

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY, COLORADO SANITARY SEWER PLANS

MAY 2026

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.



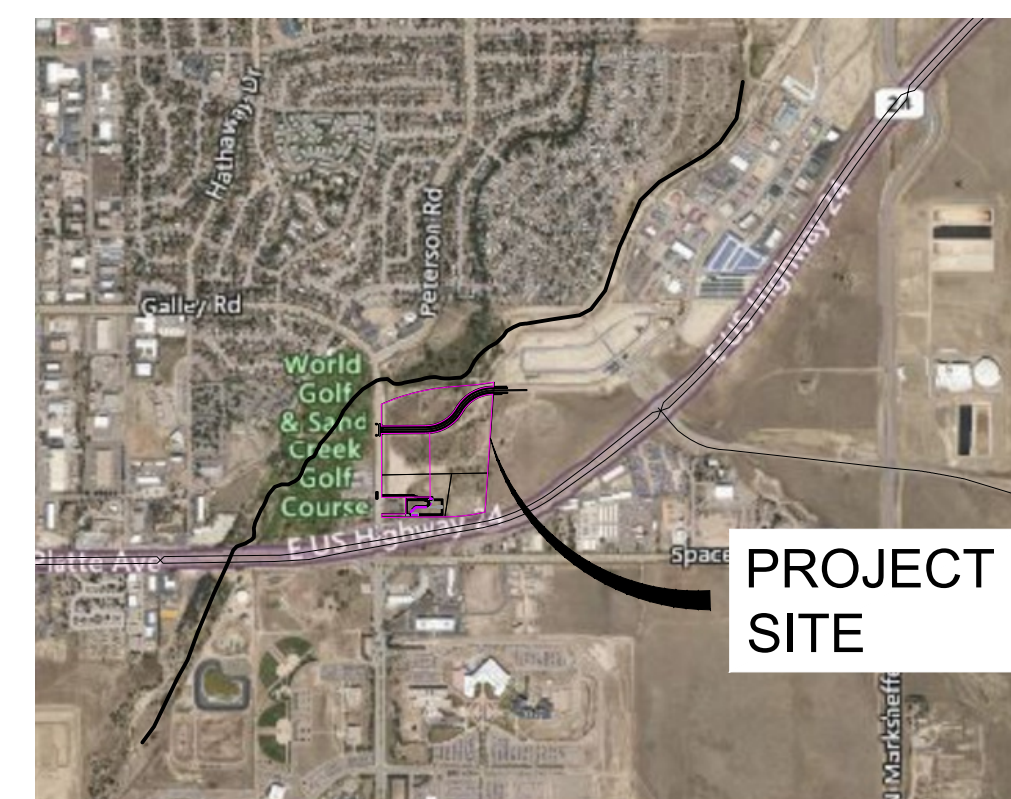
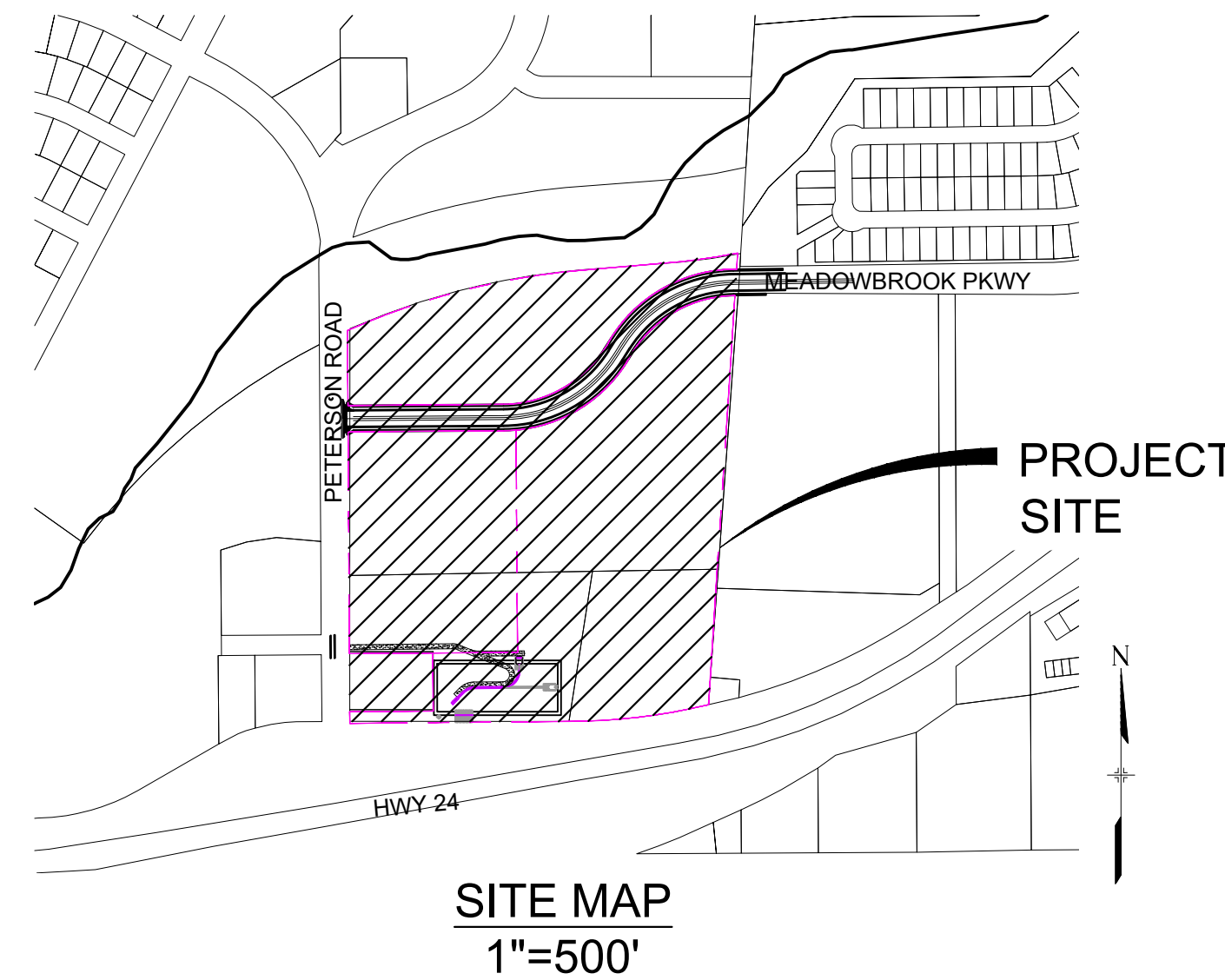
Know what's below.
Call before you dig.

SHEET INDEX

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

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
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 RESUBMITAL 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.

BY: _____ DATE: _____

DREW DEFENDORF, PE # 65470
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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.

JOVENCHI-LLC
NAME OF DEVELOPER: _____

DATE: _____
AUTHORIZED SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

ADDRESS: _____

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE: _____

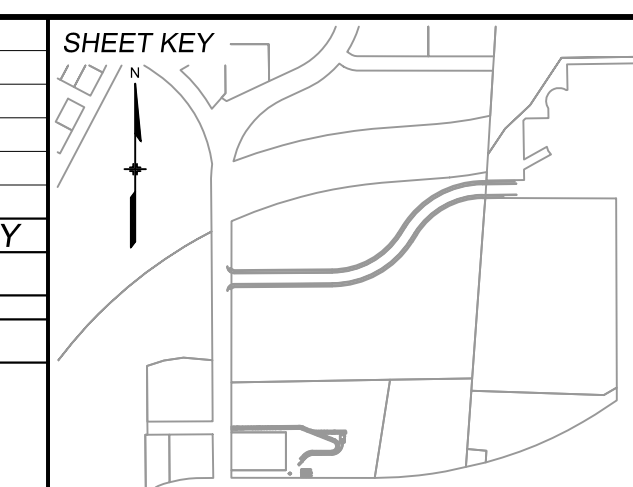
LEGEND

—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
CRK	CONCRETE REVERSE ANCHOR	RED	REDUCER
CTRB	CONCRETE THRUST REACTION BLOCK	MJ	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.		

REF. 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\Utility Plans\Sanitary Plan\TS01.dwg		
CTB FILE:	Matrix.ctb		
PLOT DATE:	May 8, 2026 3:37:01 PM		
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

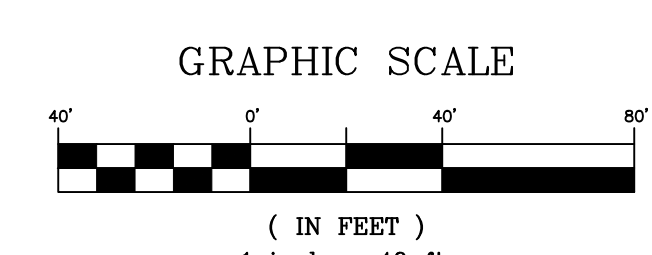
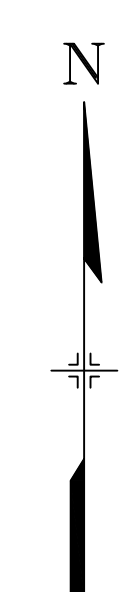
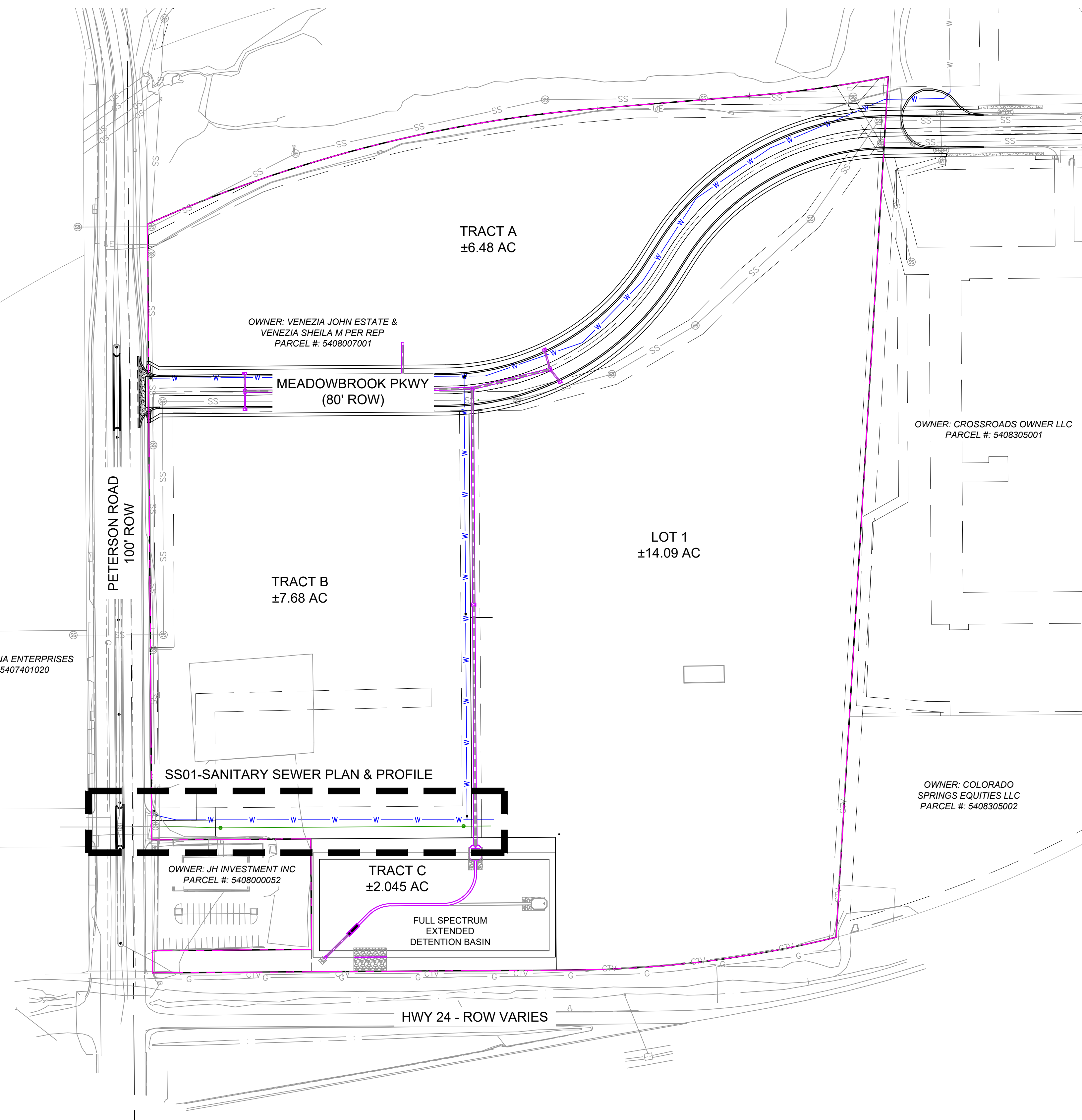
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

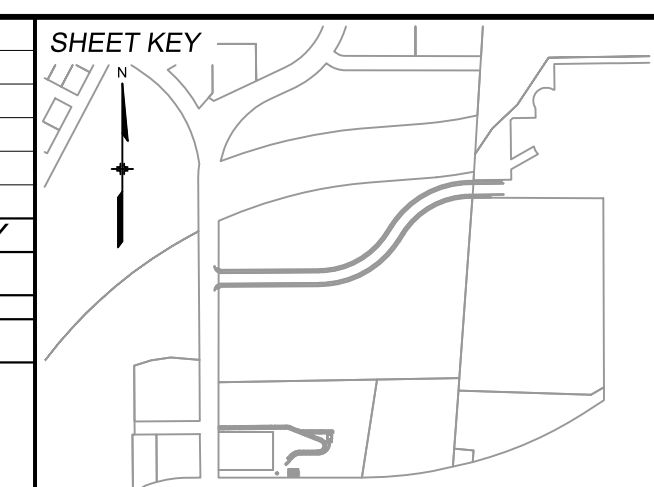
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1			
SANITARY SEWER PLANS			
TITLE SHEET			
DESIGNED BY:	MDP	SCALE	DATE ISSUED:
DRAWN BY:	WCG	HORIZ	APRIL 2026
CHECKED BY:	DAD	VERT.	1 OF 6
DRAWING No.			TS01



Know what's below.
Call before you dig.



REFERENCE DRAWINGS			
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\Utility Plans\Sanitary Plan\IS01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: May 8, 2026 3:37:03 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

PREPARED BY:

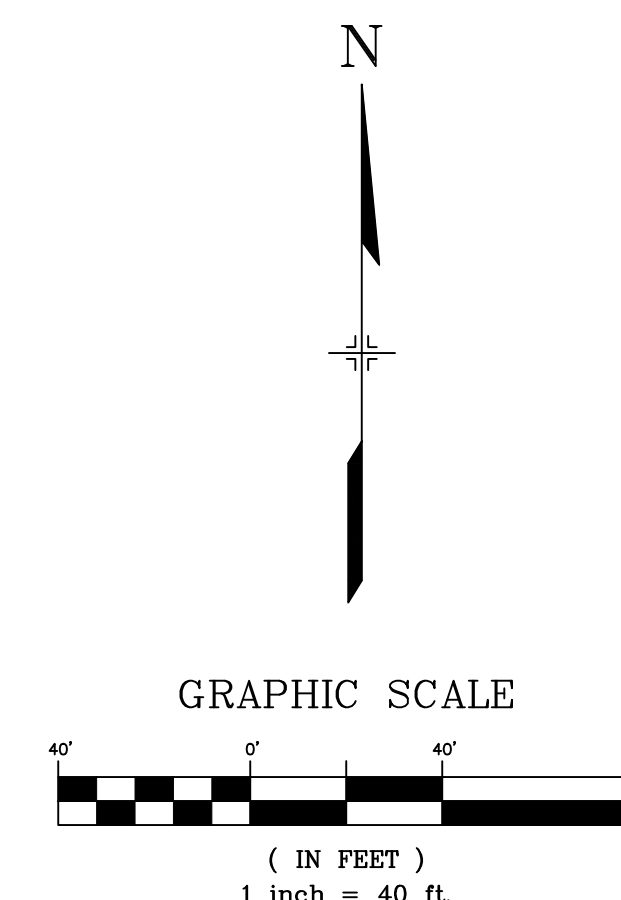
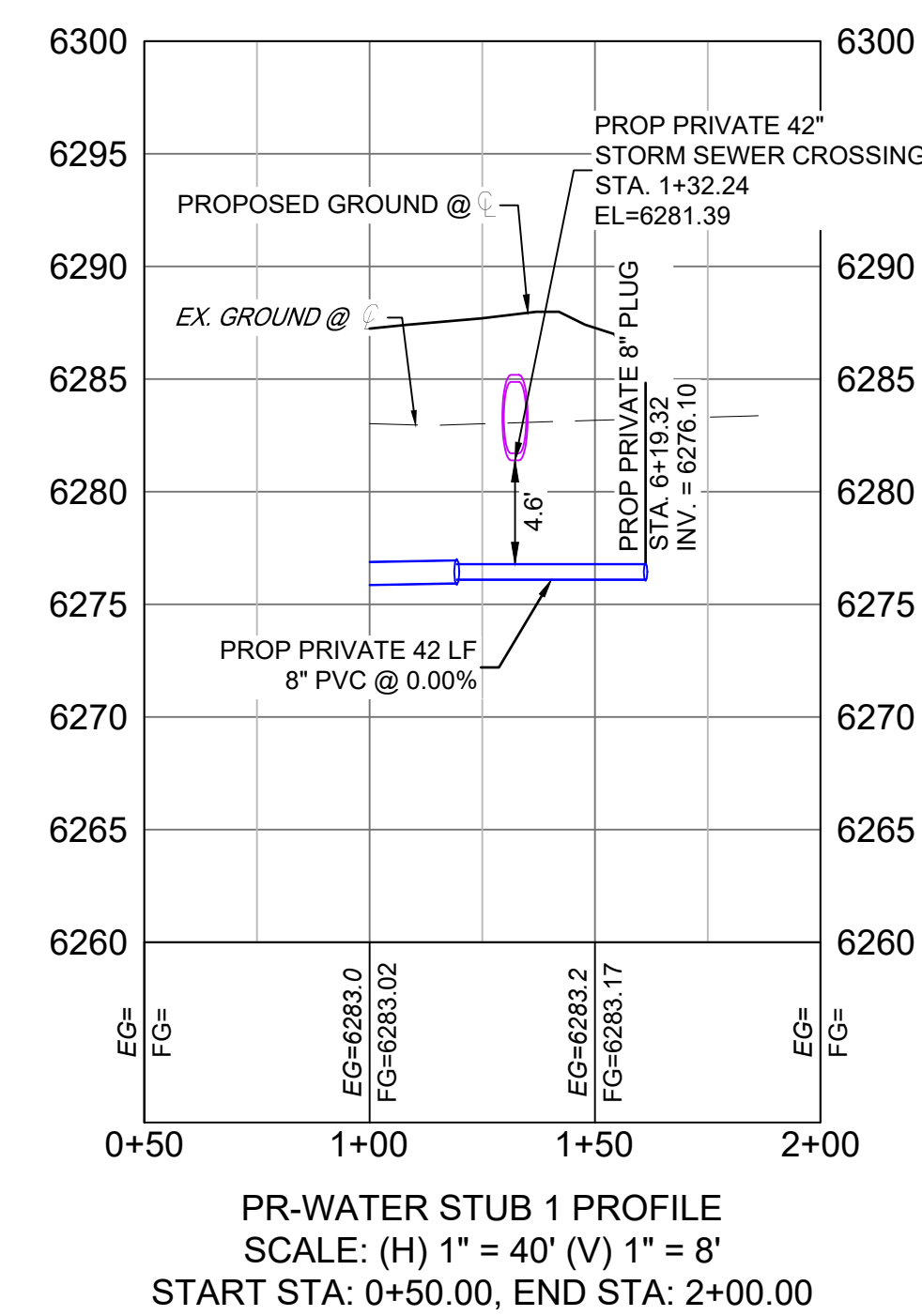
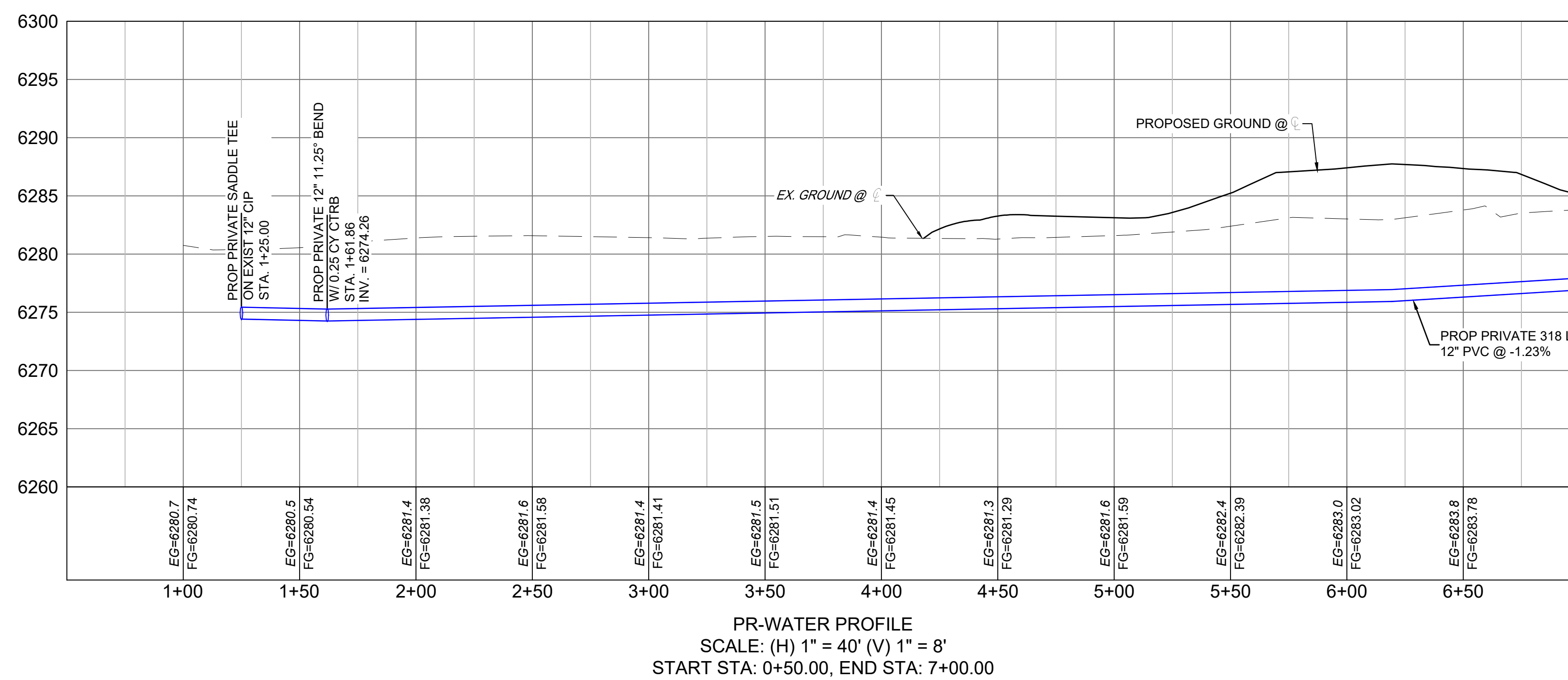
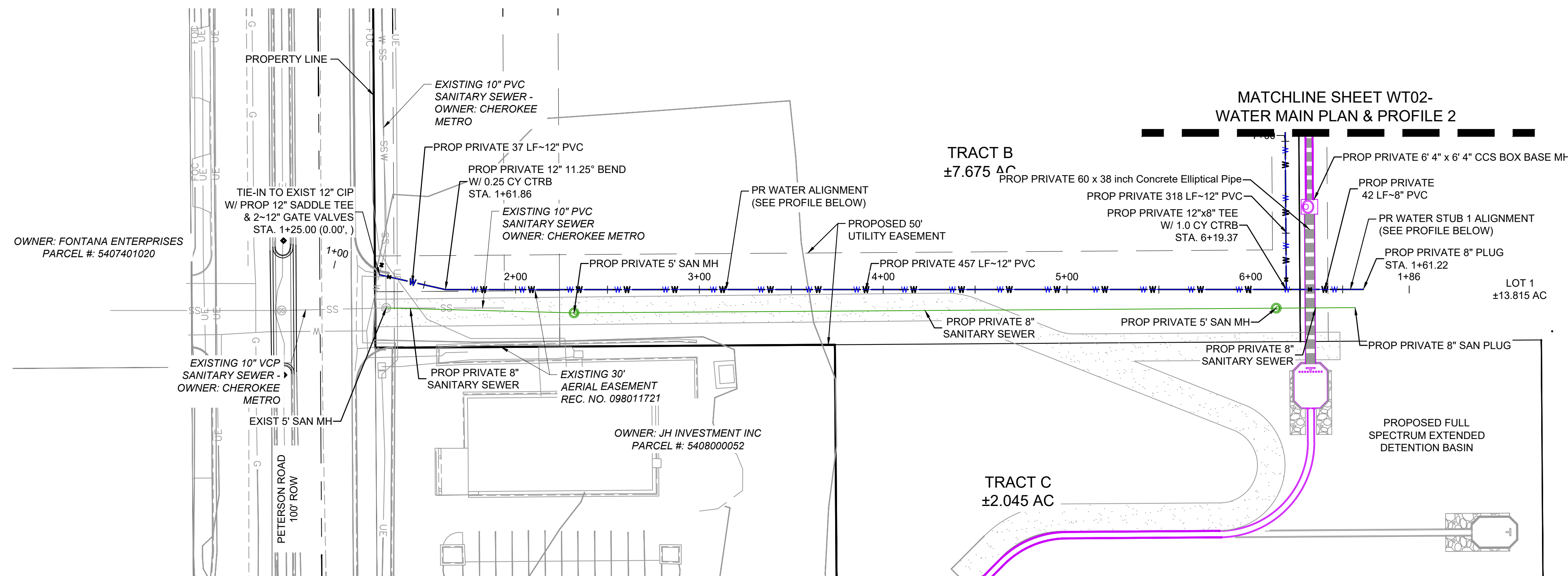
Matrix
Excellence by Design

SEAL

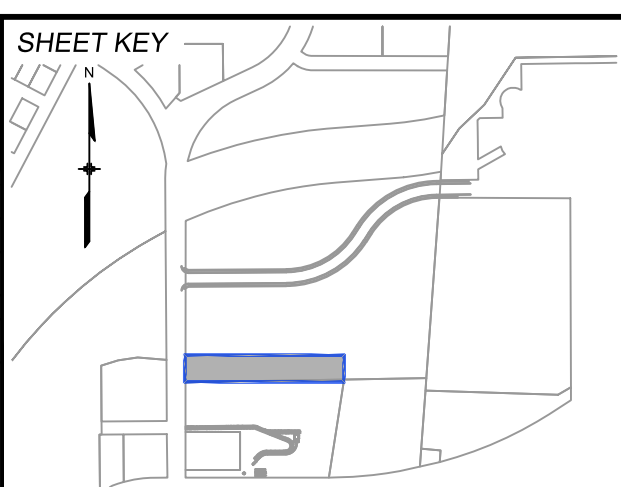
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24-1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1					
SANITARY SEWER PLANS					
INDEX SHEET					
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	APRIL 2026	DRAWING No.
DRAWN BY:	WCG	HORIZ:	N/A		
CHECKED BY:	DAD	VERT.:	N/A	SHEET	1 OF 6
					TS01



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\Utility Plans\Water Plan\WT01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: May 8, 2026 3:36:48 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

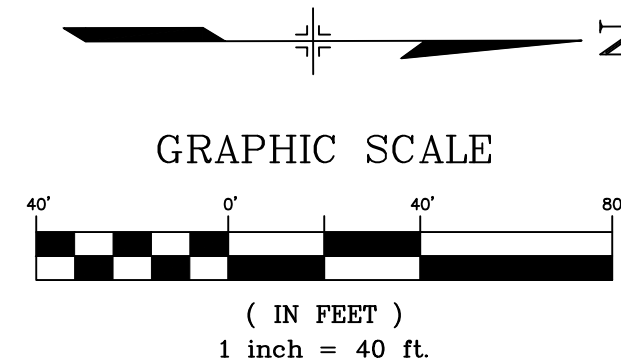
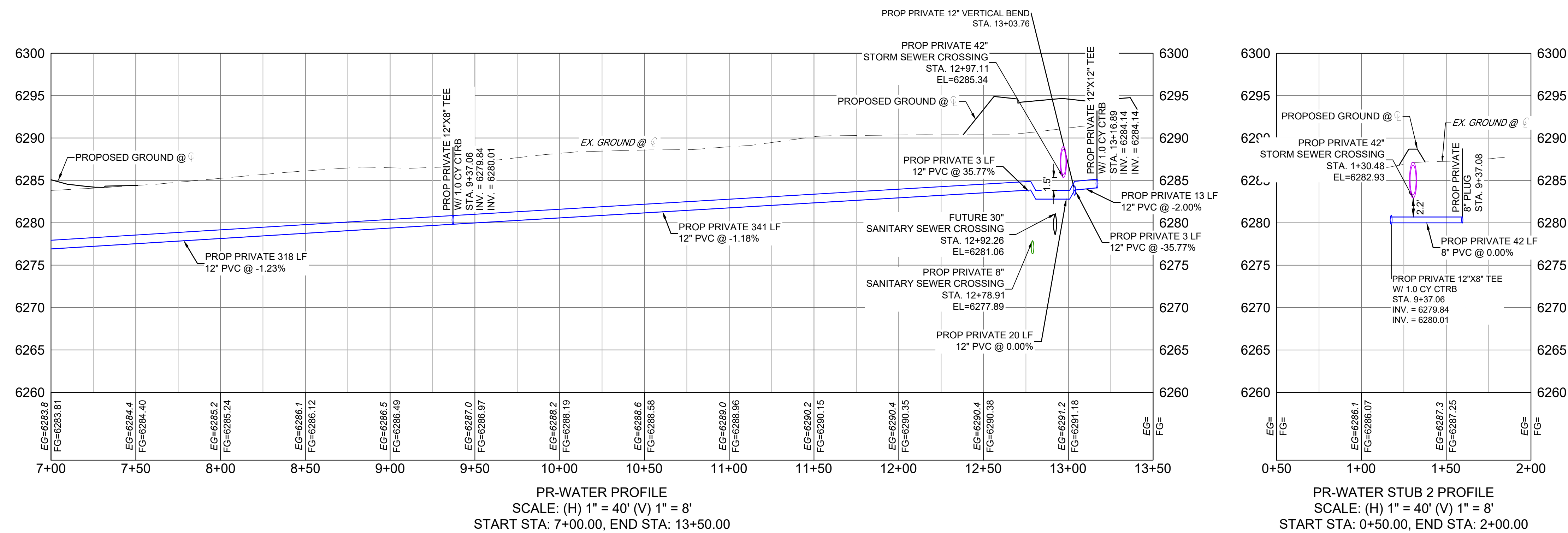
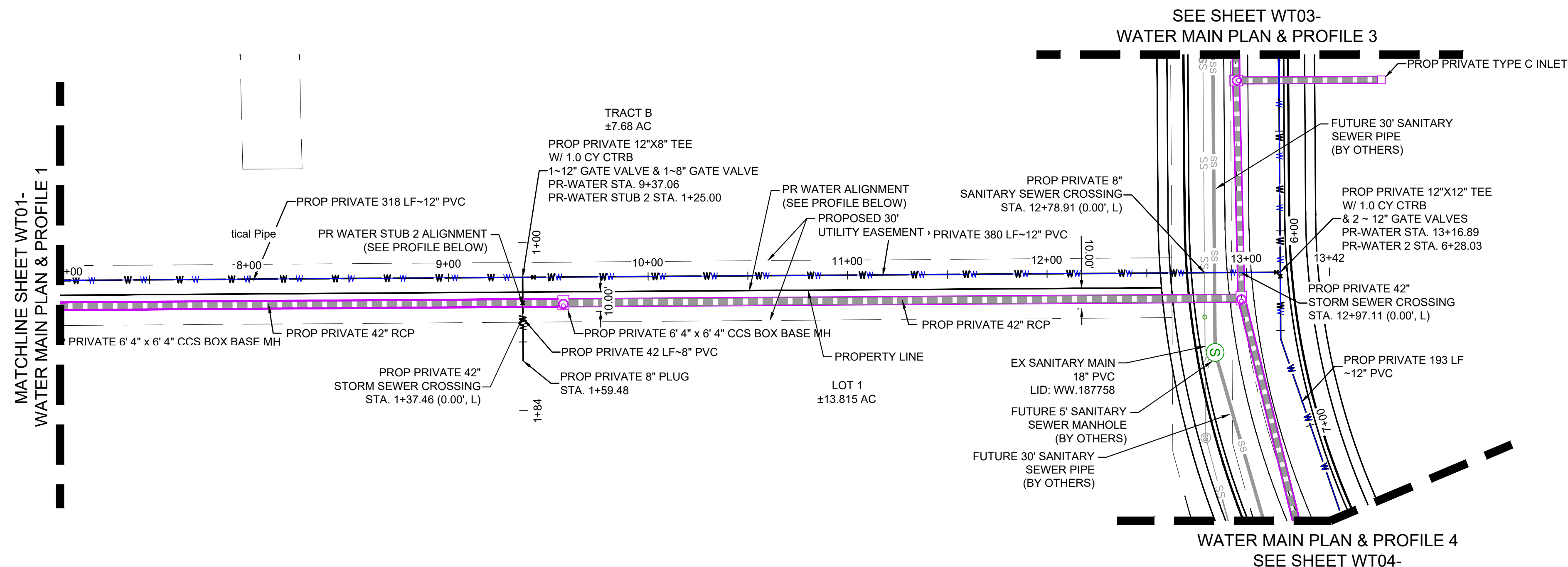
PREPARED BY:

Excellence by Design

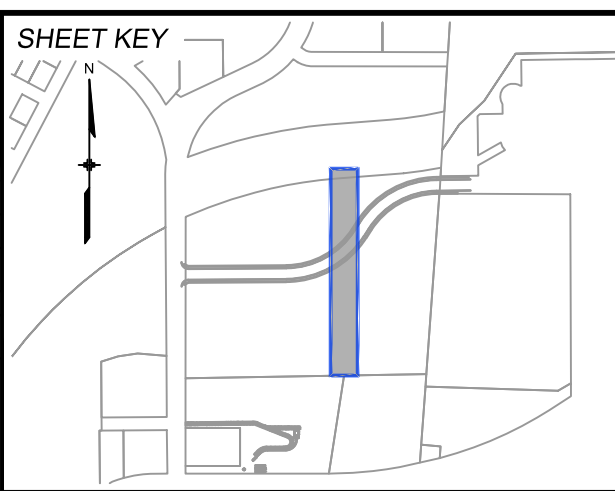
SEAL

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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1			
WATER PLANS			
WATER MAIN PLAN & PROFILE 1			
DESIGNED BY: MDF	SCALE: N/A	DATE ISSUED: MAY 2026	DRAWING No. TS01
CHECKED BY: DAD	VERT. N/A	SHEET 1 OF 6	



No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24_1382_003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Water Plan\WT01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: May 8, 2026 3:36:48 PM			
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\"/>

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 MIXED USE FILING NO. 1					
WATER PLANS					
WATER MAIN PLAN & PROFILE 2					
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	MAY 2026	DRAWING No.
CHECKED BY:	DAD	HORIZ. N/A	SHEET	1 OF 6	TS01

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY, COLORADO SANITARY SEWER PLANS

MAY 2026

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.



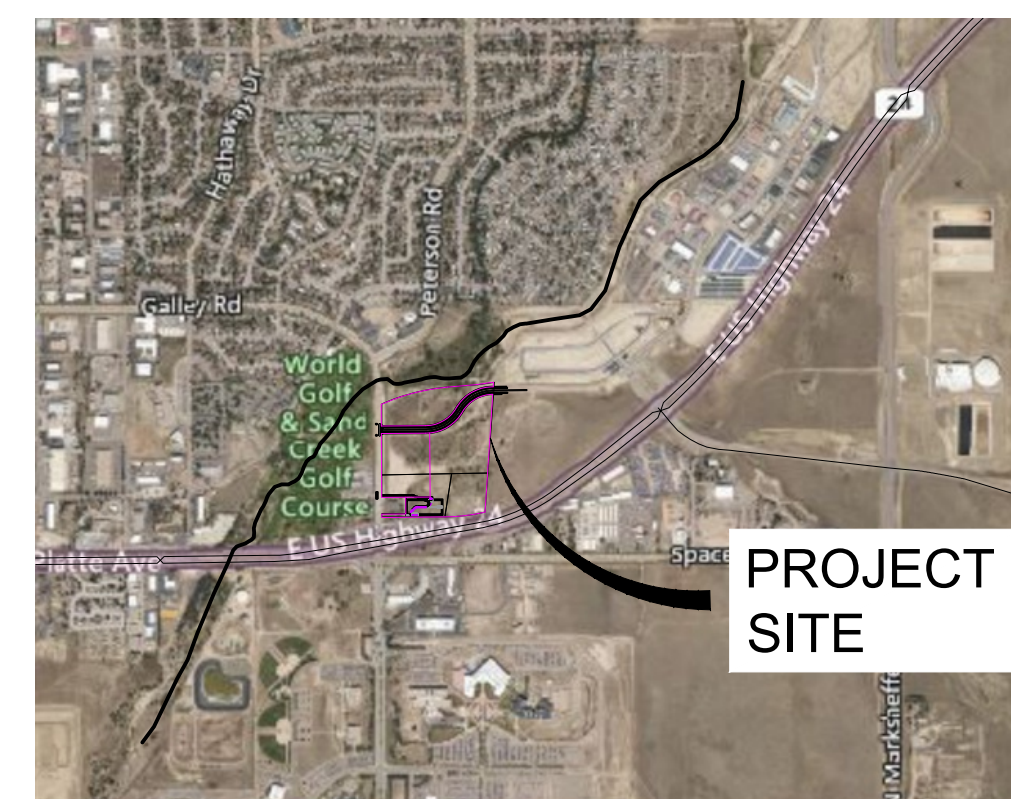
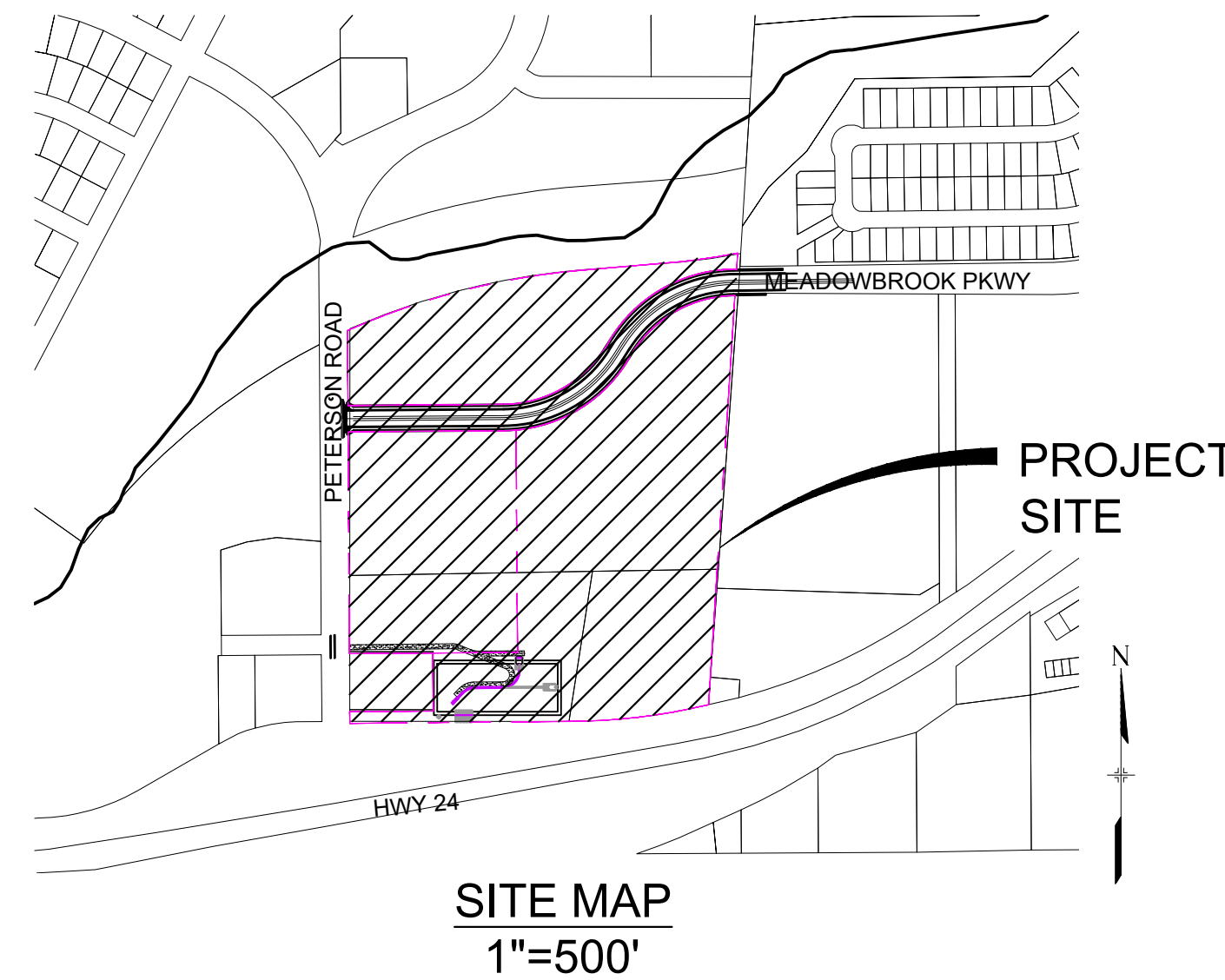
Know what's below.
Call before you dig.

SHEET INDEX

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

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 RESUBMITAL 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.

BY: _____ DATE: _____

DREW DEFENDORF, PE # 65470
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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.

JOVENCHI I LLC
NAME OF DEVELOPER: _____

DATE: _____
AUTHORIZED SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

ADDRESS: _____

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE: _____

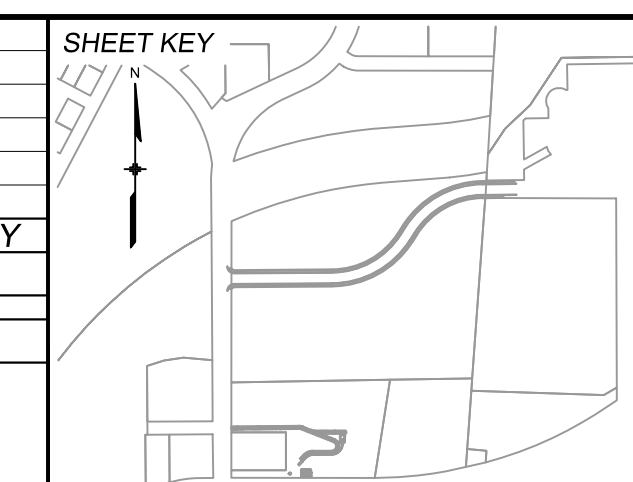
LEGEND

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

REF. 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\Utility Plans\Sanitary Plan\TS01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: May 8, 2026 3:37:01 PM			
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

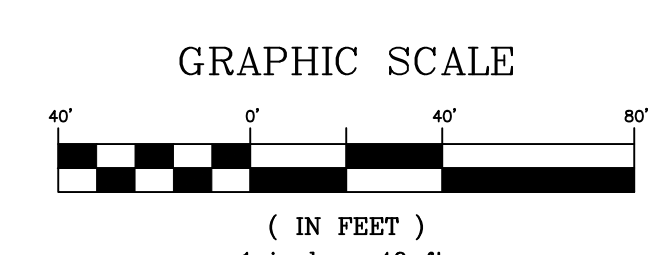
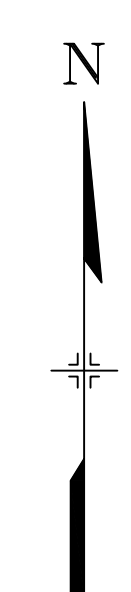
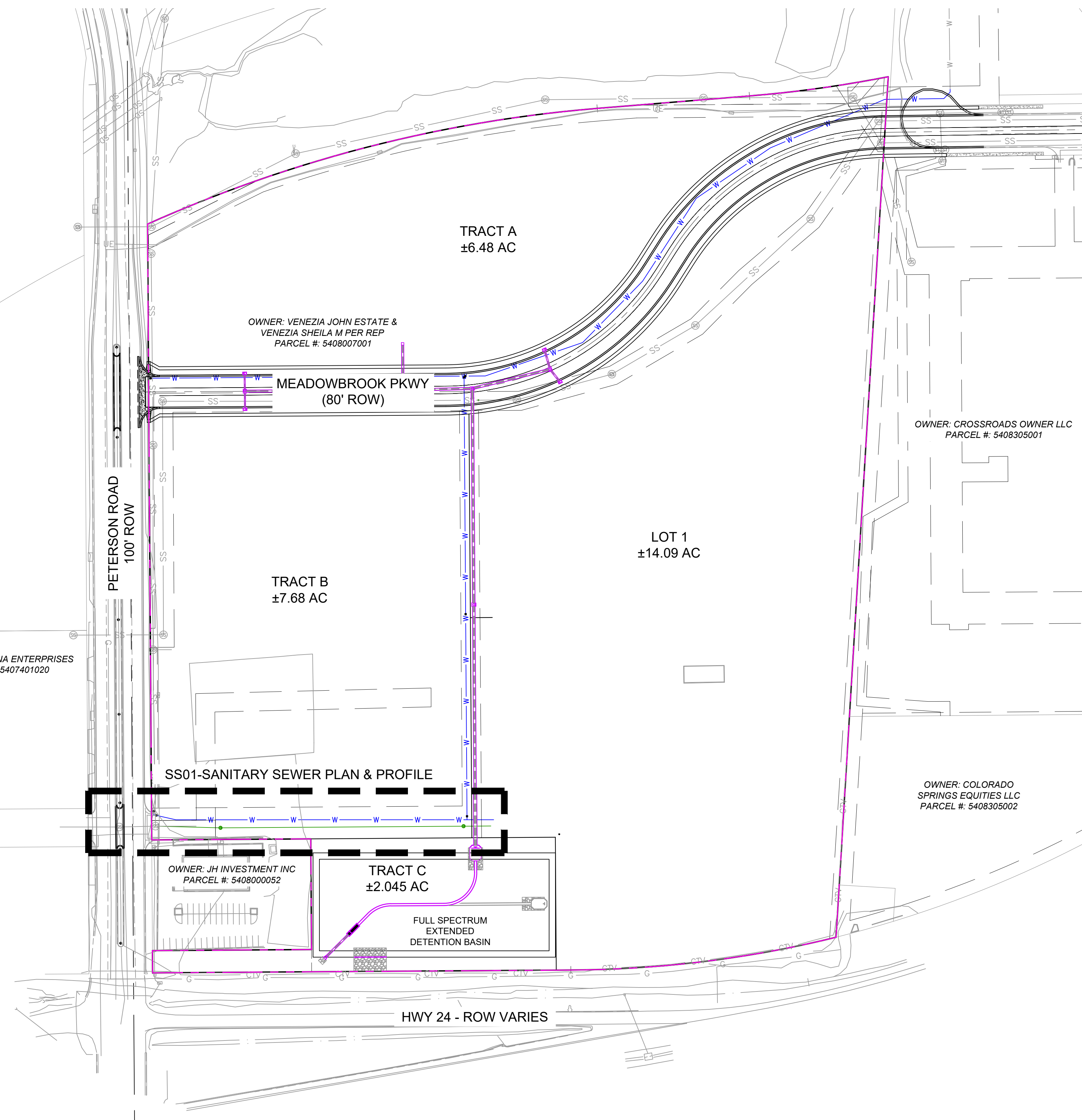
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

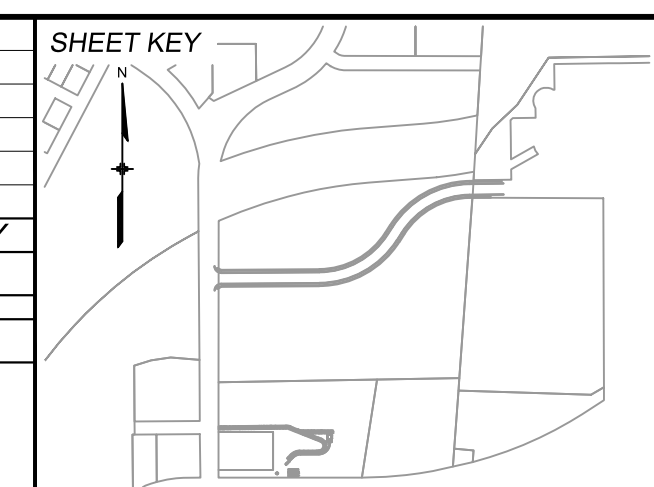
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1			
SANITARY SEWER PLANS			
TITLE SHEET			
DESIGNED BY: MDF	SCALE	DATE ISSUED: APRIL 2026	DRAWING No.
DRAWN BY: WCG	HORIZ N/A	1 OF 6	TS01
CHECKED BY: DAD	VERT. N/A	SHEET	



Know what's below.
Call before you dig.



REFERENCE DRAWINGS			
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\Utility Plans\Sanitary Plan\IS01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: May 8, 2026 3:37:03 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

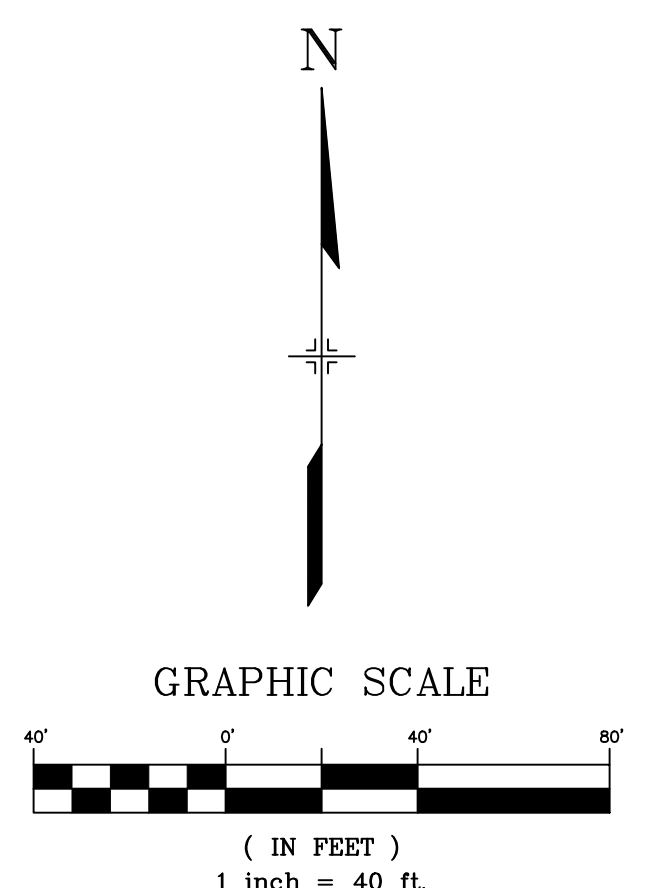
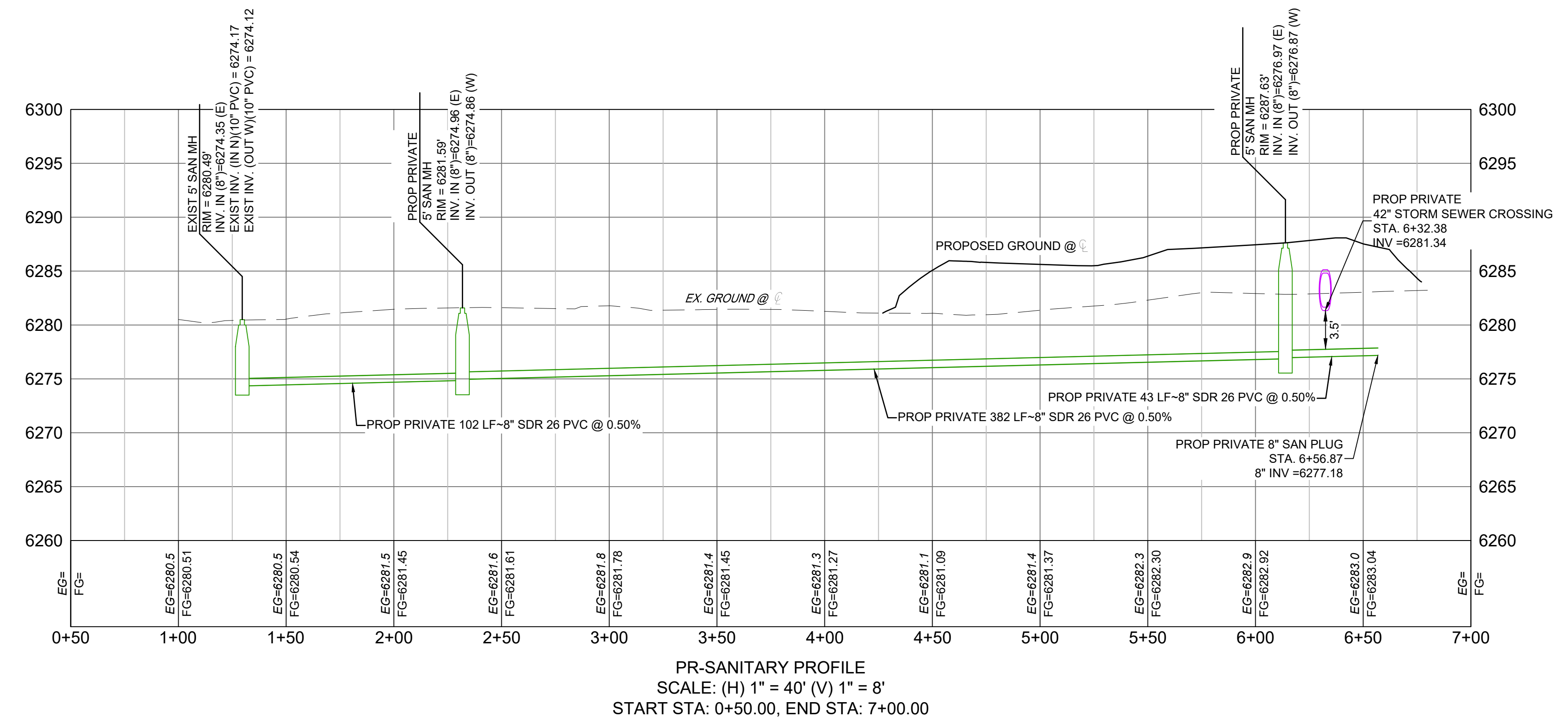
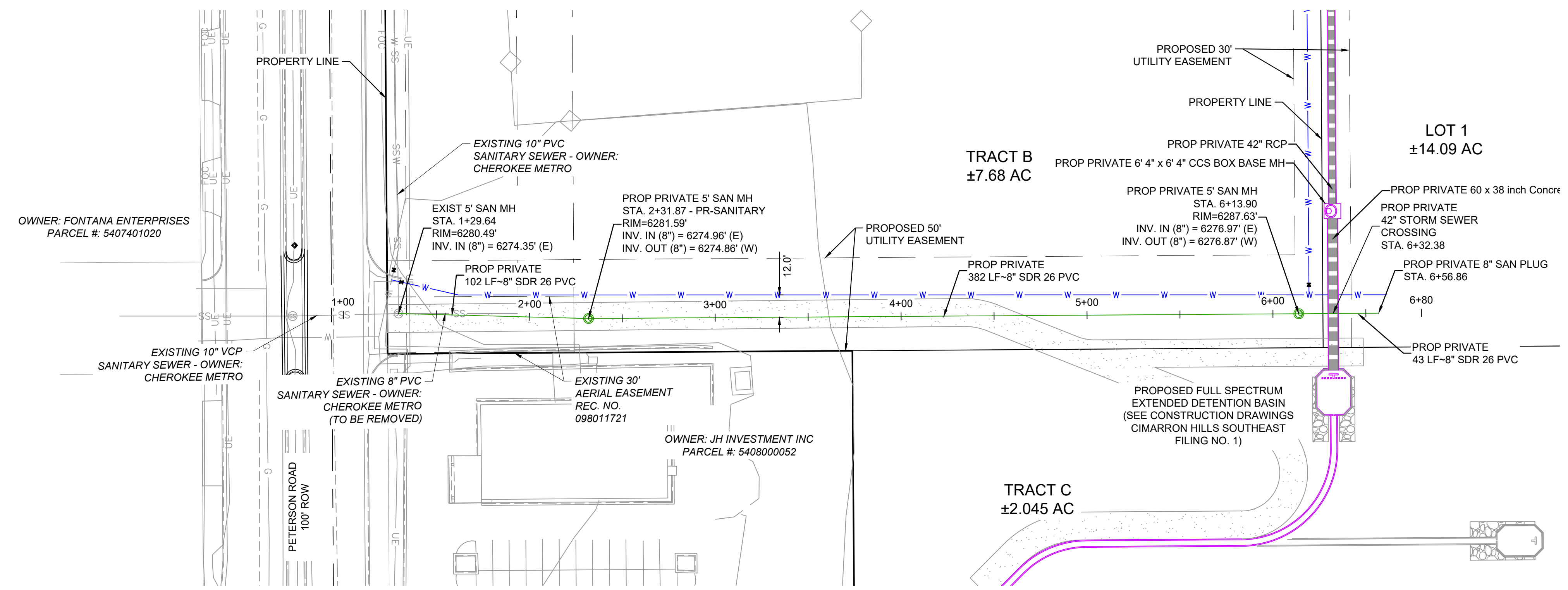
PREPARED BY:

Excellence by Design

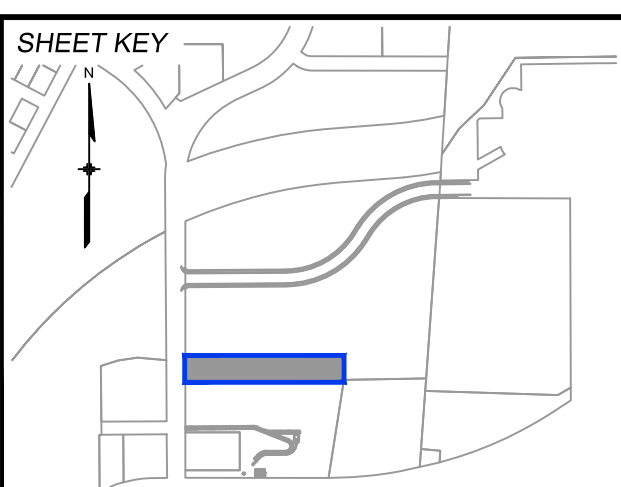
SEAL

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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1					
SANITARY SEWER PLANS					
INDEX SHEET					
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	APRIL 2026	DRAWING No.
DRAWN BY:	WCG	HORIZ:	N/A		
CHECKED BY:	DAD	VERT.:	N/A	SHEET	1 OF 6
					TS01



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\Utility Plans\Sanitary Plan\SS01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: May 8, 2026 3:37:09 PM			
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 MIXED USE FILING NO. 1				
SANITARY SEWER PLANS				
SANITARY SEWER PLAN & PROFILE				
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	APRIL 2026
CHECKED BY:	DAD	HORIZ:	SHEET	1 OF 6
				DRAWING No. TS01