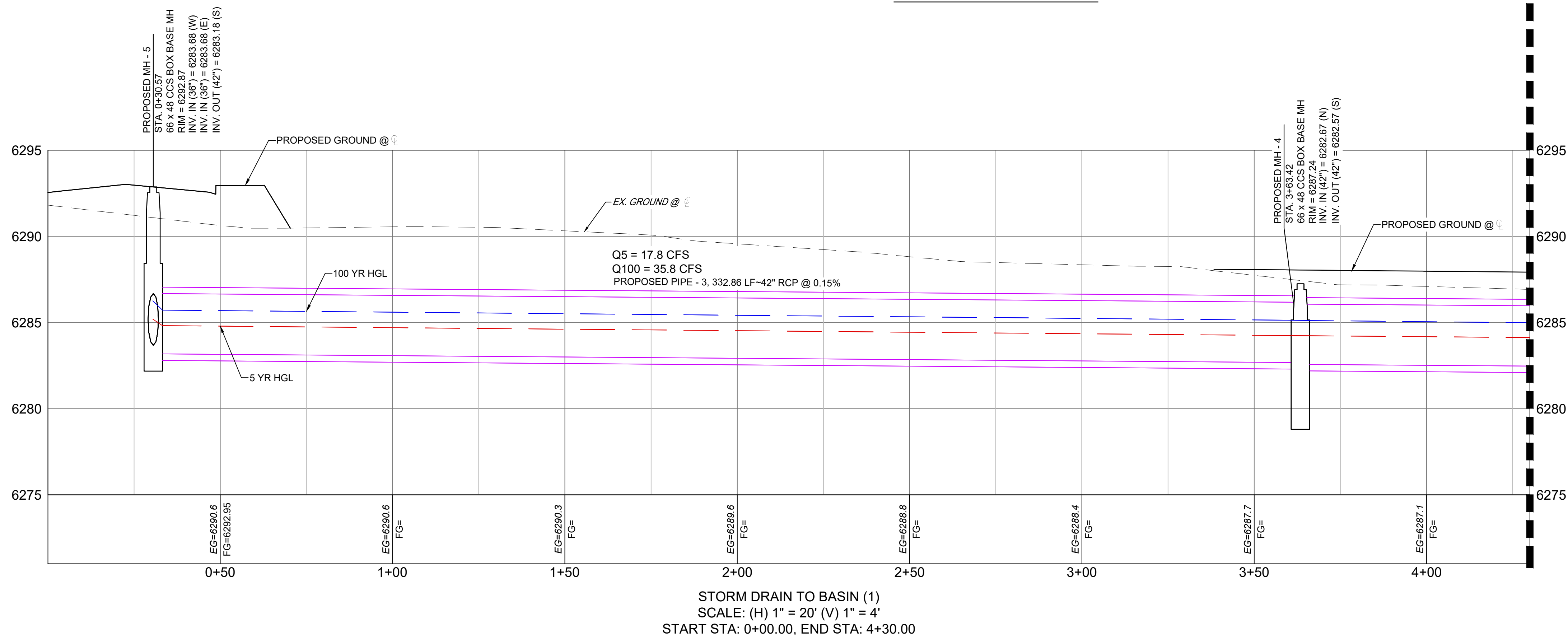
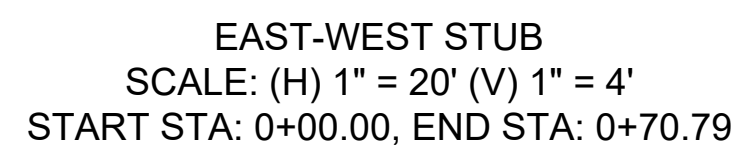
CIMARRON HILLS SOUTHEAST FILING NO. 1

EL PASO COUNTY, COLORADO SPRINGS

## STORM PLAN & PROFILE

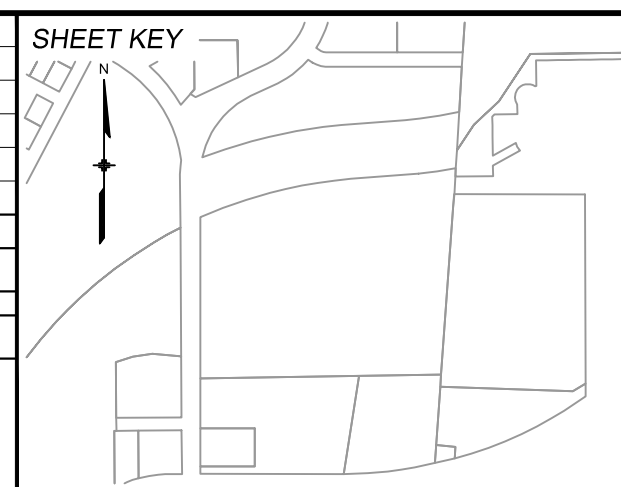
DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.  <b>SD02</b>
DRAWN BY:	KGI	HORIZ. 1" = 20'	SHEET	10 OF 20	
CHECKED BY:	NMS	VERT. 1" = 4'			





NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

REFERENCE DRAWINGS	##	##	##	##
	##	##	##	##
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	X-1382-EX-MAP	##	##	##
	X-1382-EX-UTL	##	##	##
	X-1382-PR-UTL	##	##	##
	X-1382-EX-SITE	##	##	##
	X-1382-EX-FEMA MAP	##	##	##
	No.	DATE	DESCRIPTION	
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\SD01.dwg				
CTB FILE: Main.ctb				
PLOT DATE: August 23, 2024 10:18:01 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



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  
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WEST QUARTER CORNER OF SECTION 8 BY A 3-1/4" BRASS CAP STAMPED "BLM US DE  
INTERIOR", ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:

 **Matrix**  
*Excellence by Design*

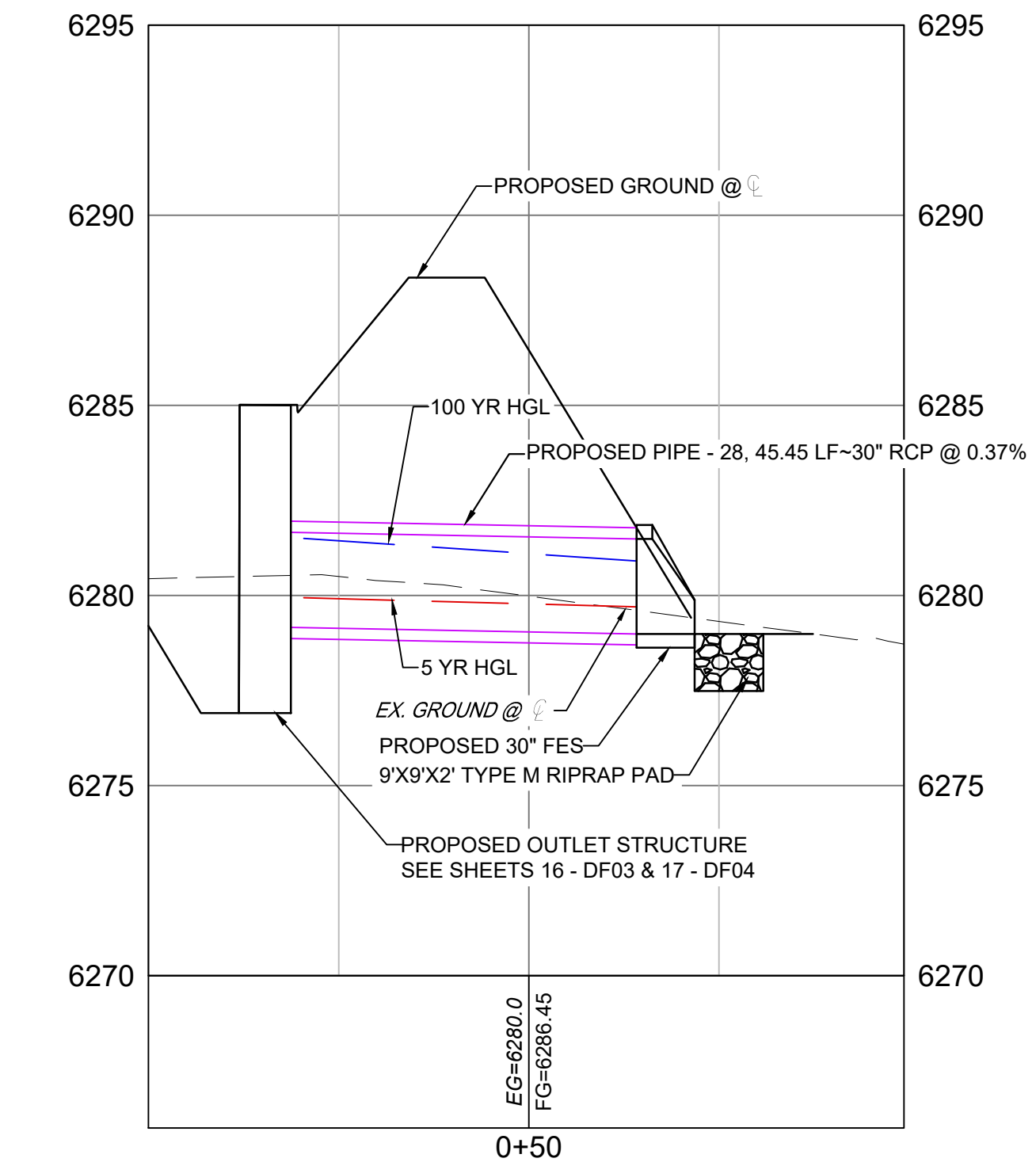
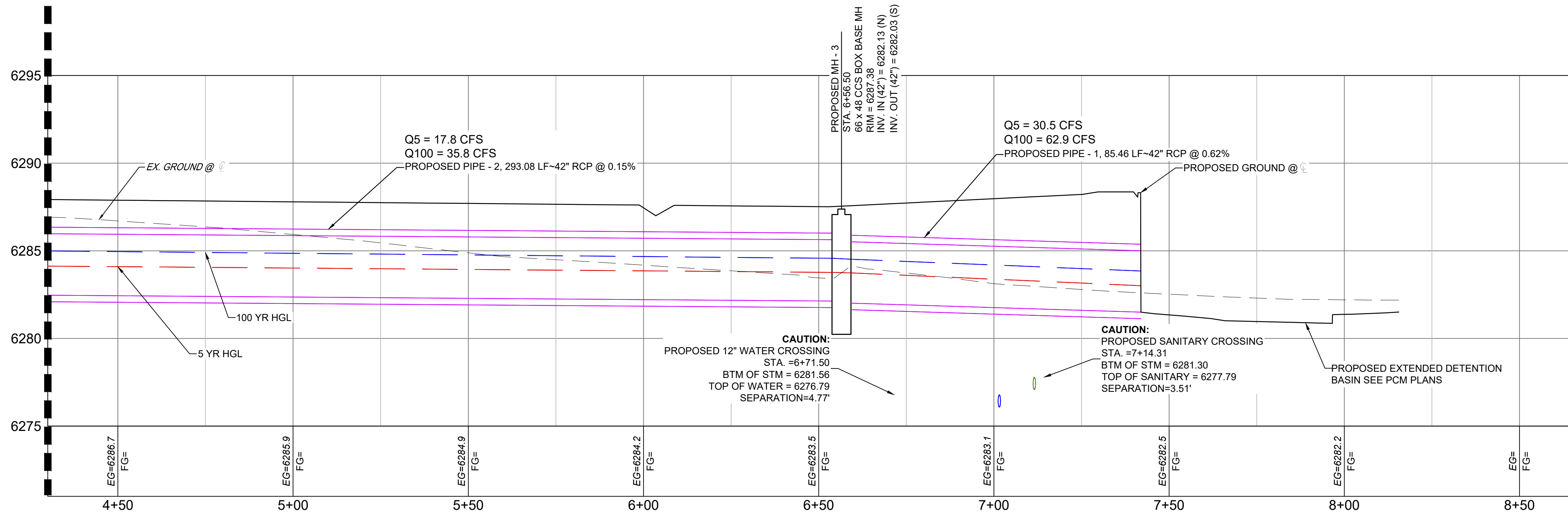
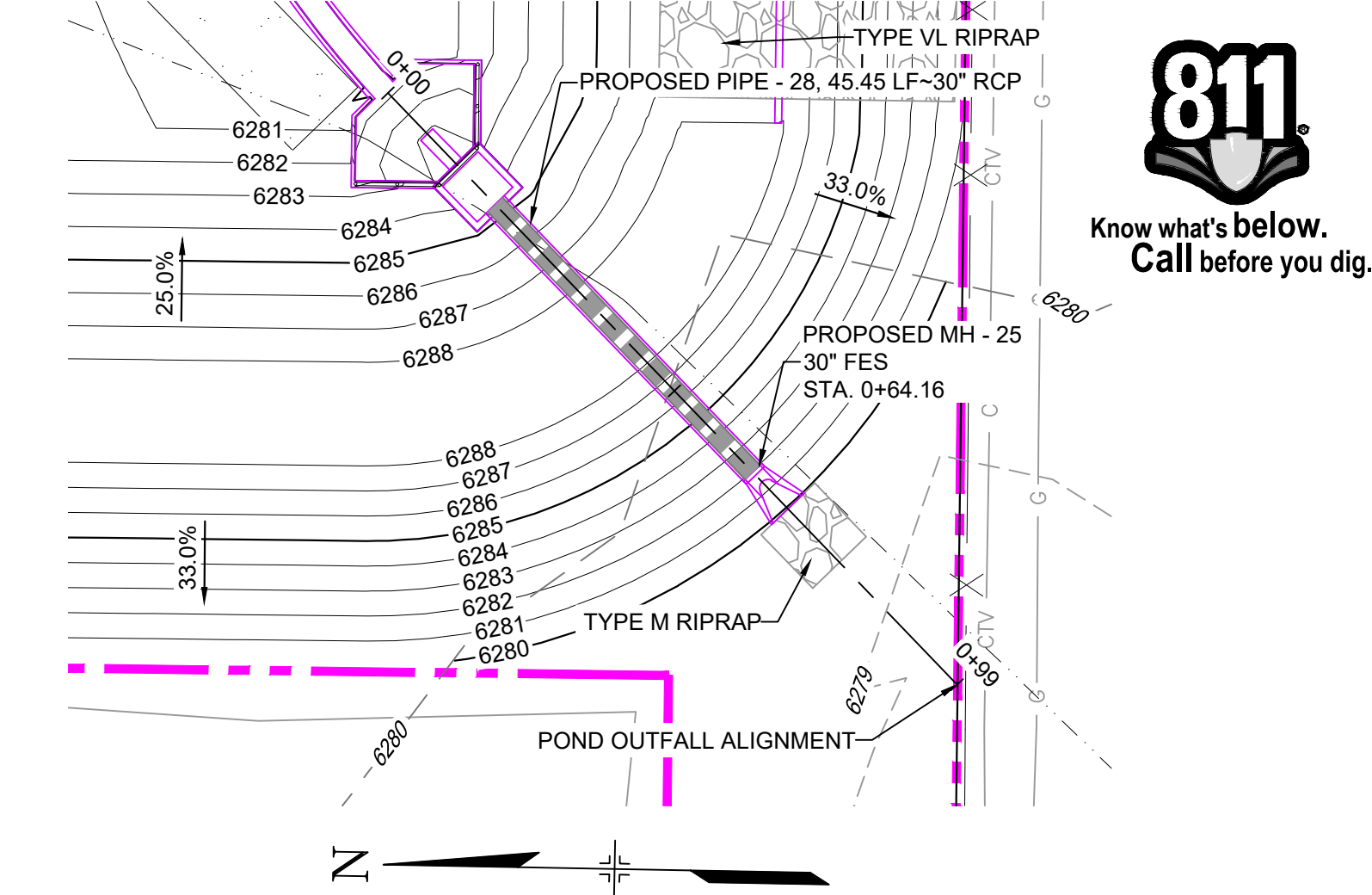
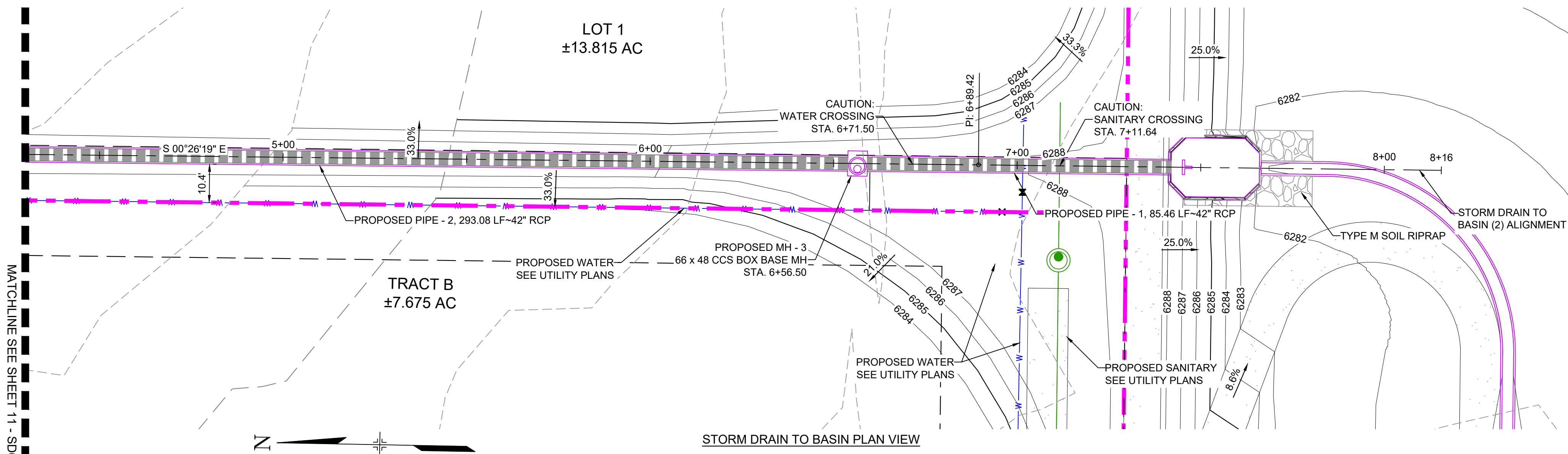
**PRELIMINARY**  
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GOVERNING AGENCIES AND  
IS SUBJECT TO CHANGE

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

## STORM PLAN & PROFILE

DESIGNED BY: MDF	SCALE	DATE ISSUED: AUGUST 2024	DRAWING No. SD03
DRAWN BY: KGI	HORIZ. 1" = 20'	SHEET 11 OF 20	
CHECKED BY: NMS	VERT. 1" = 4'		



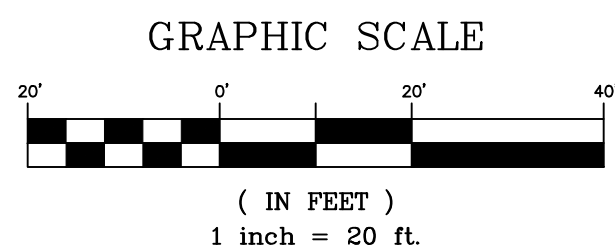


STORM DRAIN TO BASIN (2)  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 4+30.00, END STA: 8+65.33

POND OUTFALL  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 0+00.00, END STA: 0+99.33

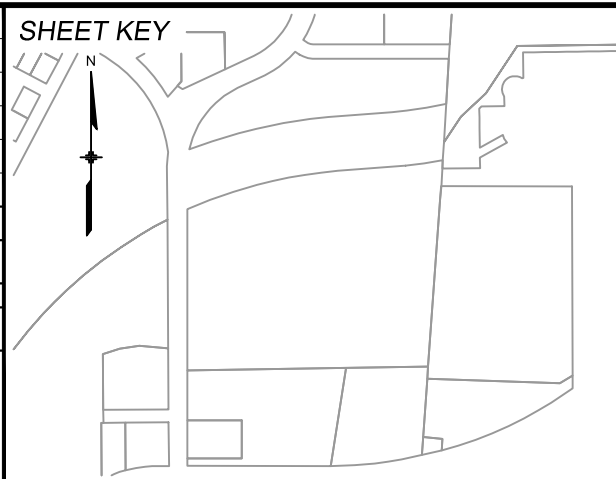
LEGEND

	PROPOSED CENTERLINE		100 YEAR HGL		EXISTING FIBER OPTICS
	EXISTING PAVED ROAD		5 YEAR HGL		PROPOSED MANHOLE
	RIGHT OF WAY		PROPOSED LOT/TRACT LINE		PROPOSED INLETS
	EASEMENT		PROPOSED STORM DRAIN		FIRE HYDRANT
	EXISTING CURB & GUTTER		EXISTING STORM DRAIN		EXISTING WATER VALVE
	PROPOSED CURB & GUTTER		FLOODPLAIN BOUNDARY		EXISTING STORM INLET
	EXISTING CONTOUR		EXISTING WATER MAIN		PROPOSED SIGN
	PROPOSED CONTOUR		EXISTING SANITARY SEWER MAIN		EXISTING SIGN
	PROPERTY LINE		EXISTING UNDERGROUND ELECTRIC		EXISTING SANITARY SEWER MANHOLE
			EXISTING GAS		



NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22234	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-MAP	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-PR-UTIL	##	##	##	##
X-1382-EX-SITE	##	##	##	##
X-1382-EX-FEMA MAP	##	##	##	##
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\SD01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:18:05 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.

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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				
EL PASO COUNTY, COLORADO SPRINGS				
STORM PLAN & PROFILE				
DESIGNED BY: MDF	SCALE: HORIZ 1" = 20' VERT 1" = 4'	DATE ISSUED: AUGUST 2024	DRAWING No. 12 OF 20	SD04



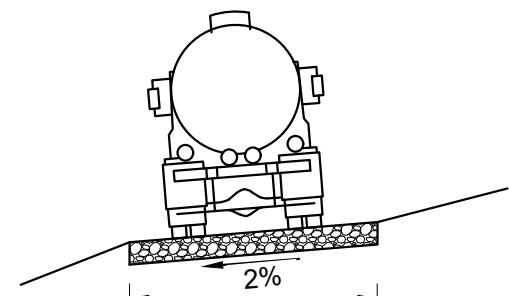


1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH EL PASO COUNTY COLORADO SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2. IT IS SUGGESTED THAT THE CONTRACTOR INITIATE A REQUEST TO COLORADO SPRINGS UTILITIES FOR ANY CONSTRUCTION RELATED TEMPORARY ELECTRICAL POWER SOURCES AS SOON AS POSSIBLE. IN SOME INSTANCES UP TO 30 DAYS MAY BE REQUIRED TO PROVIDE THE SOURCE.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN THEM TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL ADJUST AND/OR REMOVE AND REPLACE EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

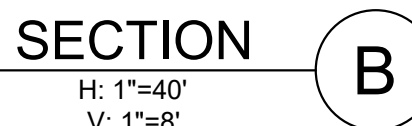
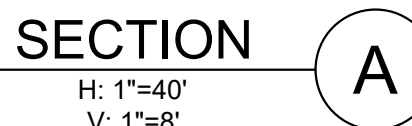
1. THE SITE SHALL BE STRIPPED A MINIMUM OF 0.5' BELOW EXISTING GRADE AND STOCKPILED IN CONFORMANCE WITH THE SWMP MANAGEMENT DIRECTION.
2. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED. ALL SLOPES MUST BE PROTECTED FROM EROSION.
3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
5. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION.
6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES.
7. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARK, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
8. SPOT ELEVATIONS REPRESENT FLOW LINE OR FINISH GRADE UNLESS OTHERWISE NOTED.
9. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
10. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
11. LOCATION OF SOILS STOCKPILES, DESIGNATED FOR TOPSOIL AND SUBSOIL STORAGE AREAS, WILL BE DETERMINED IN THE FIELD AT THE START OF CONSTRUCTION ACTIVITY AND INDICATED ON THE PLAN BY THE CONTRACTOR WHEN REQUIRED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT THE DETENTION BASIN IN A MANNER WHICH COMPLIES WITH THE GEOTECHNICAL RECOMMENDATIONS FOR THE SITE AND/OR DETENTION FACILITIES

DESIGNED BY: MDF	SCALE		DATE ISSUED: AUGUST 2024	DRAWING No.  <b>DFGN01</b>
DRAWN BY: WCG	HORIZ.	N/A	SHEET 13 OF 20	
CHECKED BY: NMS	VERT	N/A		





TYPICAL ACCESS ROAD  
CROSS SECTION  
N.T.S.



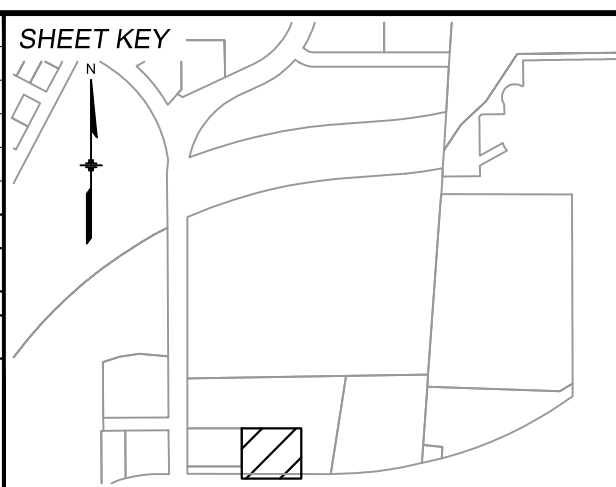
## DETENTION POND PLAN

H:  $1'' = 40'$



- NOTES:
1. ALL CONCRETE SHALL BE CDOT CLASS D:  $F'_{ci} = 4500$  PSI
  2. ALL REINFORCING STEEL SHALL BE  $F_y$ : 60 KSI
  3. CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
CONCRETE PLACED AGAINST EARTH.....3"  
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
  4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3" CHAMFER
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO SHORING AND PROTECTION OF NEW AND EXISTING STRUCTURES AS NECESSARY TO PREVENT DAMAGE OR COLLAPSE DUE TO WIND, EARTH, CONSTRUCTION OR OTHER LOADS.
  6. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
  7. ALL BEDDING SHALL BE A MINIMUM OF 12" THICK CDOT CLASS 6 COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY DETERMINED IN CONFORMANCE WITH AASHTO 180
  8. INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
  9. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
  10. SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.
  11. ALL WARNING SIGNS TO HAVE A MINIMUM AREA OF 3 SF AND SHALL BE FABRICATED OF METAL OR PLASTIC WITH RED LETTERING ON A WHITE BACKGROUND

REFERENCE DRAWINGS	##	##	##	##
	##	##	##	##
	X-MDG22x34	##	##	##
	X-1382-PR-SITE	##	##	##
	X-1382-EX-MAP	##	##	##
	X-1382-EX-UTL	##	##	##
	X-1382-PR-UTL	##	##	##
	X-1382-EX-SITE	##	##	##
	X-1382-EX-FEMA MAP	##	##	##
	No.	DATE	DESCRIPTION	
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\PCM Plans\DF01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:18:22 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 DE INTERIOR". ASSUMED TO BEAR NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

PREPARED BY:



SFAI

PRELIMINARY

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EL PASO COUNTY, COLORADO SPRINGS

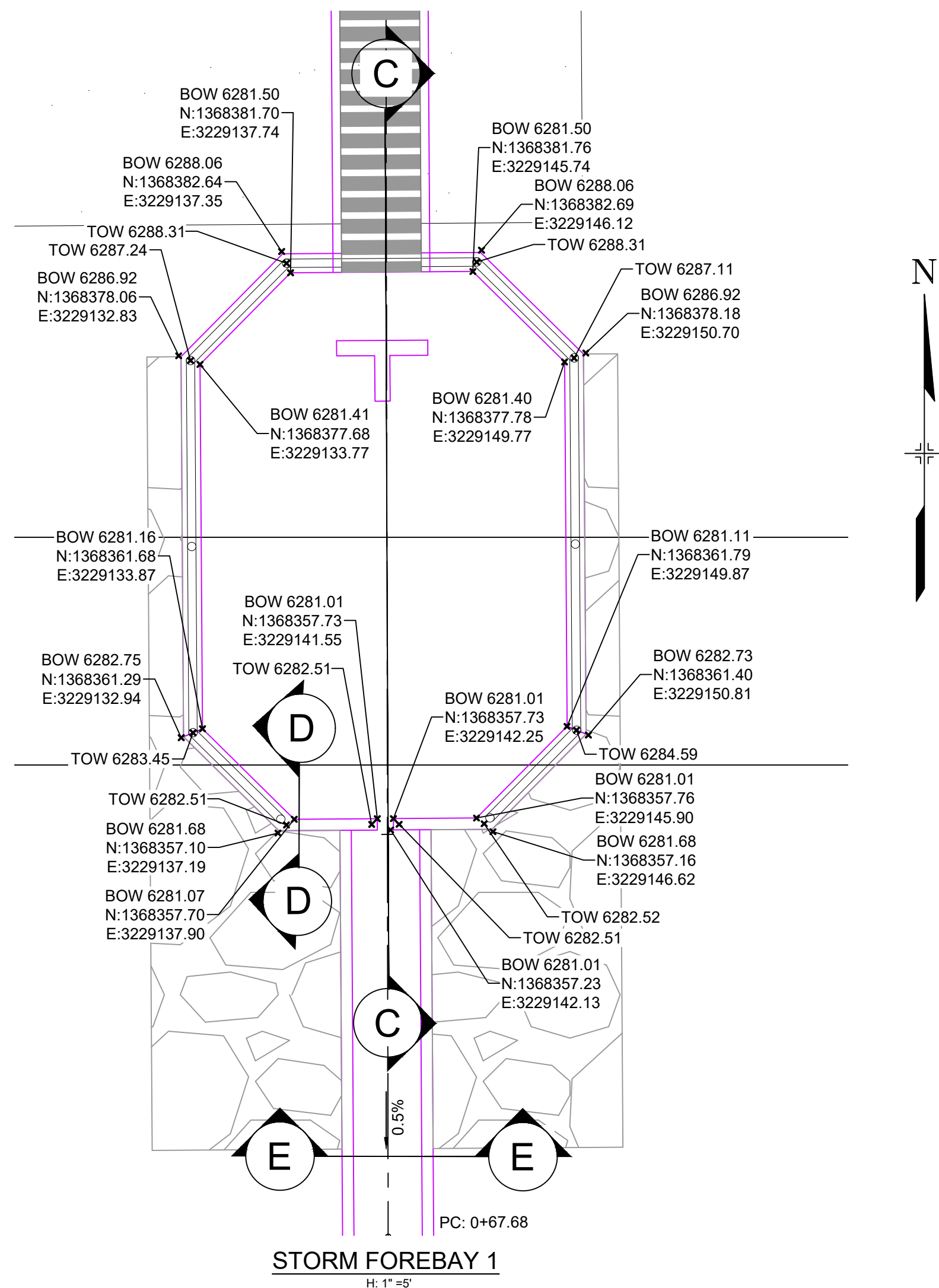
## DETENTION POND 1 SITE PLAN

DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.  <b>DF01</b>
DRAWN BY:	WCG	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. N/A	SHEET	14 OF 20	

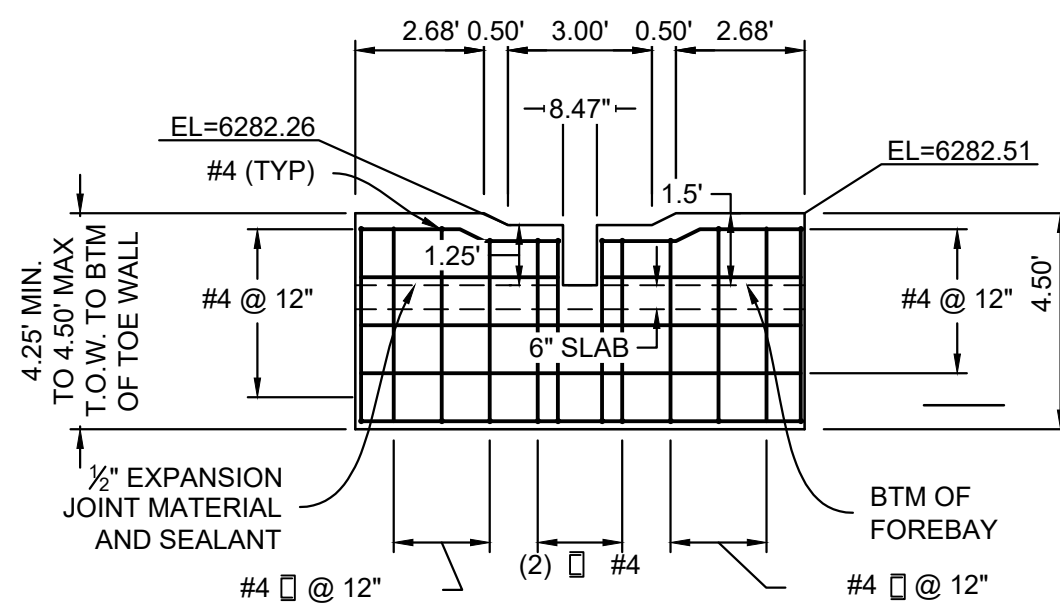




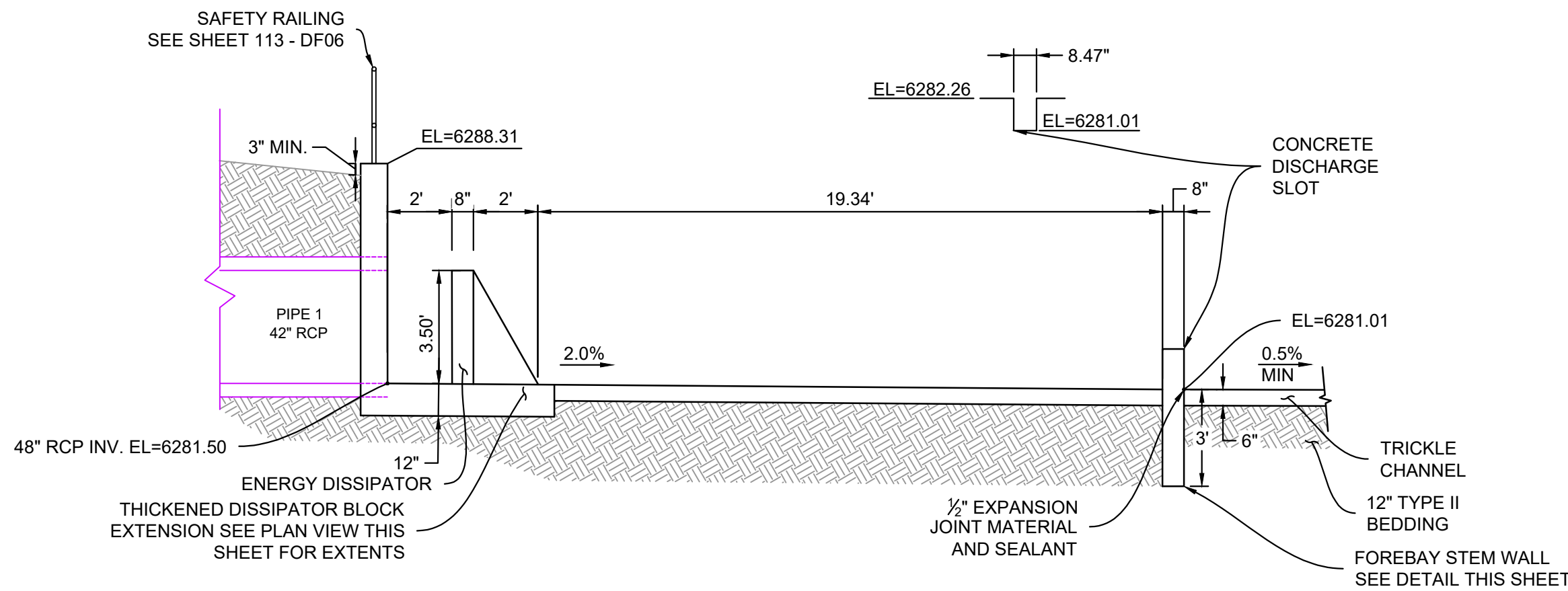
Know what's below.  
Call before you dig.



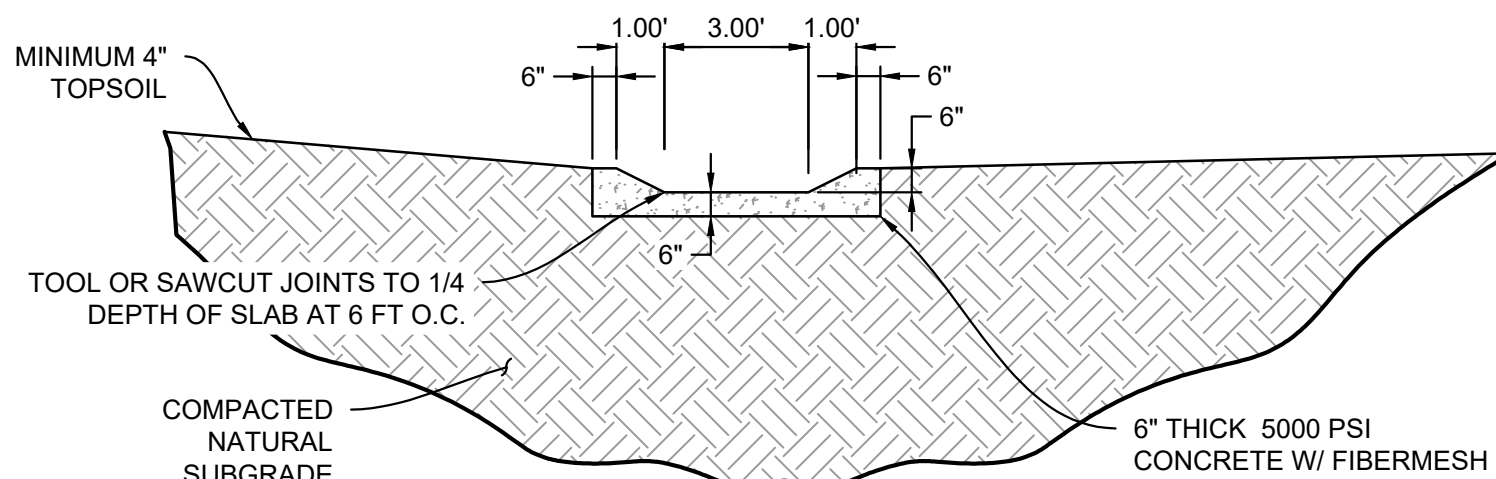
STORM FOREBAY 1  
H: 1" = 5'



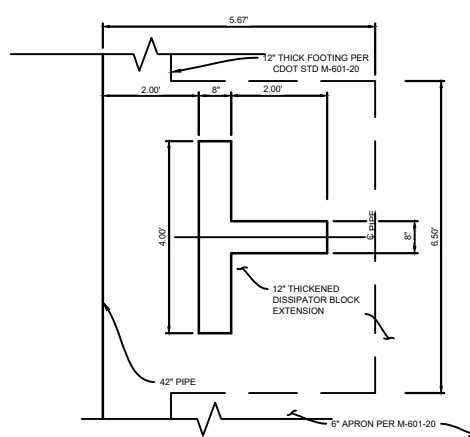
FOREBAY STEM WALL ELEVATION  
H: 1" = 4'



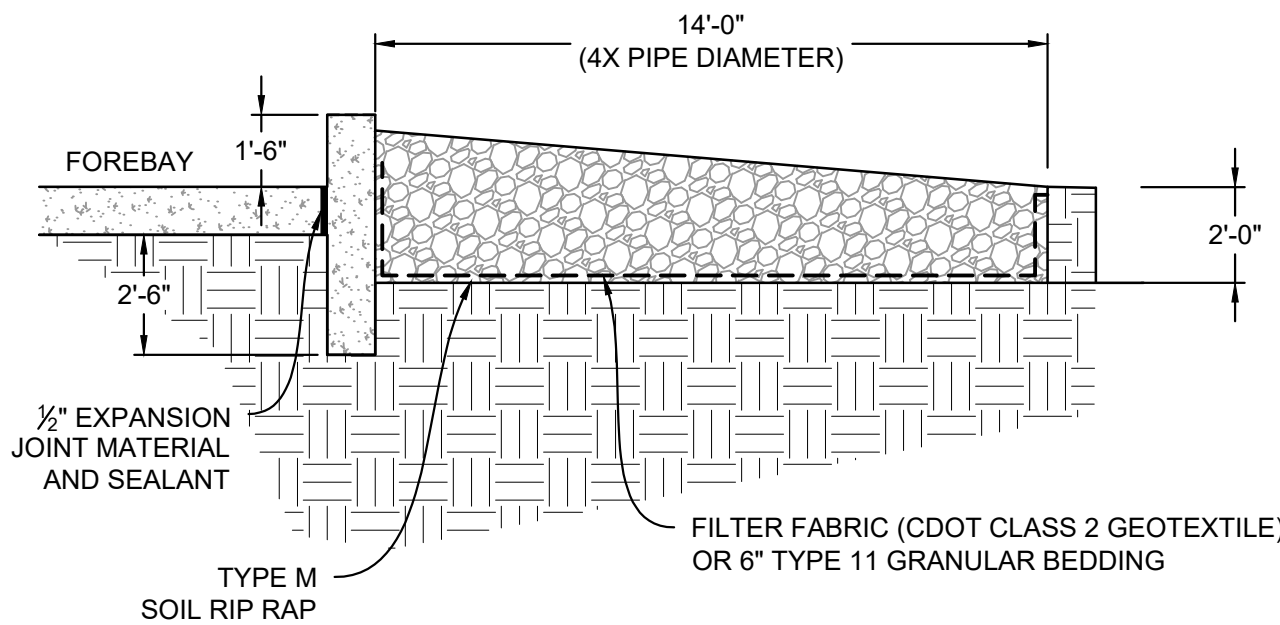
SECTION C  
H: 1" = 4'



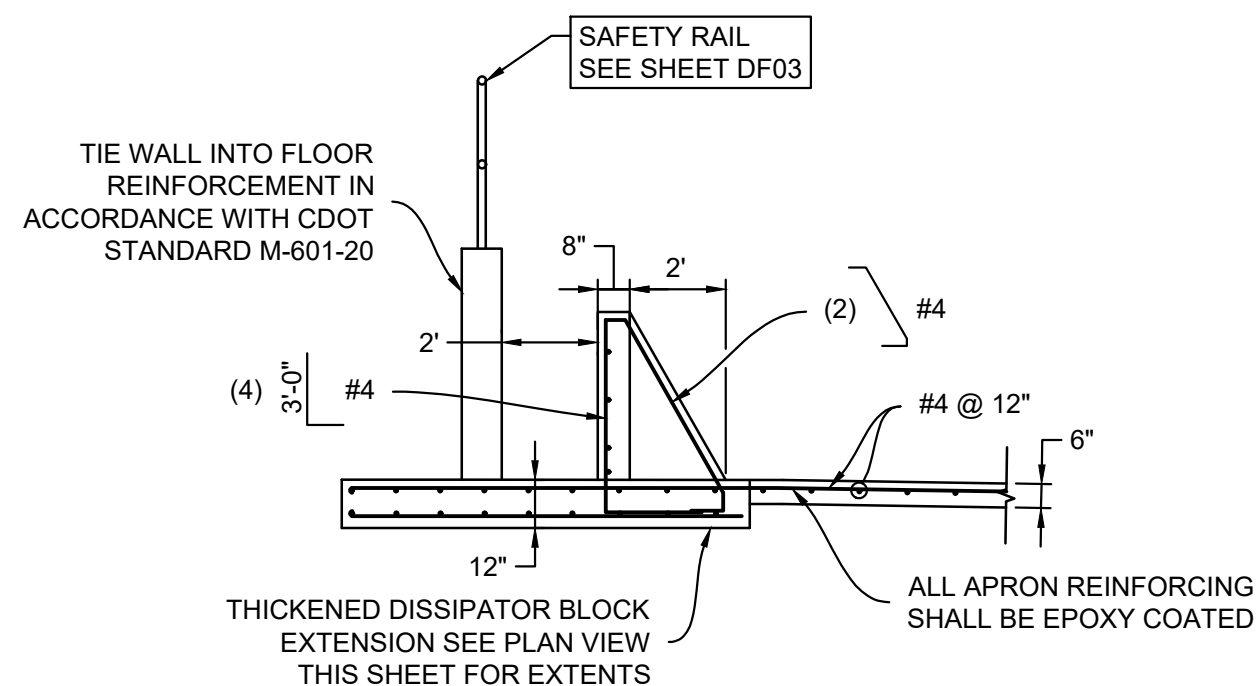
SECTION E  
H: 1" = 4'



DISSIPATOR BLOCK PLAN VIEW  
H: 3/4" = 1'



SECTION D  
H: 1" = 4'



DISSIPATOR BLOCK REINFORCING  
H: 1" = 4'

- NOTES:
1. ALL CONCRETE SHALL BE CDOT CLASS D: F'c= 4500 PSI (UNLESS OTHERWISE NOTED)
  2. ALL REINFORCING STEEL SHALL BE Fy: 60 KSI
  3. CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
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  4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3" CHAMFER
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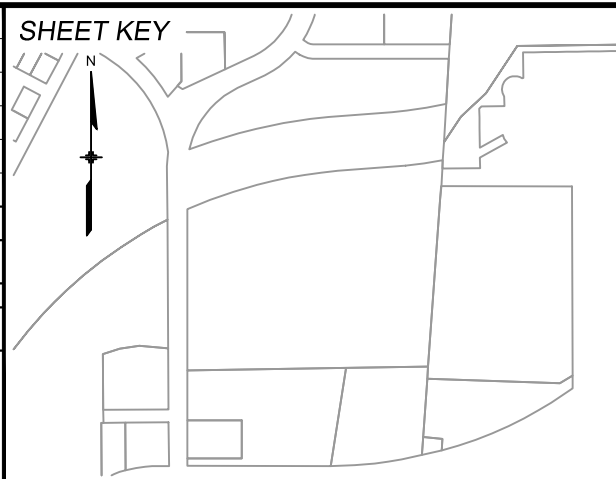
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X-1382-EK-MAP  
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X-1382-PR-UTIL  
X-1382-EX-SITE  
X-1382-EX-FEMA MAP

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\PCM Plans\DF01.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: August 23, 2024 10:18:30 AM  
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PREPARED BY:



SEAL

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CIMARRON HILLS SOUTHEAST FILING NO. 1

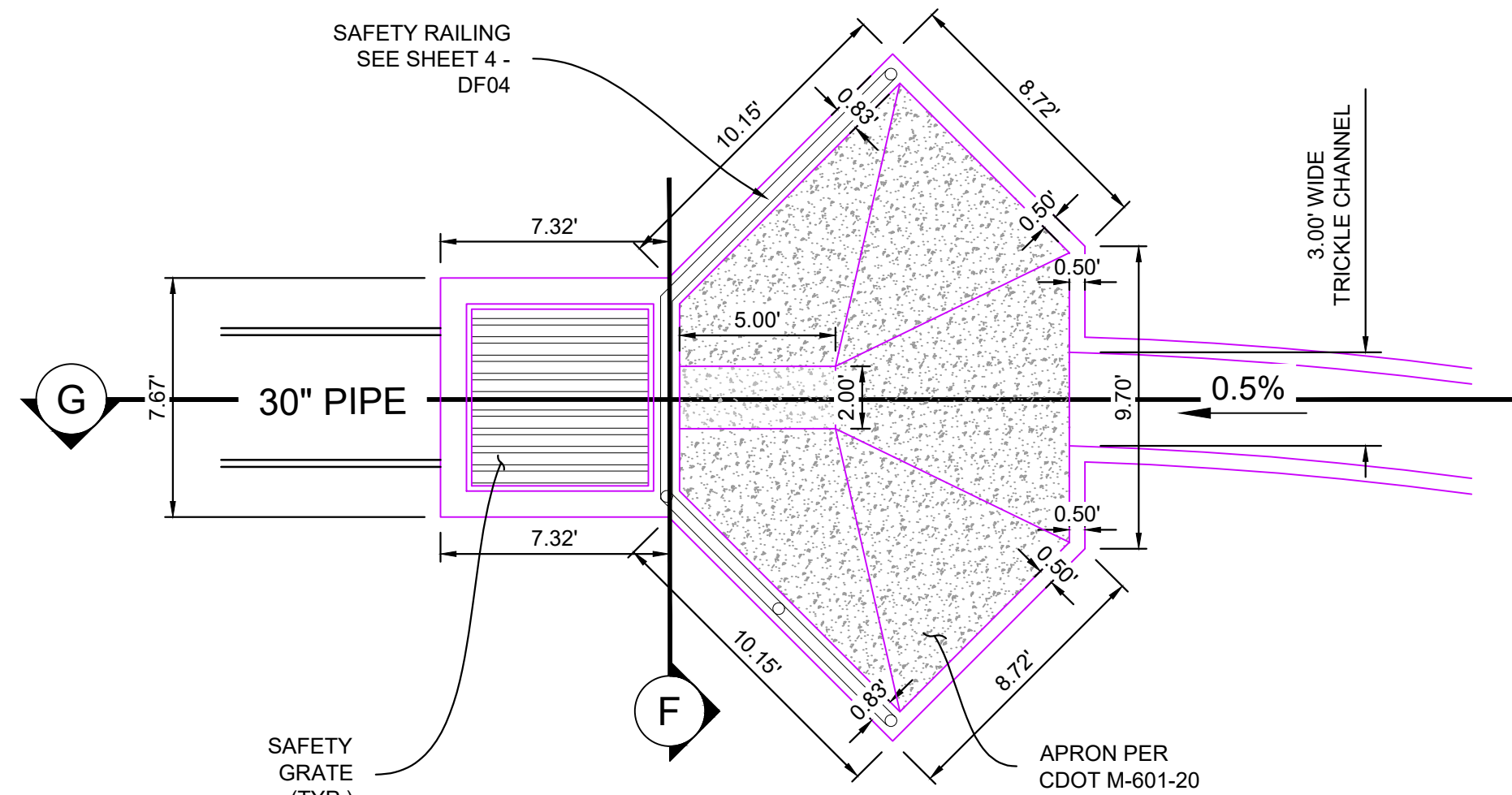
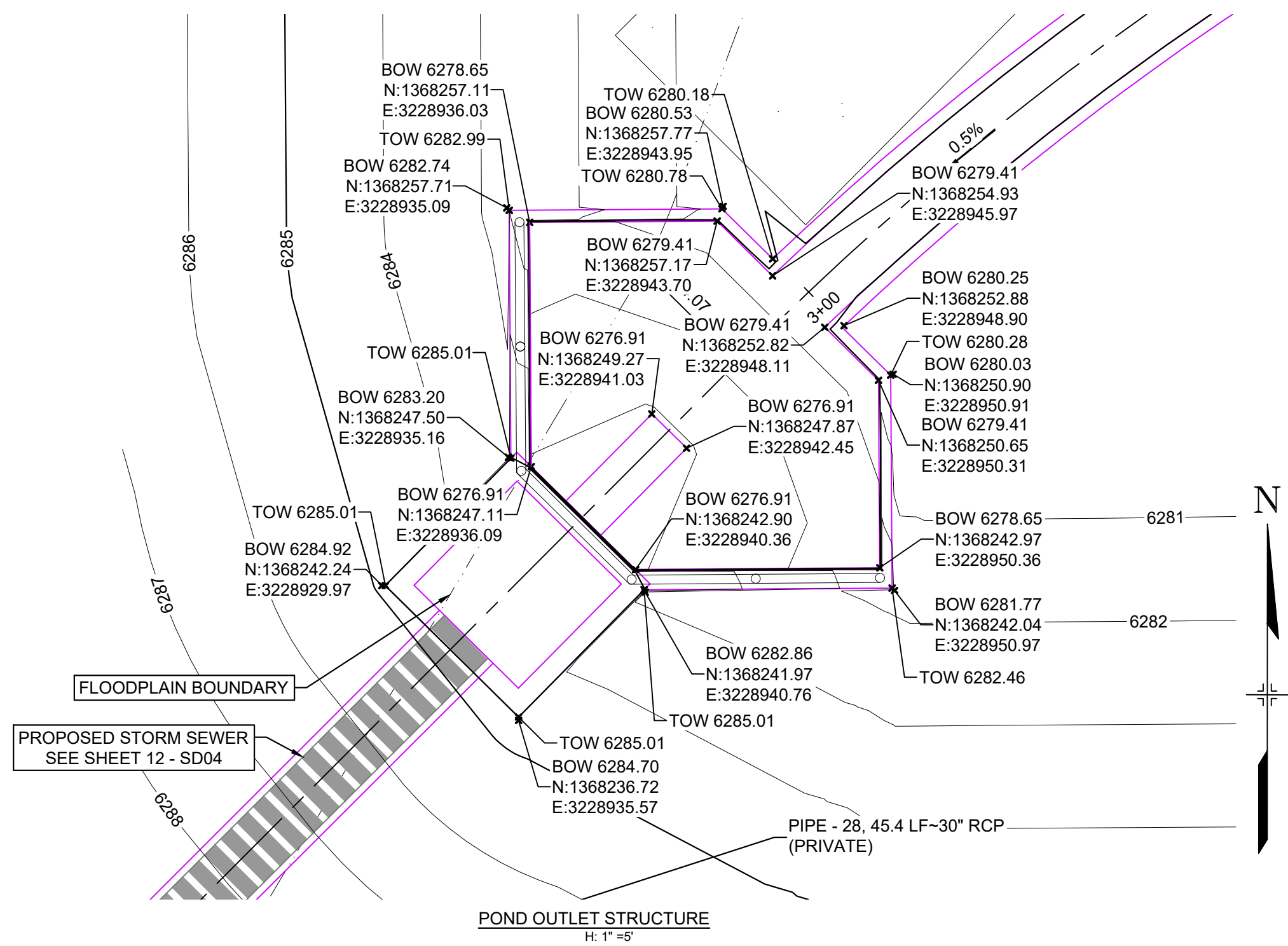
EL PASO COUNTY, COLORADO SPRINGS

DETENTION POND 1 DETAILS

DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ	1" = 5'		
CHECKED BY:	NMS	VERT.	N/A	SHEET	15 OF 20

DF02



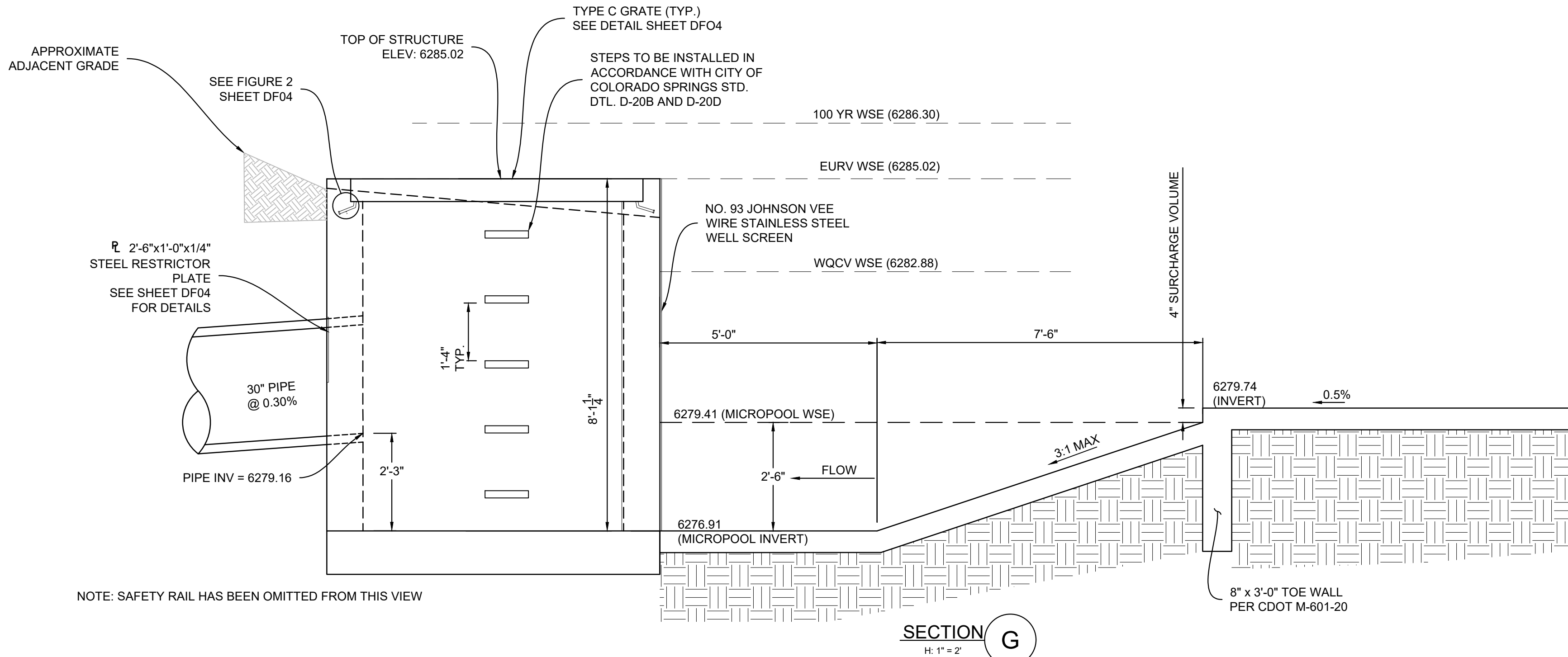
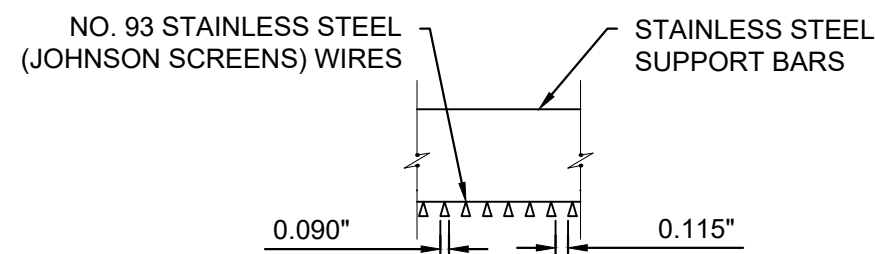


MICROPOOL DETAILS  
H: 1" = 5'

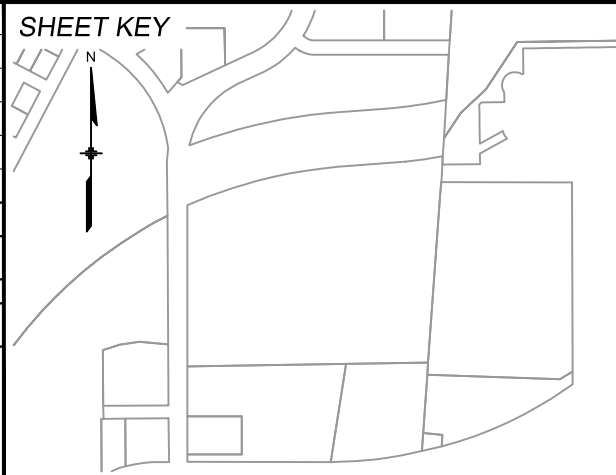
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JOHNSON SCREENS STAINLESS STEEL  
VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURES	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



NOTE: SAFETY RAIL HAS BEEN OMITTED FROM THIS VIEW



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**Matrix**  
Excellence by Design

SEAL

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DETENTION POND 1 DETAILS

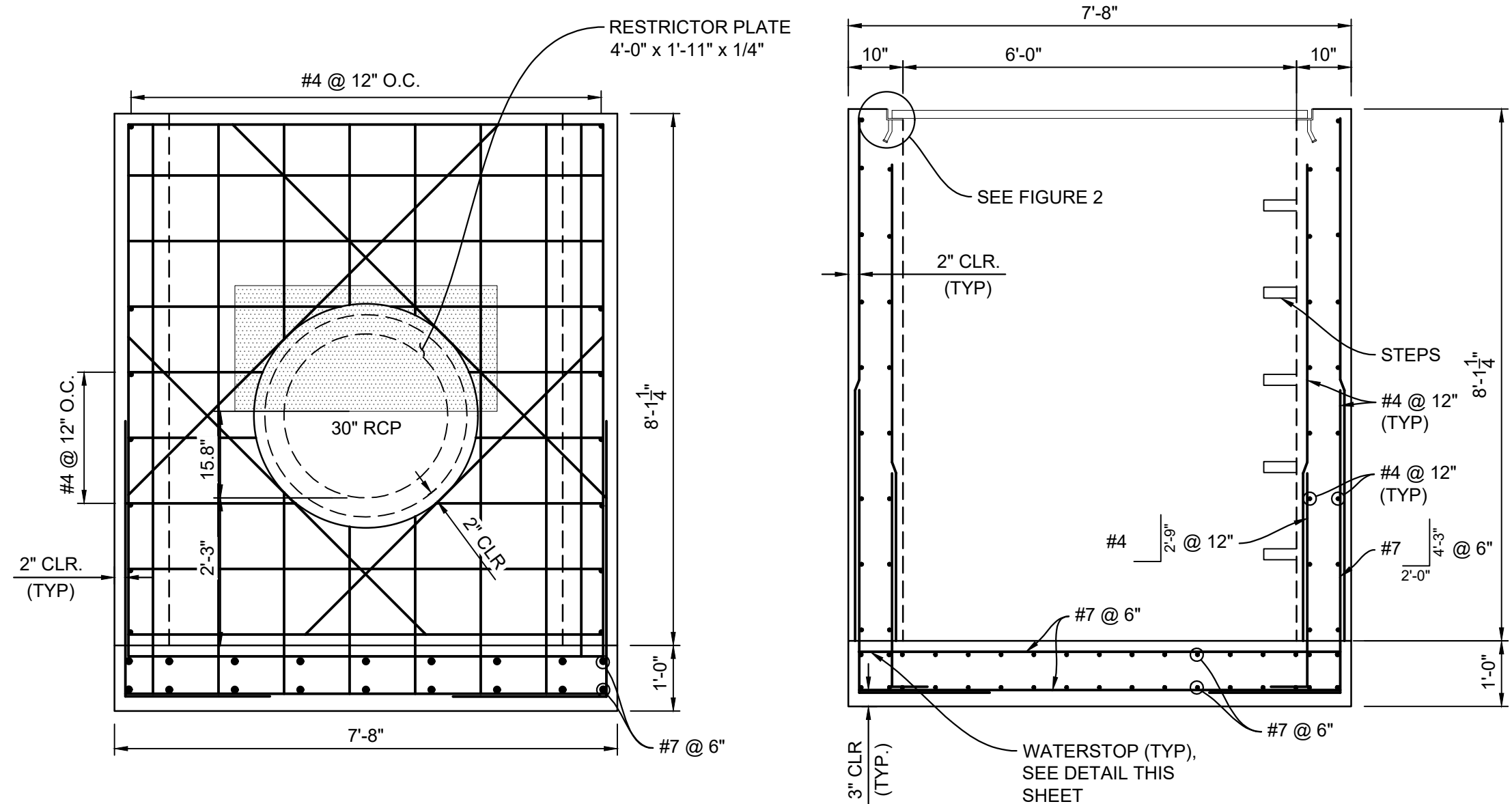
DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ	1" = 5'		
CHECKED BY:	NMS	VERT.	N/A	SHEET	16 OF 20

DF03

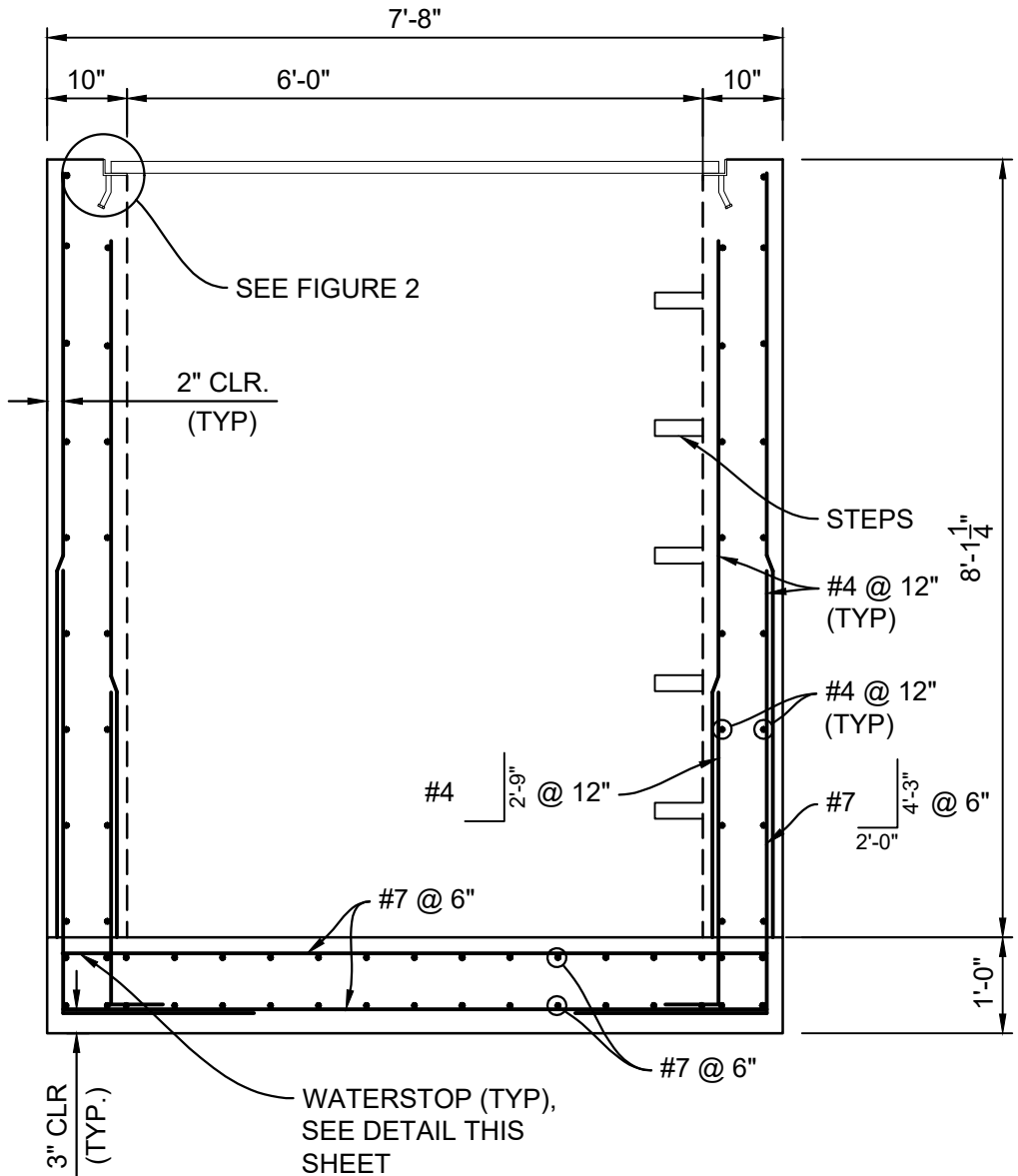




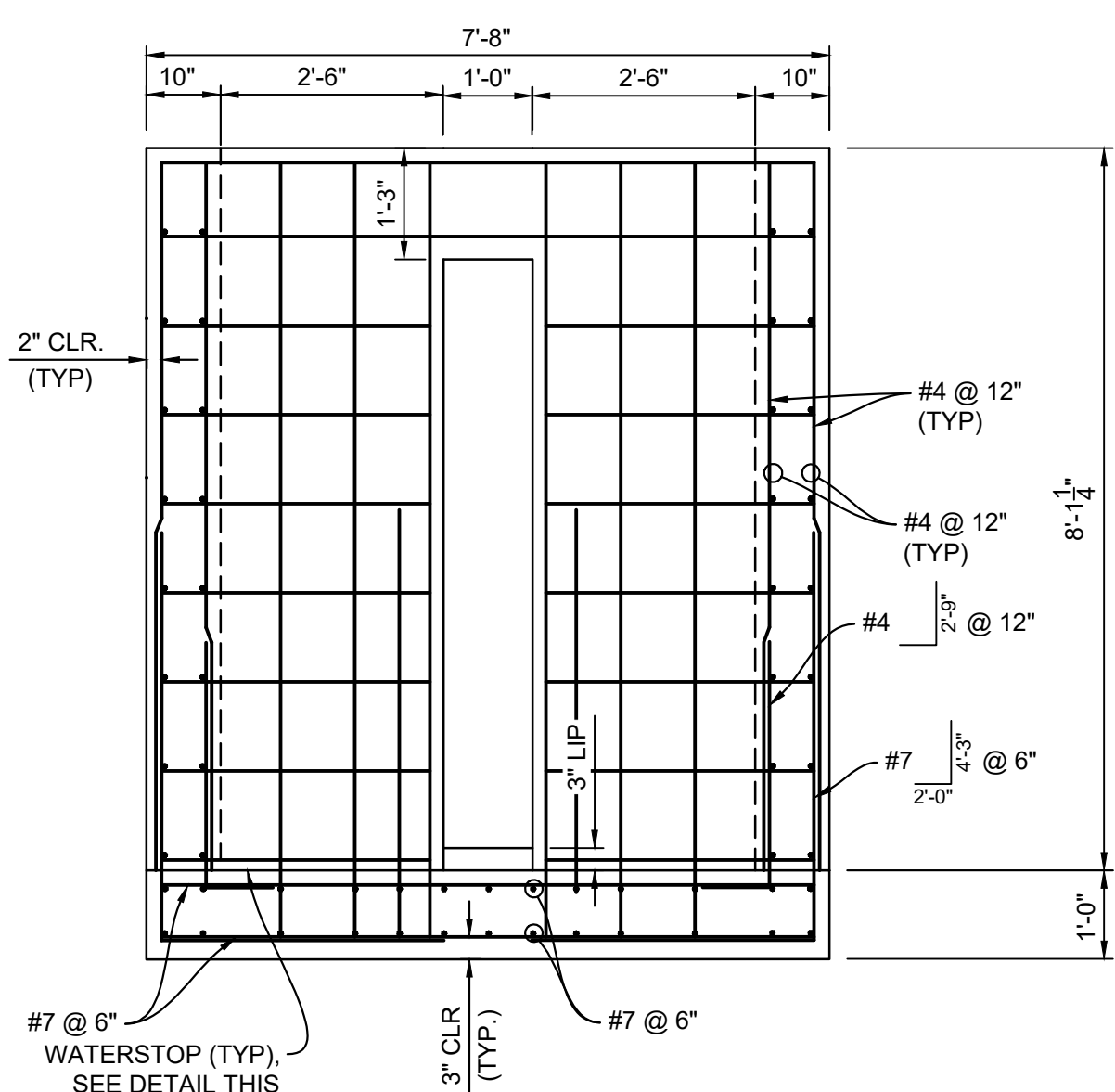
Know what's below.  
Call before you dig.



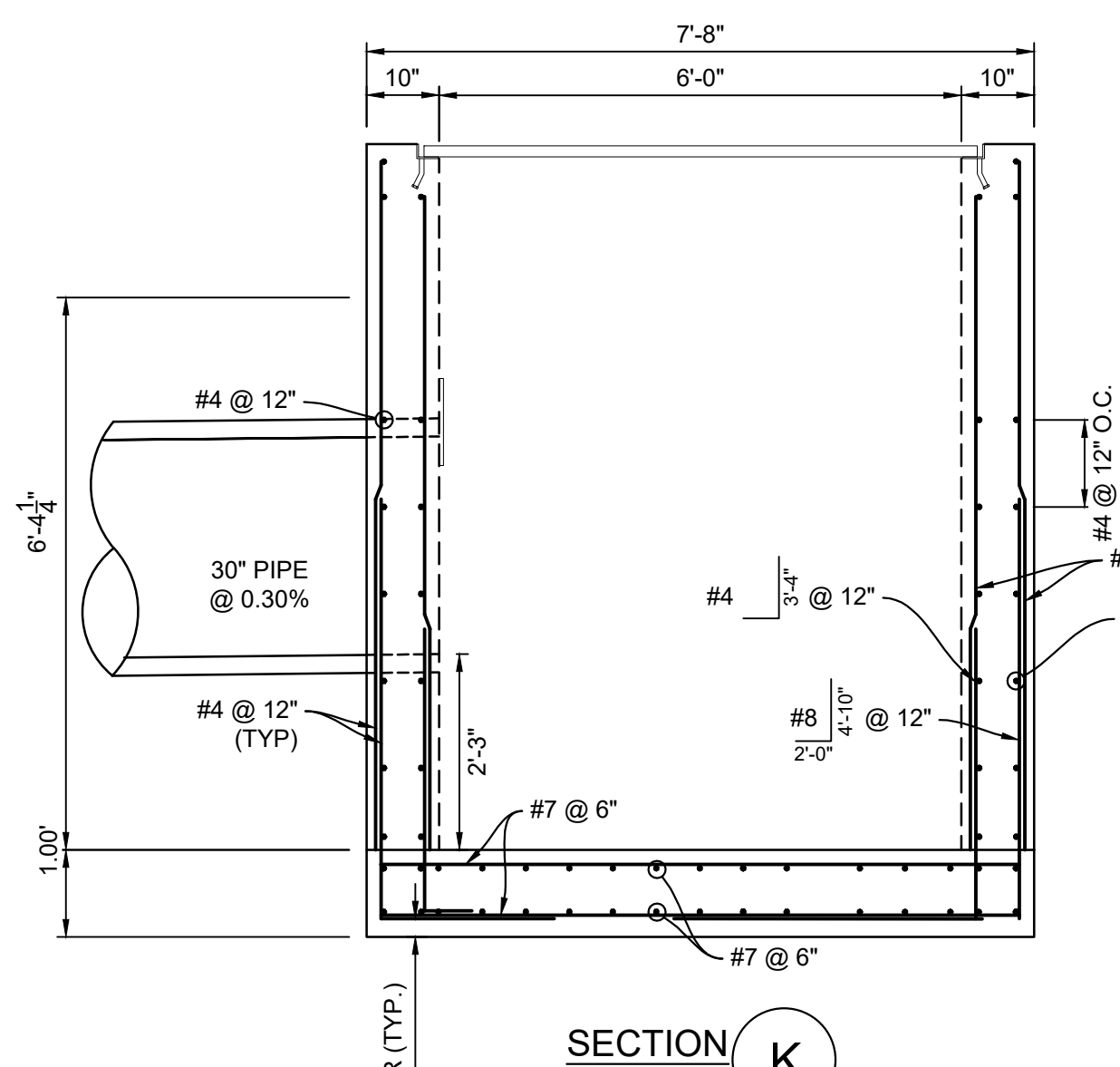
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H: 1" = 2'



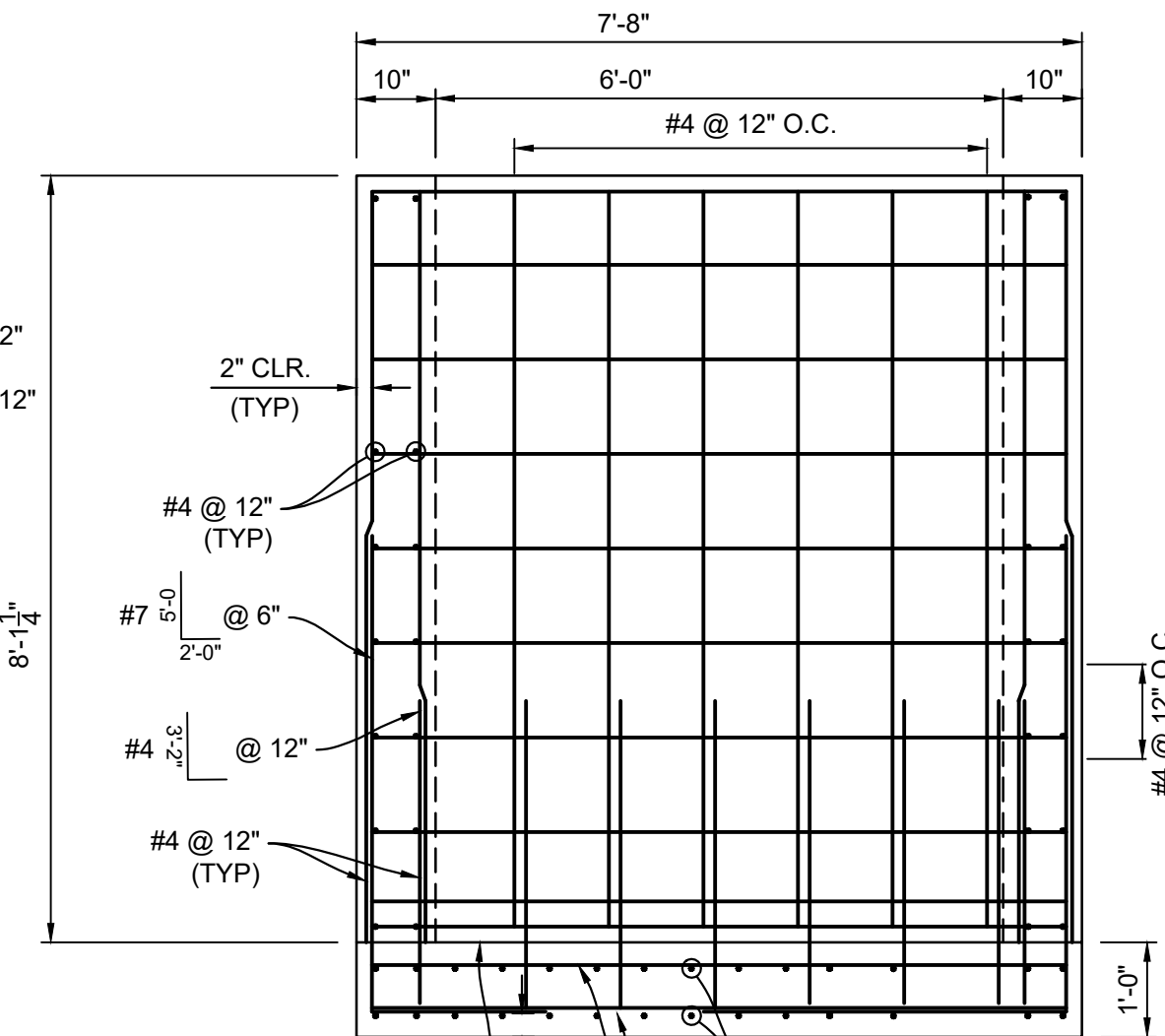
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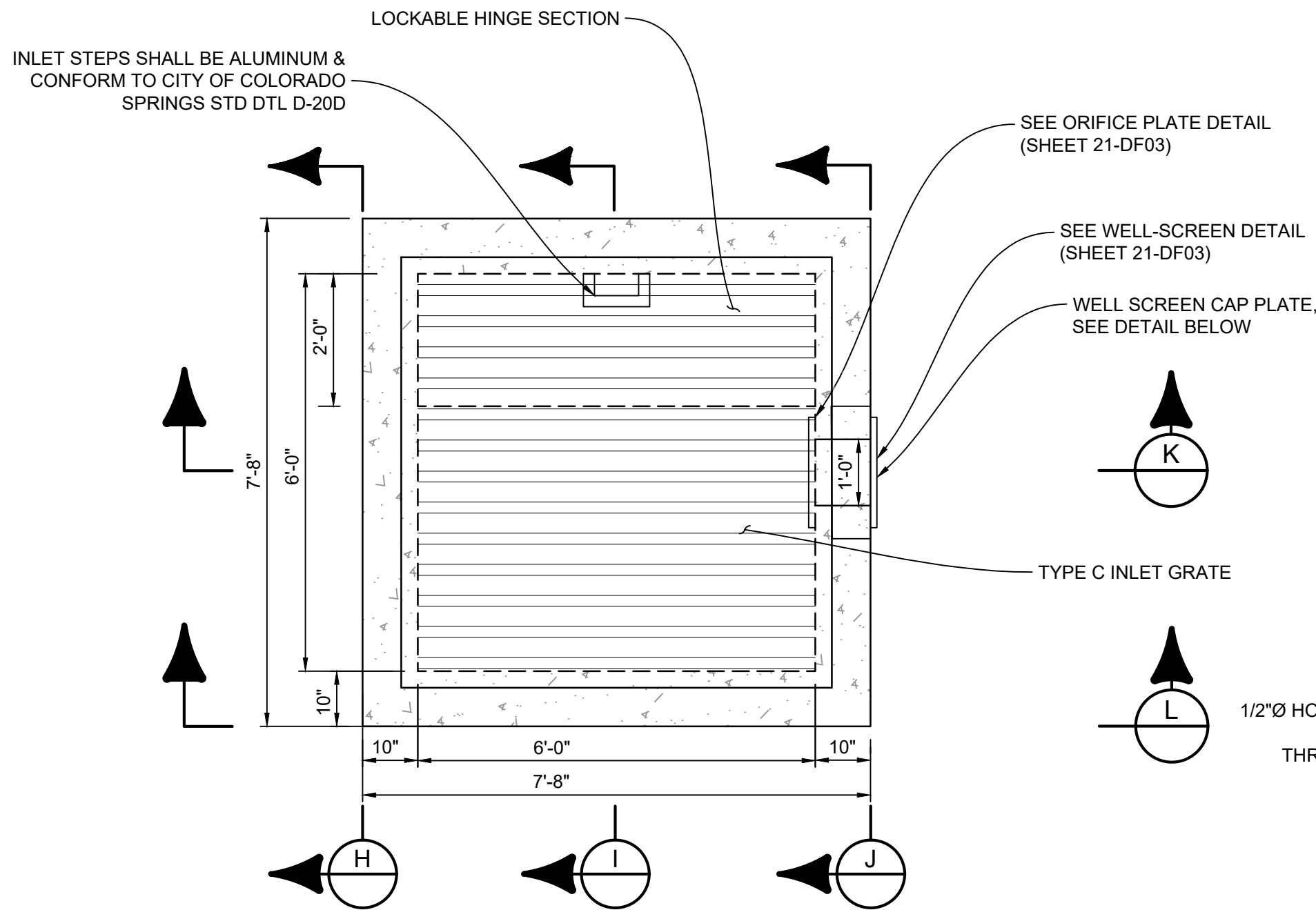
SECTION J  
H: 1" = 2'



SECTION K  
H: 1" = 2'



SECTION L  
H: 1" = 2'



OUTLET STRUCTURE DETAILS  
H: 1" = 2'

\*SADDLE CLIPS TO BE SECURED THROUGH ANGLE AT 4 CORNERS OF EACH GRATE SECTION USING GALVANIZED 3/8"Ø F1554 GR. 36 THREADED ROD W/ SIMPSON STRONG-TIE SET 3G EPOXY, OR APPROVED EQUAL (TYP)

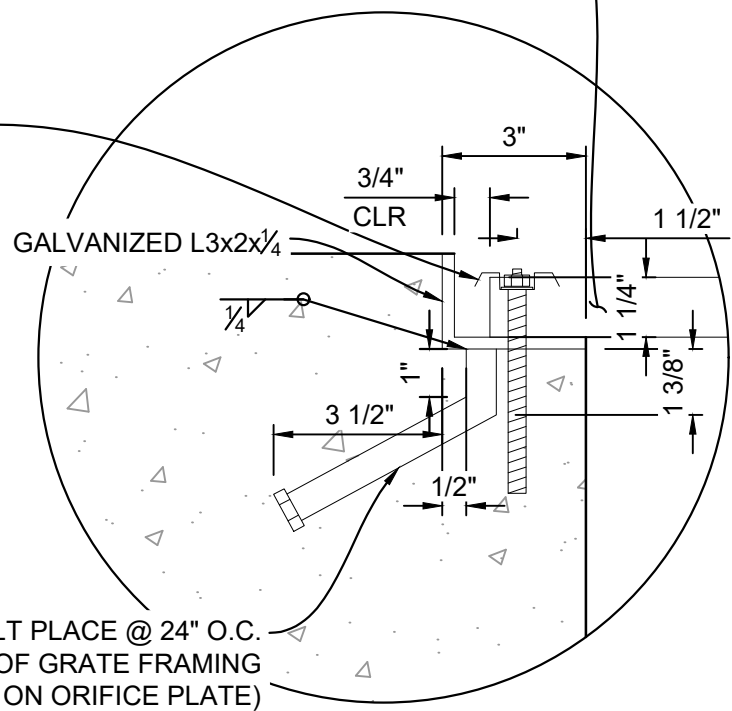
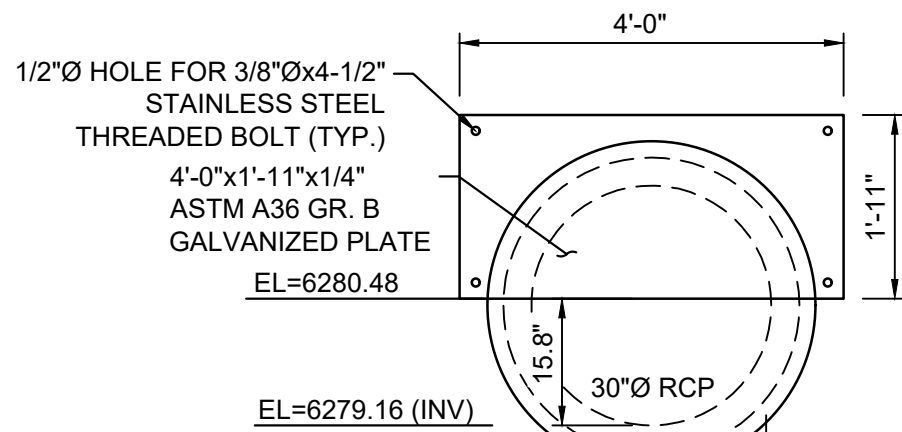
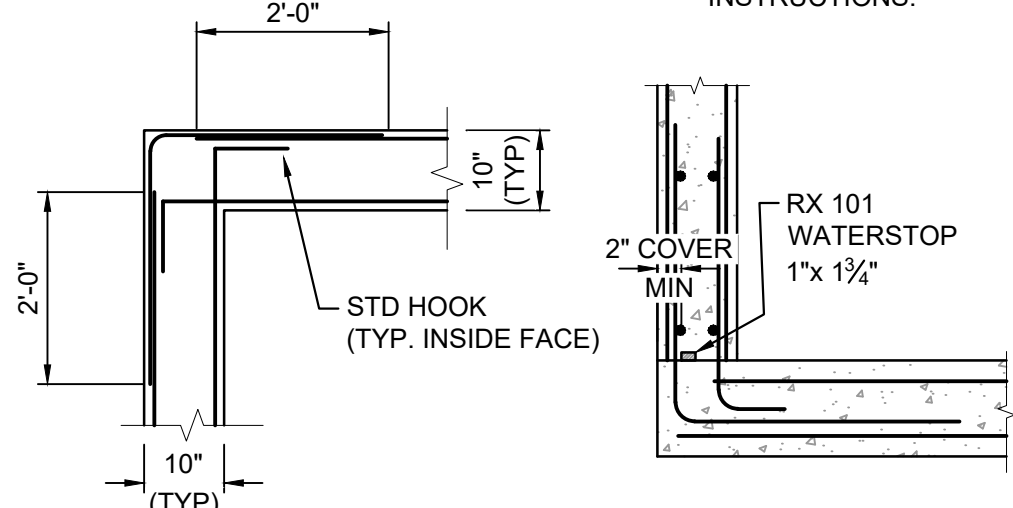


FIGURE 2  
NTS



RESTRICTOR PLATE  
NTS



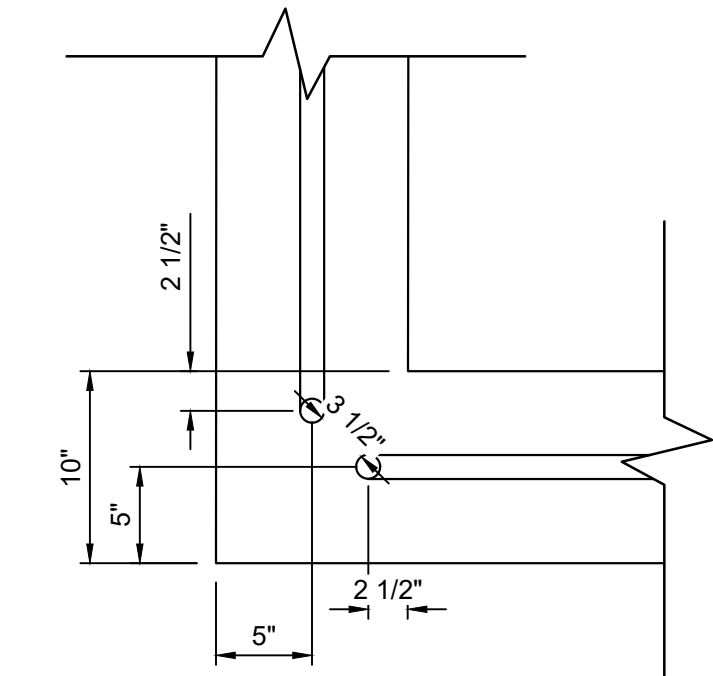
WATERSTOP DETAIL  
H: 1" = 2'

WATERSTOP NOTES:

WATERSTOP SHALL BE VOLCLAY WATERSTOP RX 101 OR EARTHSHIELD JP 648 OR APPROVED EQUAL.

PLACE WATERSTOP FOR ENTIRETY OF EACH HORIZONTAL & VERTICAL CONSTRUCTION JOINT.

FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.



SAFETY RAIL DETAIL  
H: 1" = 2'

NOTES:

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- INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D

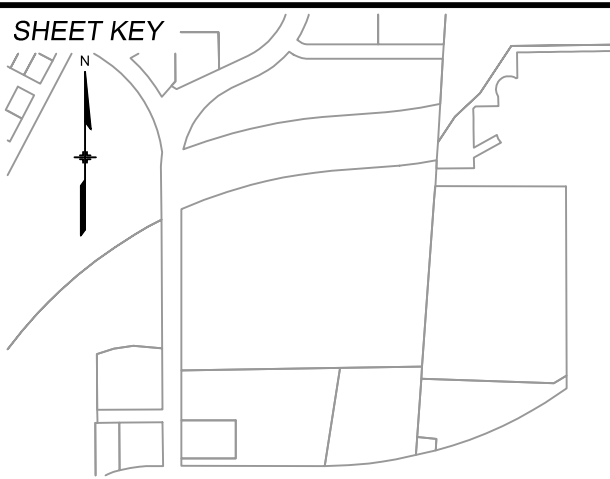
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X-1382-PR-SITE  
X-1382-EX-MAP  
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X-1382-EX-SITE  
X-1382-EX-FEMA MAP

No.	DATE	DESCRIPTION	BY

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:



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

EL PASO COUNTY, COLORADO SPRINGS

DETENTION POND 1 DETAILS

DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ:	N/A		
CHECKED BY:	NMS	VERT:	N/A		
			SHEET	17 OF 20	DF04





1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL STRIPING LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



REFERENCE DRAWINGS	##	##	##	##	##
X-MDS22x34	##	##	##	##	##
X-1382-PR-SITE	##	##	##	##	##
X-1382-EX-MAP	##	##	##	##	##
X-1382-EX-UTIL	##	##	##	##	##
X-1382-PR-UTIL	##	##	##	##	##
X-1382-EX-SITE	##	##	##	##	##
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\Road and Storm\SN01.dwg				
CTB FILE:	Matrix.ctb				
PLOT DATE:	August 23, 2024 10:18:47 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

**SHEET KEY**

**BENCHMARK:**  
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SEAL

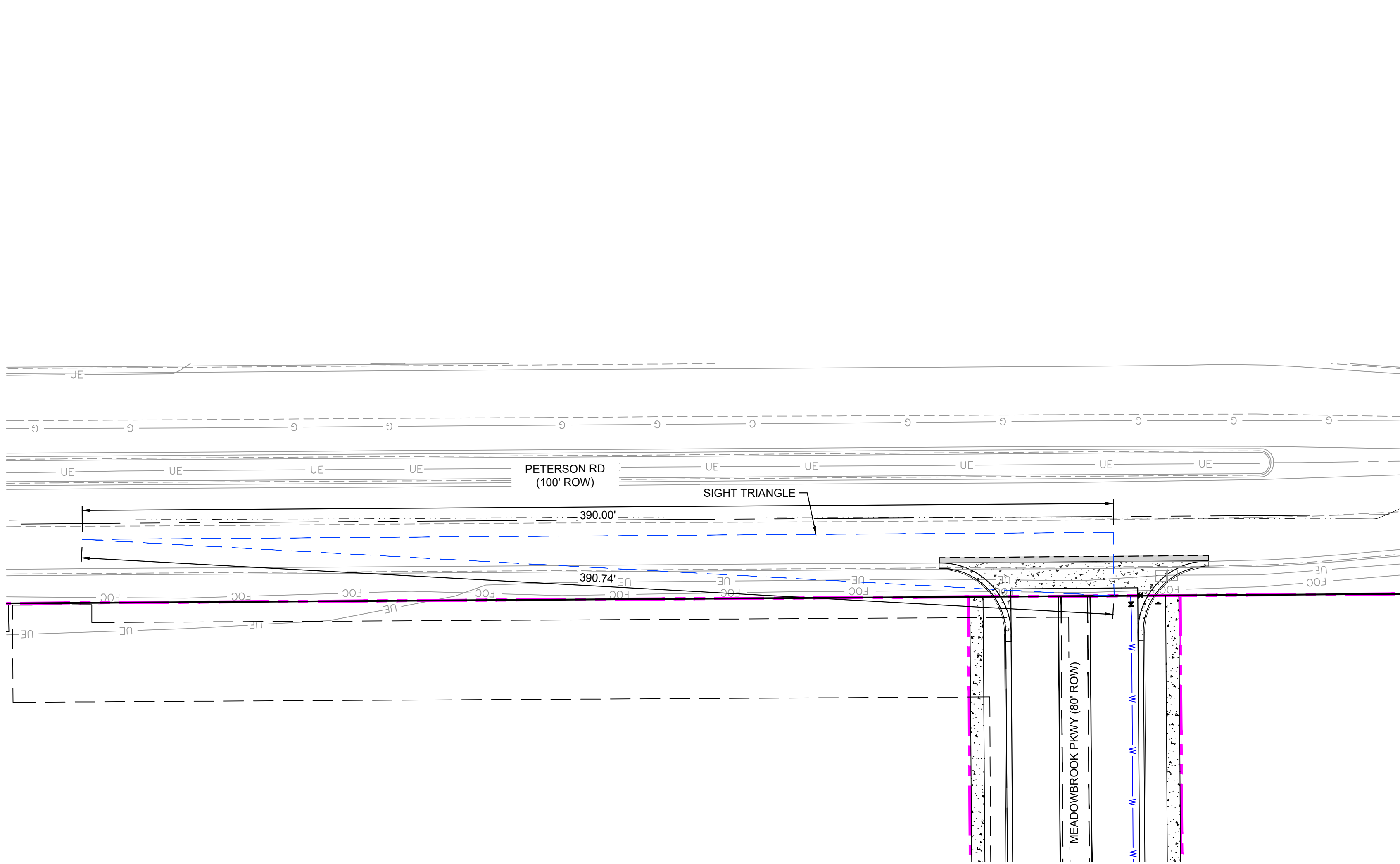
**PRELIMINARY**  
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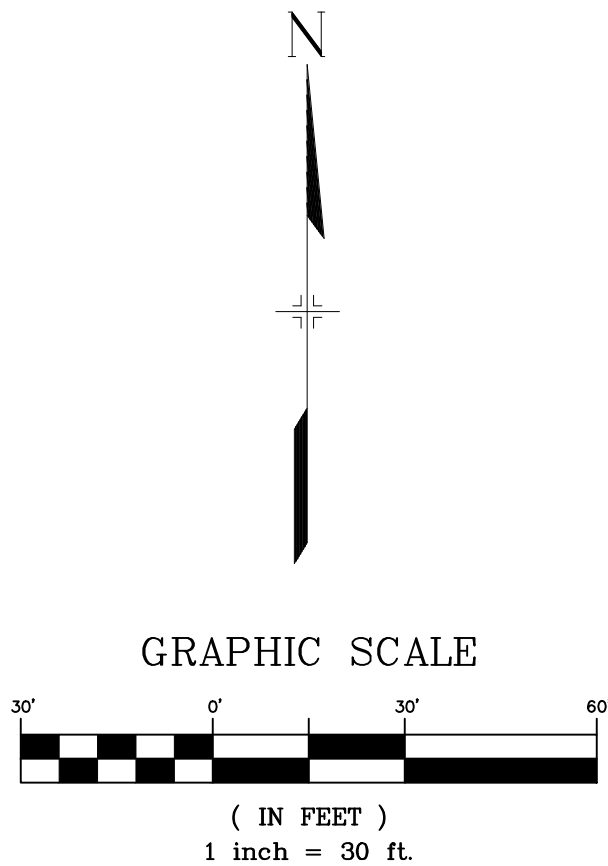
PREPARED BY:

CIMARRON HILLS SOUTHEAST FILING NO. 1			
EL PASO COUNTY, COLORADO SPRINGS			
PAVEMENT MARKING & SIGNING PLAN			
DESIGNED BY:	MDF	SCALE	DATE ISSUED:
DRAWN BY:	WVG	HORIZ 1" = 100'	AUGUST 2024
CHECKED BY:	NMS	VERT. N/A	SHEET 18 OF 20
			DRAWING No. SN01



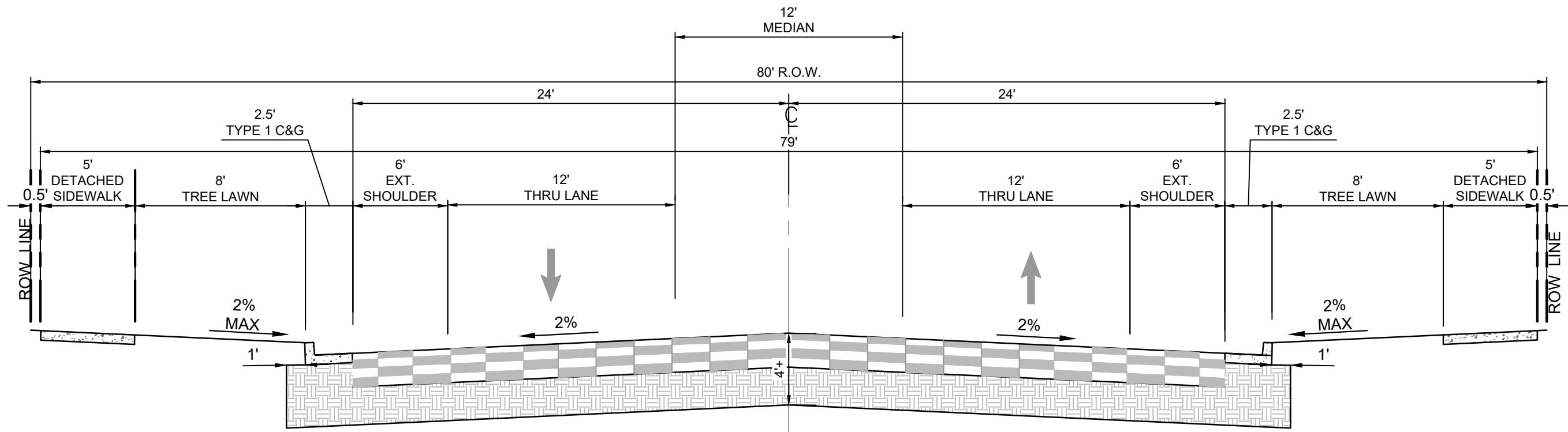


LEGEND	
	PROPOSED CENTERLINE
	EXISTING PAVED ROAD
	RIGHT OF WAY
	EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	100 YEAR HGL
	5 YEAR HGL
	PROPOSED LOT/TRACT LINE
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	FLOODPLAIN BOUNDARY
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS
	EXISTING FIBER OPTICS
	PROPOSED MANHOLE
	PROPOSED INLETS
	FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM INLET
	PROPOSED SIGN
	EXISTING SIGN
	EXISTING SANITARY SEWER MANHOLE

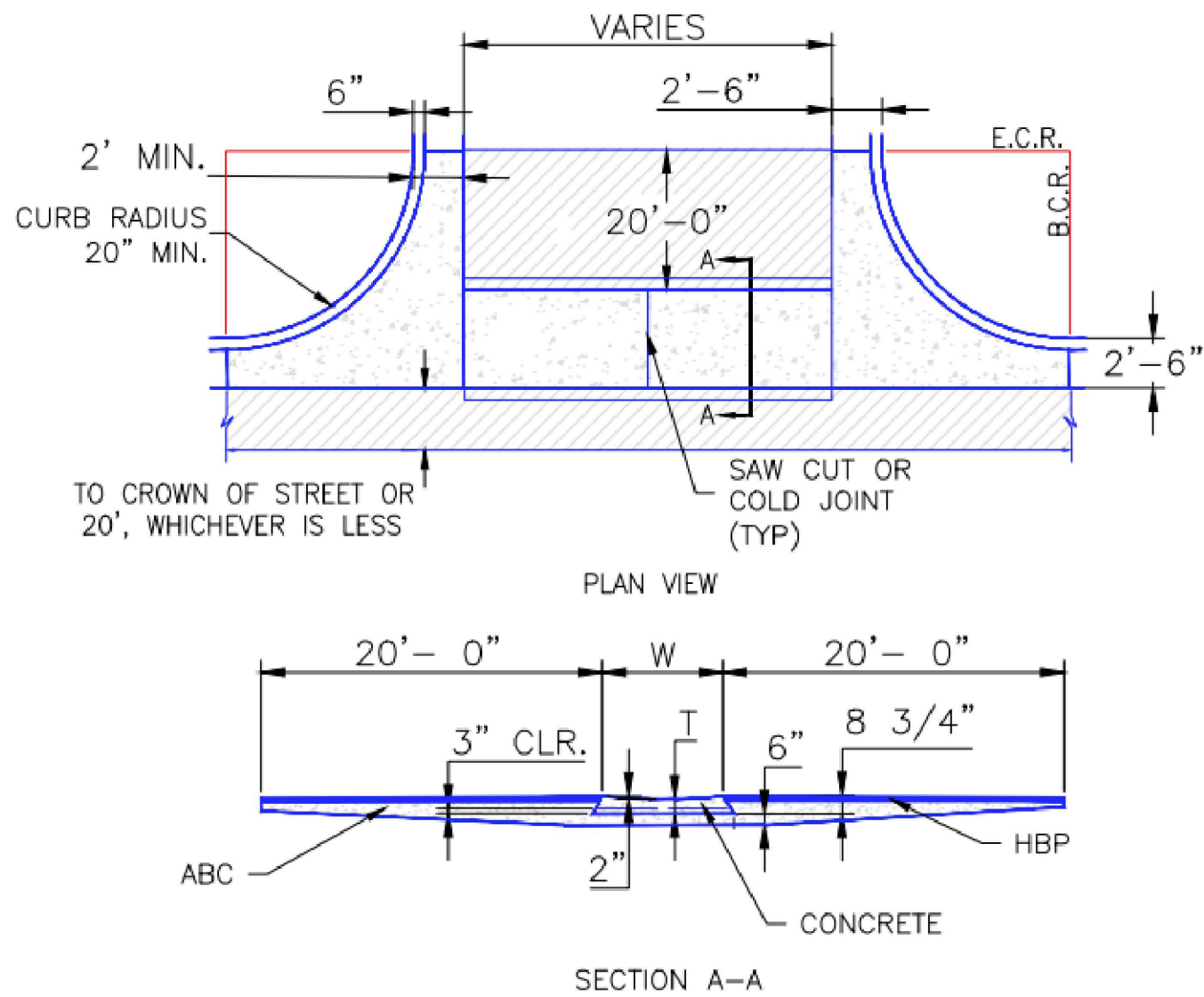


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COLLECTOR WITH NO PARKING  
35 MPH POSTED; 40 MPH DESIGN  
NOT TO SCALE  
MEADOWBROOK PKWY

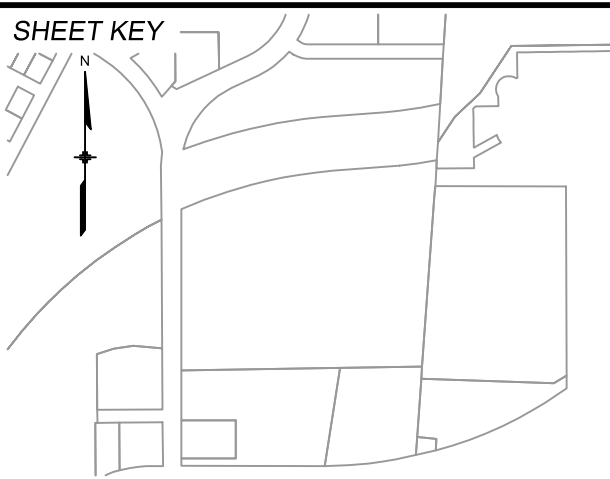


- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
  2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
  3. [Hatched Area] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-26

REFERENCE DRAWINGS X-MDG22234	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	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\Road and Storm\DT01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:19:00 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				
EL PASO COUNTY, COLORADO SPRINGS				
DETAILS				
DESIGNED BY: MDF	SCALE: N/A	DATE ISSUED: AUGUST 2024	DRAWING No. DT01	
DRAWN BY: WCG	HORIZ. N/A	20 OF 20		
CHECKED BY: NMS	VERT. N/A	SHEET		



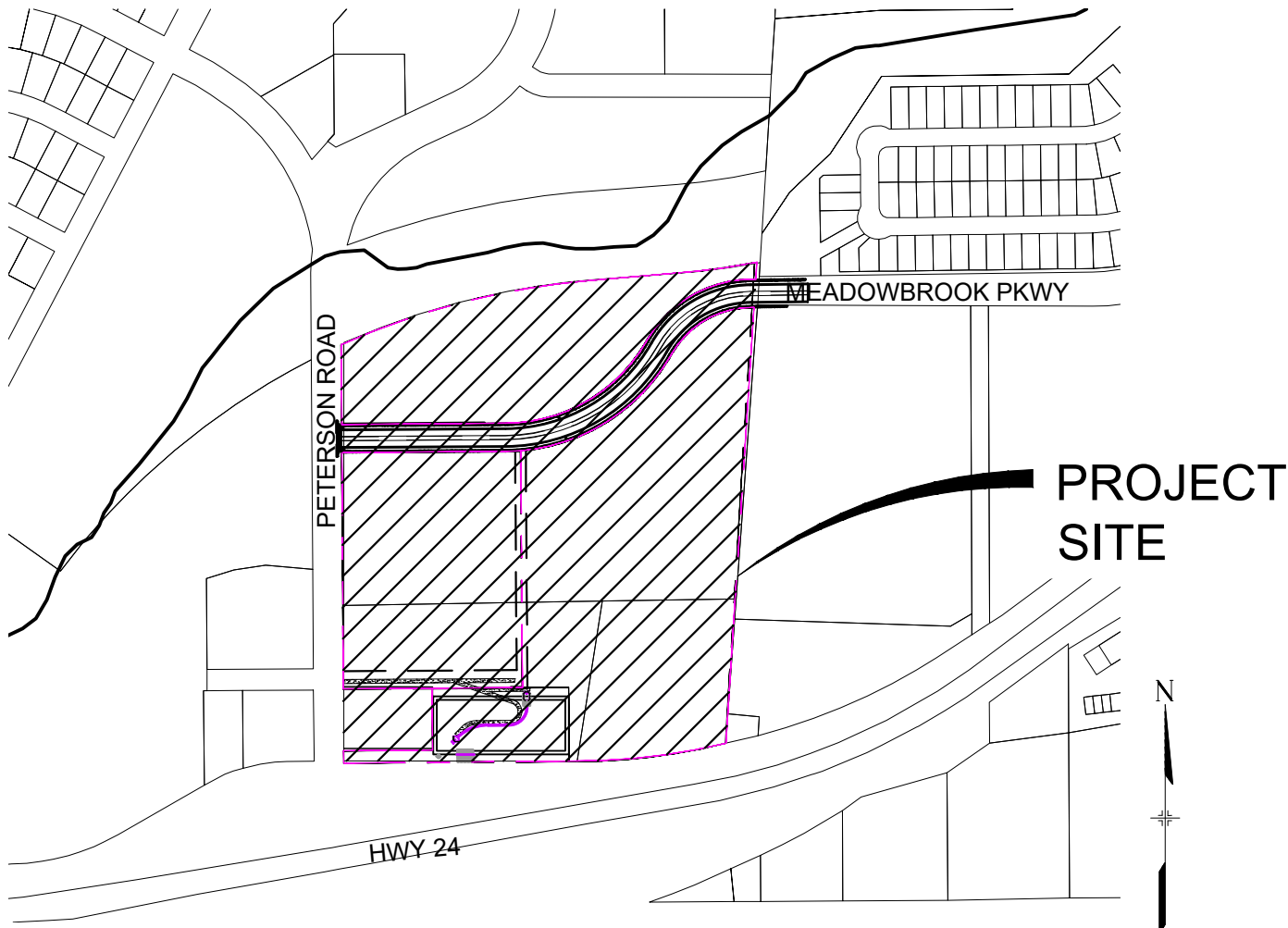
WATER MAIN PLANS OF PROPOSED  
CIMARRON HILLS SOUTHEAST FILING NO. 1  
SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE  
65 WEST OF THE 6TH P.M  
EL PASO COUNTY, STATE OF COLORADO  
AUGUST 2024

SHEET INDEX

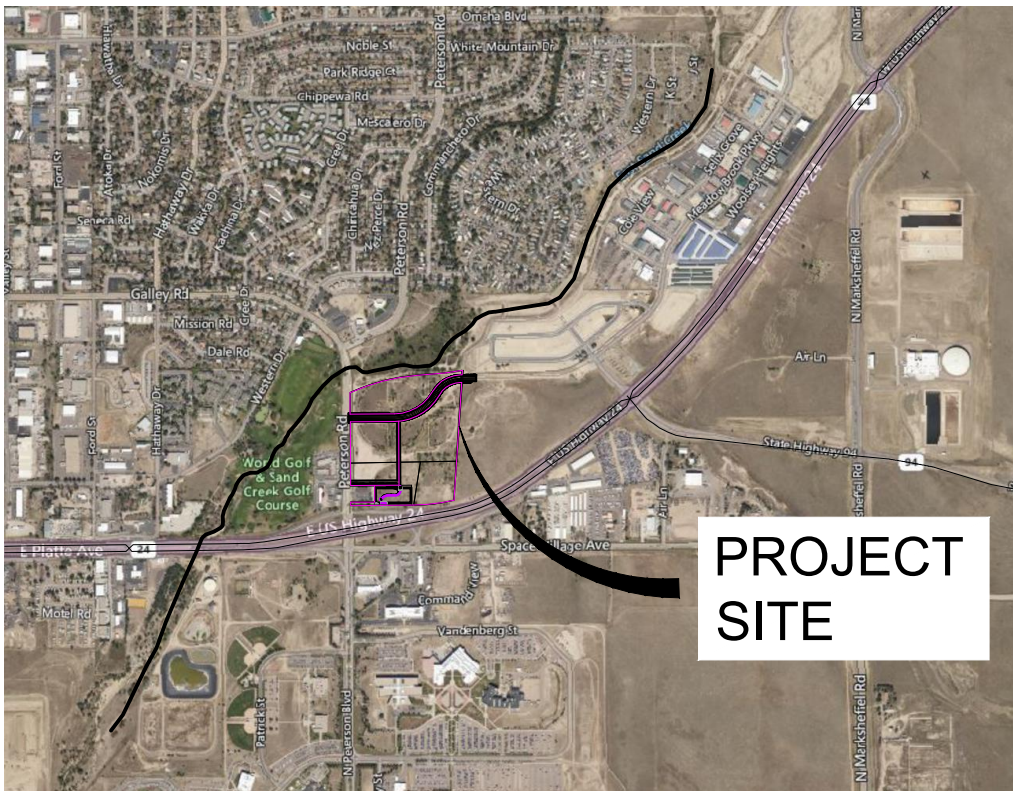
TS01	TITLE SHEET
IS01	INDEX SHEET
WT01	WATER MAIN PLAN & PROFILE 1
WT01	WATER MAIN PLAN & PROFILE 2
WT01	WATER MAIN PLAN & PROFILE 3
WT01	WATER MAIN PLAN & PROFILE 4

AGENCIES

SERVICE	ENTITY	P.O.C.
OWNER:	JOVENCHI-I 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  WATER: CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915	(719) 597-5080  (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.

WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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



DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

\_\_\_\_\_  
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

LEGEND

— W — W — W —	VALVE (PROPOSED)
— W — W — W —	VALVE (EXISTING)
— W — W — W —	BLOWOFF (PROPOSED)
— W — W — W —	BLOWOFF (EXISTING)
— W — W — W —	PLUG (PROPOSED)
— W — W — W —	PLUG (EXISTING)
— W — W — W —	PROPOSED FIRE HYDRANT
— W — W — W —	ROW/PROPERTY LINE
— W — W — W —	CURB LINE
— W — W — W —	EXISTING GAS MAIN
— W — W — W —	EXISTING COMMUNICATIONS
— W — W — W —	EXISTING WATER
— W — W — W —	PROPOSED WATER
— W — W — W —	EXISTING STORM DRAIN
— W — W — W —	PROPOSED STORM DRAIN
— W — W — W —	EXISTING SAN. SEWER
— W — W — W —	PROPOSED SAN. SEWER
— W — W — W —	EXISTING MANHOLE
— W — W — W —	PROPOSED MANHOLE
— W — W — W —	PROPOSED SAN. SERVICE
— W — W — W —	PROPOSED WATER SERVICE

ABBREVIATIONS

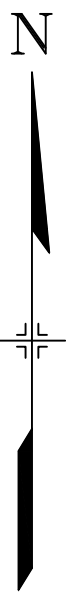
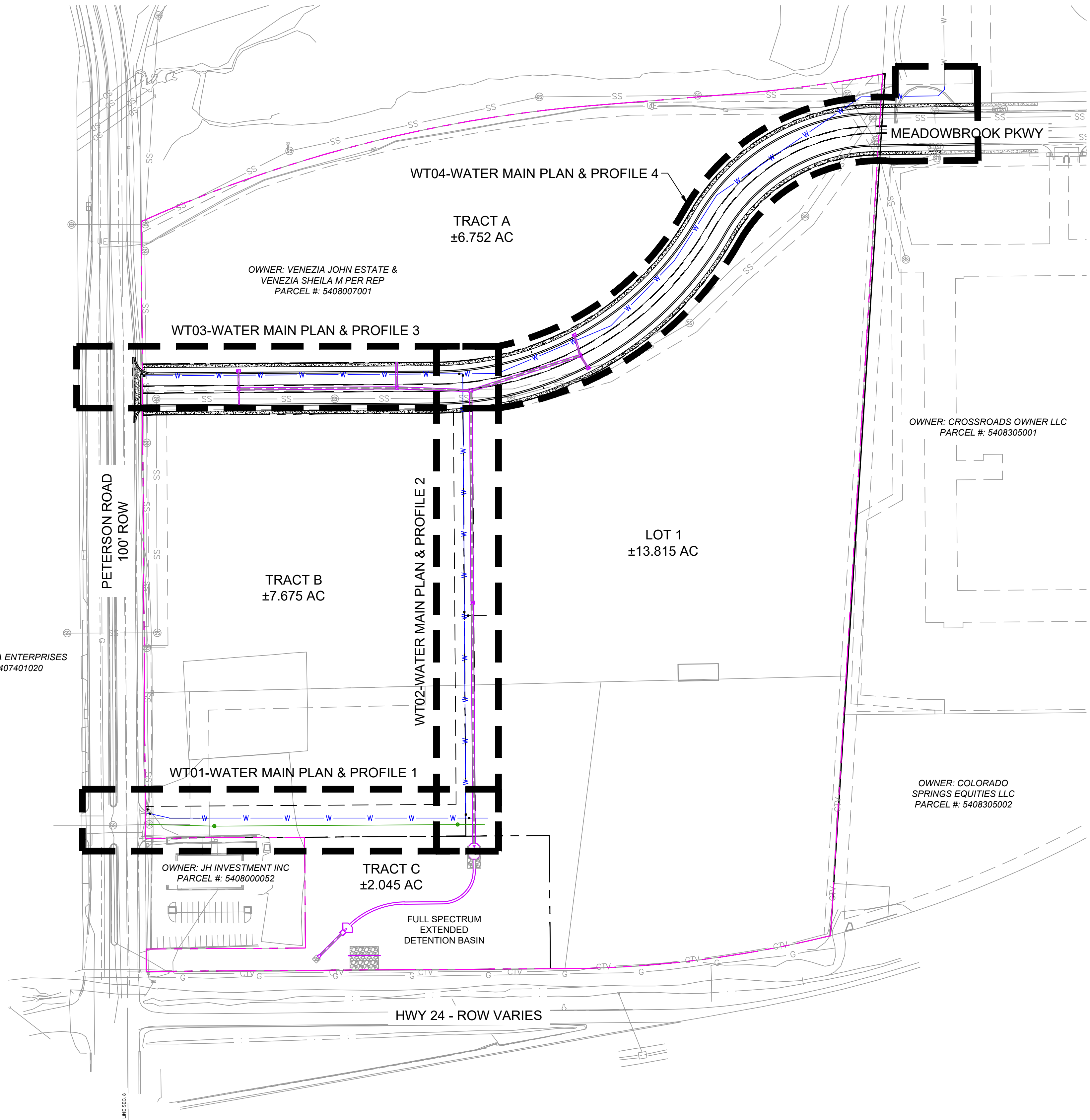
ACT	ACTUAL	INV	INVERT
ARV	AIR RELEASE VALVE	LT	LEFT OF CENTER LINE
ASSY	ASSEMBLY	MIN	MINIMUM
BPV	BUTTERFLY VALVE	MJ	MECHANICAL JOINT
BOV	BOTTOM OF PIPE	N.S.E.W	NORTH SOUTH EAST WEST
BOV	BLOWOFF ASSEMBLY AND VALVE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CPLG	COUPLING	PSI	POUNDS PER SQUARE INCH
(INS.)	(INSULATING)	PVC	POLYVINYL CHLORIDE PIPE
(RED.)	(REDUCING)	PVT	PRIVATE
(STR.)	(STRAIGHT)	ROP	REINFORCED CONCRETE PIPE
CRA	CONCRETE REVERSE ANCHOR	RED	REDUCER
CTRB	CONCRETE THRUST REACTION BLOCK	RSNTS	MJ RESTRAINT (i.e. MEGALUG)
DEFL	DEFLECT	RT	RIGHT OF CENTER LINE
DIP	DUCTILE IRON PIPE	SJ	SLIP JOINT
EL	ELEVATION	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FLG	FLANGE	STS	STORM SEWER
FH	FIRE HYDRANT	TOP	TOP OF PIPE
GPM	GALLONS PER MINUTE	TYP	TYPICAL
GRD BRK	V.P.I. GRADE BREAK	WL	WATER LINE
HYD ASSY	INCLUDES FIRE HYDRANT, LATERAL VALVE, TIE RODS, AND REVERSE ANCHOR.		

REFERENCE DRAWINGS	##	##	##	##		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.	PREPARED BY: 	SEAL	CIMARRON HILLS SOUTHEAST FILING NO. 1			
X-MDG22x34 X-1382-PR-SITE X-1382-EX-VIC MAP	##	##	##	##					GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
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No.	DATE	DESCRIPTION		BY								
REVISIONS												
COMPUTER FILE MANAGEMENT												
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GRAPHIC SCALE



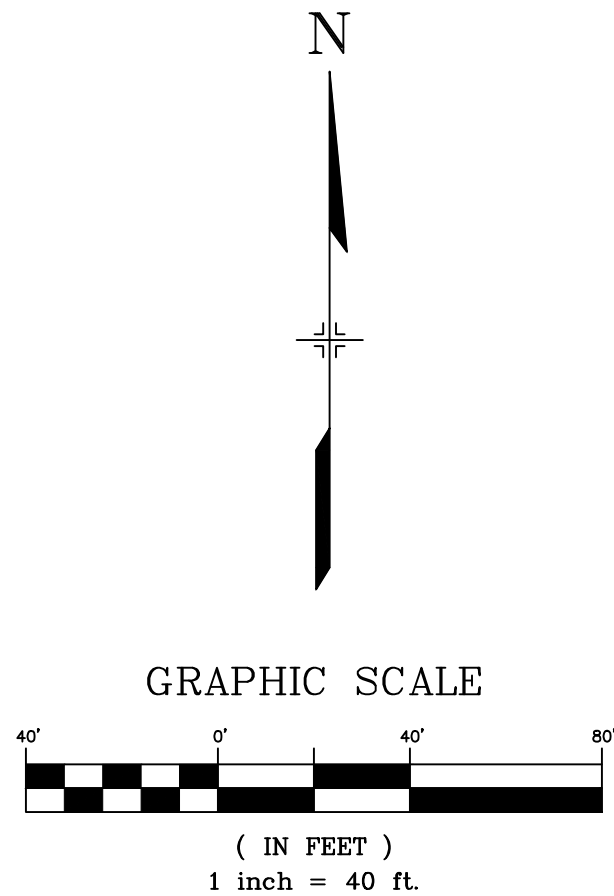
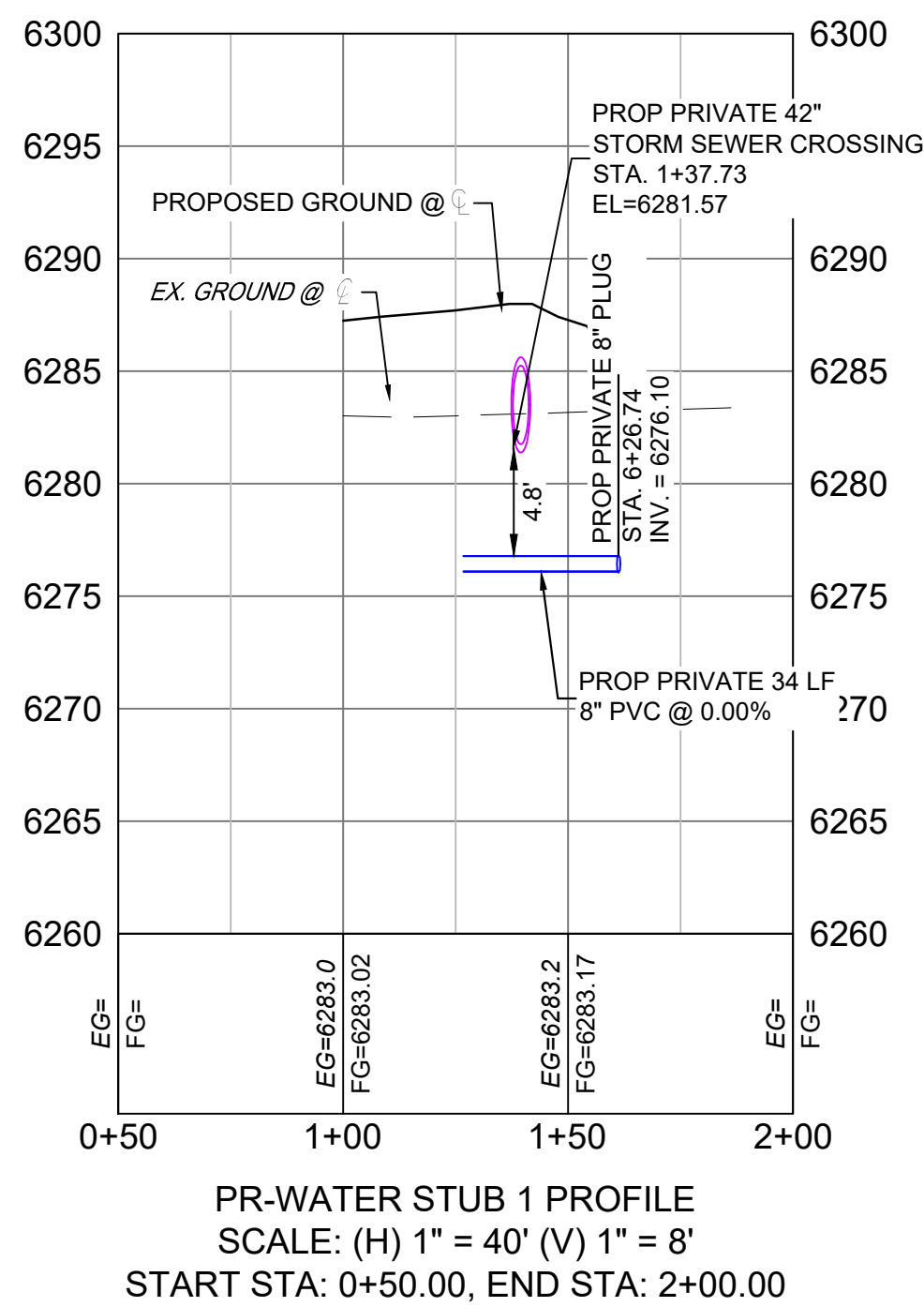
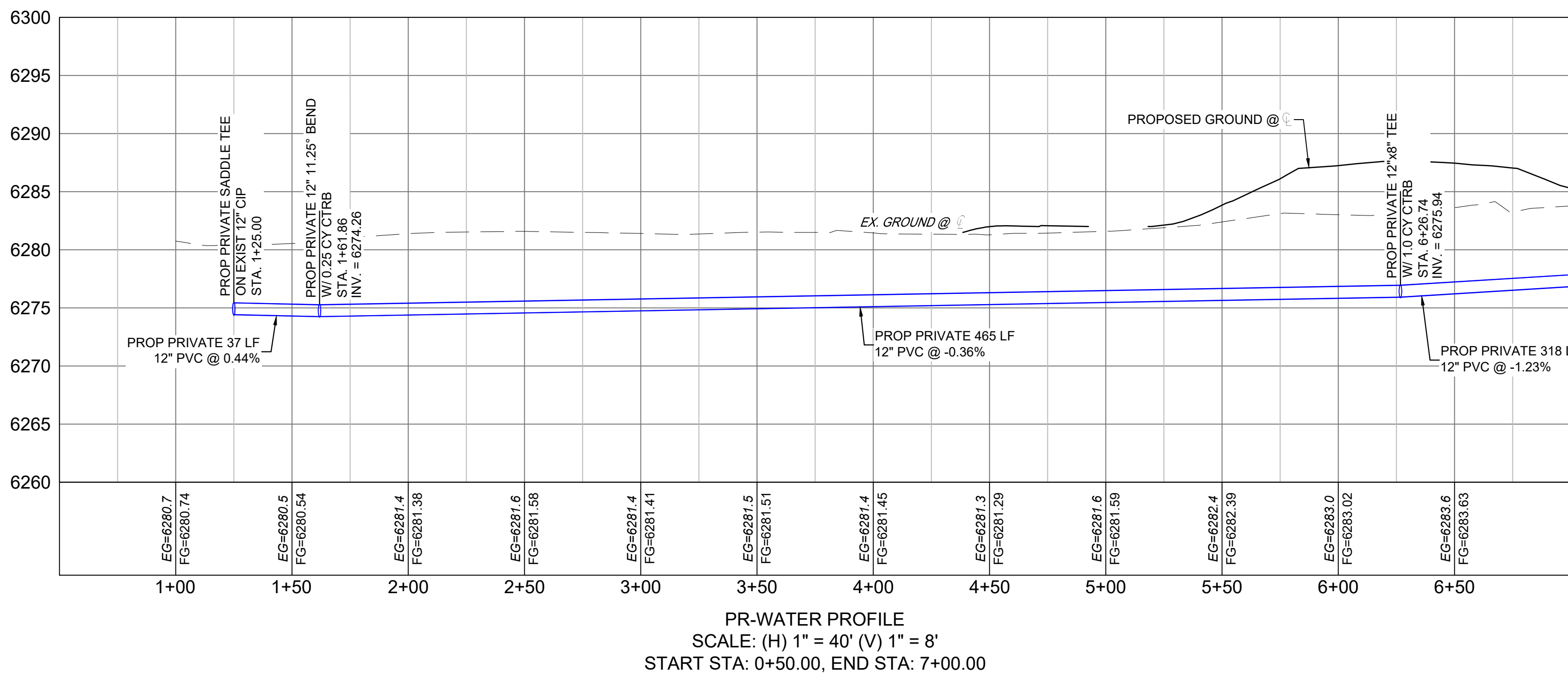
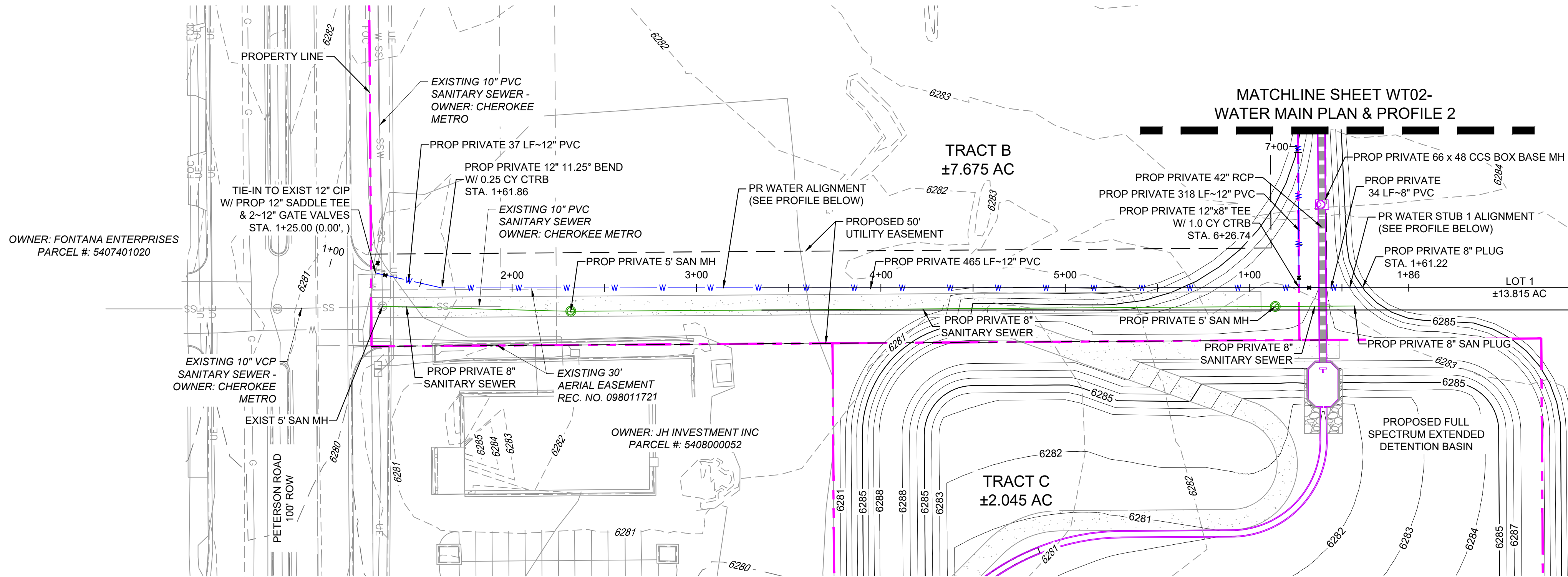
( IN FEET )  
1 inch = 100 ft.

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<div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003</div>																																								
<table><tr><td>DESIGNED BY:</td><td>DGW</td><td colspan="2">SCALE</td><td>DATE ISSUED:</td><td>AUGUST 2024</td><td>DRAWING No.</td></tr><tr><td>DRAWN BY:</td><td>DGM</td><td>HORIZ.</td><td>N/A</td><td rowspan="2">SHEET</td><td rowspan="2">2 OF 6</td><td rowspan="2">TS01</td></tr><tr><td>CHECKED BY:</td><td>MDF</td><td>VERT.</td><td>N/A</td></tr></table>					DESIGNED BY:	DGW	SCALE		DATE ISSUED:	AUGUST 2024	DRAWING No.	DRAWN BY:	DGM	HORIZ.	N/A	SHEET	2 OF 6	TS01	CHECKED BY:	MDF	VERT.	N/A																		
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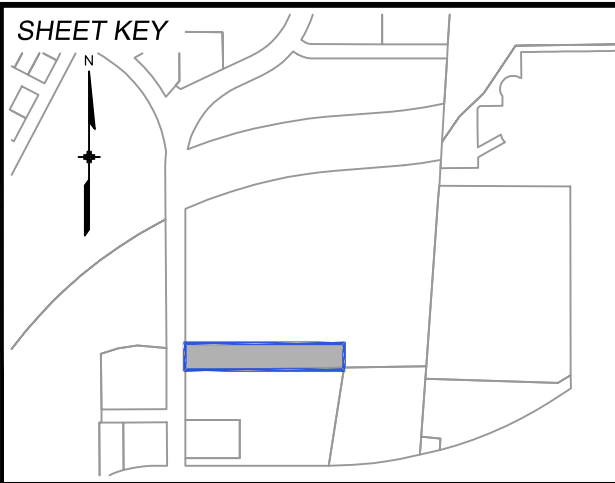




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PREPARED BY:  
**Matrix**  
Excellence by Design

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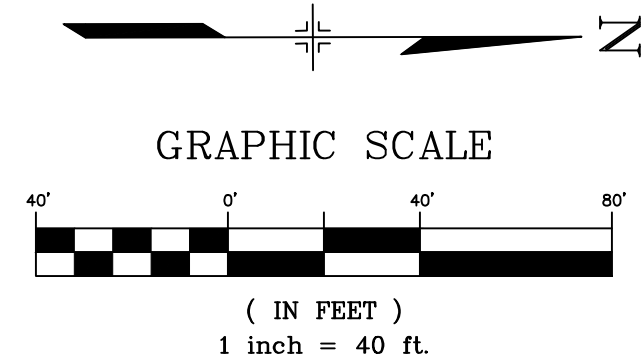
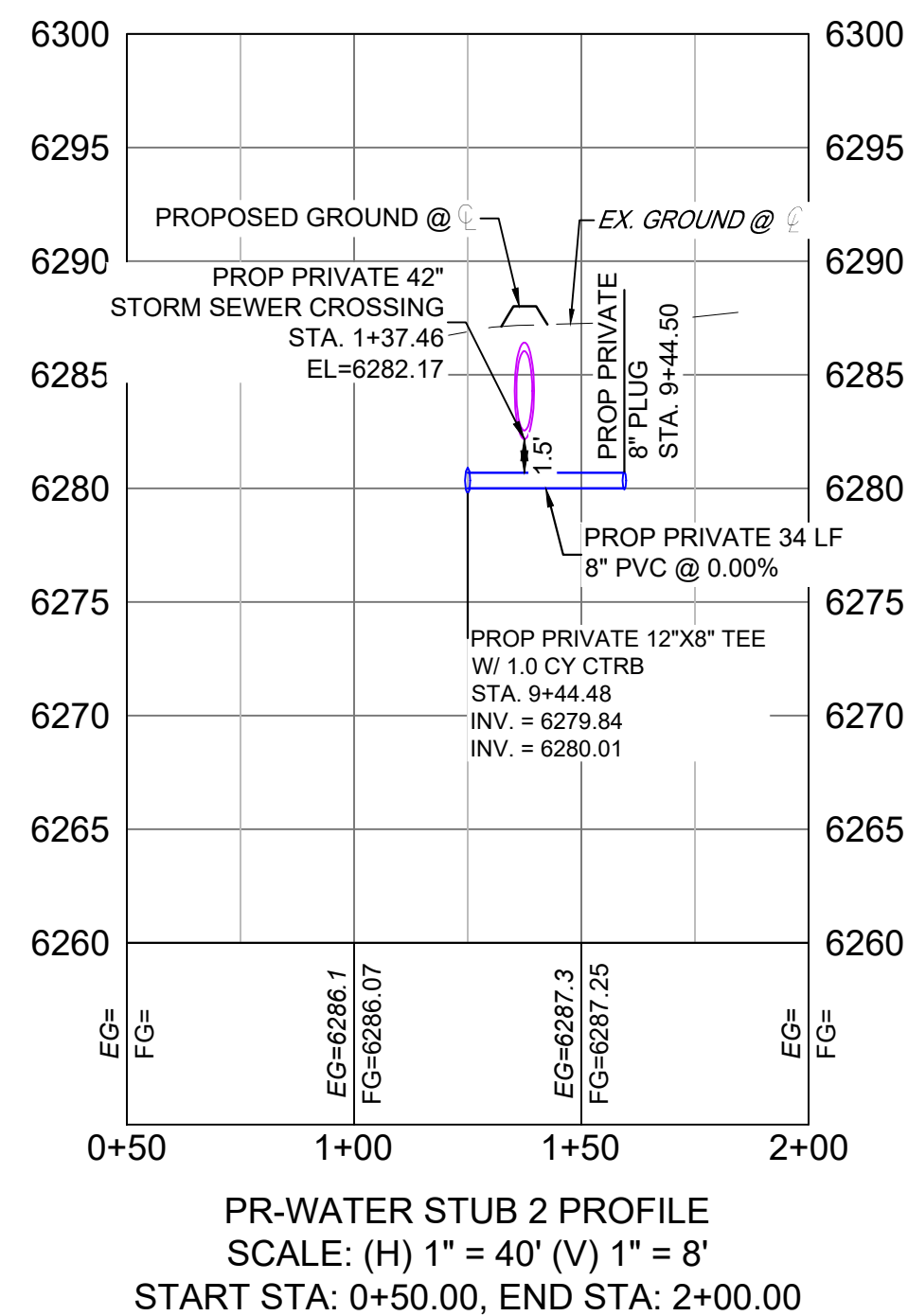
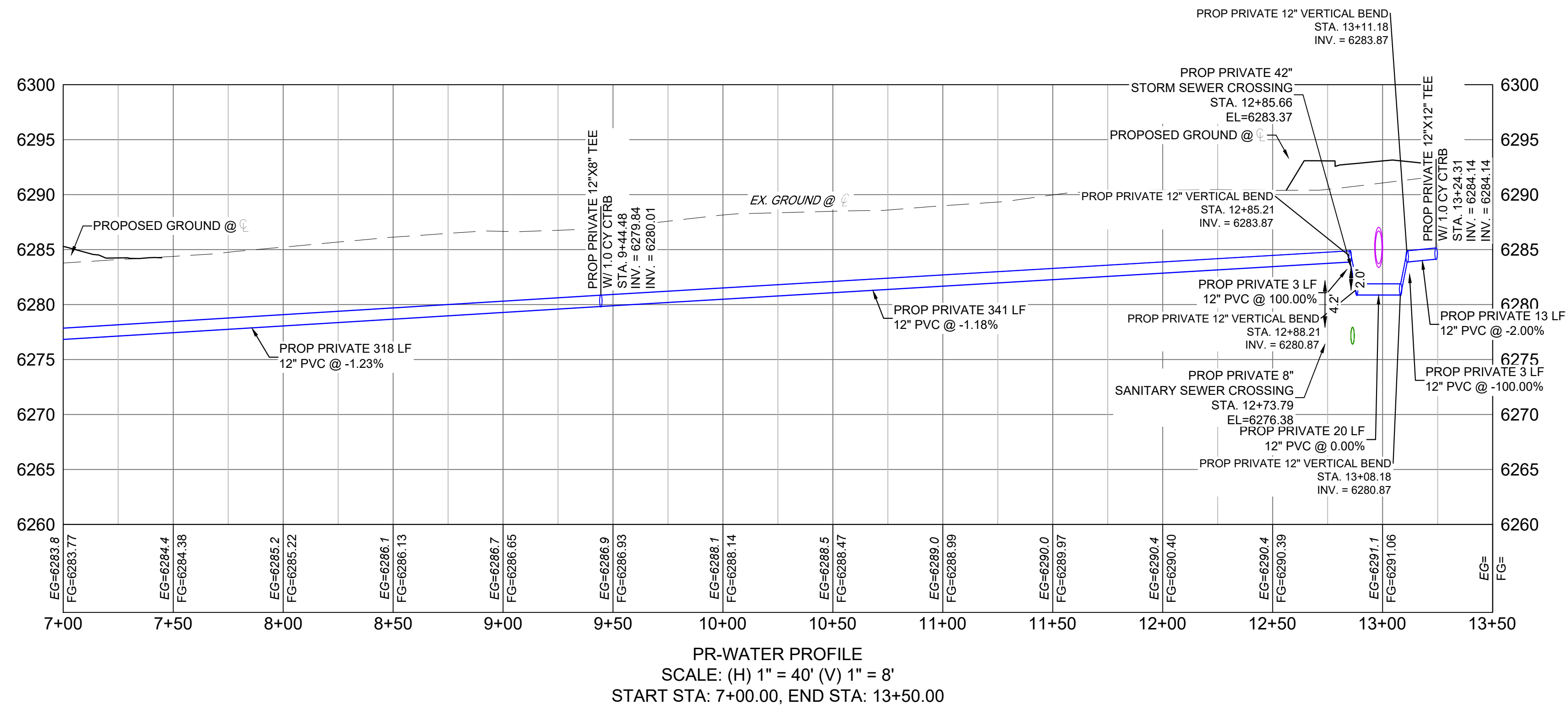
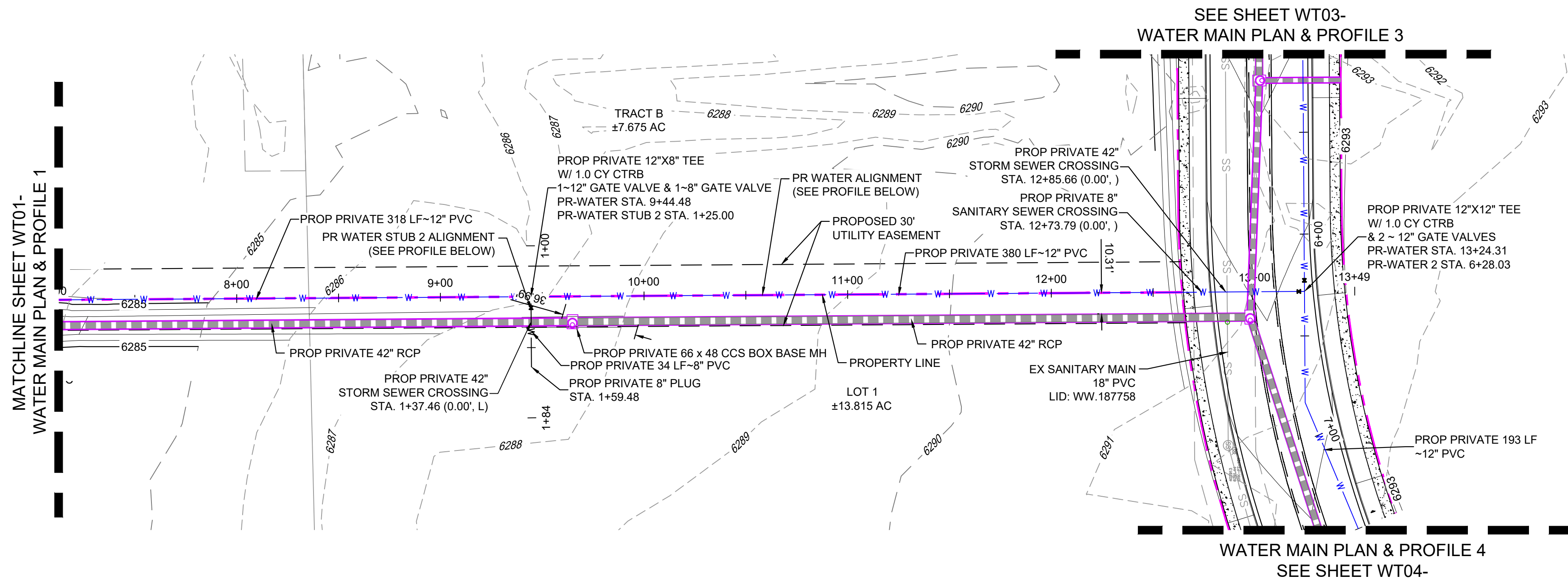
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PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
WATER MAIN PLAN & PROFILE 1			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ	AUGUST 2024
CHECKED BY:	MDF	VERT.	SHEET
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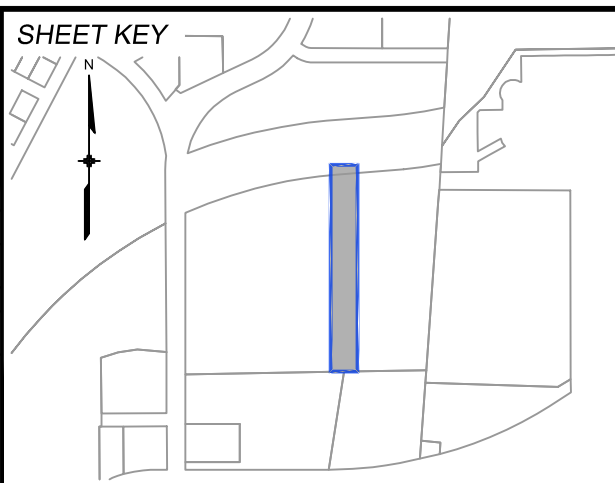




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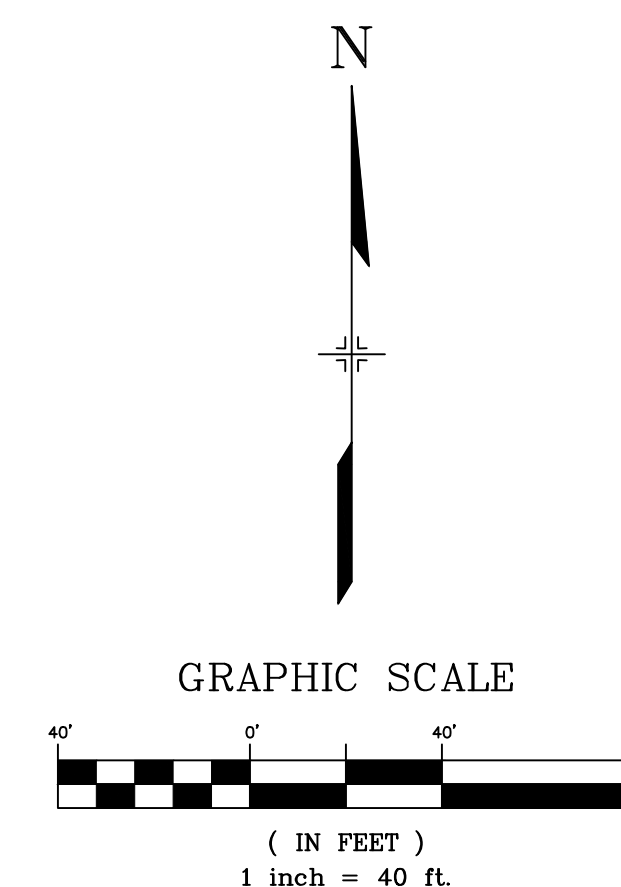
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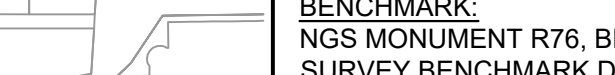

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
WATER MAIN PLAN & PROFILE 2			
DESIGNED BY:	DGW	SCALE	DATE ISSUED:
CHECKED BY:	DGW	HORIZ	AUGUST 2024
	MDF	VERT.	SHEET
			4 OF 6
			DRAWING No. WT02



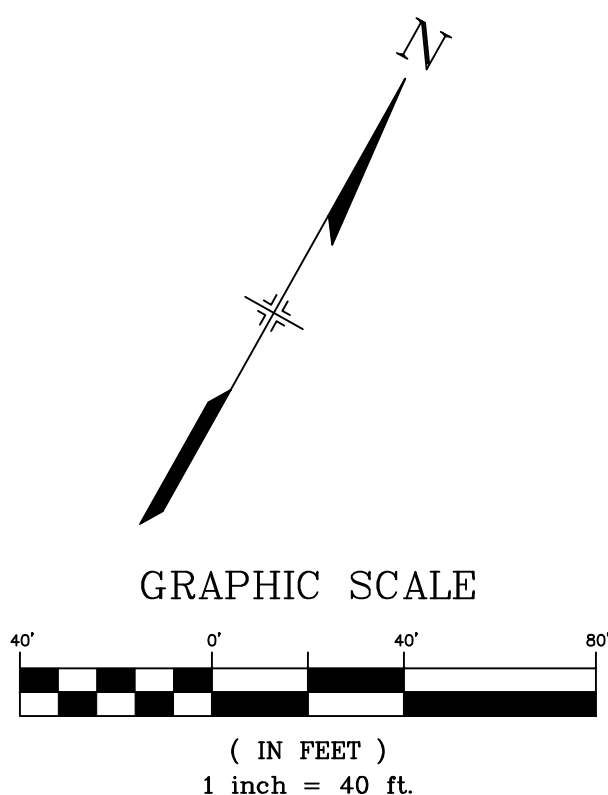
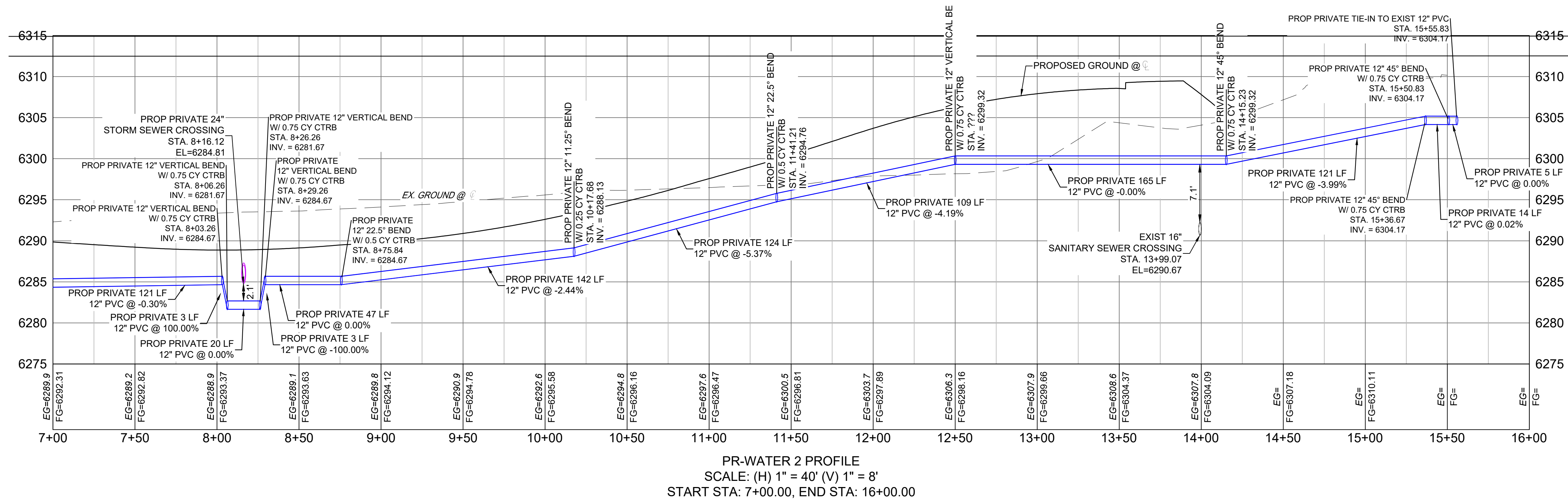
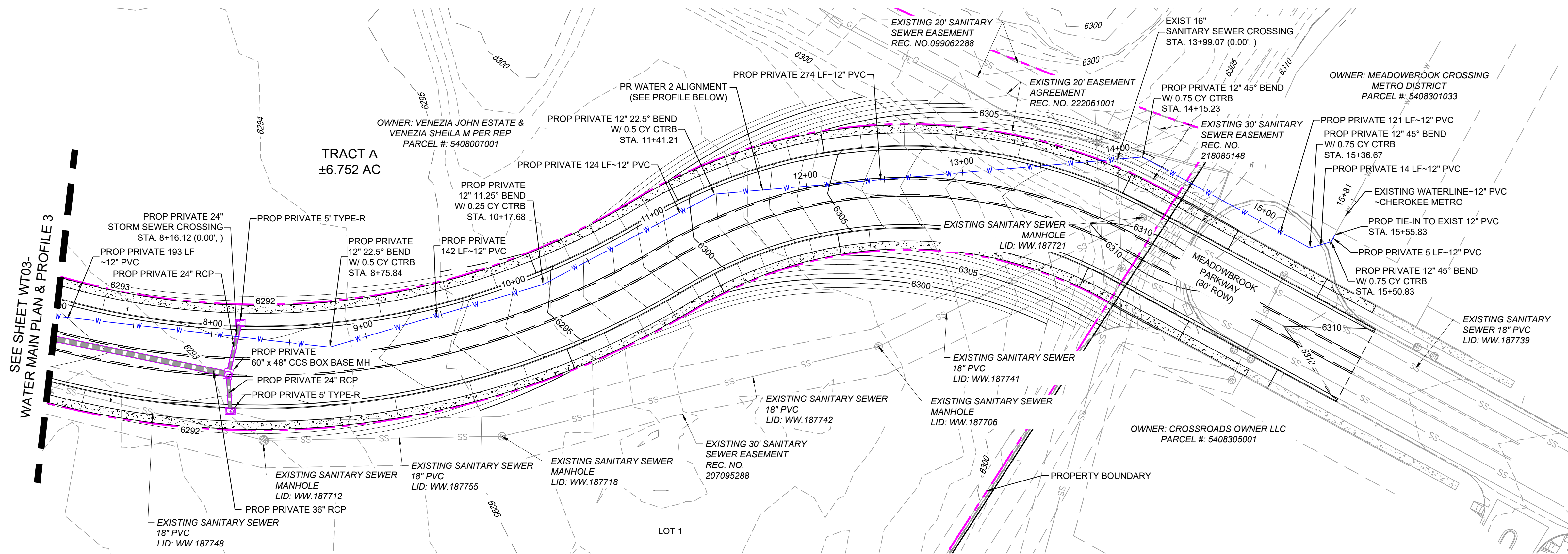


REFERENCE DRAWINGS	###	###	###	###	<div>SHEET KEY</div> 	<div>BENCHMARK:</div> <div>NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.</div> <div>BASIS OF BEARING:</div> <div>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.</div>	<div>SEAL</div> <div><div>PREPARED BY:</div><div> <b>Matrix</b> Excellence by Design</div></div> <div><div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT NO. 24-1382.003</div><div><div>DESIGNED BY: DGW DRAWN BY: DGW CHECKED BY: MDF</div><div><div>SCALE</div><div>HORIZ. N/A VERT. N/A</div></div><div><div>DATE ISSUED: AUGUST 2024</div><div>SHEET 5 OF 6</div></div><div>DRAWING No. WT03</div></div></div>	
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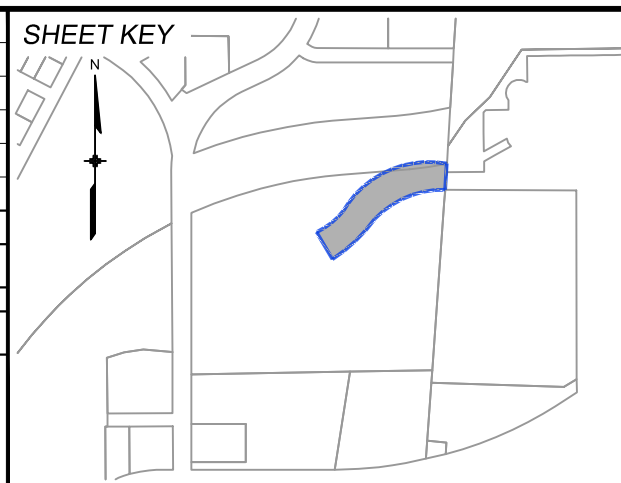




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PREPARED BY:

**Matrix**  
Excellence by Design

SEAL

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

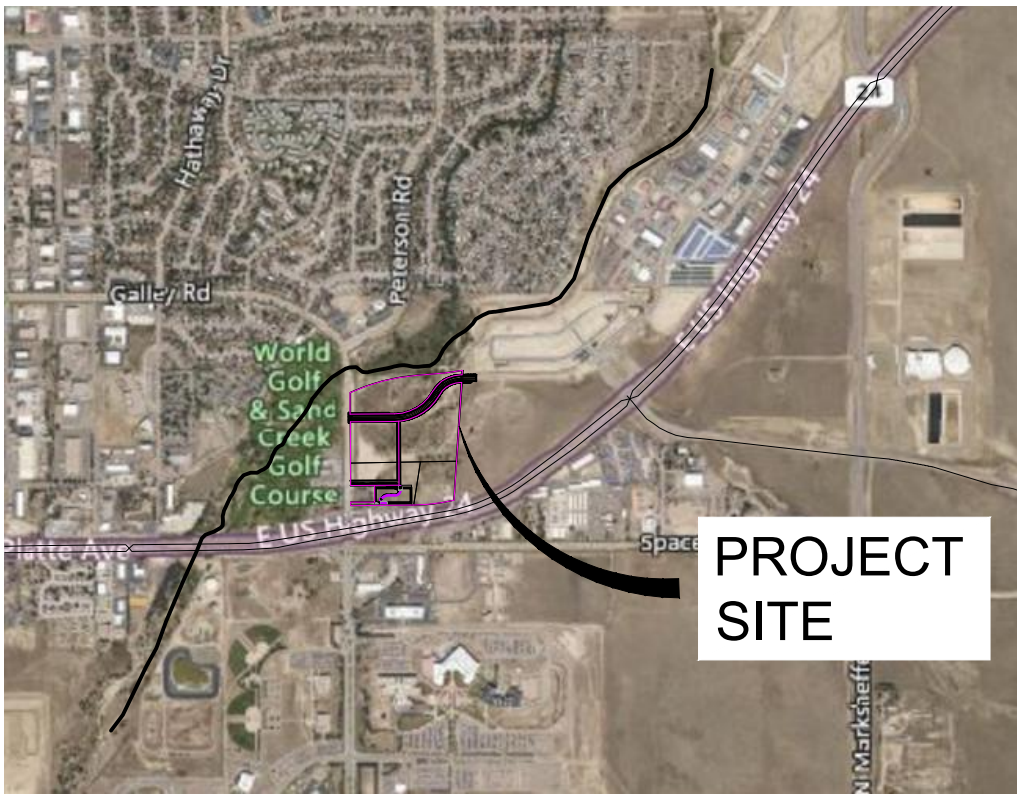
CIMARRON HILLS SOUTHEAST FILING NO. 1					
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO					
WATER MAIN PLAN & PROFILE 4					
DESIGNED BY:	DGW	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.
CHECKED BY:	DMF	HORIZ	N/A	SHEET	6 OF 6
		VERT.	N/A		WT04



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



<u>SERVICE</u>	<u>ENTITY</u>	<u>P.O.C.</u>
OWNER:	JOVENCHI-I 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  WATER: CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, COLORADO 80915	(719) 597-5080  (719) 597-5080
SURVEYOR:	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, COLORADO 80920	(719) 575-0100

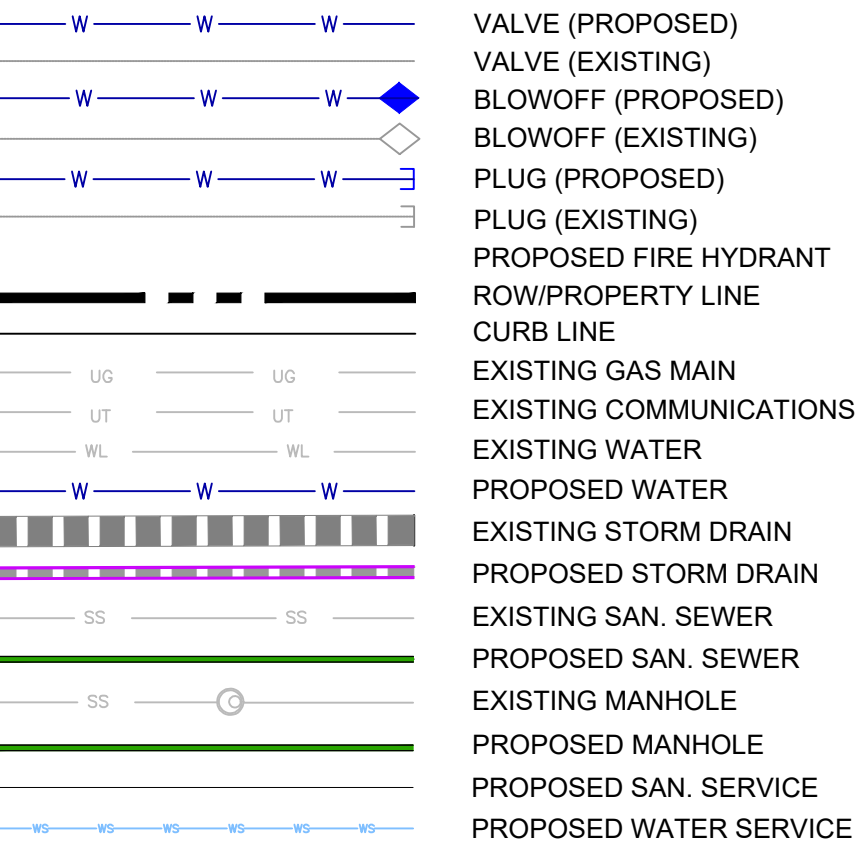


**OWNER/DEVELOPER'S STATEMENT:**

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

DATE \_\_\_\_\_

## LEGEND



## ABBREVIATIONS


ACT	ACTUAL	INV	INVERT
ARV	AIR RELEASE VALVE	LT	LEFT OF CENTER LINE
ASBLY	ASSEMBLY	MIN	MINIMUM
BFV	BUTTERFLY VALVE	NJ	MECHANICAL JOINT
BOP	BOTTOM OF PIPE	N.S.W	NORTH,SOUTH,EAST,WEEST
BOPB	BOP/BOP ASSEMBLY AND VALVE	PL	PROPERTY LINE
CMP	CORROGATED METAL PIPE	PP	PUMP POLE
CPLG	COUPLING	PSI	POUNDS PER SQUARE INCH
(INS.)	(INSULATING)	PVC	POLYVINYL CHLORIDE PIPE
(REDUCING)	(REDUCING)	PVTE	PVC PIPE
(STRAIGHT)	(STRAIGHT)	RCP	REINFORCED CONCRETE PIPE
CONCRETE REVERSE ANCHOR		RED	REDUCER
CTHR	CONCRETE THRUST REACTION BLOCK	RSMTS	MJ RESTRANT (i.e. MEGALUG)
DEFLECT		RT	RIGHT OF CENTER LINE
DIP	DUCTILE IRON PIPE	SL	SLIP JOINT
ELEV	ELEVATION	SS	SANITARY SEWER
EXISTING		STATION	
FLG	FLANGE	STS	STORM SEWER
FH	FIRE HYDRANT	TOP	
GPM	GALLONS PER MINUTE	TYP	TYPICAL
GRD BRK	V P I GRADE BREAK	WL	WATER LINE
HYD ASSY	INCLUDES FIRE HYDRANT, LATERAL, VALVE,		

REFERENCE DRAWINGS	<table><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>##</td><td>##</td><td>##</td><td>##</td></tr><tr><td>No.</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	##	No.	DATE	DESCRIPTION	BY		<p>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.</p> <p>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.</p>	<p>SEAL</p> <div><p><b>PRELIMINARY</b></p><p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p></div>	<p><b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b></p> <p>GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO</p> <p><b>TITLE SHEET</b></p>	<table><tr><td>DESIGNED BY:</td><td>DGW</td><td colspan="2">SCALE</td><td>DATE ISSUED:</td><td>AUGUST 2024</td><td>DRAWING No.</td></tr><tr><td>DRAWN BY:</td><td>DGW</td><td>HORIZ</td><td>N/A</td><td rowspan="2">SHEET</td><td rowspan="2">1 OF 3</td><td rowspan="2">TS01</td></tr><tr><td>CHECKED BY:</td><td>MDP</td><td>VERT.</td><td>N/A</td></tr></table>	DESIGNED BY:	DGW	SCALE		DATE ISSUED:	AUGUST 2024	DRAWING No.	DRAWN BY:	DGW	HORIZ	N/A	SHEET	1 OF 3	TS01	CHECKED BY:	MDP	VERT.	N/A
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<p>X-MD022x34 X-1382-PR-SITE X-1382-EX-VIC MAP</p>	<p><b>COMPUTER FILE MANAGEMENT</b></p> <p>FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Sanitary Plan\TS01.dwg</p> <p>CTB FILE: Matrix.ctb</p> <p>PLOT DATE: August 23, 2024 10:21:06 AM</p> <p>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>		<p>PREPARED BY:</p>																																													

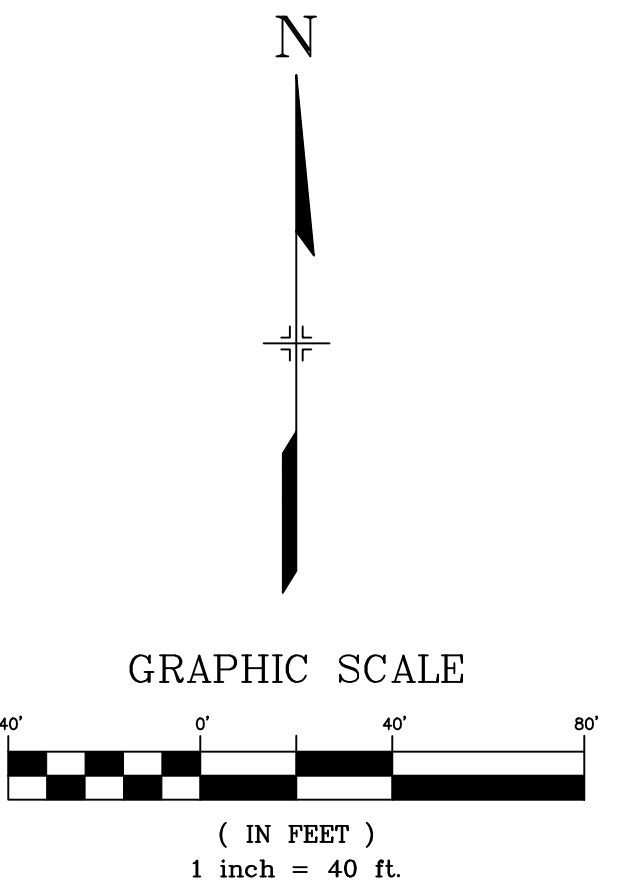
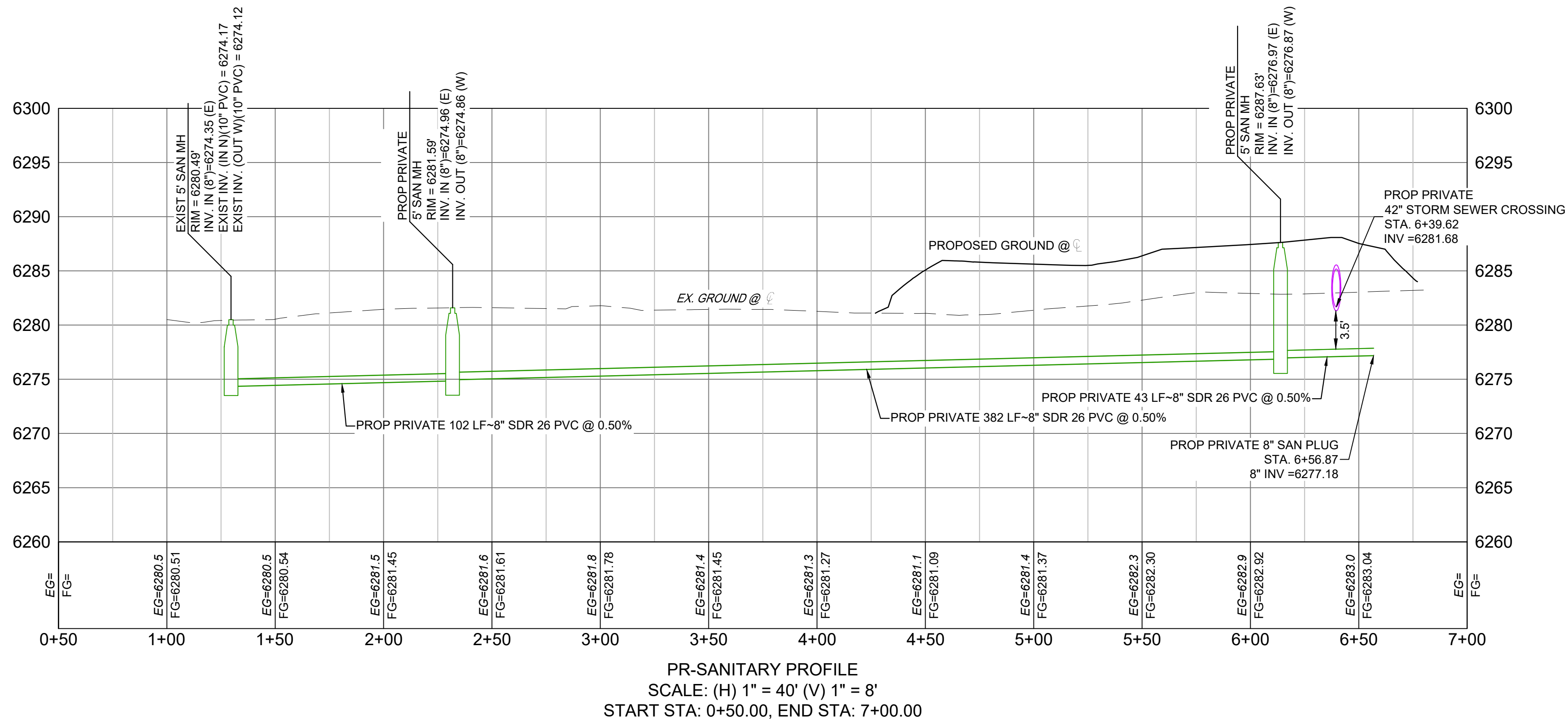
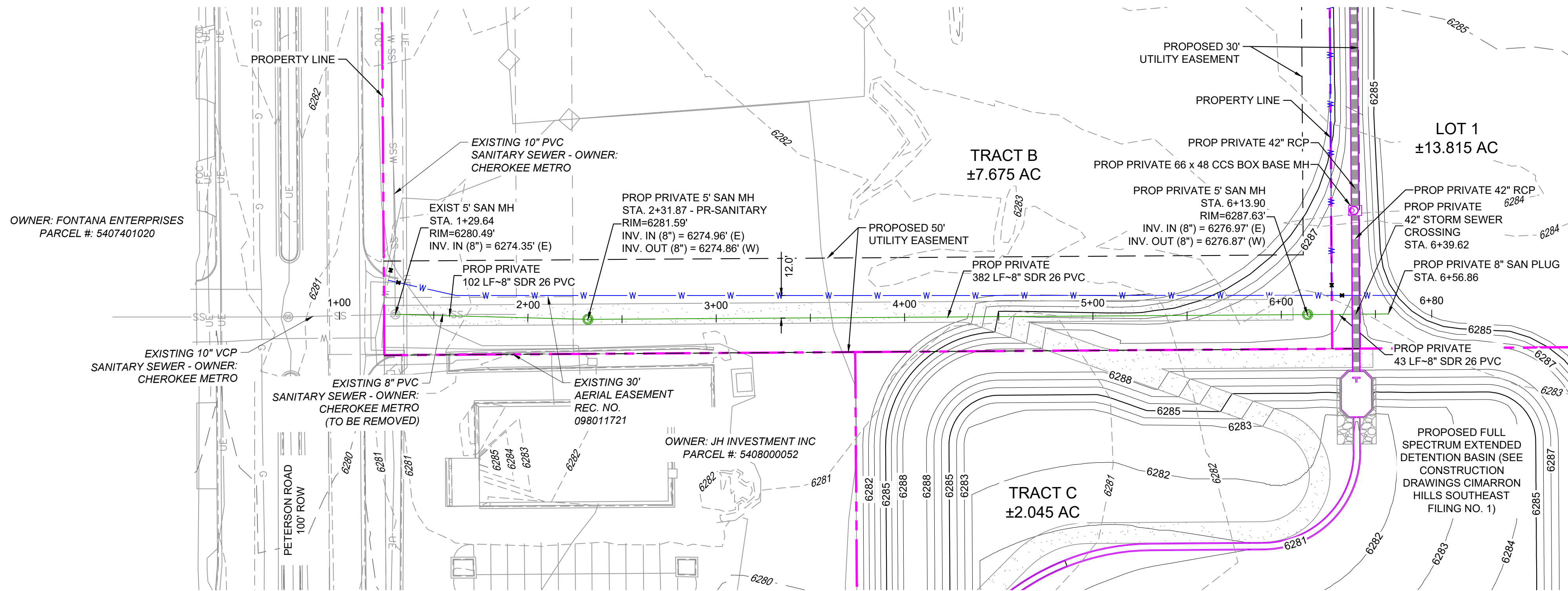




( IN FEET )  
1 inch = 40 ft

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REFERENCE DRAWINGS  X-MDG22x34 X-1382-EX-MAP X-1382-EX-SITE X-1382-EX-UTIL X-1382-PR-SITE X-1382-PR-UTIL	##	##	##	##	<div>SHEET KEY</div>	<div>BENCHMARK:</div> <div>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.</div> <div>BASIS OF BEARING:</div> <div>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.</div> <div>PREPARED BY:</div> <div> <b>Matrix</b> Excellence by Design</div>
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DRAWN BY: DGM    HORIZ: N/A    SHEET 3 OF 3						
CHECKED BY: DMF    VERT: N/A						
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SANITARY SEWER PLAN & PROFILE						