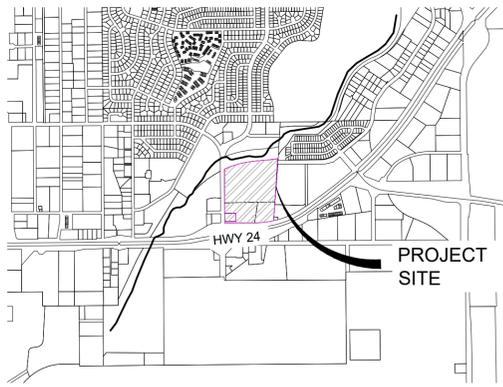




Know what's below.  
Call before you dig.



VICINITY MAP  
1"=2000'

# 100% CONSTRUCTION DRAWINGS

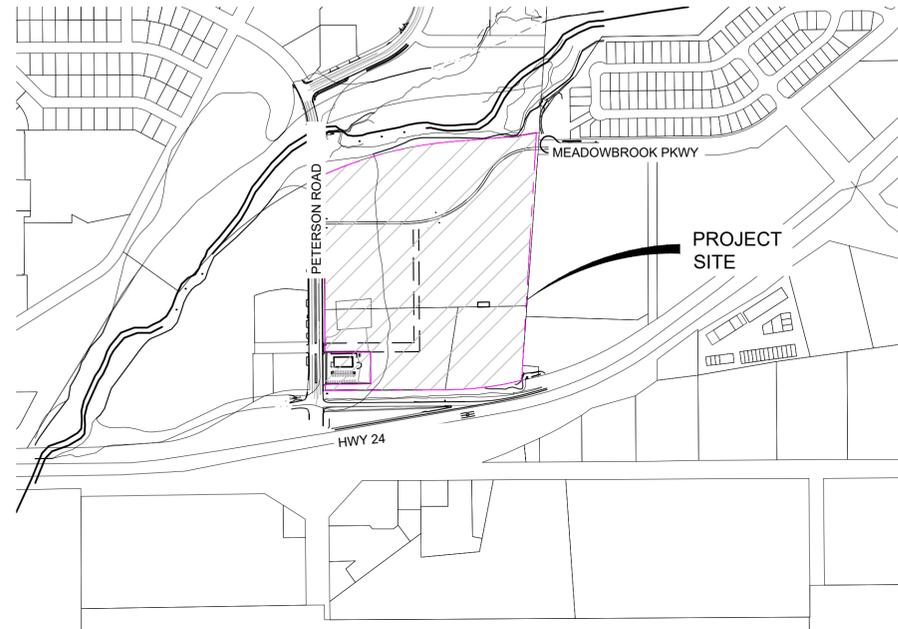
## CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

### SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

### EL PASO COUNTY, STATE OF COLORADO

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.

AUGUST 2024



SITE MAP  
1"=500'

#### AGENCIES

SERVICE	ENTITY	P.O.C.
OWNER:	JOVENCHI-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	(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

#### 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.

#### 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.

#### 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.

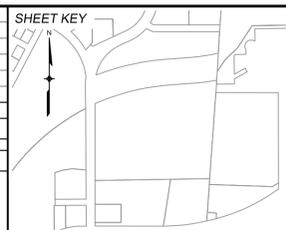
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-SITE	##	##	##	##
X-1382-EX-VIC MAP	##	##	##	##
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\SSPRITS01.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.



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

CIMARRON HILLS SOUTHEAST FILING NO. 1			
EL PASO COUNTY, COLORADO SPRINGS			
TITLE SHEET			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	WCG	HORIZ 1"=100'	AUGUST 2024
CHECKED BY:	NMS	VERT. N/A	SHEET 01 OF 20
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003			DRAWING No. TS01



Know what's below. Call before you dig.

GENERAL NOTES:

- 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).

GENERAL NOTES con't.:

- 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.

EARTHWORK:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.

BENCHMARK AND SURVEY CONTROL:

- 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.

TRAFFIC GENERAL NOTES:

- 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.

CONSTRUCTION NOTES:

- 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.

CONSTRUCTION NOTES con't.:

- 6. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD.

SIGNING & STRIPING NOTES :

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

NRCS SOIL SURVEY FOR EL PASO COUNTY

Table with 3 columns: SOIL ID NO., SOIL TYPE, HYDROLOGIC CLASSIFICATION. Rows include Blakeland Loamy Sand and Blendon Sandy Loam.

ABBREVIATIONS:

Table of abbreviations including AD, ASSY, ASTM, APPROX, AVE, AVG, B/C, etc.

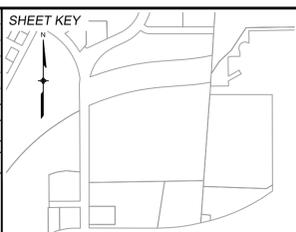
ABBREVIATIONS con't:

Table of abbreviations including NC, NIC, NO, NOM, NTS, OC, O/S, P, PC, PCC, PCR, PE, etc.

LEGEND

Legend table mapping symbols to features like PROPOSED CENTERLINE, EXISTING PAVED ROAD, FLOODPLAIN BOUNDARY, etc.

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



BENCHMARK: NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935.



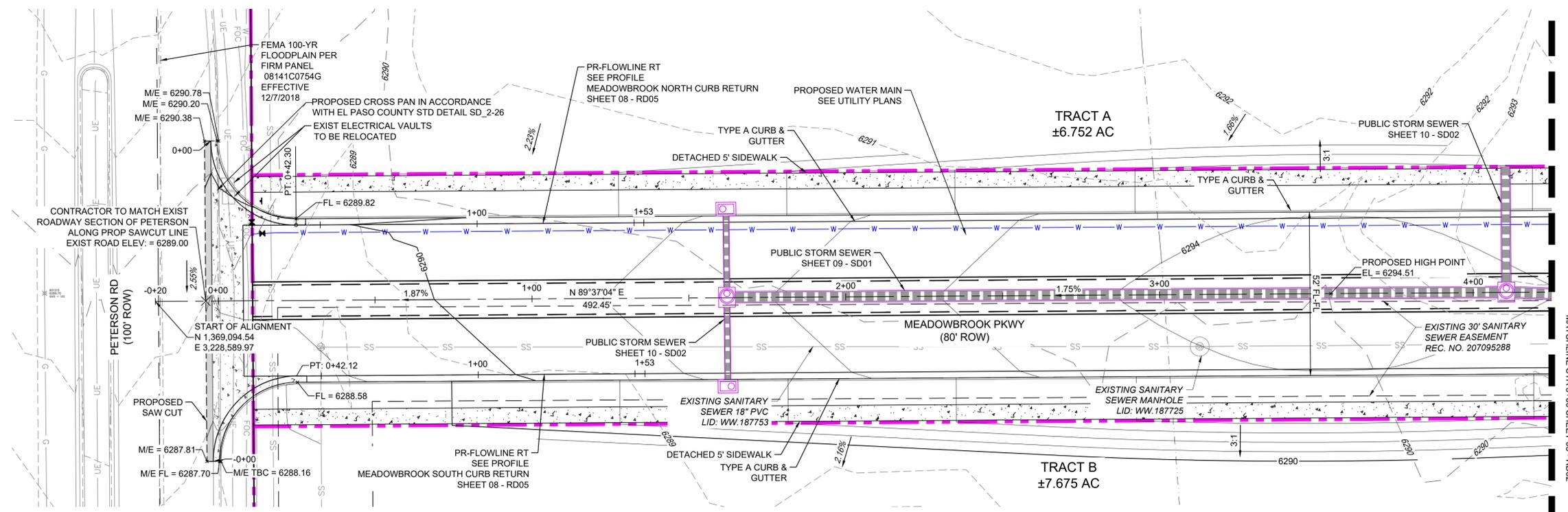
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

CIMARRON HILLS SOUTHEAST FILING NO. 1 EL PASO COUNTY, COLORADO SPRINGS GENERAL NOTES DESIGNED BY: MDF SCALE: 1" = 100' DATE ISSUED: AUGUST 2024 DRAWING No: GN01

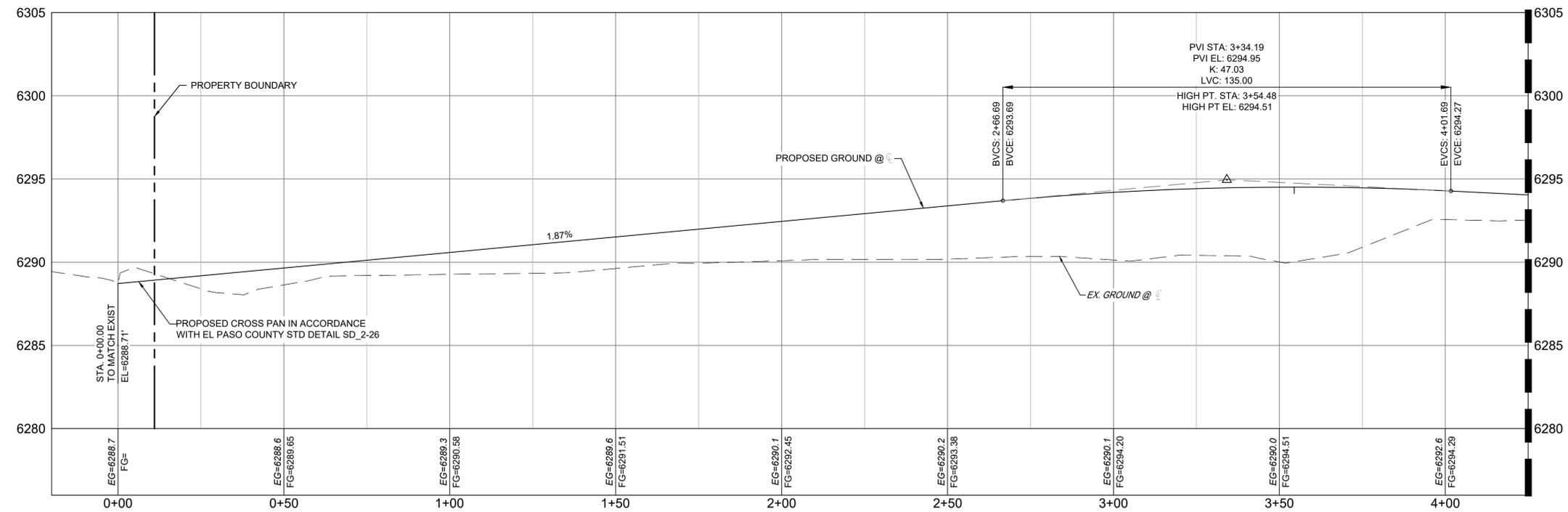




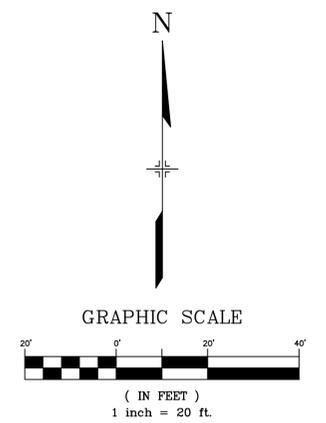
Know what's below.  
Call before you dig.



- 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

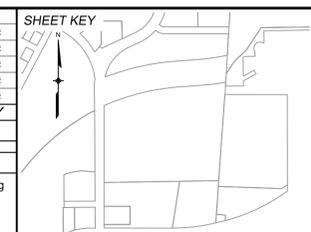


MEADOWBROOK CL PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: -0+20.00, END STA: 4+25.00
MEADOWBROOK PKWY EXTENSION PROFILE VIEW



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

COMPUTER FILE MANAGEMENT table with columns for No., DATE, DESCRIPTION, and BY.



BENCHMARK: NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. 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.

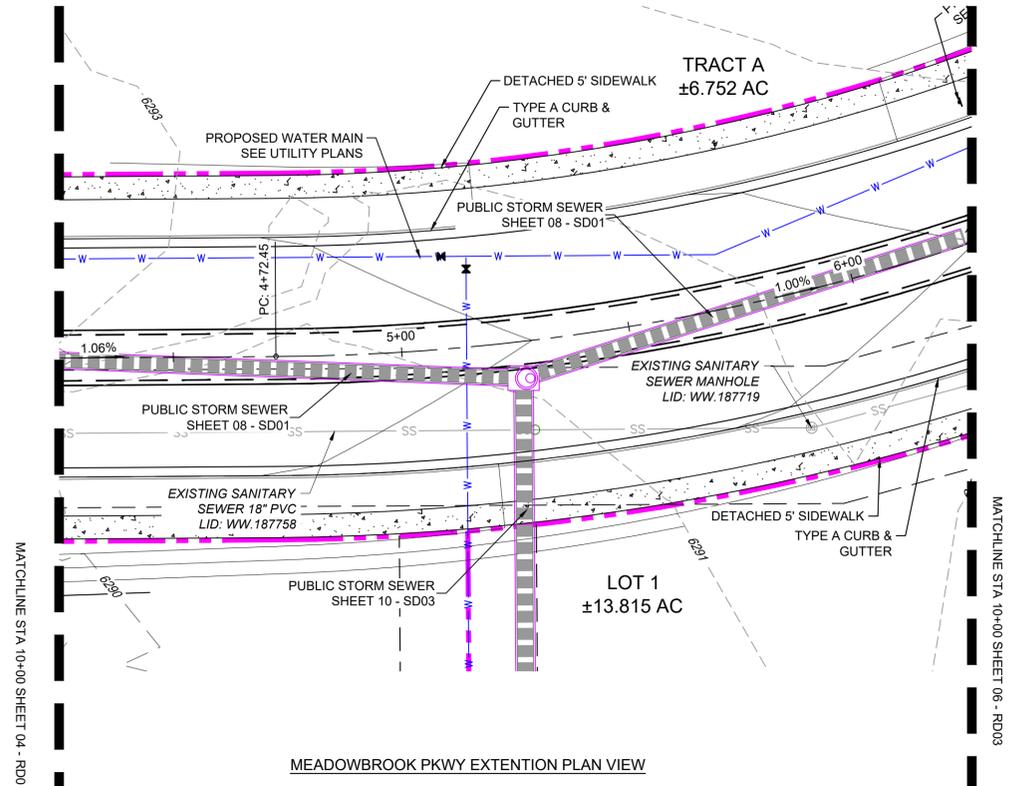


PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003

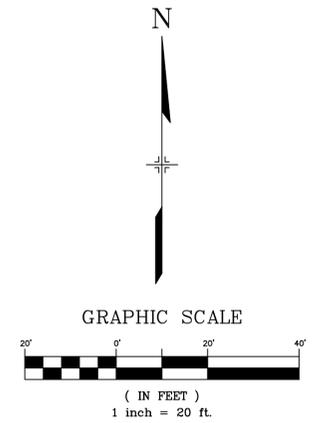
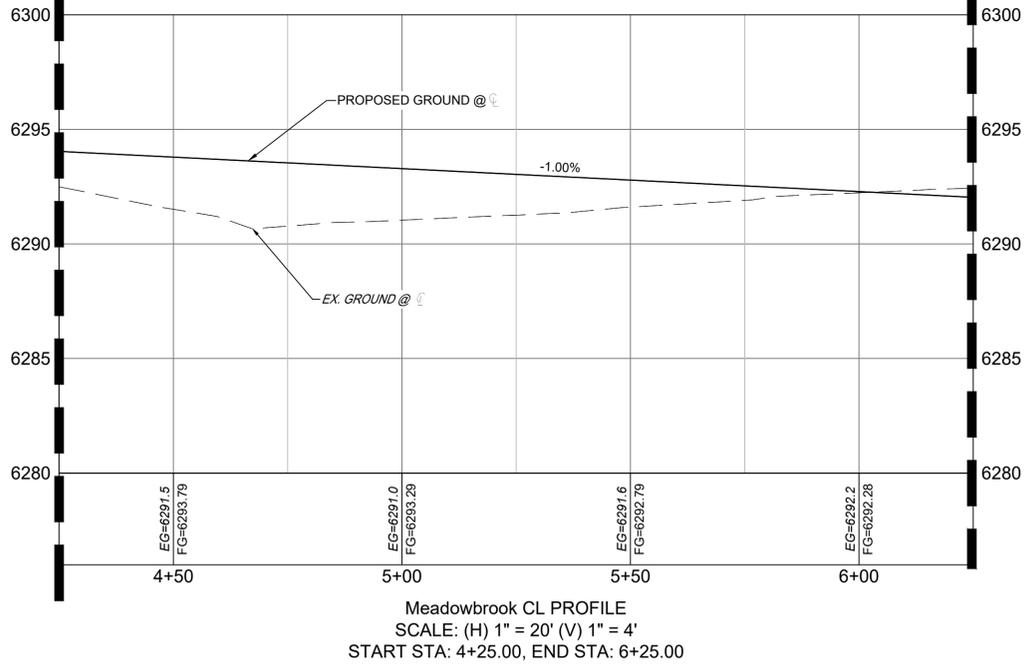
CIMARRON HILLS SOUTHEAST FILING NO. 1
EL PASO COUNTY, COLORADO SPRINGS
ROAD PLAN & PROFILE
DESIGNED BY: MDF SCALE: HORIZ 1" = 20' DATE ISSUED: AUGUST 2024 DRAWING No.
DRAWN BY: KGI HORIZ 1" = 20' SHEET 04 OF 20 RD01
CHECKED BY: NMS VERT. 1" = 5'



Know what's below.  
Call before you dig.



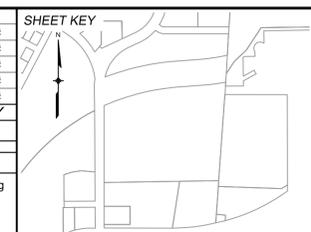
- LEGEND**
- PROPOSED CENTERLINE
  - EXISTING PAVED ROAD
  - RIGHT OF WAY
  - EASEMENT
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER
  - 5975 EXISTING CONTOUR
  - 7050 PROPOSED CONTOUR
  - PROPERTY LINE
  - 100 YEAR HGL
  - 5 YEAR HGL
  - PROPOSED LOT/TRACT LINE
  - PROPOSED STORM DRAIN
  - EXISTING 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	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
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\RD01.dwg
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.	



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

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



SEAL

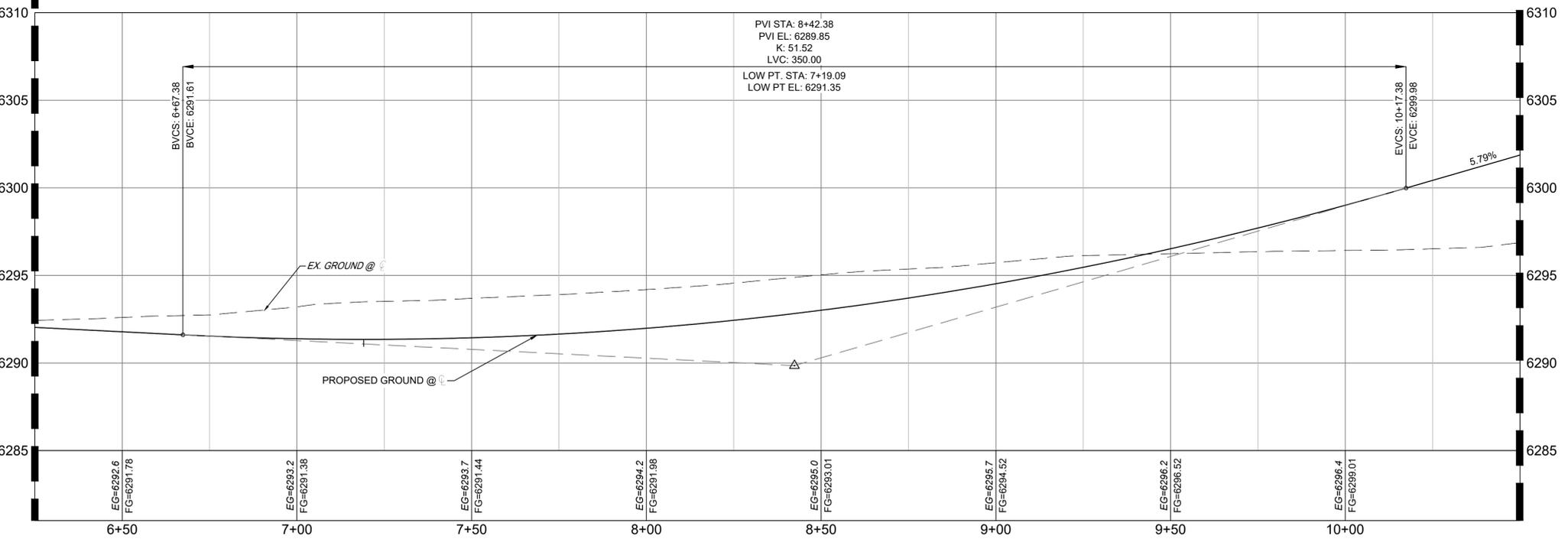
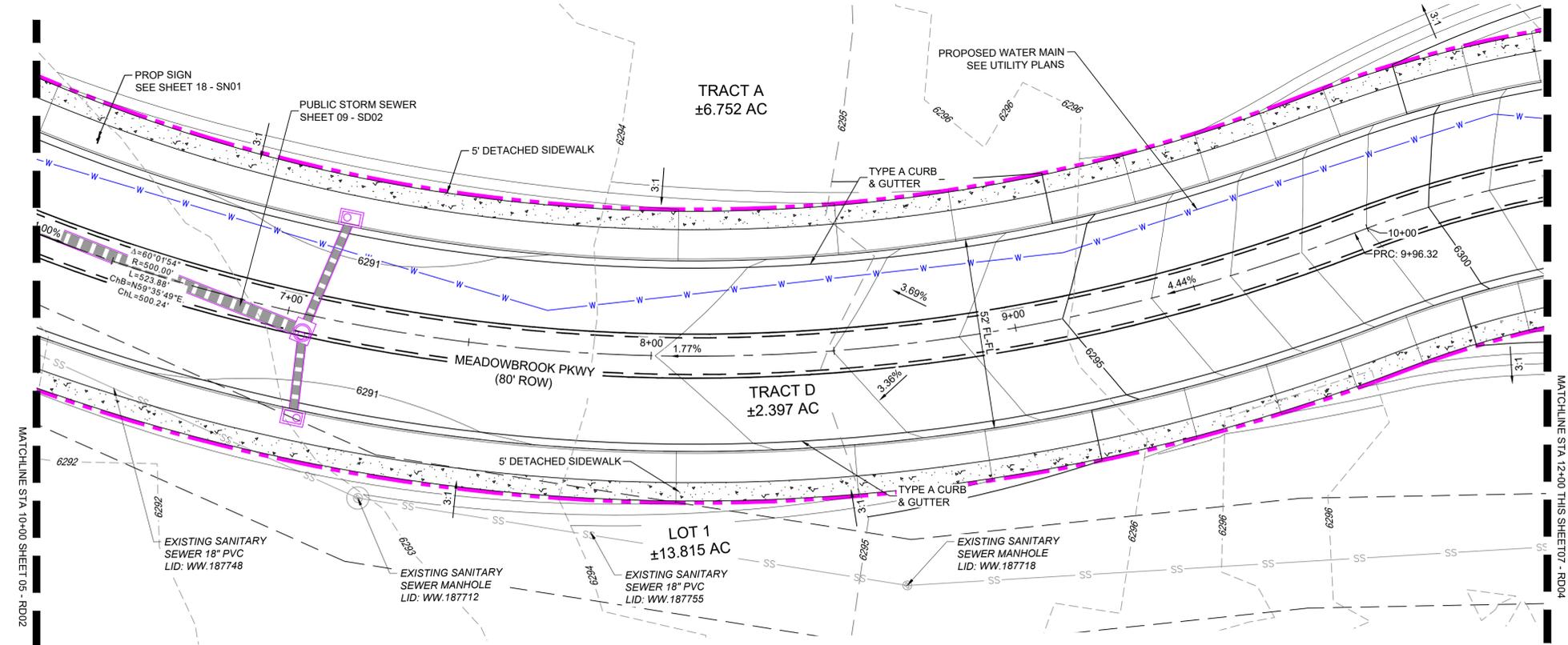
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
EL PASO COUNTY, COLORADO SPRINGS			
<b>ROAD PLAN &amp; PROFILE</b>			
DESIGNED BY:	MDF	SCALE	DATE ISSUED:
DRAWN BY:	KGI	HORIZ 1" = 20'	AUGUST 2024
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET
			DRAWING No. RD02
			05 OF 20

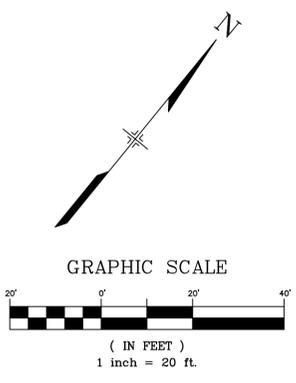


Know what's below.  
Call before you dig.



Meadowbrook CL PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 6+25.00, END STA: 10+50.00  
MEADOWBROOK PKWY EXTENSION PROFILE VIEW

- 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
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- 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

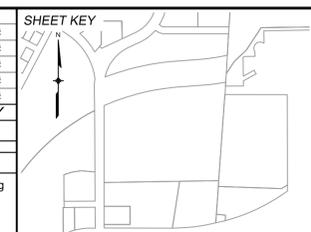


REFERENCE DRAWINGS

##	##	##
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##	##	##
##	##	##
##	##	##
##	##	##

COMPUTER FILE MANAGEMENT

No.	DATE	DESCRIPTION	REVISIONS



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

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PREPARED BY:  
 Matrix  
Excellence by Design

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

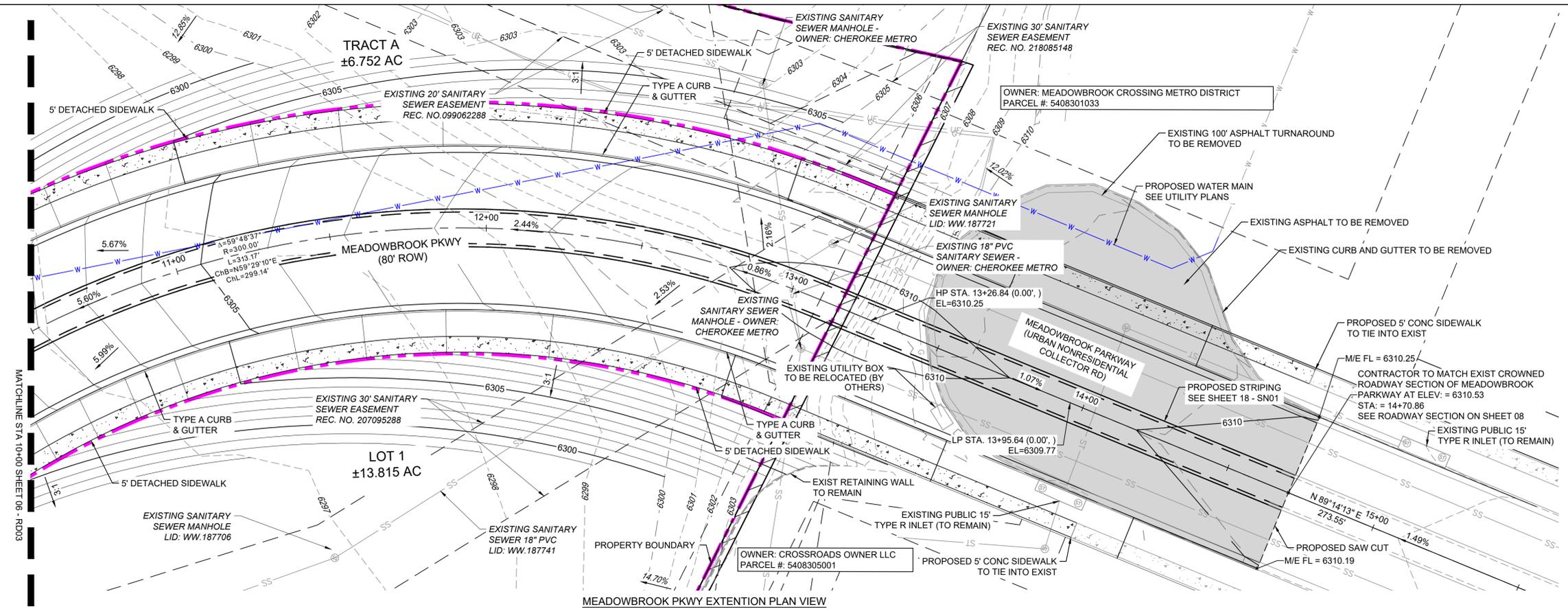
CIMARRON HILLS SOUTHEAST FILING NO. 1  
EL PASO COUNTY, COLORADO SPRINGS  
**ROAD PLAN & PROFILE**

DESIGNED BY: MDF	SCALE: HORIZ 1" = 20'	DATE ISSUED: AUGUST 2024	DRAWING No. RD03
DRAWN BY: WCG	VERT. 1" = 5'	SHEET 06 OF 20	
CHECKED BY: NMS			

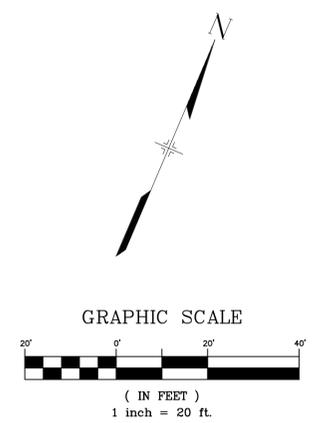
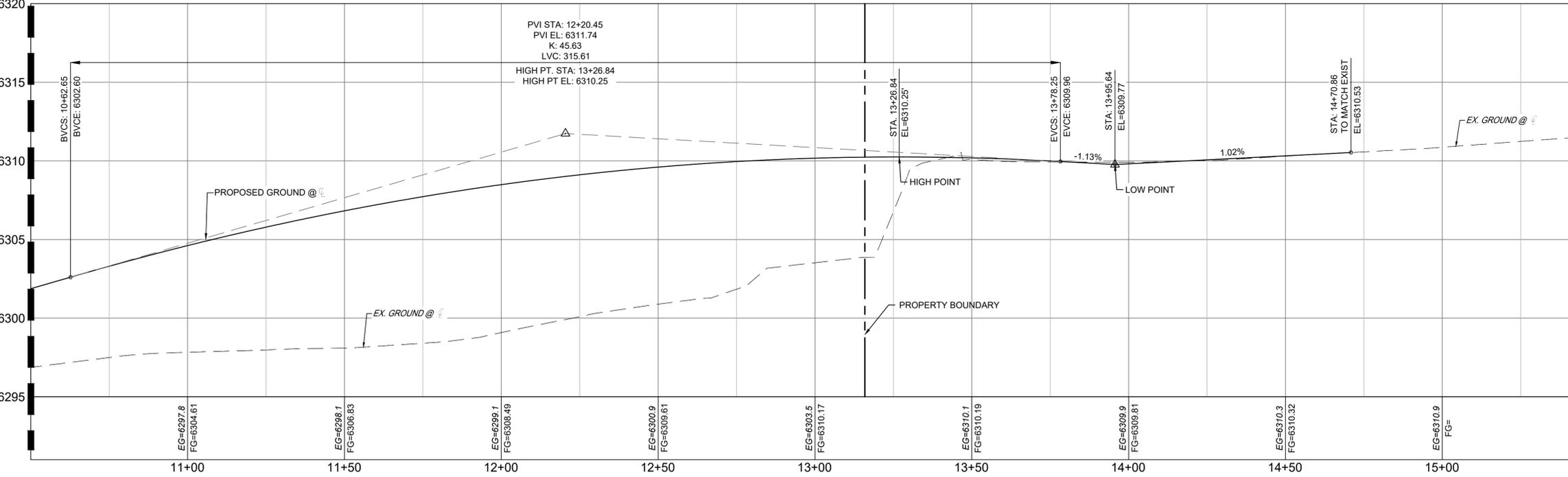
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: August 23, 2024 10:17:35 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



Know what's below. Call before you dig.



- LEGEND**
- PROPOSED CENTERLINE
  - EXISTING PAVED ROAD
  - RIGHT OF WAY
  - EASEMENT
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER
  - 5975 EXISTING CONTOUR
  - 7050 PROPOSED CONTOUR
  - PROPERTY LINE
  - 100 YEAR HGL
  - 5 YEAR HGL
  - EXISTING PUBLIC 15' TYPE R INLET (TO REMAIN)
  - 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	DESCRIPTION	BY
X-MDG22-34		
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		

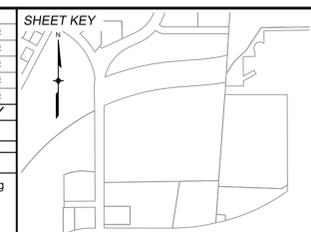
  

No.	DATE	DESCRIPTION	REVISIONS

**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.

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**

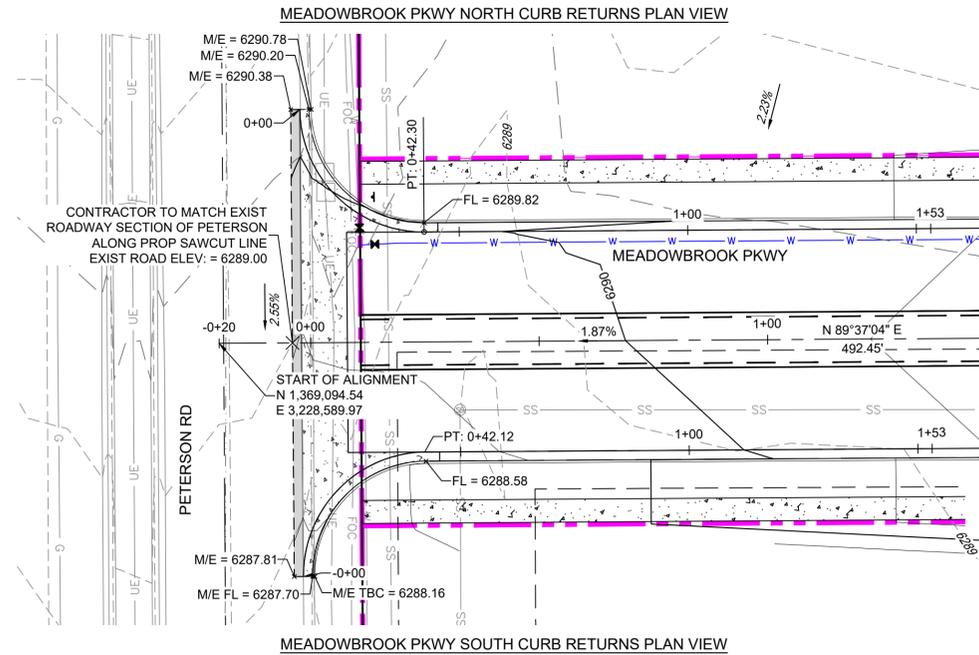
EL PASO COUNTY, COLORADO SPRINGS

**CURB RETURN PLAN & PROFILE**

DESIGNED BY: MDF	SCALE: HORIZ 1" = 20'	DATE ISSUED: AUGUST 2024	DRAWING No. RD04
DRAWN BY: KGI	VERT. 1" = 5'	SHEET 07 OF 20	
CHECKED BY: NMS			

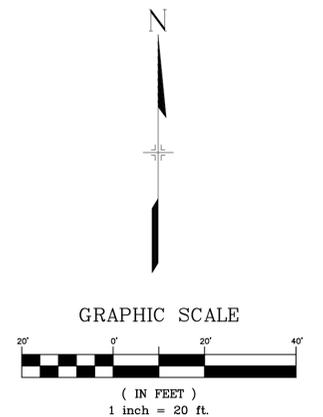
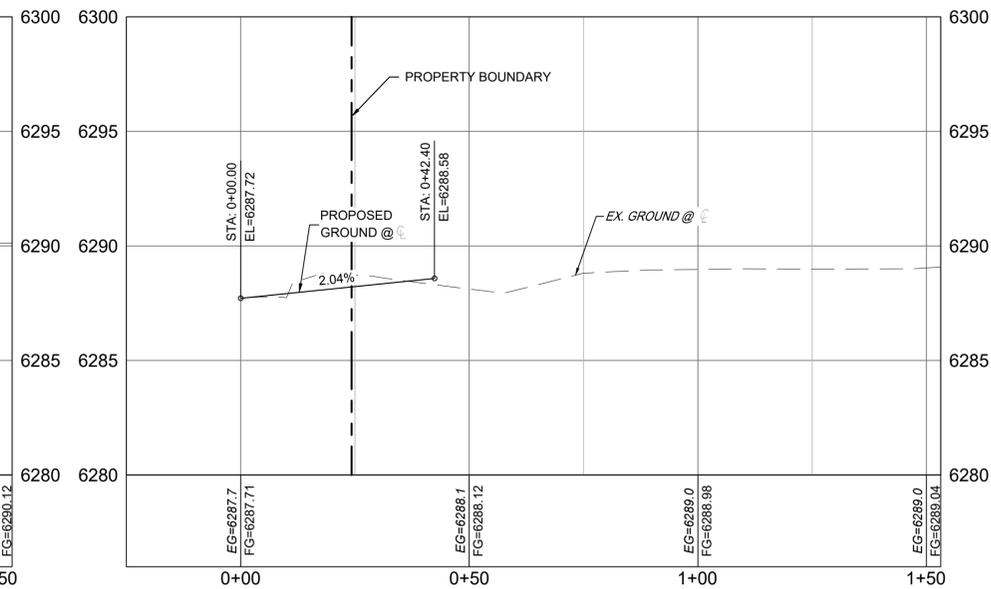
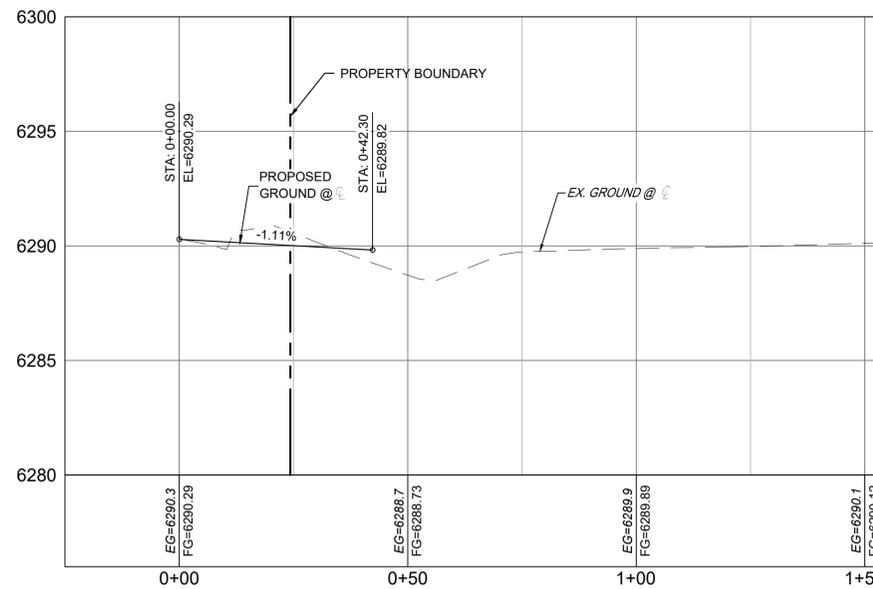


Know what's below.  
Call before you dig.



LEGEND

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 5975 EXISTING CONTOUR
- 7050 PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- SD EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- W EXISTING WATER MAIN
- SS EXISTING SANITARY SEWER MAIN
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS
- FOC EXISTING FIBER OPTICS
- PROPOSED MANHOLE
- PROPOSED INLETS
- ⊕ FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- ⊙ EXISTING STORM INLET
- PROPOSED SIGN
- EXISTING SIGN
- ⊙ EXISTING SANITARY SEWER MANHOLE



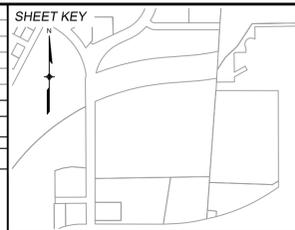
REFERENCE DRAWINGS

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X-MDG22-34		
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.



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 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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SEAL

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

CIMARRON HILLS SOUTHEAST FILING NO. 1

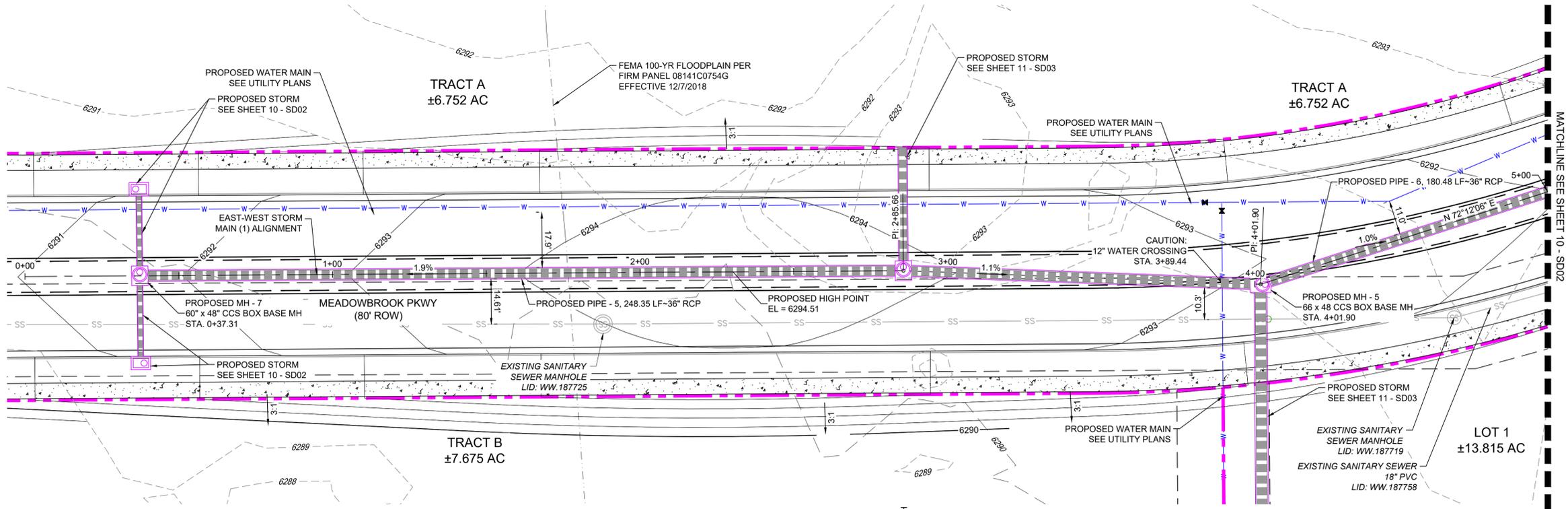
EL PASO COUNTY, COLORADO SPRINGS

CURB RETURNS

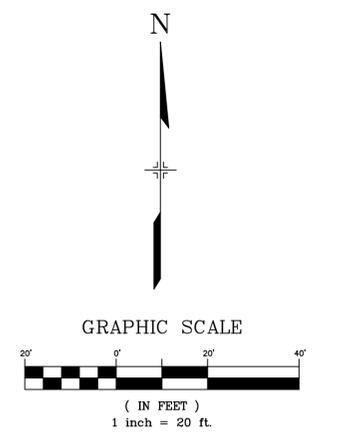
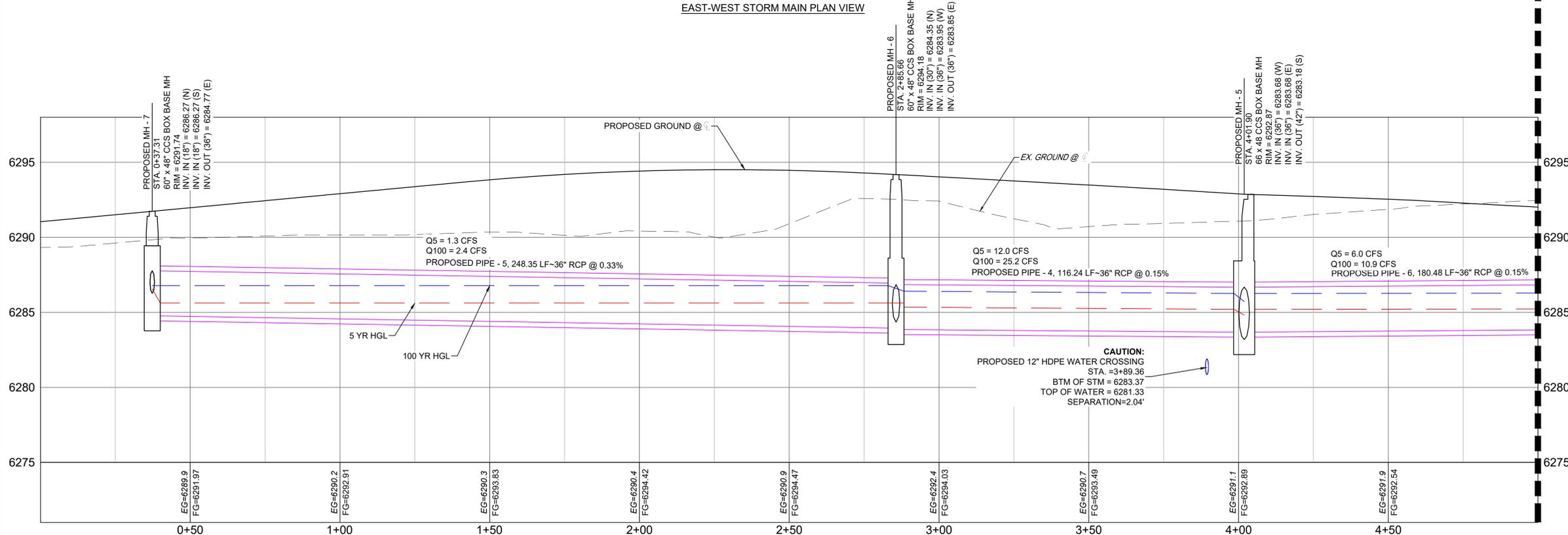
DESIGNED BY: MDF	SCALE: N/A	DATE ISSUED: AUGUST 2024	DRAWING No. RD05
DRAWN BY: KGI	HORIZ: 1" = 5'	SHEET: 08 OF 20	
CHECKED BY: NMS	VERT: 1" = 5'		



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

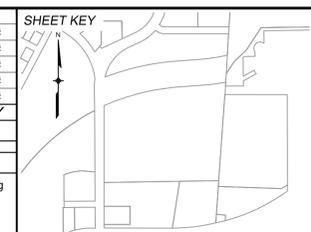


**REFERENCE DRAWINGS**

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##	##	##
##	##	##
No.	DATE	DESCRIPTION

**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.



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**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**

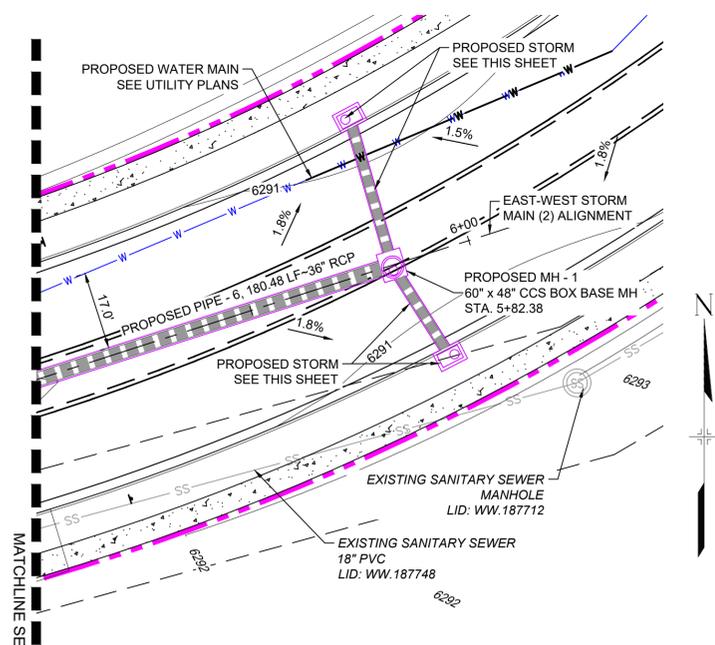
EL PASO COUNTY, COLORADO SPRINGS

**STORM PLAN & PROFILE**

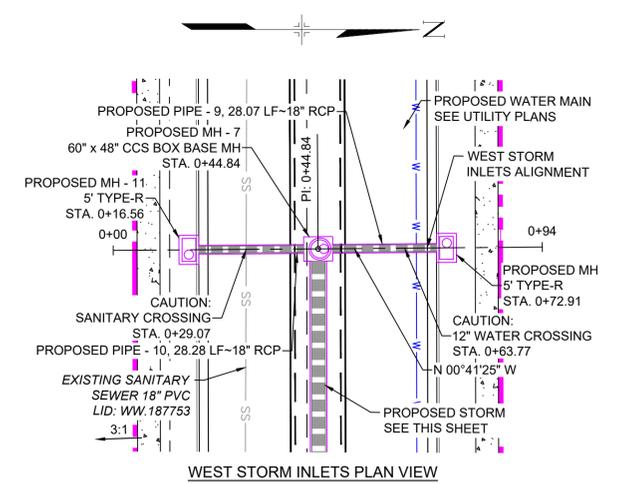
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ 1" = 20'	SHEET	09 OF 20	SD01
CHECKED BY:	NMS	VERT. 1" = 4'			



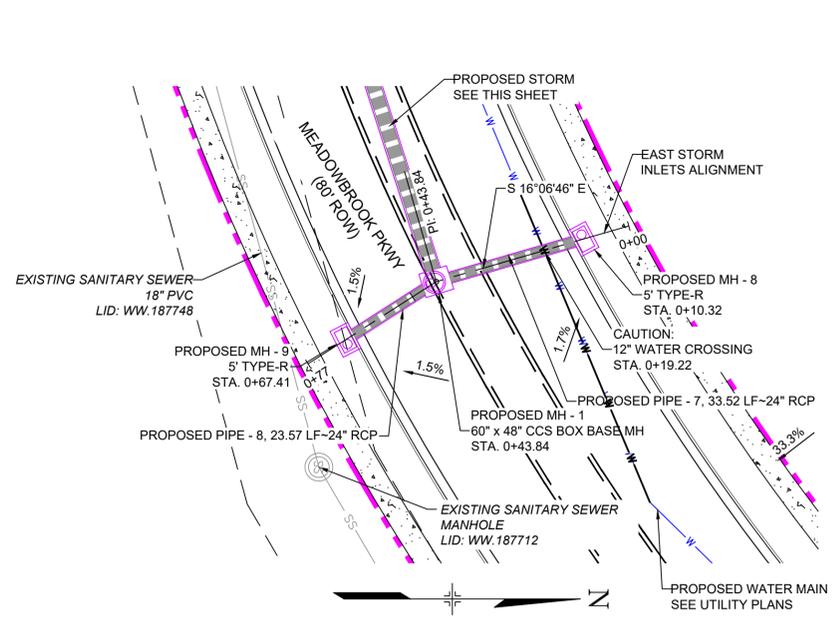
Know what's below. Call before you dig.



EAST-WEST STORM MAIN PLAN VIEW

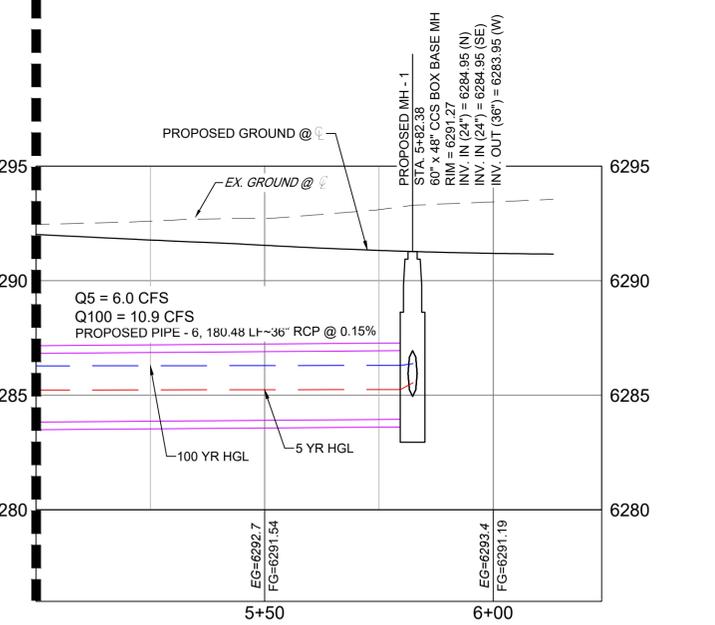


WEST STORM INLETS PLAN VIEW

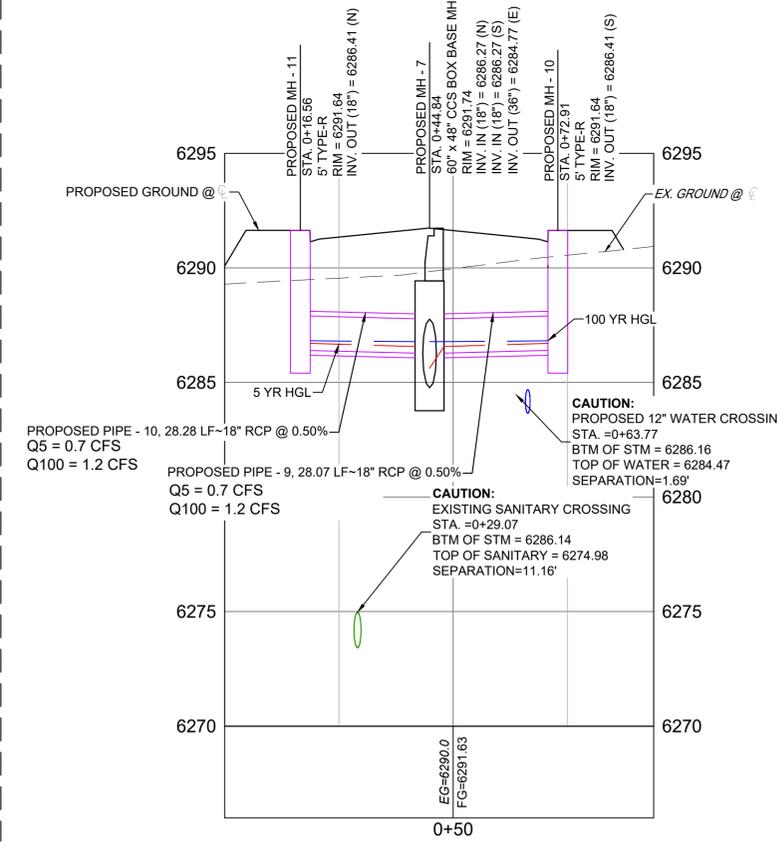


EAST STORM INLETS PLAN VIEW

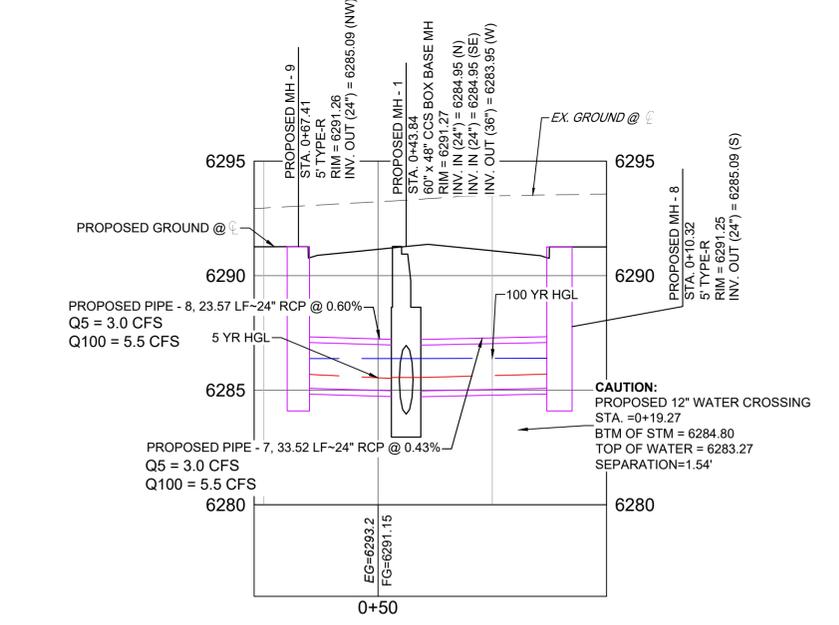
- LEGEND: PROPOSED CENTERLINE, EXISTING PAVED ROAD, RIGHT OF WAY, EASEMENT, EXISTING CURB & GUTTER, PROPOSED CURB & GUTTER, EXISTING CONTOUR, PROPOSED CONTOUR, PROPERTY LINE, 100 YEAR HGL, 5 YEAR HGL, PROPOSED LOT/TRACT LINE, PROPOSED STORM DRAIN, EXISTING STORM DRAIN, FLOODPLAIN BOUNDARY, EXISTING WATER MAIN, EXISTING 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.



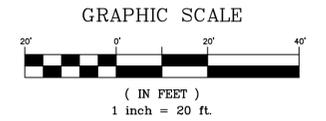
EAST-WEST STORM MAIN (2) SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 5+00.00, END STA: 6+23.72



WEST STORM INLETS SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 0+00.00, END STA: 0+93.87

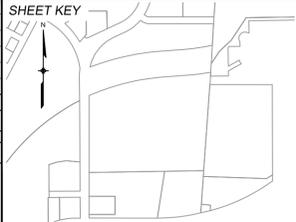


EAST STORM INLETS SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 0+00.00, END STA: 0+77.10



NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

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



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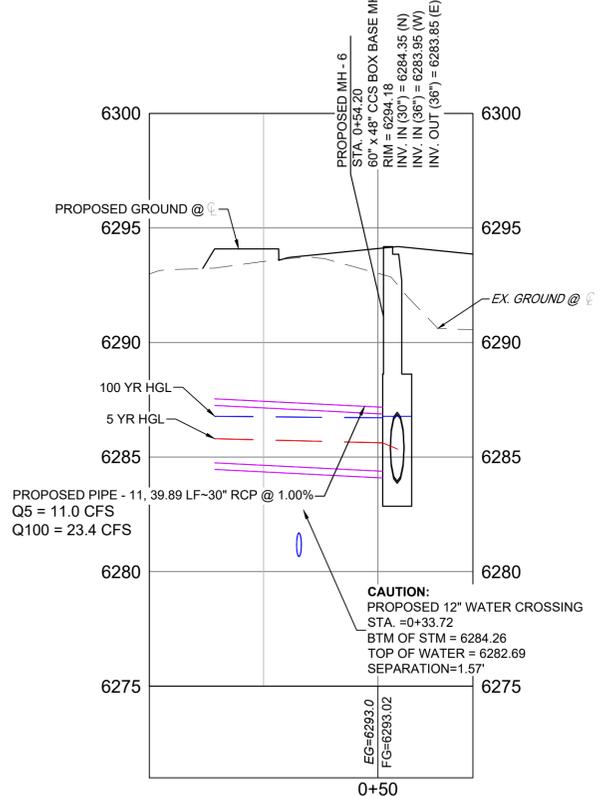
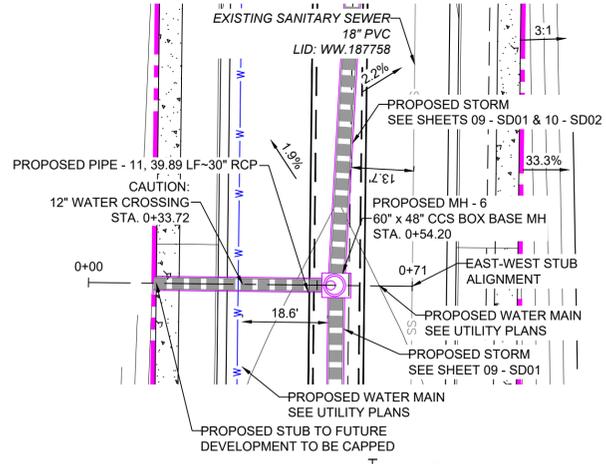


PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

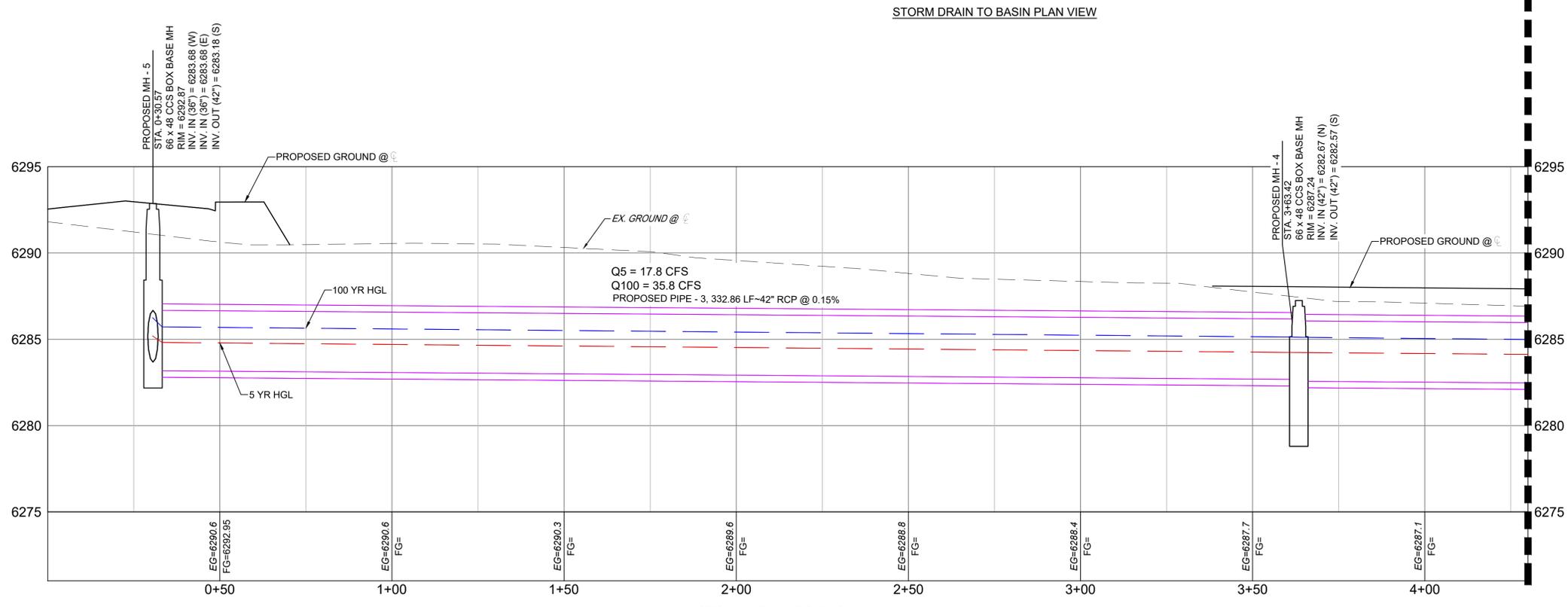
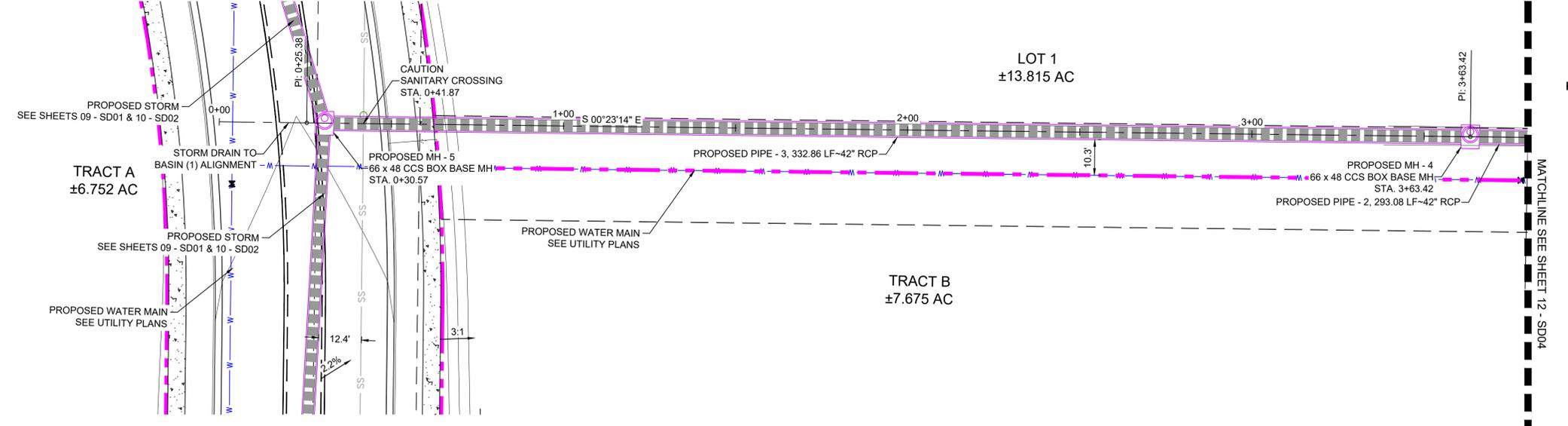
CIMARRON HILLS SOUTHEAST FILING NO. 1 EL PASO COUNTY, COLORADO SPRINGS STORM PLAN & PROFILE. Includes designer and drafter information.



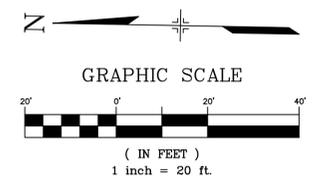
Know what's below.  
Call before you dig.



EAST-WEST STUB  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 0+00.00, END STA: 0+70.79



STORM DRAIN TO BASIN (1)  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 0+00.00, END STA: 4+30.00

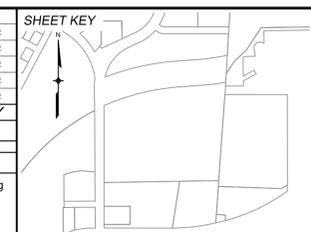


NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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X-1382-PR-SITE	##	##	##	##
X-1382-EK-MAP	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-PR-UTIL	##	##	##	##
X-1382-EX-SITE	##	##	##	##
X-1382-EK-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 10:18:01 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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PREPARED BY:

SEAL

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

**CIMARRON HILLS SOUTHEAST FILING NO. 1**

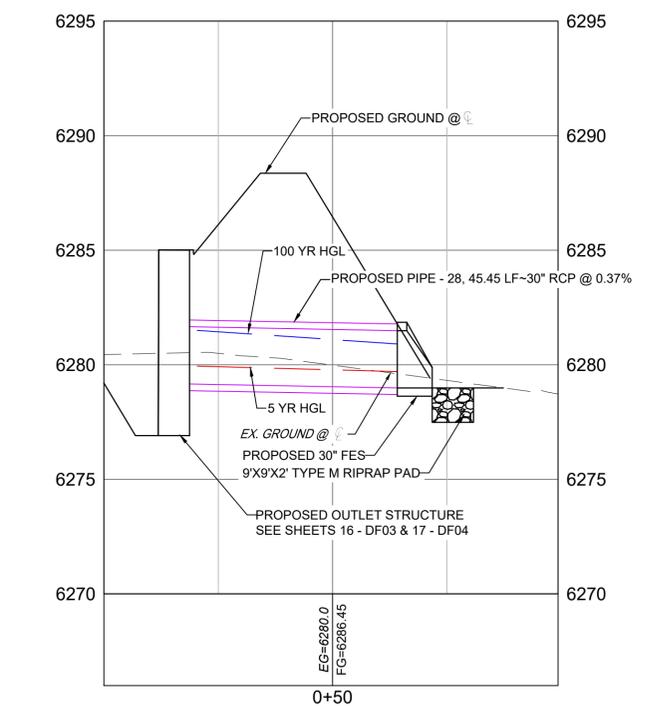
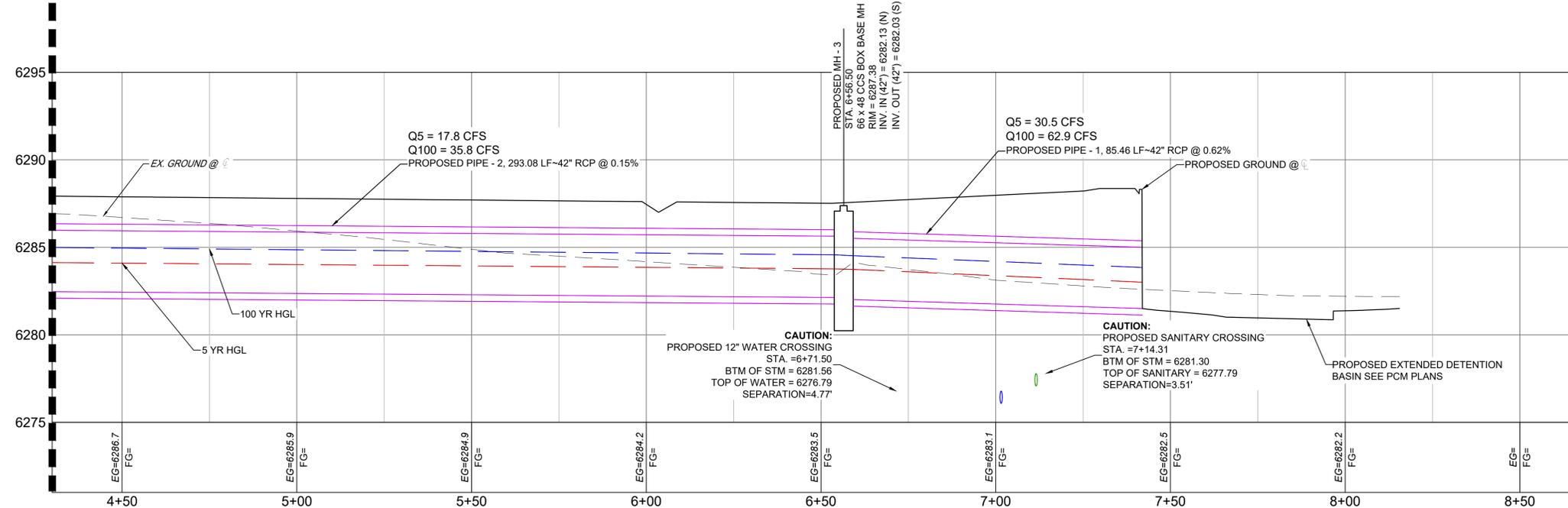
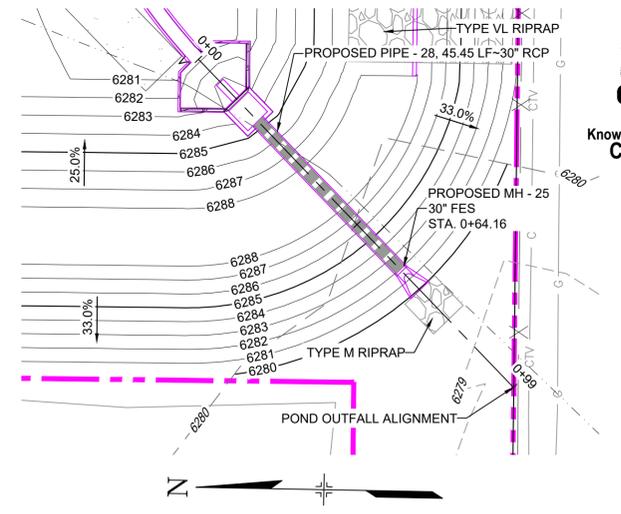
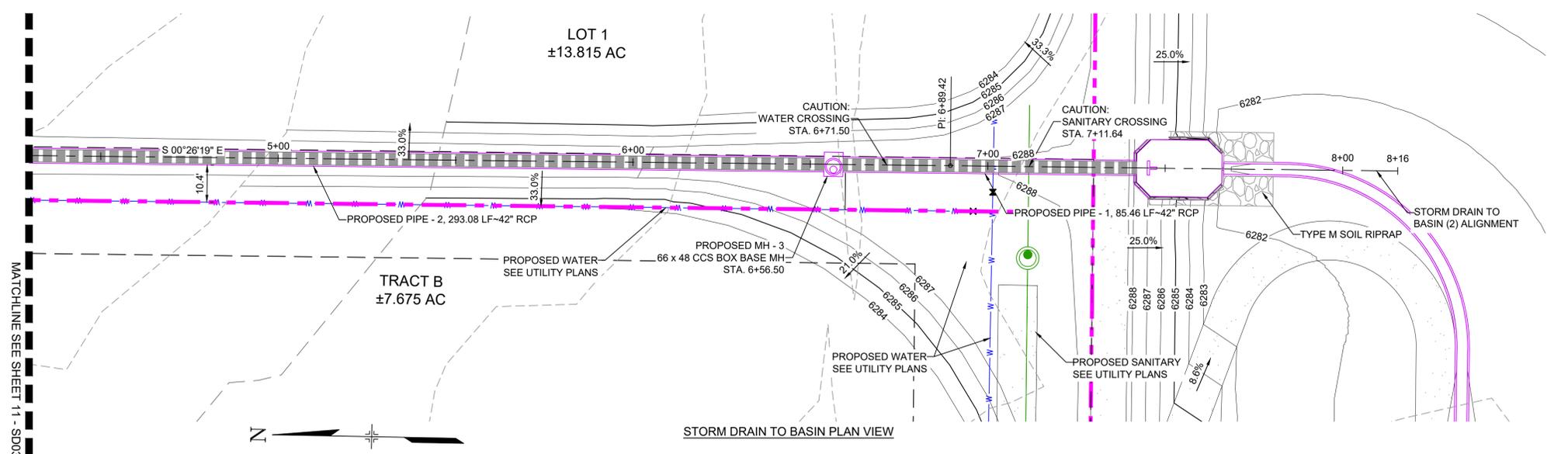
EL PASO COUNTY, COLORADO SPRINGS

**STORM PLAN & PROFILE**

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



Know what's below. Call before you dig.

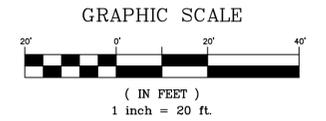


STORM DRAIN TO BASIN (2) SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 4+30.00, END STA: 8+65.33

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

LEGEND

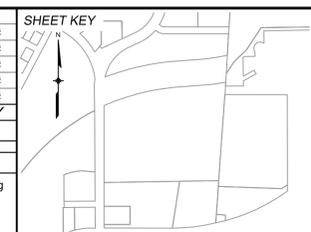
Table with 4 columns: Proposed Centerline, Existing Paved Road, Right of Way, Easement, Existing Curb & Gutter, Proposed Curb & Gutter, Existing Contour, Proposed Contour, Property Line, 100 Year HGL, 5 Year HGL, FOC, Existing Fiber Optics, Proposed Manhole, Proposed Inlets, Fire Hydrant, Existing Water Valve, Existing Storm Inlet, Proposed Sign, Existing Sign, Existing Sanitary Sewer Manhole.



NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

REFERENCE DRAWINGS table with columns for No., Date, and Description.

COMPUTER FILE MANAGEMENT table with columns for No., Date, and Description.



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CIMARRON HILLS SOUTHEAST FILING NO. 1 EL PASO COUNTY, COLORADO SPRINGS STORM PLAN & PROFILE FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003



Know what's below. Call before you dig.

GENERAL CONSTRUCTION NOTES:

- 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.
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.

GENERAL GRADING NOTES:

- 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

PROJECT DATA

CHEROKEE METRO DISTRICT
REPORT CONTAINING PCM DESIGN CALCULATIONS: CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1 FINAL DRAINAGE REPORT (PENDING APPROVAL)
PARCEL NUMBERS: TAX SCHEDULE NUMBERS 5408007003, 5408007001
GEC/STORMWATER QC PLAN: CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1 GRADING & EROSION CONTROL PLANS
FLOODPLAIN: THERE ARE PORTIONS OF THE SITE THAT ARE LOCATED WITHIN A REGULATORY FLOODPLAIN ZONE (FIRMS 08041C0752G, & 08041C0754G DECEMBER 7, 2018)
FUNCTIONAL MAINTENANCE OF PCM: TBD
AESTHETIC MAINTENANCE OF PCM: TBD
DETENTION POND
WQCV WATER SURFACE ELEVATION: 6282.88
EURV WATER SURFACE ELEVATION: 6285.02
100-YR WATER SURFACE ELEVATION: 6286.30

OPINION OF PROBABLE PCM IMPROVEMENT COSTS

Table with 3 columns: Item, Description, Cost. Includes items like DETENTION POND GRADING, FOREBAY, OUTLET STRUCTURE, TRICKLE CHANNEL, EMERGENCY SPILLWAY, 10% CONTINGENCY, and a TOTAL of \$203,500.00.

MATRIX DESIGN GROUP, INC. CANNOT AND DOES NOT GUARANTEE THAT THE CONSTRUCTION COSTS WILL NOT VARY FROM THESE OPINIONS OF PROBABLE COSTS. THESE OPINIONS REPRESENT OUR BEST JUDGEMENT AS A DESIGN PROFESSIONAL, FAMILIAR WITH THE CONSTRUCTION INDUSTRY AND THIS DEVELOPMENT.

NRCS SOIL SURVEY FOR EL PASO COUNTY

Table with 3 columns: SOIL ID NO., SOIL TYPE, HYDROLOGIC CLASSIFICATION. Shows soil types like BLAKELAND LOAMY SAND and BLENDON SANDY LOAM.

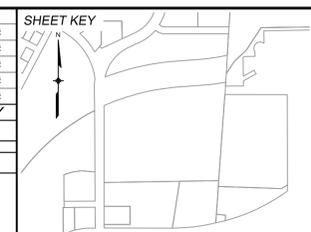
ABBREVIATIONS

Table mapping abbreviations to full names. Includes terms like APPROX, B/C, BTM, CDOT, CFS, CL, CMP, CONC, CONST, CONT, EA, ESMT, ELEV or EL, EX or EXIST, FES, FL, FT, HGL, HP, HORIZ, INV, K, LBS, LF, LP, LT, MAX, MH, MIN, MJ, NTS, PC, PCC, PCR, PRC, PT, PVC, PVI, PVMT, PVT, R or RAD, RCP, RED, ROW, RT, SCH, SD, ST, STA, STD, SS, SW or S/W, and various utility symbols like W, SS, UE, G, FOC, etc.

LEGEND

Legend table showing symbols for various features: 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, PROPOSED MAINTENANCE ACCESS ROAD, PROPOSED RIP RAP.

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



BENCHMARK: NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. 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.

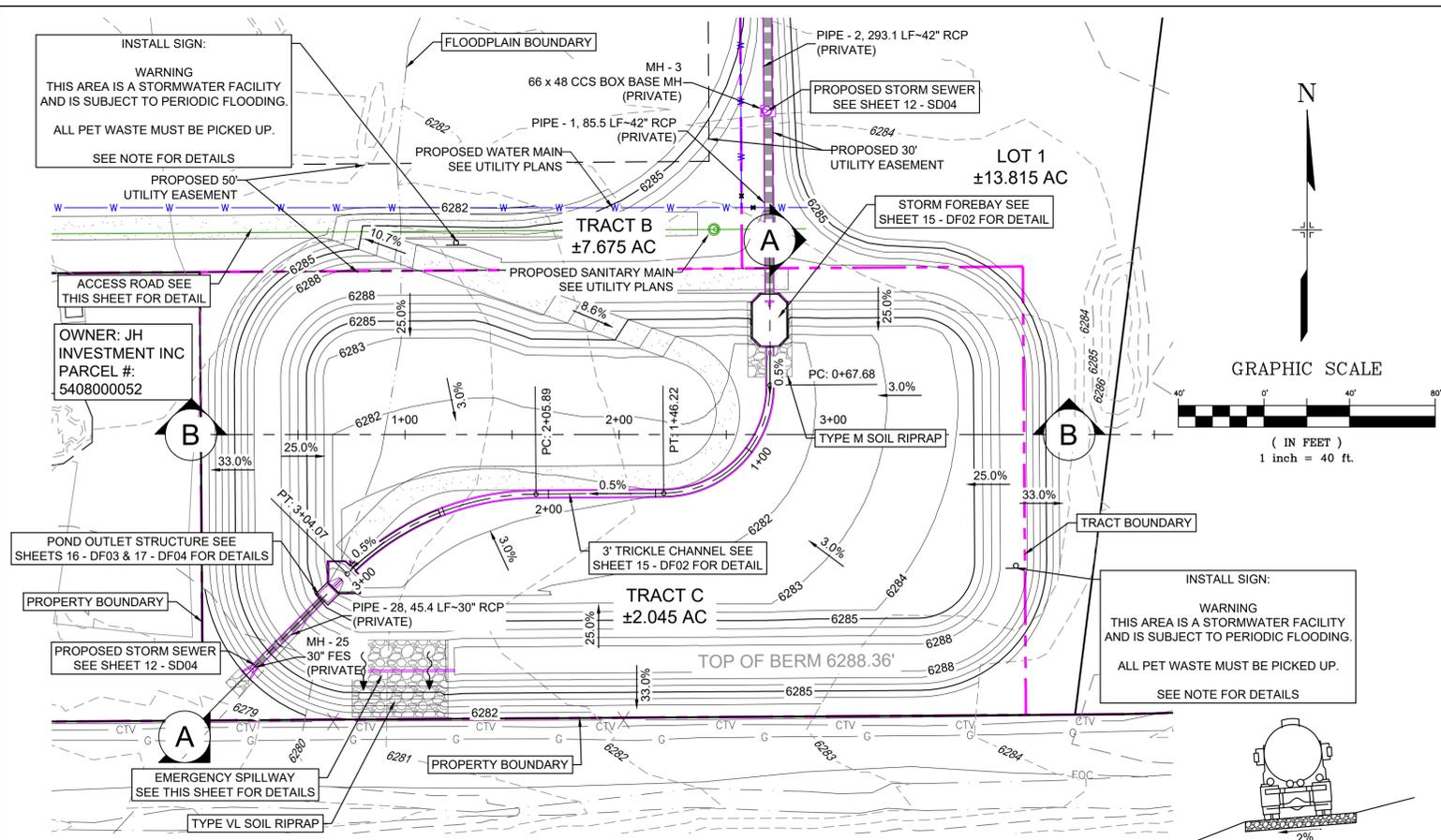


SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003

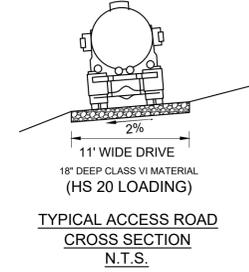
CIMARRON HILLS SOUTHEAST FILING NO. 1
EL PASO COUNTY, COLORADO SPRINGS
DETENTION POND GENERAL NOTES
DESIGNED BY: MDF SCALE: DATE ISSUED: AUGUST 2024 DRAWING No.
DRAWN BY: WCG HORIZ N/A SHEET 13 OF 20 DFGN01
CHECKED BY: NMS VERT. N/A



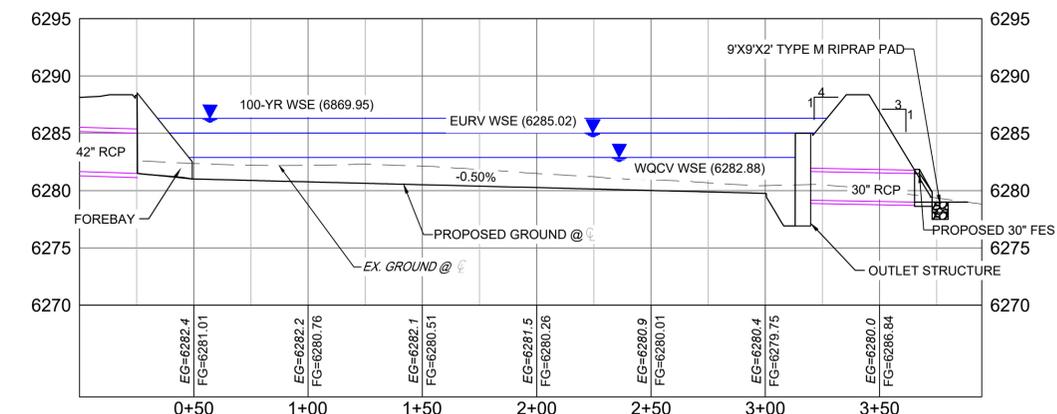
Know what's below. Call before you dig.



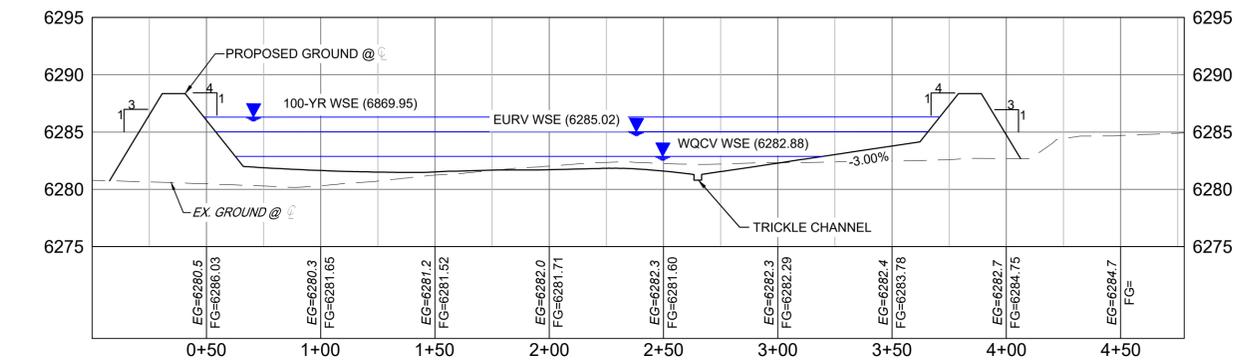
DETENTION POND PLAN  
H: 1" = 40'



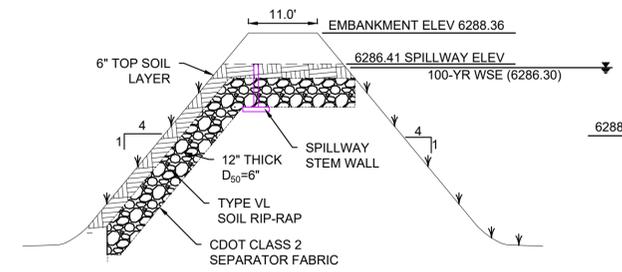
TYPICAL ACCESS ROAD CROSS SECTION  
N.T.S.



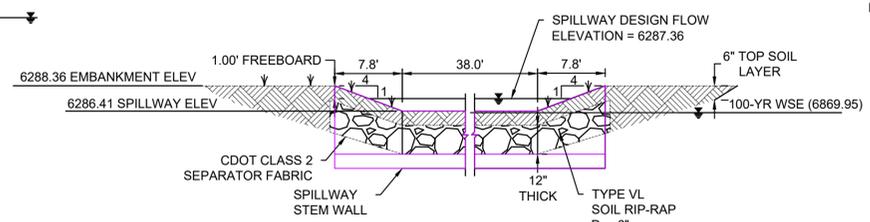
SECTION A  
H: 1" = 40'  
V: 1" = 8'



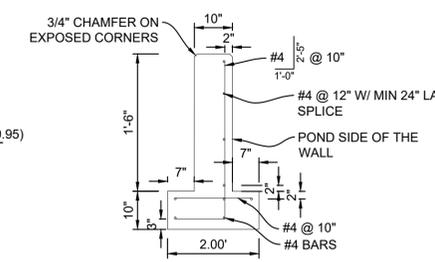
SECTION B  
H: 1" = 40'  
V: 1" = 8'



SPILLWAY CROSS SECTION  
NTS



SPILLWAY CREST DETAIL  
NTS



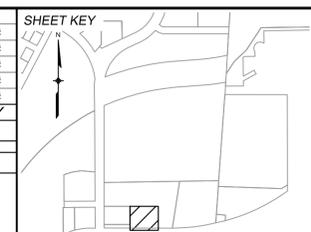
SPILLWAY STEM WALL DETAIL  
NTS

- NOTES:
- ALL CONCRETE SHALL BE CDOT CLASS D; F<sub>cr</sub> = 4500 PSI
  - ALL REINFORCING STEEL SHALL BE F<sub>y</sub>; 60 KSI
  - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
CONCRETE PLACED AGAINST EARTH ..... 3"  
CONCRETE EXPOSED TO EARTH OR WEATHER ..... 2"
  - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/8" CHAMFER  
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.
  - STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
  - 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
  - INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
  - WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
  - SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.
  - 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	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EK-MAP	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-PR-UTIL	##	##	##	##
X-1382-EK-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\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.

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SEAL

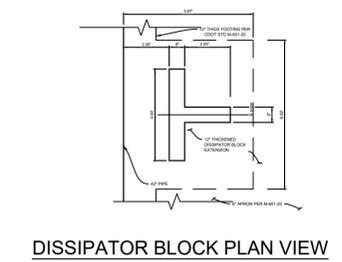
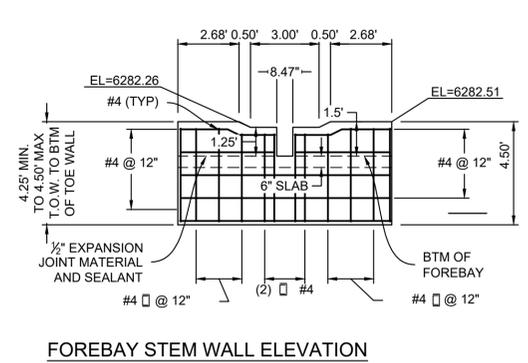
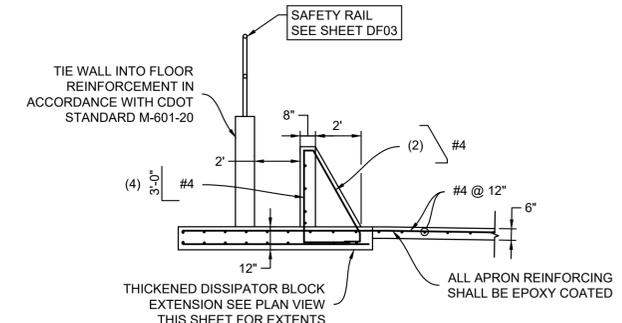
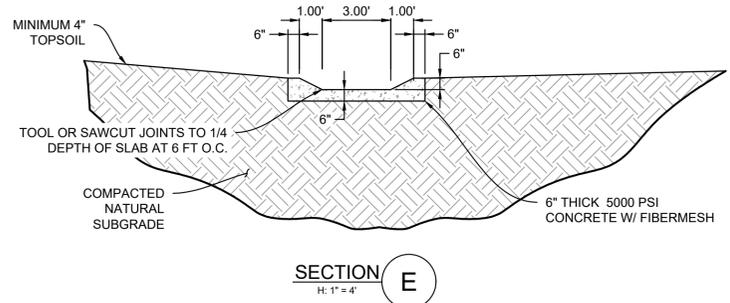
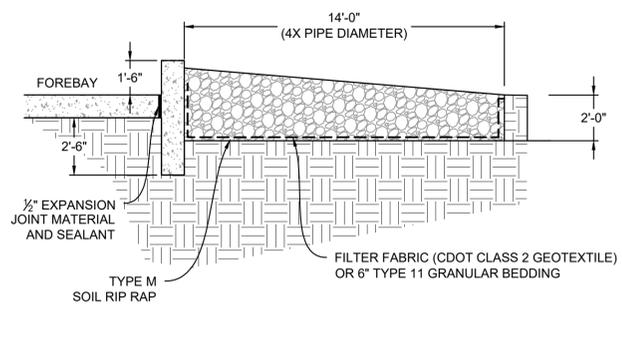
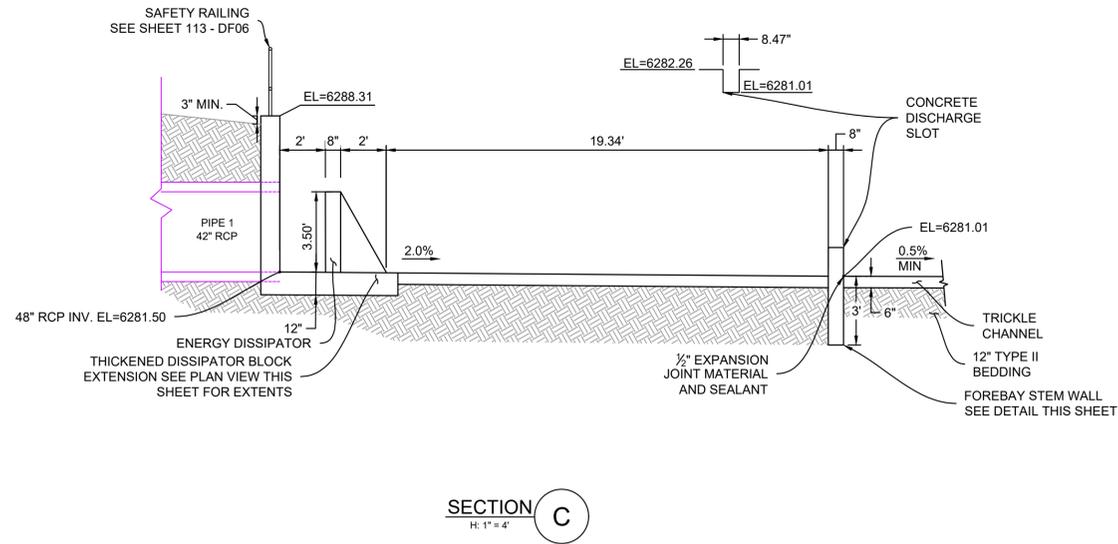
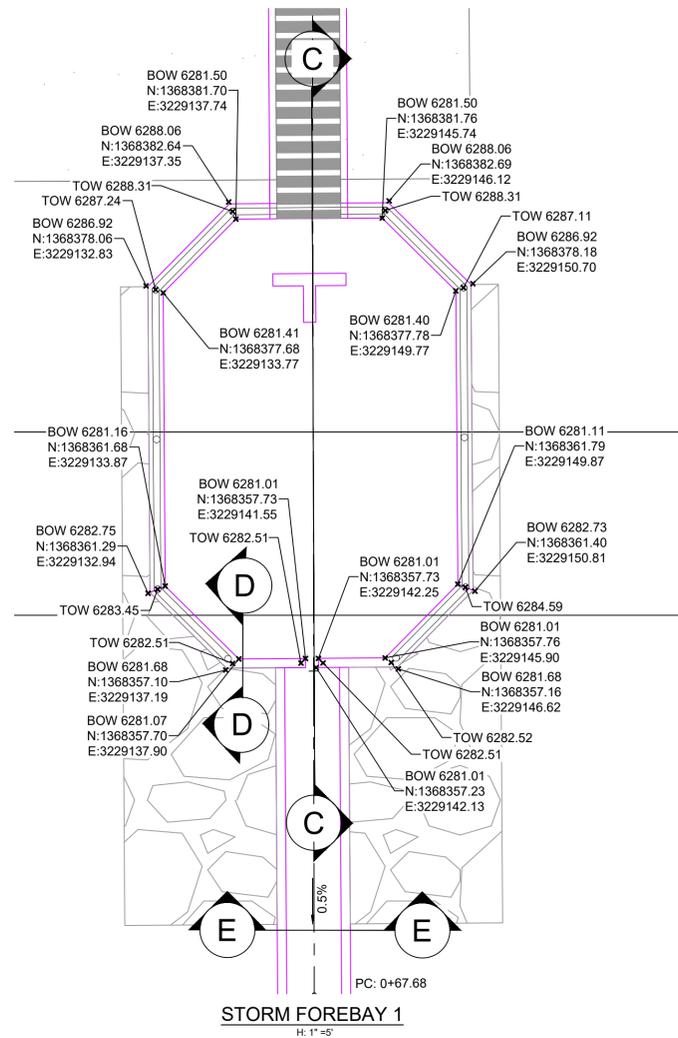
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
EL PASO COUNTY, COLORADO SPRINGS			
DETENTION POND 1 SITE PLAN			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	WCG	HORIZ 1" = 40'	AUGUST 2024
CHECKED BY:	NMS	VERT. N/A	DRAWING No.
			14 OF 20
			DF01



Know what's below.  
Call before you dig.

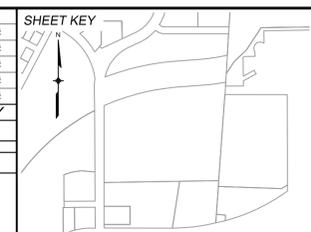


- NOTES:
- ALL CONCRETE SHALL BE CDOT CLASS D; F<sub>c</sub> = 4500 PSI (UNLESS OTHERWISE NOTED)
  - ALL REINFORCING STEEL SHALL BE F<sub>y</sub>: 60 KSI
  - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
CONCRETE PLACED AGAINST EARTH.....3"  
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REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34				
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\PCM Plans\DF01.dwg
CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:18:30 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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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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SEAL

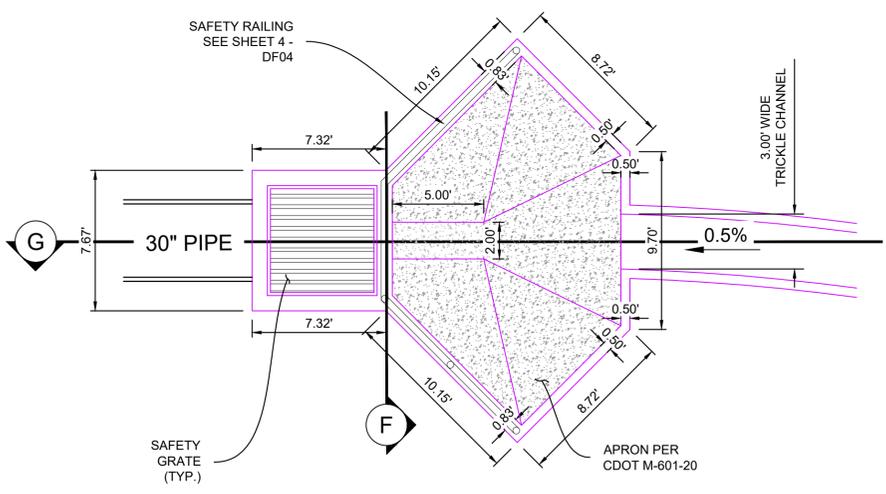
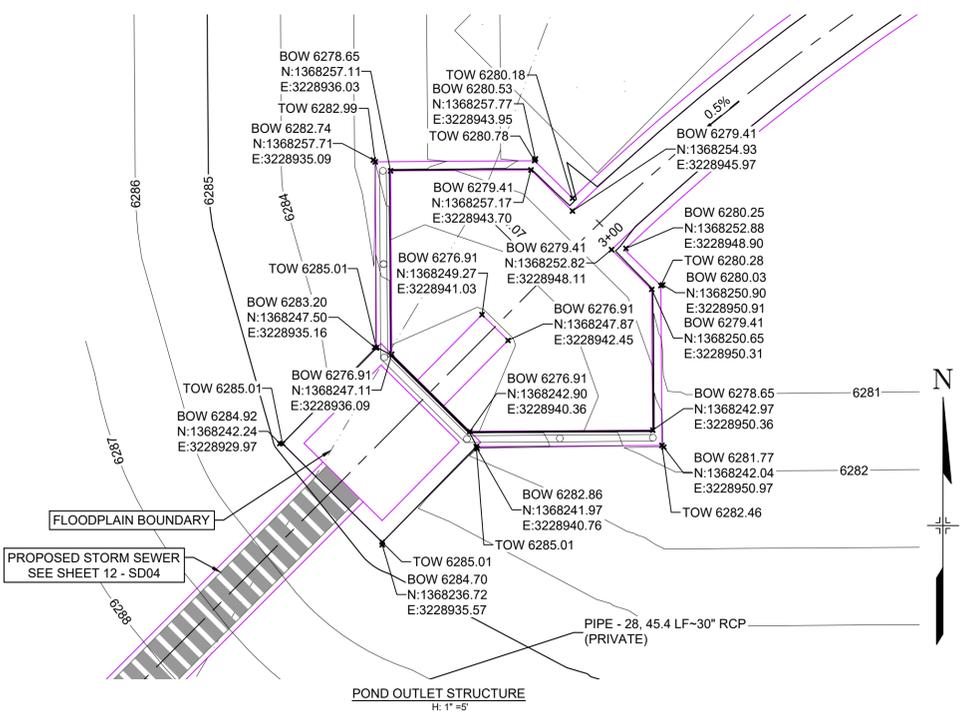
**PRELIMINARY**  
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
EL PASO COUNTY, COLORADO SPRINGS			
<b>DETENTION POND 1 DETAILS</b>			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	WCG	HORIZ 1" = 5'	AUGUST 2024
CHECKED BY:	NMS	VERT. N/A	SHEET 15 OF 20
			DRAWING No. DF02



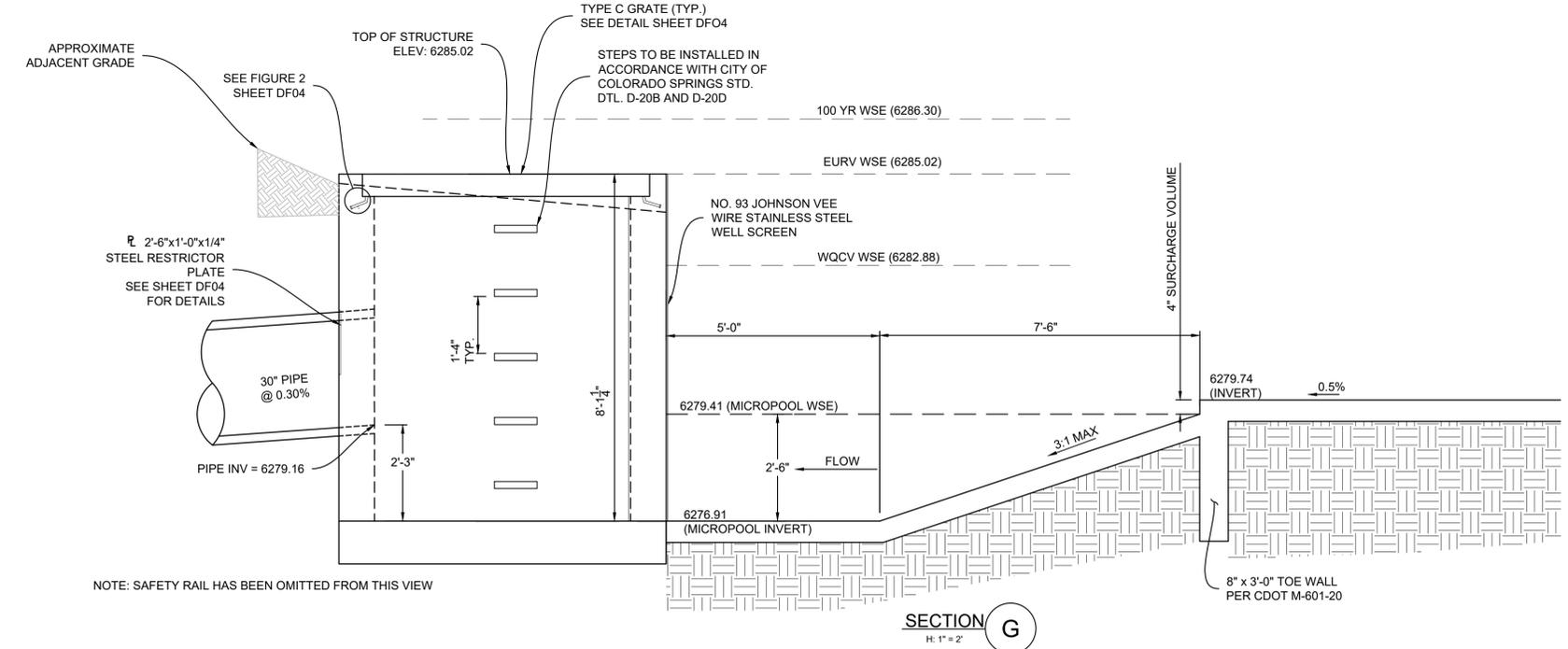
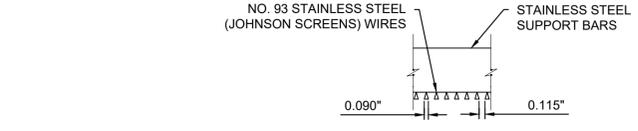
Know what's below.  
Call before you dig.



- NOTES:
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  - ALL REINFORCING STEEL SHALL BE F<sub>y</sub>: 60 KSI
  - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
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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



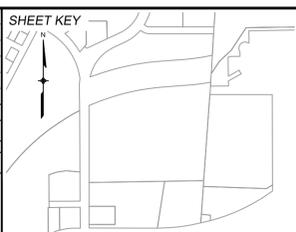
REFERENCE DRAWINGS	DESCRIPTION	BY
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X-1382-EK-MAP		
X-1382-EX-UTIL		
X-1382-PR-UTIL		
X-1382-EK-SITE		
X-1382-EX-FEMA-MAP		

No.	DATE	DESCRIPTION	REVISIONS	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 10:18:37 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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SEAL

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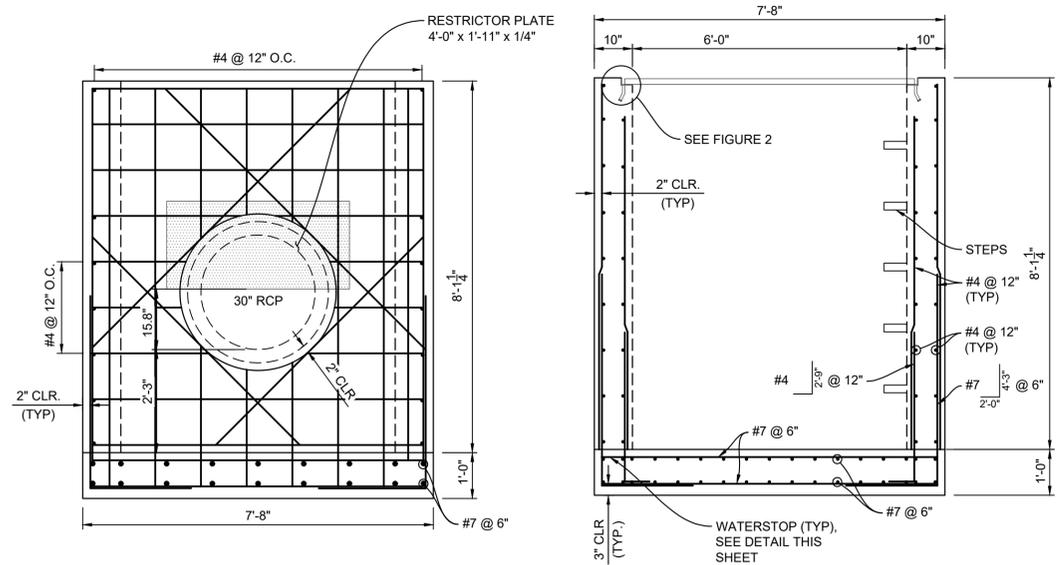
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

**CIMARRON HILLS SOUTHEAST FILING NO. 1**

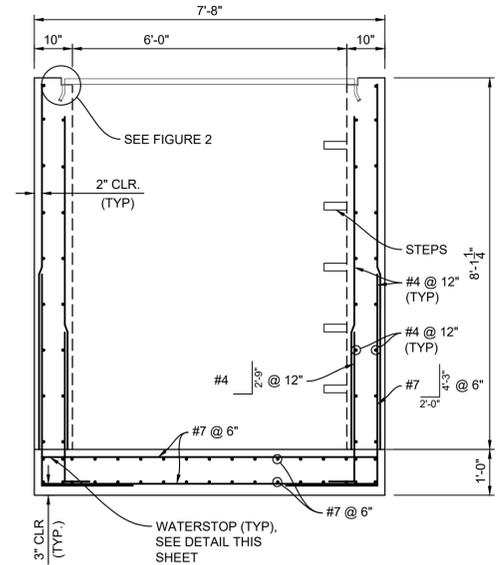
EL PASO COUNTY, COLORADO SPRINGS

**DETENTION POND 1 DETAILS**

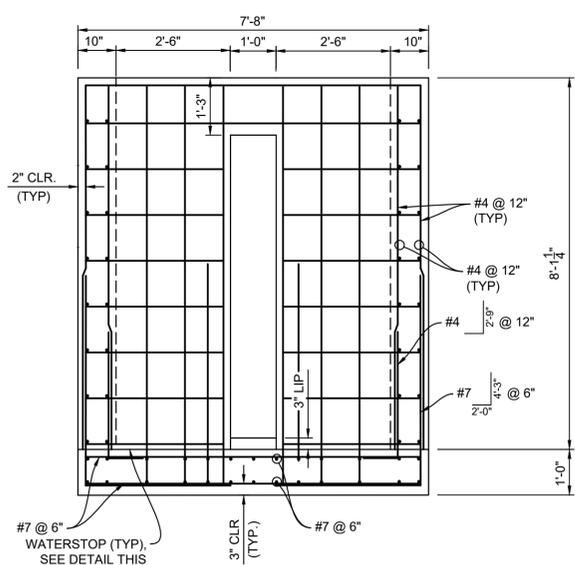
DESIGNED BY:	MDF	SCALE	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ 1" = 5'	SHEET	16 OF 20	DF03
CHECKED BY:	NMS	VERT. N/A			



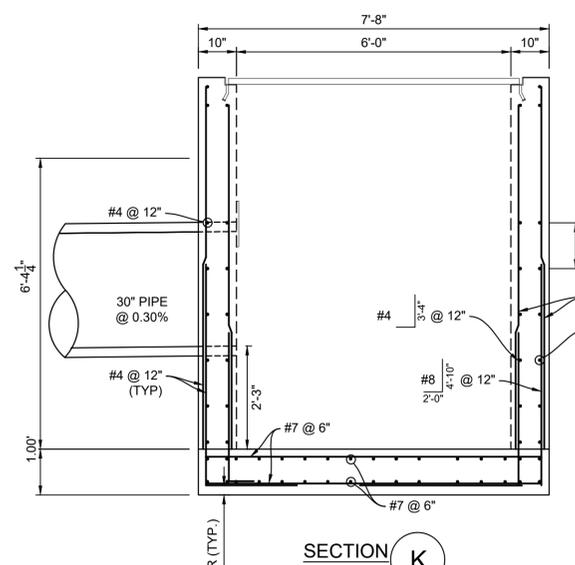
SECTION H  
H: 1" = 2"



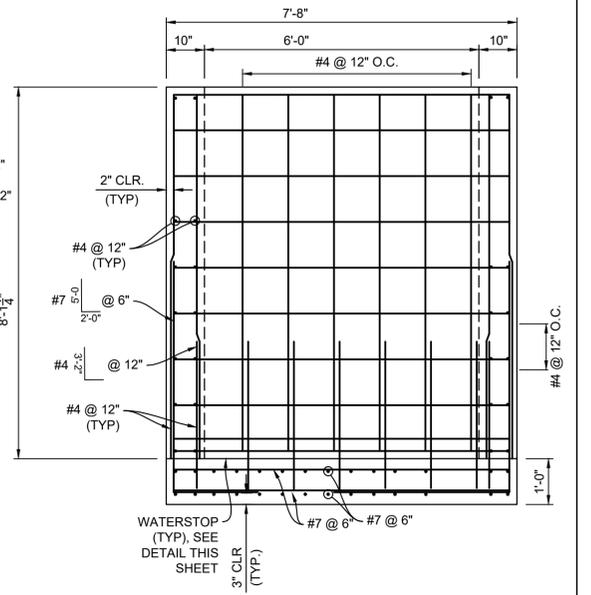
SECTION I  
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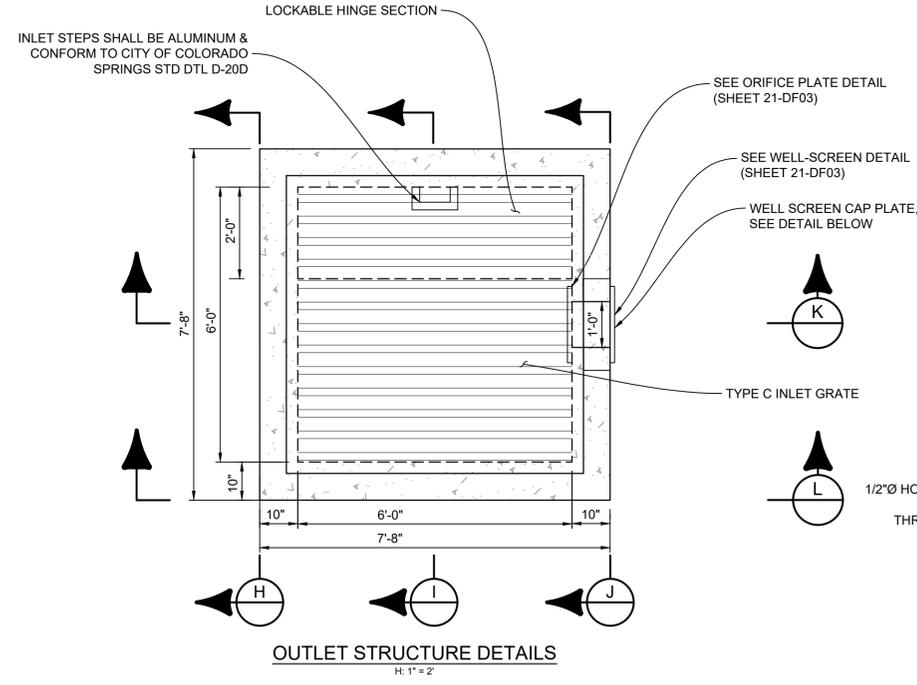
SECTION J  
H: 1" = 2"



SECTION K  
H: 1" = 2"



SECTION L  
H: 1" = 2"



OUTLET STRUCTURE DETAILS  
H: 1" = 2"

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  - ALL REINFORCING STEEL SHALL BE Fy: 60 KSI
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  - STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
  - 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
  - INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D

S4 X 7.7 GALVANIZED STEEL BEAMS (OR APPROVED EQUAL) ON 8" CENTERS:  
4'-5 1/2" X 6'-5 1/2" TOTAL GRATE SIZE

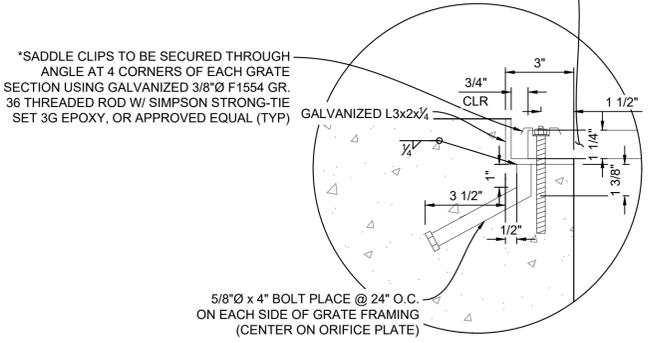
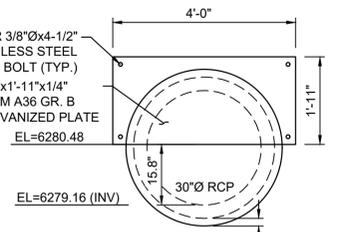
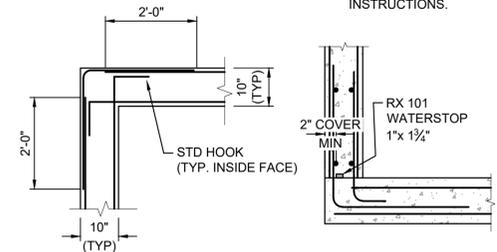


FIGURE 2  
NTS



RESTRICTOR PLATE  
NTS



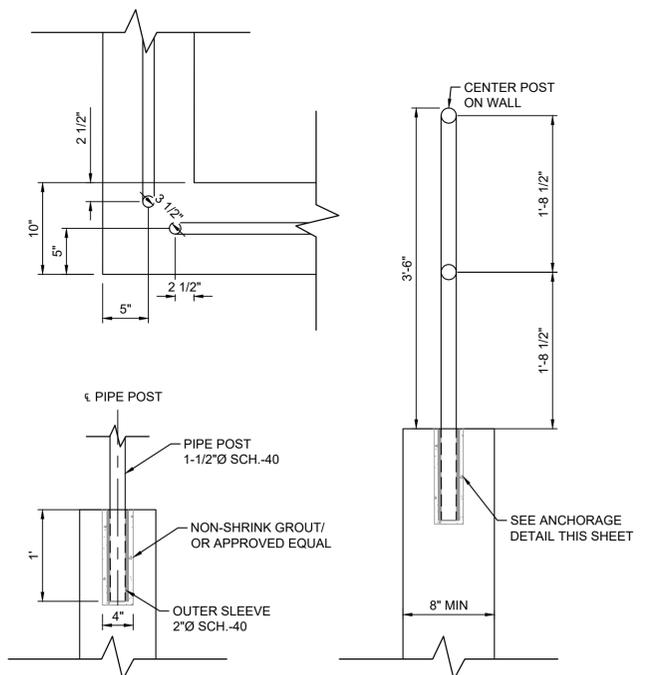
WATERSTOP DETAIL  
H: 1" = 2"

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.

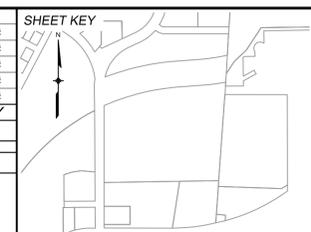


SAFETY RAIL DETAIL  
H: 1" = 2"

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34				
X-1382-PR-SITE				
X-1382-EK-MAP				
X-1382-EX-UTIL				
X-1382-PR-UTIL				
X-1382-EK-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\PCM Plans\DF01.dwg
CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:18:40 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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

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PREPARED BY:  
 Matrix  
Excellence by Design

SEAL  
**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	17 OF 20	DF04
CHECKED BY:	NMS	VERT:	N/A		



Know what's below.  
Call before you dig.

OWNER: FONTANA ENTERPRISES  
PARCEL #: 5407401019

OWNER: MEADOWBROOK CROSSING  
METRO DISTRICT  
PARCEL #: 5408301033

OWNER: FONTANA ENTERPRISES  
PARCEL #: 5407401020

OWNER: CROSSROADS OWNER LLC  
PARCEL #: 5408305001

OWNER: COLORADO SPRINGS EQUITIES LLC  
PARCEL #: 5408305002

OWNER: JH INVESTMENT INC  
PARCEL #: 5408000052

OWNER: COLORADO SPRINGS EQUITIES LLC  
PARCEL #: 5408305003

**SIGNING & STRIPING NOTES :**

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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.



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**REFERENCE DRAWINGS**

##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##

No. DATE

**DESCRIPTION REVISIONS**

**SHEET KEY**



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

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**SEAL**

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

**CIMARRON HILLS SOUTHEAST FILING NO. 1**

EL PASO COUNTY, COLORADO SPRINGS

**PAVEMENT MARKING & SIGNING PLAN**

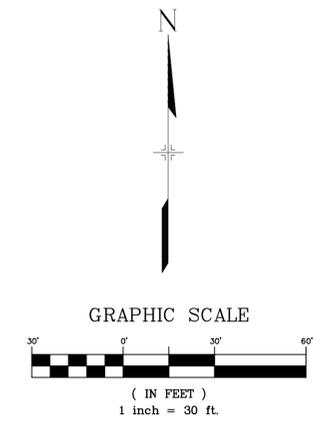
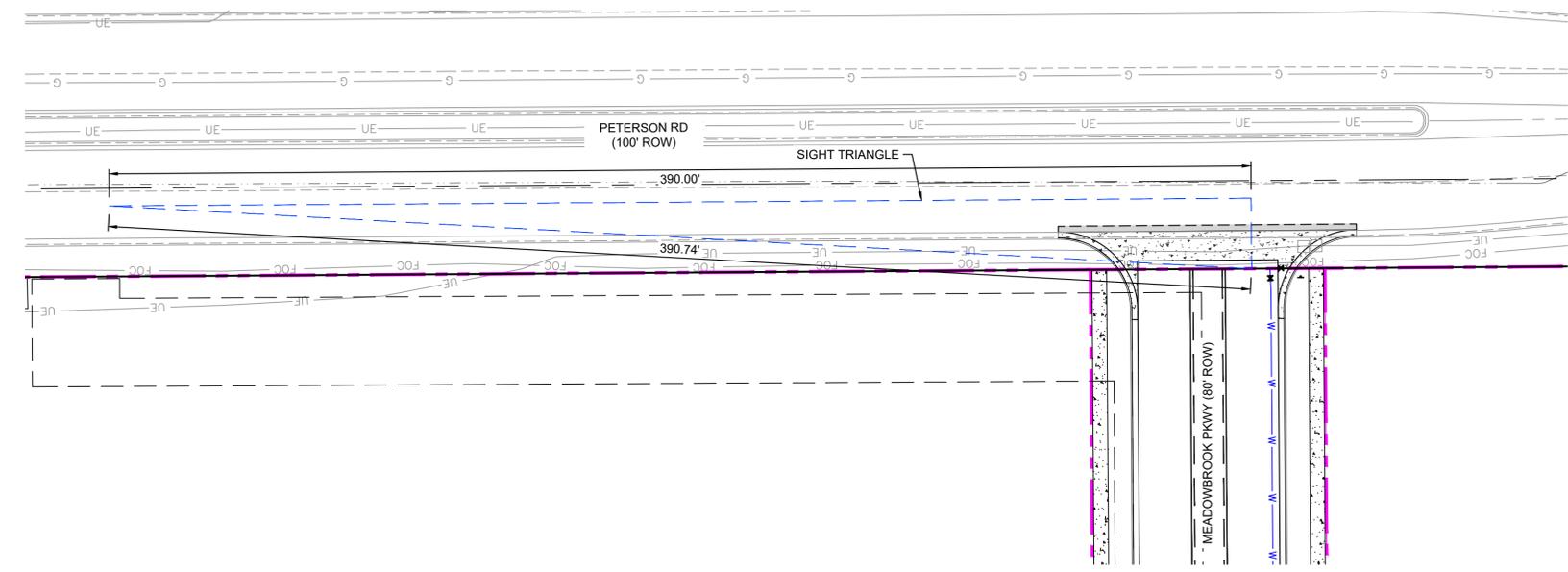
DESIGNED BY: MDF	SCALE: 1" = 100'	DATE ISSUED: AUGUST 2024	DRAWING No. SN01
DRAWN BY: WCG	HORIZ. N/A	SHEET 18 OF 20	
CHECKED BY: NMS	VERT. N/A		

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

**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.

**LEGEND**

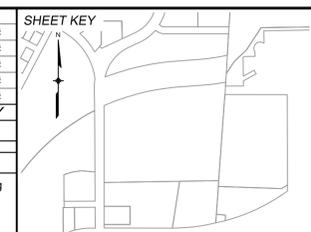
- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- 5975 EXISTING CONTOUR
- 7050 PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN 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	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
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	
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CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:18:55 AM
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PREPARED BY:

SEAL

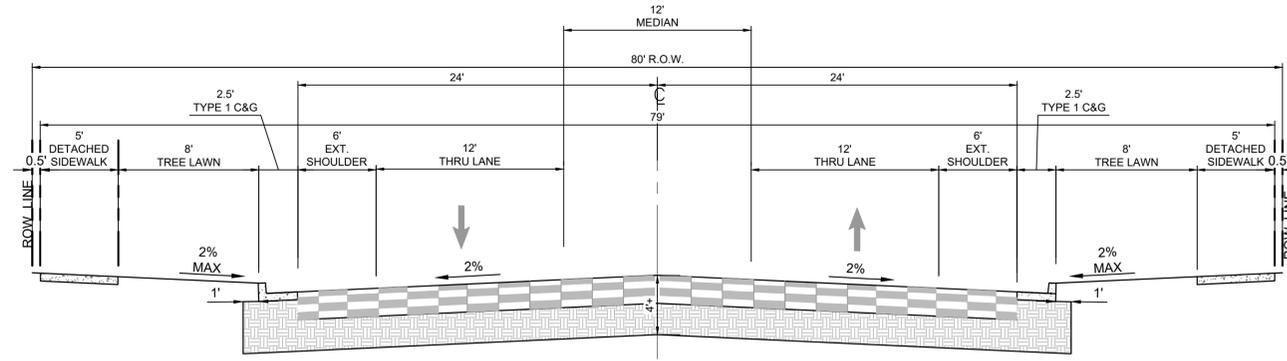
**PRELIMINARY**  
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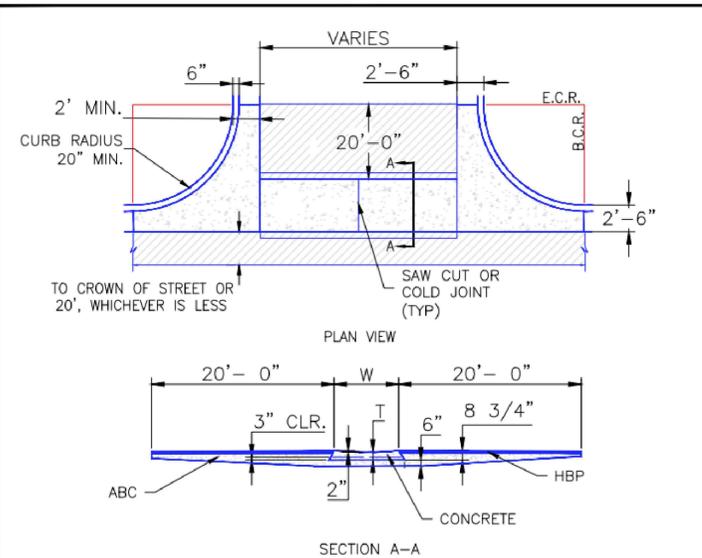
<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
EL PASO COUNTY, COLORADO SPRINGS			
<b>SITE TRIANGLE</b>			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	KGI	HORIZ N/A	AUGUST 2024
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET
			DRAWING No. ST01
			19 OF 20



Know what's below.  
Call before you dig.



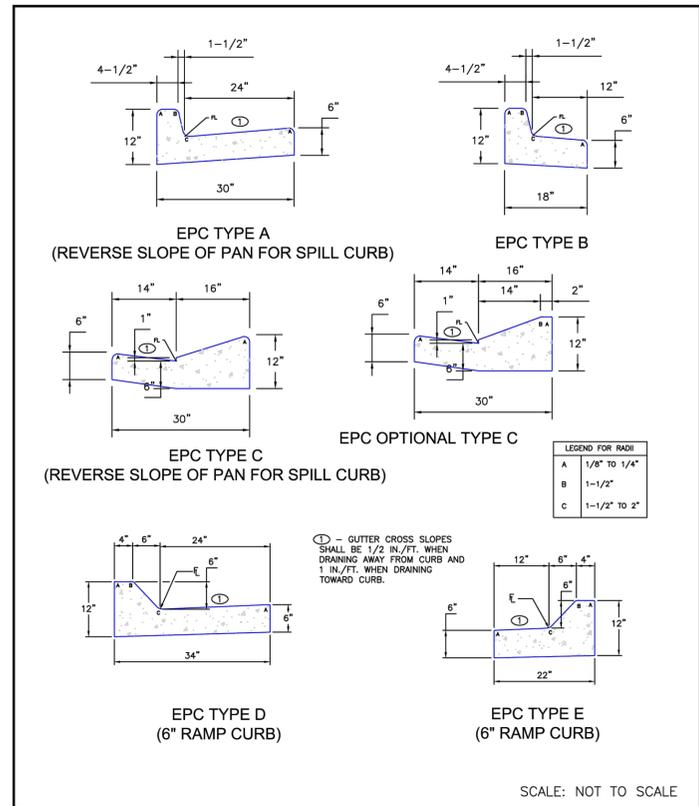
**COLLECTOR WITH NO PARKING**  
35 MPH POSTED; 40 MPH DESIGN  
NOT TO SCALE  
MEADOWBROOK PKWY



- 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:	REVISION DATE:	FILE NAME:	
André P. Brackin	12/8/15	SD_2-26	

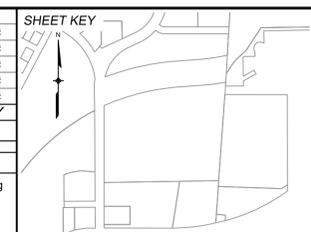


8/11/11	Typical Curb and Gutter Details Standard Drawing		
DATE APPROVED:	REVISION DATE:	FILE NAME:	
André P. Brackin	12/8/15	SD_2-20	

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
	##	##	##	##
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	##	##	##	##

**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  
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PREPARED BY:

SEAL

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

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
EL PASO COUNTY, COLORADO SPRINGS			
<b>DETAILS</b>			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	WCG	HORIZ	AUGUST 2024
CHECKED BY:	NMS	VERT.	20 OF 20
			DRAWING No. DT01

# 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

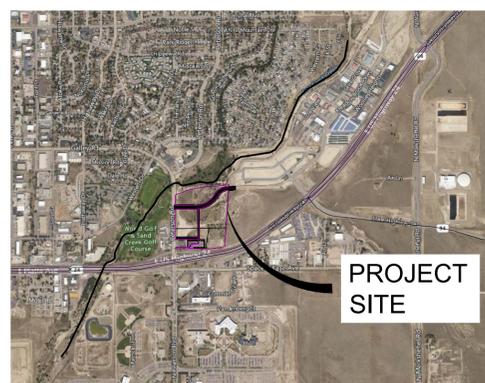
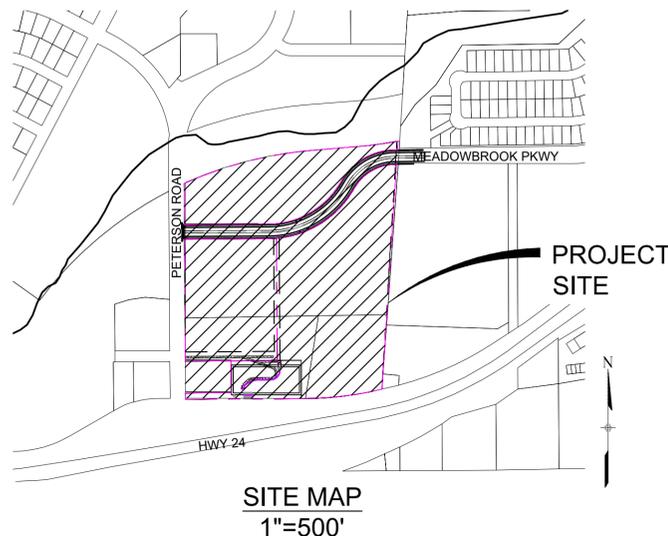
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



SHEET INDEX	TITLE SHEET
TS01	INDEX SHEET
IS01	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	(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



#### 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 EXPRES 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: \_\_\_\_\_

#### 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

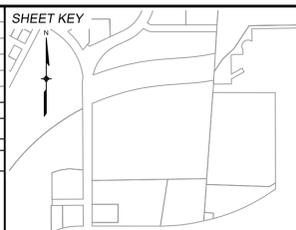
#### LEGEND

— 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
BFV	BUTTERFLY VALVE	MJ	MECHANICAL JOINT
BOP	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)	RCP	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	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
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CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:20:31 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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SEAL

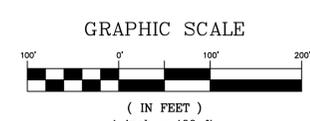
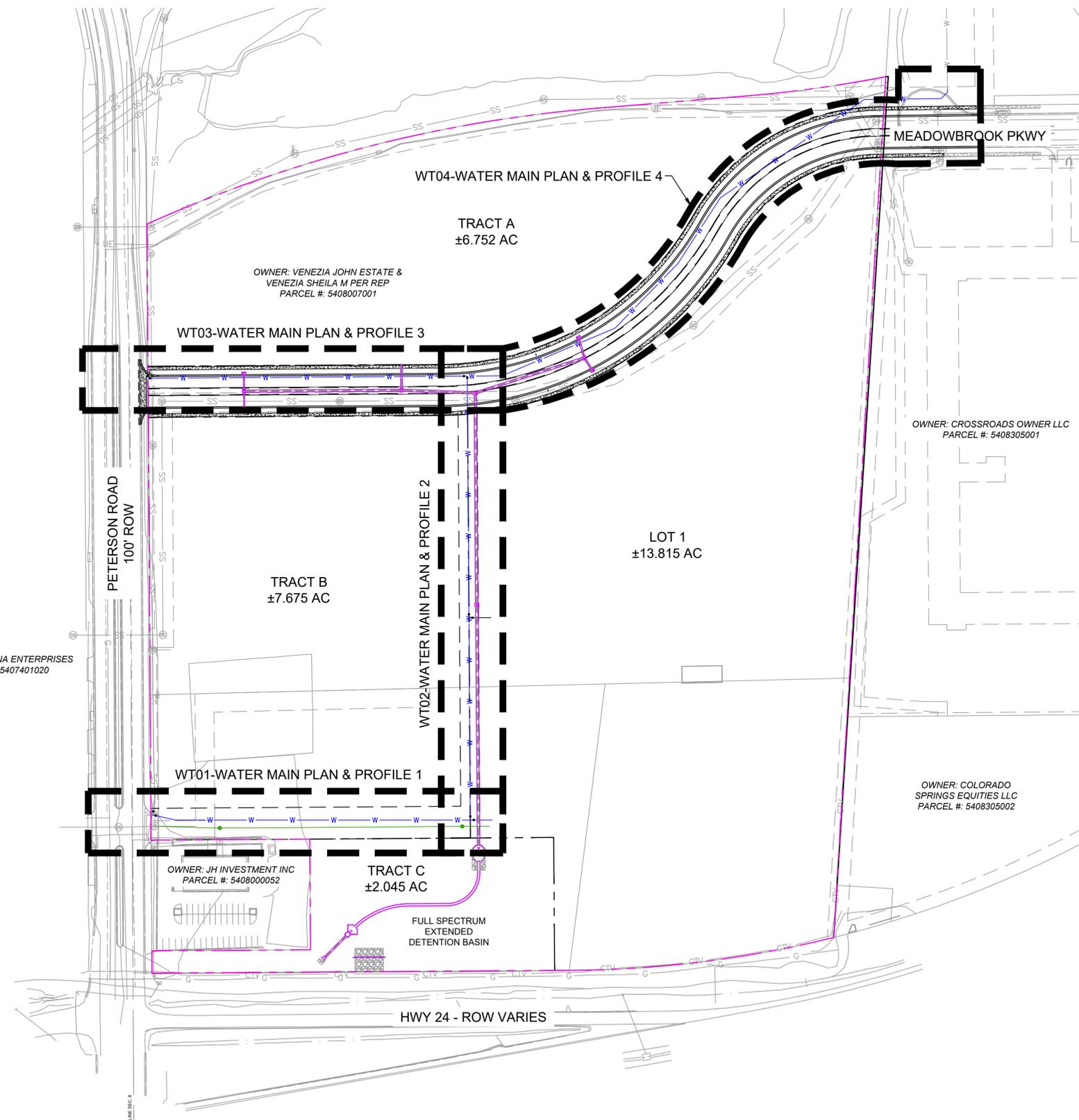
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
TITLE SHEET			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ	AUGUST 2024
CHECKED BY:	MDF	VERT.	1 OF 6
			DRAWING No. TS01



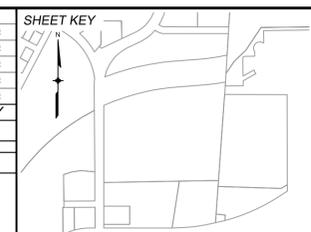
Know what's below.  
Call before you dig.



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X-1382-EX-SITE	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
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X-1382-PR-UTIL	##	##	##	##

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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

SEAL

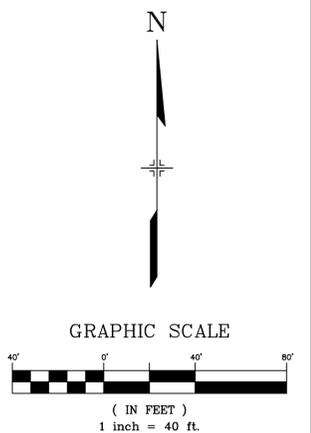
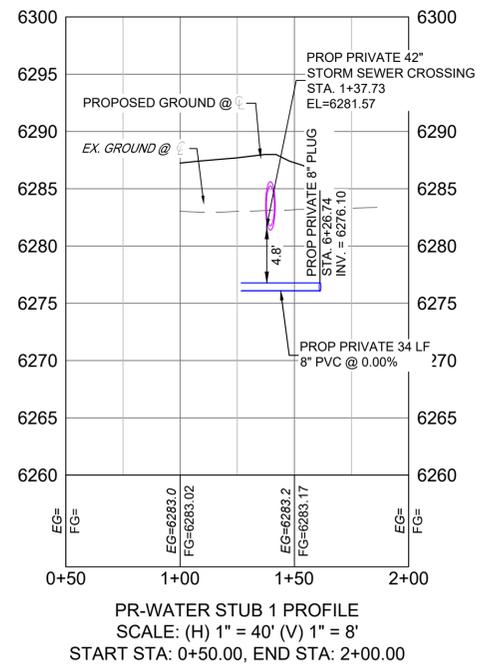
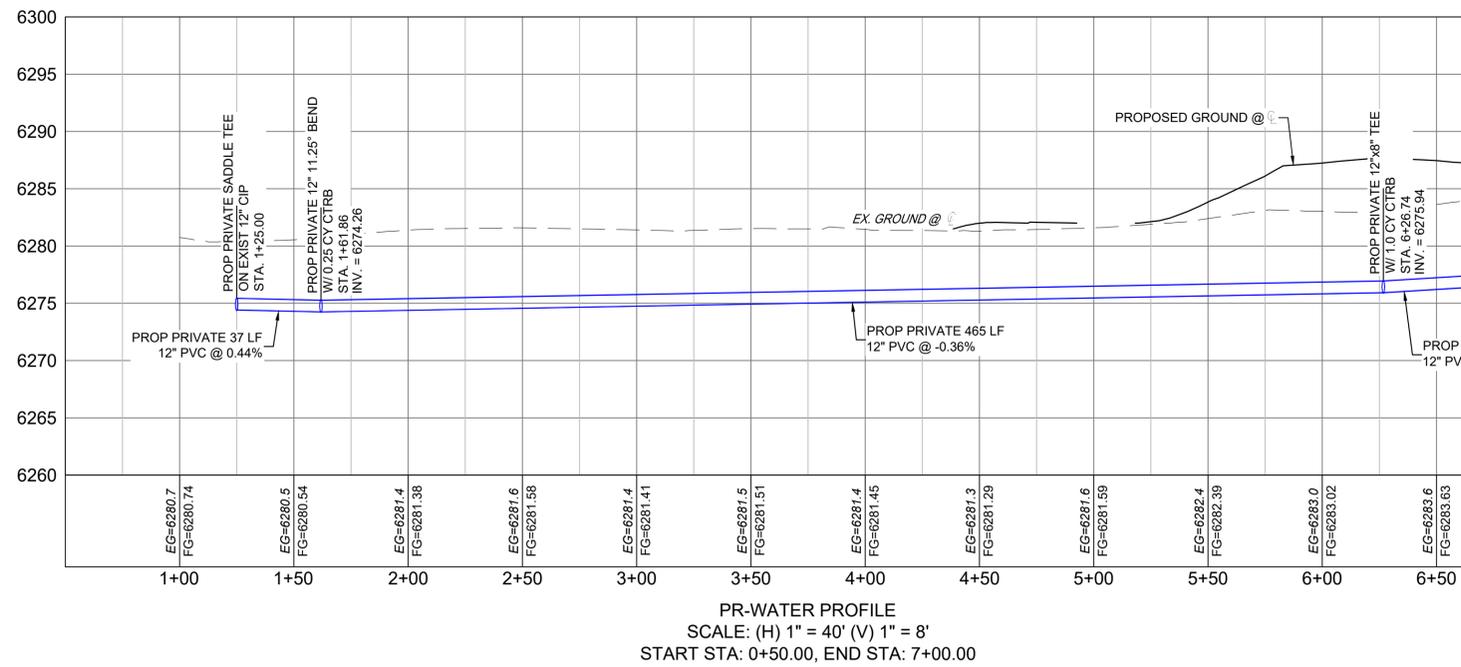
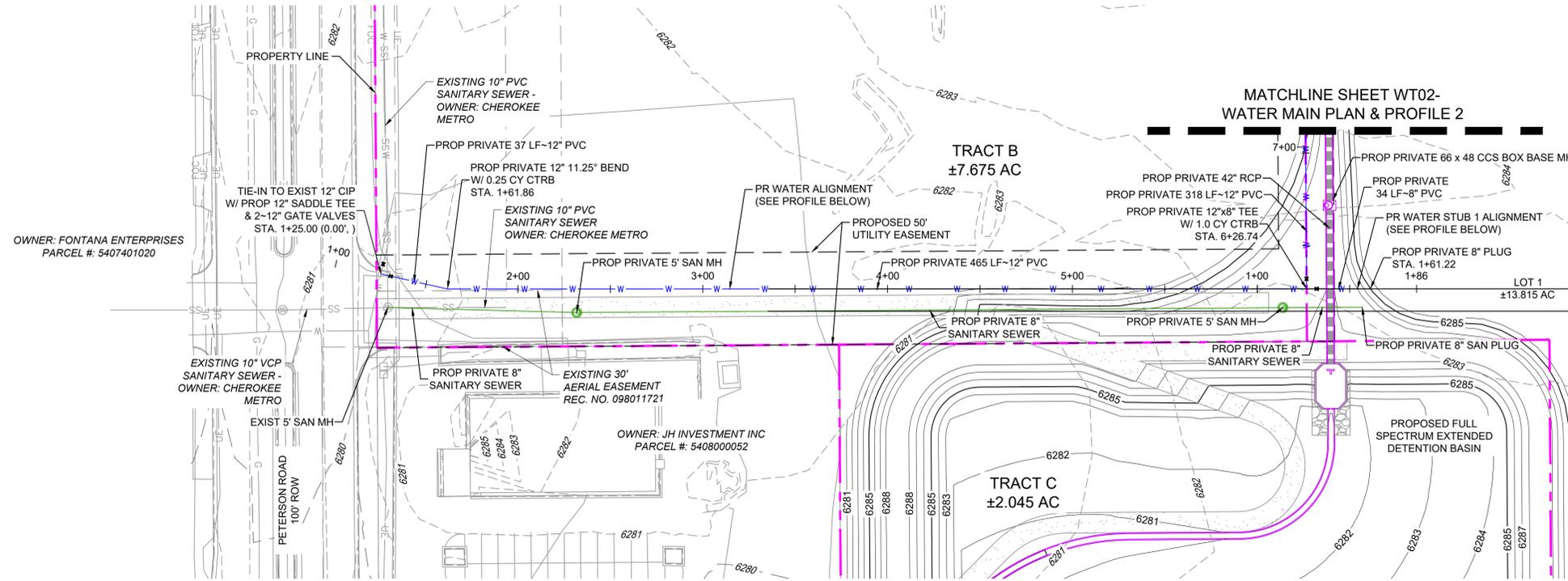
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MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>					
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO					
<b>TITLE SHEET</b>					
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	DGW	HORIZ:	N/A	SHEET	2 OF 6
CHECKED BY:	MDF	VERT.:	N/A		TS01



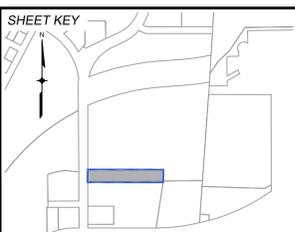
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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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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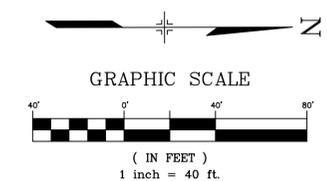
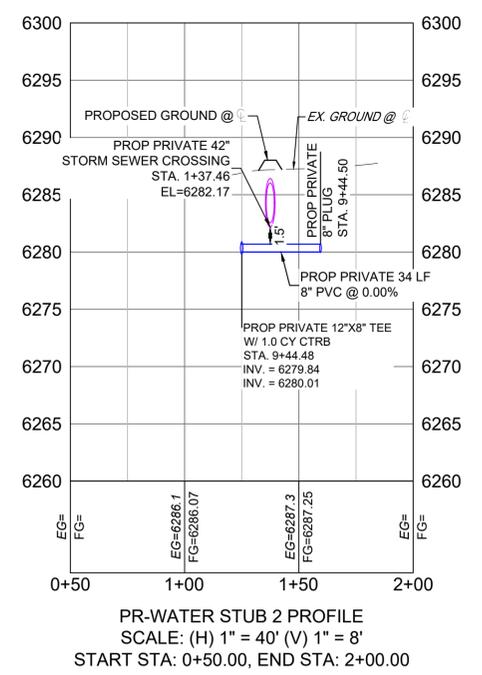
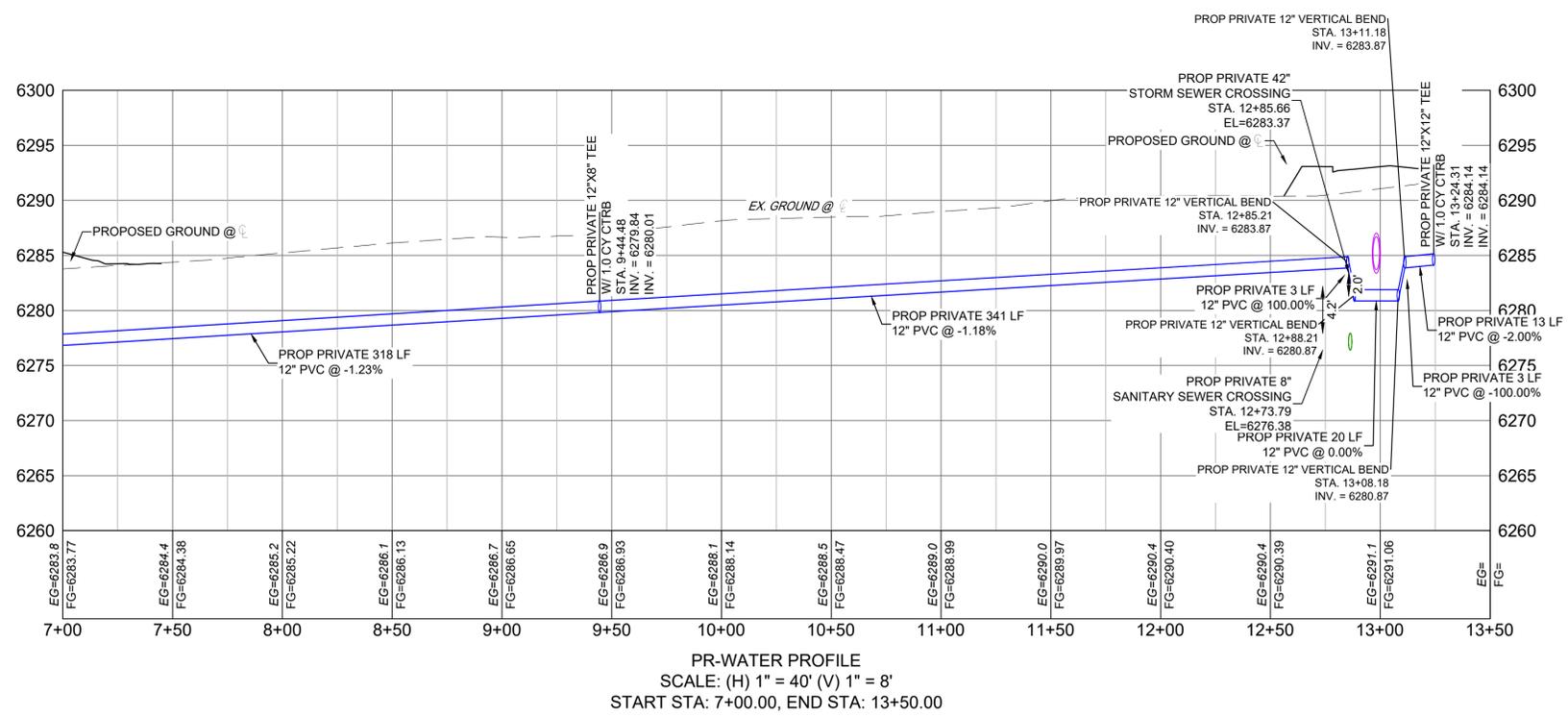
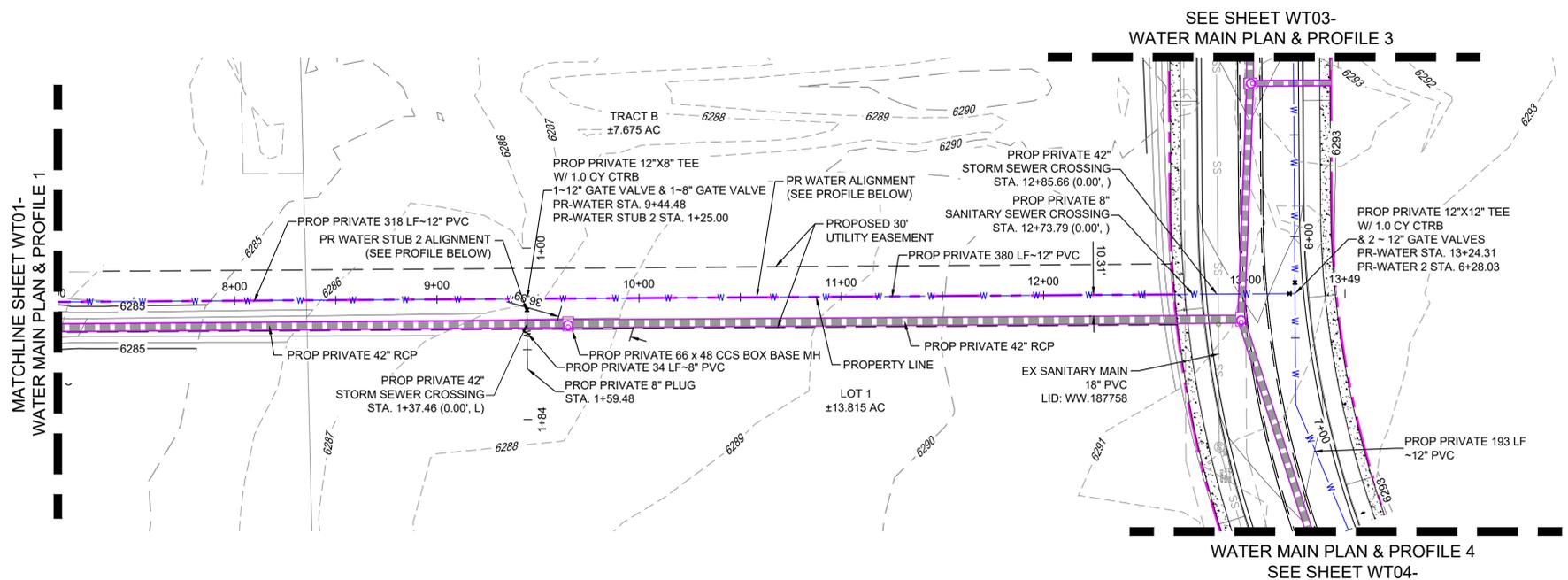


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MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

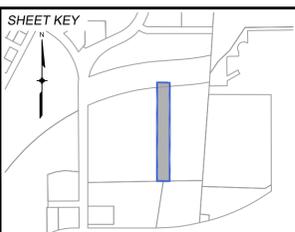
<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>WATER MAIN PLAN &amp; PROFILE 1</b>			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET
			DRAWING No. WT01



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION REVISIONS	BY
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X-1382-PR-UTIL	##	##	##	##
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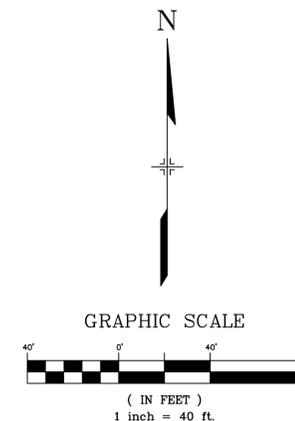
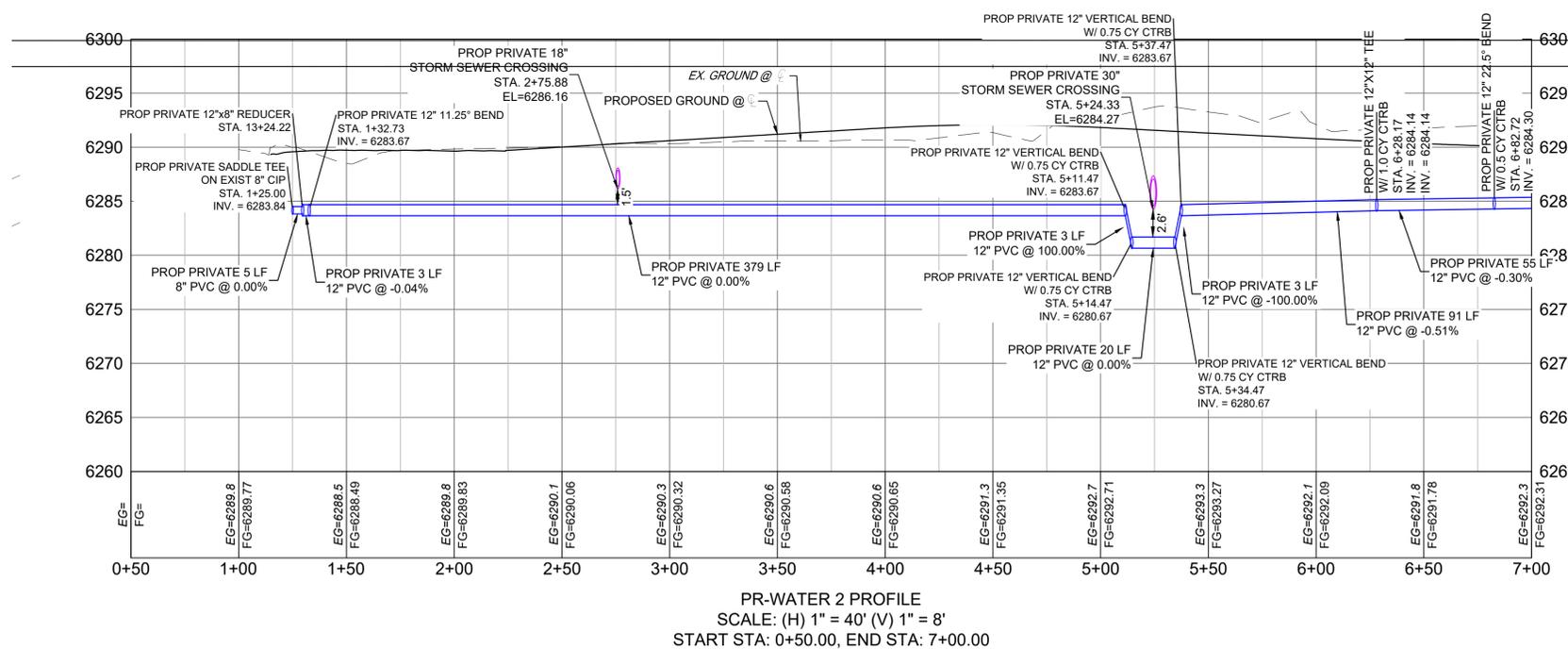
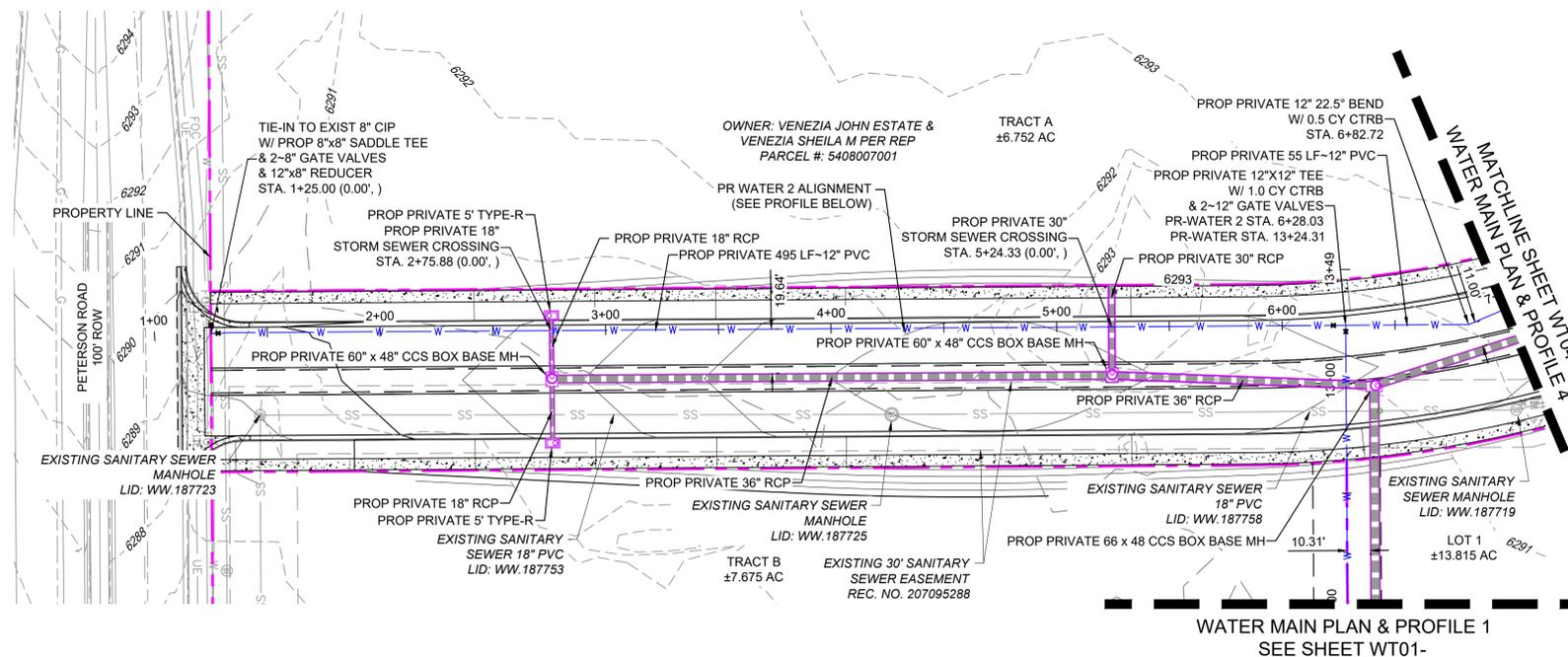
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PREPARED BY:

SEAL  
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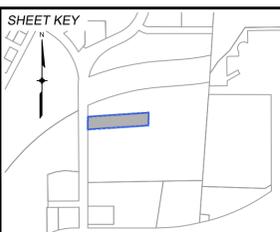
<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>WATER MAIN PLAN &amp; PROFILE 2</b>			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003			DRAWING No. WT02



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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X-1382-EX-UTIL	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-MDG22-34	##	##	##	##
X-1382-PR-UTIL	##	##	##	##
X-1382-EX-MAP	##	##	##	##

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\24_1382_003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Water Plan\WT01.dwg
CTB FILE:	Matrix.ctb
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PREPARED BY:

**Matrix**  
Excellence by Design

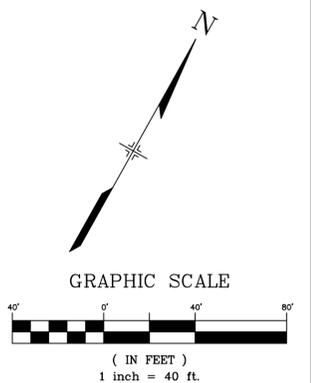
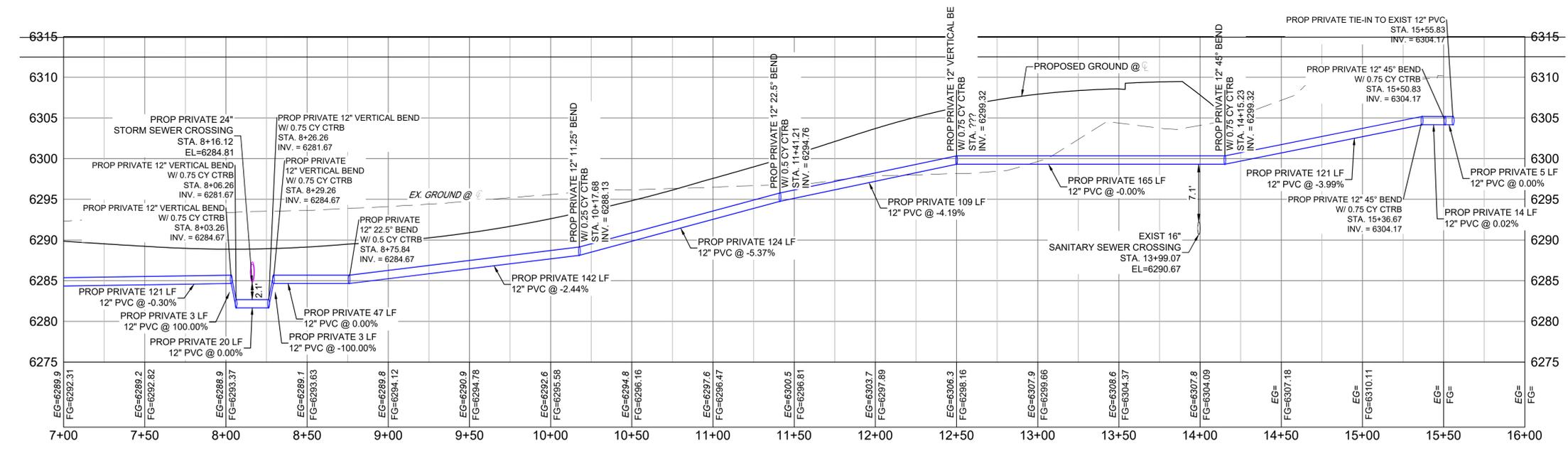
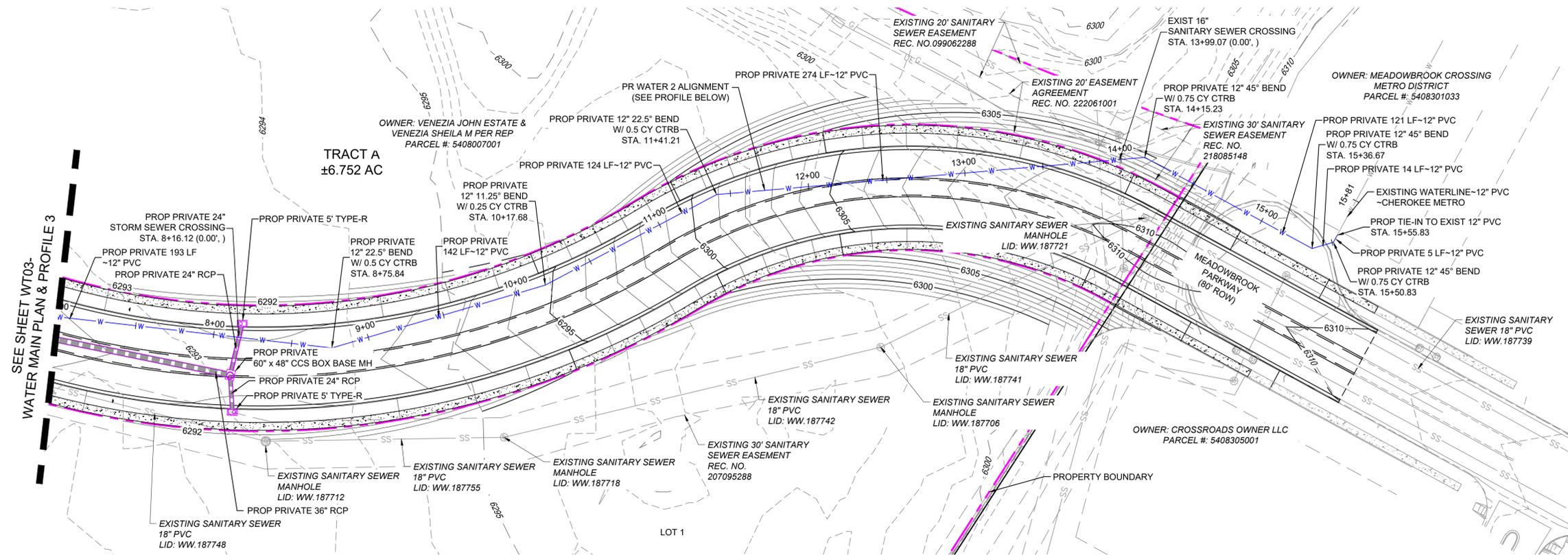
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<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>WATER MAIN PLAN &amp; PROFILE 3</b>			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003			DRAWING No. WT03



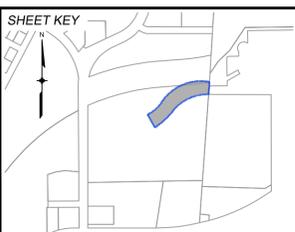
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REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
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X-1382-PR-SITE	##	##	##	##
X-MDG22-34	##	##	##	##
X-1382-PR-UTIL	##	##	##	##
X-1382-EX-MAP	##	##	##	##

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\24_1382_003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Water Plan\WT01.dwg
CTB FILE:	Matrix.ctb
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PREPARED BY:

Excellence by Design

SEAL

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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:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET
			DRAWING No. WT04

# SANITARY SEWER 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

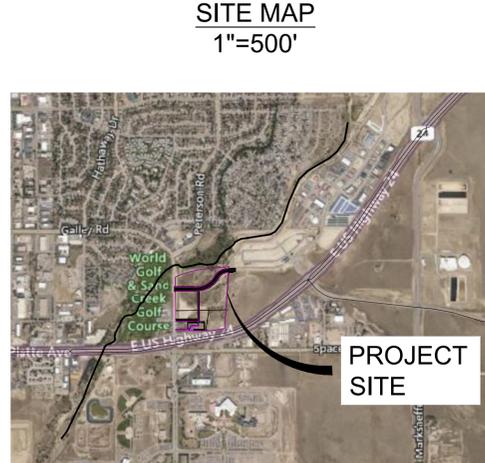
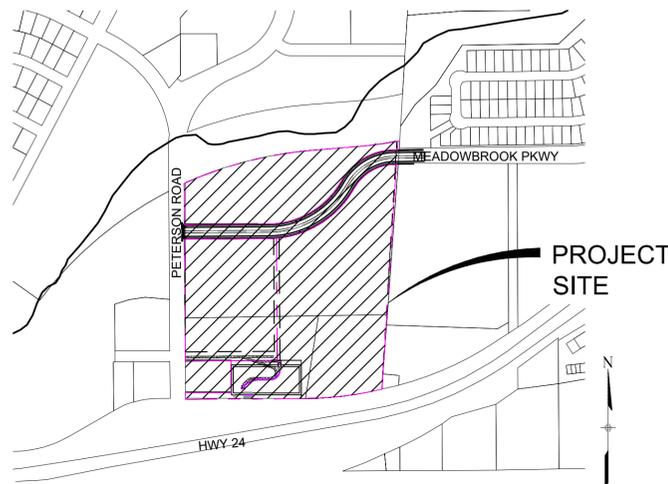
SHEET INDEX	TITLE SHEET
TS01	TITLE SHEET
IS01	INDEX SHEET
SS01	SANITARY SEWER PLAN & PROFILE

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.



### 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	(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



#### WASTEWATER 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: \_\_\_\_\_

#### 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

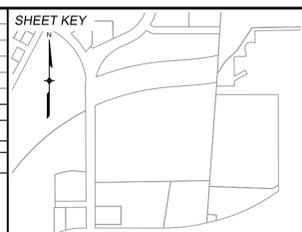
#### LEGEND

— 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
BRV	BUTTERFLY VALVE	NJ	MECHANICAL JOINT
BOP	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)	RCR	REINFORCED CONCRETE PIPE
CRA	CONCRETE REVERSE ANCHOR	RED	REDUCER
CTR	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.		

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-VIC MAP	##	##	##	##
<b>COMPUTER FILE MANAGEMENT</b>				
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Sanitary Plan\TS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: August 23, 2024 10:21:06 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



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

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



SEAL

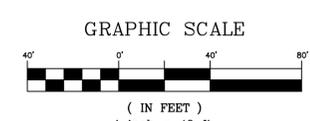
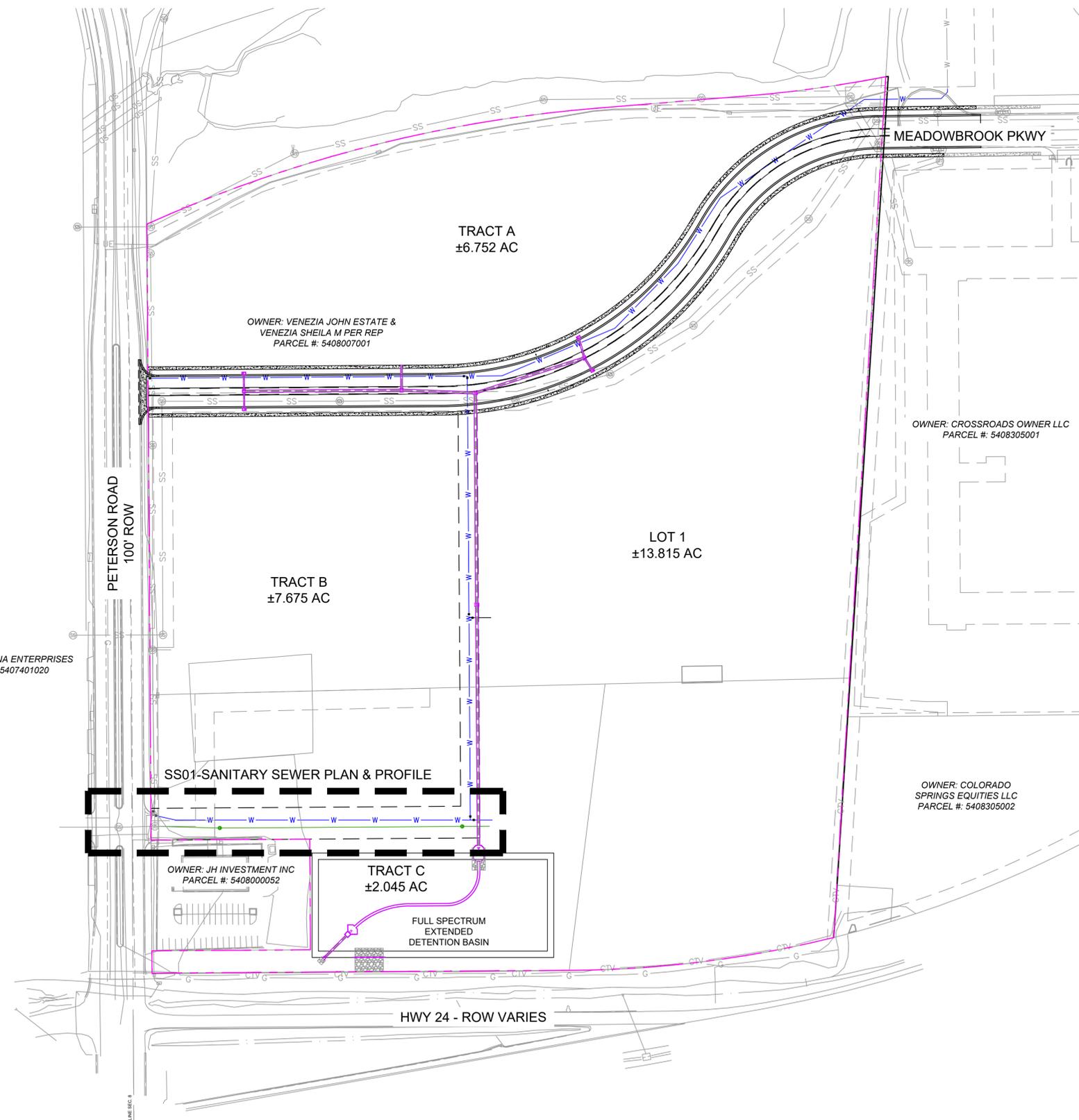
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>TITLE SHEET</b>			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ	AUGUST 2024
CHECKED BY:	MDF	VERT.	1 OF 3
		N/A	SHEET
			DRAWING No. TS01



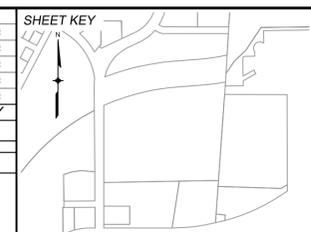
Know what's below.  
Call before you dig.



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION REVISIONS	BY
X-MDG22x34	##	##	##	##
X-1382-PR-UTIL	##	##	##	##
X-1382-EX-MAP	##	##	##	##
X-1382-EX-SITE	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-PR-SITE	##	##	##	##

COMPUTER FILE MANAGEMENT	
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CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:21:13 AM
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NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

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PREPARED BY:

**Matrix**  
Excellence by Design

SEAL

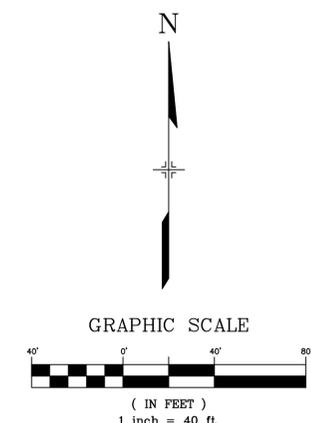
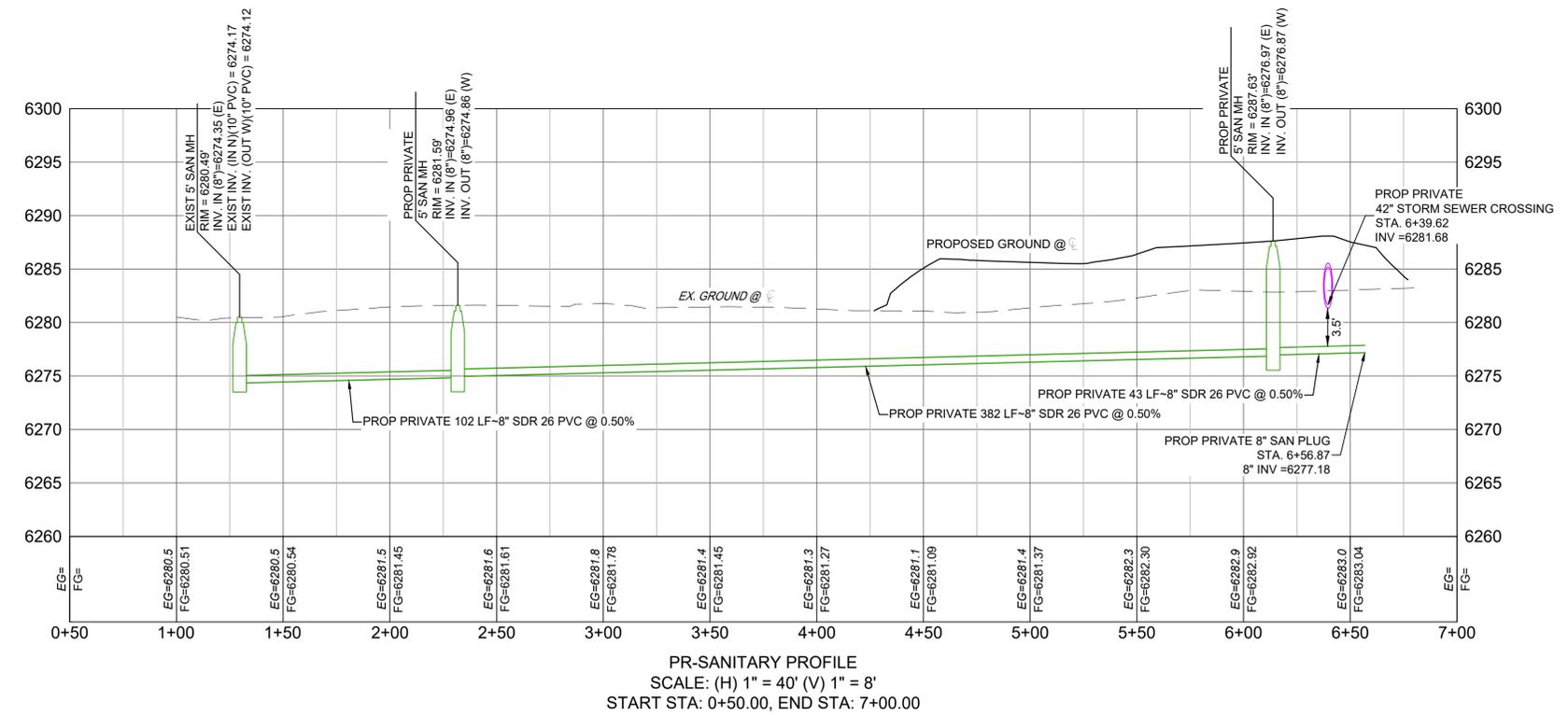
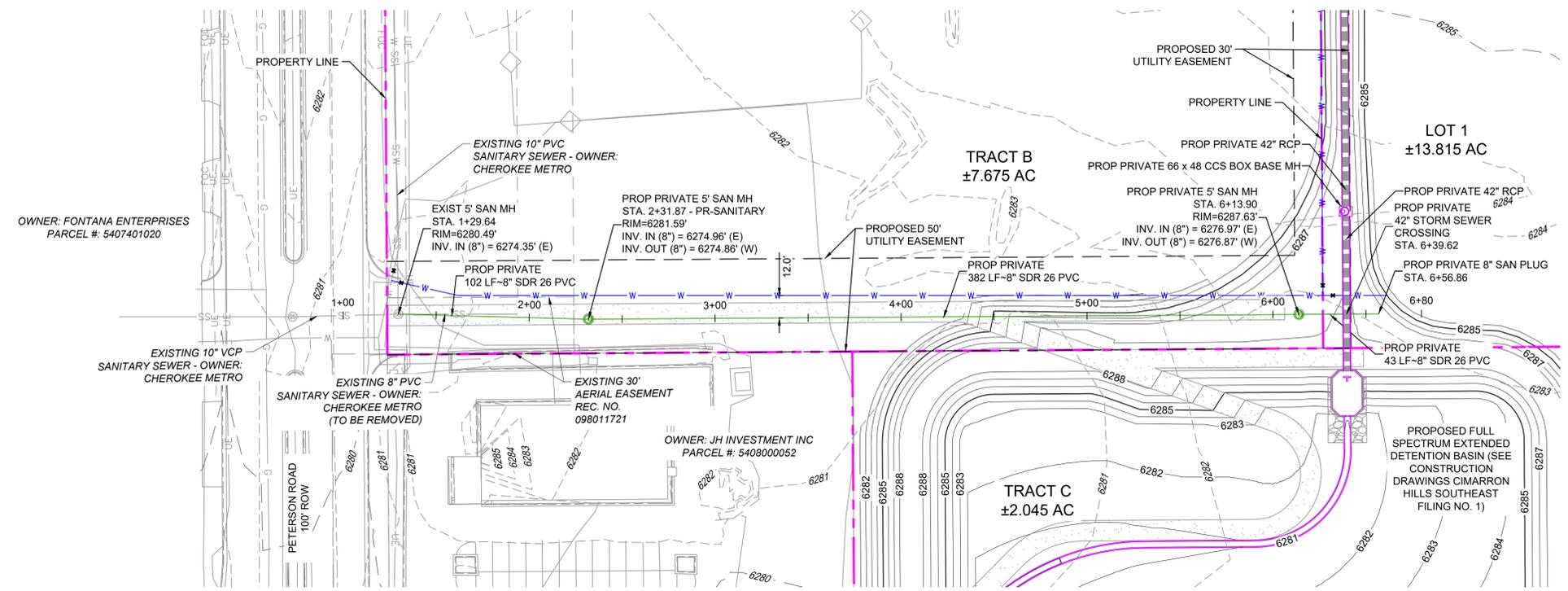
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MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>TITLE SHEET</b>			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET
			2 OF 3
			DRAWING No. <b>TS01</b>



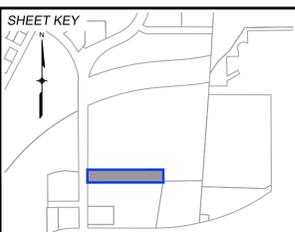
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REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22x34	##	##	##	##
X-1382-EX-MAP	##	##	##	##
X-1382-EX-SITE	##	##	##	##
X-1382-EX-UTIL	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-PR-UTIL	##	##	##	##

COMPUTER FILE MANAGEMENT	
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CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:21:22 AM
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PREPARED BY:

**Matrix**  
 Excellence by Design

SEAL

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

<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>					
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO					
<b>SANITARY SEWER PLAN &amp; PROFILE</b>					
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	DGW	HORIZ:	N/A		SS01
CHECKED BY:	MDF	VERT:	N/A	SHEET	3 OF 3