CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY, COLORADO

WATER PLANS

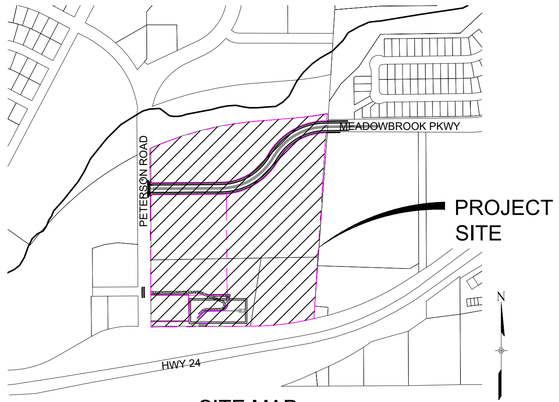
NOVEMBER 2026

SHEET INDEX

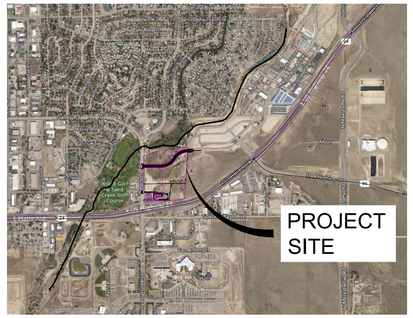
TS01	TITLE SHEET
IS01	INDEX SHEET
WT01	WATER MAIN PLAN & PROFILE 1
WT02	WATER MAIN PLAN & PROFILE 2
WT03	WATER MAIN PLAN & PROFILE 3
WT04	WATER MAIN PLAN & PROFILE 4

AGENCIES

SERVICE	ENTITY	P.O.C.
OWNER:	MARATHON HOLDINGS, LLP. 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 UTILTIES 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



SITE MAP
1"=500'



VICINITY MAP
N.T.S.

WATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

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

Know what's **below.** **Call** before you dig.

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: Drew Def DATE: 11/23/2026

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

OWNER/DEVELOPER'S ACKNOWLEDGEMENT:

A.) THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE INDICATED IN THESE PLANS FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

B.) THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MANTAINED BY THE OWNER, AT THEIR EXPENSE.

MARATHON HOLDINGS, LLP
NAME OF DEVELOPER:
AUTHORIZED SIGNATURE: _____ DATE 11·23·26

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 J. 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
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

X-MDG22x34
X-1382-PR-SITE
X-1382-EX-VIC MAP

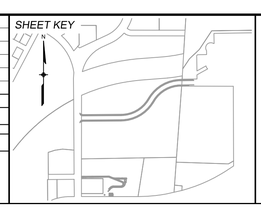
No.	DATE	DESCRIPTION	BY

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\TS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: November 23, 2026 2:11:01 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL

COLORADO LICENSED
DREW A. DEFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER

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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

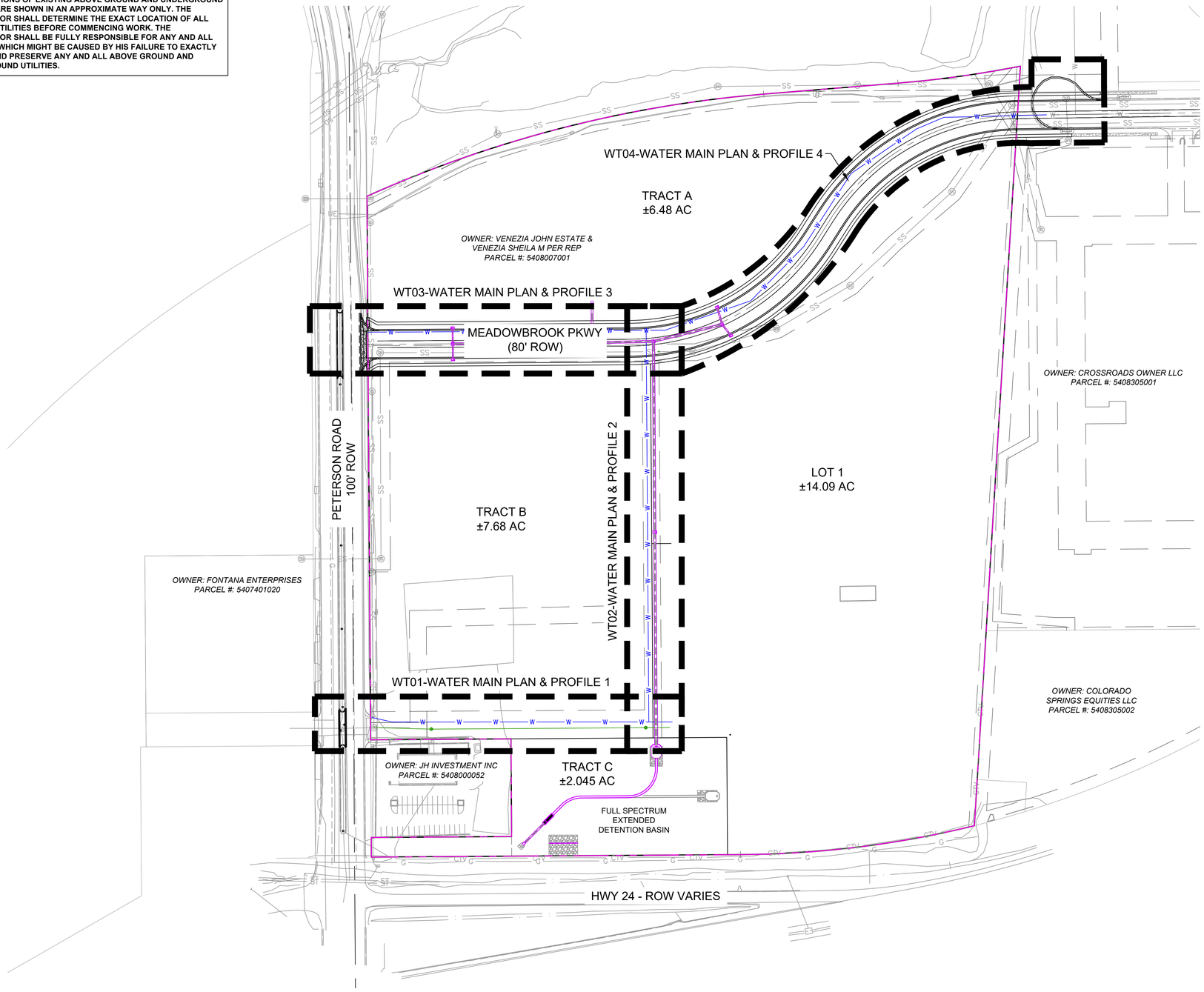
WATER PLANS

TITLE SHEET

DESIGNED BY:	MDF	*SCALE*		*DATE ISSUED:*	NOVEMBER 2026
DRAWN BY:	WCG	*HORIZ.*	N/A	*SHEET*	1 OF 6
CHECKED BY:	DAD	*VERT.*	N/A	*DRAWING No.*	TS01

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.

811 Know what's **below.** **Call** before you dig.



N

GRAPHIC SCALE

100' 0' 100' 200'

(IN FEET)
1 inch = 100 ft.

REFERENCE DRAWINGS

X-MDG22x34
X-1382-EX-MAP
X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE
X-1382-PR-UTIL

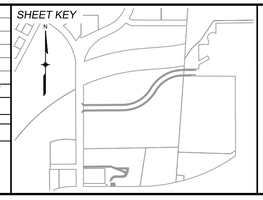
No.	DATE	DESCRIPTION	BY

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\IS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: November 23, 2026 2:11:10 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER

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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

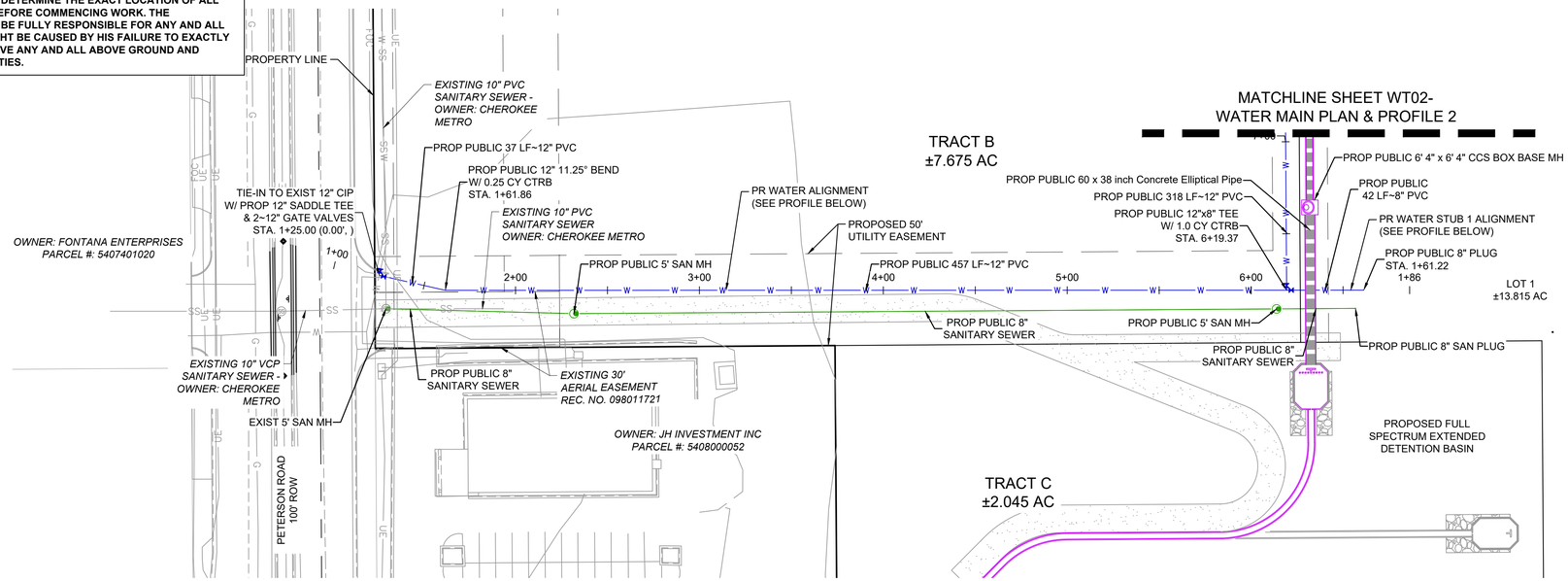
WATER PLANS

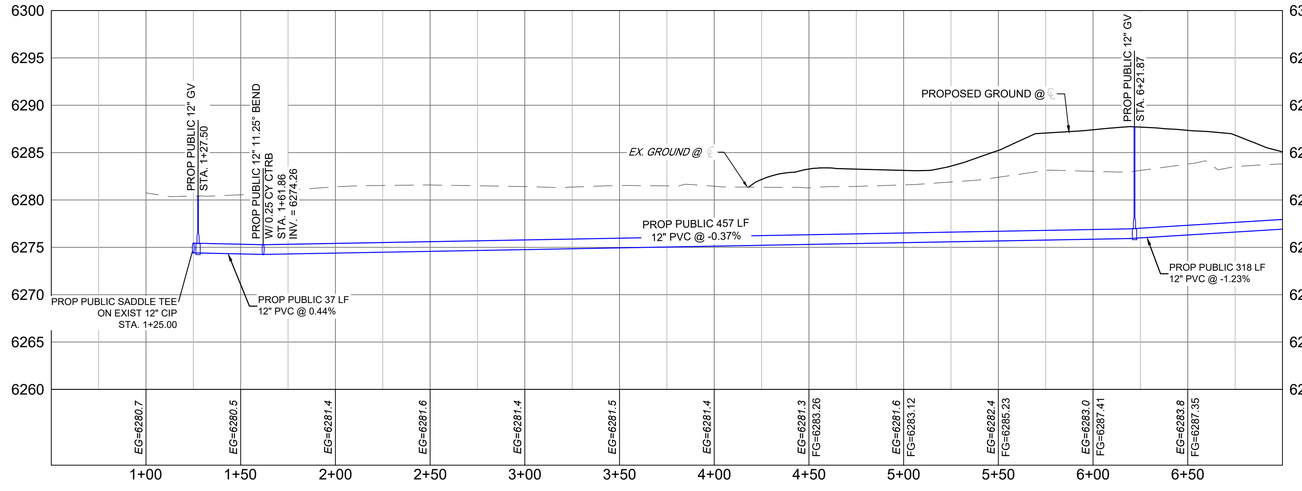
INDEX SHEET

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	NOVEMBER 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	2 OF 6
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	IS01

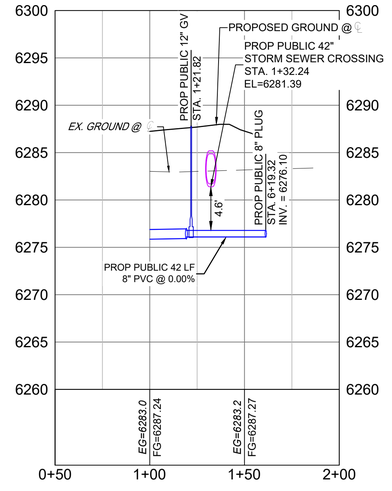
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

Know what's **below.** **Call** before you dig.

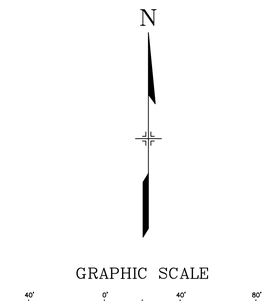




PR-WATER PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+50.00, END STA: 7+00.00



PR-WATER STUB 1 PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+50.00, END STA: 2+00.00



REFERENCE DRAWINGS
X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE
X-MDG22x34
X-1382-PR-UTIL
X-1382-EX-MAP
D-1382-PR-SAN_BY OTHERS

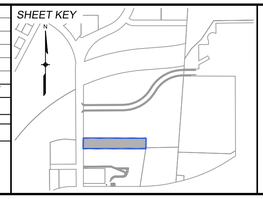
No.	DATE	DESCRIPTION	BY

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: November 23, 2026 2:11:26 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

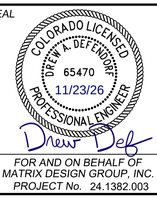


BENCHMARK:
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

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

PREPARED BY:
Matrix
Excellence by Design

SEAL



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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

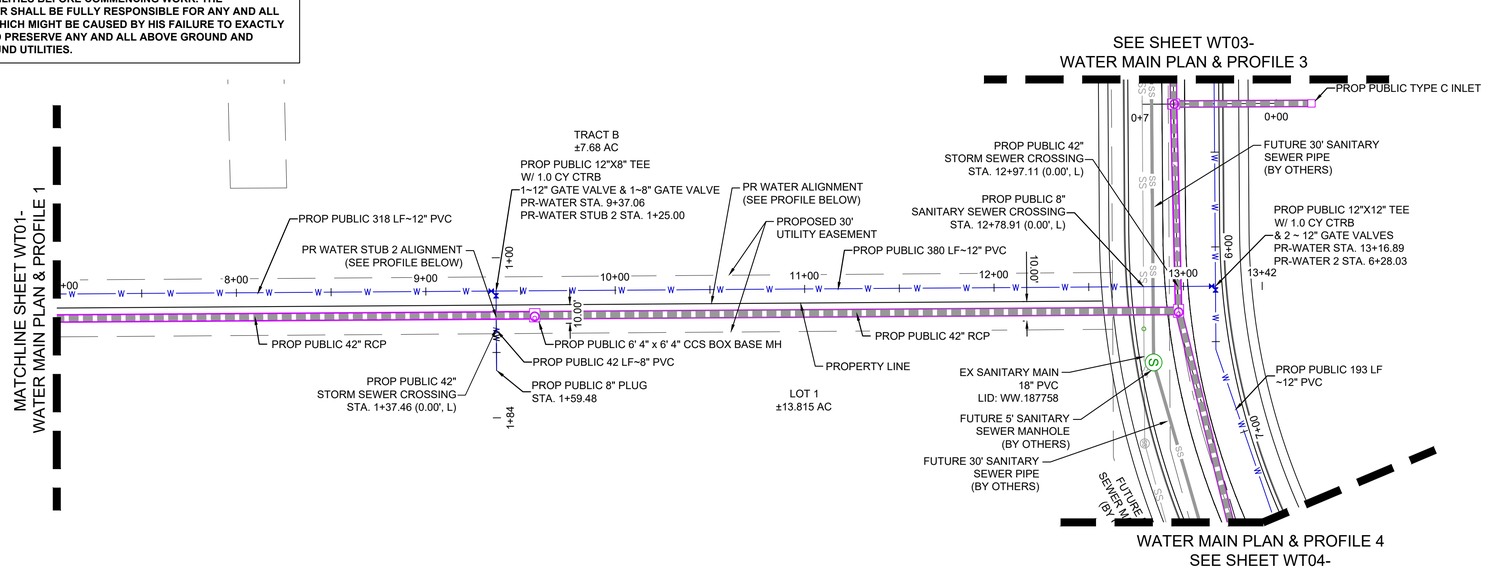
WATER PLANS

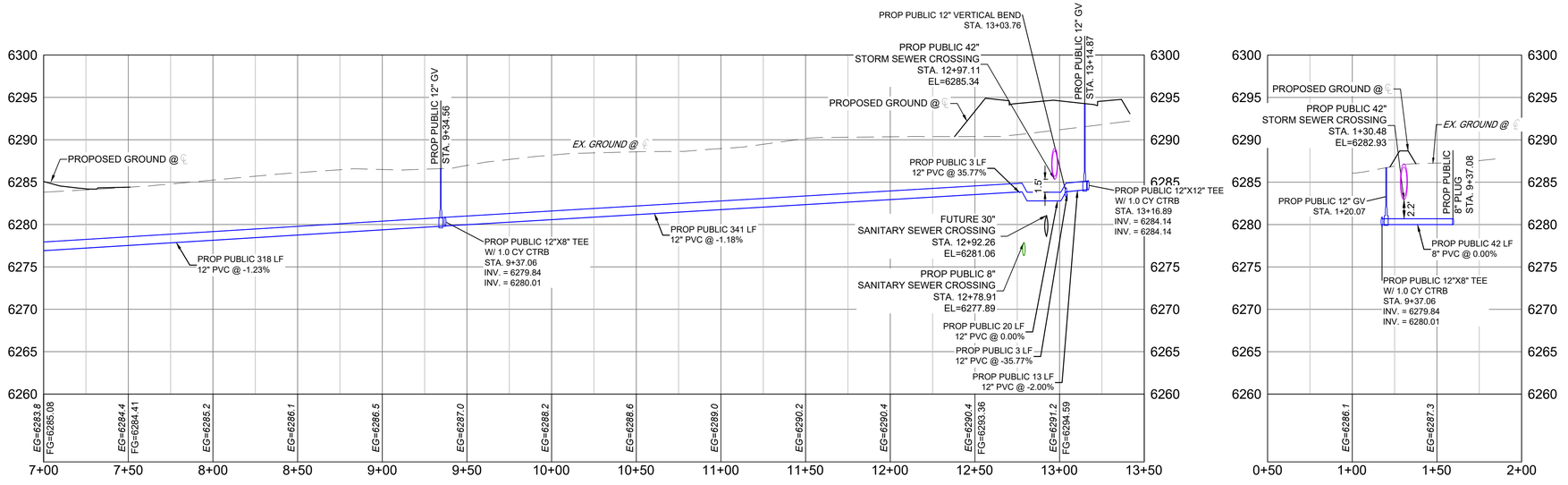
WATER MAIN PLAN & PROFILE 1

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	NOVEMBER 2026
DRAWN BY:	WCG	HORIZ	N/A	SHEET	3 OF 6
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	WT01

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.





PR-WATER PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 7+00.00, END STA: 13+50.00

PR-WATER STUB 2 PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+50.00, END STA: 2+00.00

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS
X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE
X-MDG22x34
X-1382-PR-UTIL
X-1382-EX-MAP
D-1382-PR-SAN_BY OTHERS

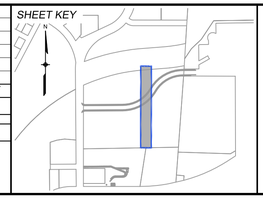
No.	DATE	DESCRIPTION	BY

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: November 23, 2026 2:11:33 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER
Drew Deffendorf

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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

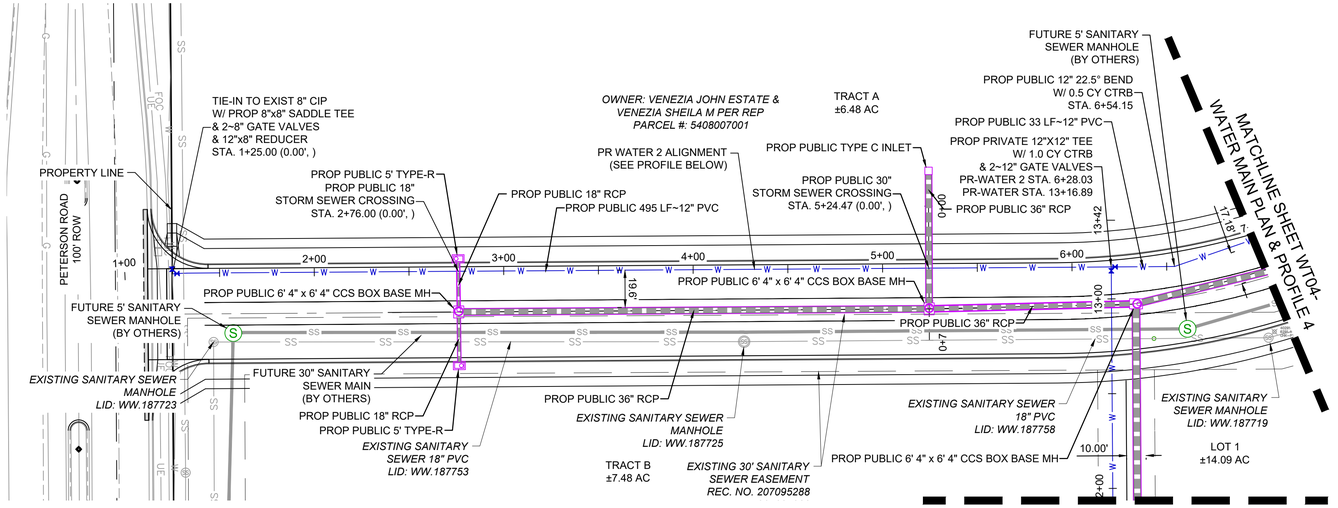
WATER PLANS

WATER MAIN PLAN & PROFILE 2

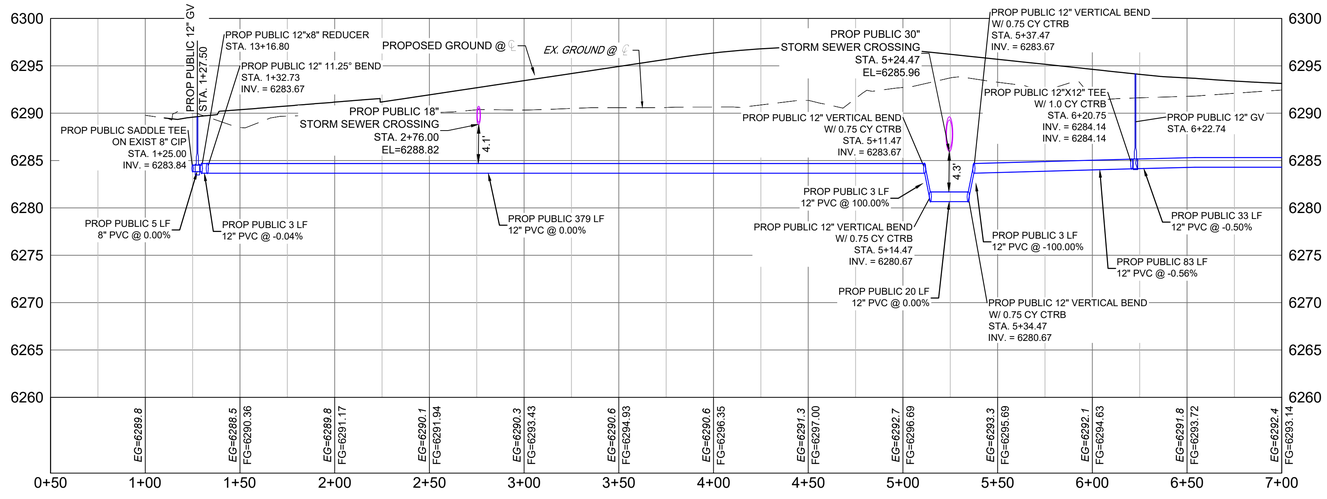
DESIGNED BY:	MDF	SCALE	
DRAWN BY:	WCG	HORIZ.	N/A
CHECKED BY:	DAD	VERT.	N/A
DATE ISSUED:	NOVEMBER 2026		
SHEET	4 OF 6		
DRAWING No.	WT02		

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.



WATER MAIN PLAN & PROFILE 1
SEE SHEET WT01



PR-WATER 2 PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+50.00, END STA: 7+00.00

N

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS

X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE
X-MDG22x34
X-1382-PR-UTIL
X-1382-EX-MAP
D-1382-PR-SAN_BY OTHERS

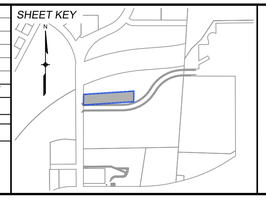
No.	DATE	DESCRIPTION	BY

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: November 23, 2026 2:11:36 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER
Drew Deffendorf

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

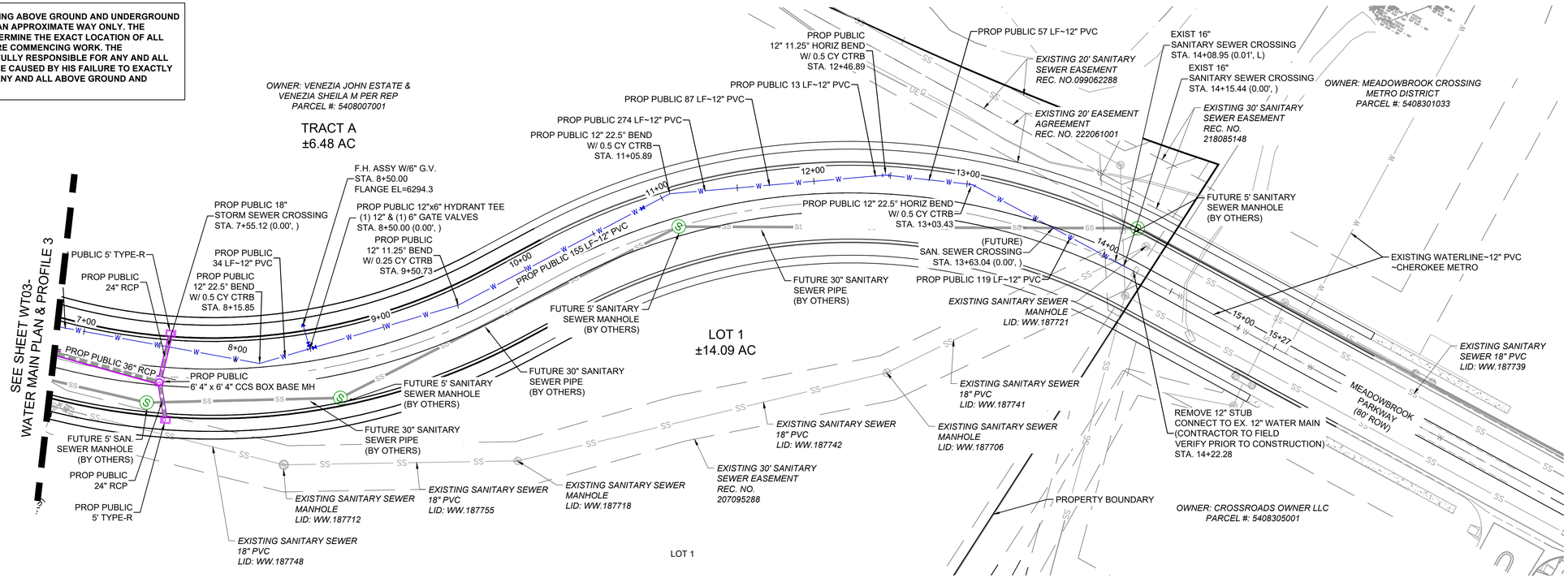
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

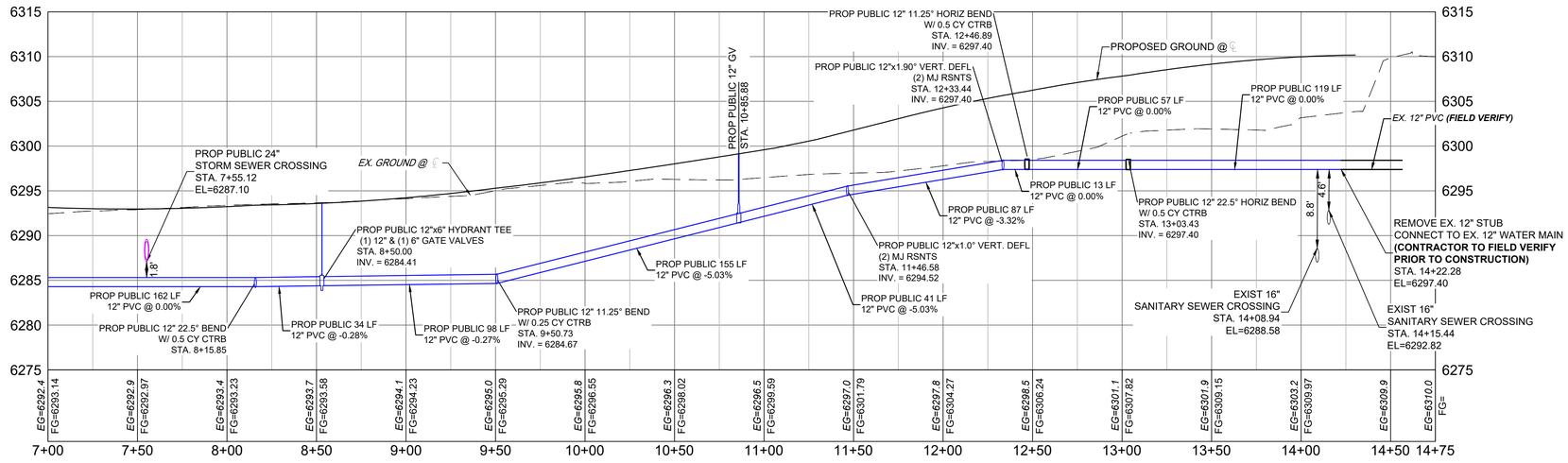
WATER PLANS

WATER MAIN PLAN & PROFILE 3

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	NOVEMBER 2026
DRAWN BY:	WCG	HORIZ	N/A	SHEET	5 OF 6
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	WT03

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.





PR-WATER 2 PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 7+00.00, END STA: 14+75.00

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS
X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE
X-MDG22x34
X-1382-PR-UTIL
X-1382-EX-MAP
D-1382-PR-SAN_BY OTHERS

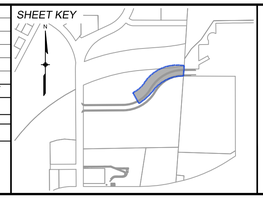
No.	DATE	DESCRIPTION	BY

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: November 23, 2026 4:07:12 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER
Drew Deffendorf

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 4

DESIGNED BY:	MDF	SCALE	
DRAWN BY:	WCG	HORIZ.	N/A
CHECKED BY:	DAD	VERT.	N/A

DATE ISSUED: NOVEMBER 2026
SHEET 6 OF 6
DRAWING No. WT04

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY, COLORADO

SANITARY SEWER PLANS

NOVEMBER 2026

SHEET INDEX

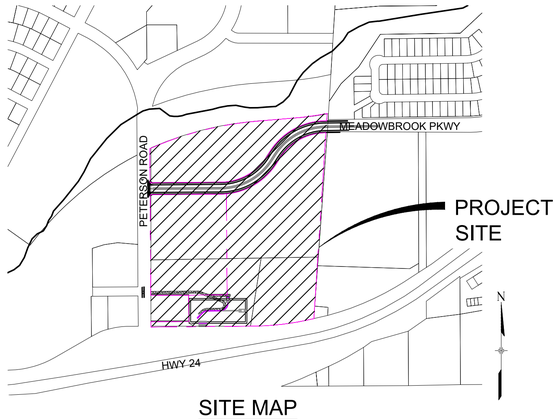
TS01	TITLE SHEET
IS01	INDEX SHEET
SS01	SANITARY SEWER PLAN & PROFILE

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.

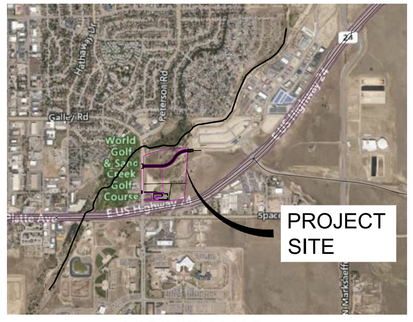
811 Know what's below. Call before you dig.

AGENCIES

SERVICE	ENTITY	P.O.C.
OWNER:	MARATHON HOLDINGS, LLP. 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 UTILTIES 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



SITE MAP
1"=500'



VICINITY MAP
N.T.S.

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: _____

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: Drew Def DATE: 11/23/2026

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

OWNER/DEVELOPER'S ACKNOWLEDGEMENT:

A.) THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE INDICATED IN THESE PLANS FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

B.) THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MANTAINED BY THE OWNER, AT THEIR EXPENSE.

MARATHON HOLDINGS, LLP
NAME OF DEVELOPER:
AUTHORIZED SIGNATURE: _____ DATE 11·23·26

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

DATE:

LEGEND

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

ABBREVIATIONS

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

REFERENCE DRAWINGS
X-MDG22x34
X-1382-PR-SITE
X-1382-EX-VIC MAP

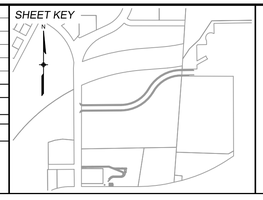
No.	DATE	DESCRIPTION	BY

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\Sanitary Plan\TS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: November 23, 2026 2:11:49 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER
Drew Def

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

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

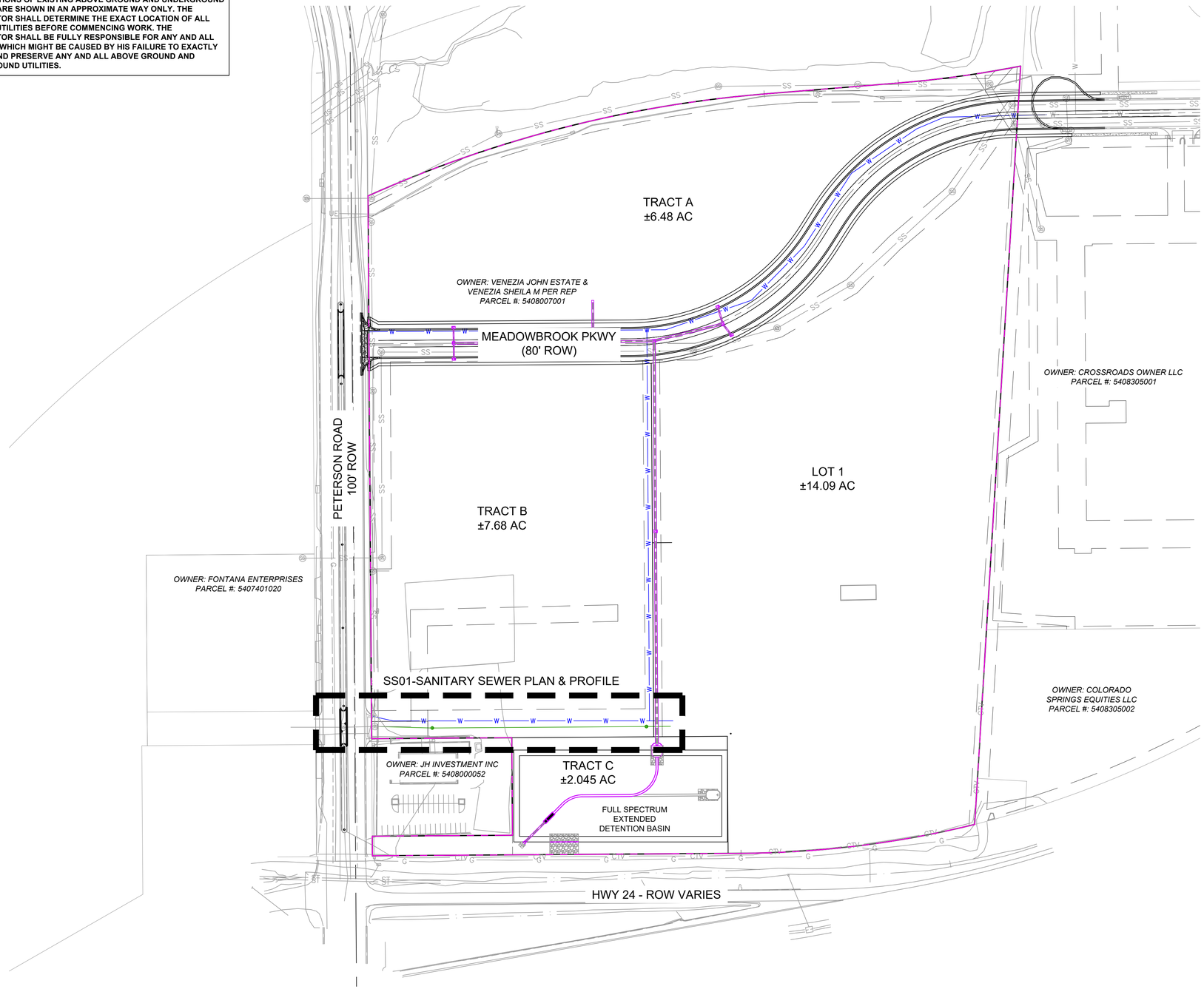
SANITARY SEWER PLANS

TITLE SHEET

DESIGNED BY:	MDE	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ	N/A	DRAWING No.	TS01
CHECKED BY:	DAD	VERT.	N/A	SHEET	1 OF 3

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.



N

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS
X-MDG22x34
X-1382-PR-UTIL
X-1382-EX-MAP
X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE

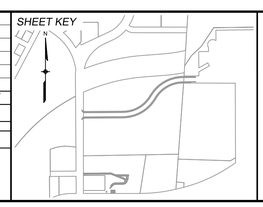
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Sanitary Plan\IS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: November 23, 2026 2:11:59 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

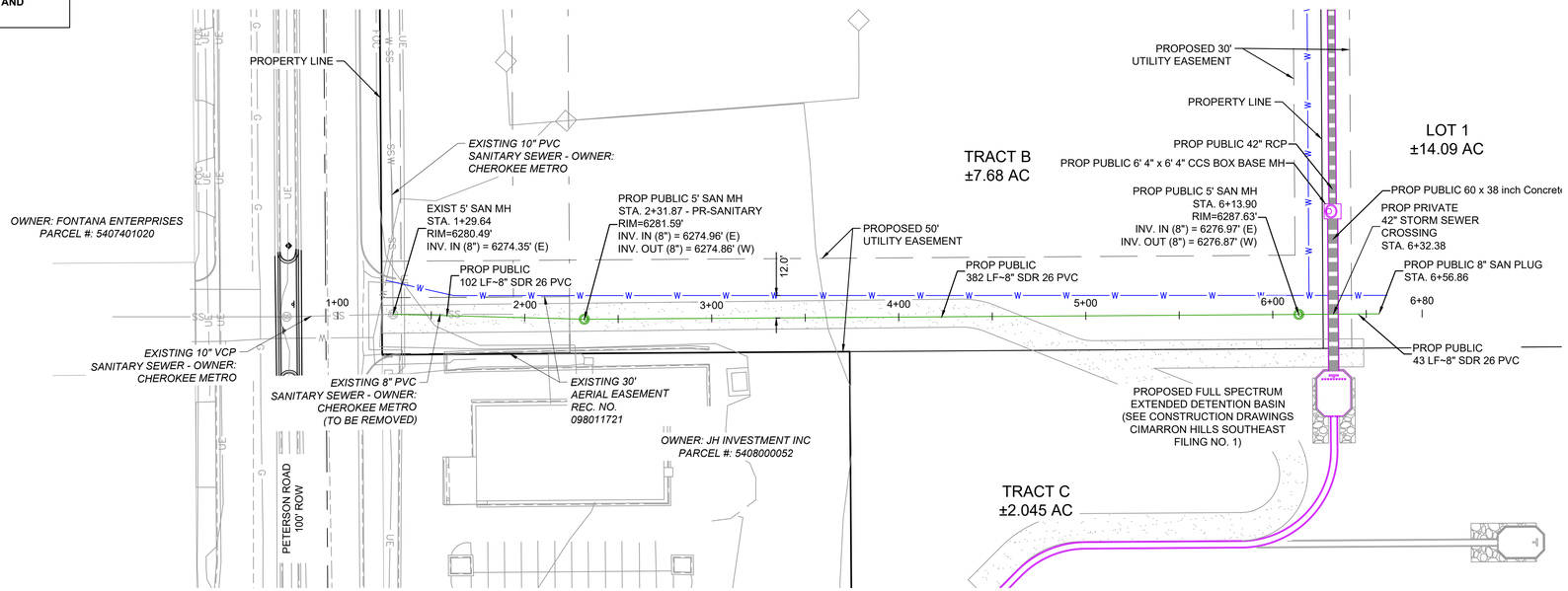
SANITARY SEWER PLANS

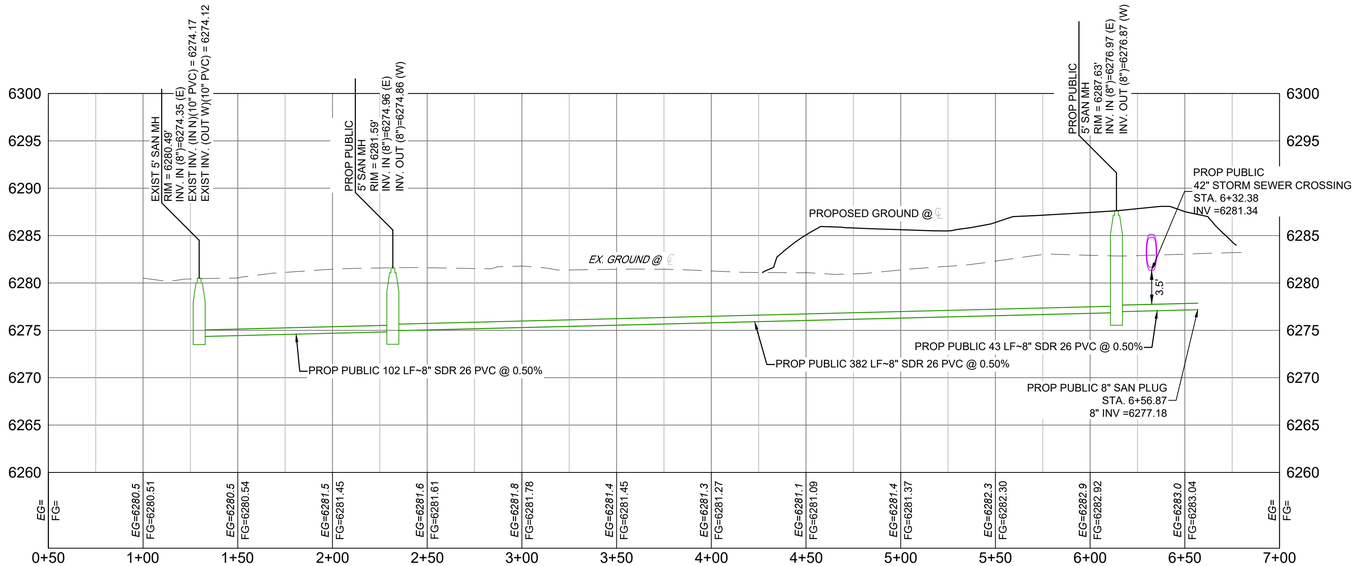
INDEX SHEET

DESIGNED BY:	MDF	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	SHEET	2 OF 3
CHECKED BY:	DAD	VERT.	N/A	DRAWING No.	IS01

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.

811 Know what's below. Call before you dig.





PR-SANITARY PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+50.00, END STA: 7+00.00

N

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS
X-MDG22x34
X-1382-EX-MAP
X-1382-EX-SITE
X-1382-EX-UTIL
X-1382-PR-SITE
X-1382-PR-UTIL

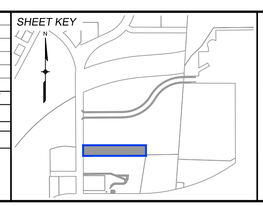
No.	DATE	DESCRIPTION	BY

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\Sanitary Plan\SS01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: November 23, 2026 2:12:11 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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

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

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
11/23/26
PROFESSIONAL ENGINEER
Drew Def

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:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	DRAWING No.	SS01
CHECKED BY:	DAD	VERT.	N/A	SHEET	3 OF 3