

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

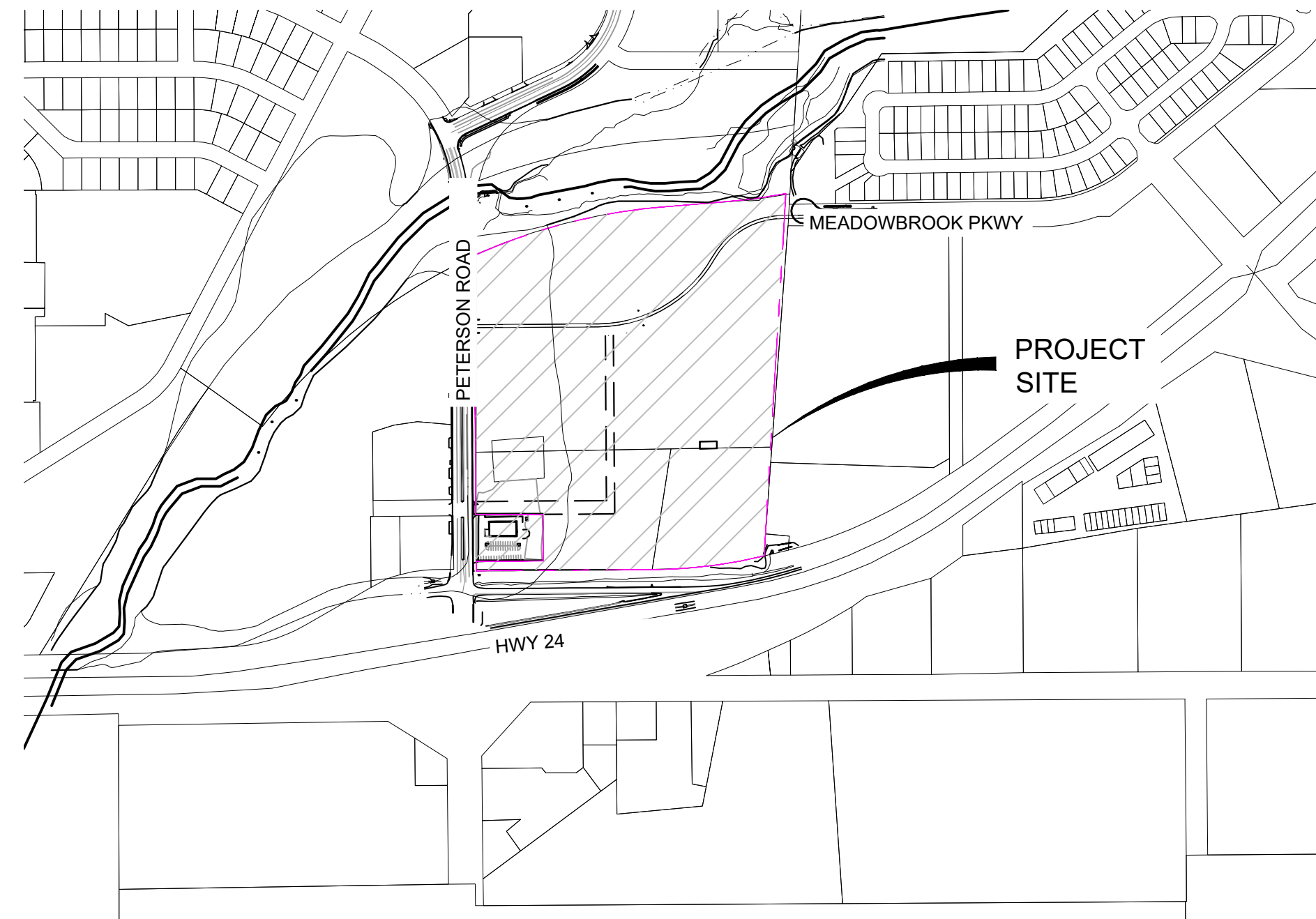
EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT



Know what's below.  
Call before you dig.

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

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

#### 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.

provide engineer

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.

provide developer/owner

DATE

#### EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

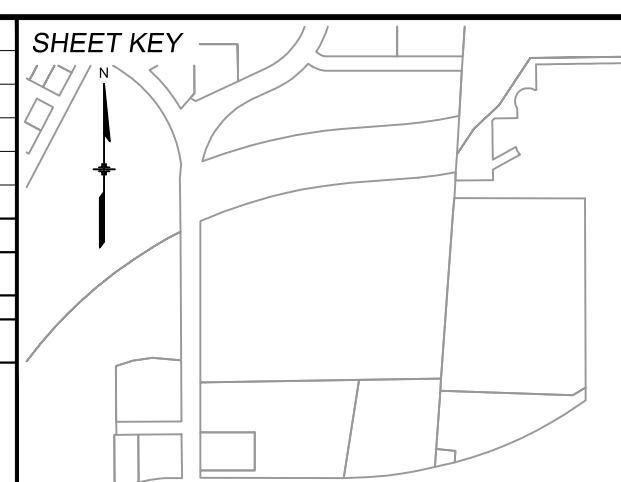
DATE

Provide County Engineer

Remove water and sanitary sewer plans and submit as a separate plan set.

SF2420

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	##	##	##	##
<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\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

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



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

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.
28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.

EARTHWORK:

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

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. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE

Please update to the latest EPC signing and striping notes:
1.All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2.Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3.Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4.All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5.Street name and regulatory stop signs shall be on the same post at intersections.
6.All removed signs shall be disposed of in a proper manner by the contractor.
7.All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" 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". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8.All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9.All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10.All signs shall be single sheet aluminum with 0.100" minimum thickness.
11.All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long.
12.Word and symbol markings shall be the narrow type.
13.All longitudinal 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.
14.The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
15.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.

CONSTRUCTION NOTES con't.:

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

SIGNING & STRIPING NOTES:

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT MUTCD STANDARDS.
4. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
5. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
6. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
7. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
8. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE 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.
9. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
10. 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.
11. ALL LONGITUDINAL 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.
12. THE CONTRACTOR SHALL NOTIFY THE PERTINENT AGENCIES PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
13. 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.

NRCS SOIL SURVEY FOR EL PASO COUNTY

Table with 3 columns: SOIL ID NO., SOIL TYPE, HYDROLOGIC CLASSIFICATION. Row 1: 8, BLAKELAND LOAMY SAND (1%-9% SLOPES), A. Row 2: 10, BLENDON SANDY LOAM (0%-3% SLOPES), B.

Please provide standard EPC construction notes

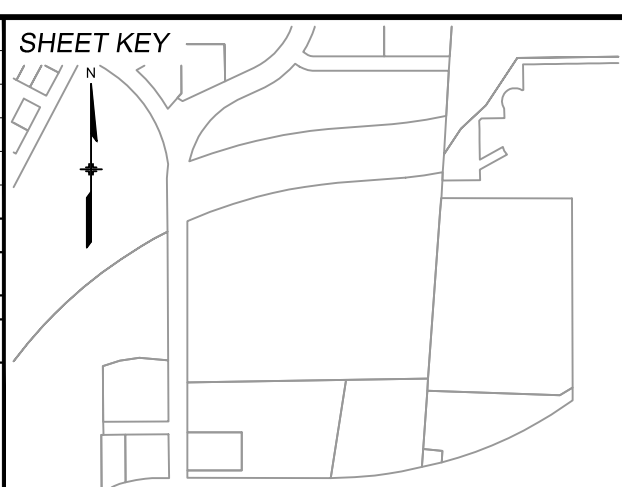
- 1.All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual.
2.Contractors shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).
3.Contractors shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:
a.El Paso County Engineering Criteria Manual (ECM)
b.City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2
c.Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction
d.CDOT M & S Standards
4.Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.
5.It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.
6.Contractors shall schedule a pre-construction meeting with El Paso County Planning and Community Development (PCD) - Inspections, prior to starting construction.
7.It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits.
8.Contractors shall not deviate from the plans without first obtaining written approval from the design engineer and PCD. Contractors shall notify the design engineer immediately upon discovery of any errors or inconsistencies.
9.All storm drain pipe shall be Class III RCP unless otherwise noted and approved by PCD.
10.Contractors shall coordinate geotechnical testing per ECM standards. Pavement design shall be approved by El Paso County PCD prior to placement of curb and gutter and pavement.
11.All construction traffic must enter/exit the site at approved construction access points.
12.Sight visibility triangles as identified in the plans shall be provided at all intersections. Obstructions greater than 18 inches above flowline are not allowed within sight triangles.
13.Signing and striping shall comply with El Paso County DOT and MUTCD criteria. [If applicable, additional signing and striping notes will be provided.]
14.Contractors shall obtain any permits required by El Paso County DOT, including Work Within the Right-of-Way and Special Transport permits.
15.The limits of construction shall remain within the property line unless otherwise noted. The owner/developer shall obtain written permission and easements, where required, from adjoining property owner(s) prior to any off-site disturbance, grading, or construction.
16.El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and [ xx metropolitan district, or yy property owner's association].

ABBREVIATIONS con't:

- IC NORMAL CROWN
JC NOT IN CONTRACT
JO NUMBER
JOM NOMINAL
JTS NOT TO SCALE
DC ON CENTER
DIS OFFSET
PROPOSED
PC POINT OF CURVATURE
CCR POINT OF COMPOUND CURVE
VCR POINT OF CURB RETURN
PLAIN END
IE PUBLIC IMPROVEMENT EASEMENT
PGL PROFILE GRADE LINE
PROPERTY LINE
P/R POINT OF REVERSE CURVE
RC POINT OF TANGENCY
VCI POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE
VVI POINT OF VERTICAL INTERSECTION
P/VT PAVEMENT
VT POINT OF VERTICAL TANGENT
OR RAD RADIUS
RC REVERSE CROWN
RCP REINFORCED CONCRETE PIPE
RED REDUCER
REF REFERENCE
REINF REINFORCING
REQ REQUIRED
REV REVISION
ROW RIGHT-OF-WAY
RT RIGHT
SCH SCHEDULE
SD STORM SEWER
SHLD SHOULDER
SQ SQUARE
ST STREET
STA STATION
STD STANDARD
STL STEEL
SS OR SAN SANITARY SEWER
SW OR S/W SIDEWALK
TAN TANGENT
TB THRUST BLOCK
TC TOP BACK OF CURB
TF TOP FACE OF CURB
THD THREADED
HKK THICKNESS
TOW TOP OF WALL
TYP TYPICAL
UG UNDERGROUND
UTL UTILITY
VC VERTICAL CURVE
VERT VERTICAL
W WIDTH

- 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 table with columns: No., DATE, DESCRIPTION, REVISIONS, BY. Includes COMPUTER FILE MANAGEMENT section with FILE NAME, CTB FILE, PLOT DATE, and SHEET KEY diagram.



BENCHMARK: NGM 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.

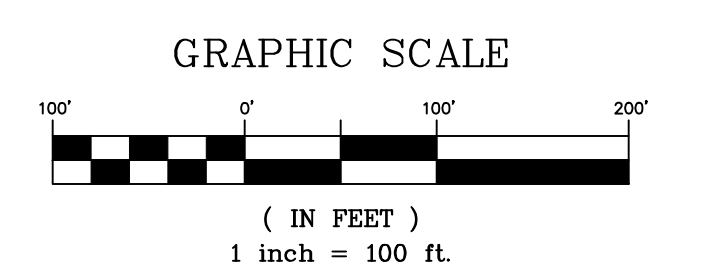
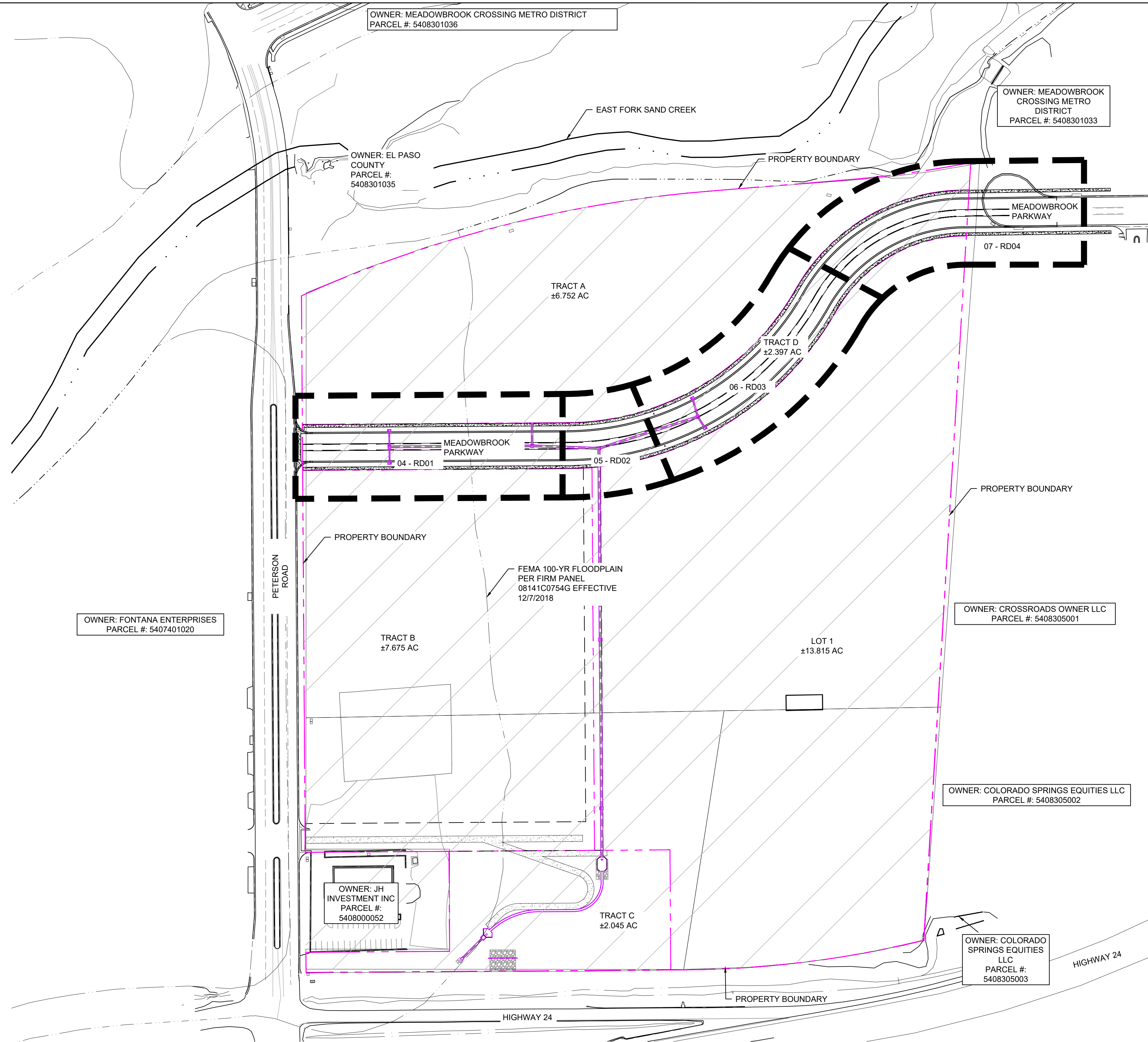
PREPARED BY: Matrix Excellence by Design logo.

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. GENERAL NOTES. DESIGNED BY: MDF, DRAWN BY: WCG, CHECKED BY: NMS. SCALE: HORIZ 1"=100', VERT. N/A. DATE ISSUED: AUGUST 2024. SHEET: 02 OF 20. DRAWING No: GN01



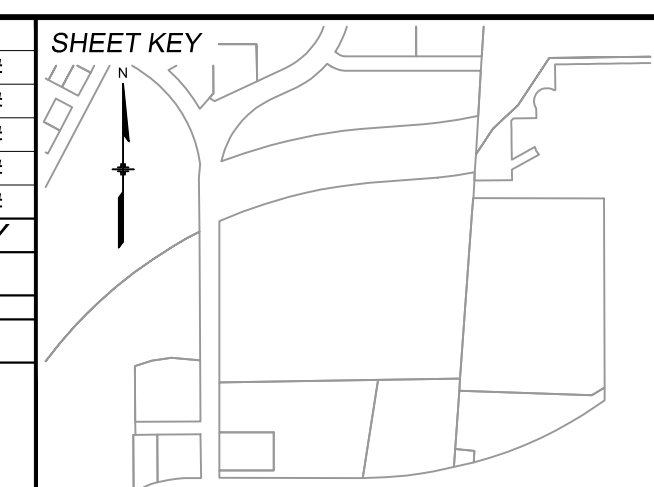
Know what's below.  
Call before you dig.



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EK-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 10:17:27 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**  
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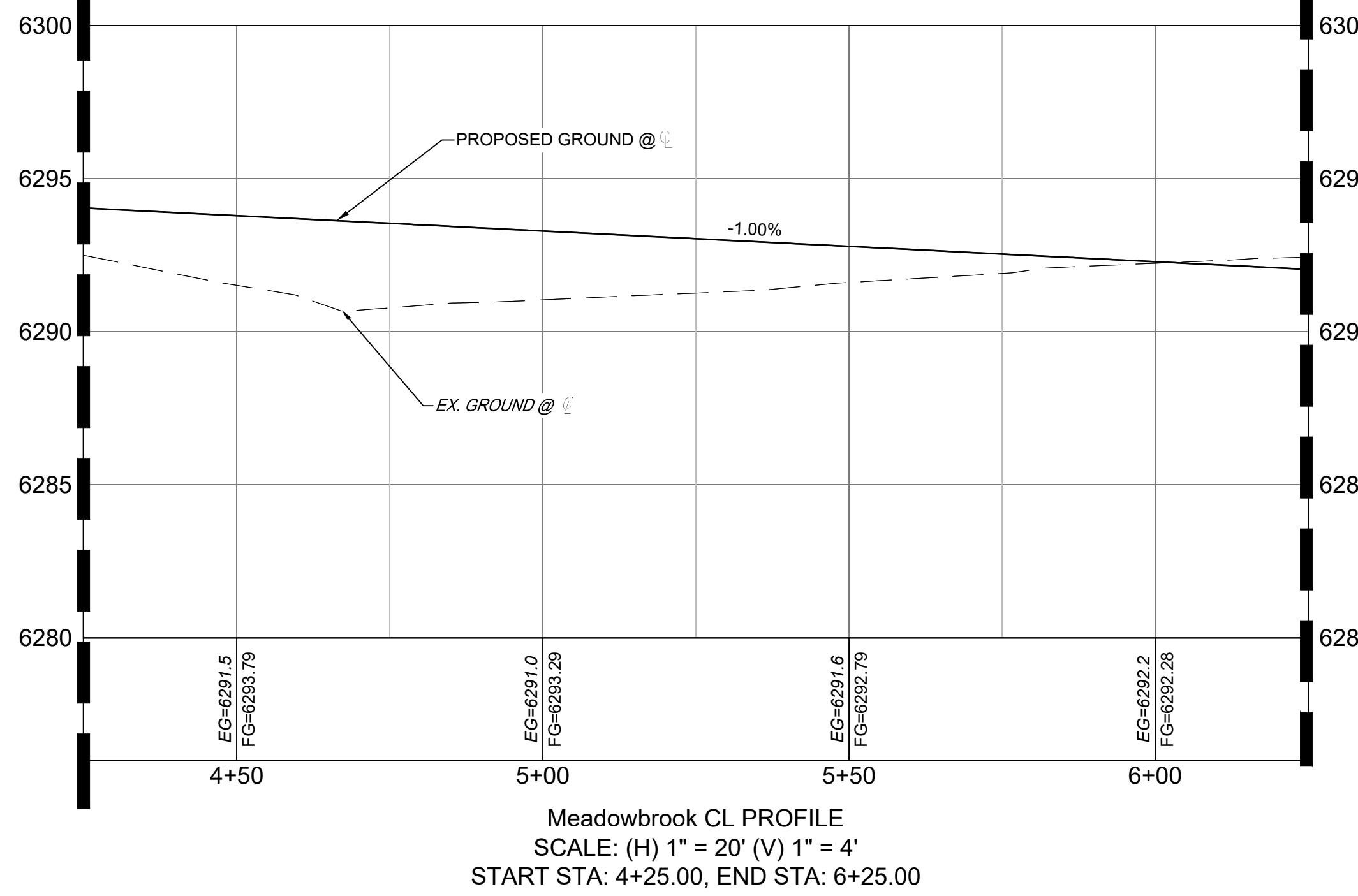
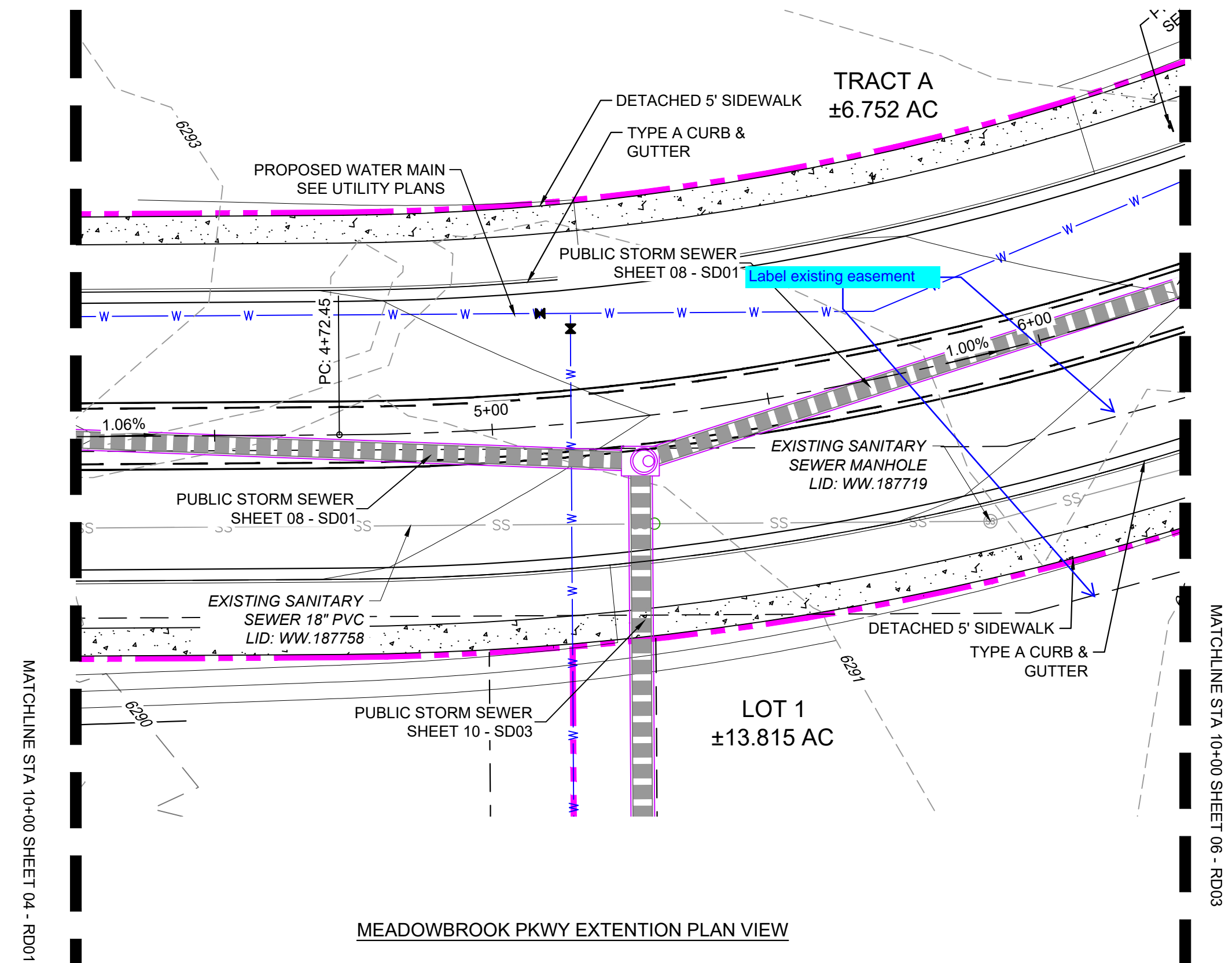
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST FILING NO. 1			
EL PASO COUNTY, COLORADO SPRINGS			
SHEET INDEX			
DESIGNED BY:	MDF	SCALE	DATE ISSUED:
DRAWN BY:	WCG	HORIZ 1" = 100'	AUGUST 2024
CHECKED BY:	NMS	VERT. N/A	SHEET
			DRAWING No. MAP01
			03 OF 20



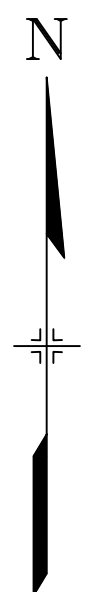


Know what's below.  
Call before you dig.

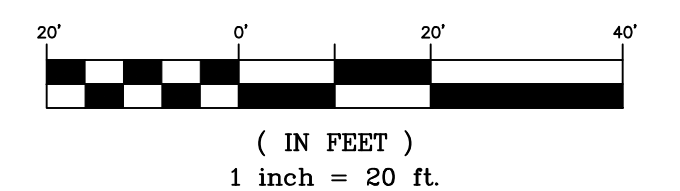


LEGEND

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 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



GRAPHIC SCALE



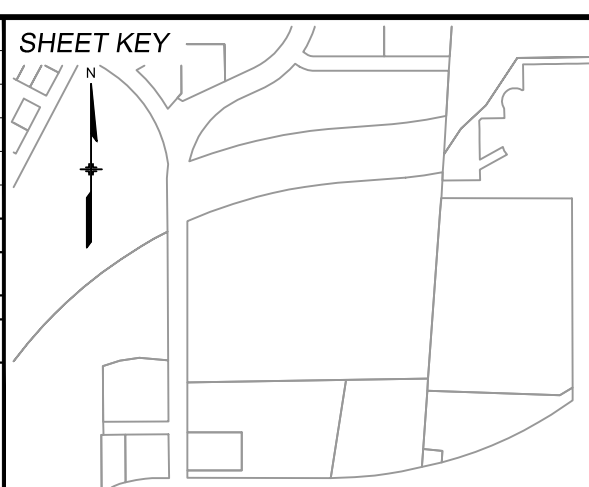
REFERENCE DRAWINGS

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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 10:17:33 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.

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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

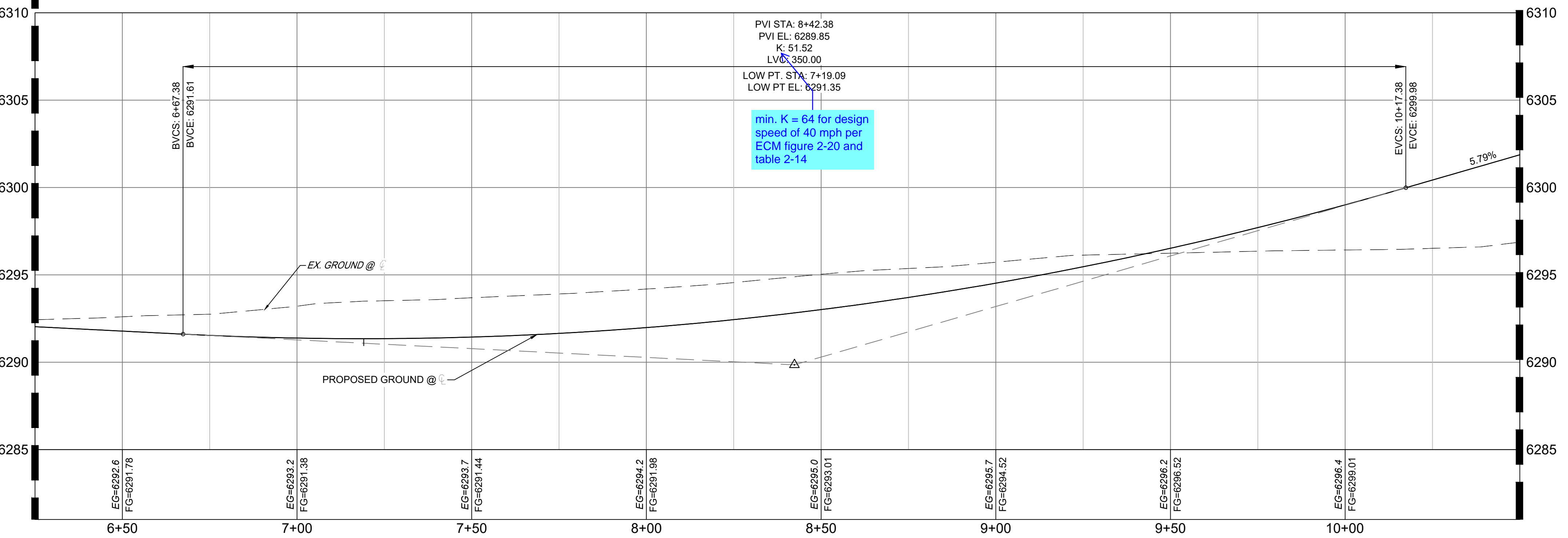
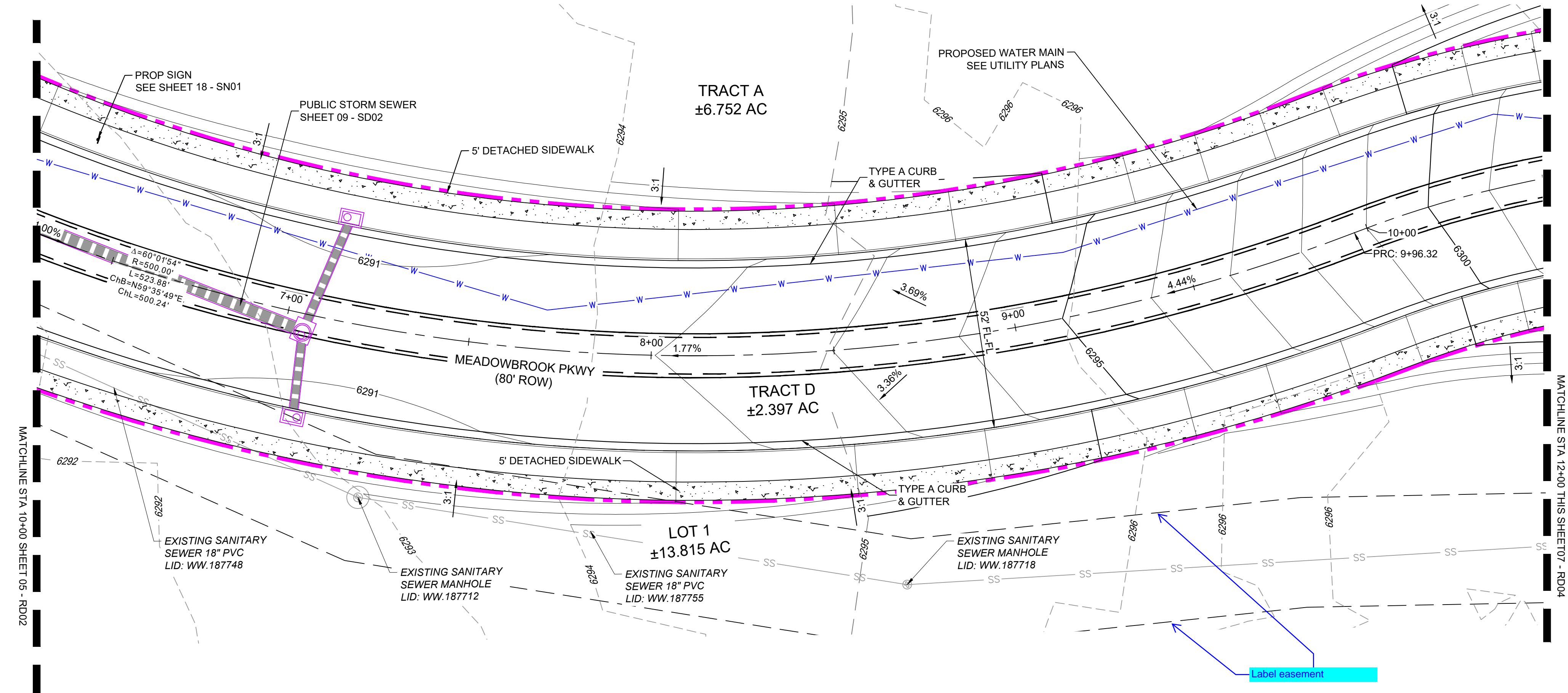
EL PASO COUNTY, COLORADO SPRINGS

ROAD PLAN & PROFILE

DESIGNED BY: MDF	SCALE: HORIZ 1" = 20'	DATE ISSUED: AUGUST 2024	DRAWING No. RD02
DRAWN BY: KGI	VERT. 1" = 5'	SHEET 05 OF 20	
CHECKED BY: NMS			

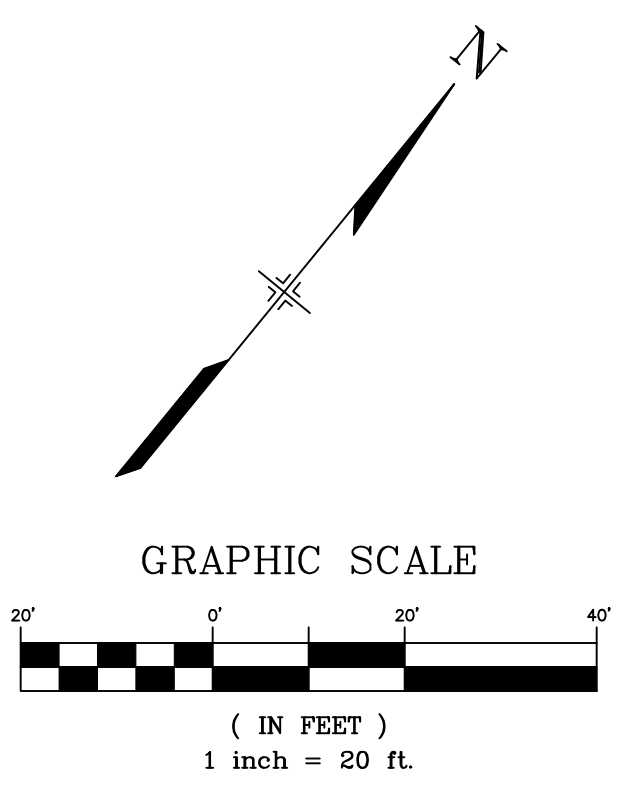


Know what's below.  
Call before you dig.



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

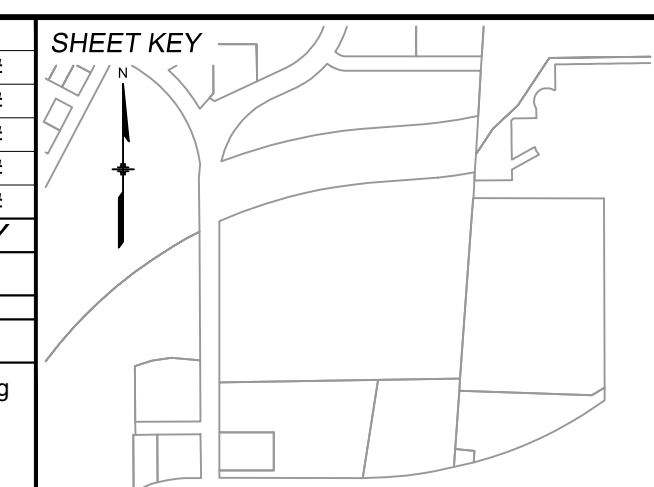
- LEGEND**
- PROPOSED CENTERLINE
  - EXISTING PAVED ROAD
  - RIGHT OF WAY
  - EASEMENT
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER
  - 5975 EXISTING CONTOUR
  - 7050 PROPOSED CONTOUR
  - PROPERTY LINE
  - 100 YEAR HGL
  - 5 YEAR HGL
  - PROPOSED LOT/TRACT LINE
  - PROPOSED STORM DRAIN
  - SD --- SD --- SD EXISTING STORM DRAIN
  - FLOODPLAIN BOUNDARY
  - W --- W --- W EXISTING WATER MAIN
  - SS --- SS --- 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**

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

No.	DATE	DESCRIPTION	BY



**BENCHMARK:**  
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PREPARED BY:

Excellence by Design

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

**ROAD PLAN & PROFILE**

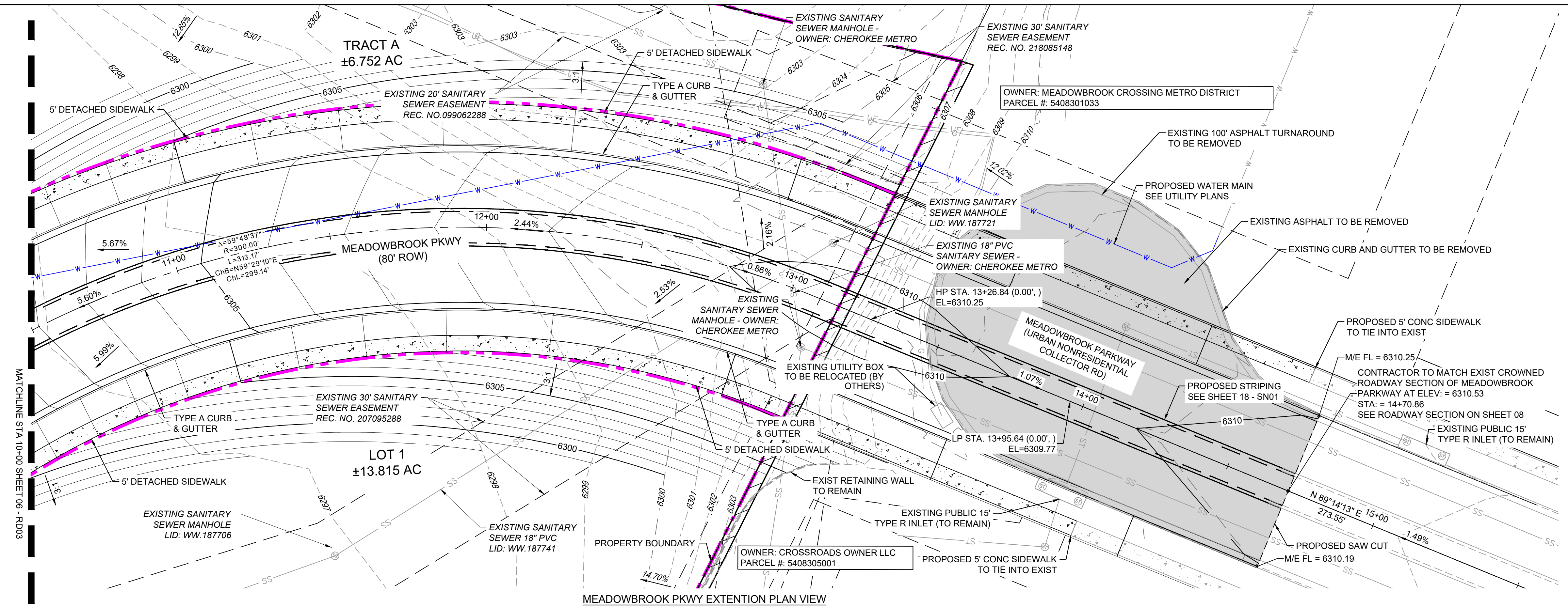
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DRAWN BY: WCG	VERT. 1" = 5'	SHEET 06 OF 20	
CHECKED BY: NMS			

**COMPUTER FILE MANAGEMENT**

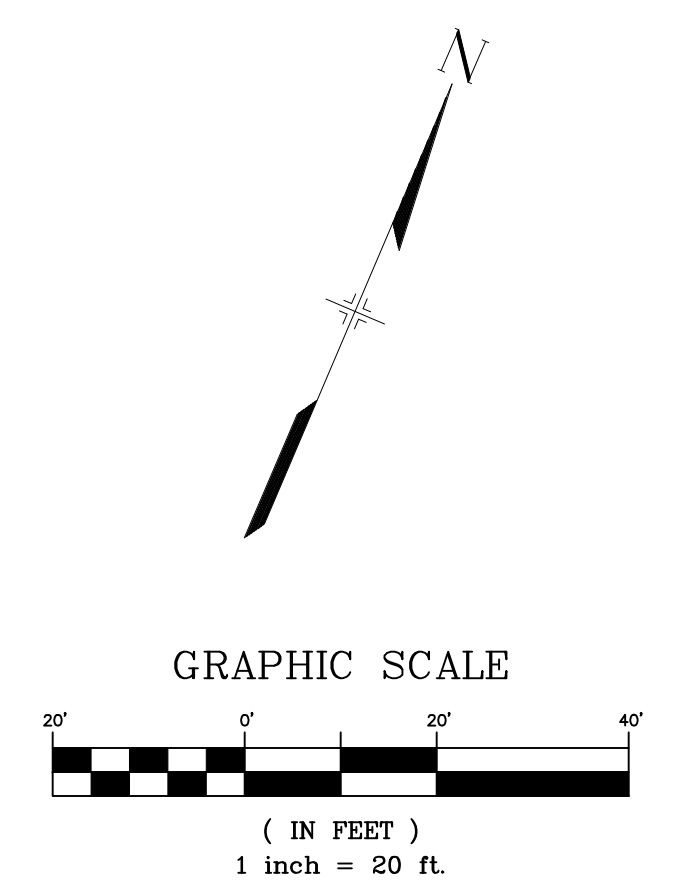
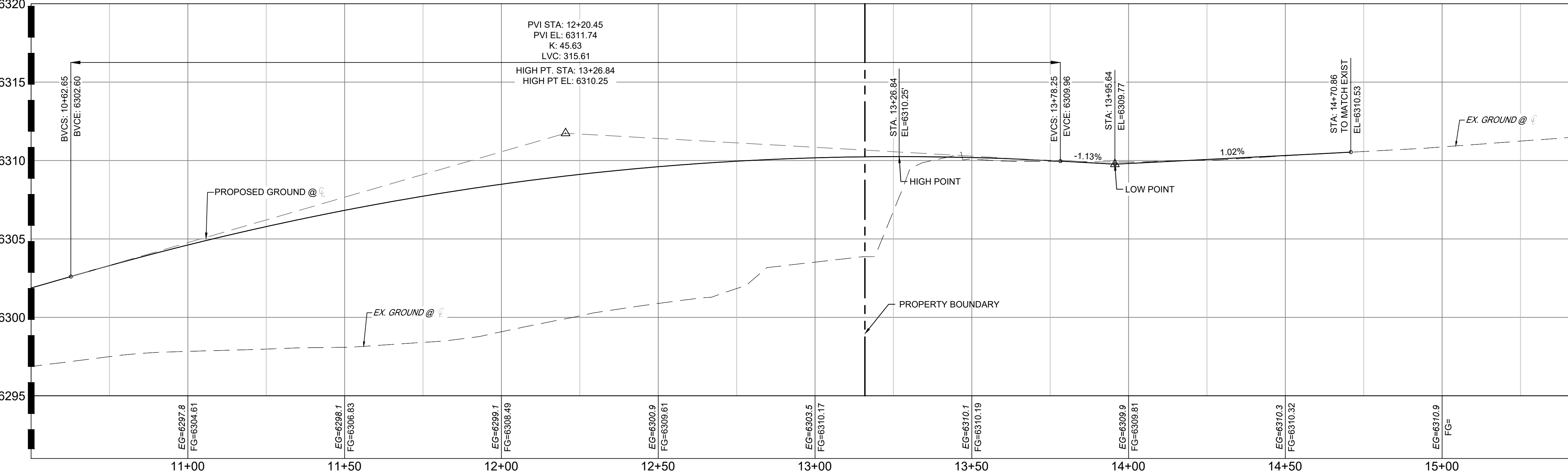
FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: August 23, 2024 10:17:35 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 10:17:38 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY	BENCHMARK	BASIS OF BEARING
	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.	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

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

DESIGNED BY: MDF  
 DRAWN BY: KGI  
 CHECKED BY: NMS

SCALE  
 HORIZ 1" = 20'  
 VERT. 1" = 5'

DATE ISSUED: AUGUST 2024  
 SHEET 07 OF 20

DRAWING No. RD04

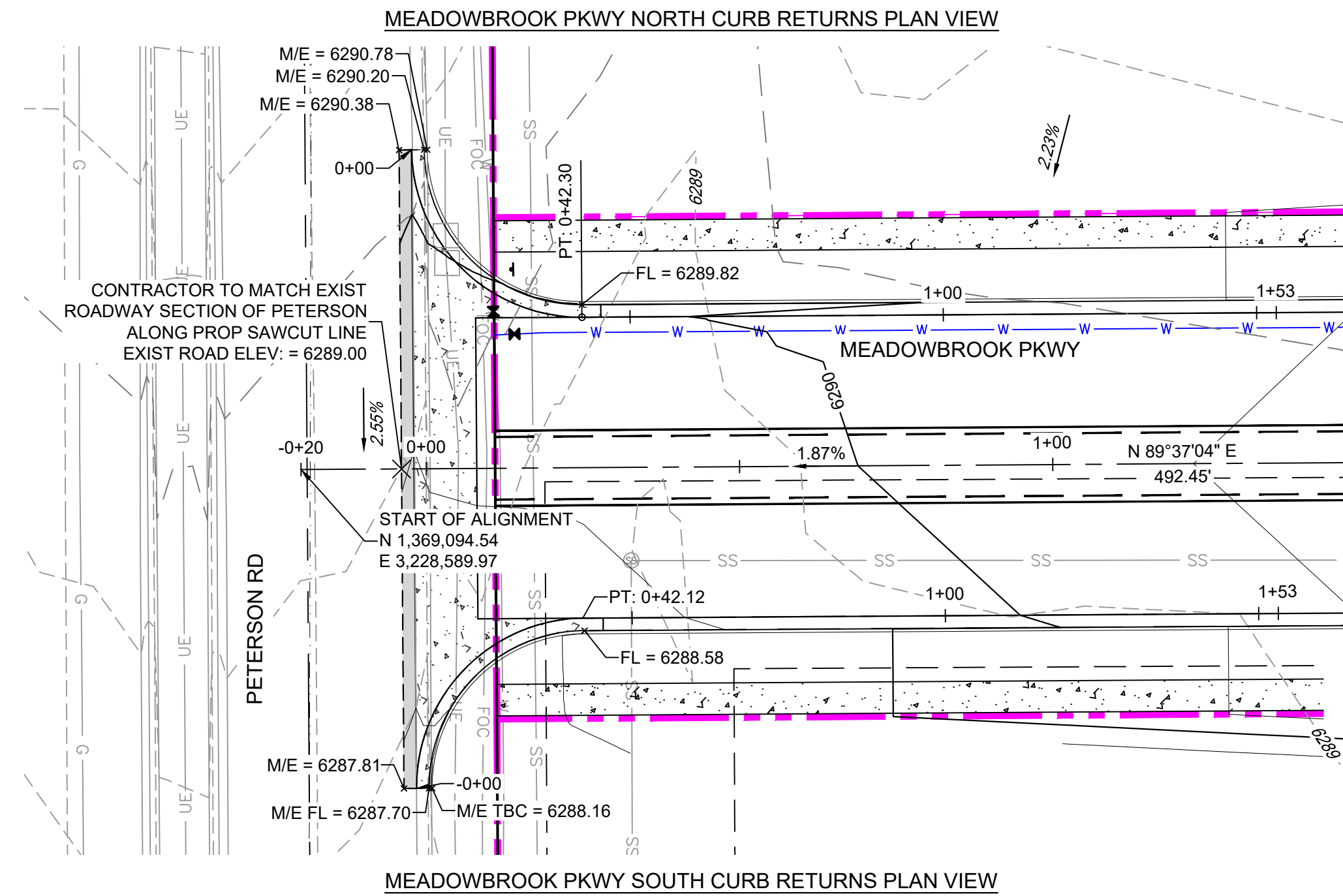
**CIMARRON HILLS SOUTHEAST FILING NO. 1**

EL PASO COUNTY, COLORADO SPRINGS

**CURB RETURN PLAN & PROFILE**

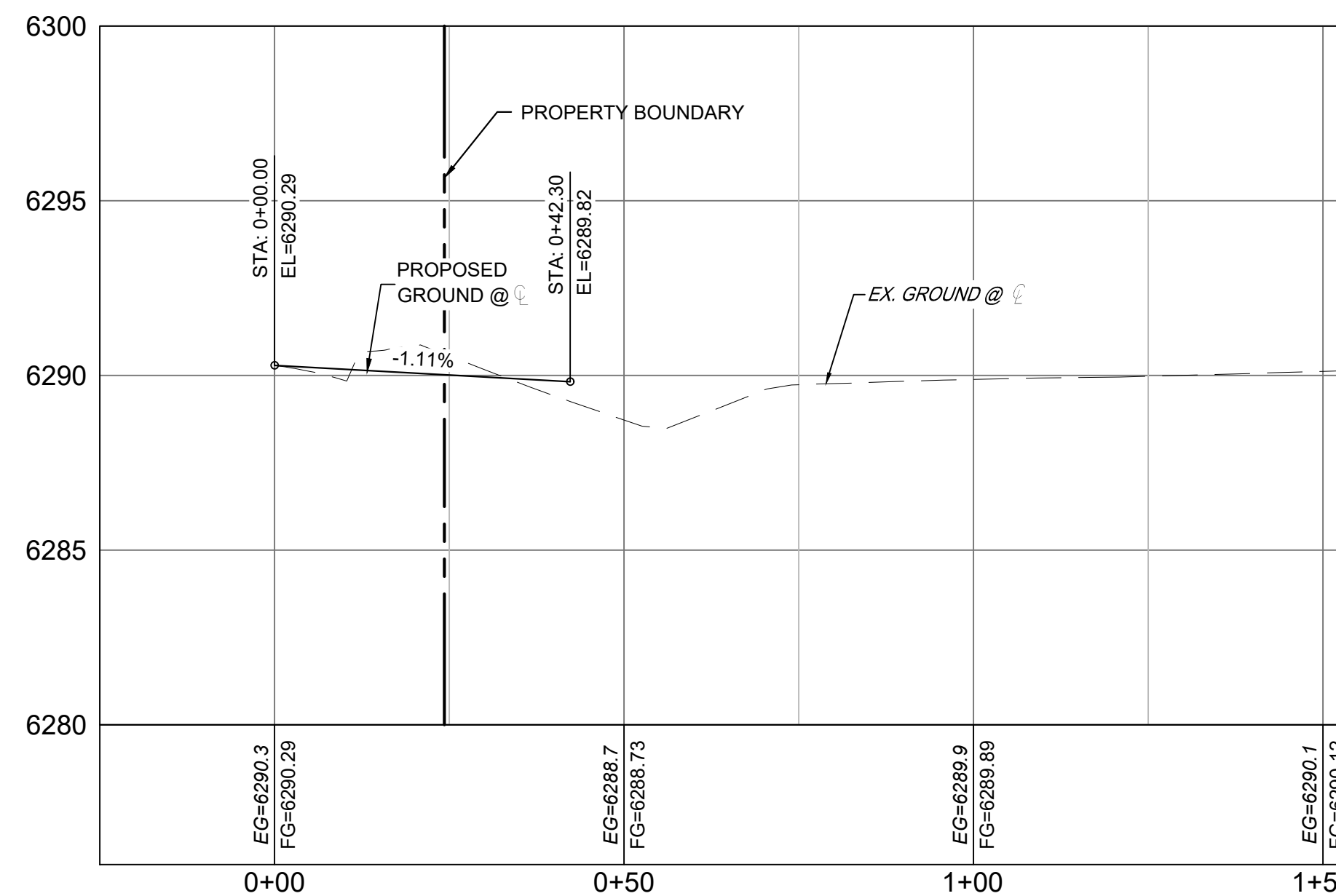


Know what's below.  
Call before you dig.

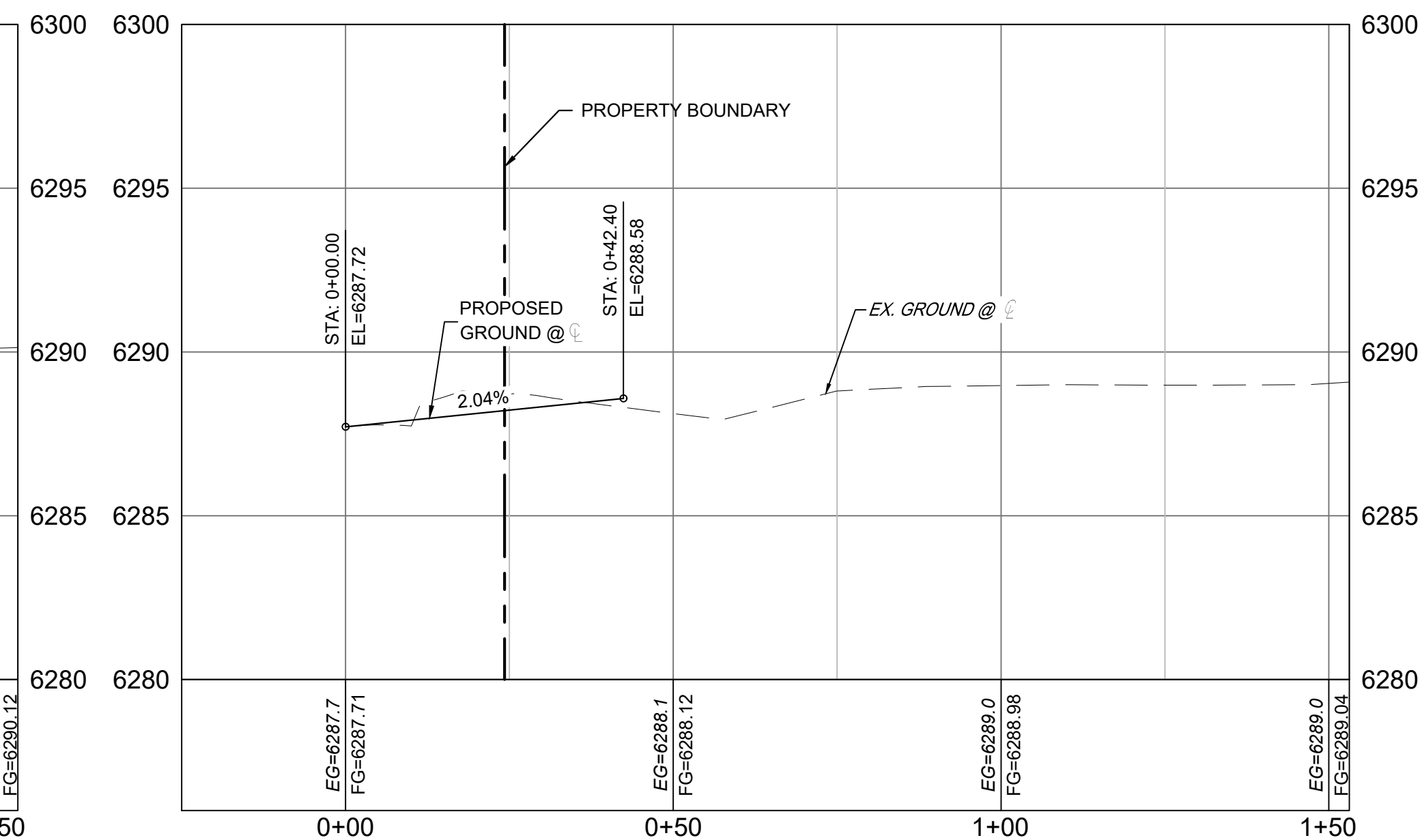


**LEGEND**

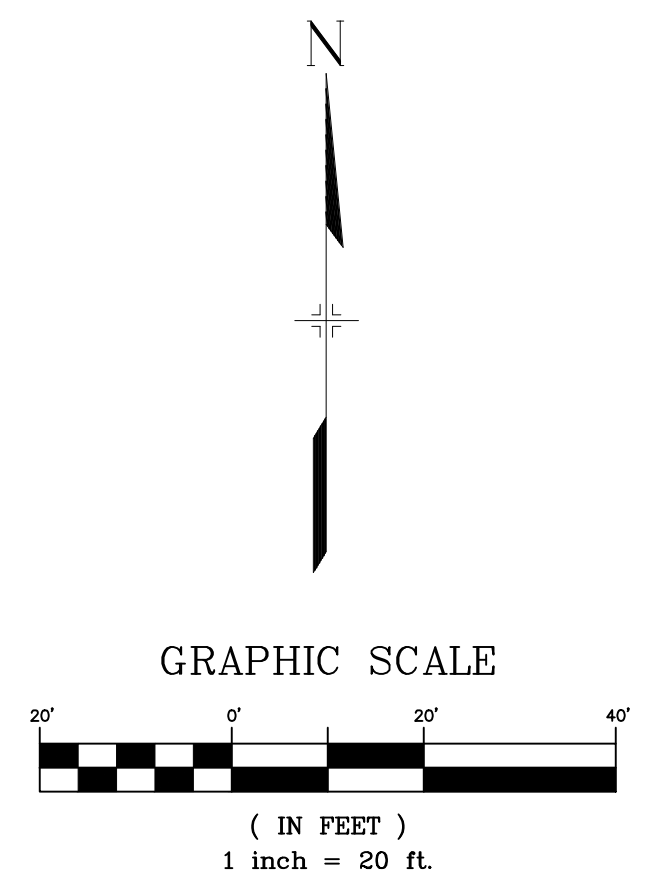
- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- EXISTING 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 NORTH CURB RETURN PROFILE VIEW



MEADOWBROOK SOUTH CURB RETURN PROFILE VIEW



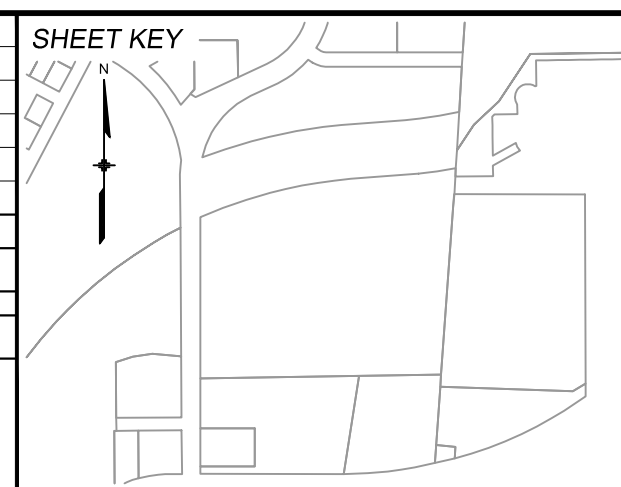
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X-MDG22-34		
X-1382-PR-SITE		
X-1382-EX-MAP		
X-1382-EX-UTIL		
X-1382-PR-UTIL		
X-1382-EX-SITE		
X-1382-EX-FEMA MAP		

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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 MATRIX DESIGN GROUP, INC.  
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**CIMARRON HILLS SOUTHEAST FILING NO. 1**

EL PASO COUNTY, COLORADO SPRINGS

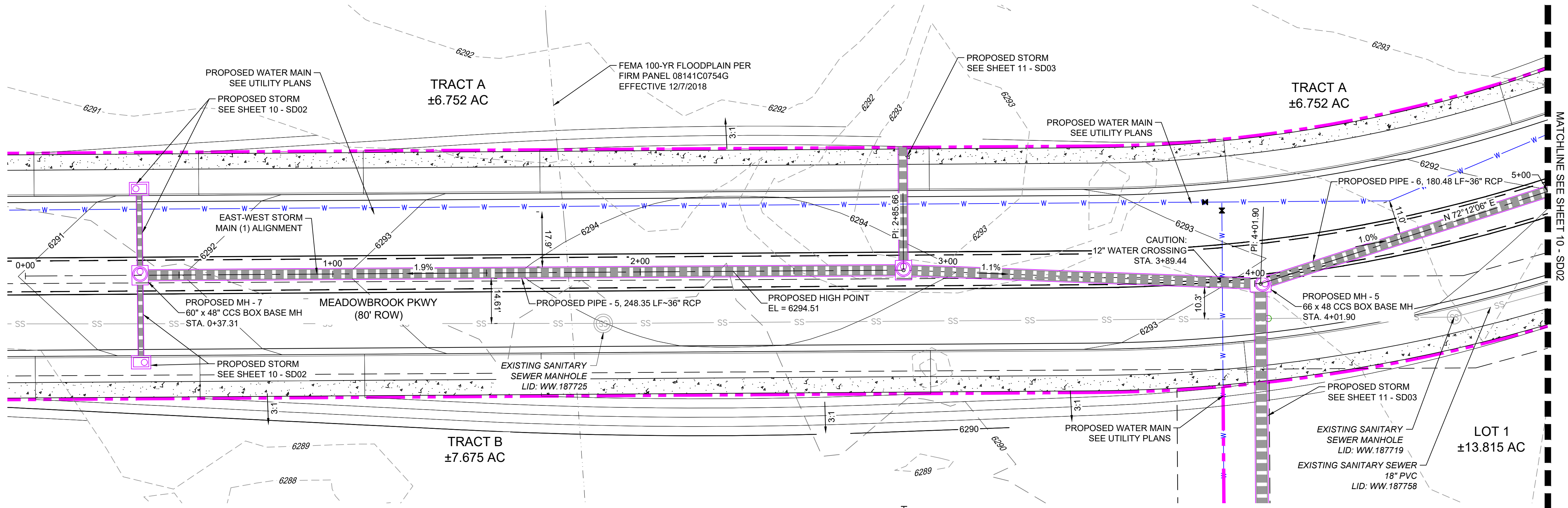
**CURB RETURNS**

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'		

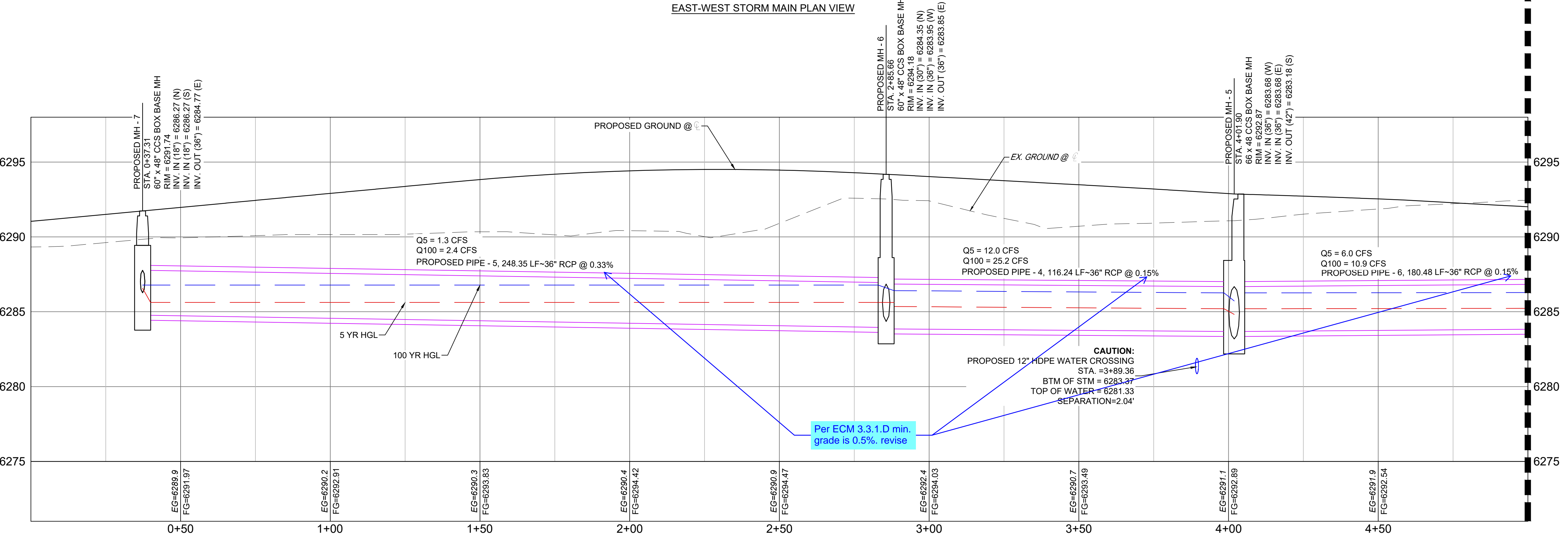




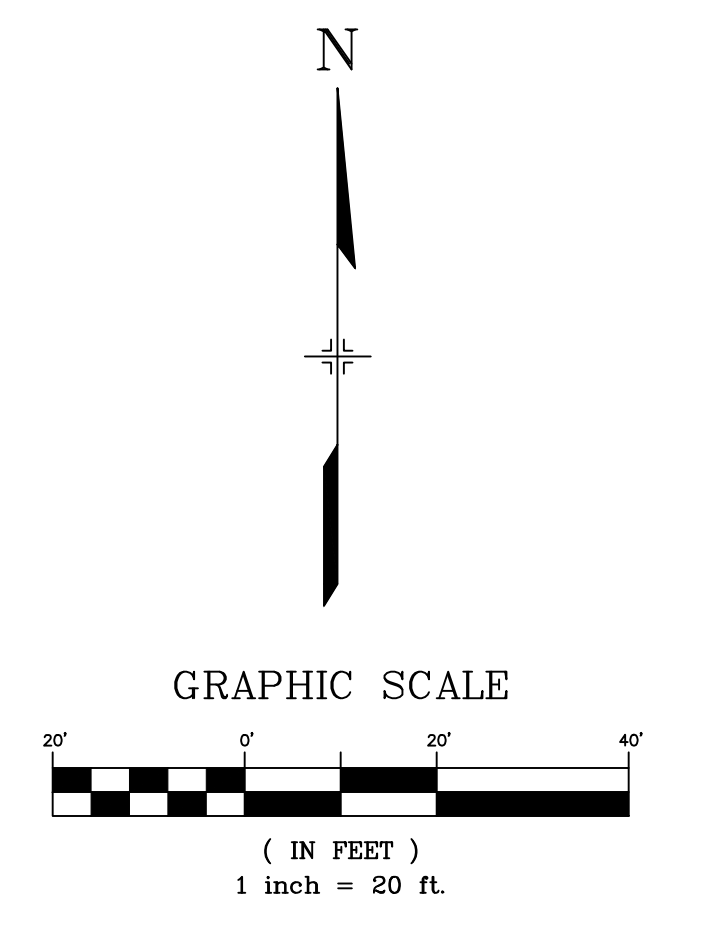
Know what's below.  
Call before you dig.



- 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



EAST-WEST STORM MAIN (1)  
SCALE: (H) 1" = 20' (V) 1" = 4'  
START STA: 0+00.00, END STA: 5+00.00

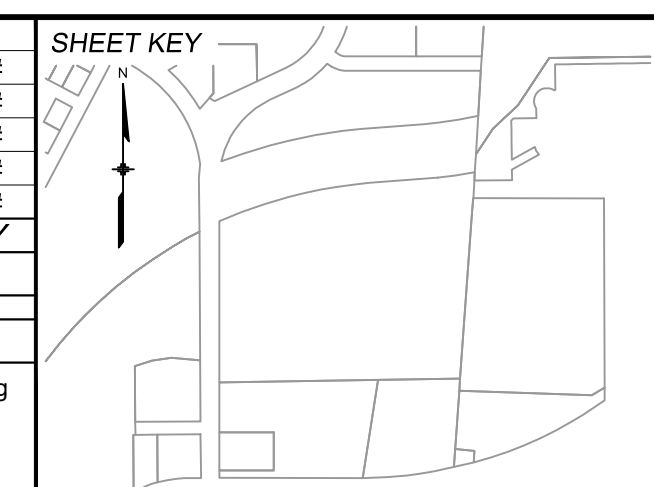


NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	REVISIONS	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\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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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**

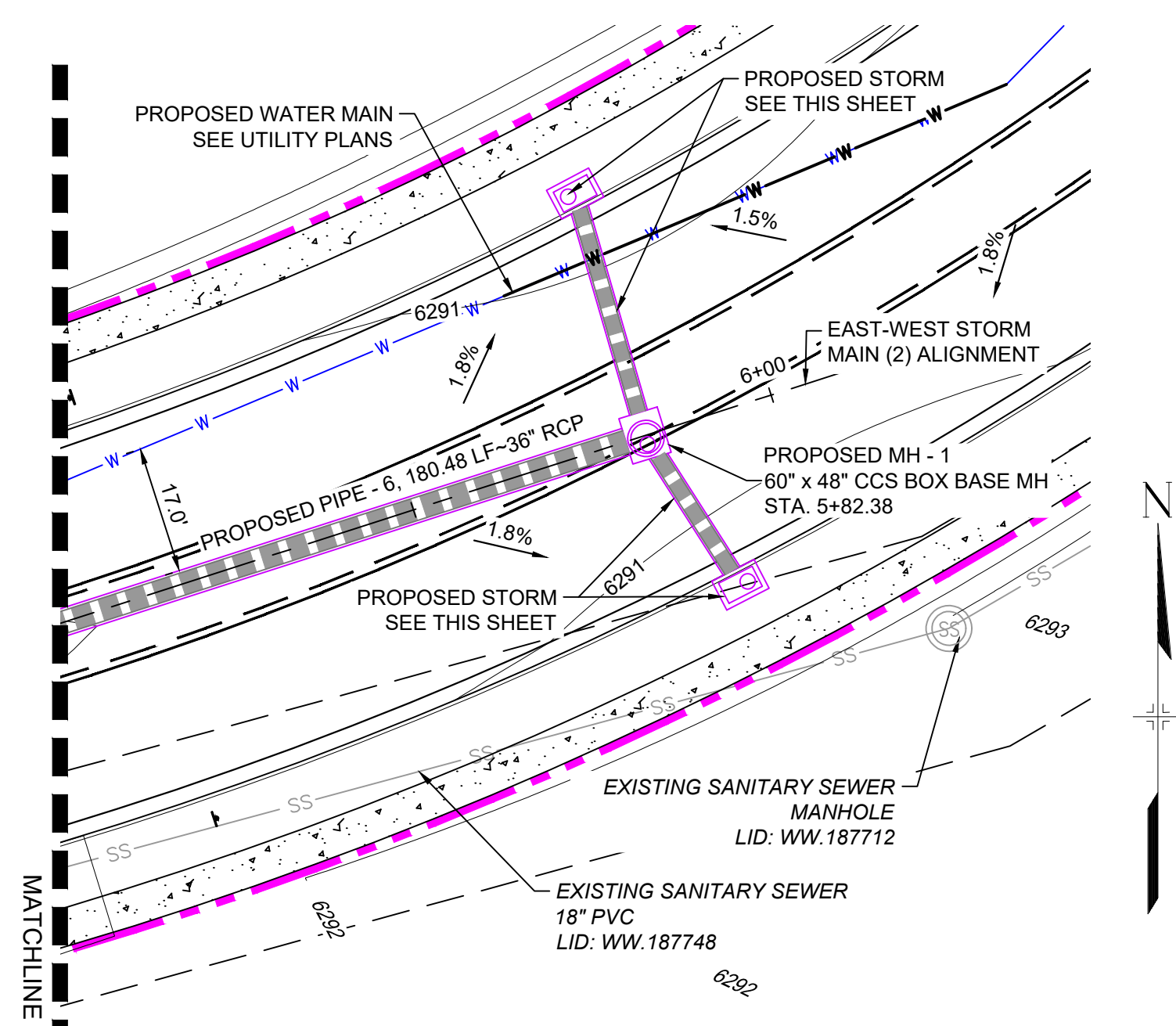
EL PASO COUNTY, COLORADO SPRINGS

**STORM PLAN & PROFILE**

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

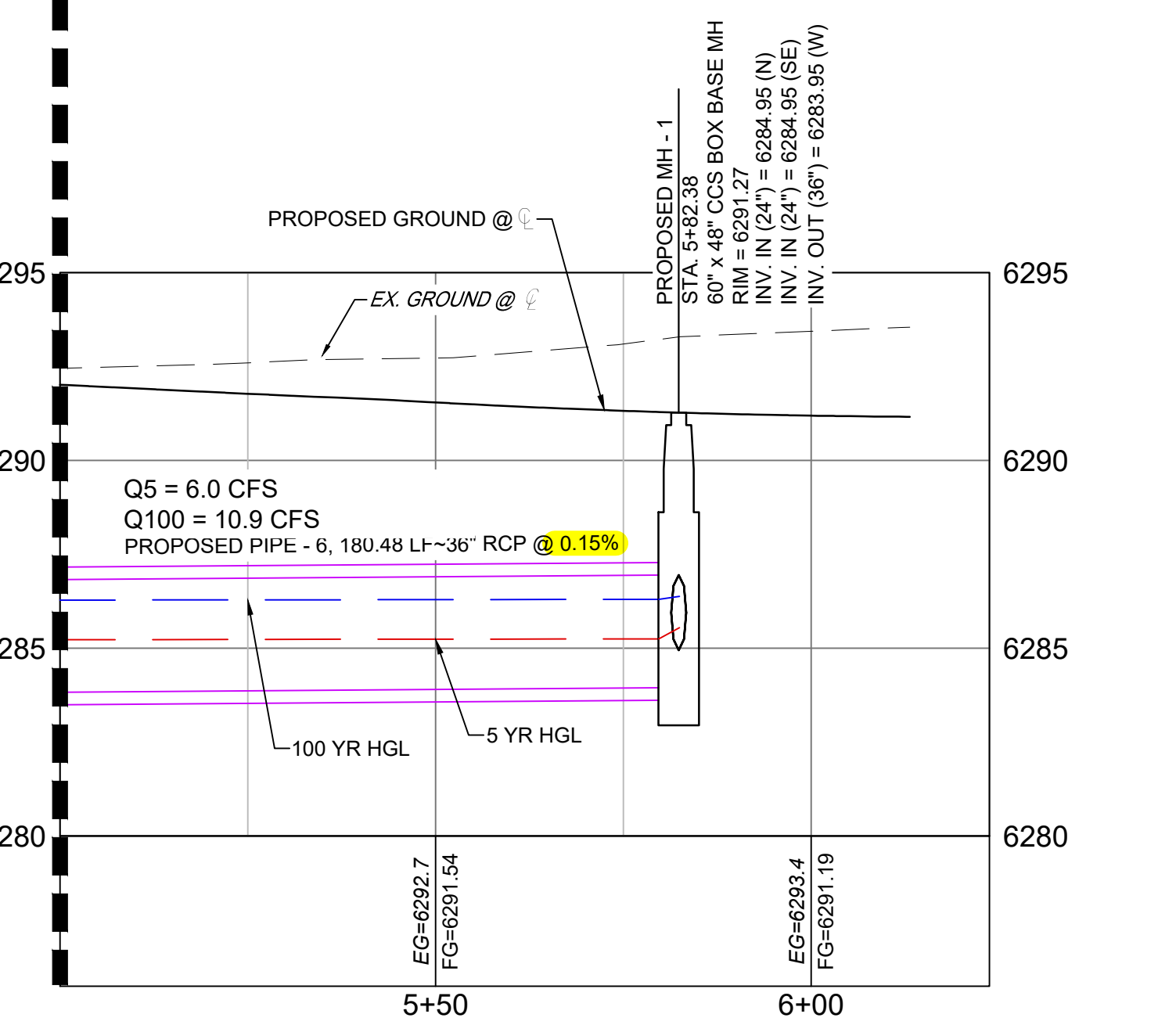


Know what's below. Call before you dig.

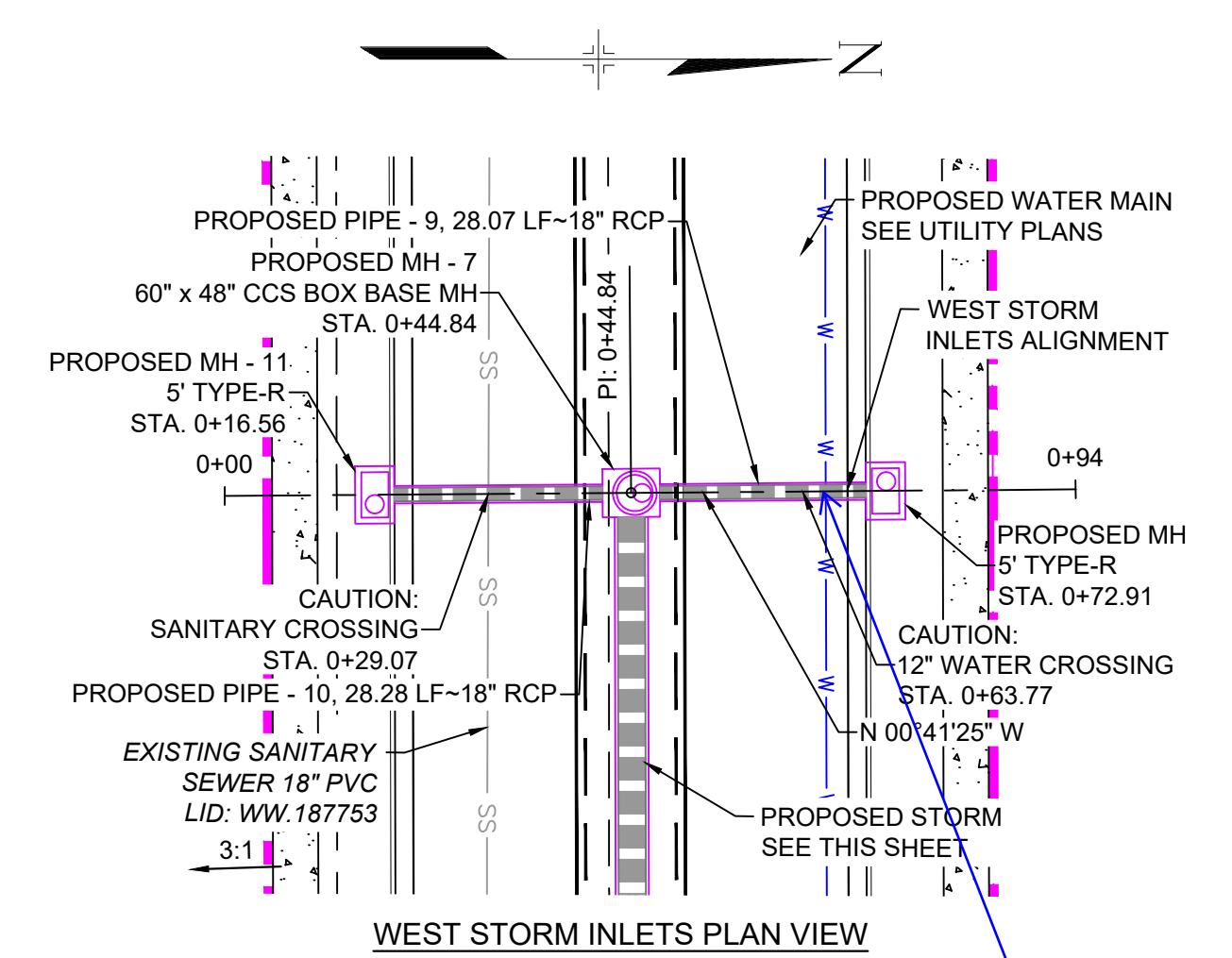


EAST-WEST STORM MAIN PLAN VIEW

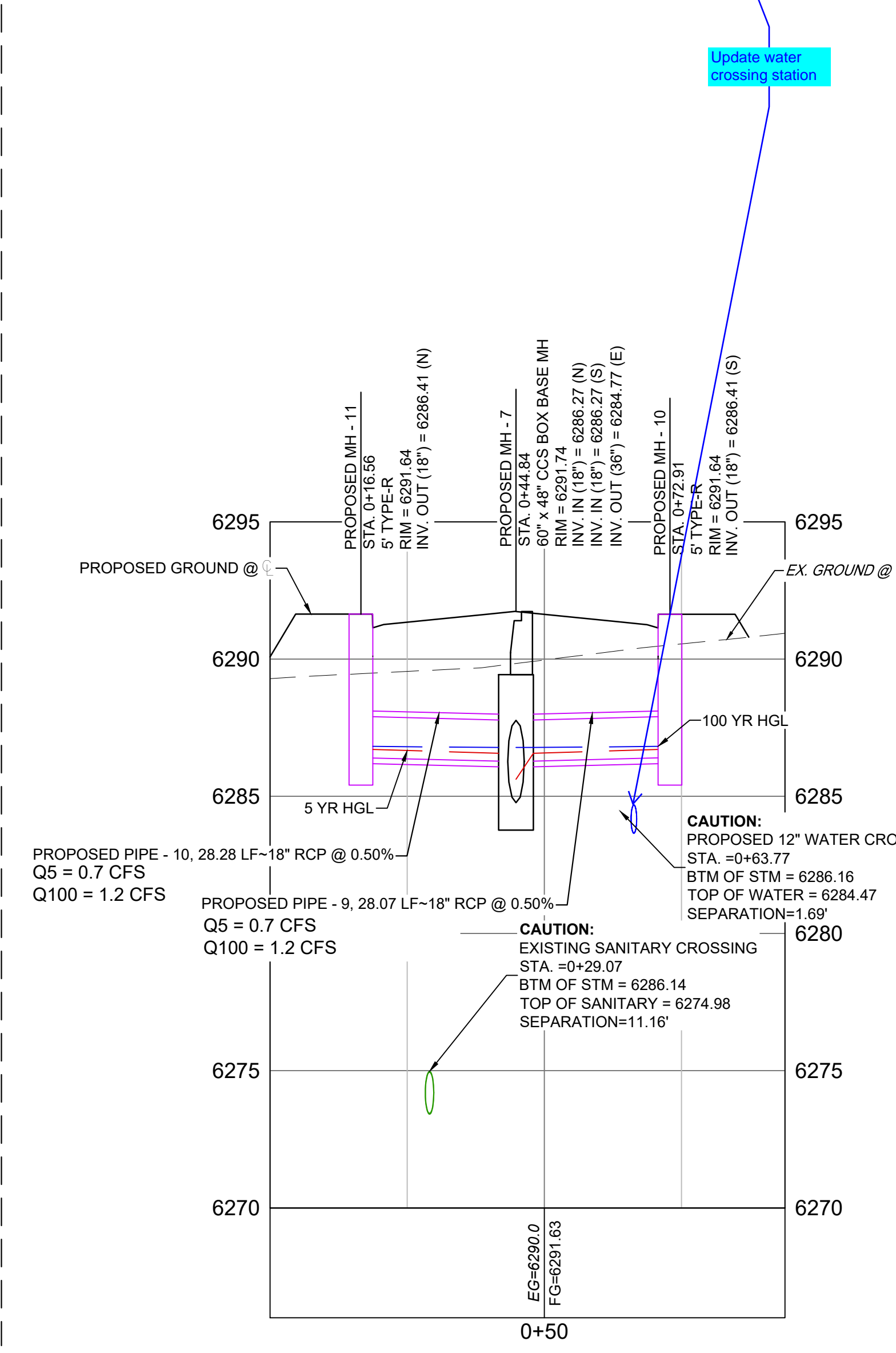
MATCHLINE SEE SHEET 09 - SD01



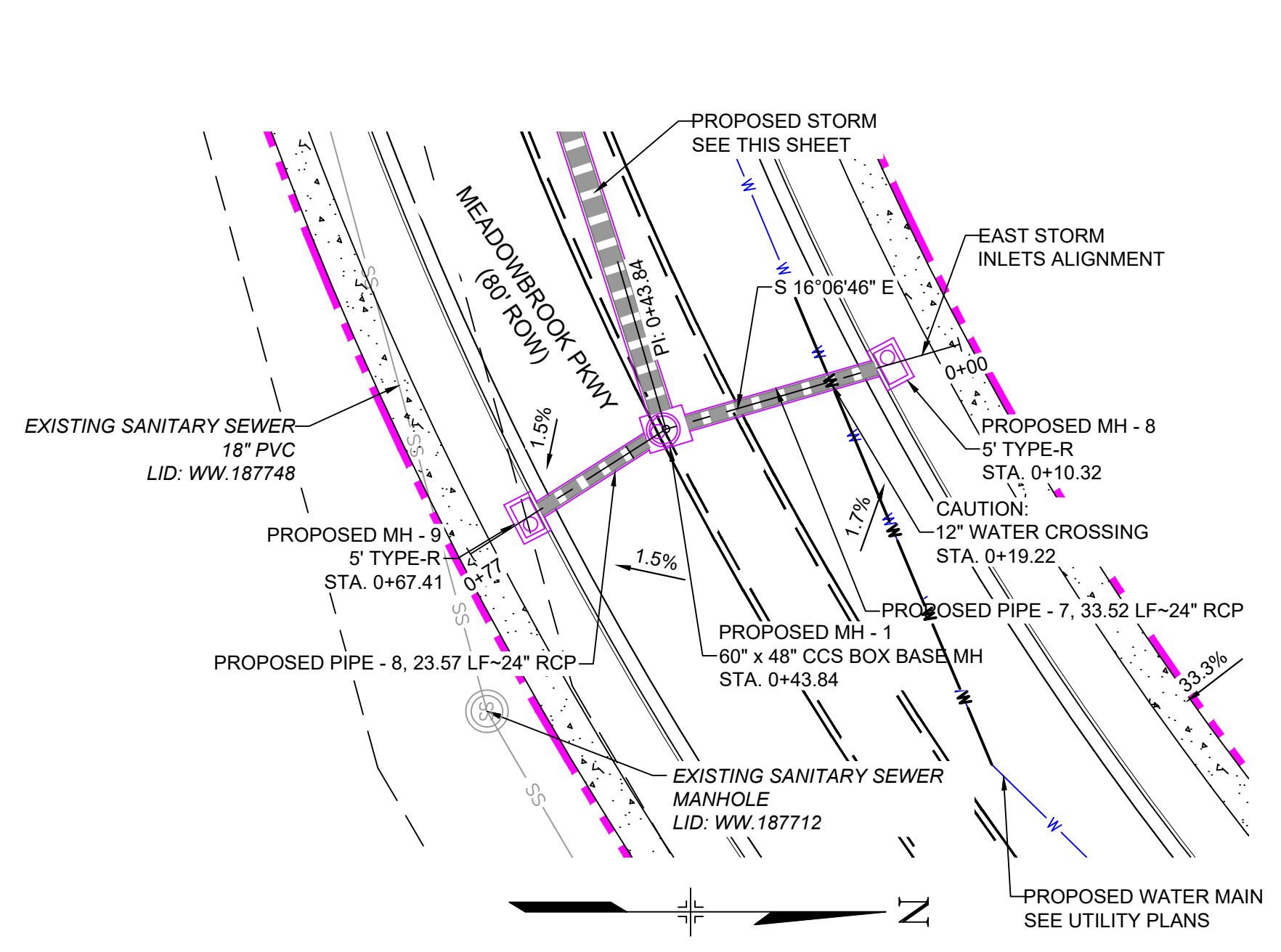
EAST-WEST STORM MAIN (2) SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 5+00.00, END STA: 6+23.72



WEST STORM INLETS PLAN VIEW

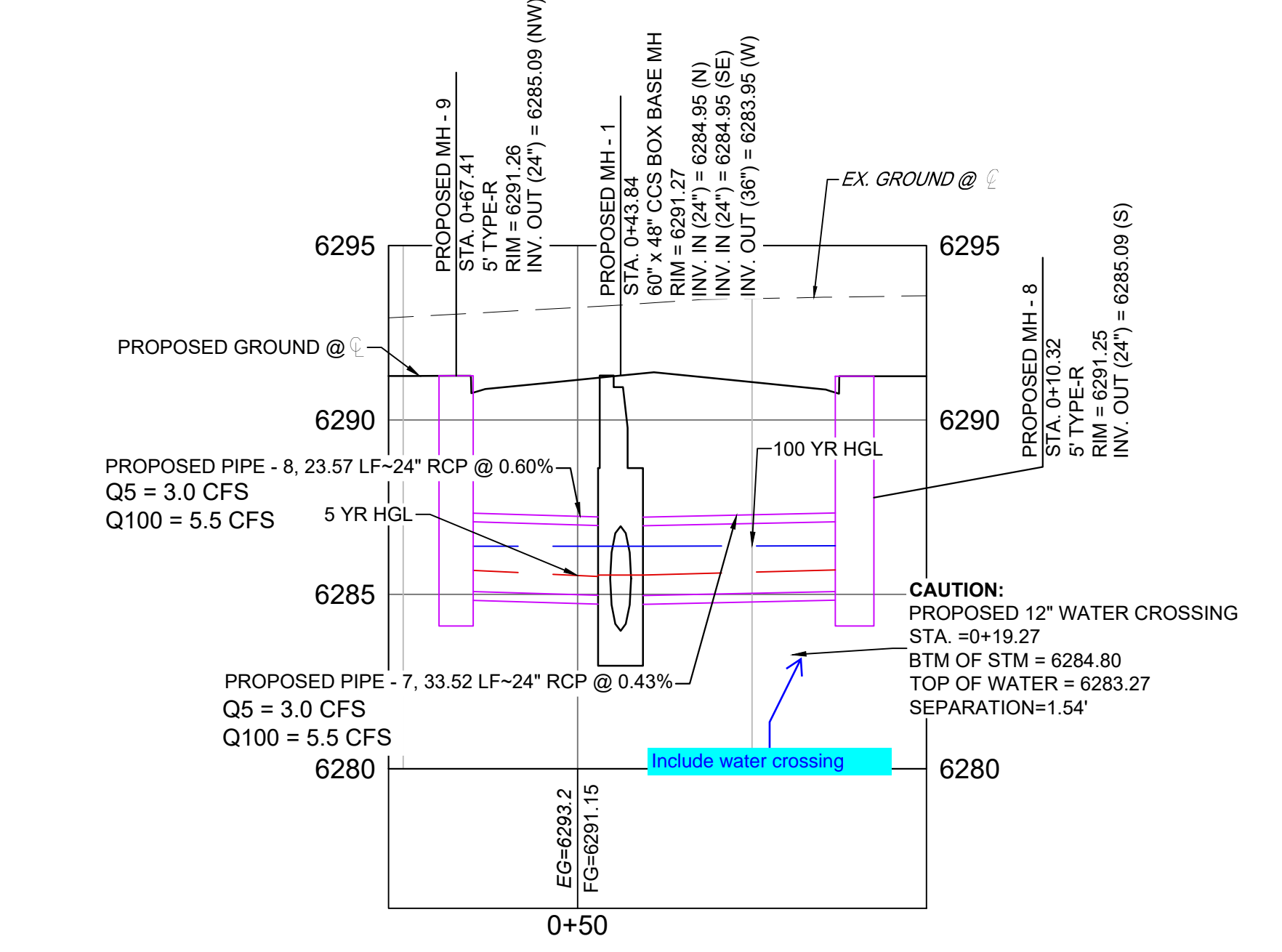


WEST STORM INLETS SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 0+00.00, END STA: 0+93.87



EAST STORM INLETS PLAN VIEW

START STA: 0+00.00, END STA: 0+70.79

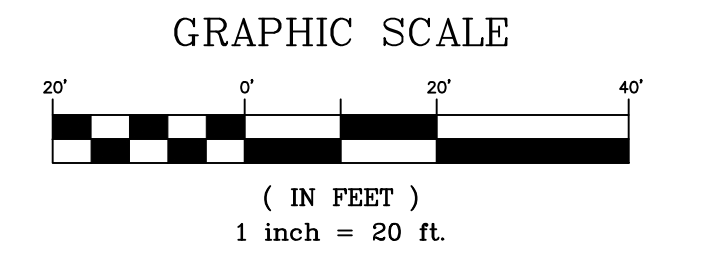


EAST STORM INLETS SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 0+00.00, END STA: 0+77.10

NOTE: PROFILE VIEW IS FROM RIGHT TO LEFT

**LEGEND**

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



NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

**REFERENCE DRAWINGS**

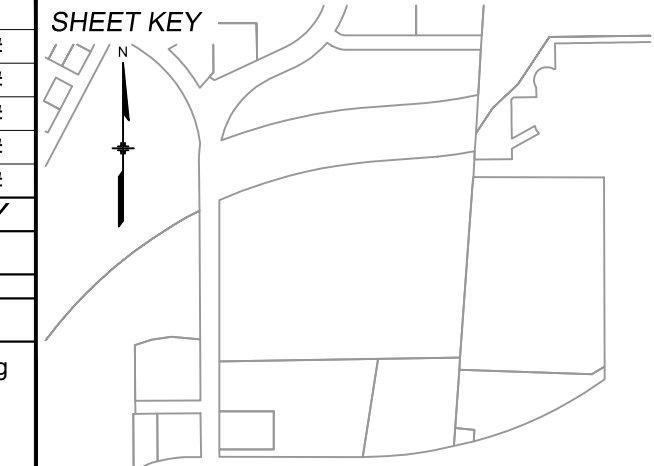
No.	DATE	DESCRIPTION
X-MDG22-34		
X-1382-PR-SITE		
X-1382-EK-MAP		
X-1382-EX-UTIL		
X-1382-PR-UTIL		
X-1382-EK-SITE		
X-1382-EX-FEMA-MAP		

**SHEET KEY**

No.	DATE	DESCRIPTION	BY

**COMPUTER FILE MANAGEMENT**

FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\SD01.dwg  
 CTB FILE: Matrix.ctb  
 PLOT DATE: August 23, 2024 10:17:58 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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

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

PREPARED BY:

Excellence by Design

SEAL

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

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

**CIMARRON HILLS SOUTHEAST FILING NO. 1**

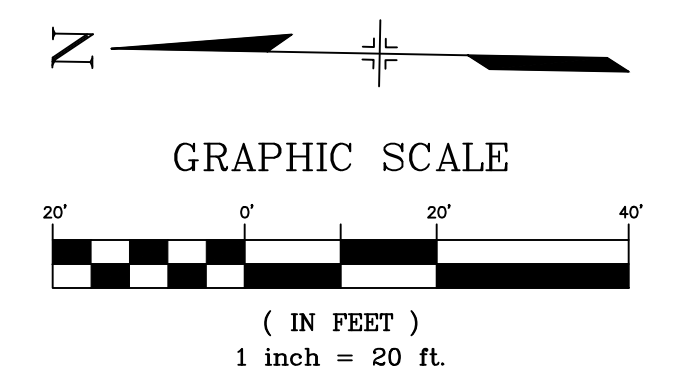
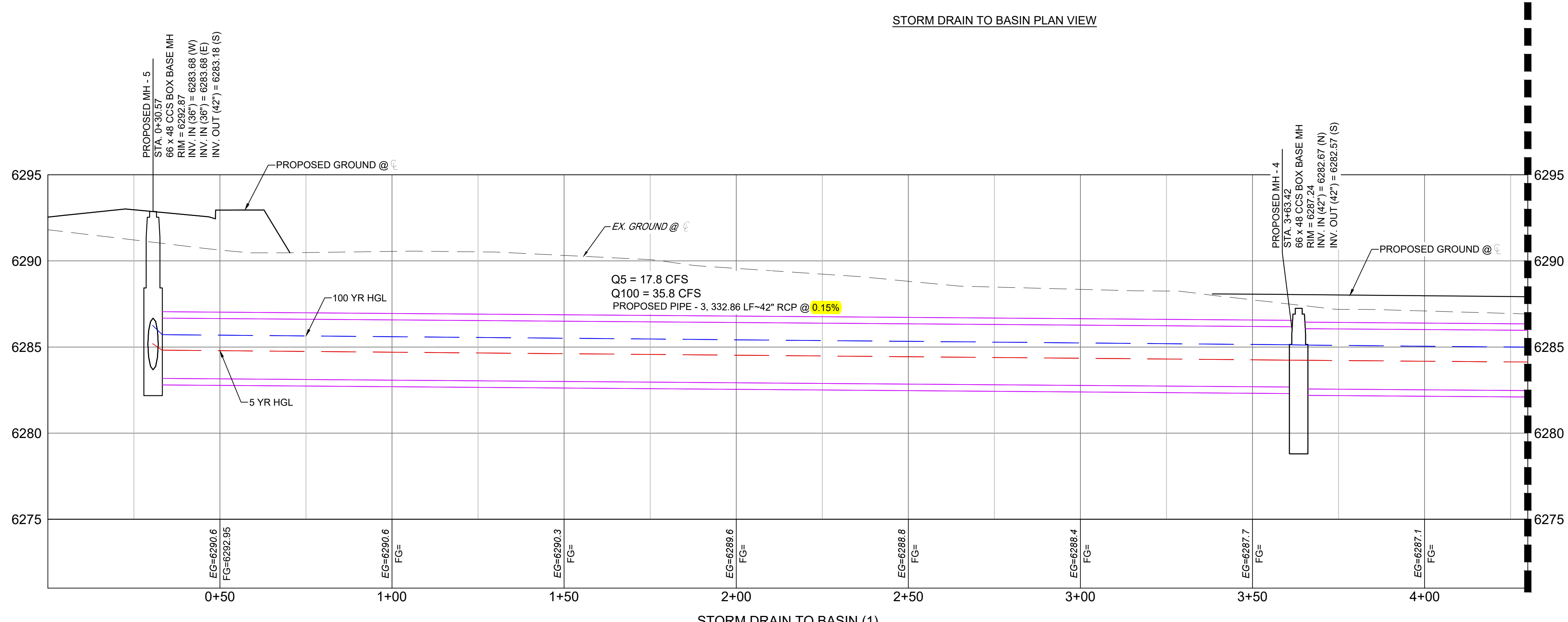
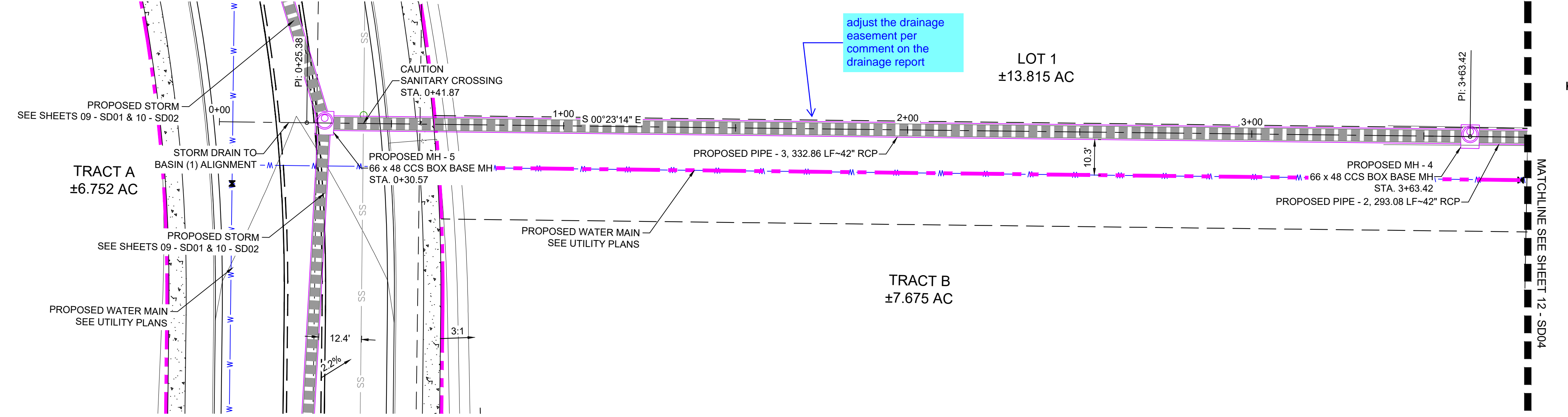
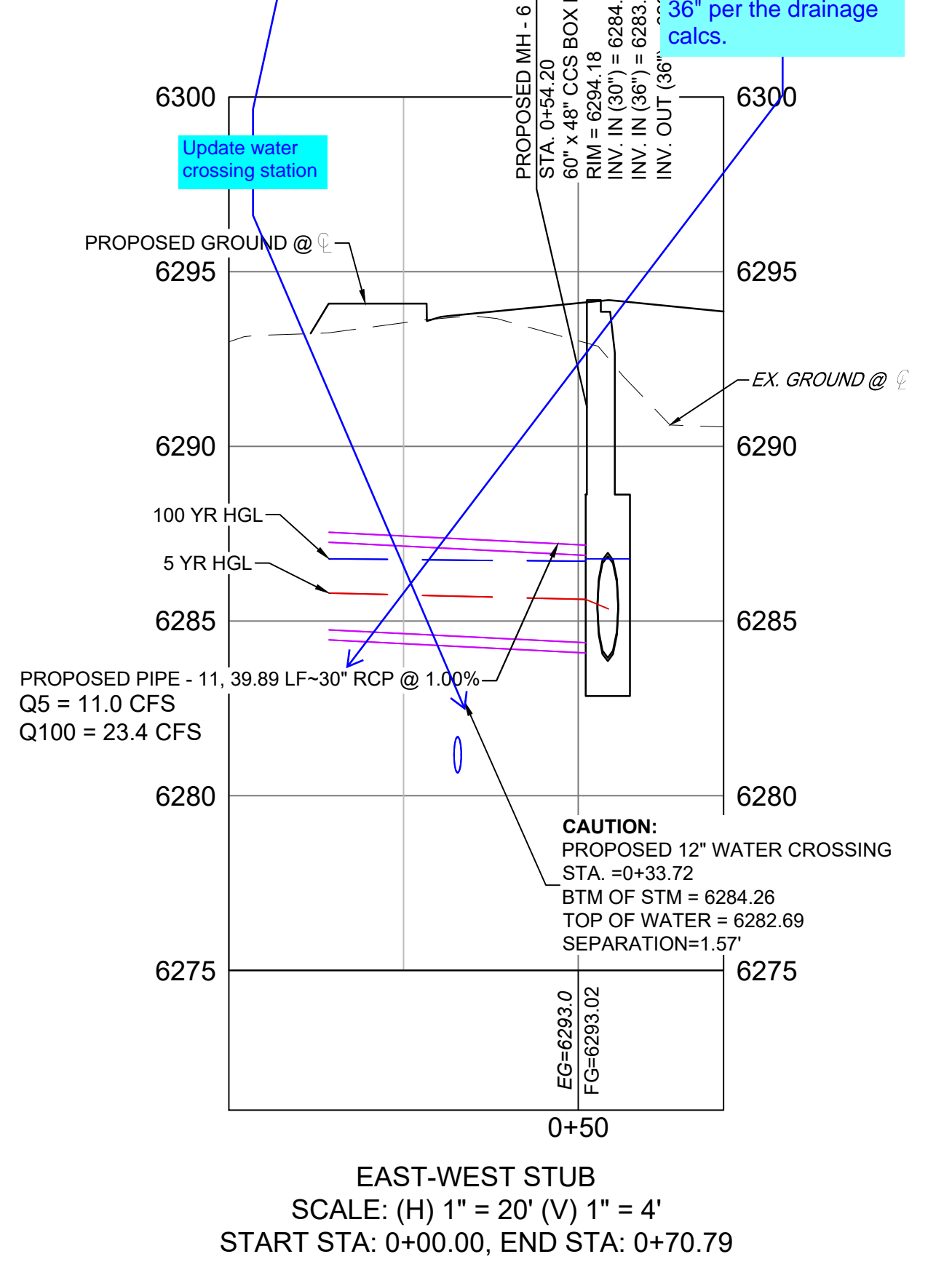
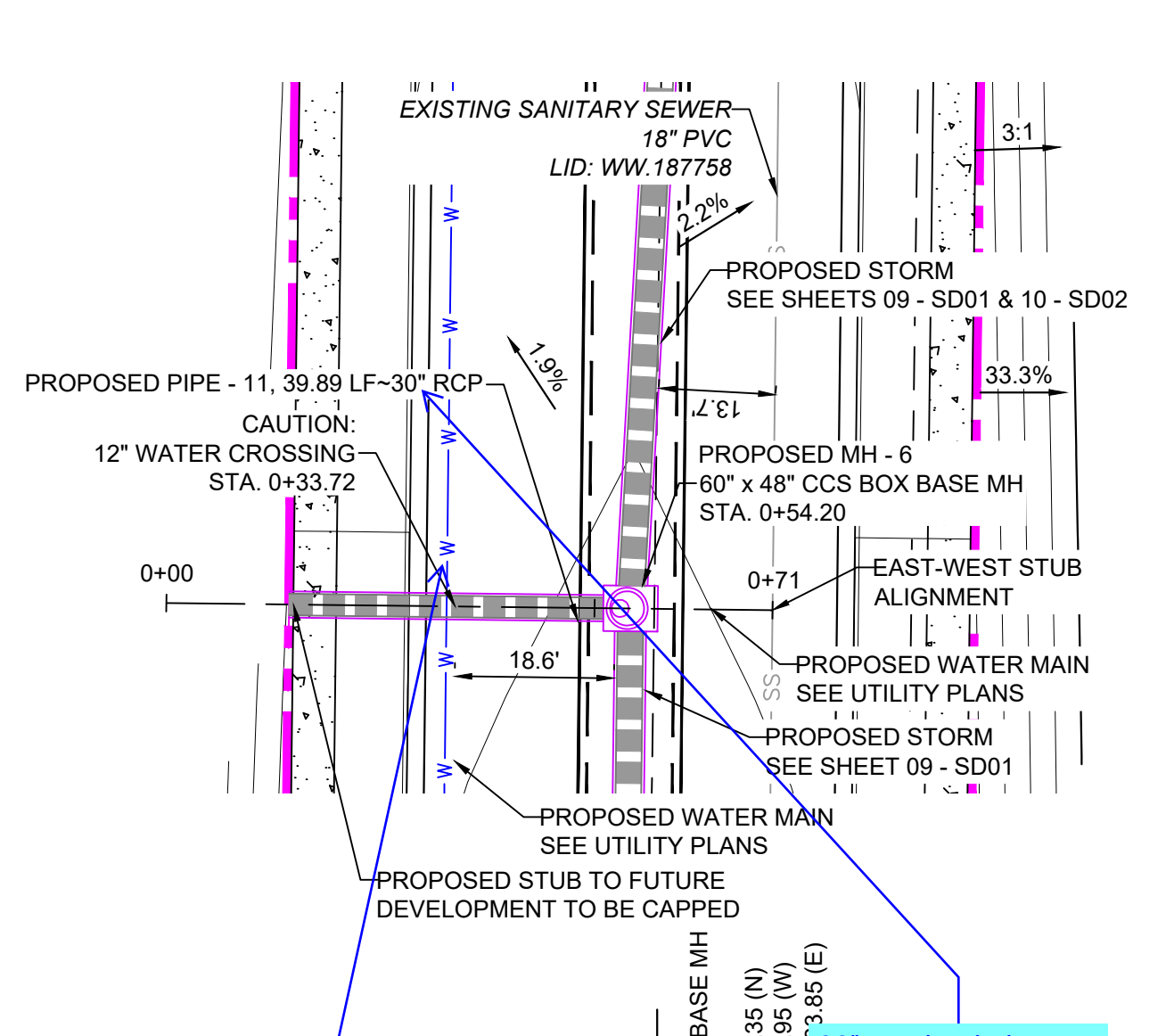
EL PASO COUNTY, COLORADO SPRINGS

**STORM PLAN & PROFILE**

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



Know what's below. Call before you dig.

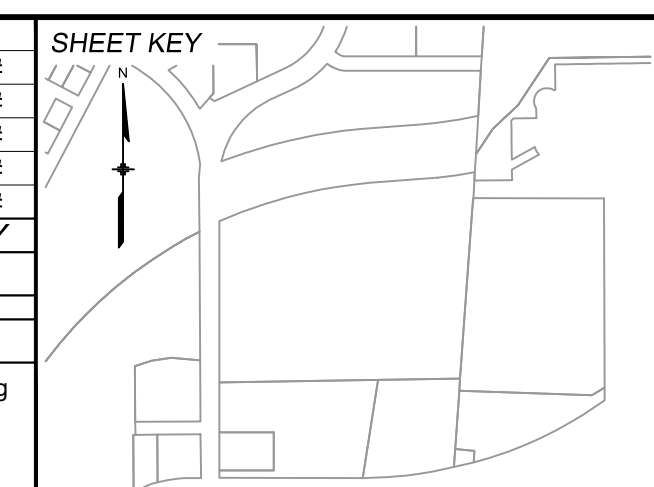


NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE

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\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**

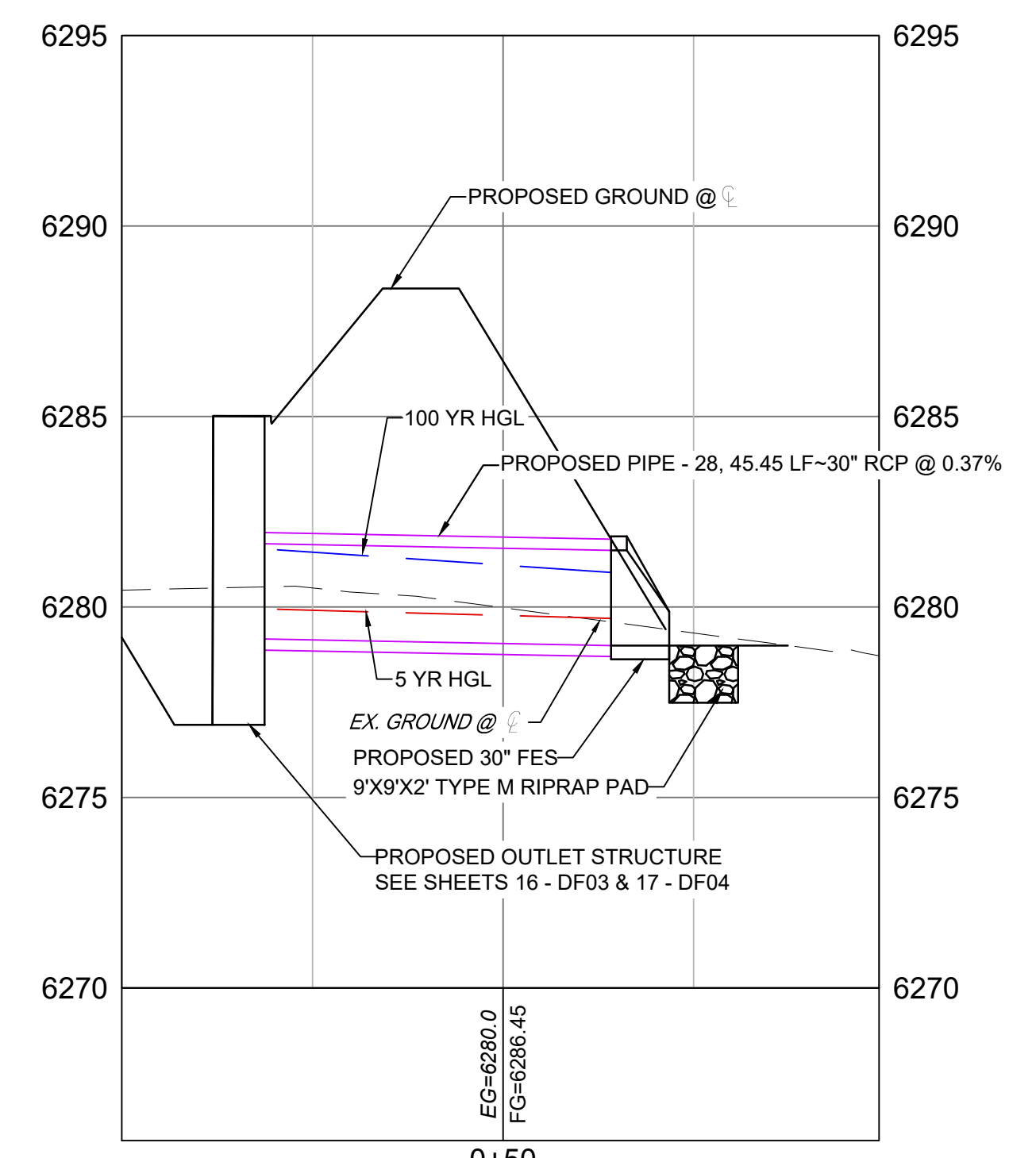
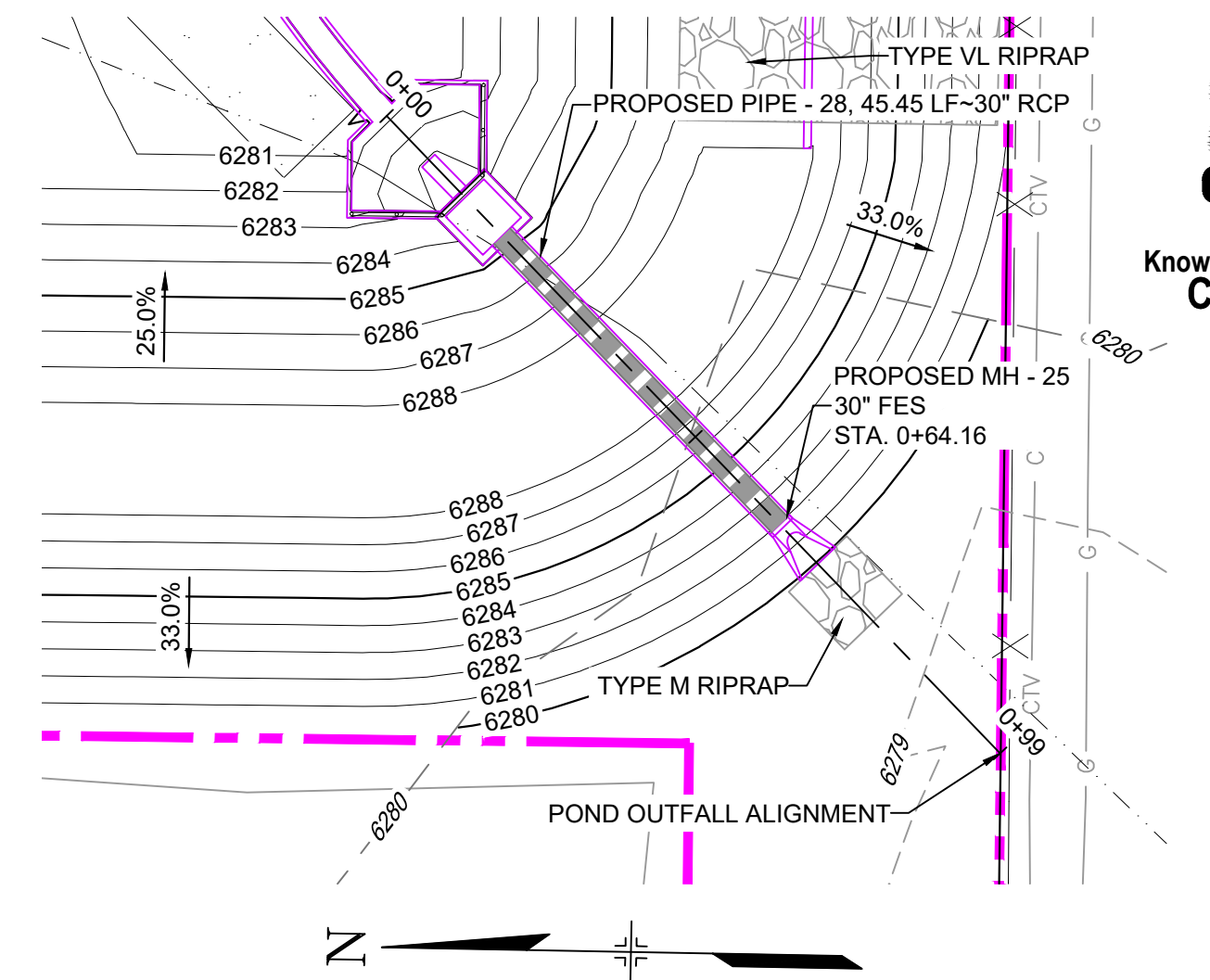
EL PASO COUNTY, COLORADO SPRINGS

**STORM PLAN & PROFILE**

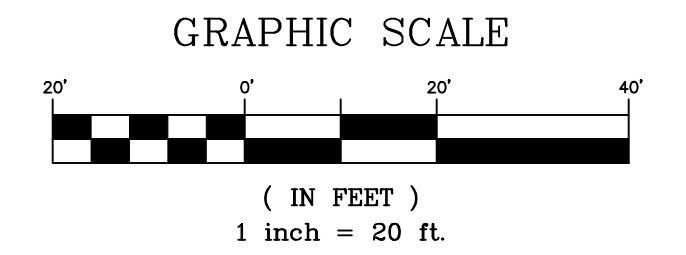
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	KGI	HORIZ 1" = 20'	SHEET	11 OF 20	SD03
CHECKED BY:	NMS	VERT. 1" = 4'			



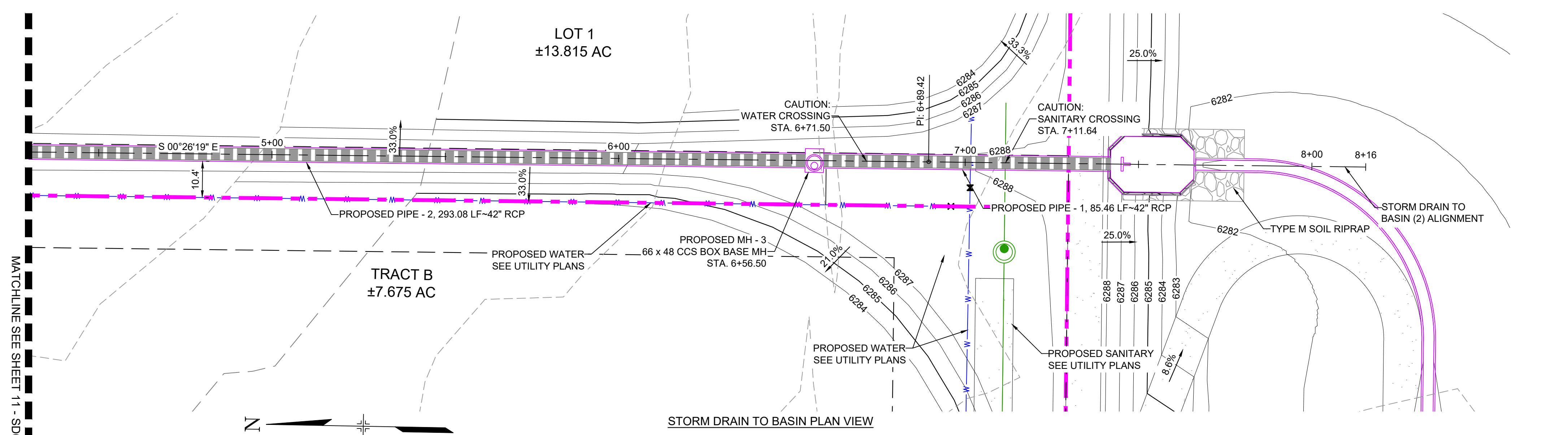
Know what's below. Call before you dig.



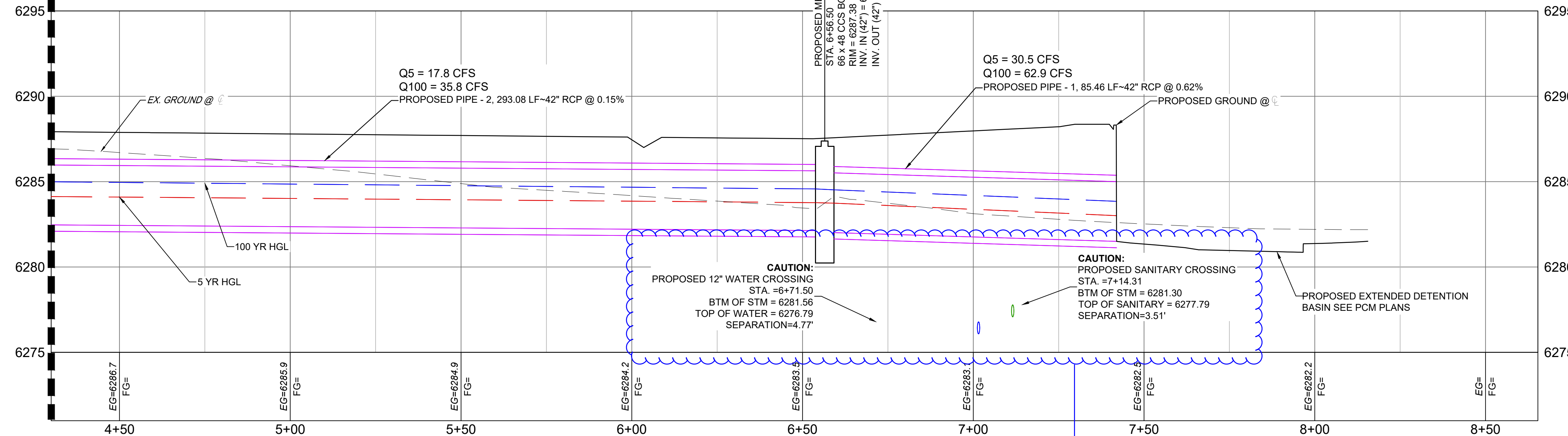
POND OUTFALL SCALE: (H) 1" = 20' (V) 1" = 4' START STA: 0+00.00, END STA: 0+99.33



NOTE: ALL STORM IS PUBLIC UNLESS LABELED OTHERWISE



STORM DRAIN TO BASIN PLAN VIEW



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

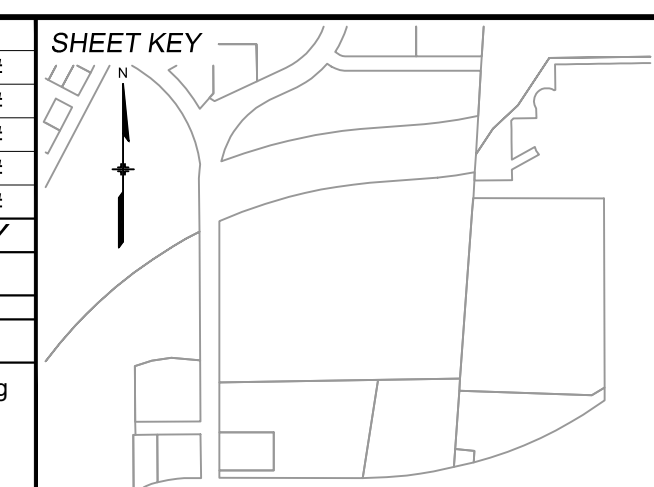
Update crossing labels

LEGEND

Legend table with symbols for 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, 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 table with columns for No., DATE, and DESCRIPTION.

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



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

CIMARRON HILLS SOUTHEAST FILING NO. 1 EL PASO COUNTY, COLORADO SPRINGS STORM PLAN & PROFILE DESIGNED BY: MDF SCALE: 1" = 20' DATE ISSUED: AUGUST 2024 DRAWING No. SD04



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

Table with 2 columns: Description and Elevation. Rows include WQCV WATER SURFACE ELEVATION (6282.88), EURV WATER SURFACE ELEVATION (6285.02), and 100-YR WATER SURFACE ELEVATION (6286.30).

OPINION OF PROBABLE PCM IMPROVEMENT COSTS

Table with 3 columns: Item, Description, and Cost. Items include Detention Pond Grading, Forebay, Outlet Structure, Trickle Channel, Emergency Spillway, and 10% Contingency, totaling \$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, and HYDROLOGIC CLASSIFICATION. Rows include 8 BLAKELAND LOAMY SAND (1%-9% SLOPES) and 10 BLENDON SANDY LOAM (0%-3% SLOPES).

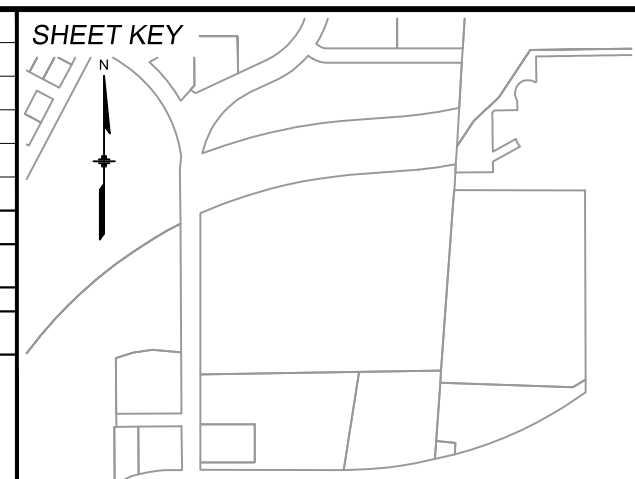
ABBREVIATIONS

Table mapping abbreviations to full names. Includes 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, APPROXIMATE or APPROXIMATELY, BACK OF CURB, BOTTOM, COLORADO DEPARTMENT OF TRANSPORTATION, CUBIC FEET PER SECOND, CENTERLINE, CORRUGATED METAL PIPE, CONCRETE, CONSTRUCTION, CONTINUOUS, EACH, EASEMENT, ELEVATION, EXISTING, FLARED END SECTION, FLOWLINE, FOOT/FEET, HYDRAULIC GRADE LINE, HIGH POINT, HORIZONTAL, INVERT, VERTICAL CURVE FACTOR, POUNDS, LINEAR FEET, LOW POINT, LEFT, MAXIMUM, MANHOLE, MINIMUM, MECHANICAL JOINT, NOT TO SCALE, POINT OF CURVATURE, POINT OF COMPOUND CURVE, POINT OF CURB RETURN, POINT OF REVERSE CURVE, POINT OF TANGENCY, POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE, POINT OF VERTICAL INTERSECTION, PAVEMENT, POINT OF VERTICAL TANGENT, RADIUS, REINFORCED CONCRETE PIPE, REDUCER, RIGHT-OF-WAY, RIGHT, SCHEDULE, STORM SEWER, STREET, STATION, STANDARD, SANITARY SEWER, SIDEWALK.

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.
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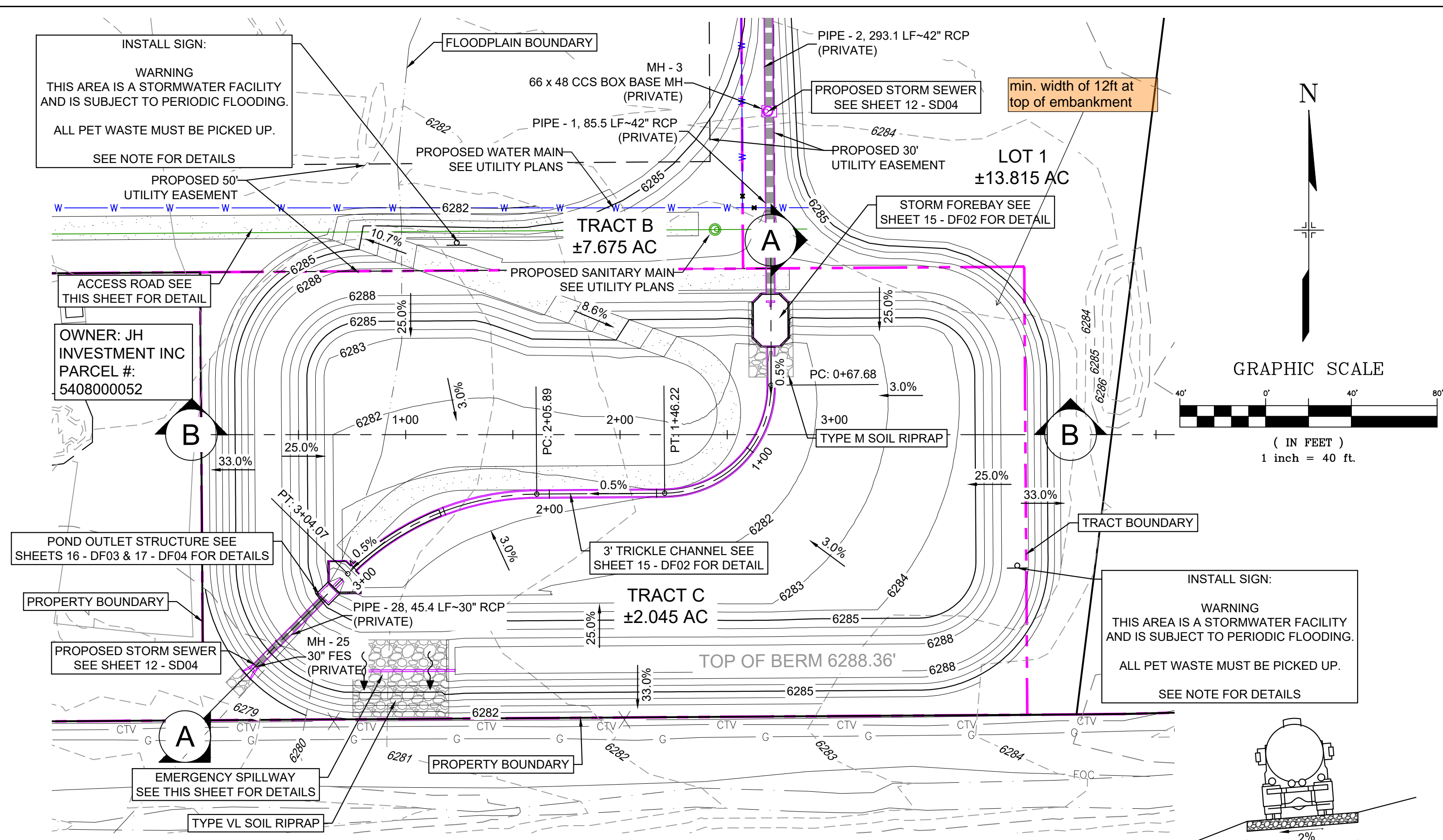


SEAL
PRELIMINARY
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1382.003

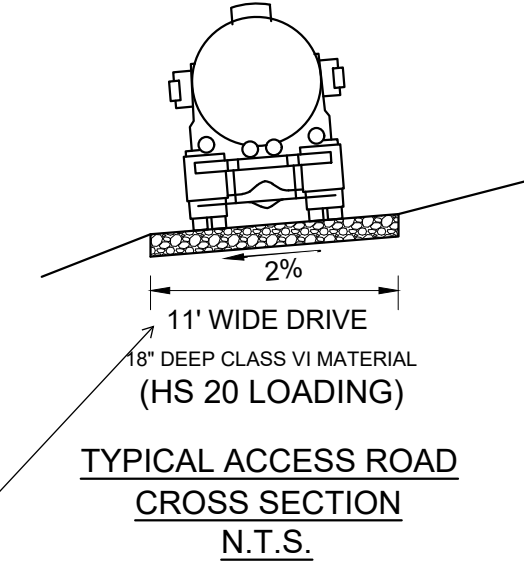
Project title block: CIMARRON HILLS SOUTHEAST FILING NO. 1, EL PASO COUNTY, COLORADO SPRINGS, DETENTION POND GENERAL NOTES. Includes design and check dates, scale, and drawing number DFGN01.



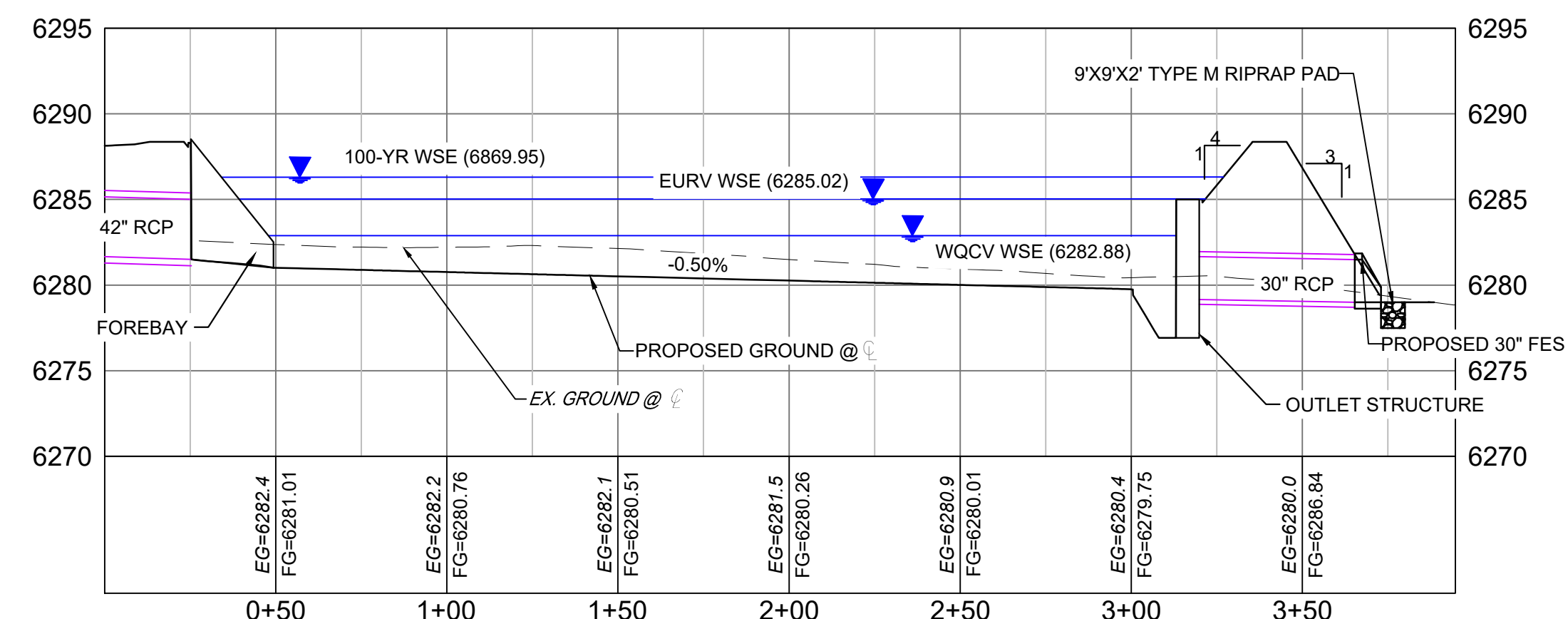
Know what's below. Call before you dig.



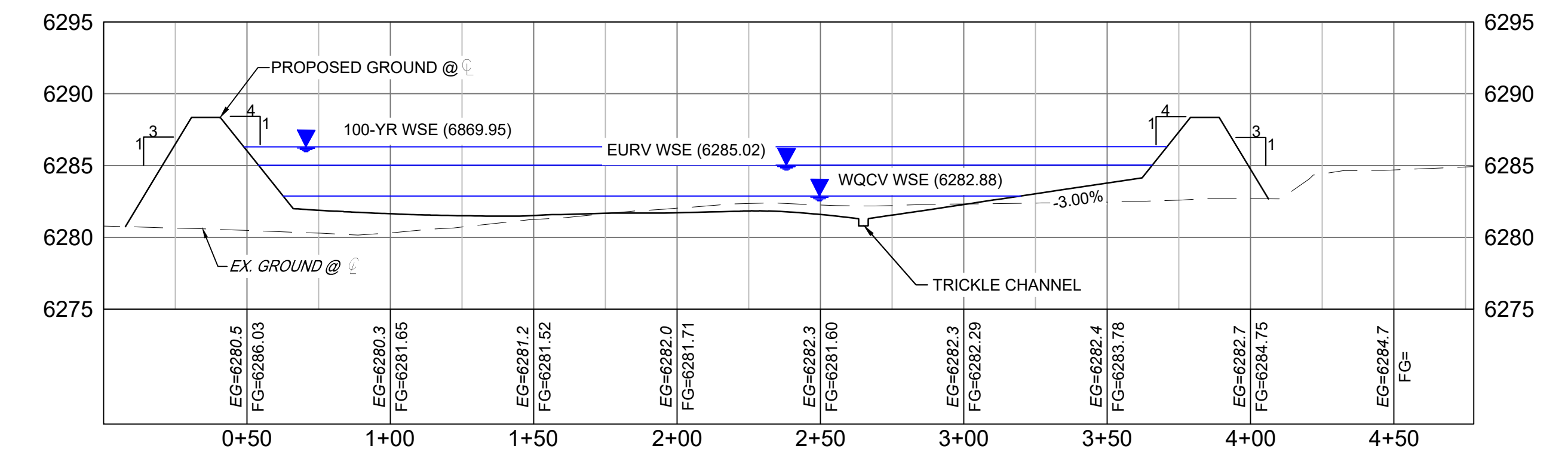
DETENTION POND PLAN Pond 1  
H: 1"=40'



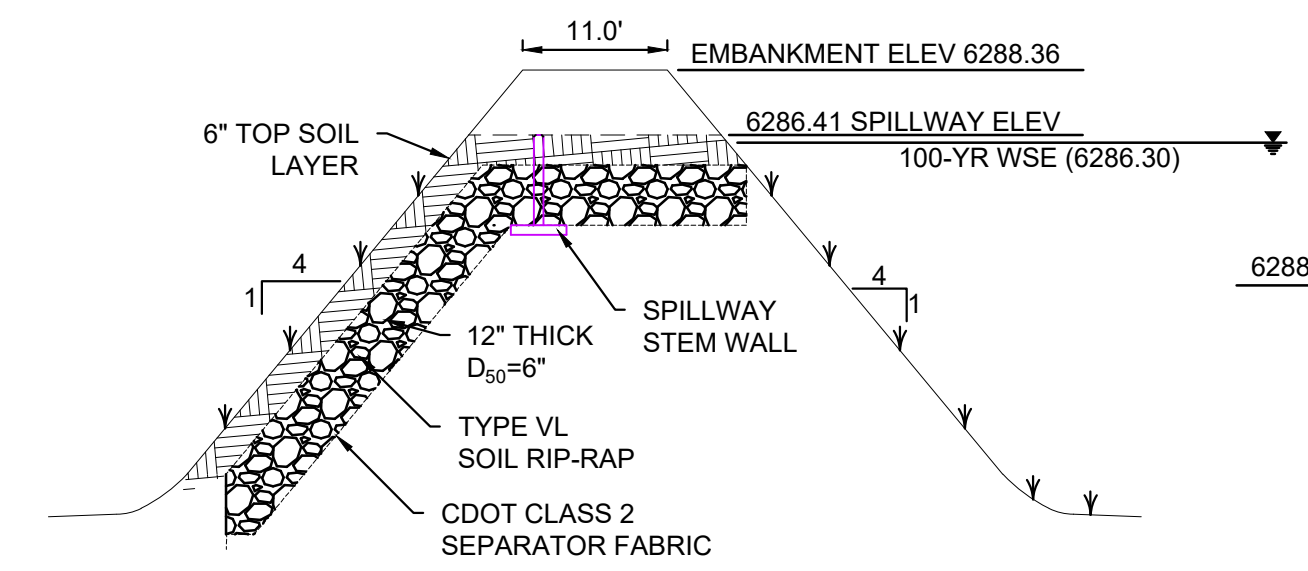
Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.



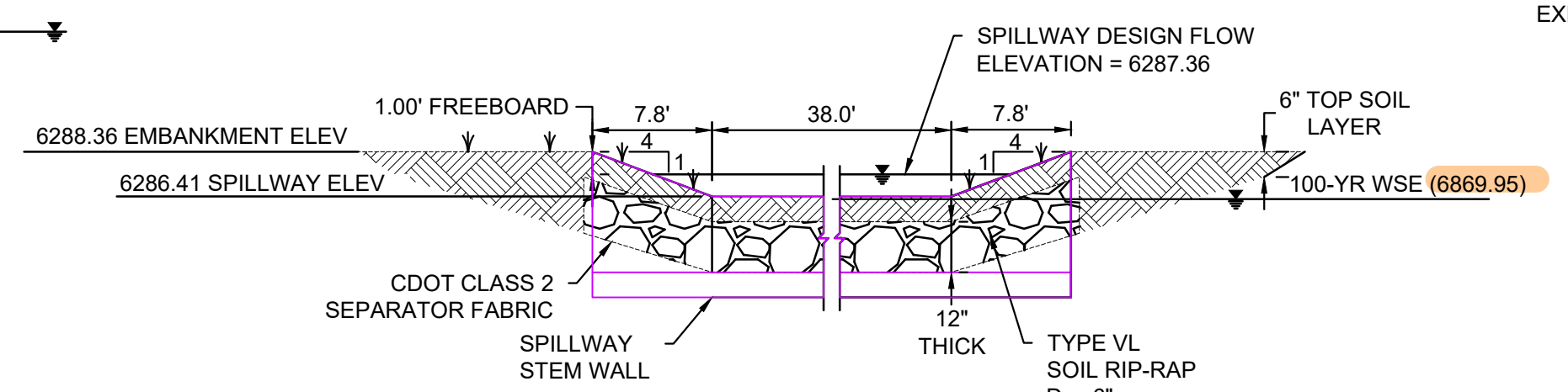
SECTION A  
H: 1"=40'  
V: 1"=8'



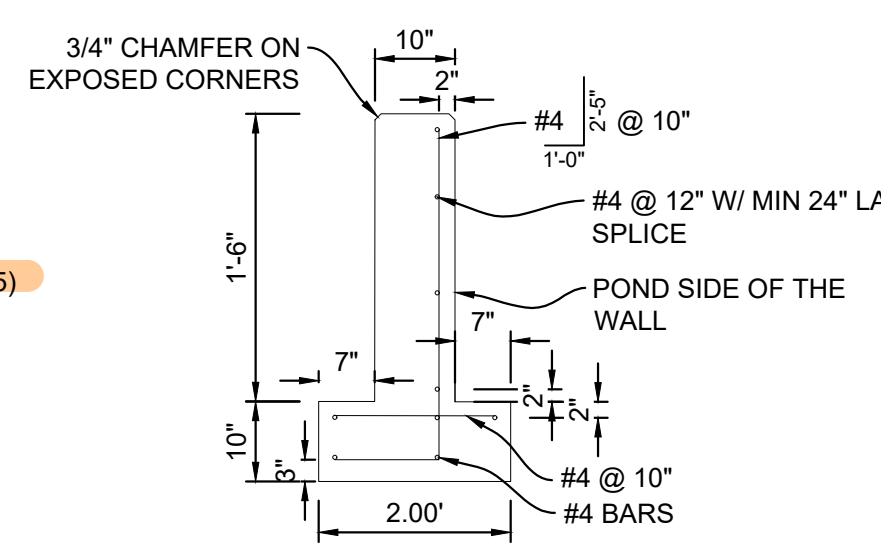
SECTION B  
H: 1"=40'  
V: 1"=8'



SPILLWAY CROSS SECTION  
NTS



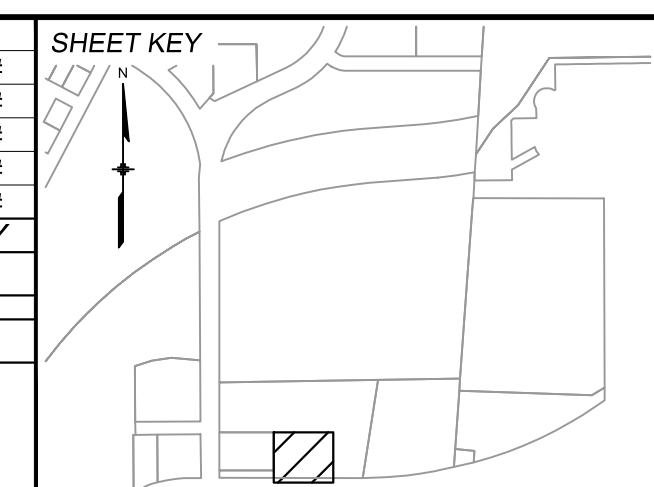
SPILLWAY CREST DETAIL  
NTS



SPILLWAY STEM WALL DETAIL  
NTS

- NOTES:
1. ALL CONCRETE SHALL BE CDOT CLASS D; F'c= 4500 PSI
2. ALL REINFORCING STEEL SHALL BE Fy; 60 KSI
3. CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS
CONCRETE PLACED AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/8" 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.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
6. 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
7. INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
8. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
9. SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.
10. 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 table with columns for No., DATE, and DESCRIPTION. Includes a COMPUTER FILE MANAGEMENT section 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.

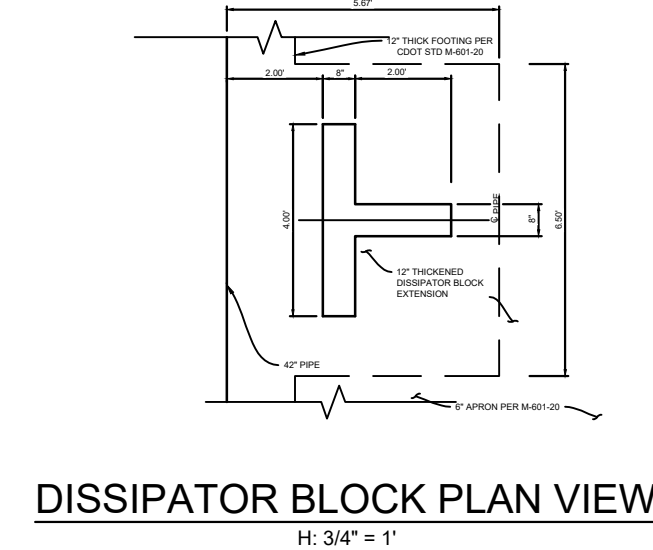
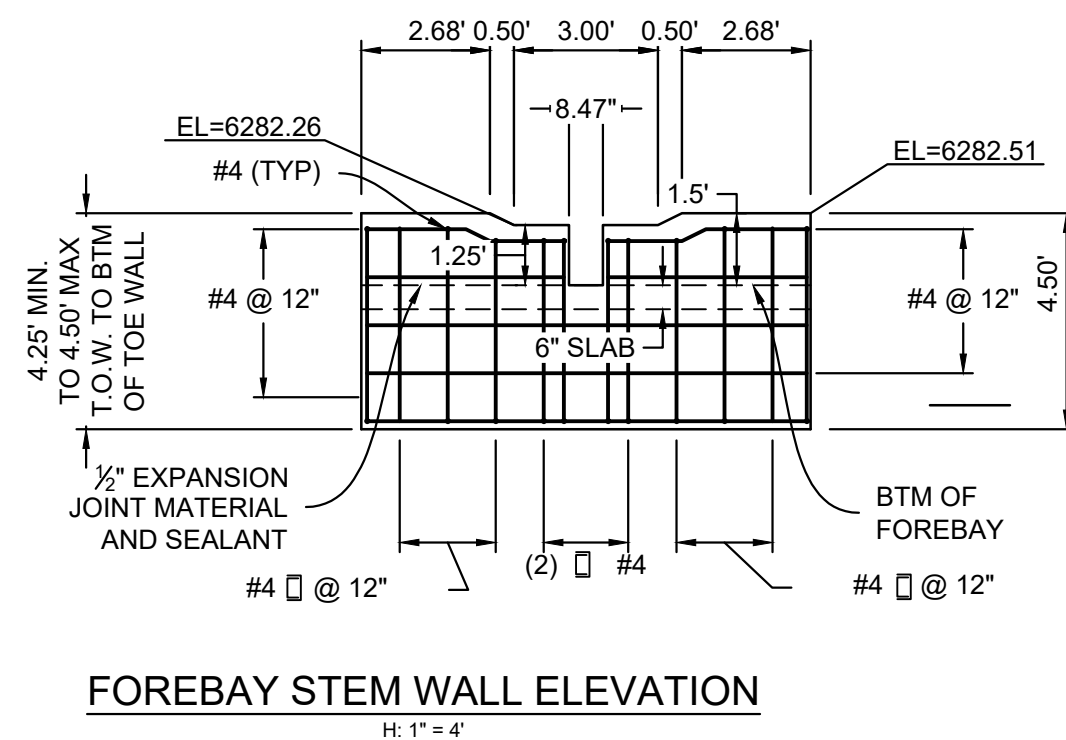
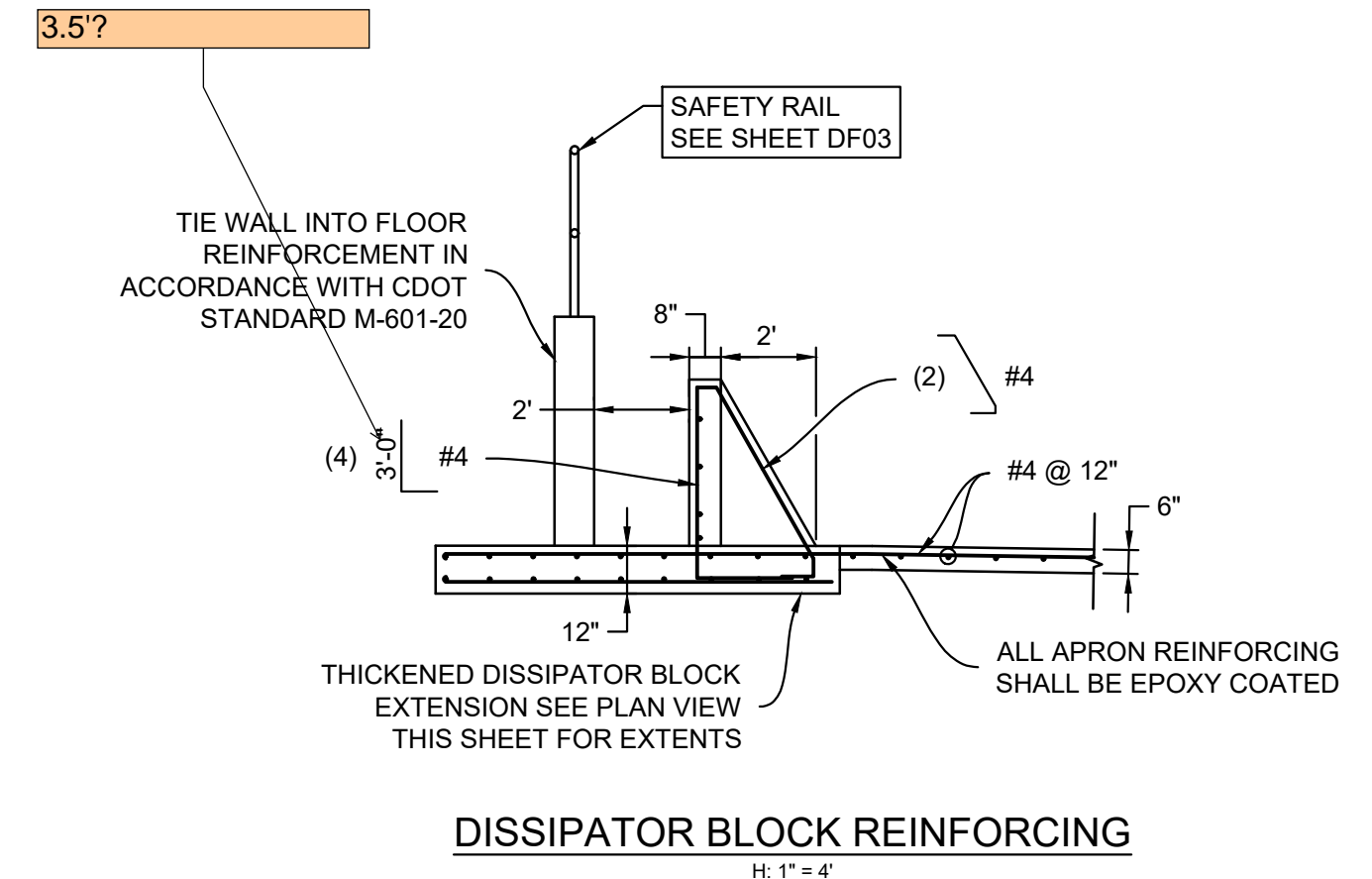
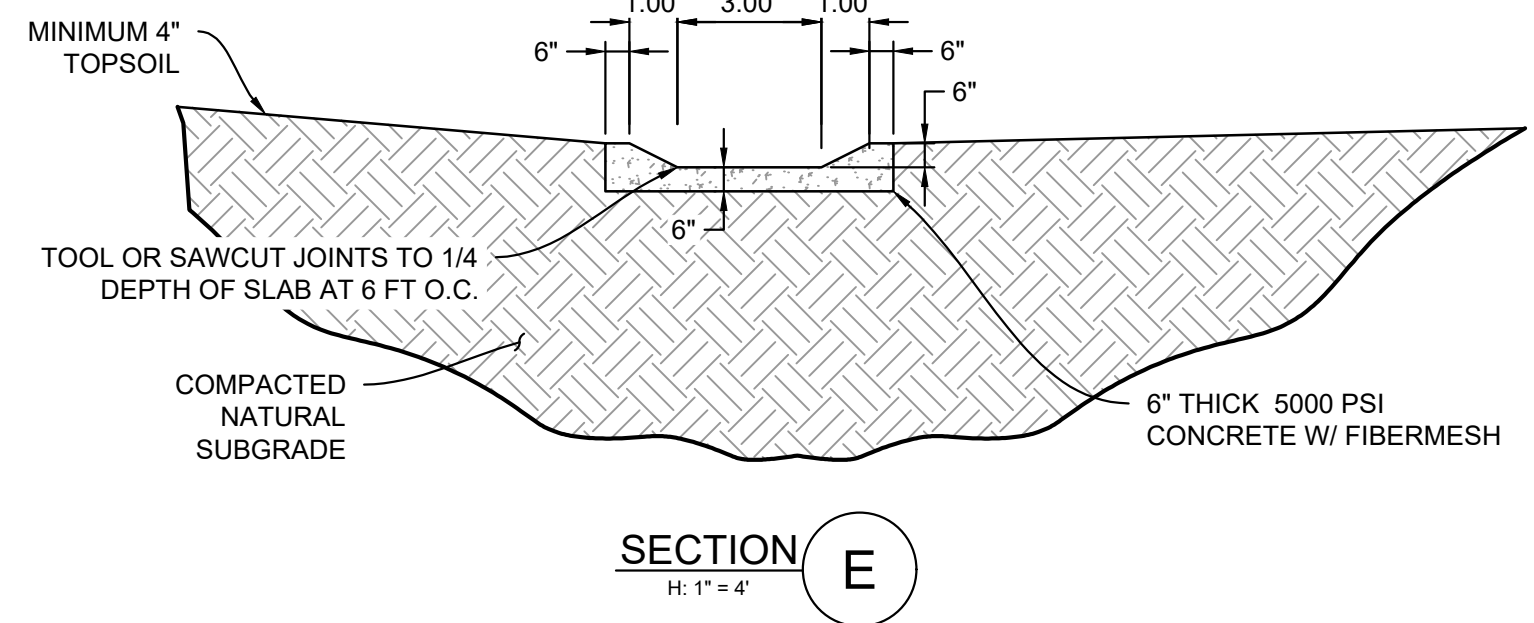
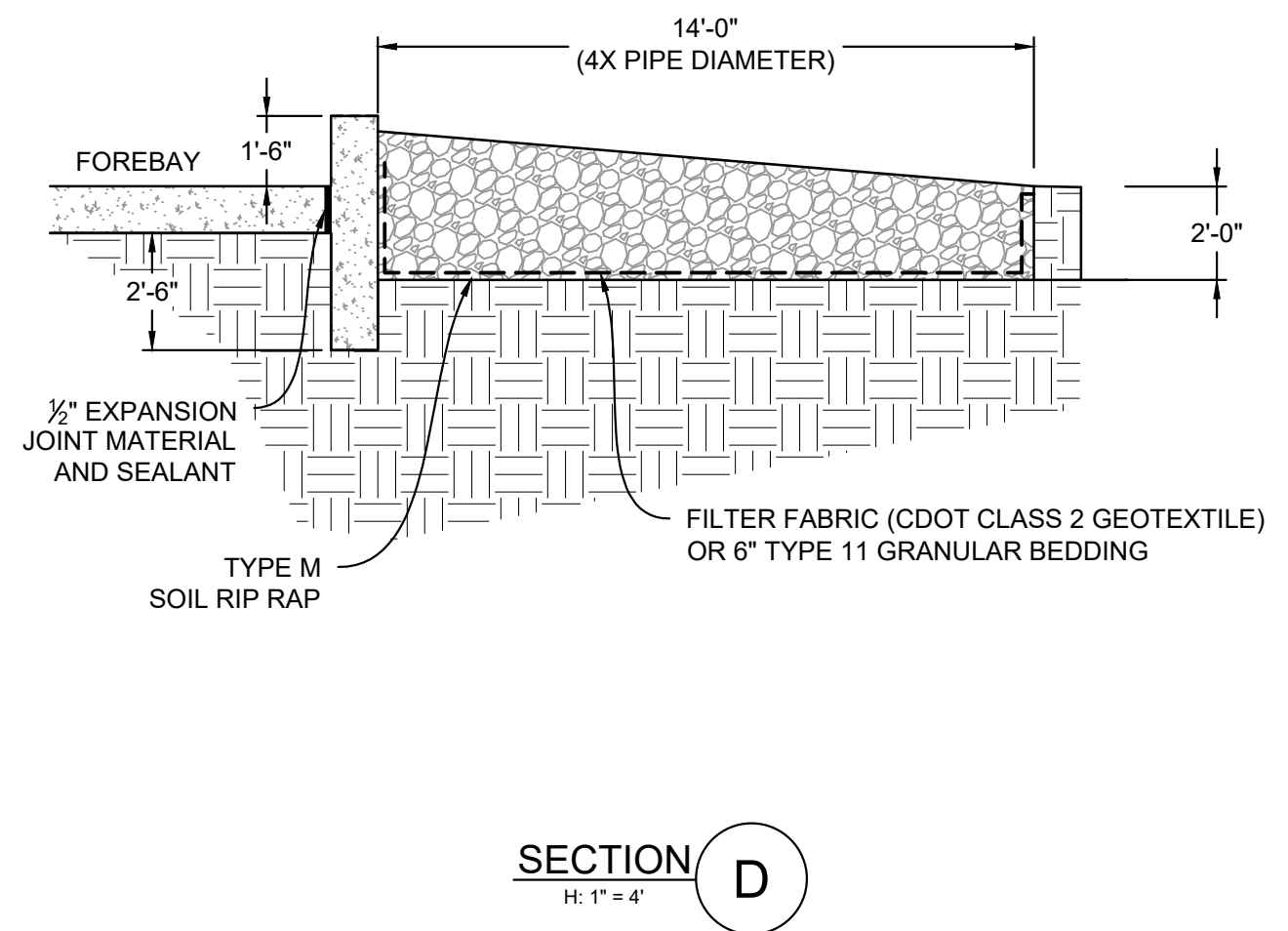
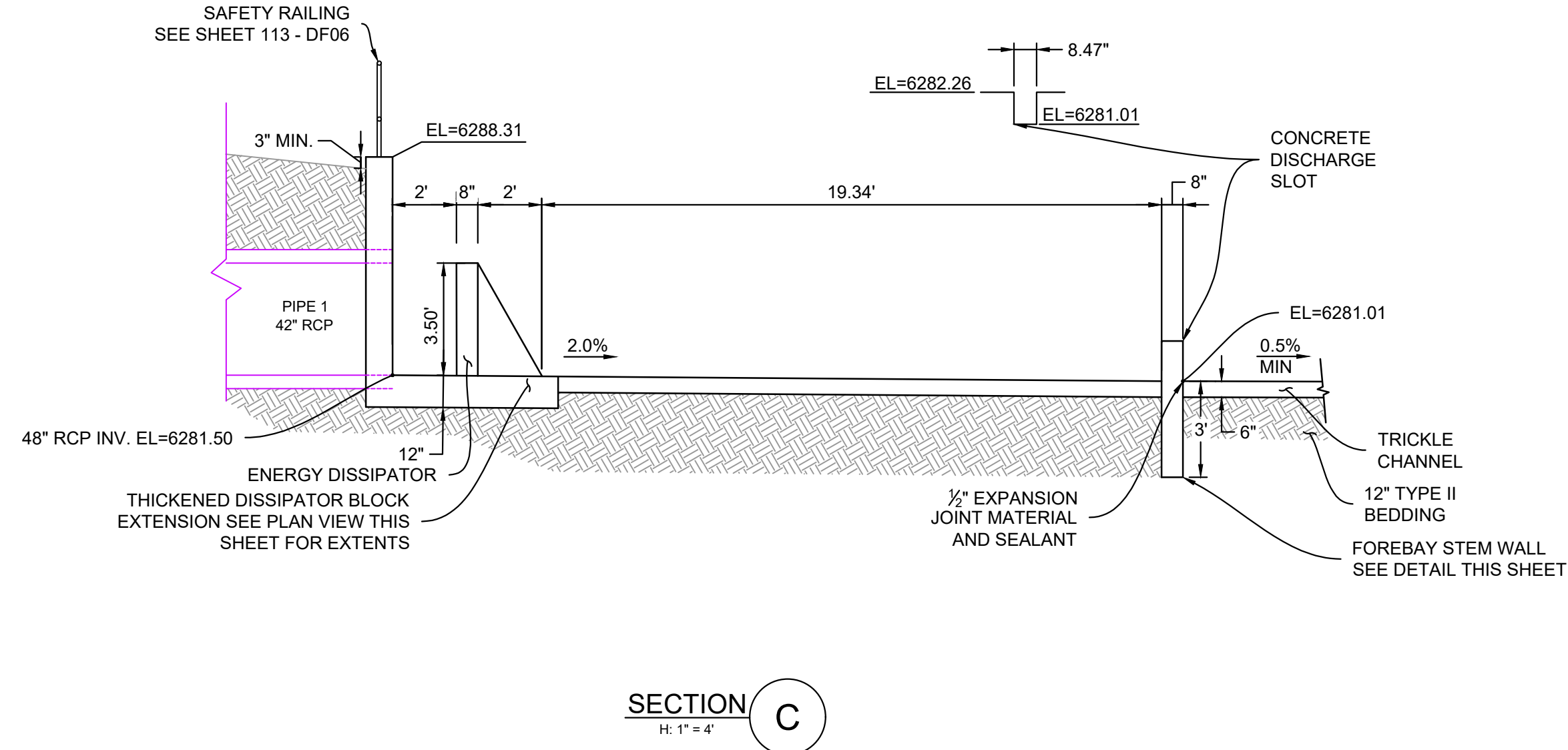
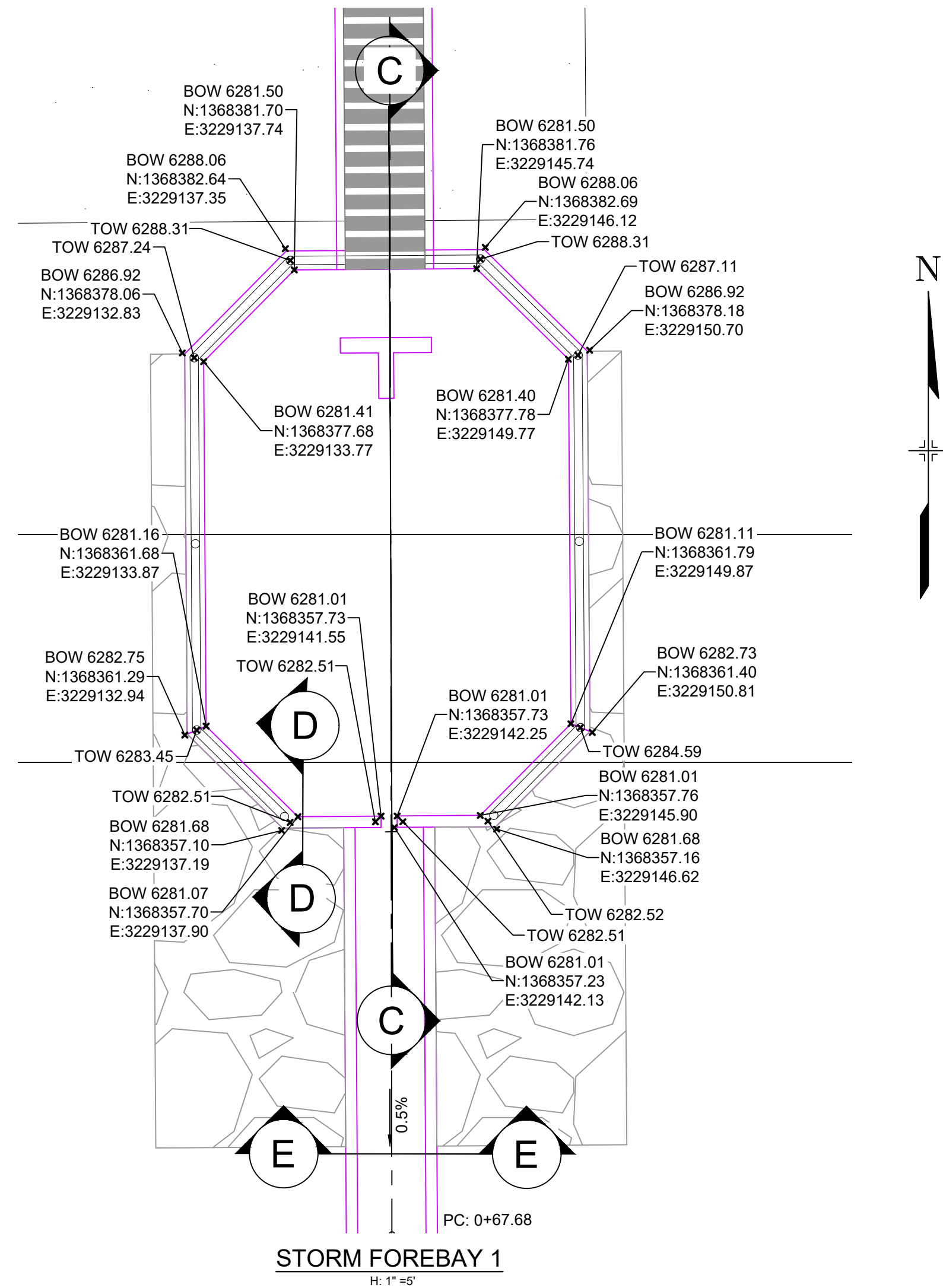


PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

Project information table including: EL PASO COUNTY, COLORADO SPRINGS; DETENTION POND 1 SITE PLAN; DESIGNED BY: MDF; SCALE: 1"=40'; DATE ISSUED: AUGUST 2024; DRAWING No. DF01.



Know what's below.  
Call before you dig.

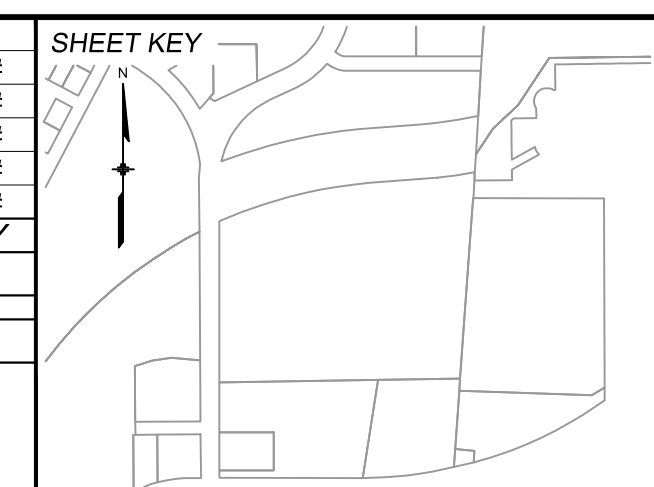


- NOTES:**
- ALL CONCRETE SHALL BE CDOT CLASS D; F<sub>c</sub> = 4500 PSI (UNLESS OTHERWISE NOTED)
  - ALL REINFORCING STEEL SHALL BE F<sub>y</sub>: 60 KSI
  - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
CONCRETE PLACED AGAINST EARTH.....3"  
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
  - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/8" CHAMFER
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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-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

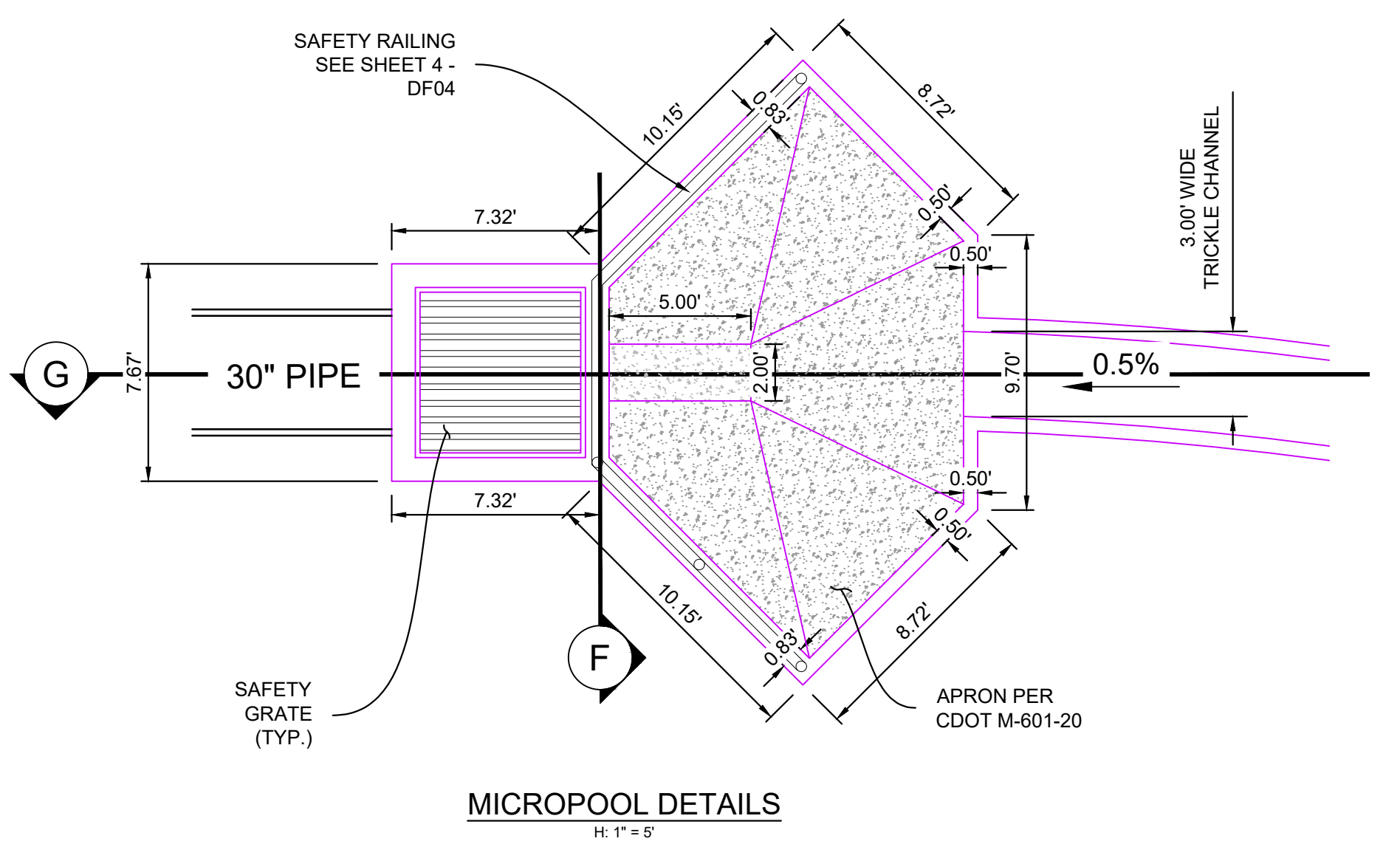
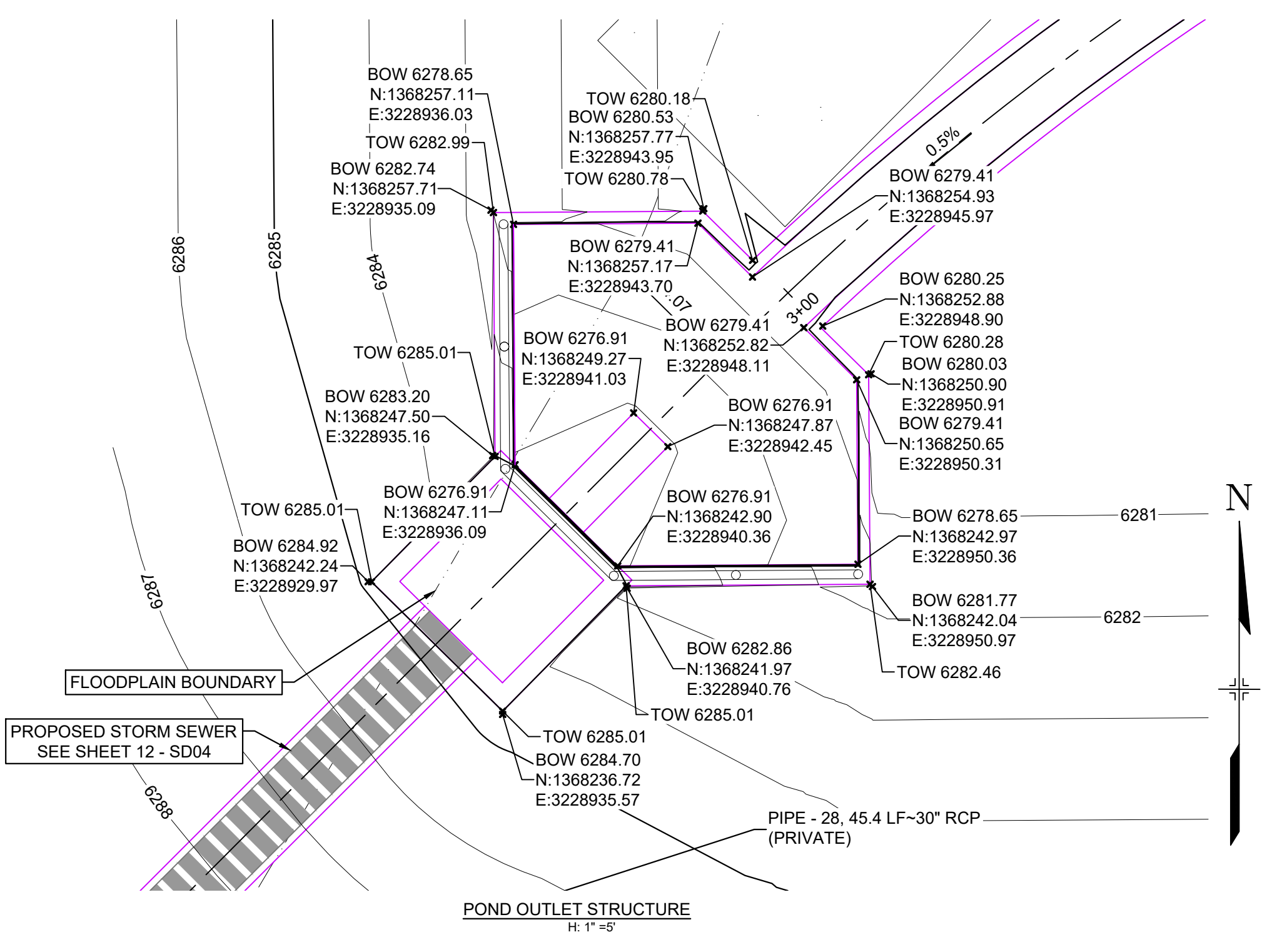
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

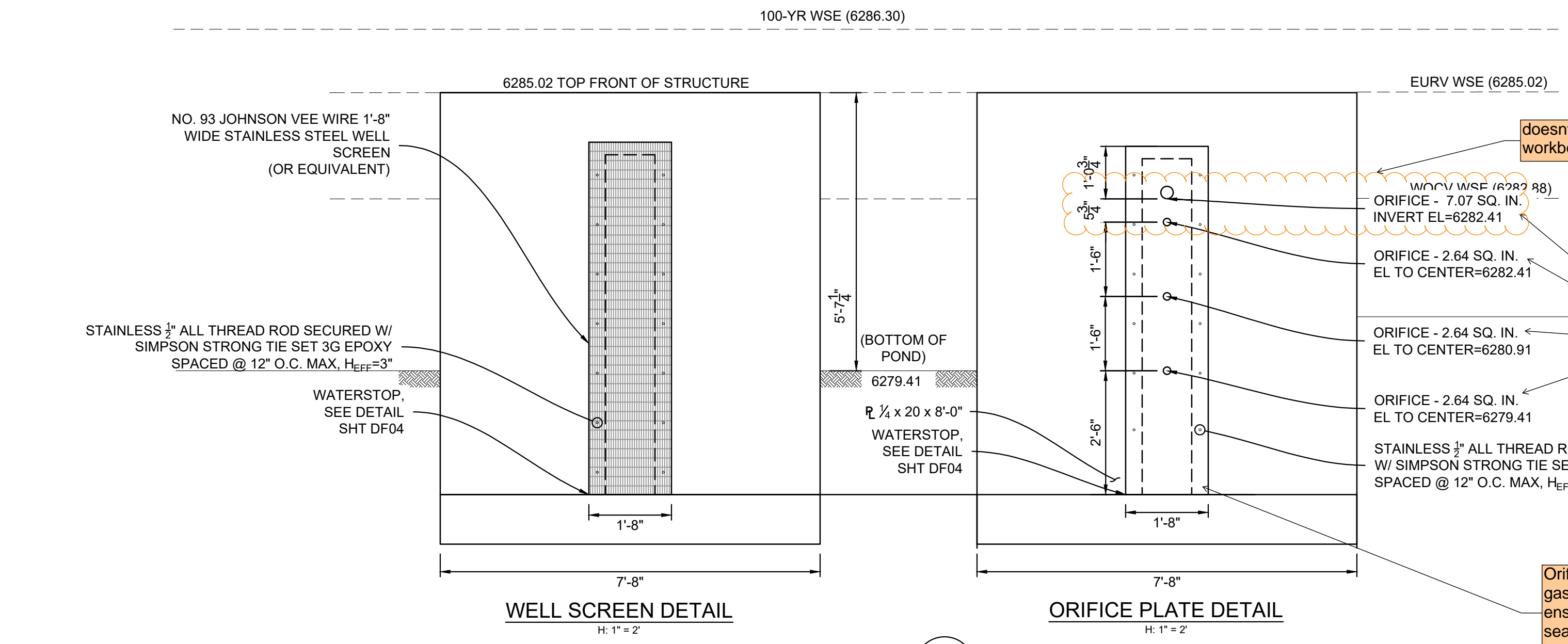
<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
EL PASO COUNTY, COLORADO SPRINGS			
<b>DETENTION POND 1 DETAILS</b>			
DESIGNED BY:	MDF	SCALE:	DATE ISSUED:
DRAWN BY:	WCG	HORIZ 1" = 5'	AUGUST 2024
CHECKED BY:	NMS	VERT. N/A	SHEET 15 OF 20
			DRAWING No. DF02



Know what's below. Call before you dig.

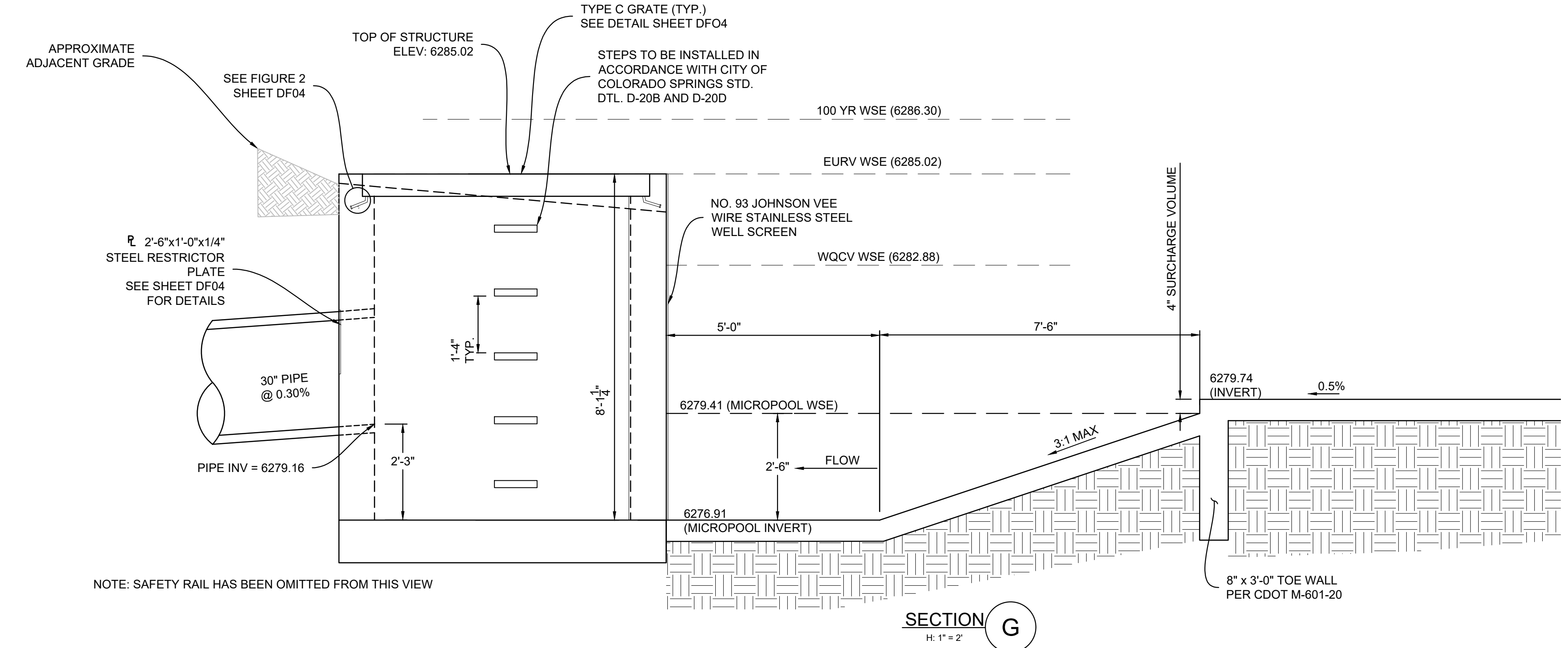
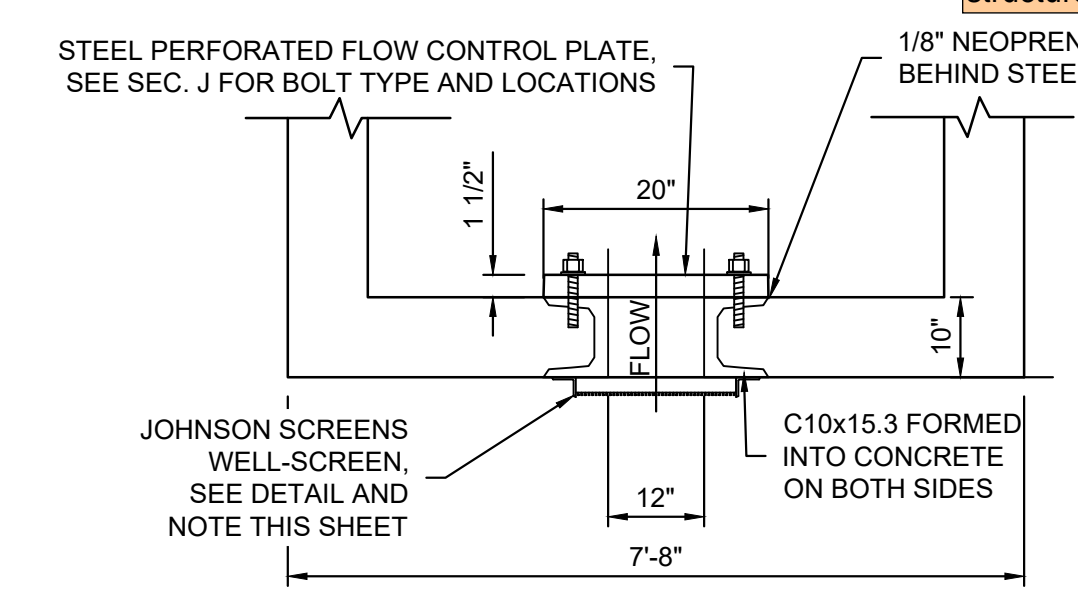
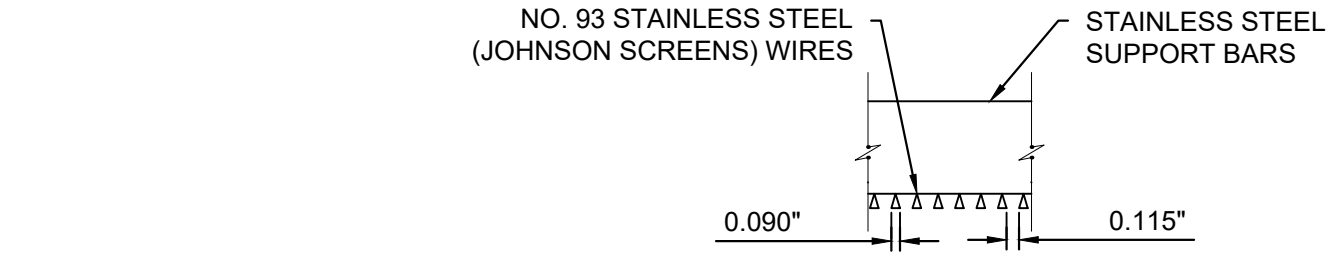


- NOTES:
1. ALL CONCRETE SHALL BE CDOT CLASS D: F<sub>c</sub> = 4500 PSI
  2. ALL REINFORCING STEEL SHALL BE F<sub>y</sub>: 60 KSI
  3. CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
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**JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)**

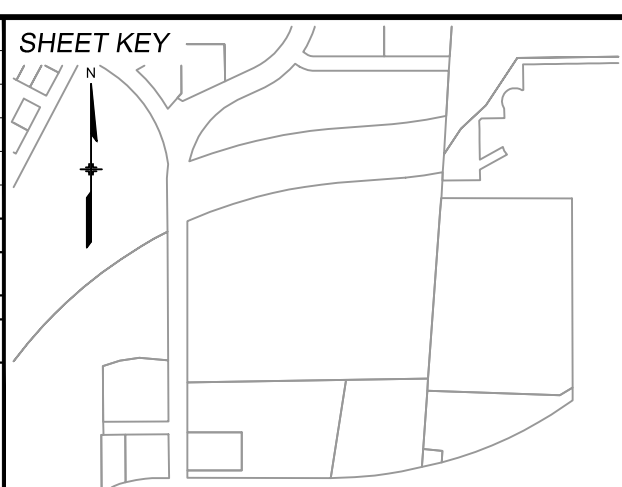
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURES	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



REFERENCE DRAWINGS	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 10:18:37 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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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

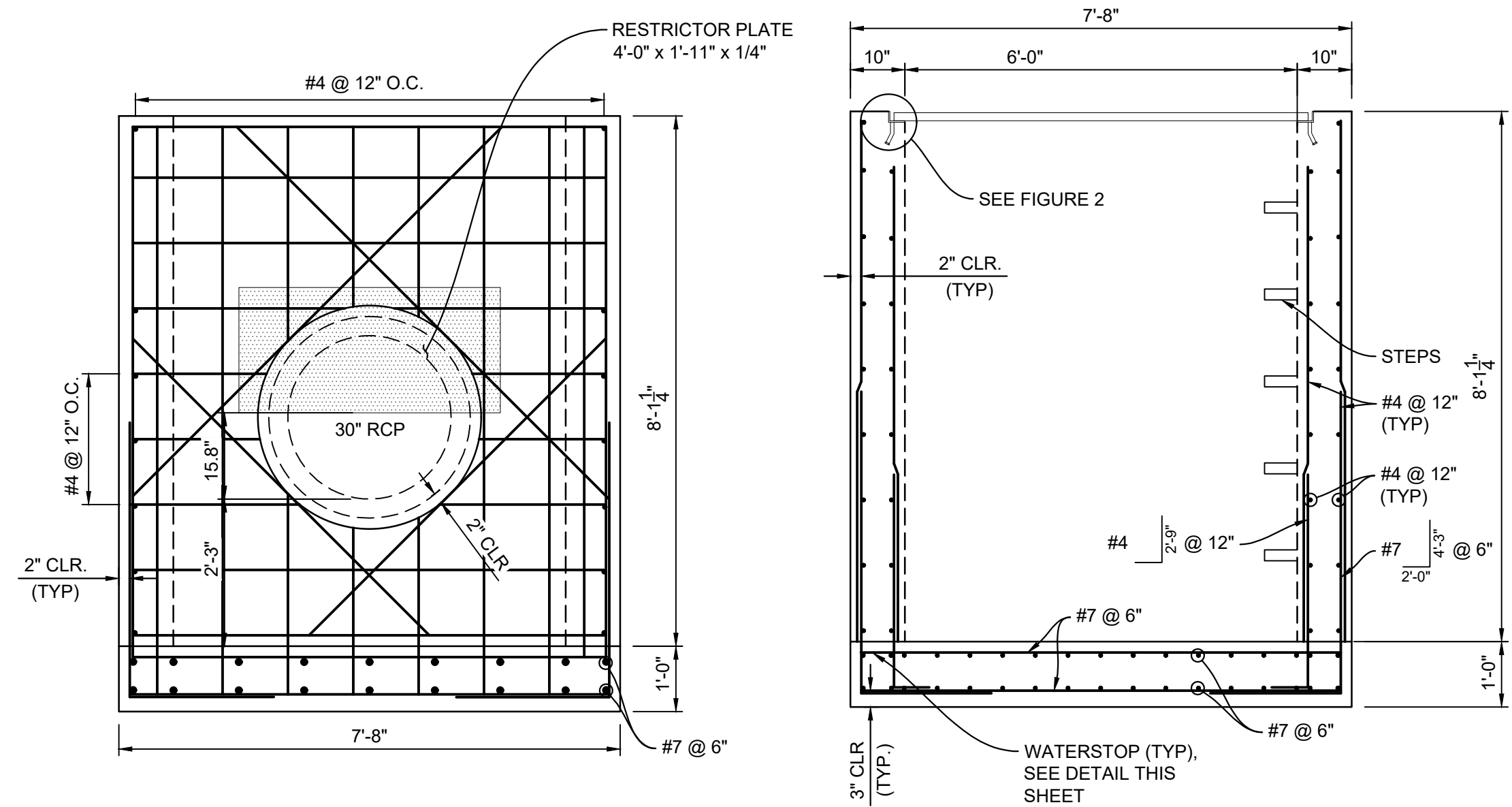
**CIMARRON HILLS SOUTHEAST FILING NO. 1**

EL PASO COUNTY, COLORADO SPRINGS

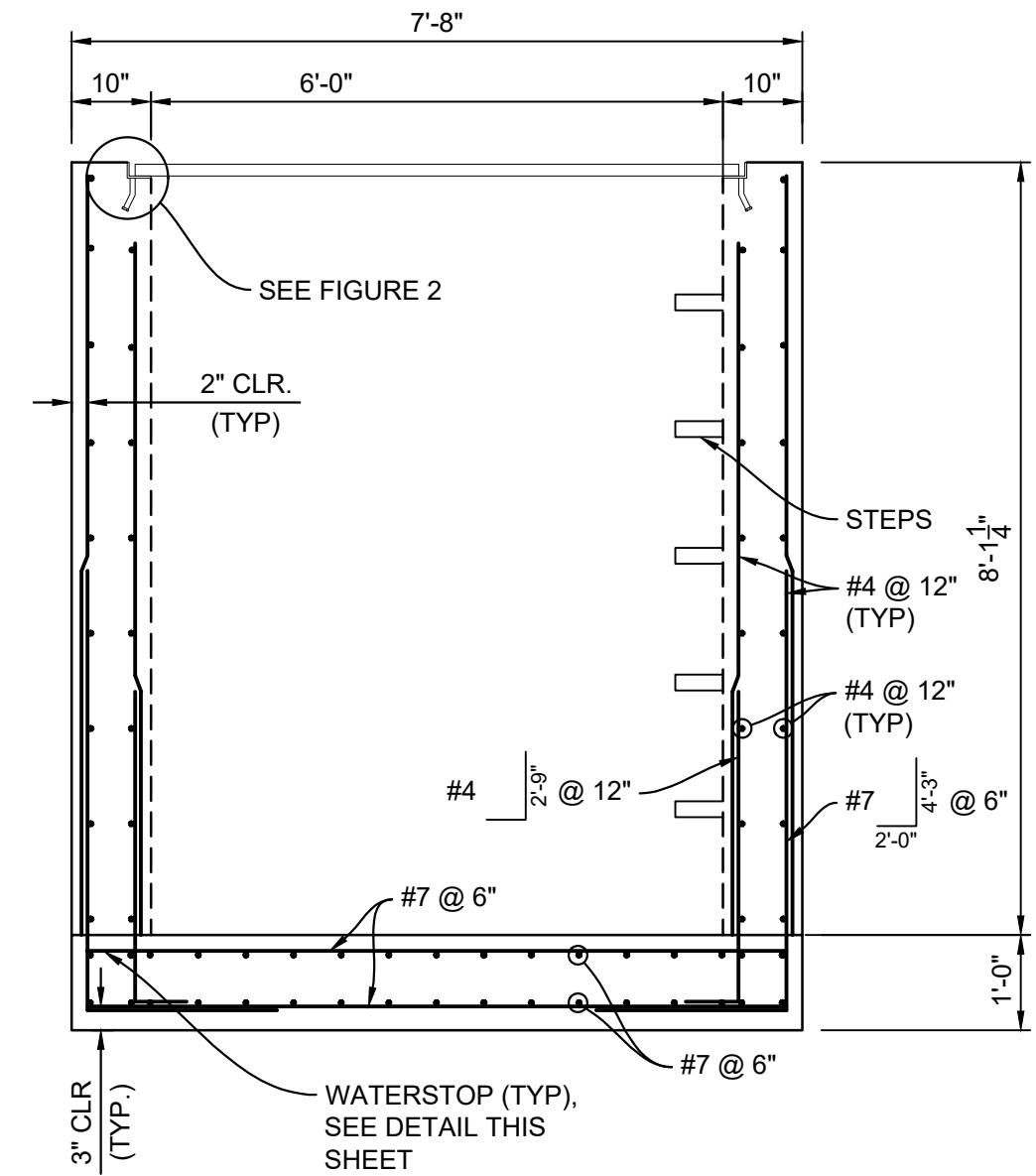
**DETENTION POND 1 DETAILS**

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

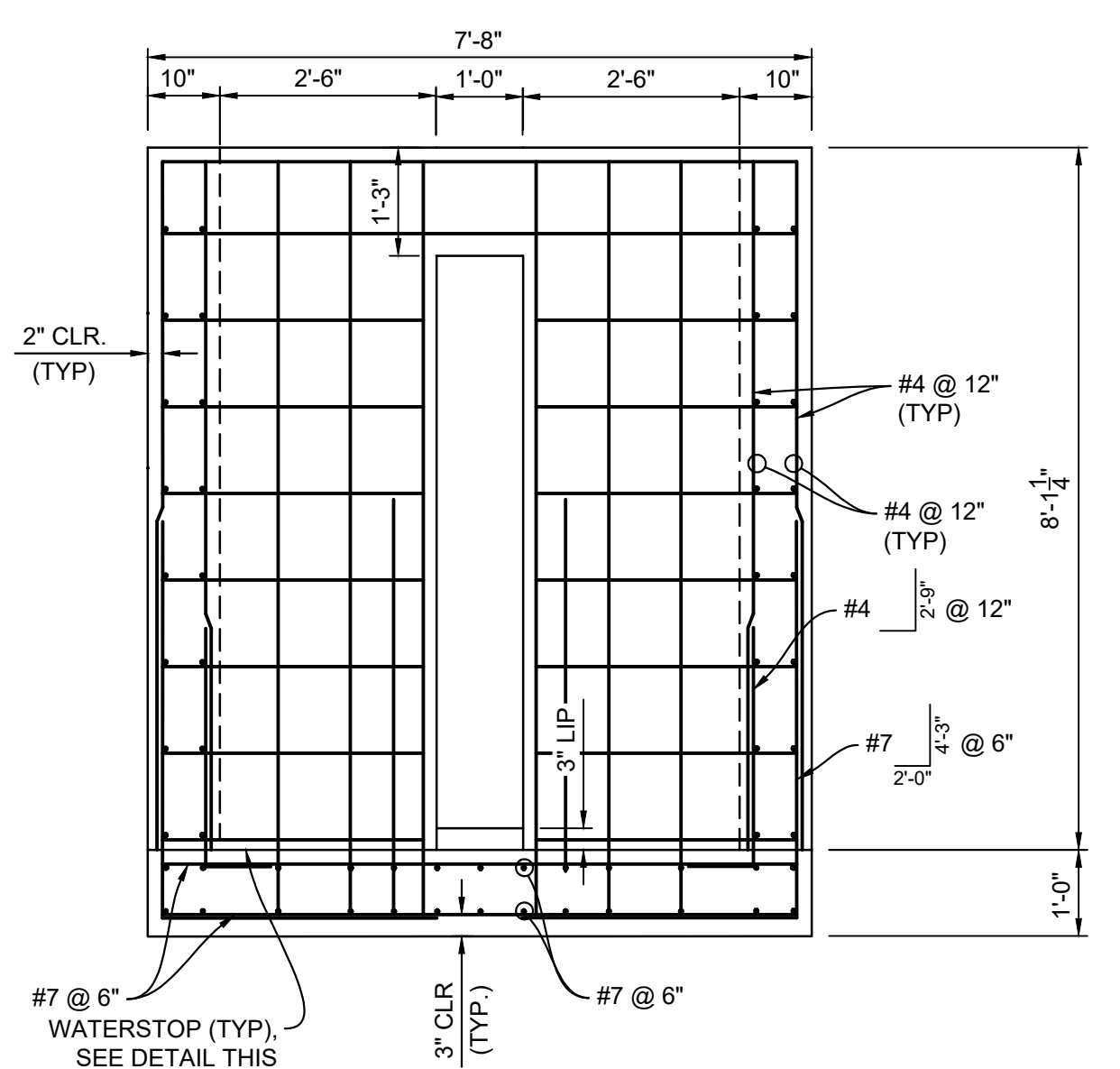




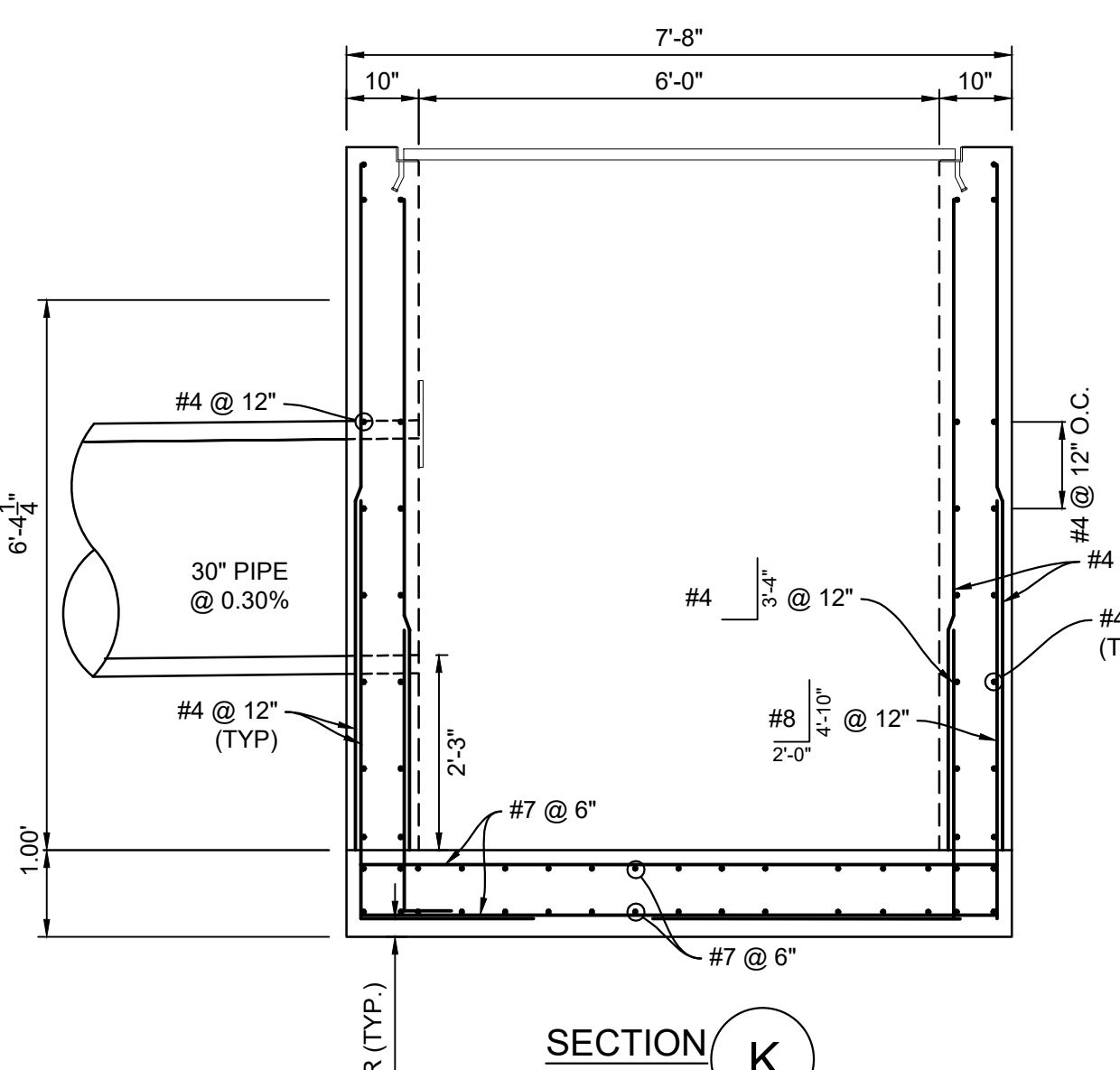
SECTION H  
H: 1" = 2"



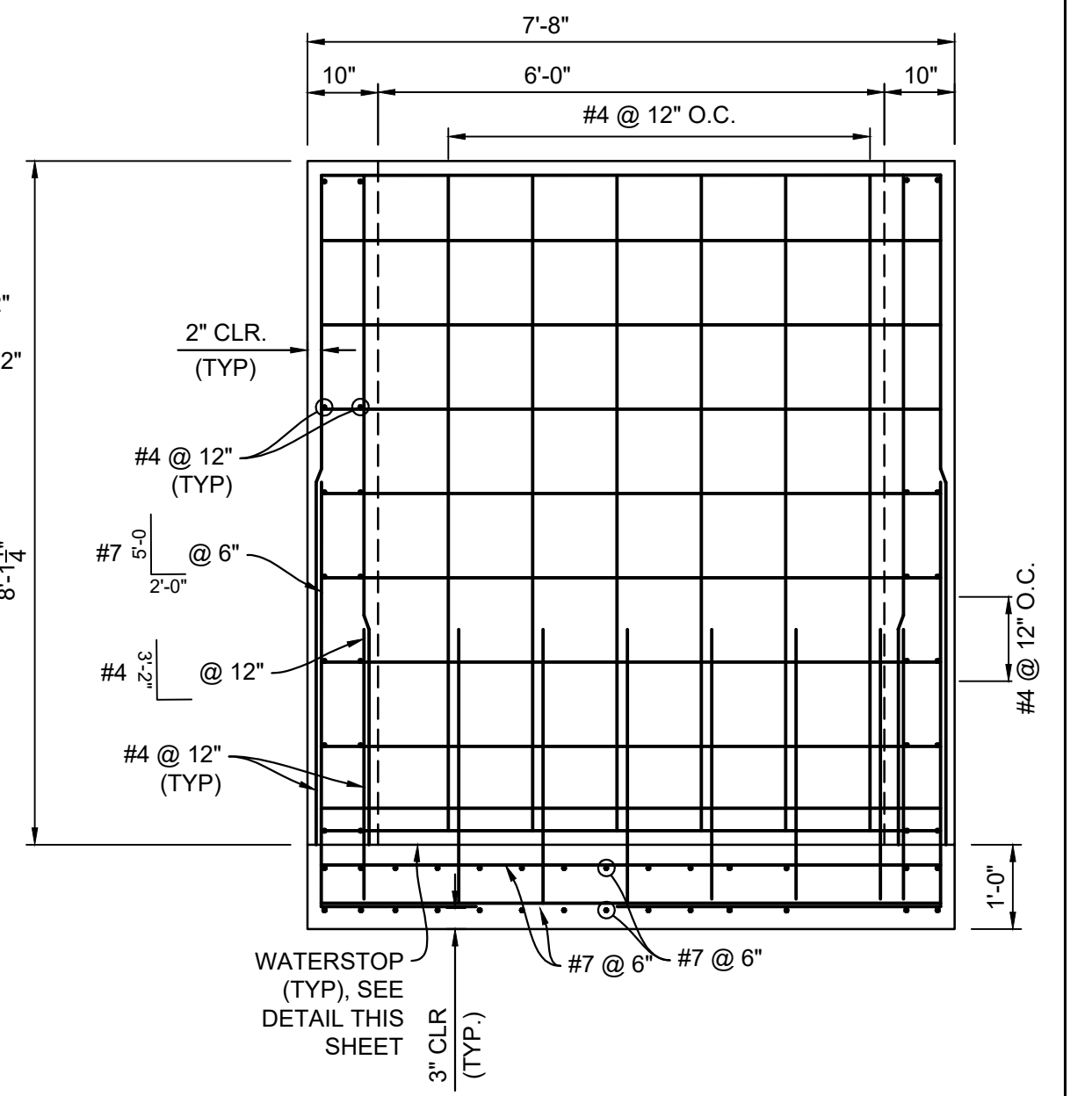
SECTION I  
H: 1" = 2"



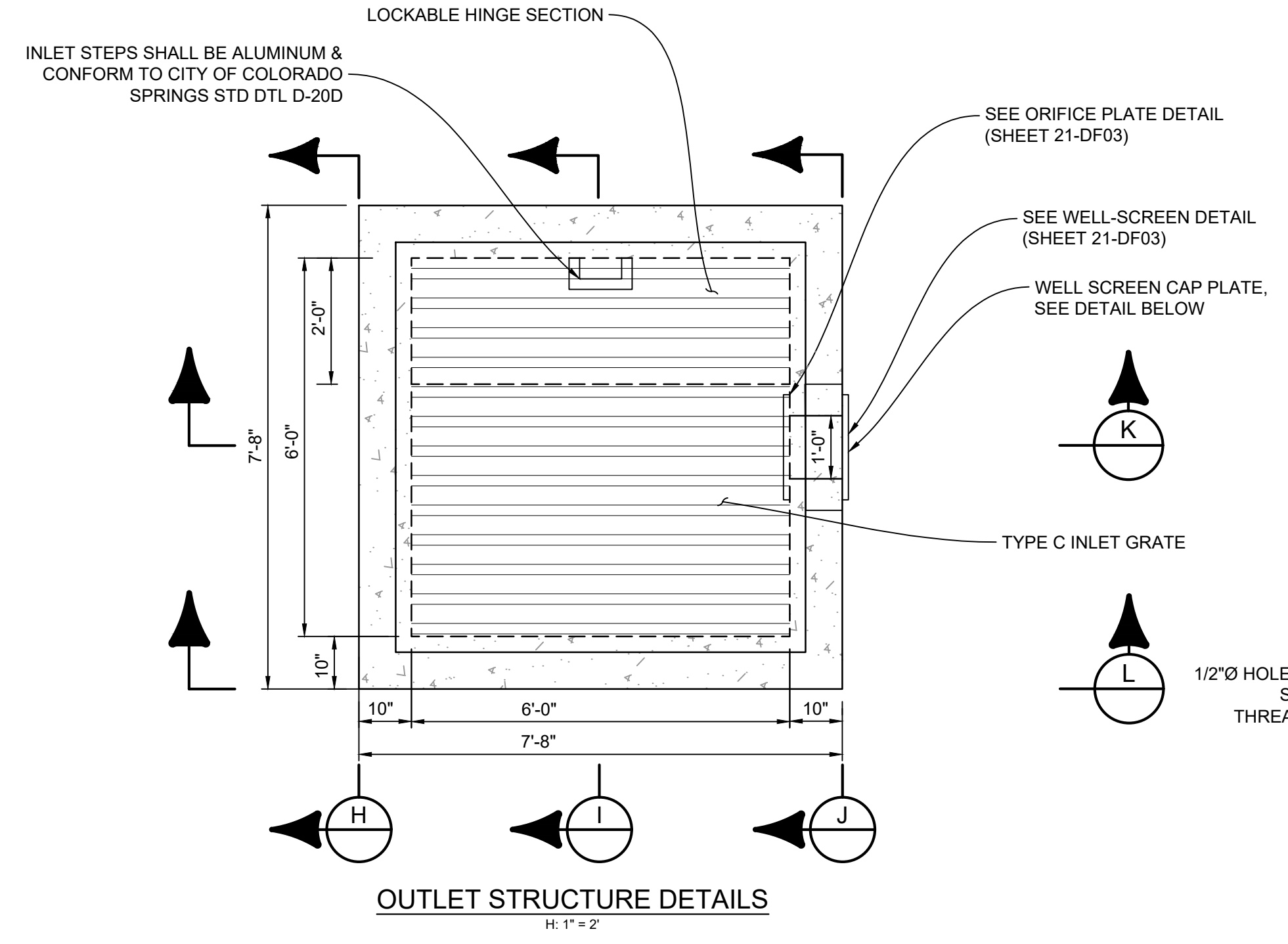
SECTION J  
H: 1" = 2"



SECTION K  
H: 1" = 2"



SECTION L  
H: 1" = 2"



OUTLET STRUCTURE DETAILS  
H: 1" = 2"

- NOTES:
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  - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
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  - 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

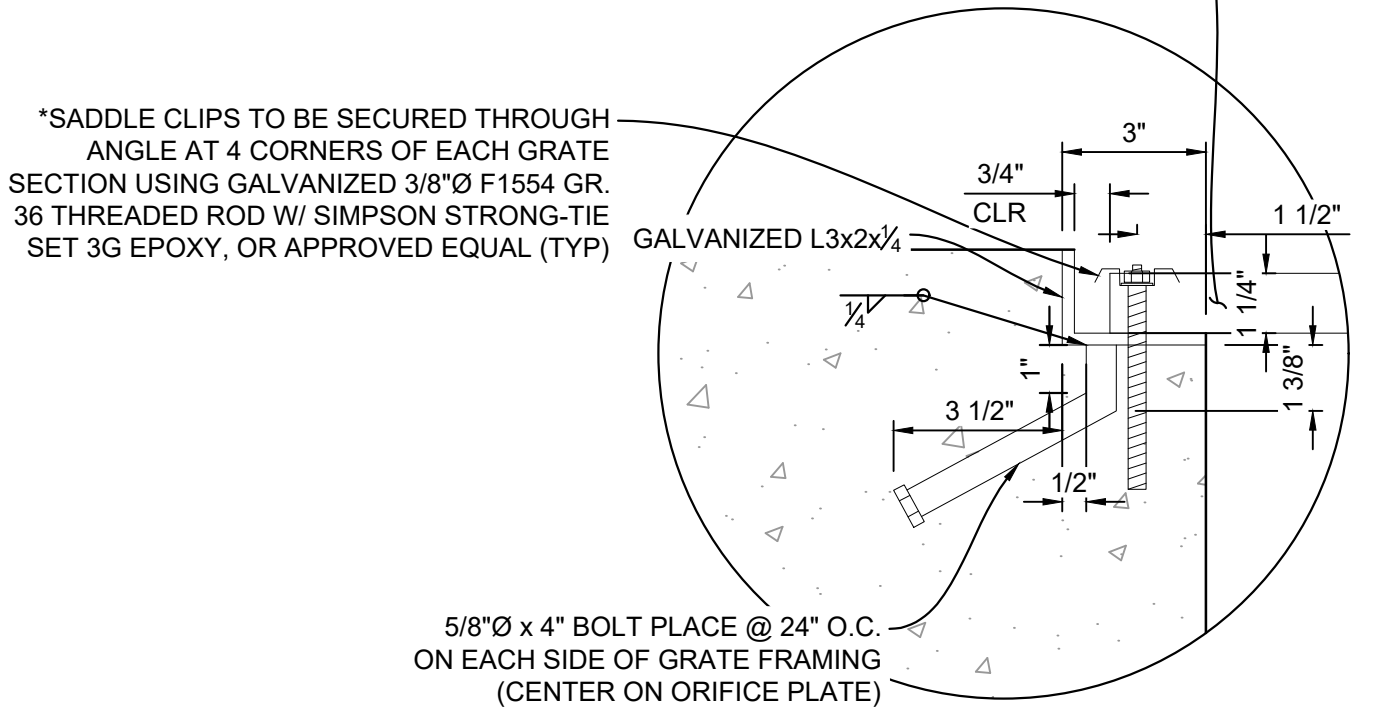
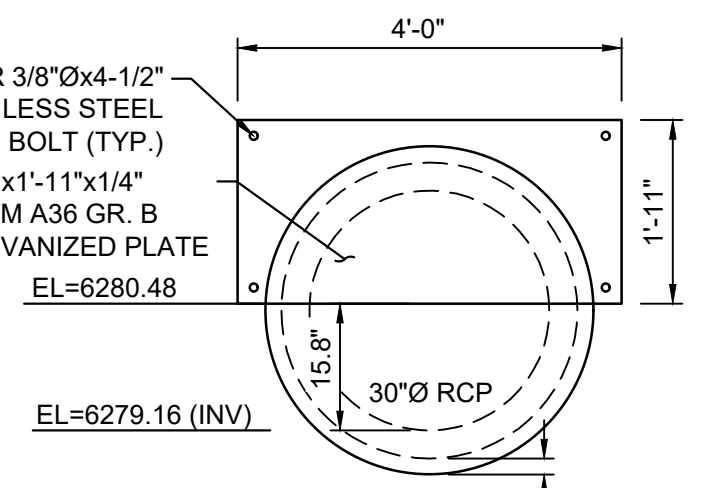
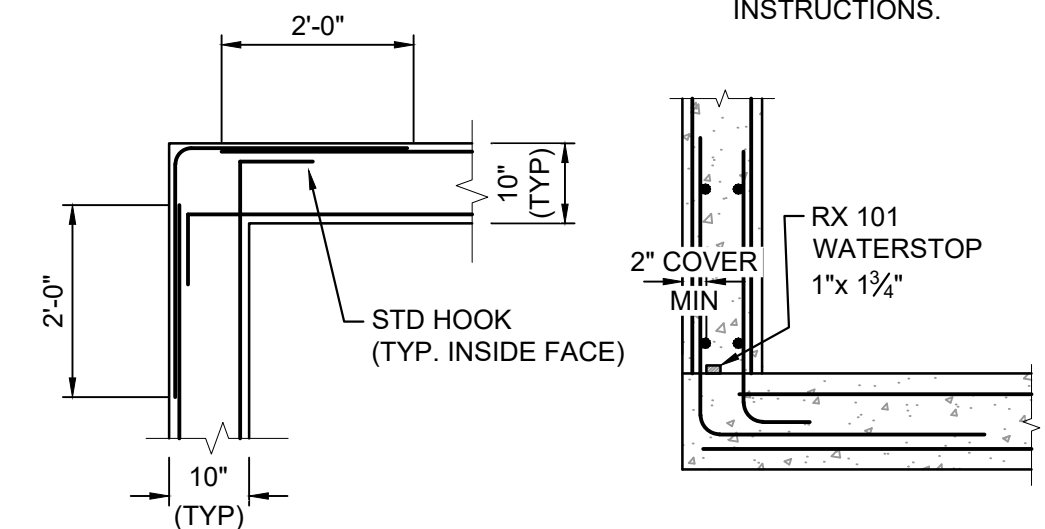


FIGURE 2  
NTS



RESTRICTOR PLATE  
NTS



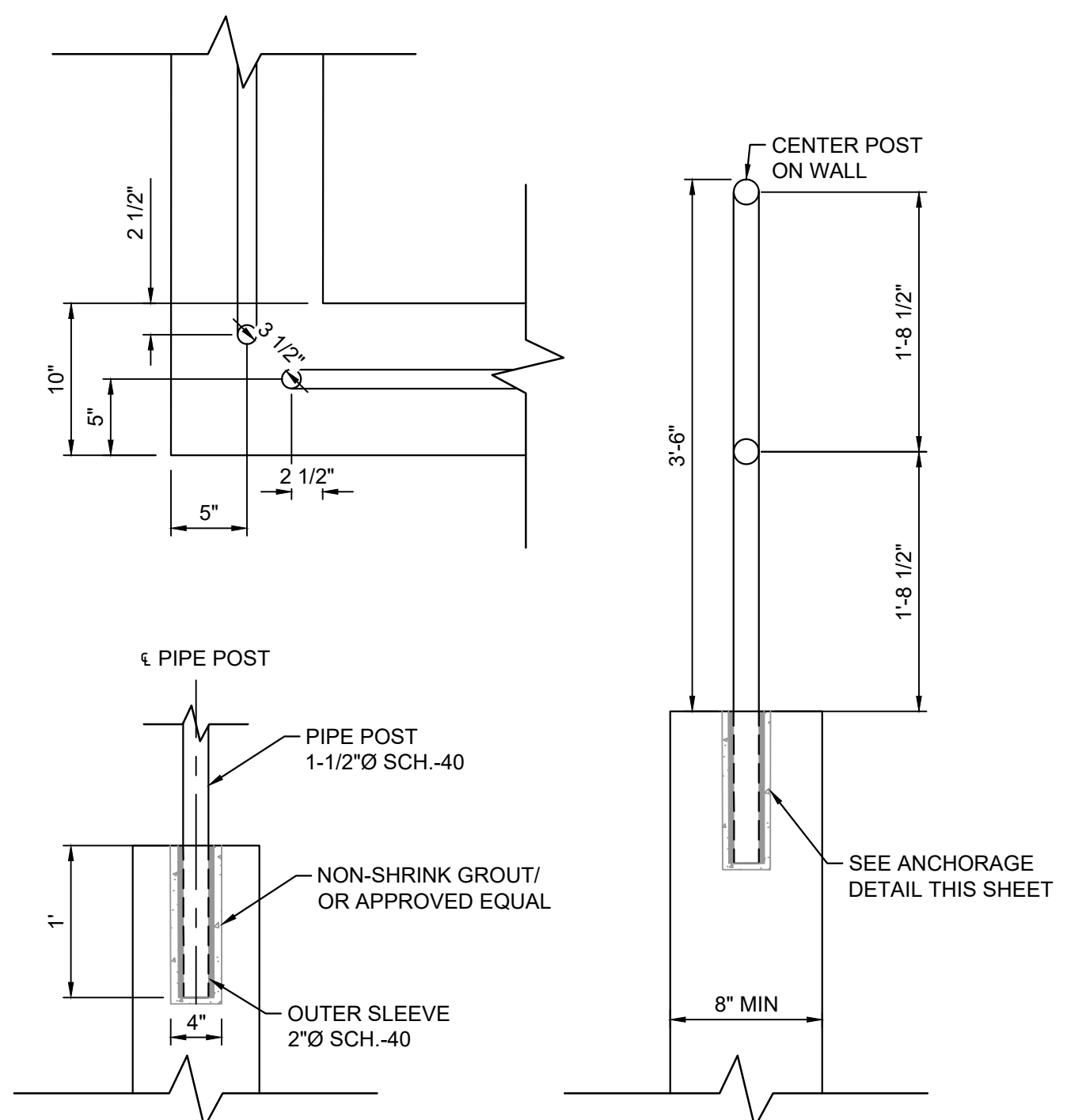
WATERSTOP DETAIL  
H: 1" = 2"

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.

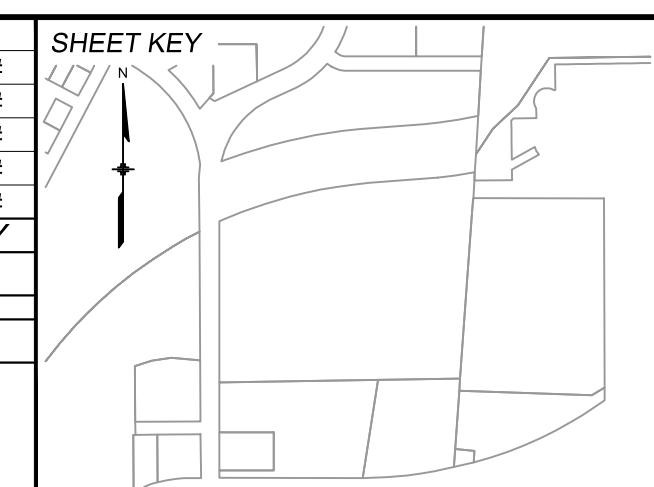


SAFETY RAIL DETAIL  
H: 1" = 2"

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	
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PREPARED BY:

Excellence by Design

SEAL

**PRELIMINARY**  
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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:
DRAWN BY:	WCG	HORIZ	AUGUST 2024
CHECKED BY:	NMS	VERT.	17 OF 20
			DRAWING No. DF04



Know what's below.  
Call before you dig.

Notes only need to be in one location. If they are included on this sheet, they can be removed from sheet 2. Update to latest version of county signing & striping notes.

**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.

OWNER: FONTANA ENTERPRISES  
PARCEL #: 5407401019

OWNER: MEADOWBROOK CROSSING  
METRO DISTRICT  
PARCEL #: 5408301033

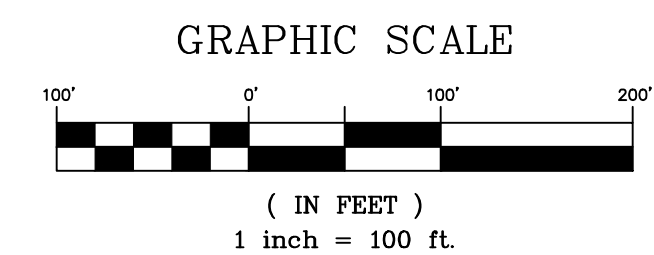
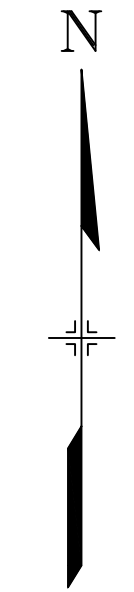
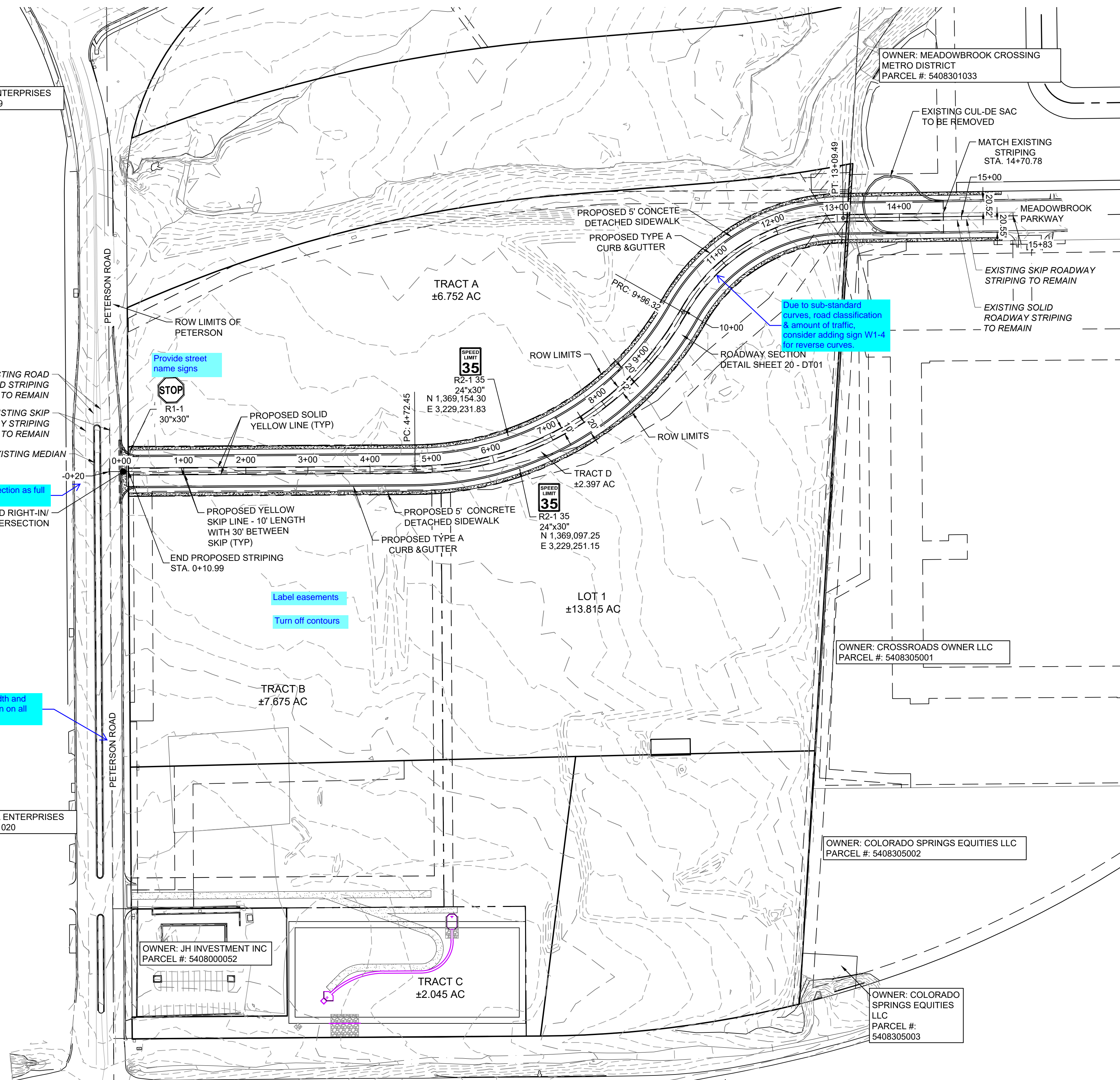
OWNER: CROSSROADS OWNER LLC  
PARCEL #: 5408305001

OWNER: COLORADO SPRINGS EQUITIES LLC  
PARCEL #: 5408305002

OWNER: JH INVESTMENT INC  
PARCEL #: 5408000052

OWNER: COLORADO SPRINGS EQUITIES LLC  
PARCEL #: 5408305003

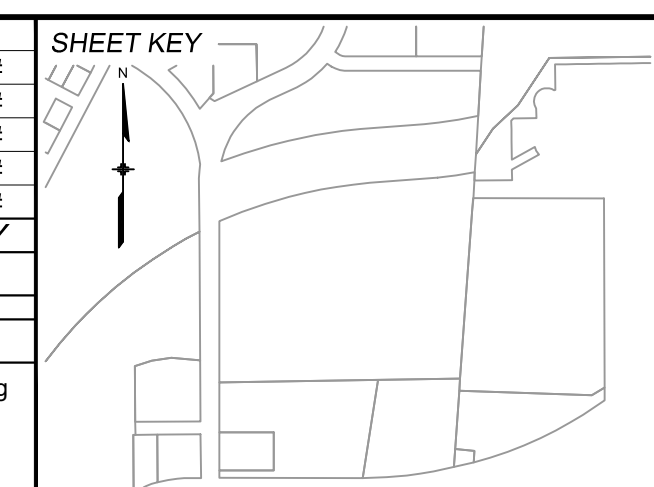
OWNER: FONTANA ENTERPRISES  
PARCEL #: 5407401020



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	##	##	##	##

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.	



**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 FILING NO. 1**

EL PASO COUNTY, COLORADO SPRINGS

**PAVEMENT MARKING & SIGNING PLAN**

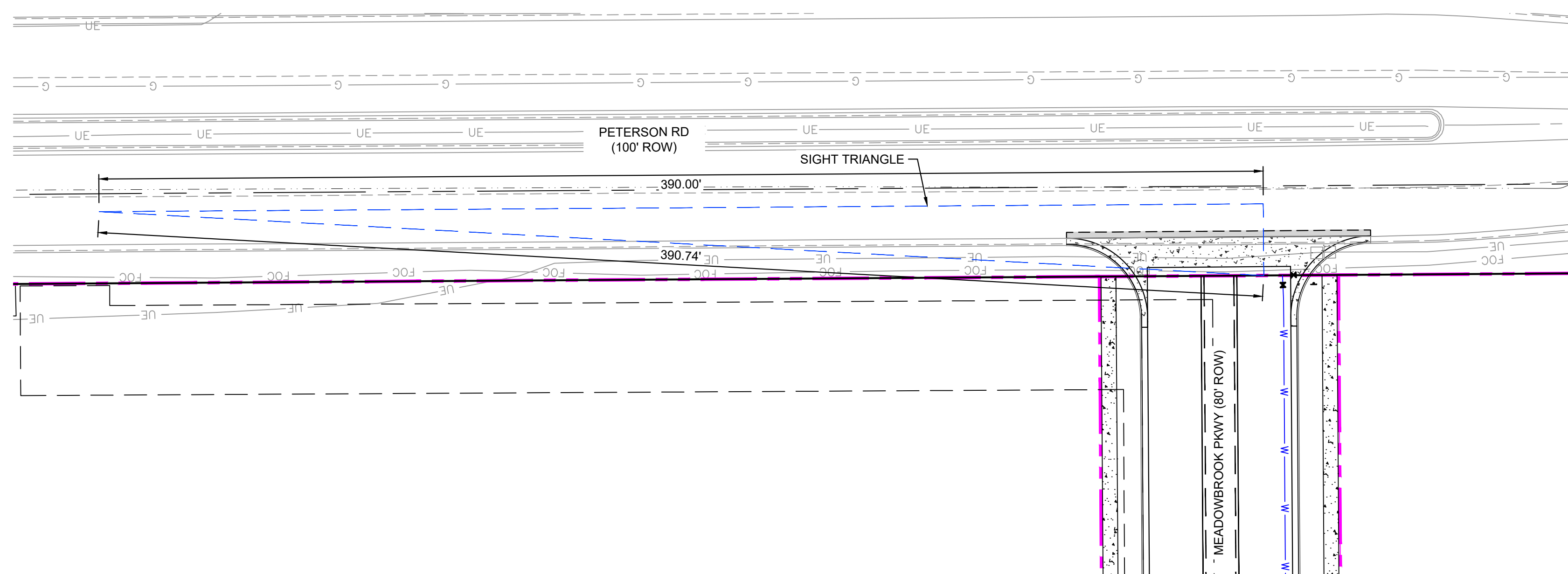
DESIGNED BY:	MDP	SCALE:	DATE ISSUED:	AUGUST 2024	DRAWING No.
DRAWN BY:	WCG	HORIZ 1" = 100'	SHEET	18 OF 20	SN01
CHECKED BY:	NMS	VERT. N/A			



Know what's below.  
Call before you dig.

**LEGEND**

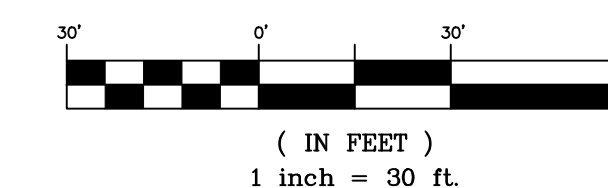
- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED LOT/TRACT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOODPLAIN BOUNDARY
- EXISTING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



Provide site triangle for Lot 1 driveway.



GRAPHIC SCALE



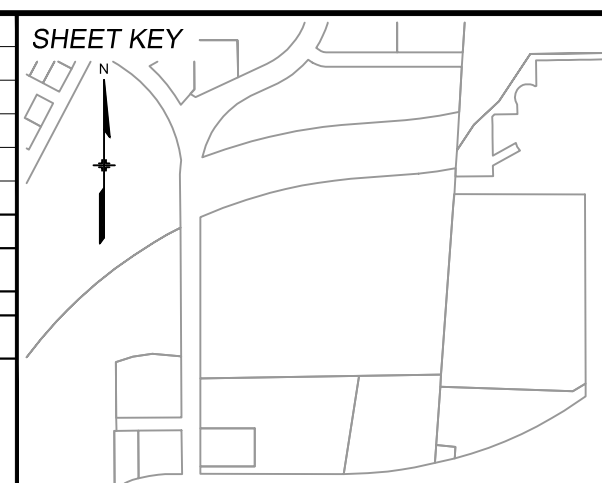
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- X-1382-PR-SITE
- X-1382-EX-MAP
- X-1382-EX-UTIL
- X-1382-PR-UTIL
- X-1382-EX-SITE
- X-1382-EX-FEMA-MAP

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\ST01.dwg  
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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**

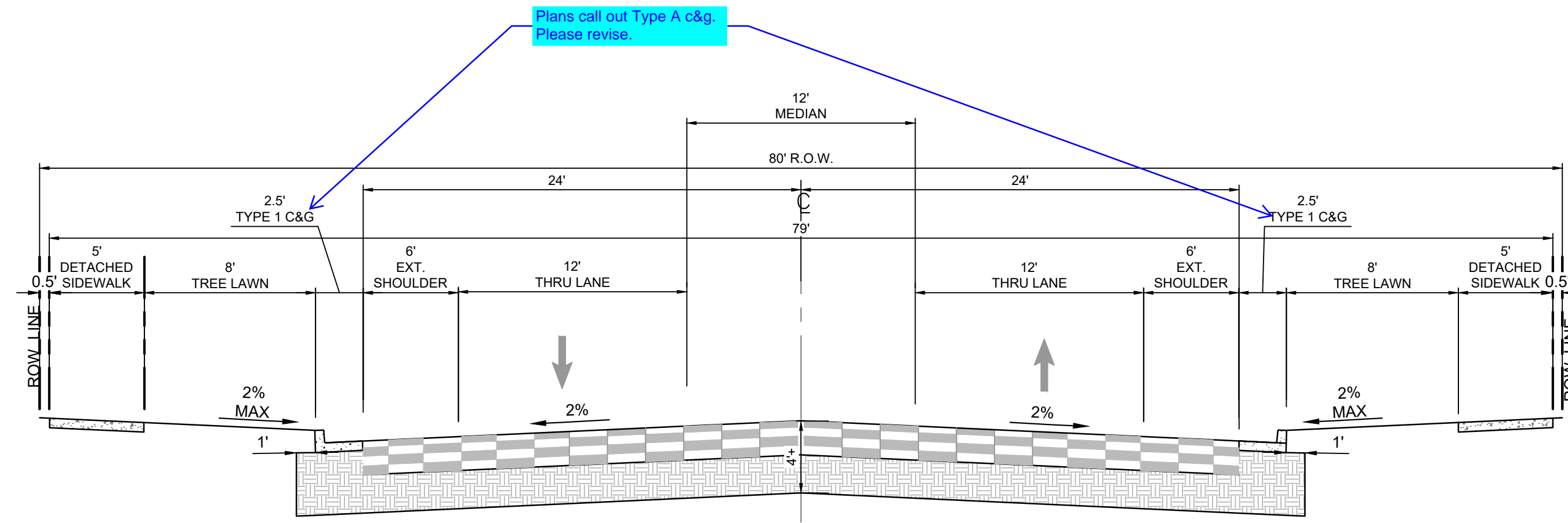
EL PASO COUNTY, COLORADO SPRINGS

**SITE TRIANGLE**

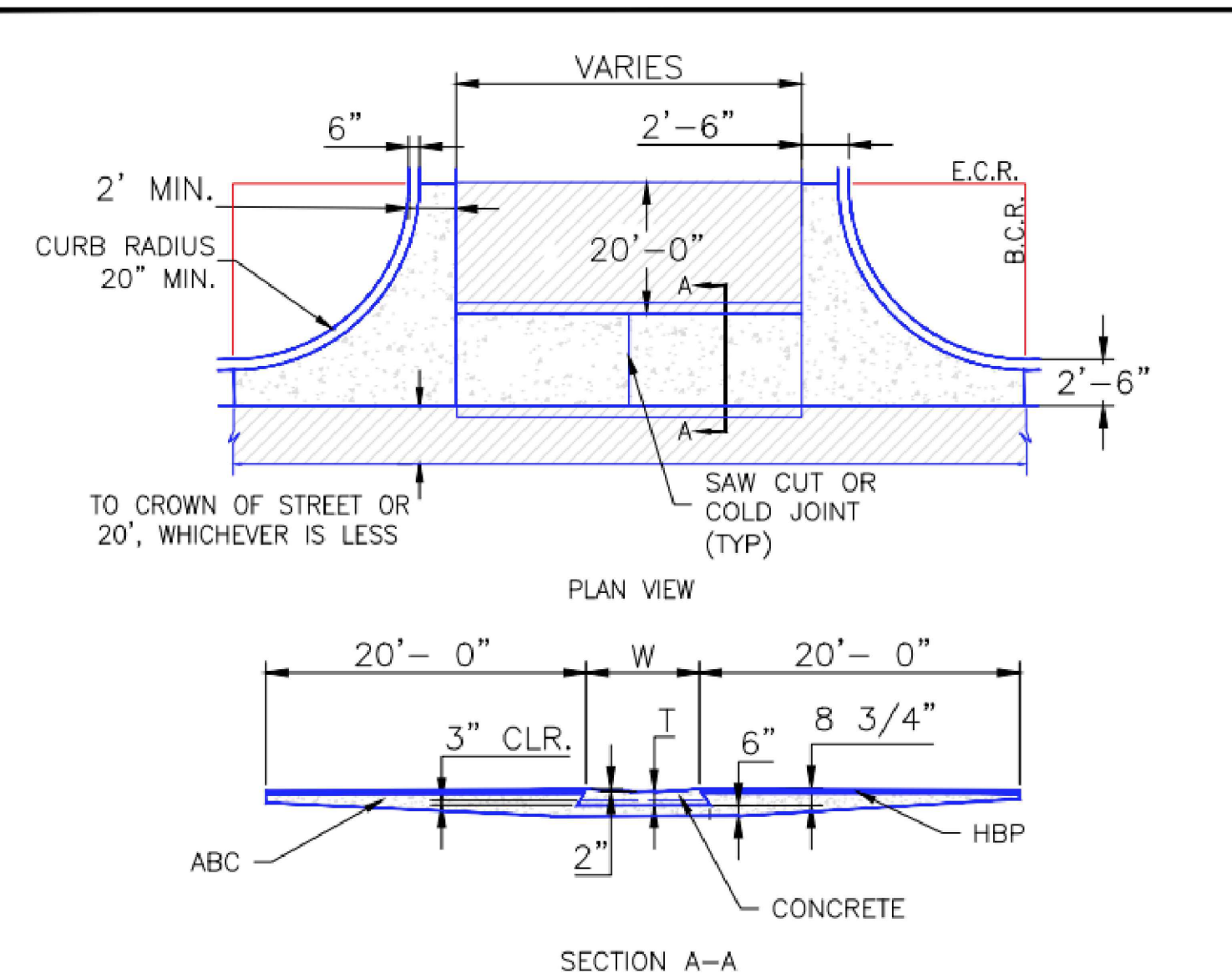
DESIGNED BY: MDF	SCALE: HORIZ N/A	DATE ISSUED: AUGUST 2024	DRAWING No.
DRAWN BY: KGI	VERT. 1" = 5'	SHEET 19 OF 20	ST01
CHECKED BY: NMS			



Know what's below.  
Call before you dig.



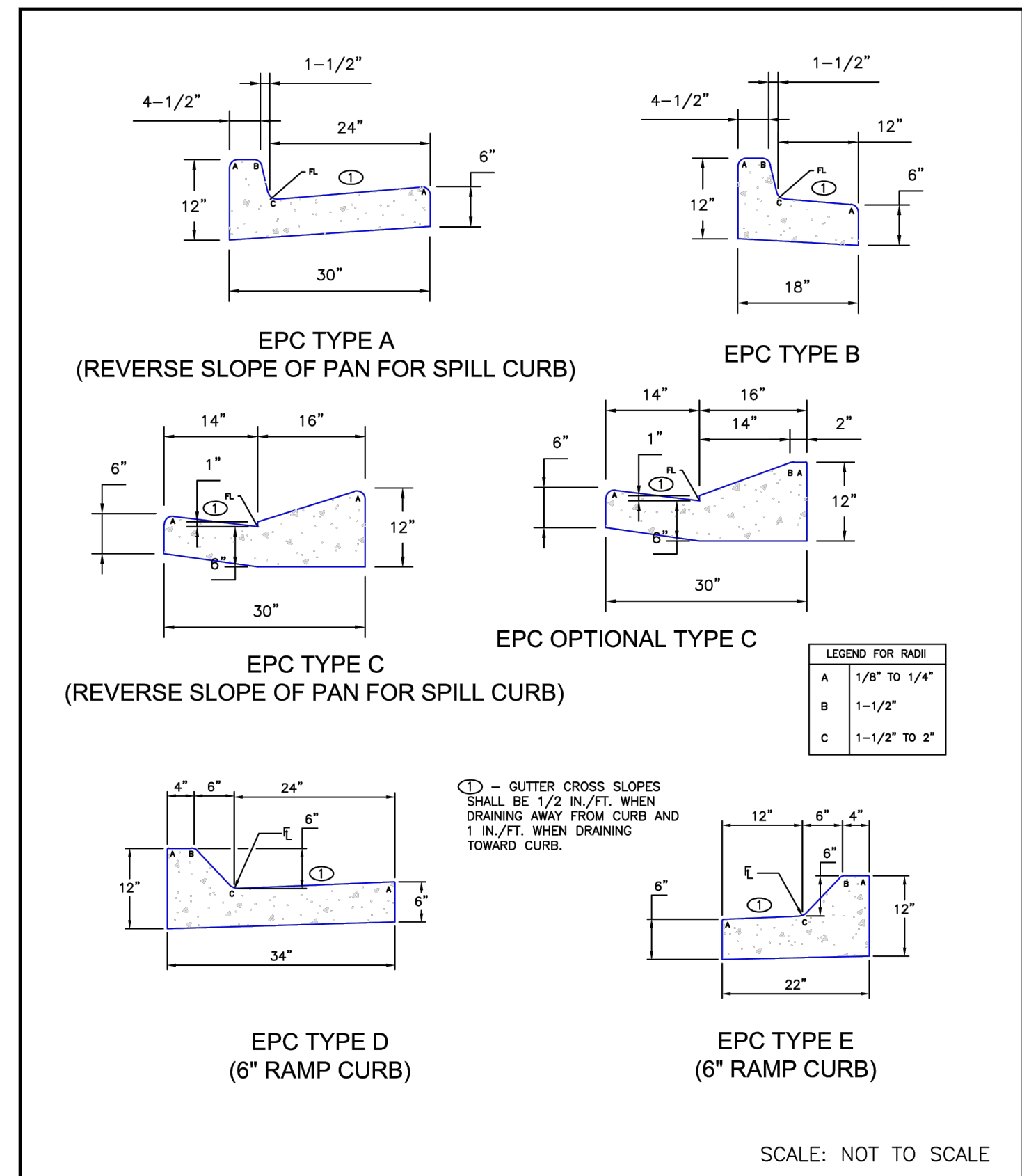
**COLLECTOR WITH NO PARKING**  
35 MPH POSTED; 40 MPH DESIGN  
NOT TO SCALE  
MEADOWBROOK PKWY



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

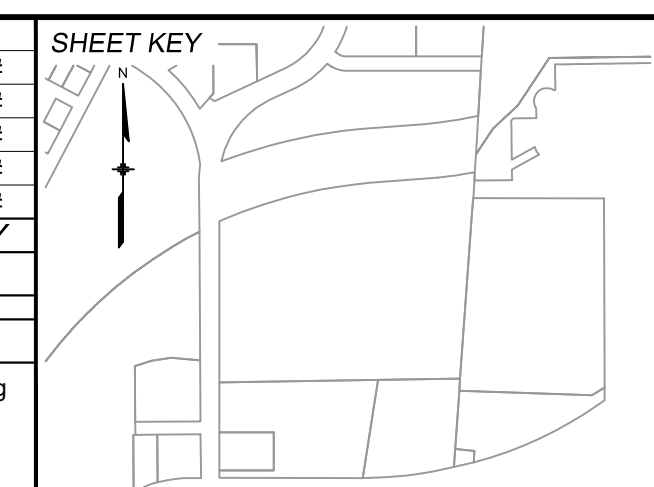


8/11/11	Typical Curb and Gutter Details Standard Drawing	
DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-20

NO.	DATE	DESCRIPTION	BY

**COMPUTER FILE MANAGEMENT**

FILE NAME: S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\DT01.dwg  
 CTB FILE: Matrix.ctb  
 PLOT DATE: August 23, 2024 10:19:00 AM  
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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

**DETAILS**

DESIGNED BY: MDF	SCALE:	DATE ISSUED: AUGUST 2024	DRAWING No. DT01
DRAWN BY: WCG	HORIZ N/A	20 OF 20	
CHECKED BY: NMS	VERT. N/A		

# 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

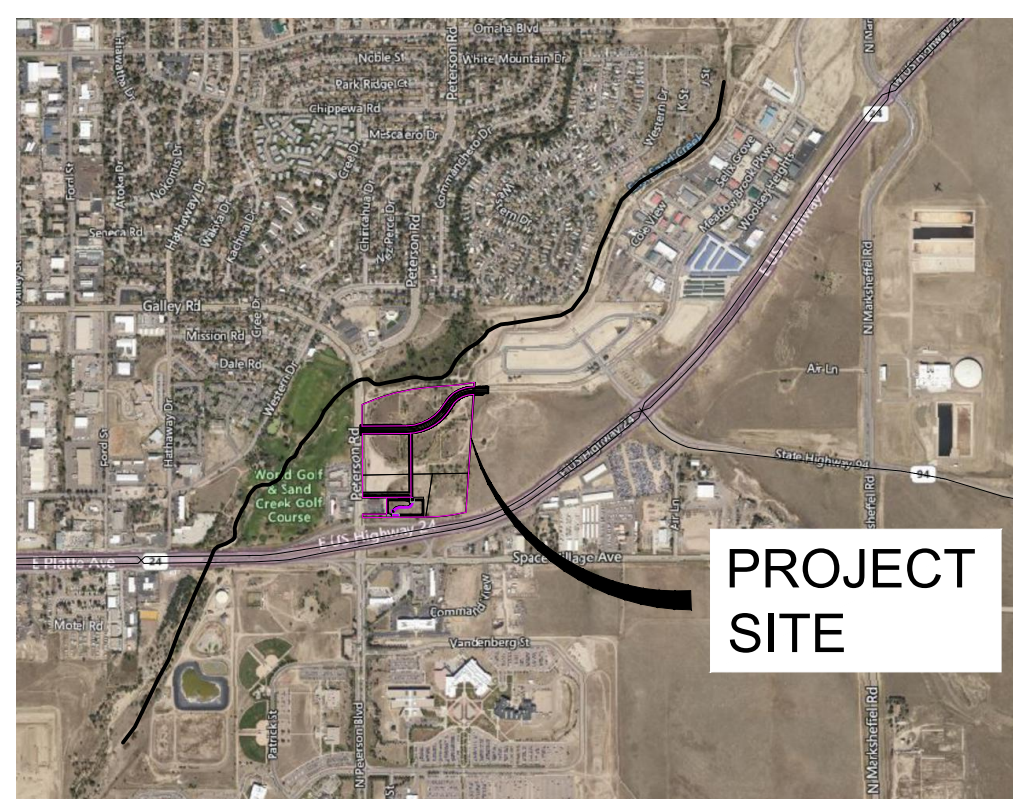
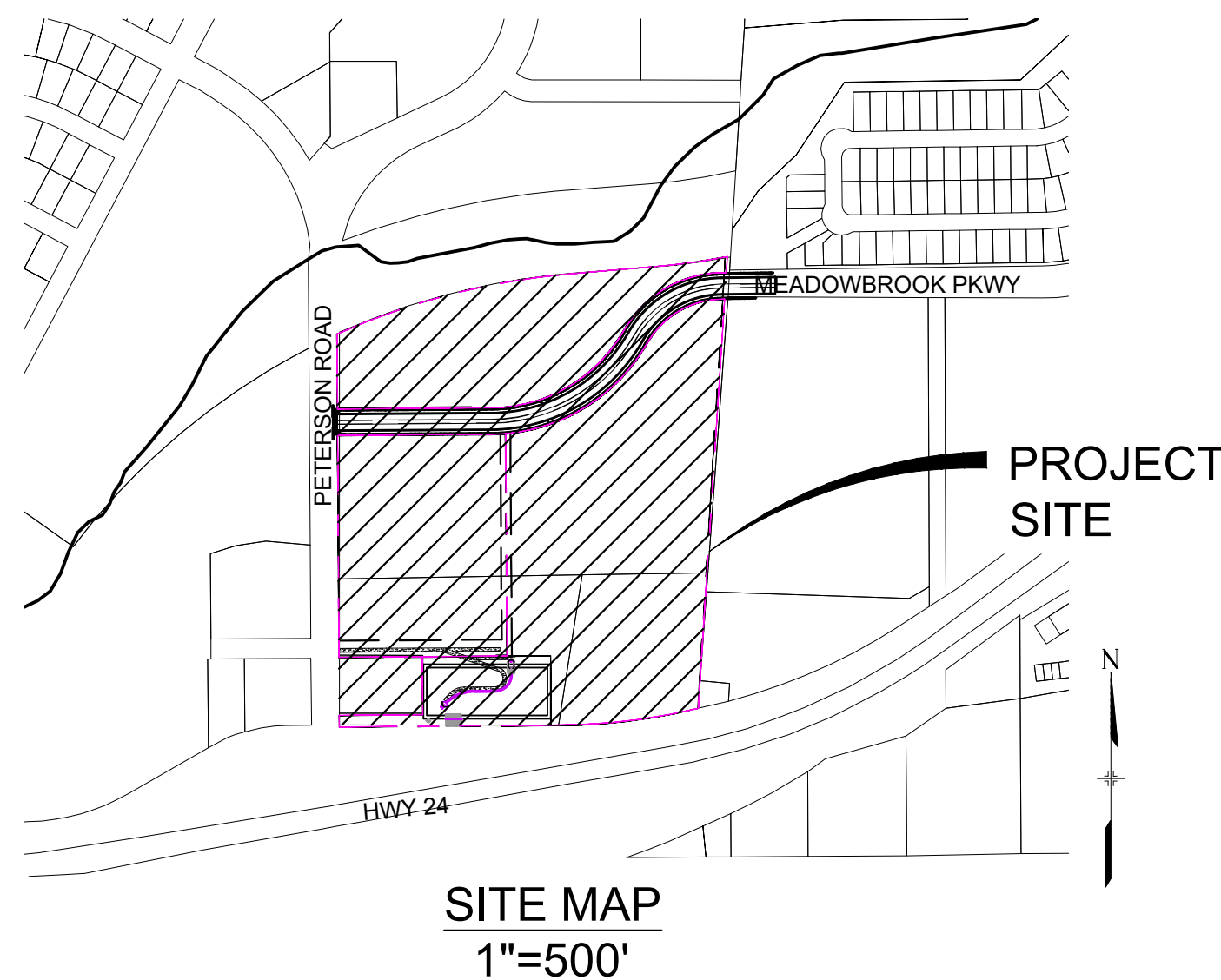
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

Provide County Signature block

#### 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.

provide engineer

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.

provide developer/owner

DATE

#### LEGEND

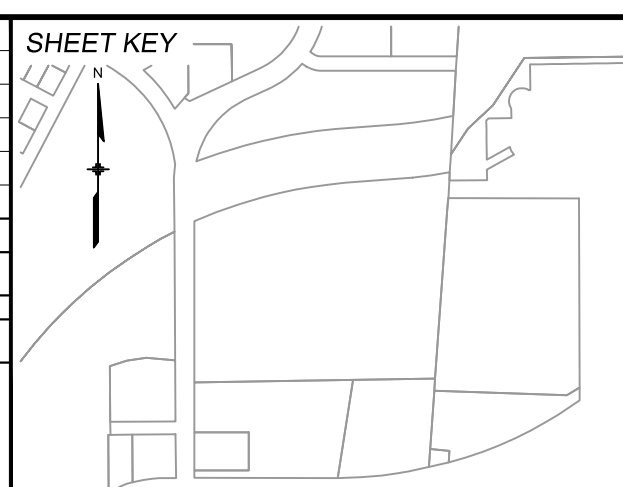
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— W — W — W —	VALVE (EXISTING)
— W — W — W —	BLOWOFF (PROPOSED)
— W — W — W —	BLOWOFF (EXISTING)
— W — W — W —	PLUG (PROPOSED)
— W — W — W —	PLUG (EXISTING)
— W — W — W —	PROPOSED FIRE HYDRANT
— W — W — W —	ROW/PROPERTY LINE
— W — W — W —	CURB LINE
— 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)	RCP	REINFORCED CONCRETE PIPE
(STR.)	(STRAIGHT)	PVT	PRIVATE
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.		

Water Plans (all water sheets)

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34	##	##	##	##
X-1382-PR-SITE	##	##	##	##
X-1382-EX-VIC MAP	##	##	##	##
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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: August 23, 2024 10:20:31 AM				
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SEAL

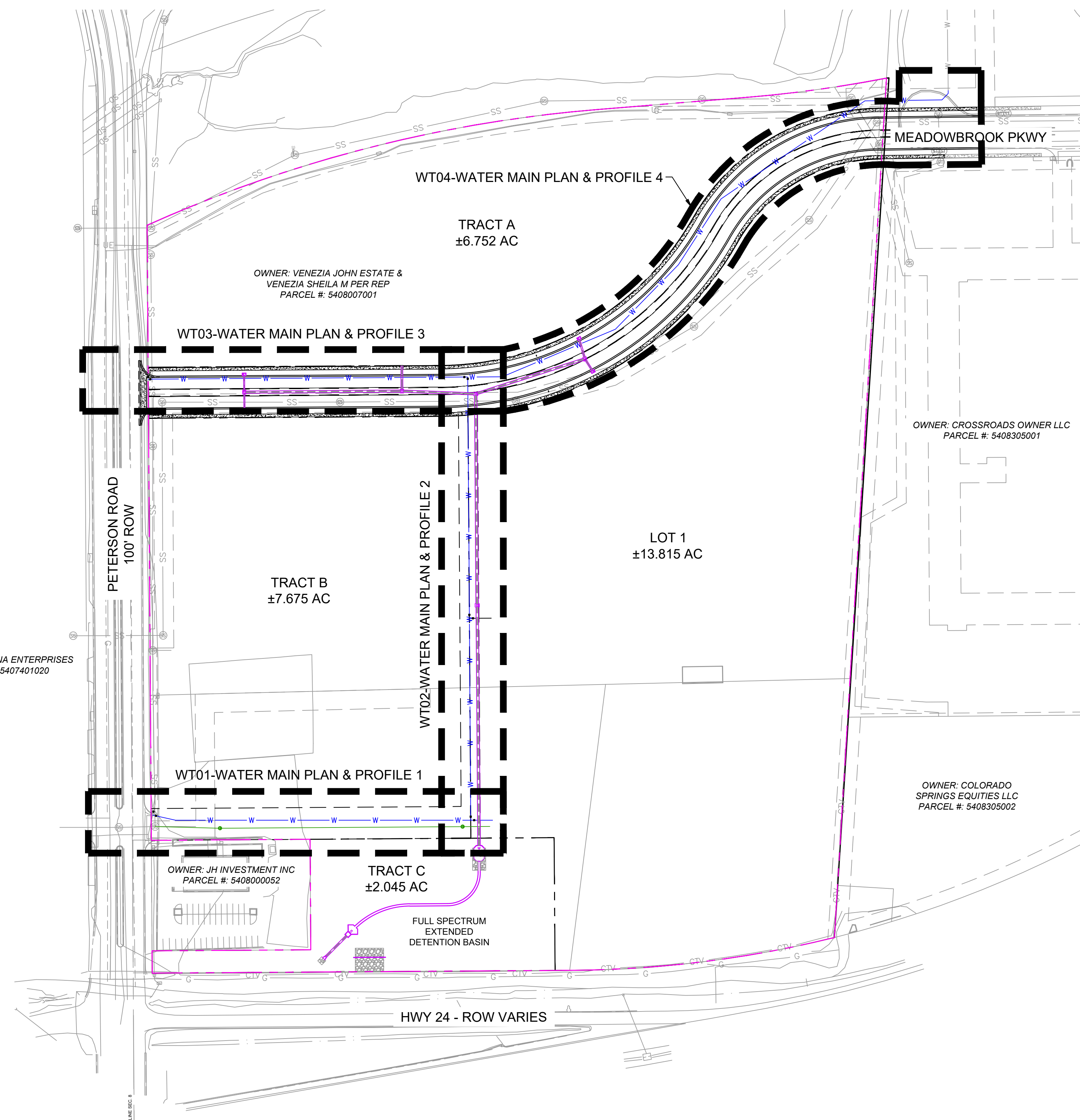
**PRELIMINARY**  
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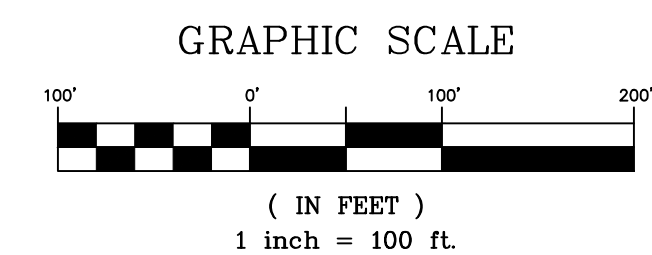
CIMARRON HILLS SOUTHEAST FILING NO. 1			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
TITLE SHEET			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ	AUGUST 2024
CHECKED BY:	MDF	VERT.	1 OF 6
			DRAWING No. TS01



Know what's below.  
Call before you dig.



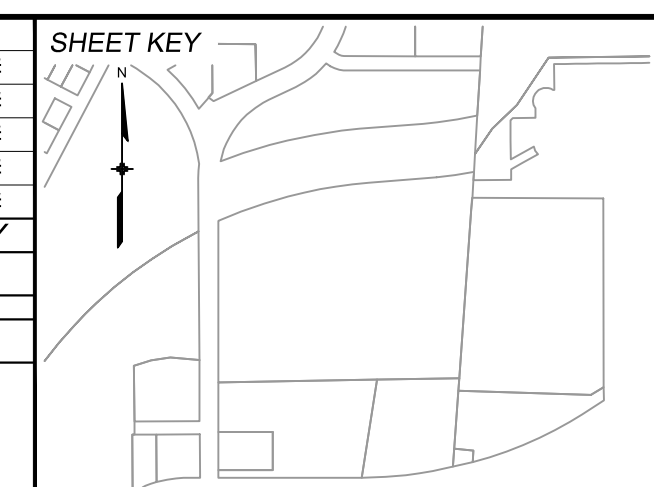
Index Sheet



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

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



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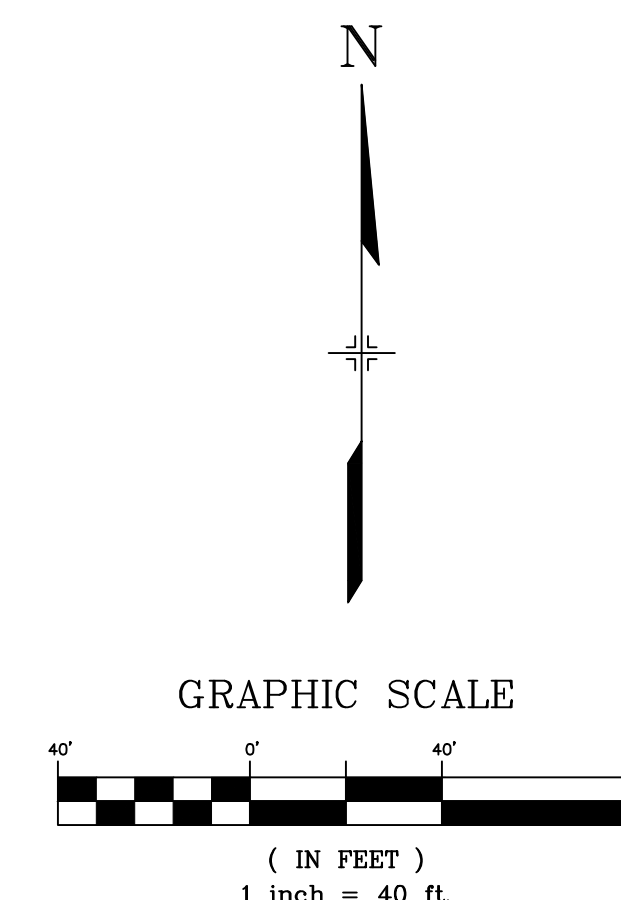
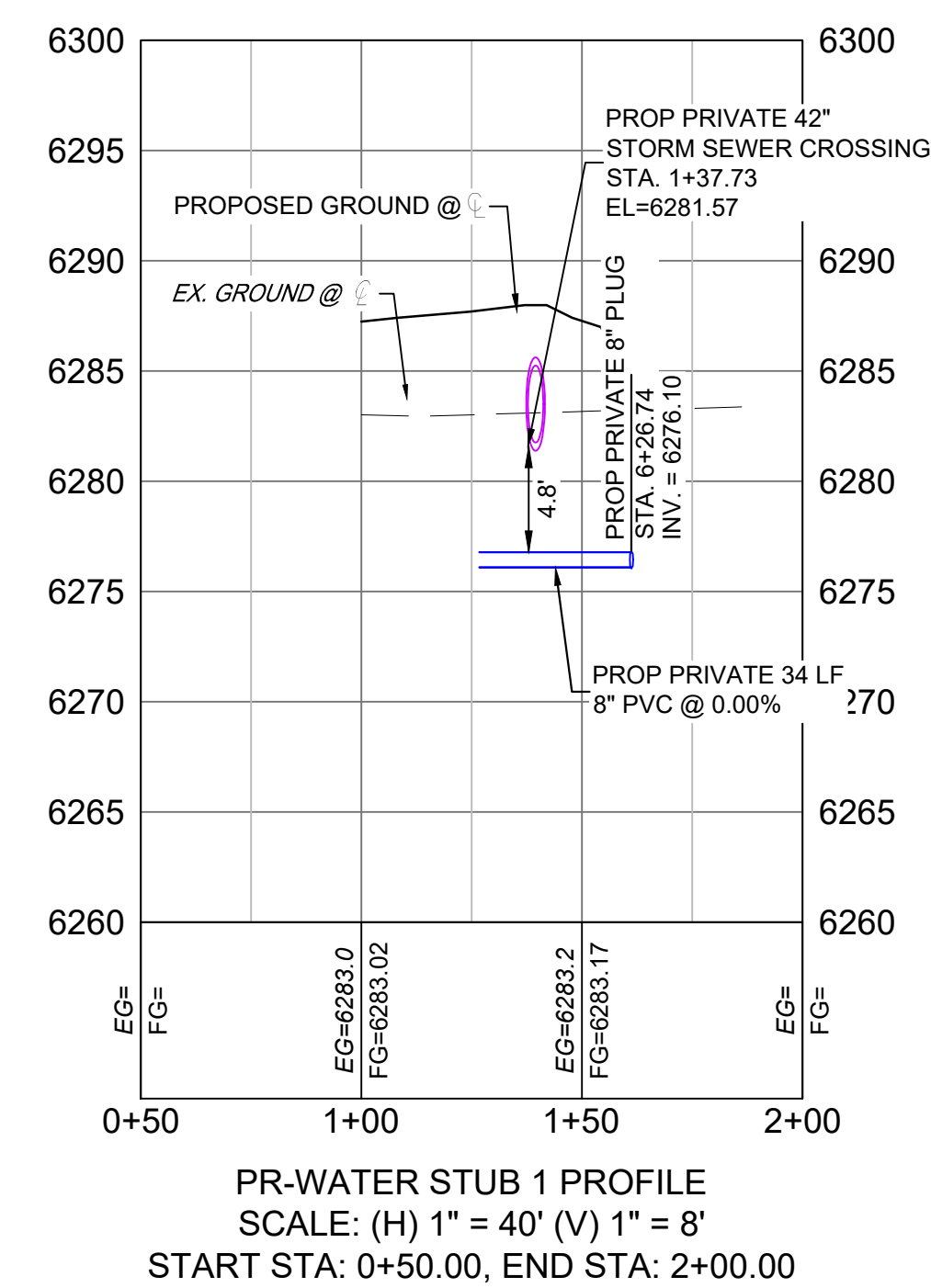
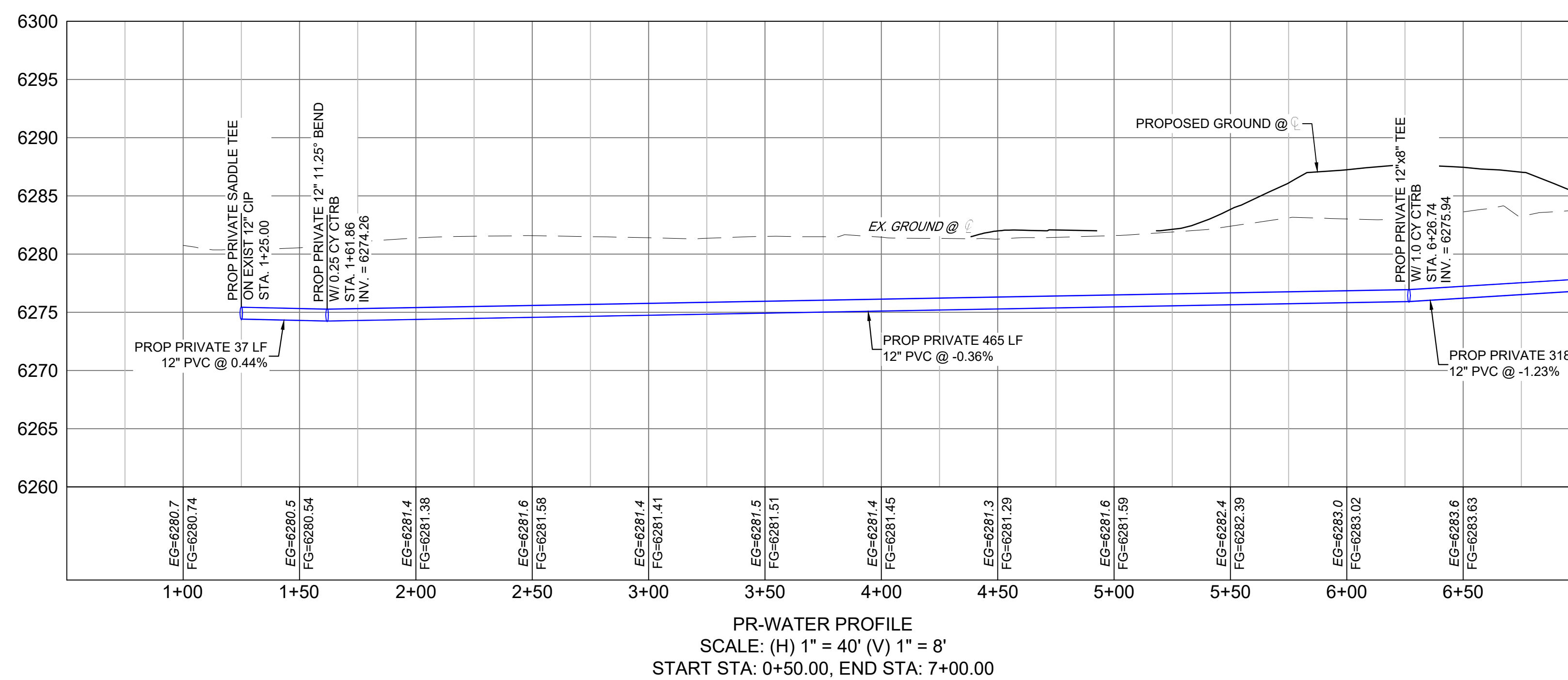
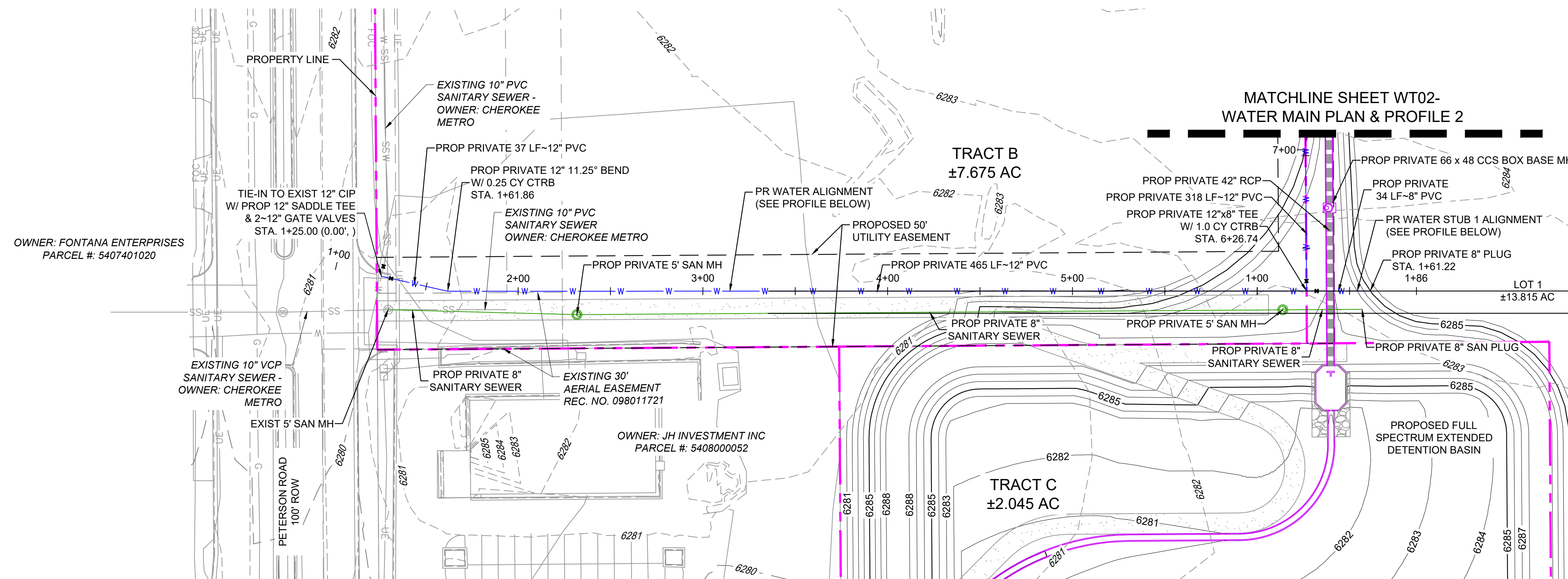
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**Matrix**  
Excellence by Design

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



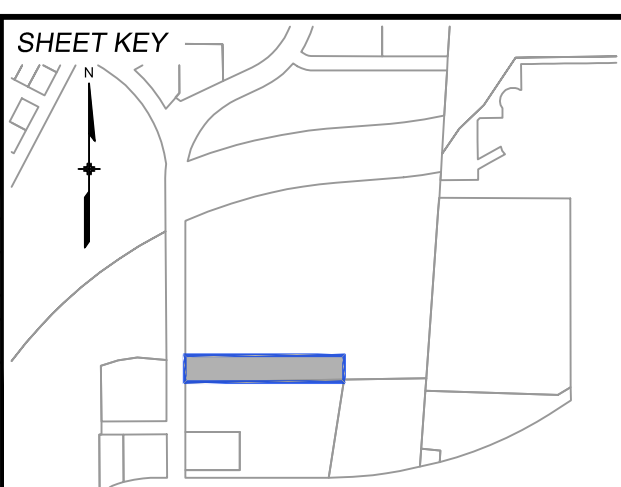
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CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:20:50 AM
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**BENCHMARK:**  
NGS MONUMENT R76, BEING MONUMENTED BY A STANDARD U.S. COAST AND GEODETIC SURVEY BENCHMARK DISK SET IN THE TOP OF CONCRETE POST, STAMPED R 76 1935. ELEVATION WAS ESTABLISHED BY G.P.S OBSERVATIONS AND IS REFERENCED TO NAVD88. ELEVATION = 6,289.86 FEET.

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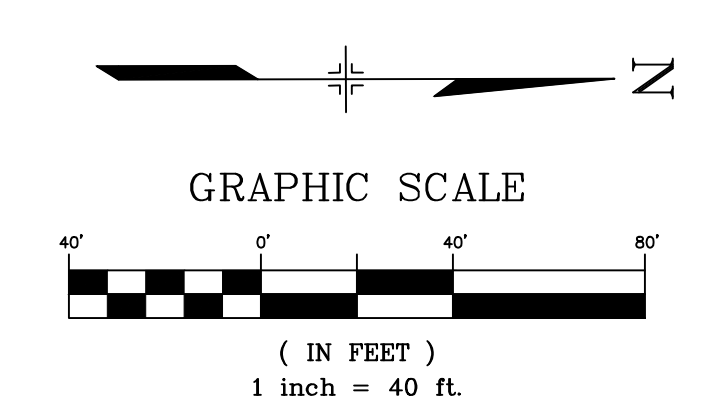
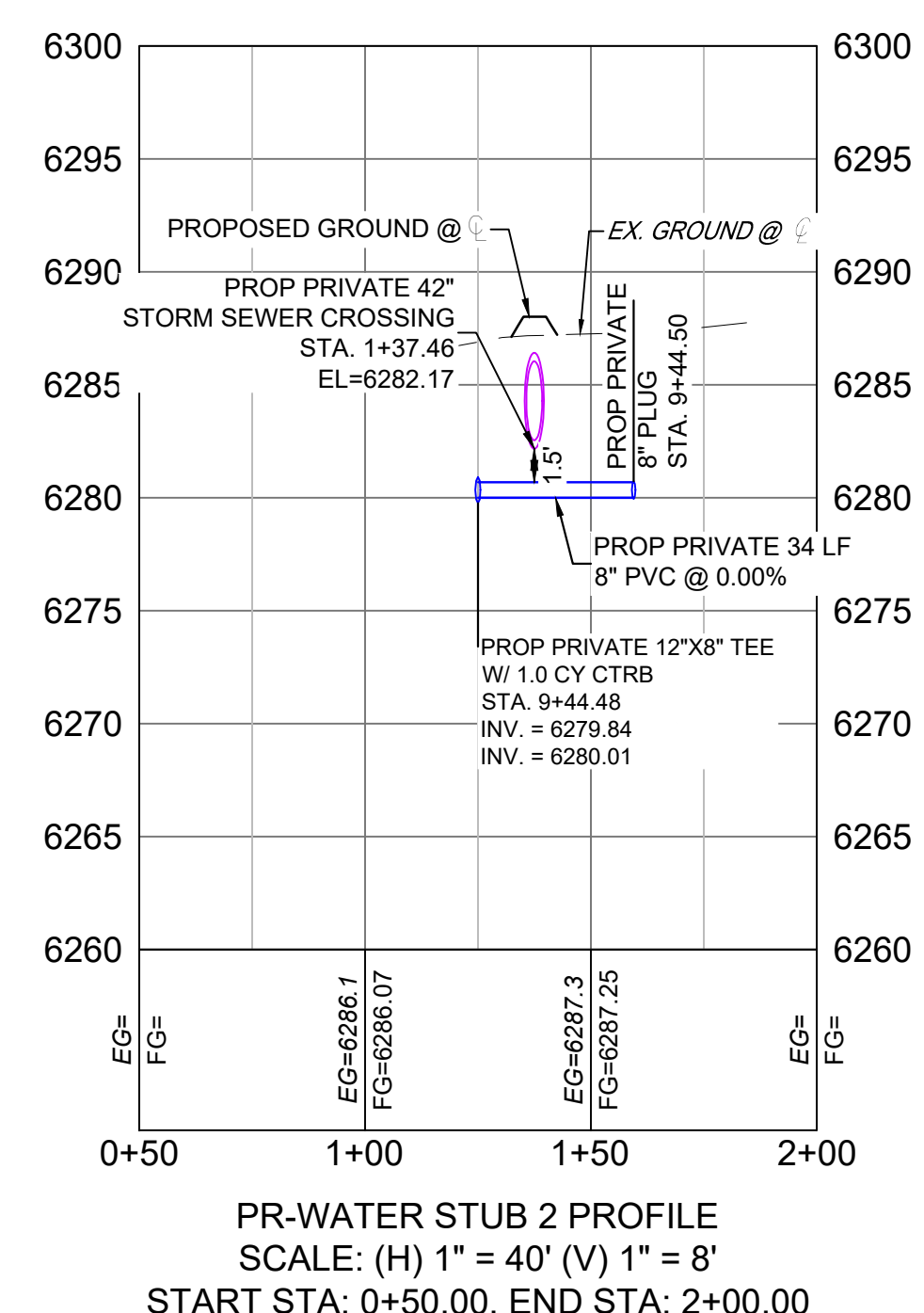
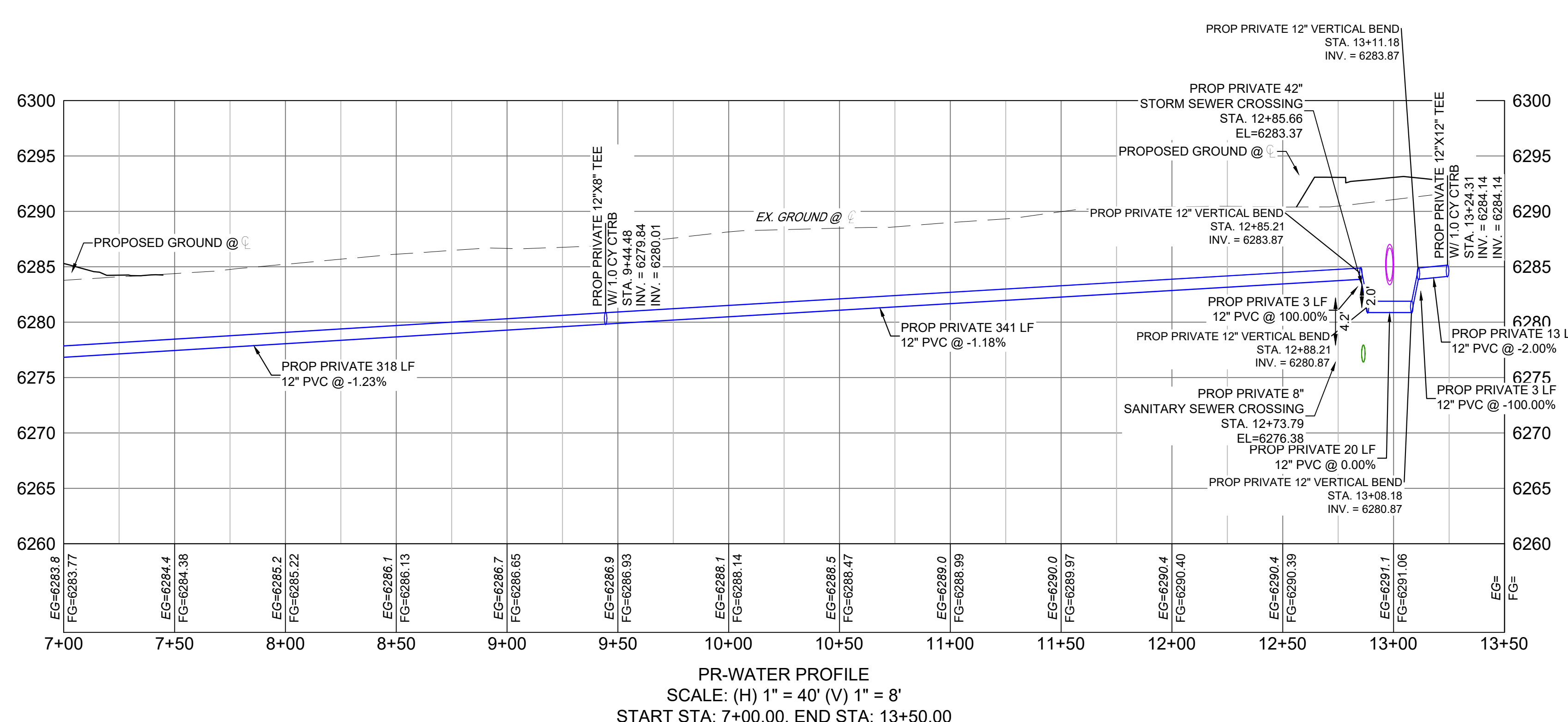
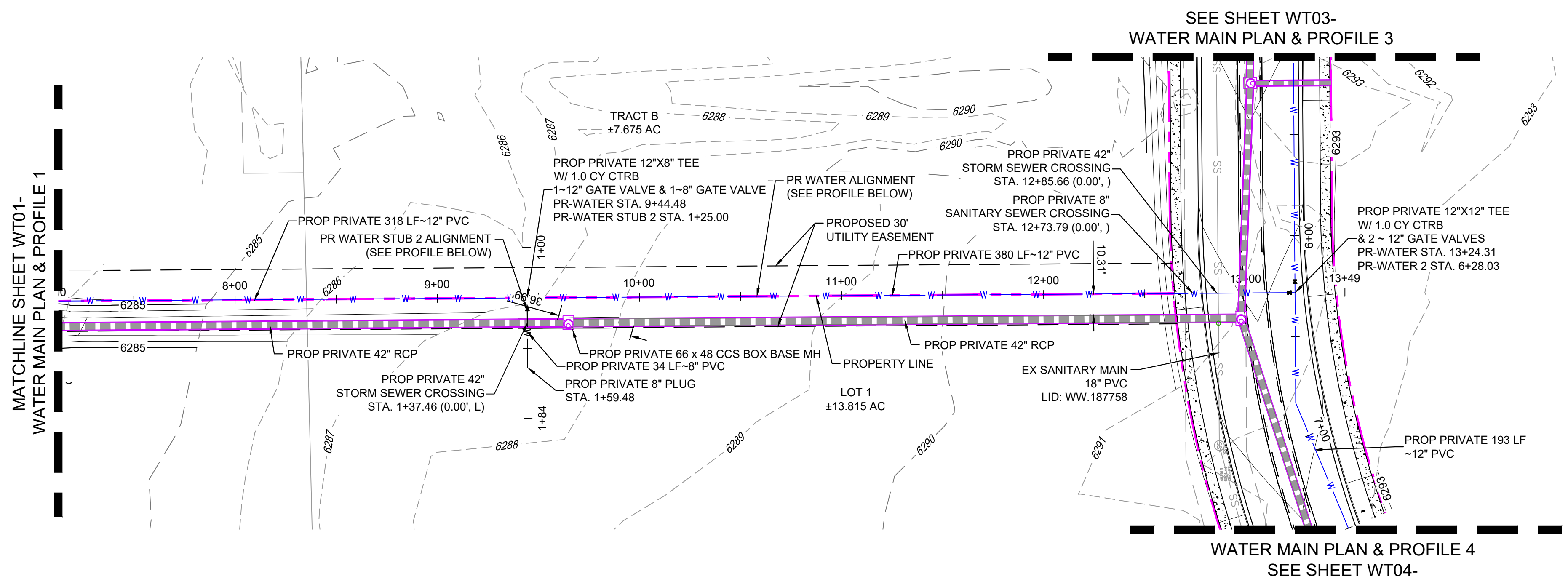


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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

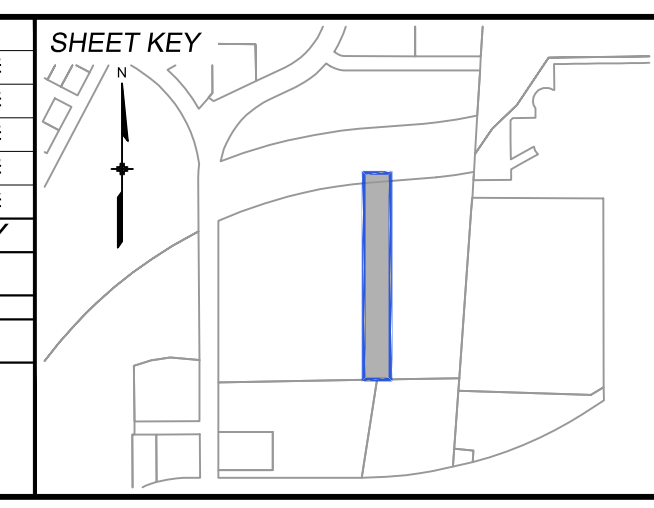
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DRAWN BY:	DGW	HORIZ:	N/A	SHEET	3 OF 6
CHECKED BY:	MDF	VERT:	N/A		WT01



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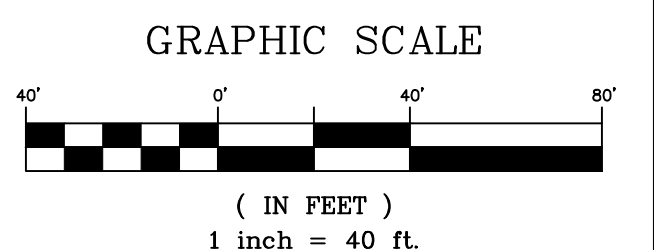
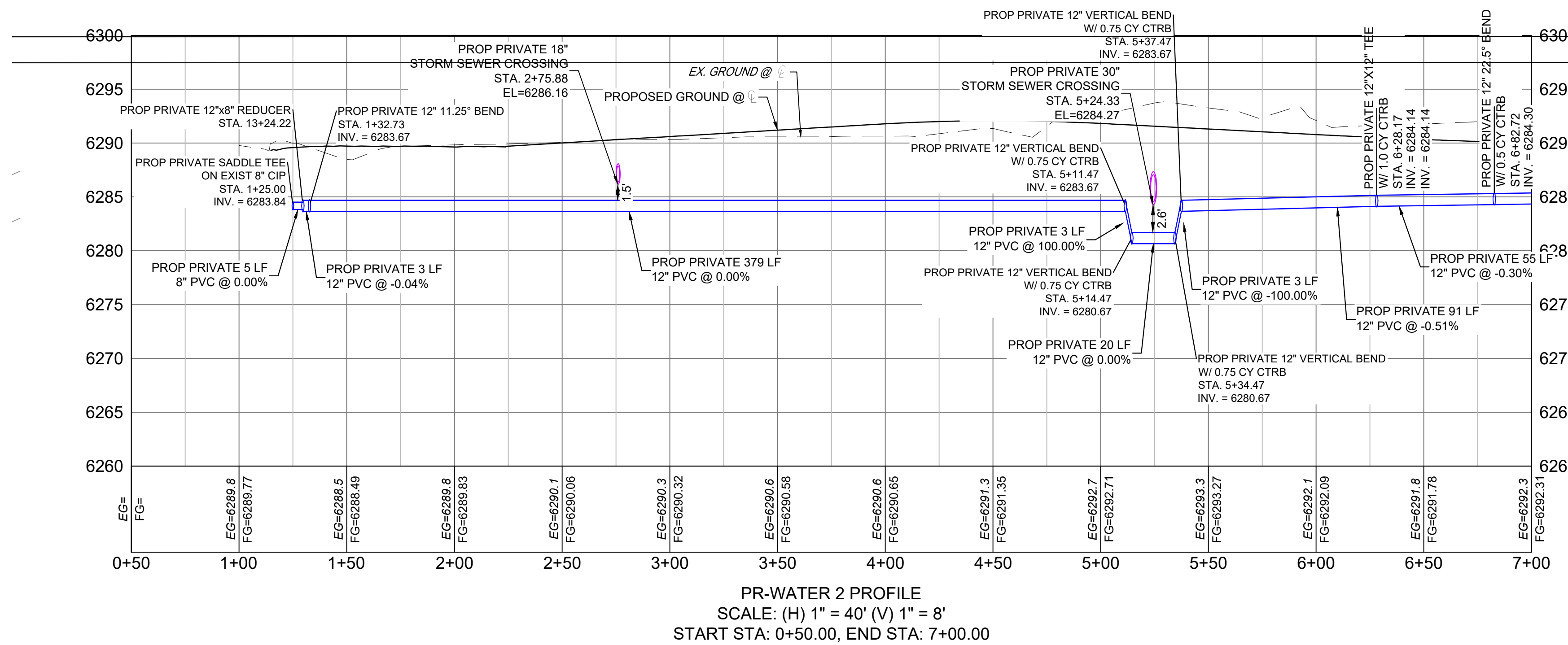
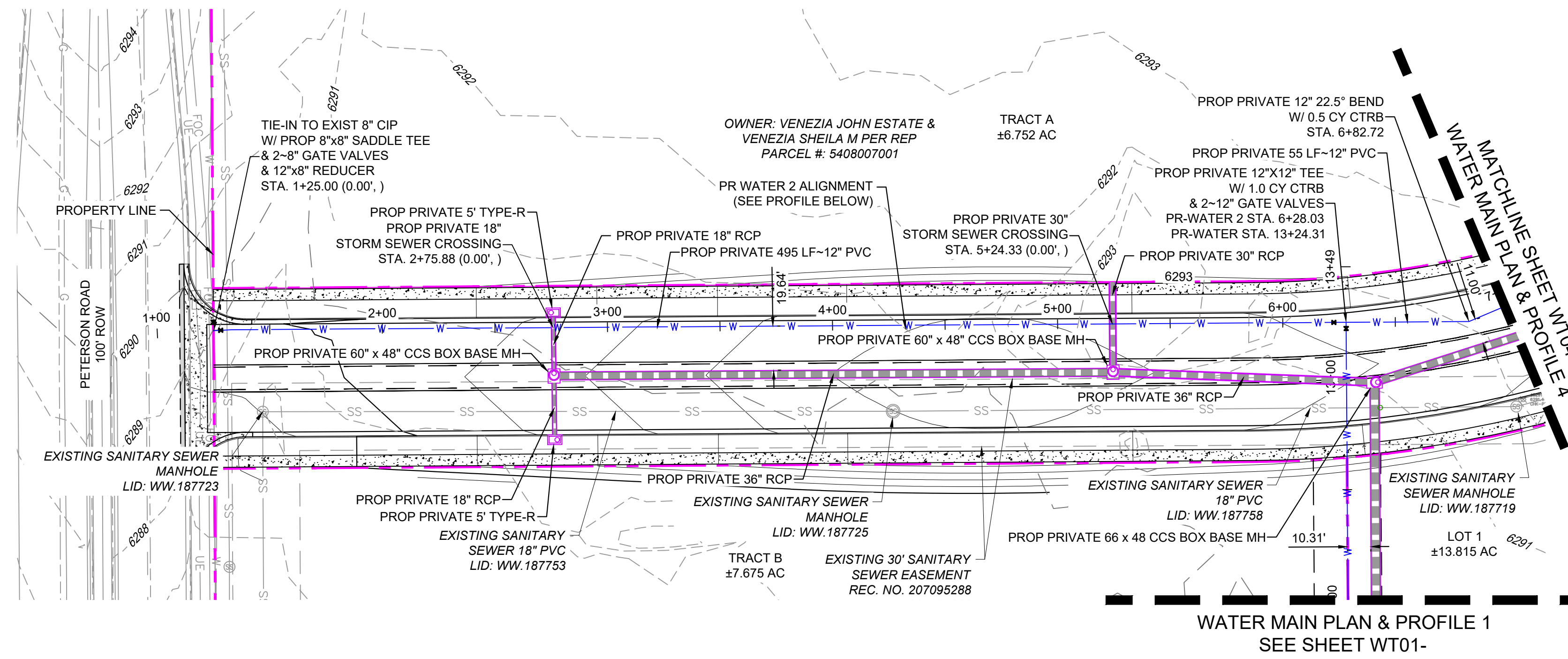
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<b>CIMARRON HILLS SOUTHEAST FILING NO. 1</b>			
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO			
<b>WATER MAIN PLAN &amp; PROFILE 2</b>			
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET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





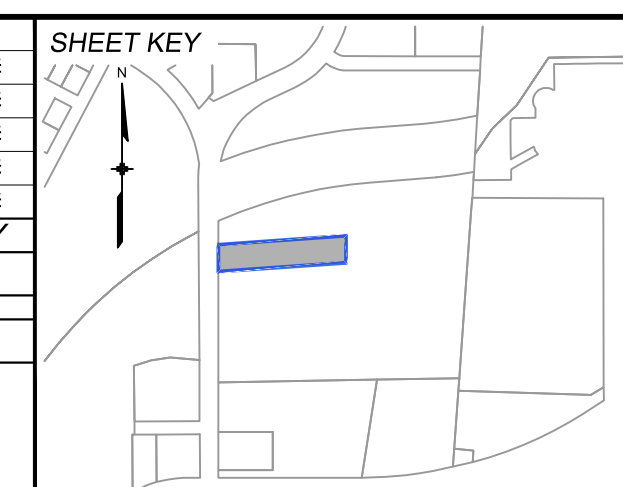
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PREPARED BY:

**Matrix**  
Excellence by Design

SEAL

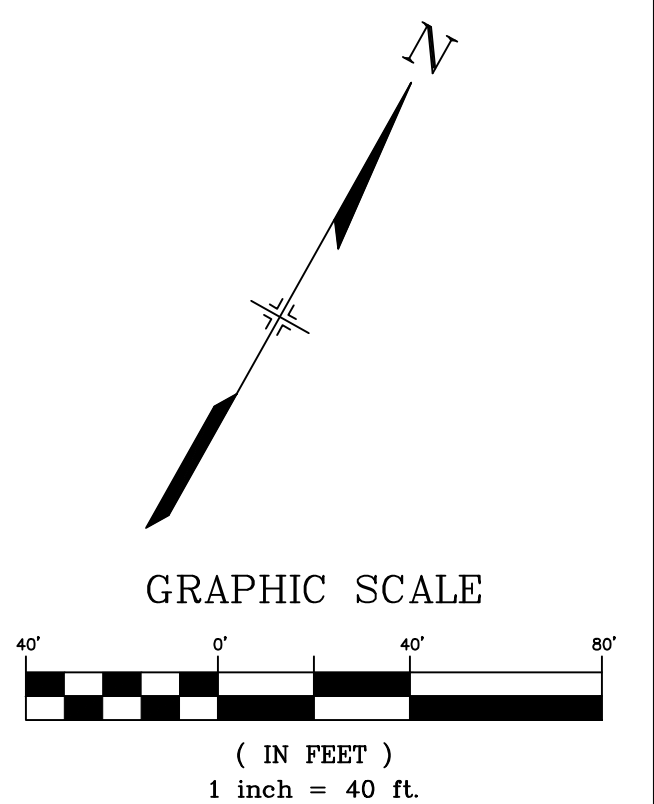
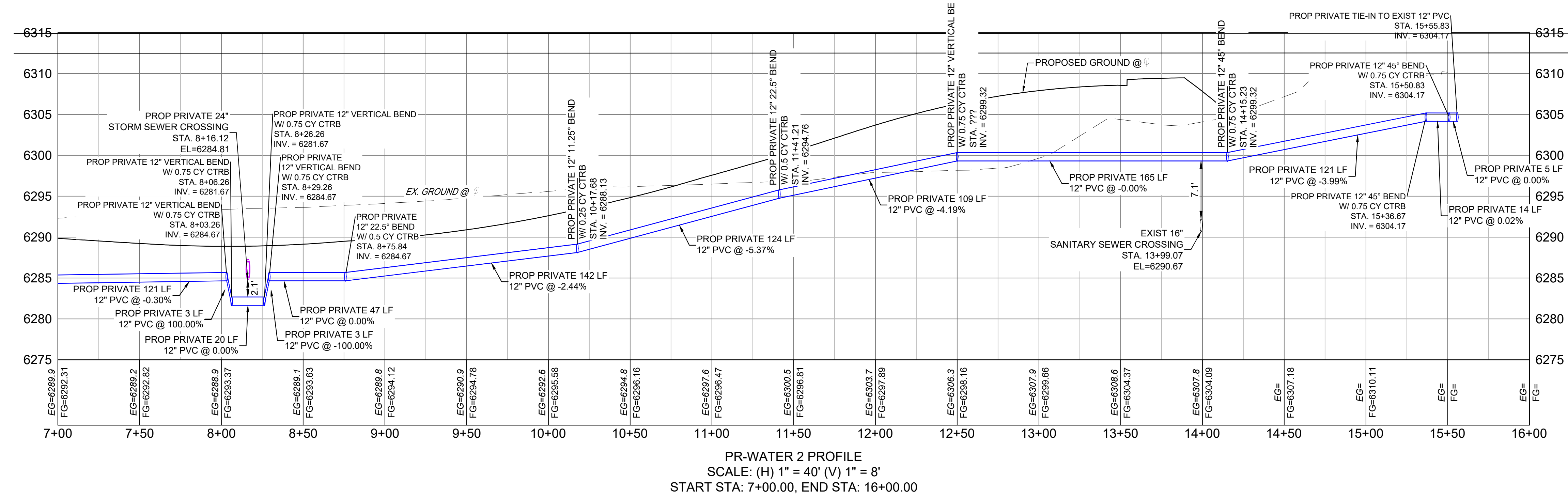
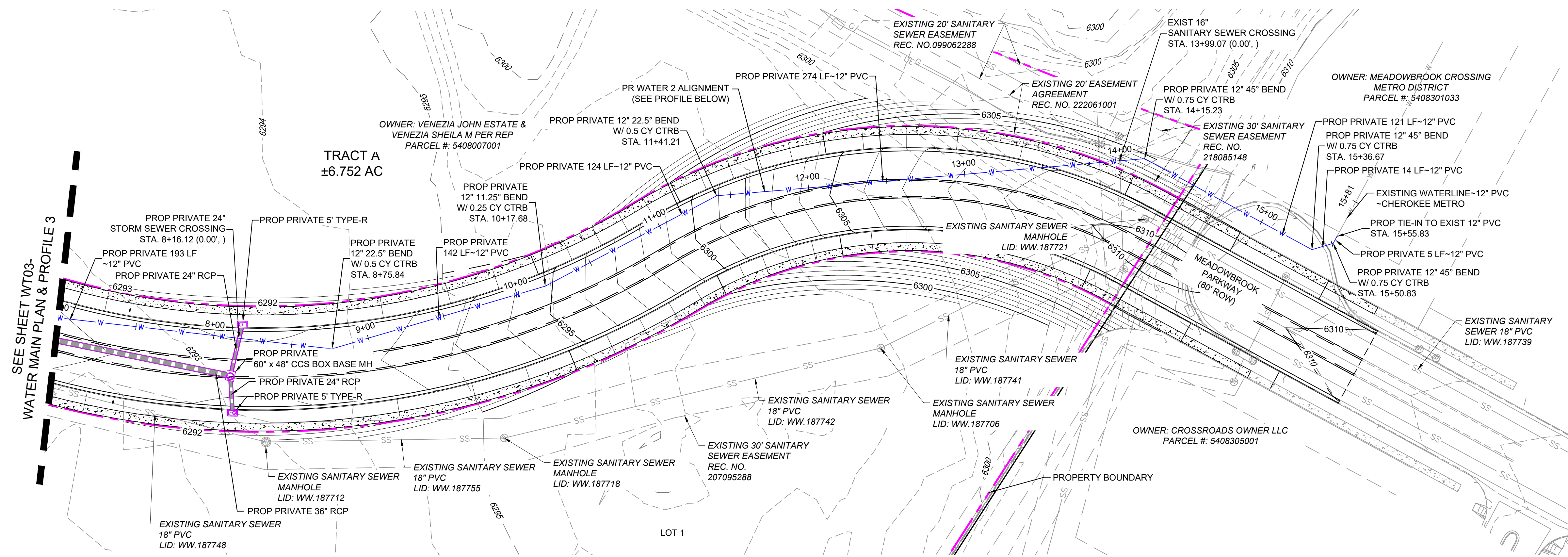
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1382.003

CIMARRON HILLS SOUTHEAST FILING NO. 1				
GRADING AND EROSION CONTROL PLANS EL PASO COUNTY, COLORADO				
WATER MAIN PLAN & PROFILE 3				
DESIGNED BY:	DGW	SCALE:	DATE ISSUED:	AUGUST 2024
DRAWN BY:	DGW	HORIZ:	N/A	DRAWING No.
CHECKED BY:	MDF	VERT:	N/A	WT03
			SHEET	5 OF 6



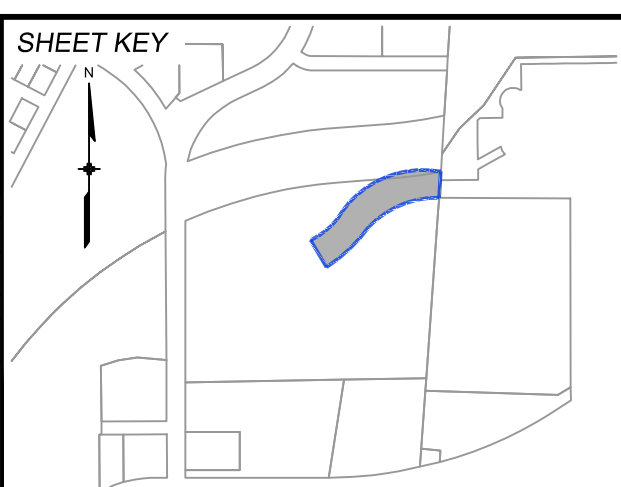
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PREPARED BY:

SEAL

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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 4</b>			
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

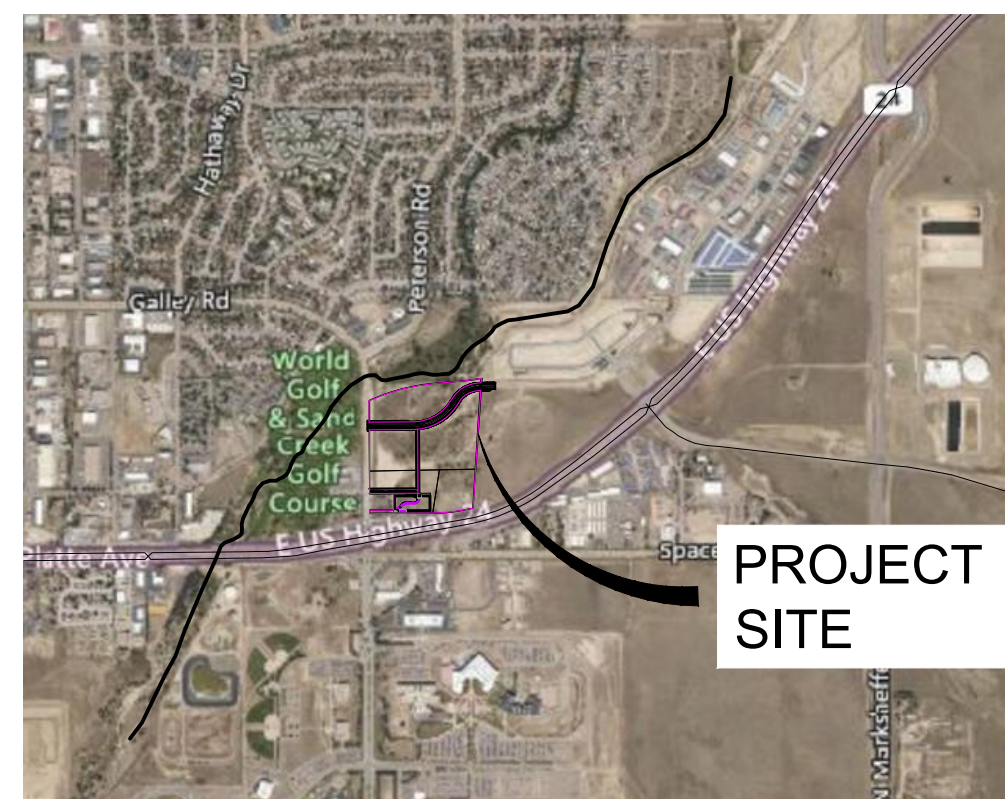
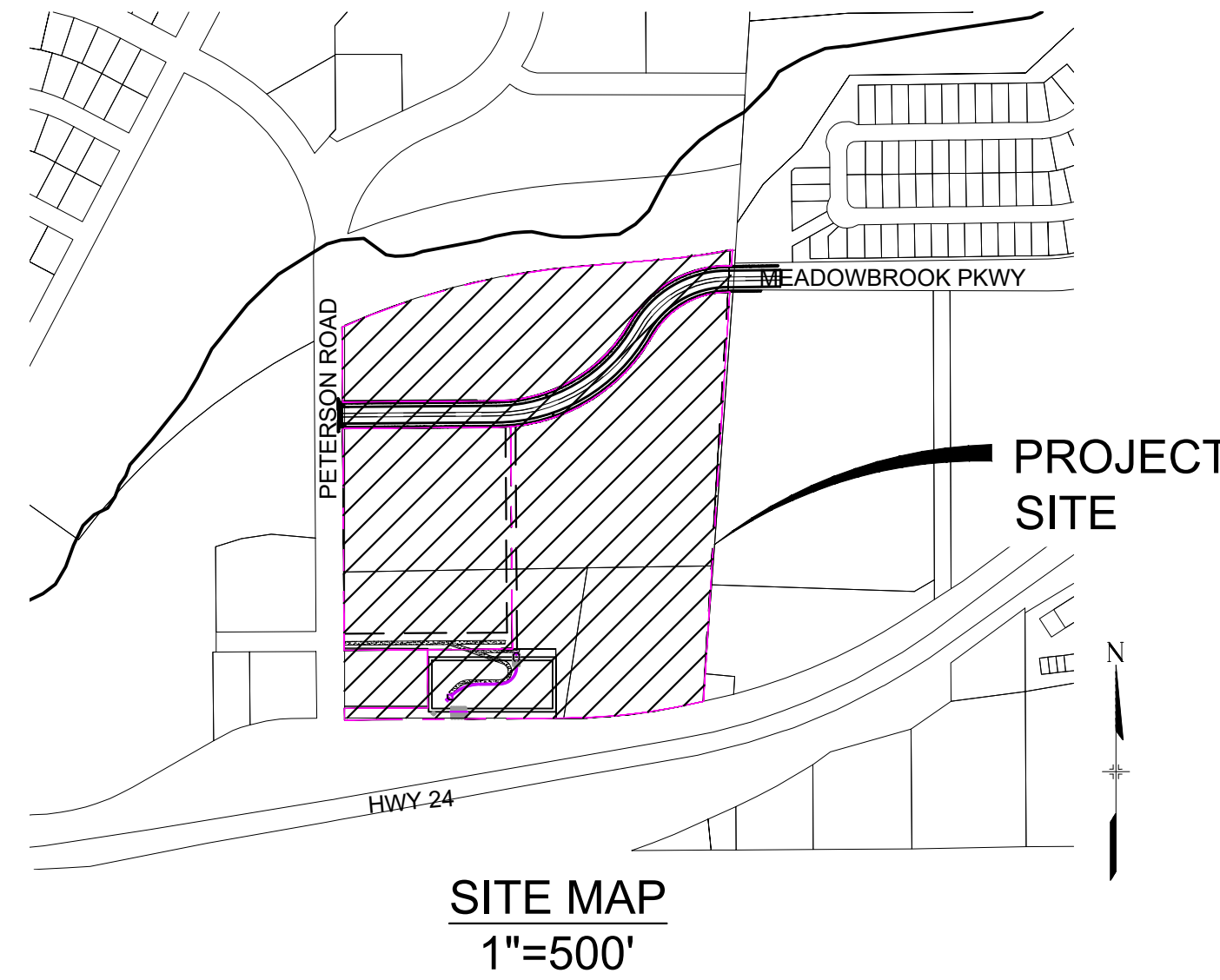
SHEET INDEX	TITLE SHEET
TS01	TITLE SHEET
IS01	INDEX SHEET
SS01	SANITARY SEWER PLAN & PROFILE

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: \_\_\_\_\_

Provide County Signature block

Include Design Engineer's Statement

#### 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.

provide developer/owner

DATE \_\_\_\_\_

#### LEGEND

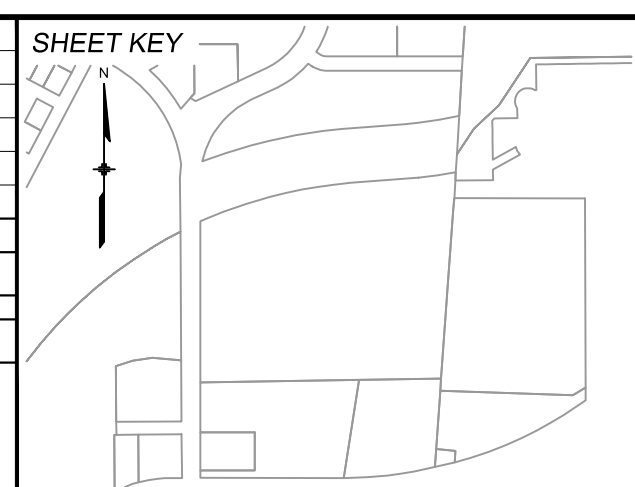
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— W — W — W —	VALVE (EXISTING)
— W — W — W —	BLOWOFF (PROPOSED)
— W — W — W —	BLOWOFF (EXISTING)
— W — W — W —	PLUG (PROPOSED)
— W — W — W —	PLUG (EXISTING)
— W — W — W —	PROPOSED FIRE HYDRANT
— W — W — W —	ROW/PROPERTY LINE
— W — W — W —	CURB LINE
— 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	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.		

Sanitary Sewer Plans (all SS sheets)

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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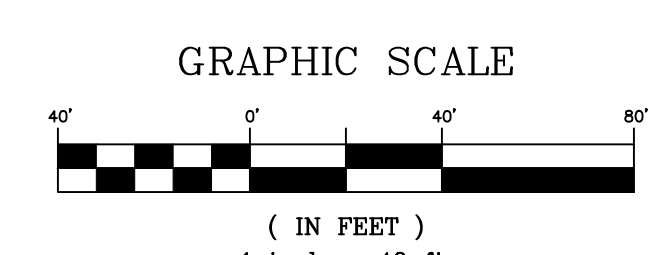
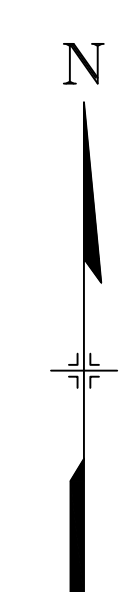
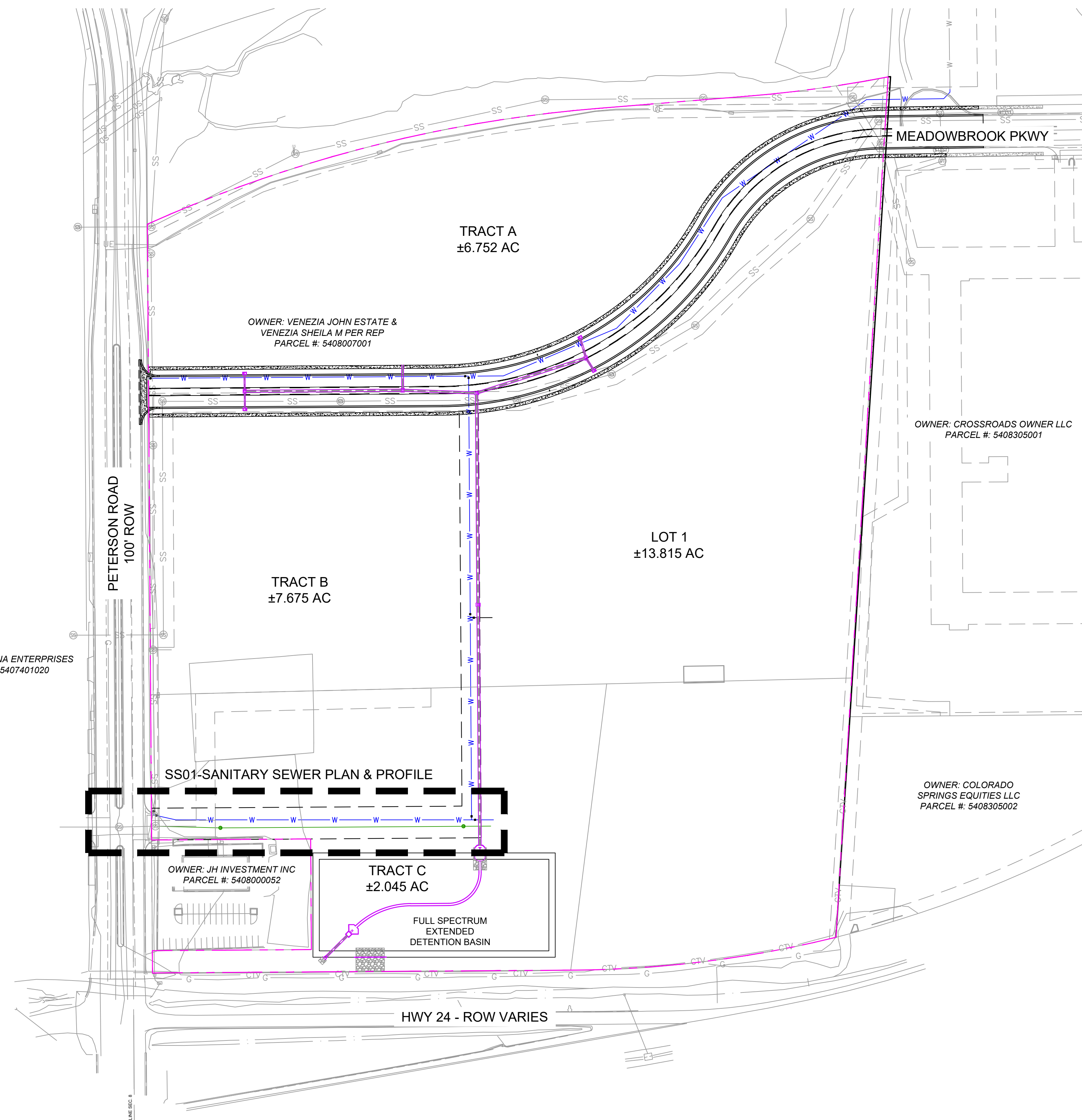
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PROJECT No. 24.1382.003

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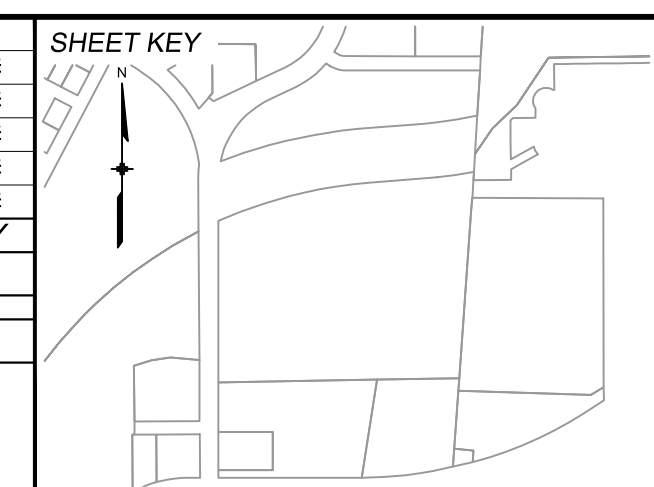


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CTB FILE:	Matrix.ctb
PLOT DATE:	August 23, 2024 10:21:13 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



**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:

**Matrix**  
Excellence by Design

SEAL

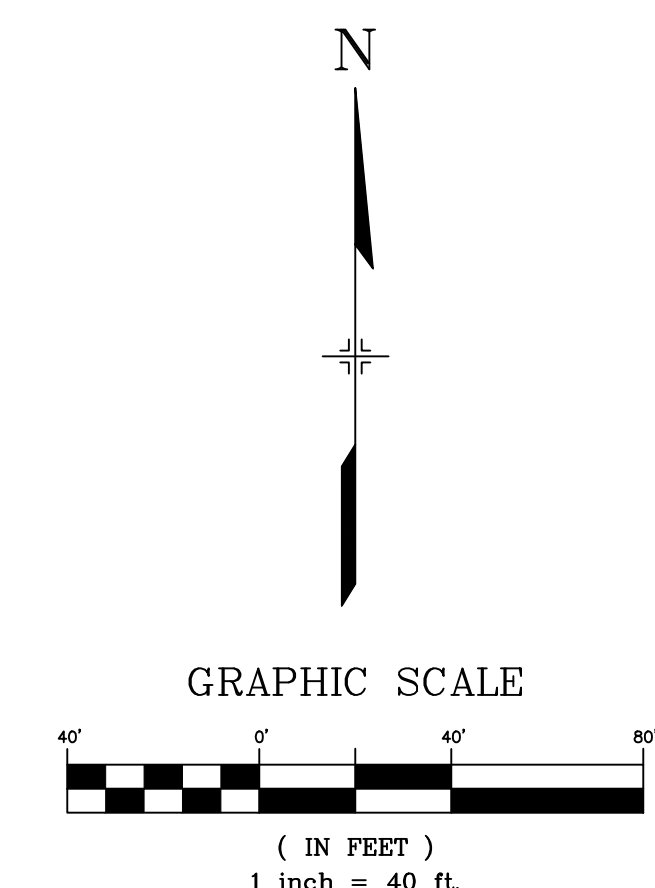
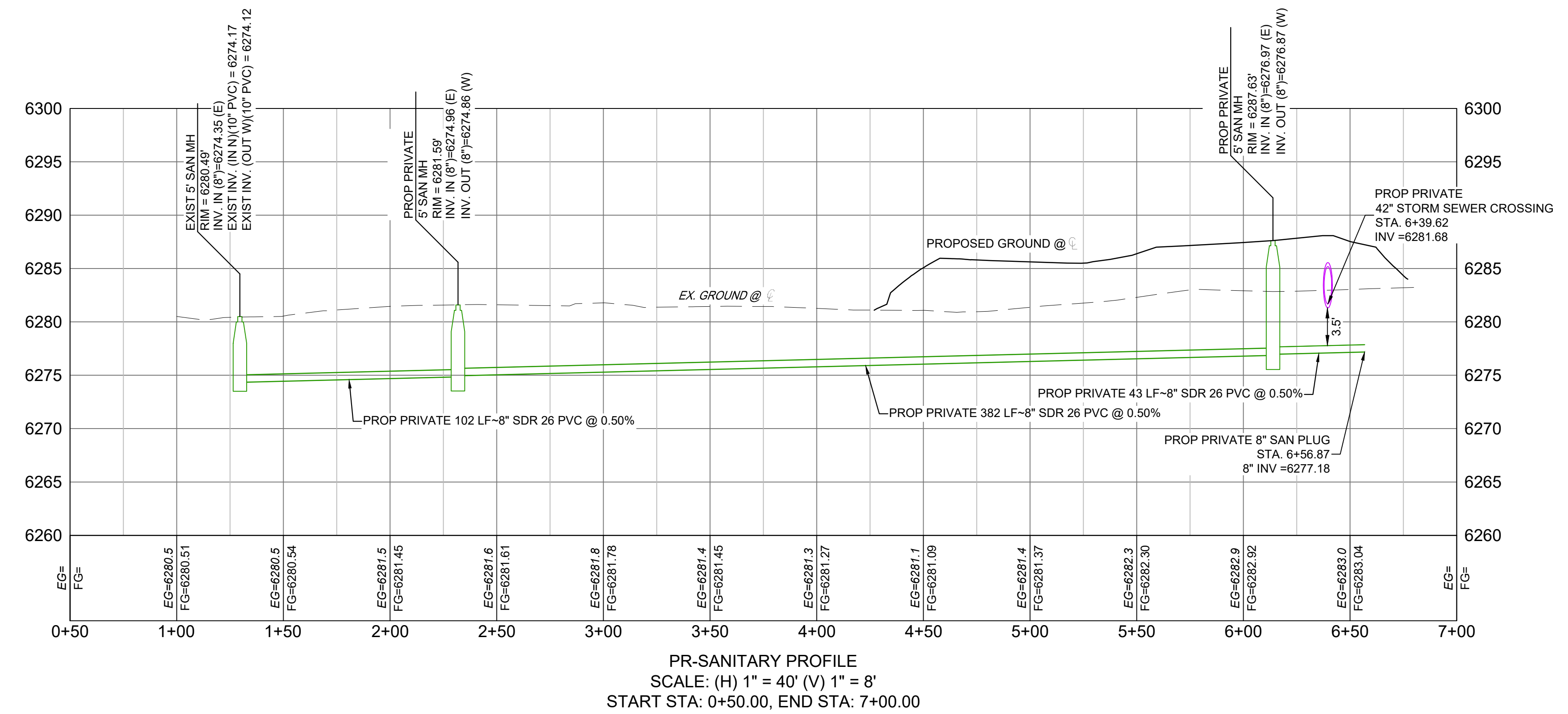
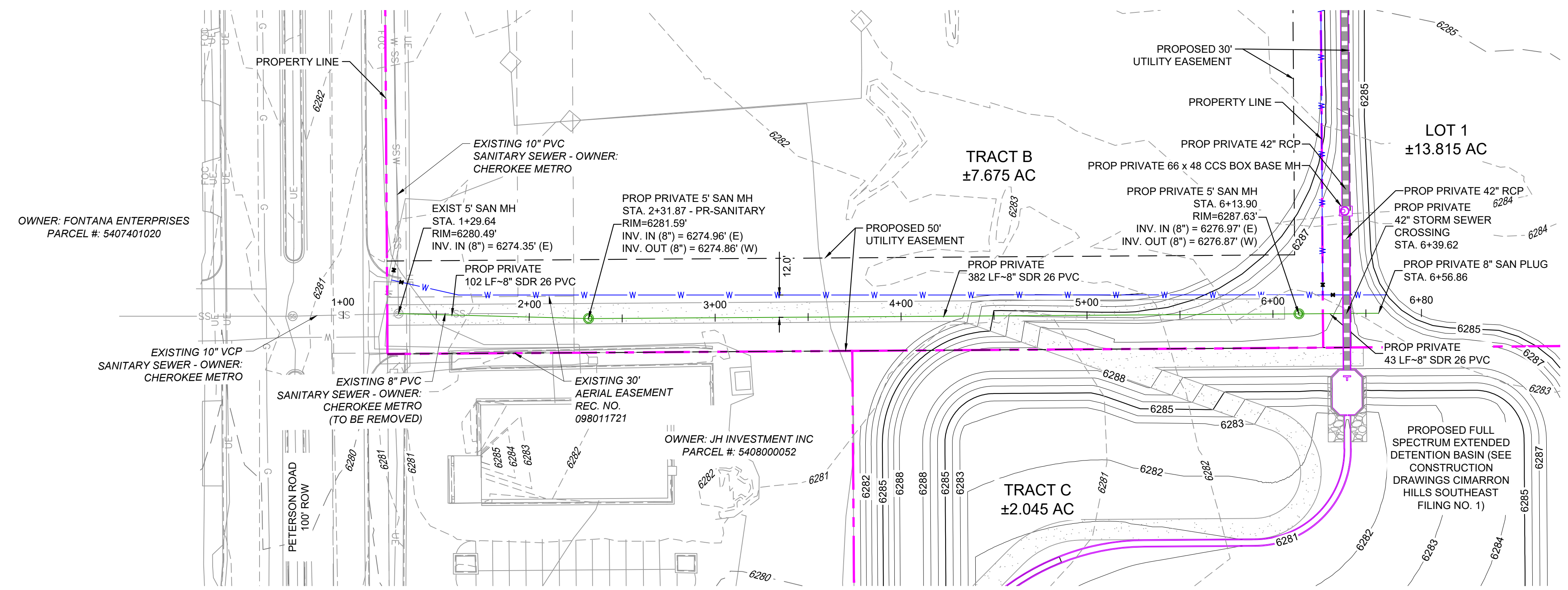
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

<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>



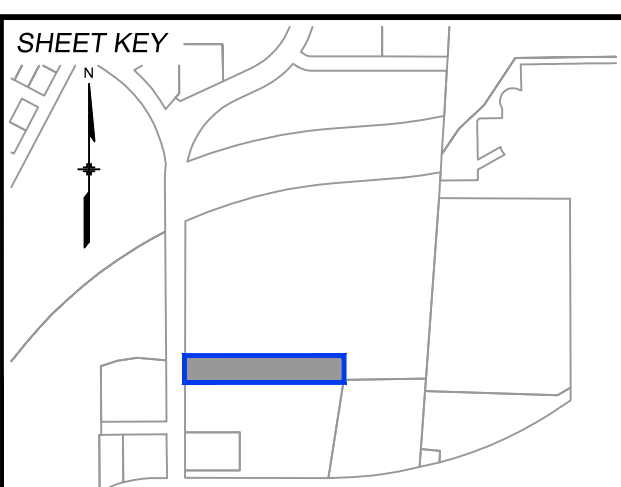
Know what's below.  
Call before you dig.



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	
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:	August 23, 2024 10:21:22 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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

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

PREPARED BY:

SEAL

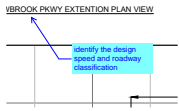
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

<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:
DRAWN BY:	DGW	HORIZ:	AUGUST 2024
CHECKED BY:	MDF	VERT:	SHEET
			DRAWING No. <b>SS01</b>

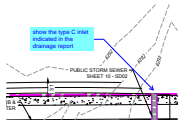
# v1\_Construction Drawings.pdf Markup Summary

## Callout (23)



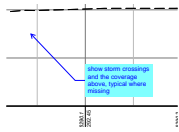
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**Page Label:** [4] 04 RD01  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:34:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify the design speed and roadway classification



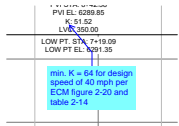
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**Author:** Daniel Torres  
**Date:** 1/4/2025 11:37:26 PM  
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**Space:**

show the type C inlet indicated in the drainage report



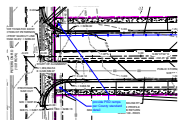
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**Page Label:** [4] 04 RD01  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:39:09 PM  
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**Color:** ■  
**Layer:**  
**Space:**

show storm crossings and the coverage above, typical where missing



**Subject:** Callout  
**Page Label:** [6] 06 RD03  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:40:35 PM  
**Status:**  
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**Space:**

min.  $K = 64$  for design speed of 40 mph per ECM figure 2-20 and table 2-14



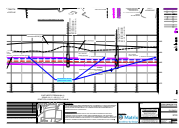
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**Page Label:** [4] 04 RD01  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:44:49 PM  
**Status:**  
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**Layer:**  
**Space:**

provide PED ramps per County standard detail



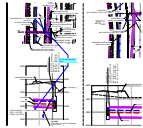
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**Author:** Daniel Torres  
**Date:** 1/4/2025 11:49:05 PM  
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identify curb return radii, min. 30' per ECM table 2-31



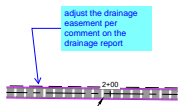
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**Author:** Daniel Torres  
**Date:** 1/4/2025 11:53:01 PM  
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Per ECM 3.3.1.D min. grade is 0.5%. revise



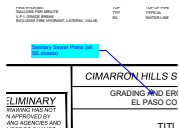
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36" per the drainage calcs.



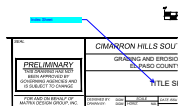
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**Page Label:** [11] 11 SD03  
**Author:** Daniel Torres  
**Date:** 1/5/2025 12:03:13 AM  
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adjust the drainage easement per comment on the drainage report



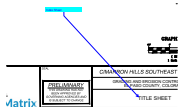
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**Page Label:** [7] TS01  
**Author:** CDurham  
**Date:** 1/6/2025 2:22:39 PM  
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Sanitary Sewer Plans (all SS sheets)



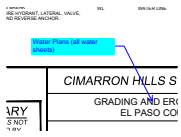
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**Date:** 1/6/2025 2:22:49 PM  
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Index Sheet



**Subject:** Callout  
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**Date:** 1/6/2025 2:23:07 PM  
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**Layer:**  
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Index Sheet



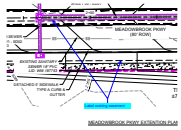
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**Date:** 1/6/2025 2:23:39 PM  
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Water Plans (all water sheets)



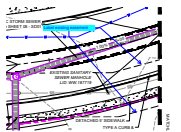
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**Author:** CDurham  
**Date:** 1/6/2025 4:19:00 PM  
**Status:**  
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**Layer:**  
**Space:**

Label easement



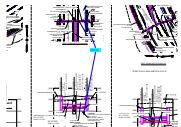
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**Author:** CDurham  
**Date:** 1/6/2025 4:19:49 PM  
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**Layer:**  
**Space:**

Label existing easement



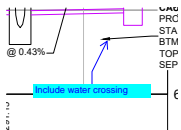
**Subject:** Callout  
**Page Label:** [5] 05 RD02  
**Author:** CDurham  
**Date:** 1/6/2025 4:20:20 PM  
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**Layer:**  
**Space:**

Label existing easement



**Subject:** Callout  
**Page Label:** [10] 10 SD02  
**Author:** CDurham  
**Date:** 1/6/2025 4:25:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update water crossing station



**Subject:** Callout  
**Page Label:** [10] 10 SD02  
**Author:** CDurham  
**Date:** 1/6/2025 4:26:21 PM  
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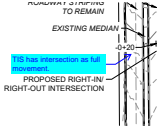
Include water crossing





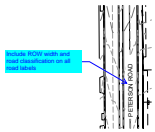
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**Date:** 1/6/2025 4:28:01 PM  
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**Space:**

Update water crossing station



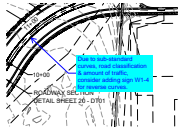
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**Author:** CDurham  
**Date:** 1/6/2025 4:45:05 PM  
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**Space:**

TIS has intersection as full movement.



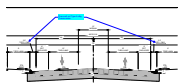
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**Page Label:** [18] 18 SN01  
**Author:** CDurham  
**Date:** 1/6/2025 4:45:44 PM  
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**Space:**

Include ROW width and road classification on all road labels



**Subject:** Callout  
**Page Label:** [18] 18 SN01  
**Author:** CDurham  
**Date:** 1/6/2025 4:55:57 PM  
**Status:**  
**Color:** ■  
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**Space:**

Due to sub-standard curves, road classification & amount of traffic, consider adding sign W1-4 for reverse curves.

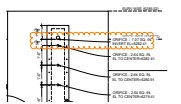


**Subject:** Callout  
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**Author:** CDurham  
**Date:** 1/6/2025 5:02:48 PM  
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**Space:**

Plans call out Type A c&g. Please revise.

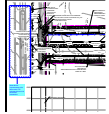
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## Cloud (1)



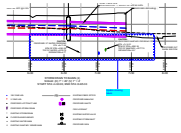
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**Page Label:** [16] 16 DF03  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:04:19 PM  
**Status:**  
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Cloud+ (2)



**Subject:** Cloud+  
**Page Label:** [4] 04 RD01  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:33:11 PM  
**Status:**  
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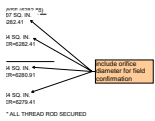
show off-site improvements to be done as the TIS indicates this as a full movement intersection.



**Subject:** Cloud+  
**Page Label:** [12] 12 SD04  
**Author:** CDurham  
**Date:** 1/6/2025 4:29:18 PM  
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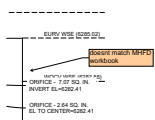
Update crossing labels

Contractor (8)



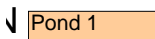
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**Page Label:** [16] 16 DF03  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:10:52 PM  
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include orifice diameter for field confirmation



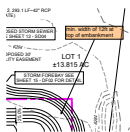
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**Page Label:** [16] 16 DF03  
**Author:** Christina Prete  
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**Space:**

doesnt match MHFD workbook



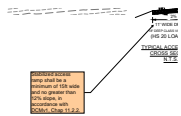
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Pond 1



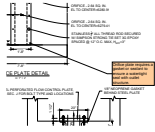
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**Page Label:** [14] 14 DF01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:08:39 PM  
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**Space:**

min. width of 12ft at top of embankment



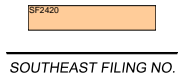
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**Author:** Christina Prete  
**Date:** 1/2/2025 4:09:06 PM  
**Status:**  
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**Layer:**  
**Space:**

Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.



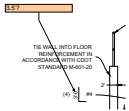
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**Page Label:** [16] 16 DF03  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:10:46 PM  
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**Space:**

Orifice plate requires a gasket or sealant to ensure a watertight seal with outlet structure.



**Subject:** Contractor  
**Page Label:** [1] 01 TS01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:13:09 PM  
**Status:**  
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**Space:**

SF2420



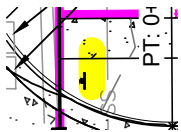
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**Author:** Christina Prete  
**Date:** 1/2/2025 5:06:48 PM  
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3.5'

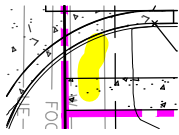
**Highlight (5)**



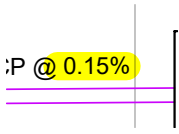
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**Author:** Christina Prete  
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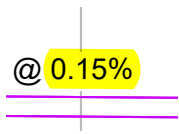
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**Page Label:** [4] 04 RD01  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:44:24 PM  
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**Color:** ■  
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**Space:**



**Subject:** Highlight  
**Page Label:** [4] 04 RD01  
**Author:** Daniel Torres  
**Date:** 1/4/2025 11:44:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



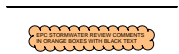
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**Subject:** Highlight  
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**Date:** 1/6/2025 4:28:20 PM  
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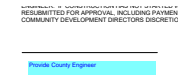
0.15%

### Stormwater Comments Color (1)



**Subject:** Stormwater Comments Color  
**Page Label:** [1] 01 TS01  
**Author:** Christina Prete  
**Date:** 1/2/2025 4:12:38 PM  
**Status:**  
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### Text Box (18)



**Subject:** Text Box  
**Page Label:** [1] 01 TS01  
**Author:** CDurham  
**Date:** 12/30/2024 6:32:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide County Engineer




**Subject:** Text Box  
**Page Label:** [1] 01 TS01  
**Author:** Daniel Torres  
**Date:** 1/5/2025 12:11:28 AM  
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provide engineer

THESE DETAILED PLANS AND SPECIFICATIONS

provide developer/owner

EL PASO COUNTY  
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GEOMETRIC AND VISUAL CORRELATION PURPOSES

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**Author:** Daniel Torres  
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provide developer/owner



**Subject:** Text Box  
**Page Label:** [2] 02 GN01  
**Author:** Daniel Torres  
**Date:** 1/5/2025 12:13:36 AM  
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Please provide standard EPC construction notes  
1.All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual.

2.Contractor shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).

3.Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:

- a.El Paso County Engineering Criteria Manual (ECM)
- b.City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2
- c.Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction
- d.CDOT M & S Standards

4.Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.

5.It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.

6.Contractor shall schedule a pre-construction meeting with El Paso County Planning and Community Development (PCD) – Inspections, prior to starting construction.

7.It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits.

8.Contractor shall not deviate from the plans without first obtaining written approval from the design engineer and PCD. Contractor shall notify the design engineer immediately upon discovery of



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Please update to the latest EPC signing and stripping notes:

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" 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". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.100" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long.
12. Word and symbol markings shall be the narrow type.
13. All longitudinal 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.
14. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
15. 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.

provide engineer

OWNER/DEVELOPER'S STATEMENT:  
1. THE OWNER/DEVELOPER HAVE READ AND WILL  
THESE DETAILED PLANS AND SPECIFICATIONS.

**Subject:** Text Box  
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provide engineer

LOCATE AND PRESERVE ANY /  
UNDERGROUND UTILITIES.

Include Design Engineer's Statement

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Include Design Engineer's Statement

THESE DETAILED PLANS AND SPECIFICATIONS.

provide developer/owner

LEGEND

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provide developer/owner

THESE DETAILED PLANS AND SPECIFICATIONS.

provide developer/owner

LEGEND

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provide developer/owner

N.T.S.  
NOT TO SCALE  
THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.  
DATE OF REVISION: 01/06/2025

provide County Signature block

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Provide County Signature block

N.T.S.  
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DATE OF REVISION: 01/06/2025

provide County Signature block

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Provide County Signature block



Remove water and sanitary sewer plans and submit as a separate plan set.

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**Author:** CDurham  
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Remove water and sanitary sewer plans and submit as a separate plan set.

Notes only need to be in one location. If they are included on this sheet, they can be removed from sheet 2. Update to latest version of county signing & striping notes.

**SIGNING & STRIPING NOTES:**  
1. ALL SIGNS AND PAVEMENT MARKINGS SHIP CURRENT MANUAL ON UNIFORM TRAFFIC C

**Subject:** Text Box  
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Notes only need to be in one location. If they are included on this sheet, they can be removed from sheet 2. Update to latest version of county signing & striping notes.

Label easements

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Label easements

Turn off contours

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Turn off contours

Label road

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Label road

Provide site triangle for Lot 1 driveway.

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**Author:** CDurham  
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Provide site triangle for Lot 1 driveway.



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Provide street name signs