

**CIMARRON HILLS SOUTHEAST MIXED USE
FILING NO. 1
WATER RESOURCES REPORT**

Prepared for:

JOVENCHI-II, LLC
4799 N. Academy Blvd.
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Marathon Holdings LLP
4779 N. Academy Blvd.
Colorado Springs, CO 80918-4255

Prepared by:



2435 Research Parkway, Suite 300
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September 2026

Project No. 24.1382.003

EPC Project No. SF2420

INTRODUCTION:

The Cimarron Hills Southeast Mixed Use Filing No.1 subdivision is comprised of approximately 32.68 acres of platted in the Southwest ¼ of Section 8, Township 11 South, Range 65 West of the 6th P.M. in the County of El Paso, State of Colorado. More generally, the site is located south of East Fork Sand Creek and west of resident's homes to the east of Peterson Rd and to the north of U.S. Highway 24. The proposed development is subdivided into one (1) lot and three (3) tracts. The site is currently zoned CR (Commercial Regional) and will be rezoned under separate applications, as needed.

WATER SUPPLY:

The proposed development is within the Cherokee Metropolitan District's established legal boundary and therefore is eligible for service connections. Cherokee Metropolitan District provided a formal Letter of Commitment to provide water service for the development on April 14, 2026. The residential dwellings proposed with Lot 1 will require a water supply for 301 multi-family units. Future developments within the site area are expected to bring an additional 141 residential units. The fully developed site is expected to contain 442 residential units. Each multi-family unit is presumed to consume 0.20 acre feet of water per year. 4.3 acres of the developed space is expected to be irrigated and Lot 1 will have a pool with an estimated 30,000 gallon capacity. Based on these presumptions, Cherokee Metropolitan District staff, along with the developer/owner/applicant have determined that the total 300-year water demand required by this development is as follows:

Type of Use	300-Year Demand (AF)
Recreation	18
Residential	26,520
Irrigation	1,290
Total	29,748

The development includes a proposed 12" PVC waterline that will have multiple connection points to existing systems to provide required looping. This includes a southwestern connection (12" CIP) that will extend to the east to serve Lot 1. This line will tee to the north until connecting to a waterline running through Meadowbrook Parkway and connecting to the same 12" CIP existing main adjacent to Peterson Road as well as an existing 12" PVC pipe at the northeastern point of the proposed improvements.

SUMMARY:

The proposed subdivision will obtain water service from Cherokee Metropolitan District. The applicant has obtained a water service commitment (dated 4/14/2026) that confirmed service capacity for the 301 multi-family residential units proposed with Lot 1 within the subdivision and the additional 141 multi-family residential units which are not proposed at this time. This service commitment allows for a maximum draw of 99.16 acre-feet per year from Cherokee Metropolitan District's water supply or a 300-year water demand of 29,748 acre-feet.

Overall, the proposed Cimarron Hills Southeast Mixed Use Filing No.1 project has been approved to obtain water from Cherokee Metro District's supply as referenced in the water commitment letter.

APPENDIX A

CHEROKEE METROPOLITAN DISTRICT WATER AND SEWER SERVICE COMMITMENT LETTER



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

April 14th, 2026

TO: John Venezia Estate, Jovenchi II and Marathon Holdings LLP

4779 N. Academy Blvd.

Colorado Springs, CO 80918-4225

SUBJECT: Water and Sewer Service Commitment for “Cimarron Hills SE Mixed Use”

Dear Applicants

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for a new **Mixed Use development** located at County Parcels of Record **5408007001, 5408007004 & 5408007008**. The proposed location for this development is located within the District's established legal boundary and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer/owner/applicant have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
Recreation	.06 (pool)
Residential	88.4
Irrigation	10.7
Total	99.16

Based on a conservatively low 0% consumptive use of domestic water, the development's expected wastewater produced per day represents 3.4% of CMD's wastewater capacity. This consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment, you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment.

If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Brown', written over a horizontal line.

Kevin Brown
District Manager
719-597-5080

APPENDIX B

WATER SUPPLY INFORMATION SUMMARY

FORM NO. GWS-76 05/2011	WATER SUPPLY INFORMATION SUMMARY STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 821, Denver, CO 80203 Main (303) 866-3581 dwr.colorado.gov		
Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."			
1. NAME OF DEVELOPMENT AS PROPOSED: Cimarron Hills SE Mixed Use Filing No. 1			
2. LAND USE ACTION: Mixed Use			
3. NAME OF EXISTING PARCEL AS RECORDED: SUBDIVISION: SOFTBALL WEST SUDIVISION , FILING (UNIT) 2 , BLOCK , LOT			
4. TOTAL ACREAGE: 32.684 5. NUMBER OF LOTS PROPOSED 1 PLAT MAP ENCLOSED? ☐ YES or ☒ NO			
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation. A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☒ NO B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☒ NO If yes, describe the previous action:			
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. <u> S </u> 1/4 of the <u> W </u> 1/4, Section <u> 8 </u> , Township <u> 14 </u> ☐ N or ☒ S, Range <u> 65 </u> ☐ E or ☒ W Principal Meridian (choose only one): ☒ Sixth ☐ New Mexico ☐ Ute ☐ Costilla Optional GPS Location: GPS Unit must use the following settings: Format must be UTM , Units must be meters , Datum must be NAD83 , Unit must be set to true N , ☐ Zone 12 or ☐ Zone 13 Easting: _____ Northing: _____			
8. PLAT – Location of all wells on property must be plotted and permit numbers provided. Surveyor's Plat: ☒ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO			
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS	☐ EXISTING WELL ☐ DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____ ☐ NEW WELLS - PROPOSED AQUIFERS – (CHECK ONE) ☐ ALLUVIAL ☐ UPPER ARAPAHOE ☐ UPPER DAWSON ☐ LOWER ARAPAHOE ☐ LOWER DAWSON ☐ LARAMIE FOX HILLS ☐ DENVER ☐ DAKOTA ☐ OTHER: _____ ☐ MUNICIPAL ☐ ASSOCIATION ☐ COMPANY ☒ DISTRICT NAME <u>Cherokee Metro</u> LETTER OF COMMITMENT FOR SERVICE ☒ YES or ☐ NO WATER COURT DECREE CASE NUMBERS: _____ _____ _____	
HOUSEHOLD USE # <u>442</u> of units	Gallons per Day <u> </u> Acre-Feet per Year <u>88.4</u>		
COMMERCIAL USE # <u>0</u> of S. F	_____		
IRRIGATION # <u>4.3</u> of acres	_____ <u>10.7</u>		
STOCK WATERING # _____ of head	_____		
OTHER: <u>Recreational</u>	_____ <u>0.06 (pool)</u>		
TOTAL	_____ <u>99.16</u>		
11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? ☐ YES or ☒ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
☐ SEPTIC TANK/LEACH FIELD ☐ LAGOON ☐ ENGINEERED SYSTEM (Attach a copy of engineering design.) ☒ CENTRAL SYSTEM DISTRICT NAME: <u>CHEROKEE METRO DISTRICT</u> ☐ VAULT LOCATION SEWAGE HAULED TO: _____ ☐ OTHER:			

APPENDIX C

FINAL PLAT

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION PLAT OF SOFTBALL WEST SUBDIVISION NO. 2,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

MARATHON HOLDINGS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE OWNER OF PARCEL 2; JOVENCHI-II, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF PARCEL 3; THE HEIRS OR DEVISEES OF JOHN VENEZIA, DECEASED, SUBJECT TO THE ADMINISTRATION BY THE PERSONAL REPRESENTATIVE OF THE ESTATE OF THE DECEDENT, BEING THE OWNER OF PARCEL 4 WITH THE AFORESAID PARCELS BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

THREE PARCELS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:
LOT 2, SOFTBALL WEST SUBDIVISION NO. 2, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 16, 2004 AT RECEPTION NO. 204138478.

PARCEL 3:
THAT PORTION OF LOT 2, SOFTBALL WEST SUBDIVISION NO. 2 (PLAT BOOK T-3, PAGE 112) LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M, SITUATE IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID SUBDIVISION);

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT AND ALONG THE SOUTHERLY LOT LINE OF SAID LOT 2, SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 33 MINUTES 05 SECONDS, A RADIUS OF 1780.00 FEET, AN ARC LENGTH OF 421.00 FEET (THE CHORD TO SAID CURVE BEARS S 83 DEGREES 46 MINUTES 10 SECONDS W, 420.02 FEET);

THENCE N 08 DEGREES 09 MINUTES 05 SECONDS E, 454.20 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID LOT 2;

THENCE N 89 DEGREES 31 MINUTES 21 SECONDS E ALONG SAID NORTHERLY LOT LINE, 385.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE S 04 DEGREES 29 MINUTES 29 SECONDS W ALONG THE EASTERLY LOT LINE OF SAID LOT 2, 408.49 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
LOT 1, SOFTBALL WEST SUBDIVISION NO. 2, COUNTY OF EL PASO, STATE OF COLORADO,

FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "LS 22573" IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" BRASS CAP STAMPED "BUREAU OF LAND MANAGEMENT U.S. DEPT. OF THE INTERIOR", AS BEARING OF NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00°23'14" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 449.46 FEET; THENCE NORTH 89°36'46" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SOFTBALL WEST SUBDIVISION NO. 2 AND THE POINT OF BEGINNING;

THENCE NORTH 00°23'14" WEST, A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF A PARCEL OF LANDED DESCRIBED IN WARRANTY DEED AT RECEPTION NO. 219150234;

THENCE ALONG THE BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING THREE COURSES;

- NORTH 89°36'45" EAST, A DISTANCE OF 250.00 FEET;
- THENCE NORTH 00°23'14" WEST, A DISTANCE OF 174.00 FEET;
- THENCE SOUTH 89°36'45" WEST, A DISTANCE OF 250.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PETERSON ROAD AND THE WESTERLY LINE OF SAID SOFTBALL WEST SUBDIVISION NO. 2;

THENCE THE FOLLOWING SEVEN COURSES ALONG THE BOUNDARY OF SAID SOFTBALL WEST SUBDIVISION NO. 2;

- NORTH 00°23'14" WEST, A DISTANCE OF 988.25 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,155.00 FEET;
- THENCE EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°29'54", AN ARC DISTANCE OF 733.37 FEET AND HAVING A CHORD THAT BEARS NORTH 75°33'52" EAST, A DISTANCE OF 729.83 FEET;
- THENCE NORTH 85°18'52" EAST, A DISTANCE OF 240.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,980.00 FEET;
- THENCE EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°22'31", AN ARC DISTANCE OF 220.32 FEET AND HAVING A CHORD THAT BEARS NORTH 82°07'40" EAST, A DISTANCE OF 220.20 FEET;
- THENCE SOUTH 03°28'07" WEST, A DISTANCE OF 1,355.41 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,780.00 FEET;
- THENCE WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°33'05", AN ARC DISTANCE OF 421.00 FEET AND HAVING A CHORD THAT BEARS SOUTH 82°56'54" WEST, A DISTANCE OF 420.02 FEET;
- THENCE SOUTH 89°36'45" WEST, A DISTANCE OF 657.33 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,423,731 SQUARE FEET OR 32.68437 ACRES, MORE OR LESS

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNERS/MORTGAGEE (SIGNATURE)

BY:
TITLE:

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO
COUNTY OF

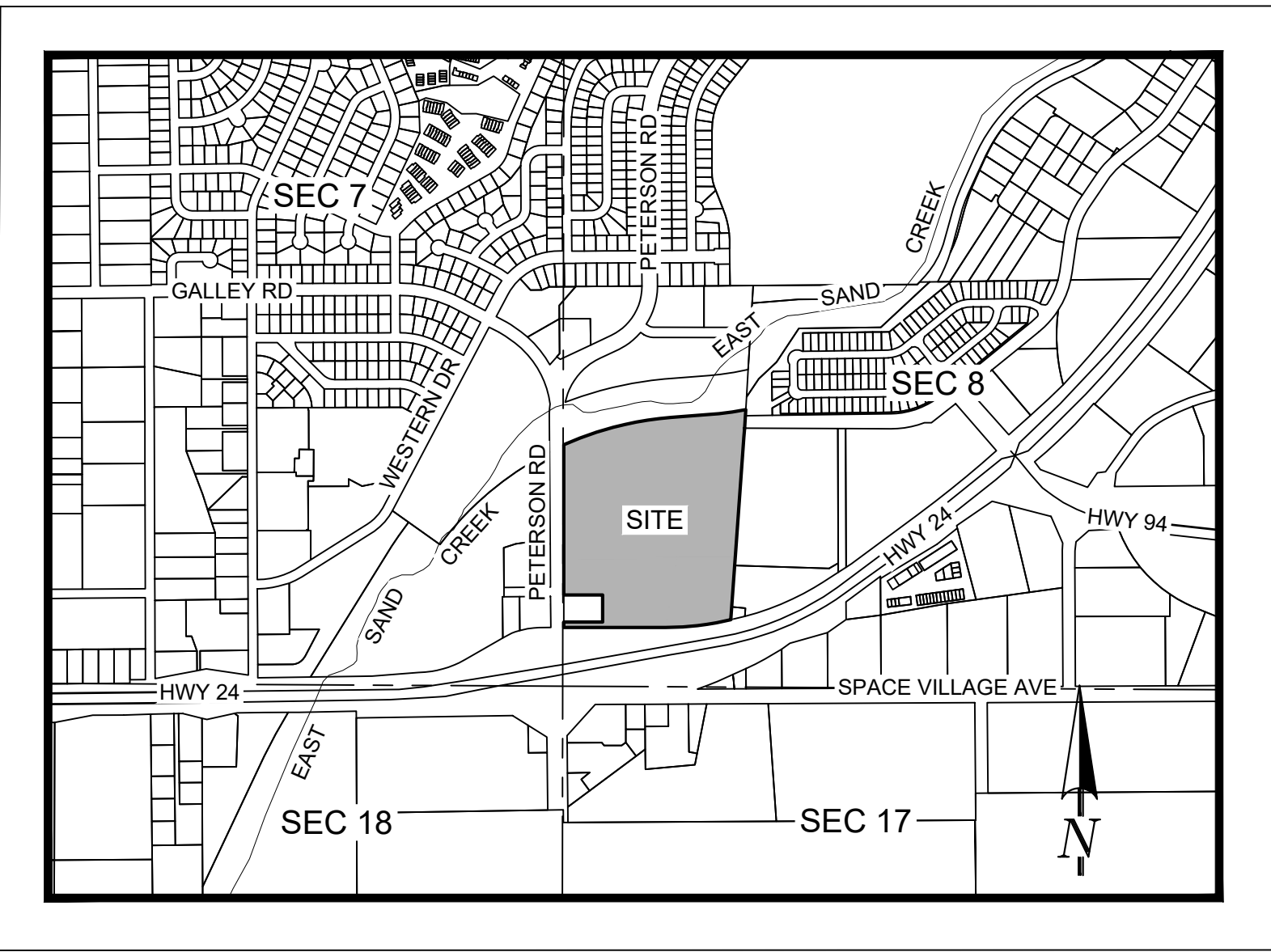
SIGNED BEFORE ME ON, 20

BY (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE (CONT.):

OWNERS/MORTGAGEE (SIGNATURE)

BY:
TITLE:

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO
COUNTY OF

SIGNED BEFORE ME ON, 20

BY (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

OWNERS CERTIFICATE (CONT.):

OWNERS/MORTGAGEE (SIGNATURE)

BY:
TITLE:

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO
COUNTY OF

SIGNED BEFORE ME ON, 20

BY (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

RECORDATION FEES DUE:

SCHOOL FEE: BRIDGE FEE:

PARK FEE: DRAINAGE FEE:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 20, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF 20 AND WAS

RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, ALEXANDER AGUILAR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; THAT ALL MONUMENTS SHOWN HEREON EXISTED AS DESCRIBED ON THE DATE OF THE FIELD SURVEY; THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON **APRIL 03, 2024**, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FIELD WORK COMPLETED: SEPTEMBER 15, 2025

I ATTEST THE ABOVE ON THIS DAY OF 20.

ALEXANDER AGUILAR, PLS 38858
SURVEY OPERATIONS MANAGER
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
707 17TH STREET, SUITE 3150
DENVER, CO 80202

3	05/06/2026	THIRD SUBMITTAL - PRELIMINARY	
2	09/08/2025	SECOND SUBMITTAL - PRELIMINARY	
1	08/19/2024	FIRST SUBMITTAL - PRELIMINARY	
#	REVISION DATE	COMMENTS	
			DRAWN BY: DH
			CHECKED BY: JRB
			SCALE: N/A
			DATE ISSUED: 08/14/2026
			SHEET 1 OF 3

PREPARED BY:

Matrix
Excellence by Design

MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUIT 300
COLORADO SPRINGS, CO 80920
PHONE | 719.575.0100
MATRIXDESIGNGROUP.COM

OWNERSHIP:

MARATHON HOLDINGS LLP
4779 N ACADEMY BLVD
COLORADO SPRINGS, CO 80918

JOVENCHI II
4779 N ACADEMY BLVD
COLORADO SPRINGS, CO 80918

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION PLAT OF SOFTBALL WEST SUBDIVISION NO. 2,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "LS 22573" IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "BUREAU OF LAND MANAGEMENT U.S. DEPT. OF THE INTERIOR", AS BEARING OF NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
4. ALL LINEAL DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS. ALL BEARINGS SHOWN ON THIS PLAT ARE REPRESENTED IN DEGREES-MINUTES-SECONDS.
5. ADJACENT PROPERTY OWNERSHIP INFORMATION SHOWN HEREON IS BASED ON RESEARCH PERFORMED ON THE EL PASO COUNTY ASSESSOR'S WEBSITE ON AUGUST 14, 2026.
6. THIS SURVEY WAS PERFORMED ON ***APRIL 03, 2024*** AND TRULY AND ACCURATELY REPRESENTS THE CONDITIONS THAT EXISTED ON THAT DAY.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 2287777-10, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF MARCH 23, 2024 AT 8:00 A.M.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE)
12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. ADDRESS INFORMATION SHOWN HEREON IS BASED ON RESEARCH PERFORMED ON THE EL PASO COUNTY ASSESSOR'S WEBSITE ON AUGUST 14, 2026.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
17. THE SUBDIVIDER(S) AGREES ON BEHALF OF THEIR SELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
18. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 24 FROM PARCELS WITHIN THIS DEVELOPMENT.
19. GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
20. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
21. NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE RESERVOIR OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
22. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ***GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PETERSON ROAD SUBDIVISION PETERSON ROAD AND HIGHWAY 24 COLORADO SPRINGS, COLORADO BY CTL THOMPSON DATED AUGUST 06, 2024***, REVISED JULY 20, 2026 IN ***PROJECT NO. CS19836-115*** AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT:

ARTIFICIAL / EXISITING FILL
COLLAPSE PRONE SOILS
GROUNDWATER / FLOODPLAIN ISSUES AND CONCERNS
POTENTIALLY SEASONALLY HIGH GROUNDWATER: ***A PORTION OF TRACT A IN THE NORTHWEST CORNER AS DEPICTED ON THIS PLAT***

PRIOR TO CONSTRUCTION OF PROPOSED DEVELOPMENT, LOT OR TRACT SPECIFIC SUBSURFACE SOIL INVESTIGATIONS WILL BE PERFORMED

TO DETERMINE WHETHER OR NOT SHALLOW GROUNDWATER, HYDRO-COMPACTED SOILS, OR EXPANSIVE SOILS ARE PRESENT ON THE LOT OR TRACT, AND TO DETERMINE AN APPROPRIATE FOUNDATION DESIGN, BASEMENT OR CRAWL SPACE SUITABILITY, AND OR LOT SPECIFIC RECOMMENDATION ARE NECESSARY TO MITIGATE THESE CONDITIONS:
-ENGINEERED FOUNDATIONS
NO BASEMENTS

23. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
24. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
25. THE SUBJECT PROPERTY IS LOCATED WITHIN MULTIPLE AREAS OF FLOOD HAZARD, AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0754G, HAVING AN EFFECTIVE DATE OF DECEMBER 07, 2018, AMENDED JULY 17, 2024.
26. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041CO754G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE.
27. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
28. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
29. MAINTENANCE OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
30. WHERE THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 01001073, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

			DRAWN BY: DH	PREPARED BY:
			CHECKED BY: JRB	
			SCALE: N/A	
			DATE ISSUED: 08/14/2026	
			SHEET 2 OF 3	
3	05/06/2026	THIRD SUBMITTAL - PRELIMINARY		
2	09/08/2025	SECOND SUBMITTAL - PRELIMINARY		
1	08/15/2024	FIRST SUBMITTAL - PRELIMINARY		
#	REVISION DATE	COMMENTS		



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Excellence by Design

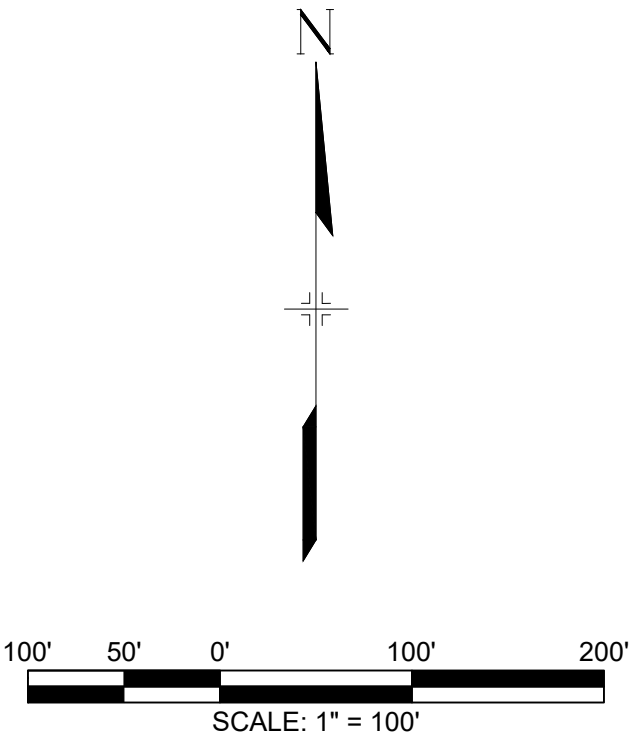
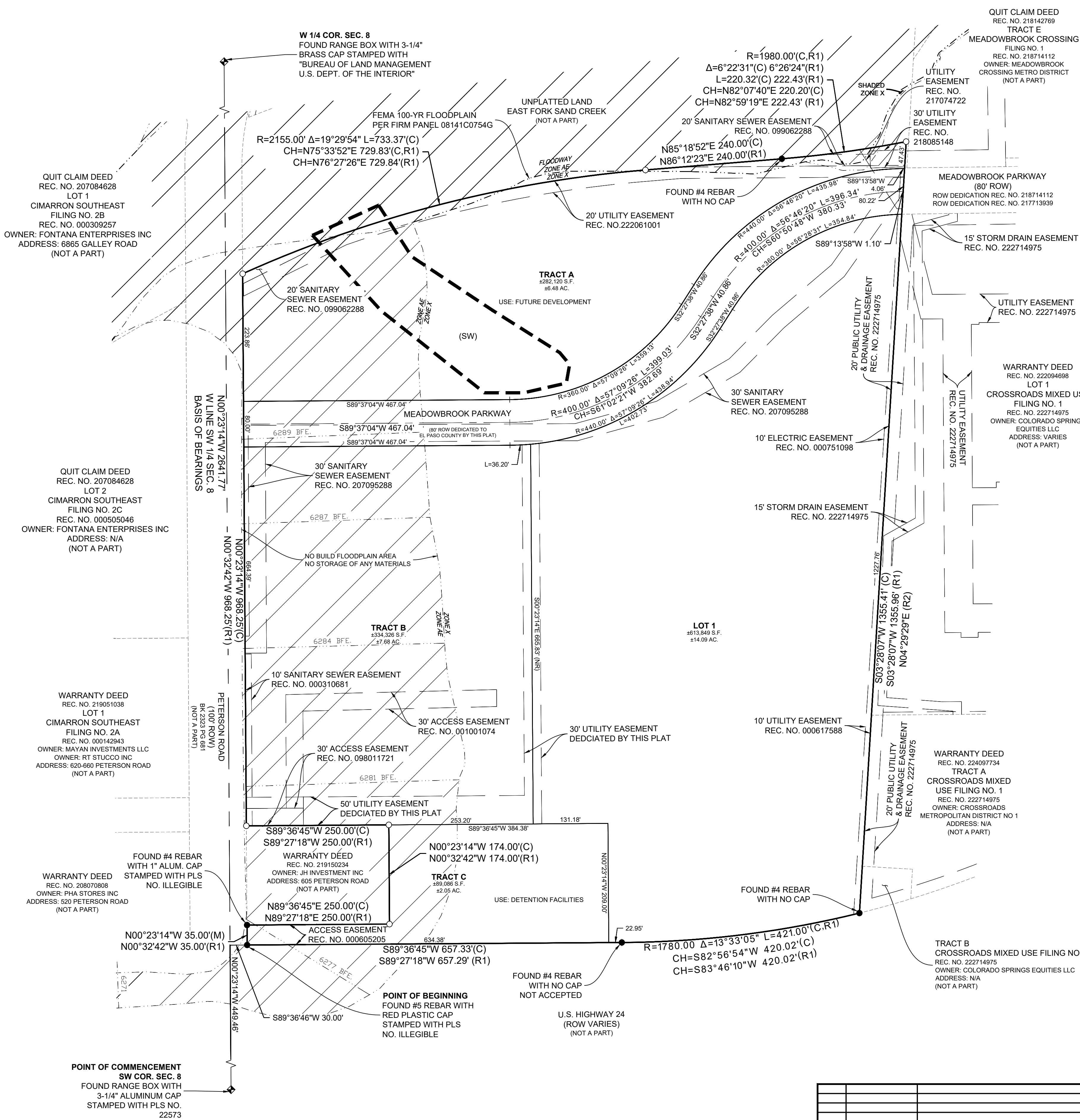
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUIT 300
COLORADO SPRINGS, CO 80920
PHONE | 719.575.0100
MATRIXDESIGNGROUP.COM

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION PLAT OF SOFTBALL WEST SUBDIVISION NO. 2,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

TRACT AREA USE TABLE					
TRACTS	AREA (SF)	AREA (Ac.)	LAND USE	OWNED	MAINTAINED
TRACT A	282,120.21	6.48	FUTURE DEVELOPMENT	MARATHON HOLDINGS, LLP	MARATHON HOLDINGS, LLP
TRACT B	334,326.26	7.68	FUTURE DEVELOPMENT	MARATHON HOLDINGS, LLP	MARATHON HOLDINGS, LLP
TRACT C	89,085.79	2.05	DETENTION FACILITIES	MARATHON HOLDINGS, LLP	MARATHON HOLDINGS, LLP

LAND USE TABLE			
		ACRES	SQ. FT
GROSS AREA	=	32.684	1,423,731
RIGHT OF WAY	=	2.396	104,350
NET AREA	=	30.289	1,319,381
1 LOT	=	14.092	613,849
GROSS LOT DENSITY: 5.32 LOTS/ACRE			
NET LOT DENSITY: 5.74 LOTS/ACRE			
3 TRACTS - 49.56% OF TOTAL AREA	=	16.197	705,532



MAP REFERENCE LEGEND:

R1 - INDICATES REFERENCE TO SOFTBALL WEST SUBDIVISION NO. 2 RECORDED JULY 14, 1983 IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 1001074.

R2 - INDICATES REFERENCE TO CROSSROADS MIXED USE FILING NO. 1 RECORDED JUNE 22, 2022 IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222714975.

SW - INDICATES SEASONALLY HIGH GROUNDWATER (APPROXIMATE). MAY INFLUENCE DEVELOPMENT AND FOUNDATION DESIGN, DEPENDING ON FINAL GRADING AND FOUNDATION DEPTHS. A DESIGN LEVEL GEOTECHNICAL INVESTIGATION SHOULD BE CONDUCTED TO CONFIRM THE PRESENCE AND DEPTHS OF GROUNDWATER AFTER GRADING OPERATIONS.

LEGEND

- SECTION LINE
- CENTER LINE
- SUBJECT BOUNDARY
- ROW LINE
- LOT LINE
- EXTERIOR PARCELS
- EASEMENT
- FLOOD ZONE AE
- FLOODWAY
- SHADED ZONE X
- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED WITH PLS NO. 38576
- SECTION CORNER
- RIGHT-OF-WAY
- RECEPTION NUMBER
- SECTION
- CORNER
- BASE FLOOD ELEVATION
- NO BUILD EASEMENT
- NO STORAGE MATERIALS

3	05/06/2026	THIRD SUBMITTAL - PRELIMINARY	
2	09/08/2025	SECOND SUBMITTAL - PRELIMINARY	
1	08/15/2024	FIRST SUBMITTAL - PRELIMINARY	
#	REVISION DATE	COMMENTS	

DRAWN BY: DH
CHECKED BY: JRB
SCALE: 1" = 100'
DATE ISSUED: 08/14/2026
SHEET 3 OF 3

PREPARED BY:



MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUIT 300
COLORADO SPRINGS, CO 80920
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APPENDIX D

SUBDIVISION CONCEPT PLAN

S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\505 Exhibits\2026-04-20 Subdivision Concept Plan.dwg

PETERSON ROAD

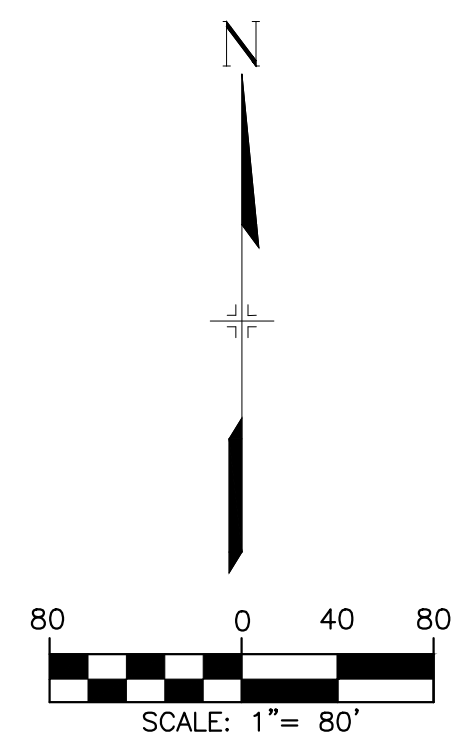
MEADOWBROOK PARKWAY

TRACT A
6.48 AC
60 UNITS
(FUTURE)

TRACT B
7.68 AC
81 UNITS
(FUTURE)

LOT 1
14.09 AC
301 UNITS
(PROPOSED)

TRACT C
PROPOSED
DETENTION
2.05 AC



SUBDIVISION CONCEPT PLAN

Matrix
Excellence by Design

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact: DREW A. DEFENDORF, PE
Phone (719) 575-0100

S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\500 CADD\505 Exhibits
2026-04-20 Subdivision Concept Plan

CIMARRON HILLS SOUTHEAST
MIXED USE FILING NO.1

APPENDIX E

CHEROKEE METRO DISTRICT WATER RESOURCES REPORT



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

Water Provider's Usage Report

January 20, 2026

This document was prepared to satisfy the requirements of El Paso County for a Water Provider's Report in support of developments from Cherokee Metropolitan District. All data sheets in support of the production of this report available upon request.

Bottom Line Up Front: Cherokee Metropolitan District (CMD) has 4,397.2 AFY of exportable supply and 4162.3 AFY of current commitments issued, decreed and/or contracted for. CMD has a water balance of 234.9 AFY of available commitments for new developments.

Introduction

Cherokee Metropolitan District (CMD) is a Title 32 special District which provides water and wastewater to an approximately 5000-acre enclave of unincorporated El Paso County surrounded by the City of Colorado Springs. Currently CMD serves approximately 8000 residential customers and 650 commercial customers in addition to bulk users in eastern El Paso County including Schriever Space Force Base.

CMD water is sourced entirely from groundwater in two regions. The majority is withdrawn from the alluvial Upper Black Squirrel (UBS) Aquifer in eastern El Paso County through 22 wells. The remainder is sourced from two wells in deep Denver Basin bedrock aquifers in the northern part of the county on the "Sundance Ranch" property. Water from eight of the 22 wells in the eastern part of the county can only be used to serve a fixed set of customers. Water for the main service area of CMD comes only from the remaining 14 wells in UBS along with the two Denver Basin wells in Black Forest on the "Sundance Ranch" property.

Water Supplies

Of Cherokee's 23 wells, eight wells (wells 1 – 8) are restricted to serving a maximum of 653 AFY to specified in-basin customers as ordered by Colorado Ground Water Commission, case No. 15-GW-15 as outlined in Table 1. Excess allocation for these wells is unavailable for new developments, even if they are inside the Basin, so this water is tracked separately from CMD's general supply portfolio. CMD's other alluvial wells and Denver Basin wells are

available for export outside the UBS basin. The total annual volume available to CMD from these exportable supplies is 4397.2 AFY (Table 2). The physical yield of these wells is significantly lower than their annual appropriation, allowing flexibility in satisfying summer peak demand.

Table 1: In-Basin, non-exportable commitments:

Commitment Name	Maximum Annual Allotment, AF/YR	5-YR Average Production (2020 - 2024) from Wells 1–8, AF/YR
Woodmen Hills Metro District	350	322.4
Harding Nursery*	180	163.7
Ellicott Springs Village	60	12.6
Antelope Acre	50	24.5
Ellicott School District	10	5.6
Diamond Moon Ranch	2	2.7
El Paso County Telephone	1	0.01
Total	653	531.6

Table 2: Water rights and tributary status of Exportable Wells

Well Number	Water Right, AFY & (5-YR AVG)	Permit Number	Aquifer	Aquifer Status
Well 9	176 (168.2)	14145-FP-R	UBS Alluvium	Tributary
Well 10	176 (160.3)	14146-FP-R	UBS Alluvium	Tributary
Well 11	244 (175.5)	6821-FP-R	UBS Alluvium	Tributary
Well 12	244 (156.3)	11198-FP	UBS Alluvium	Tributary
Well 13, SW1	1268 (1004.1)	49988-F	UBS Alluvium	Tributary
Well 14, SW9	0 (0)	52429-F	UBS Alluvium	Tributary
Well 15*,SW8	281 (83.2)	54070-F	UBS Alluvium	Tributary
Well 16*,SW3	219 (79)	54069-F	UBS Alluvium	Tributary
Well 17*,SW11	175 (44.2)	63094-F	UBS Alluvium	Tributary
Well 18	225 (203.8)	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95 (53.2)	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400 (107.6)	4332-RFP	UBS Alluvium	Tributary

Well 21	258.5	(125.8)	81782-F	UBS Alluvium	Tributary
Well 22, Albrecht	153.5	(0)	27571-FP	UBS Alluvium	Tributary
Well23, Poleson	72	(0)	11691-FP	UBS Alluvium	Tributary
DN-4**	328.5	(50.9)	78315-F	Denver	Non-Tributary
AR-1**	147.7	(178)	75881-F	Arapahoe	Non-Tributary
Total	4397.2	(2590.1)			

*Wells 15-17 can produce a total of 609 AFY instead of their individual summed total of 675 AFY as Decreed from Water Division 2 District Court under Case No. 05CW06/05CW20 (Consolidated). This limitation is reflected in 4397.2 AFY total available production.

**CMD holds additional water rights and well sites in the Dawson, Denver, and Arapahoe Aquifers associated with the Sundance Ranch property. The volume presented is the reliable annual yield of each well.

Water Commitments

Table 3: CMD Commitments before addition of new development

Commitment Category	Volume (AFY)
In-District pre 2015 commitments *	2693
Committed since 2015**	563
Schriever Space Force Base***	537.5
Mayberry Communities ****	82
Construction *****	25
Parks *****	25
Total Commitments	3925.5

* Number is based off 2020 water supply report “In-District” number.

** This number is taken from all water commitments that have been filed in the El Paso County’s Electronic Development Application Review Program (EDARP) since January 2016 to the effective date of this report being submitted.

*** December 1985 Executed Contract with Department of The Army, titled “DACA45-83-C-0092”. Amount based off maximum daily demand estimate of 0.48 MGD

**** Agreement quantity between CMD and Mayberry Metropolitan District

***** Parks and Construction is a conservatively high number to account for park maintenance and developers using meter & hose assemblies for water when performing construction within the District.

Water Balance

With 4,397.2 AFY of exportable supply and 3925.5 AFY of commitments, CMD has a water balance of 471.7 AFY of available commitments. Note that from Tables 1 and 2 the current Total available water rights vs average usage is as Table 4 outlines:

Table 4: Commitments compared to actual annual water production

Non-Exportable Total	Exportable Total	Total Water Available	5-YR Average Use
653 Acre-ft	4397.2 Acre-ft	5050.2 Acre-ft	3121.6 Acre-ft

Other Relevant Information

Recent Water Acquisitions/Losses

CMD has acquired new water rights on 16 October 2024 under “Replacement Plan”, Ground Water Commission Case No. 08GW71. In short, this allows the district to pull water additional water consistent with the amount of treated collected water through our Water Reclamation Facility (WRF) that then gets reintroduced into the UBS aquifer through our Rapid Infiltration Basins (RIBs). Test well drilling and well log reports are being produced to be used to design and construct three wells to utilize Replacement Plan water. Those three wells are scheduled to be brought into the system in 2027 (Table 4). CMD has not engaged in any water trades nor lost any water rights in the last 5 years. The District is not currently under contract to purchase new water rights.

Table 5: Replacement Plan Wells for Phase 1 build-out

Well Number	Water Right, AFY	Aquifer	Aquifer Status
RPW 6	Combined; up to 2118.4 Acre-ft in Phase 1. 2025 will be first full year eligible return credits	UBS Alluvium	Tributary
RPW 7		UBS Alluvium	Tributary
RPW 8		UBS Alluvium	Tributary

CMD is currently pursuing the replacement plan in partnership with Meridian Service Metropolitan District (MSMD) to maximize the efficiency of its water supplies based on return recharge credits from the “Replacement Plan”.

Major Water System Capital Improvements

CMD has been actualizing owned water by drilling wells and beginning production on several well sites. The District will complete construction of the Albrecht Well (Well 22) in February 2026 and will bring the Poleson Well (Well 23) into the system in 2027. The District will also have completed the construction of three Replacement Plan Wells, No. 6, 7 & 8 and bring into the supply system by 2027.

Smaller-scale improvements to the distribution system to improve reliability and resiliency have been ongoing and include deeper computer integration, upgrades to treatment systems, rehabilitation of tanks, and emergency generator refurbishment.

Further development in the Denver Basin is not planned currently and instead CMD is focusing on constructing new wells in the Upper Black Squirrel Basin and gaining water credits through reintroduction of collected water into our Rapid Infiltration Basin as dictated by the Replacement Plan.

CMD has begun the design of a Water Treatment Facility that’s purpose is to remove PFAs from the Upper Black Squirrel Basin’s wells.