DOMBROWSKI, COLIN, 10/5/2026 1:11 PM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

## EL PASO COUNTY STANDARD 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 FILED 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 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 ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. 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.
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 AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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 THE HOA.

## GENERAL CONSTRUCTION NOTES

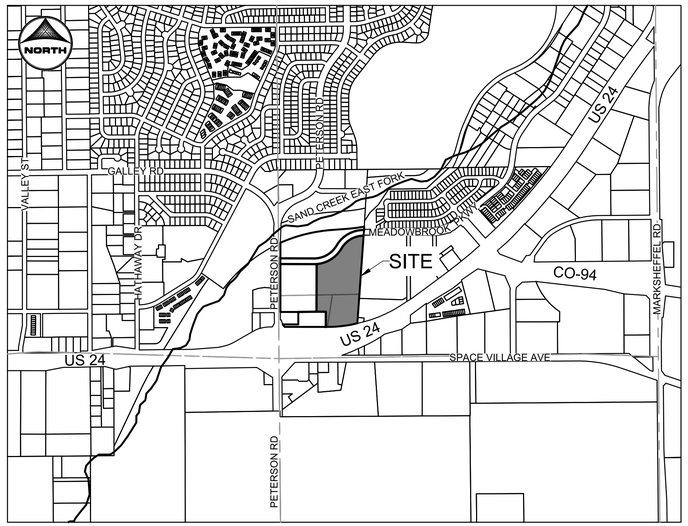
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

## 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 ALL 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 DEPARTMENT OF PUBLIC WORKS (DPW)
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" UPPER-LOWER CASE LETTERING ON A 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 FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUVE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS REFER TO THE CDOT STANDARDS S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" 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 STANDARDS S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL 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. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

## ABBREVIATIONS

| | |
|---|---|
| Δ | DEFLECTION ANGLE |
| Ø, DIA | DIAMETER |
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS |
| ABC | ASPHALT BASE COURSE |
| ABD | ABANDONED |
| AC | ACRE |
| ADA | THE AMERICANS WITH DISABILITIES ACT |
| ASPH | ASPHALT |
| ASS'Y | ASSEMBLY |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| BFE | BASE FLOOD ELEVATION |
| BLDG | BUILDING |
| BLVD | BOULEVARD |
| BM | BENCH MARK |
| BNDY | BOUNDARY |
| BOP | BOTTOM OF POND |
| BW | BOTTOM OF WALL |
| C&G | CURB AND GUTTER |
| CA | COARSE AGGREGATE |
| CATV | CABLE TELEVISION |
| CB | CHORD BEARING/CATCH BASIN |
| CFS | CUBIC FEET PER SECOND |
| CIP | CAST IRON PIPE |
| CL | CENTER LINE |
| CMP | CORRUGATED METAL PIPE |
| COMP | COMPOSITE |
| CONC | CONCRETE |
| CONST | CONSTRUCT OR CONSTRUCTION |
| CSP | CORRUGATED STEEL PIPE |
| CSU | COLORADO SPRINGS UTILITIES |
| CT | COURT |
| CTR | CENTER |
| CU | COPPER |
| CY | CUBIC YARD |
| DBL | DOUBLE |
| DEG | DEGREE |
| DET | DETAIL |
| DEPT | DEPARTMENT |
| DIM | DIMENSION |
| DIP | DUCTILE IRON PIPE |
| DOT | DEPARTMENT OF TRANSPORTATION |
| DWG | DRAWING |
| E | EAST/EASTING |
| EL | ELEVATION |
| ELEC | ELECTRIC |
| EOG | EDGE OF GUTTER |
| EOP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EW | ENDWALL |
| EX | EXISTING |
| FD | FRENCH DRAIN |
| FDC | FIRE DEPARTMENT CONNECTION |
| FE | FLANGE ELEVATION |
| FES | FLARED END SECTION |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FHWA | FEDERAL HIGHWAY ADMINISTRATION |
| FL | FLOW LINE |
| FOC | FIBER OPTICS CABLE |
| FT | FOOT OR FEET |
| GB | GRADE BREAK |
| GAL | GALLON |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HC RAMP | HANDICAP RAMP |
| HW | HEADWALL |
| INV | INVERT |
| KM | KILOMETER |
| L | LENGTH |
| LF | LINEAR FEET |
| M | METER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MAINT | MAINTENANCE |
| MAX | MAXIMUM |
| MH | MANHOLE |
| MP | MIDPOINT |
| N | NORTH/NORTHING |
| NO | NUMBER |
| OC | ON CENTER |
| OH | OVERHEAD |
| PB | PUBLIC |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PCR | POINT OF CURB RETURN |
| PI | POINT OF INTERSECTION |
| PIE | PUBLIC IMPROVEMENT ESMT |
| PT | POINT OF TANGENCY |
| PRC | PROPOSED |
| PRC | POINT OF REVERSE CURVATURE |
| PRV | PRESSURE REDUCING VALVE |
| PVT | PRIVATE |
| PUAE | PUBLIC UTILITY AND ACCESS ESMT |
| PUADE | PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| REC | RECEPTION |
| RCBC | REINFORCED CONCRETE BOX CULVERT |
| S | SOUTH |
| SHT | SHEET |
| SQ | SQUARE |
| SW | SPILLWAY |
| TBC | TOP BACK OF CURB |
| TC | TRICKLE CHANNEL |
| TOP | TOP OF POND |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| VERT | VERTICAL |
| W | WEST |
| WW | WASTEWATER |
| WWF | WELDED WIRE FABRIC |
| W/ | WITH |
| W/O | WITHOUT |
| YD | YARD |




VICINITY MAP
SCALE: 1" = 1000'

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| RIGHT OF WAY | | |
| CENTERLINE | | |
| BARBED WIRE FENCE | | |
| WOODEN FENCE | H H H H | H H H H |
| U.G. ELECTRIC | UE | UE |
| OVERHEAD ELECTRIC | OE | OE |
| FIBER OPTIC | FO | FO |
| GAS MAIN | G | G |
| SANITARY SEWER | | |
| STORM DRAIN | | |
| LANDSCAPE DRAIN | | |
| ROOF DRAIN | | |
| WATER MAIN | W | W |
| SWALE | | |
| TRAIL | | |
| ADA ROUTE | | |
| CURB & GUTTER | | |
| INDEX CONTOUR | | |
| INTER. CONTOUR | | |
| 100-YR FLOODPLAIN | | |
| FLOODWAY | | |

### STORM SEWER

| | EXISTING | PROPOSED |
|---|---|---|
| MANHOLE | Ⓓ | Ⓓ |
| STORM INLET | | |
| LANDSCAPE DOME INLETS | | ◎ |
| FLARED END SECTION | | |
| RIPRAP | | |

### SANITARY SEWER

| | | |
|---|---|---|
| CLEAN OUT | | |
| MANHOLE | Ⓢ | Ⓢ |
| PLUG | | |

### WATER

| | | |
|---|---|---|
| FIRE HYDRANT | | |
| FIRE DEPT. CONNECTION | | |
| GATE VALVE | | |
| MANHOLE | Ⓦ | Ⓦ |
| METER | | |
| TEE | | |
| REDUCER | | |

### DRY UTILITIES

| | |
|---|---|
| ELECTRIC METER | |
| ELECTRIC PEDESTAL | |
| ELECTRICAL CABINET | |
| ELECTRIC VAULT | |
| ELECTRIC VEHICLE CHARGER | EV |
| FIBER OPTIC PULL BOX | |
| FIBER OPTIC MANHOLE | |
| FIBER OPTIC PEDESTAL | |
| FIBER OPTIC SIGN | |
| FIBER OPTIC VAULT | |
| GAS METER | |
| GAS SIGN | |
| GAS VAULT | |
| TRANSFORMER | |
| LIGHT POLE | |

### MISCELLANEOUS

| | |
|---|---|
| SIGN | |
| BOLLLARD | |
| ACCESSIBLE PARKING | |
| PARKING COUNT | 10 |

Please provide design engineers and owners signature blocks.

## PROJECT CONTACTS:

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### SHEET INDEX



| SHEET NUMBER | SHEET DESCRIPTION | SHEET TITLE |
|---|---|---|
| 01 | C.01 | COVER & NOTES |
| 02 | C.02 | PLAN & PROFILE I |
| 03 | C.03 | PLAN & PROFILE II |
| 04 | C.04 | PLAN & PROFILE III |
| 05 | C.05 | PLAN & PROFILE IV |
| 06 | C.06 | PLAN & PROFILE V |
| 07 | C.07 | PLAN & PROFILE VI |
| 08 | C.08 | PLAN & PROFILE VII |
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| 10 | C.10 | SECONDARY DRAINAGE SYSTEM PLAN I |
| 11 | C.11 | SECONDARY DRAINAGE SYSTEM PLAN II |
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| 13 | C.13 | SECONDARY DRAINAGE SYSTEM PLAN IV |
| 14 | C.14 | PCM PLAN & DETAILS |
| 15 | C.15 | FOREBAY B DETAILS |
| 16 | C.16 | STORM DETAILS |



**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.

JOSHUA J PALMER — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

CONDITION OF APPROVAL:
CONSTRUCTION OF ANY IMPERVIOUS SURFACES (ROADWAYS, SIDEWALKS, ETC) WITHIN THE HILLPOINTE APARTMENTS SITE DEVELOPMENT PLAN SHALL NOT BEGIN UNTIL POND 1 AND ACCOMPANYING STORMWATER INFRASTRUCTURE REQUIRED TO DIRECT FLOWS FROM HILLPOINTE APARTMENTS SITE DEVELOPMENT PLAN TO POND 1 ARE SUBSTANTIALLY COMPLETED UNDER CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1 (SF2420), THESE AREAS REQUIRE TREATMENT FROM POND 1.

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

HR GREEN Xrefs: VICINITY-MAP; TB_24x36_2502477-CD

DRAWN BY: CMD — JOB DATE: 10/1/2026
APPROVED: RDL — JOB NUMBER: 2502477
CAD DATE: 10/5/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

HRGreen
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PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

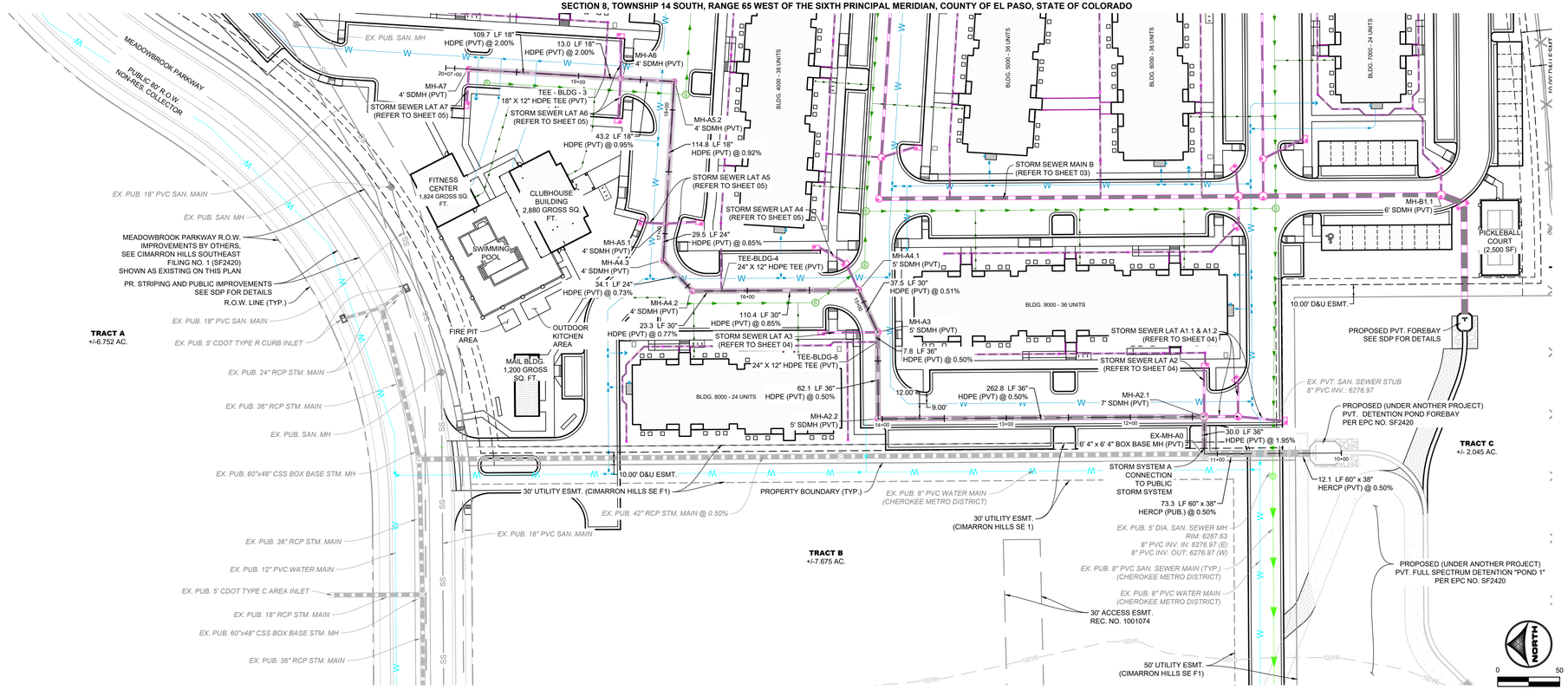
CONSTRUCTION DRAWINGS
STORM COVER & NOTES

SHEET C.01 — 01

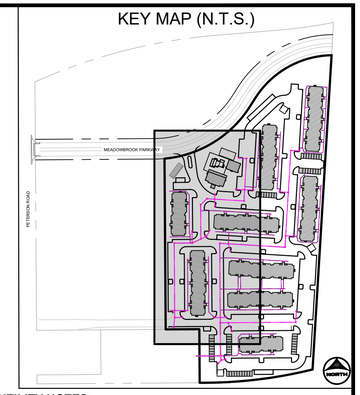
DOMBROWSKI, COLIN, 10/20/2026 11:22 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




## KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
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6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
7. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 7.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
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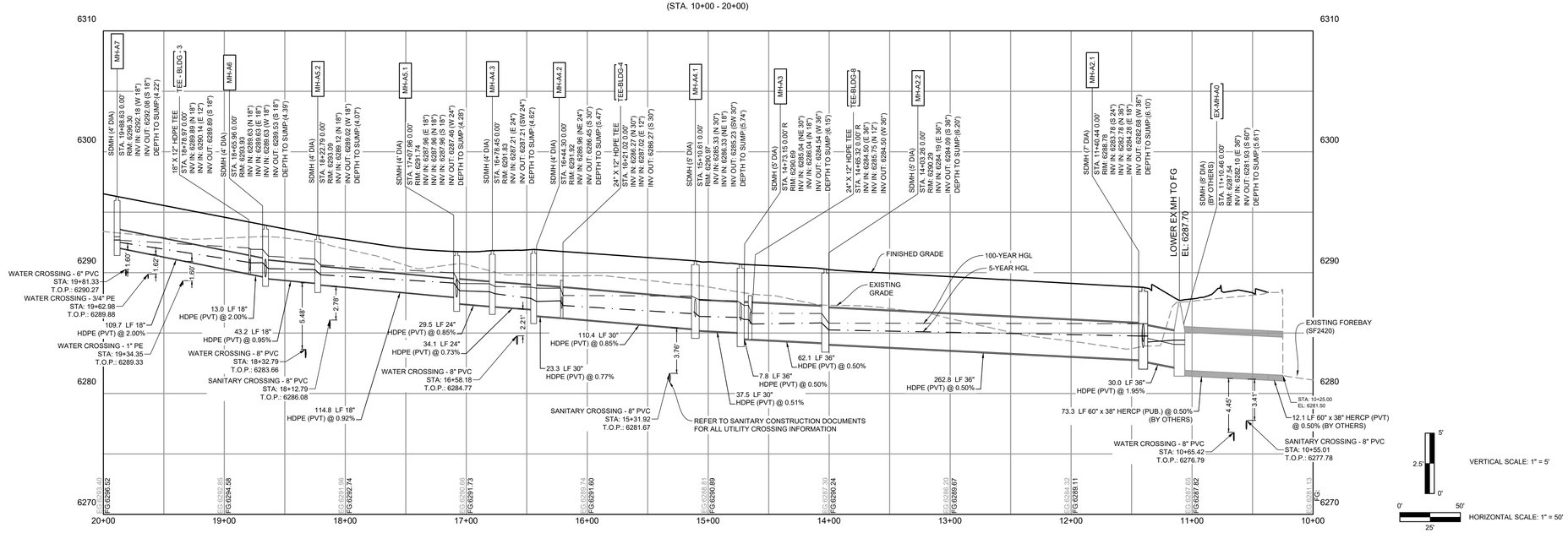
10. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
11. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
12. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
13. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

## PRIVATE STORM SEWER MAIN A

(STA. 10+00 - 20+00)

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE I

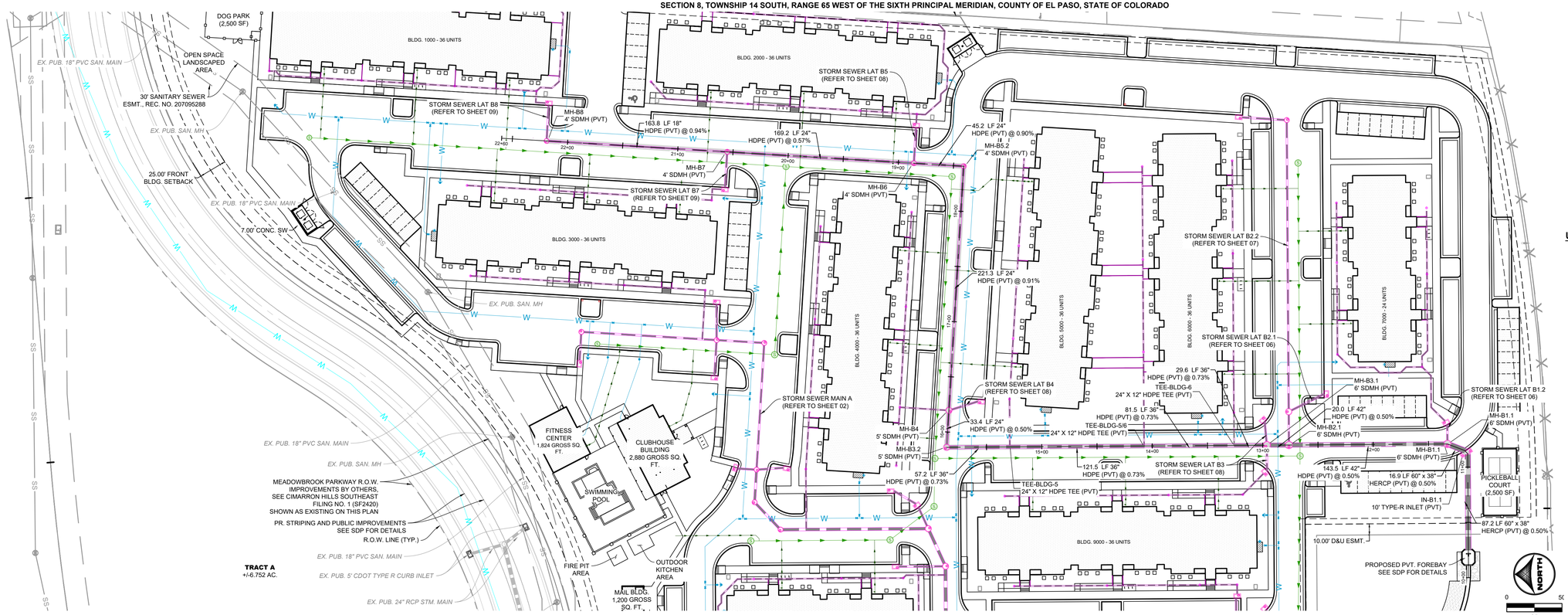
SHEET C.02 | 02

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XV-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

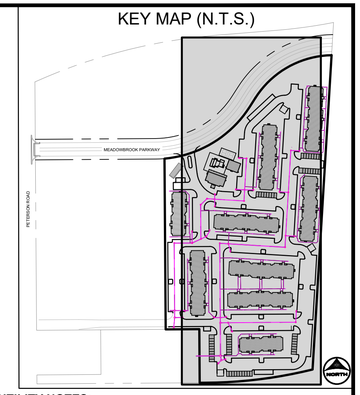
DOMBROWSKI, COLIN, 10/20/2026 11:23 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




## KEY MAP (N.T.S.)

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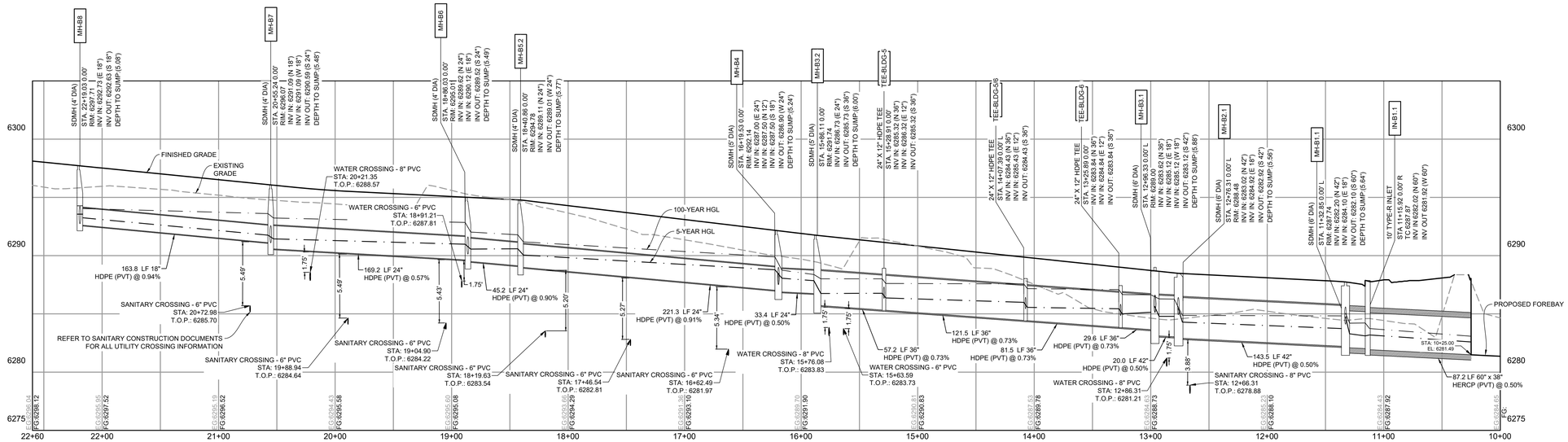
## PRIVATE STORM SEWER MAIN B

(STA. 10+00 - 22+25)




VERTICAL SCALE: 1" = 5'

HORIZONTAL SCALE: 1" = 50'

COLORADO LICENSED
RICHARD D. LEVY
53924
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE II

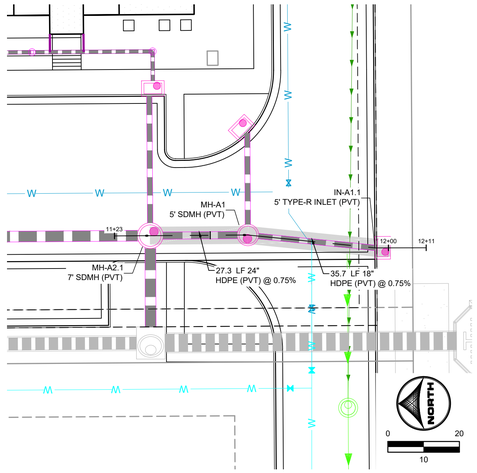
SHEET C.03 | 03

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XV-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

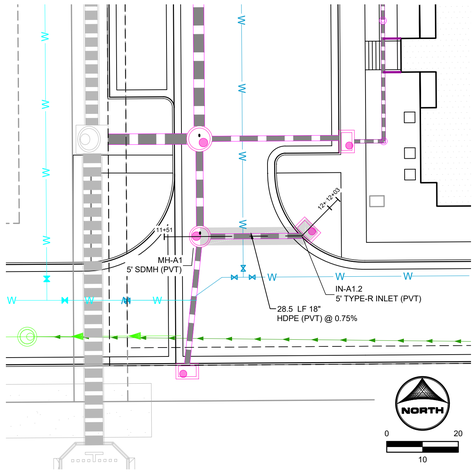
DOMBROWSKI, COLIN, 10/20/2026 11:23 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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




PRIVATE STORM SEWER LAT A1.1
(STA. 11+23 - 12+11)

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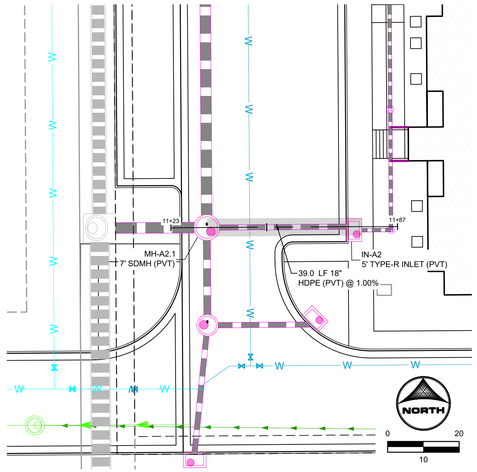
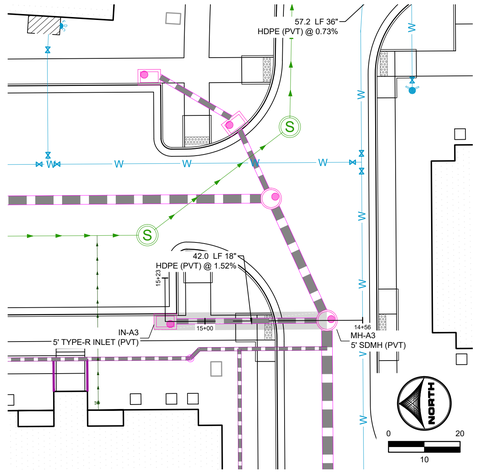
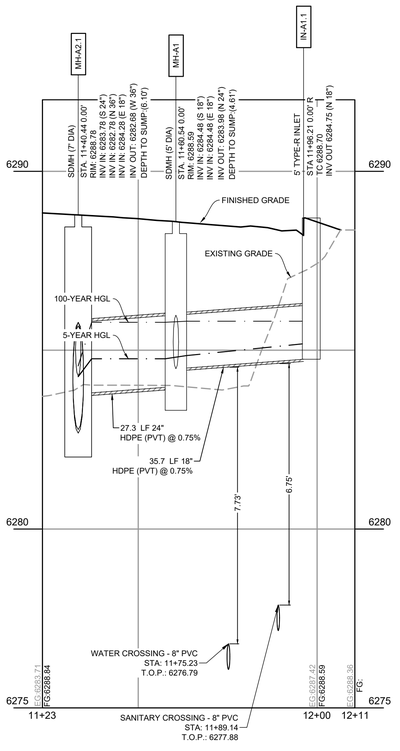
(STA. 11+51 - 12+03)

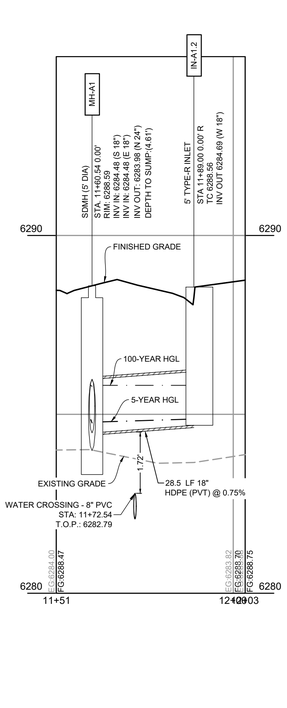


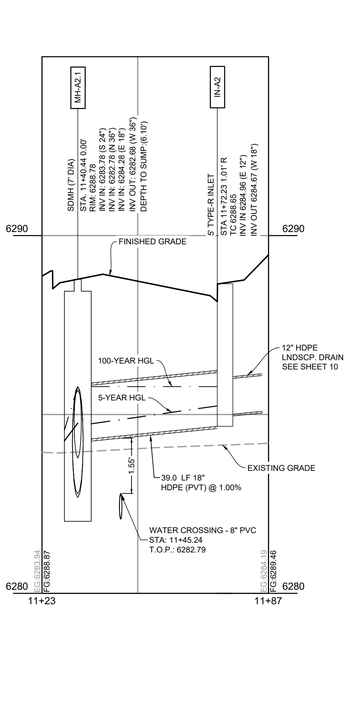

PRIVATE STORM SEWER LAT A2
(STA. 11+23 - 11+87)

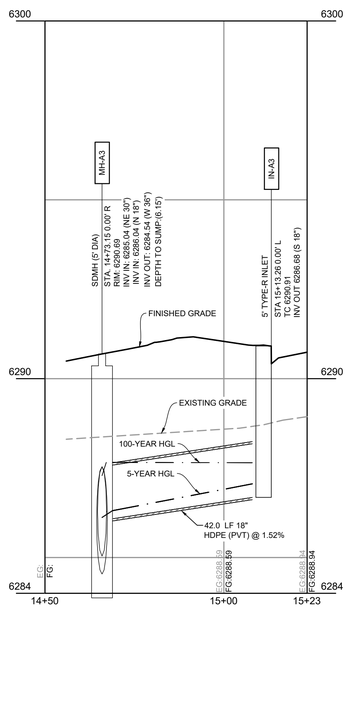


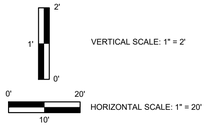

PRIVATE STORM SEWER LAT A3
(STA. 14+56 - 15+23)

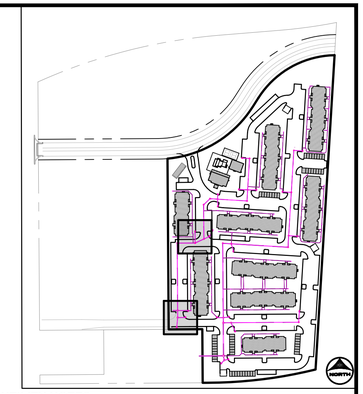


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PCD FILE NO.: PPR2613

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL_TB_24x36_2502477-CD; Storm Key Map

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| APPROVED: | RDL | JOB NUMBER: | 2502477 |
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE III

SHEET C.04 | 04

DOMBROWSKI, COLIN, 10/20/2026 11:24 AM

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# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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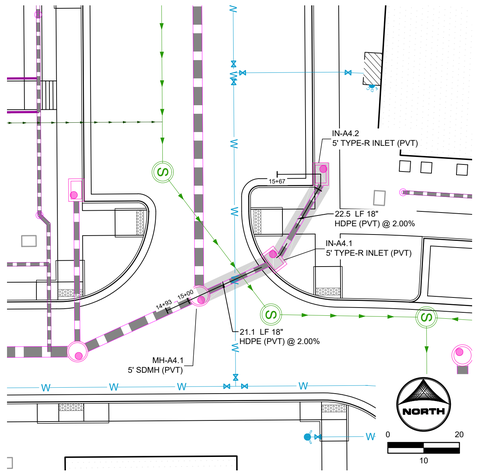
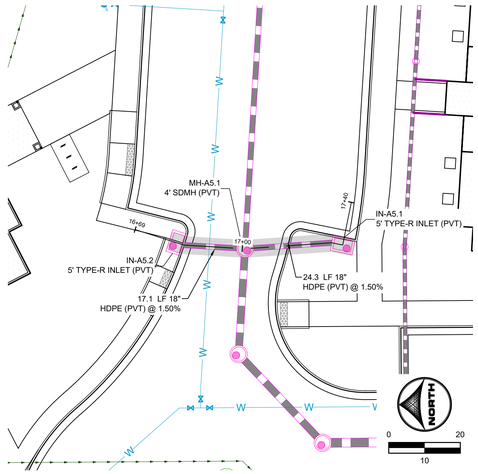


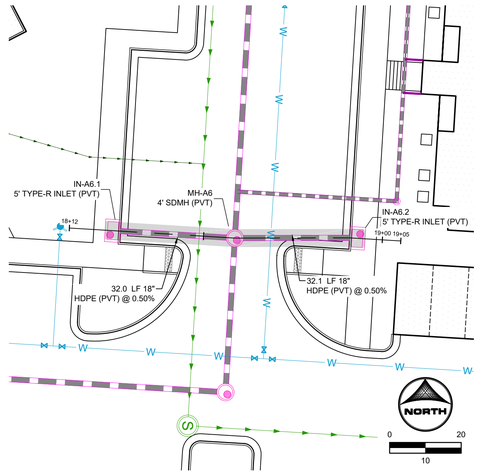

## PRIVATE STORM SEWER LAT A4

(STA. 14+93 - 15+67)



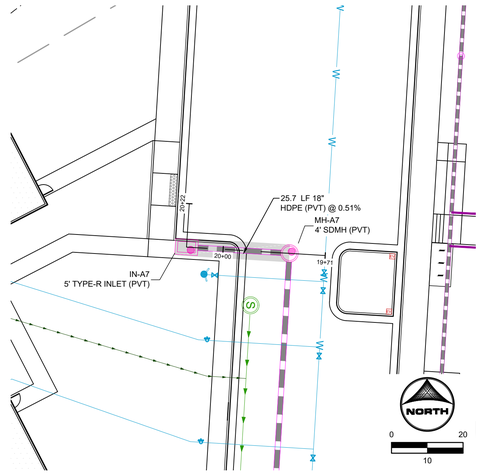

## PRIVATE STORM SEWER LAT A5

(STA. 16+69 - 17+40)



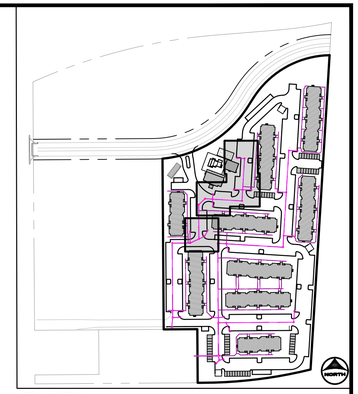

## PRIVATE STORM SEWER LAT A6

(STA. 18+12 - 19+05)




## PRIVATE STORM SEWER LAT A7

(STA. 19+71 - 20+22)

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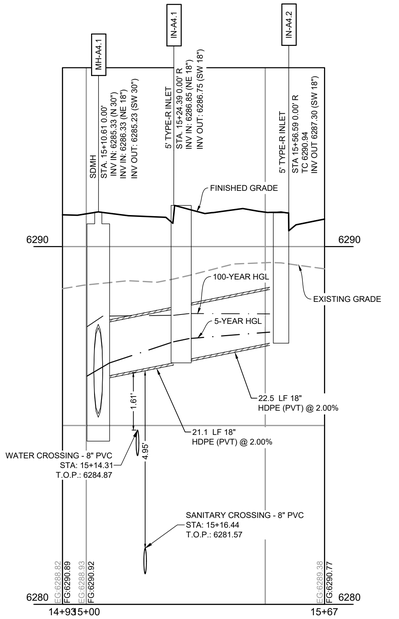
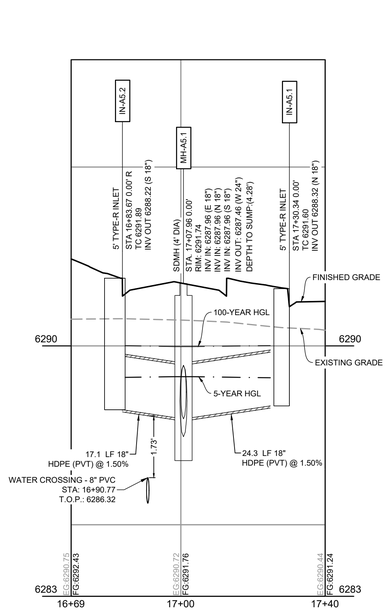
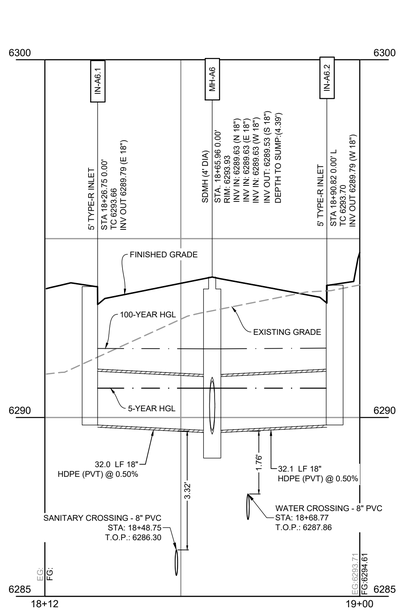
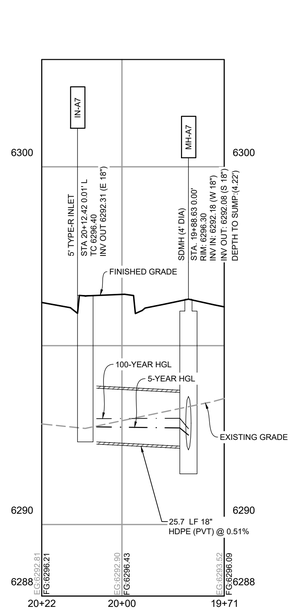
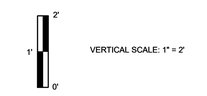
   - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 7.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 7.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 7.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 7.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
8. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
9. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
10. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
11. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
12. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
13. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.







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HRGreen

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE IV

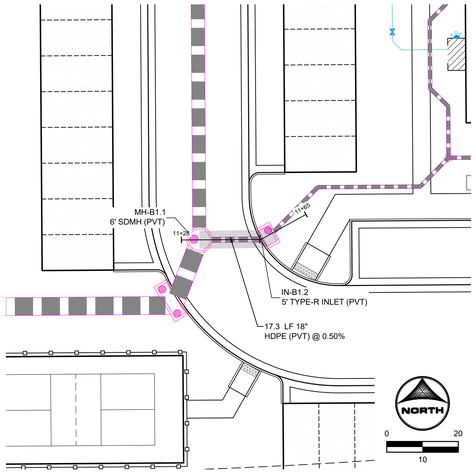
SHEET C.05 | 05

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:24 AM

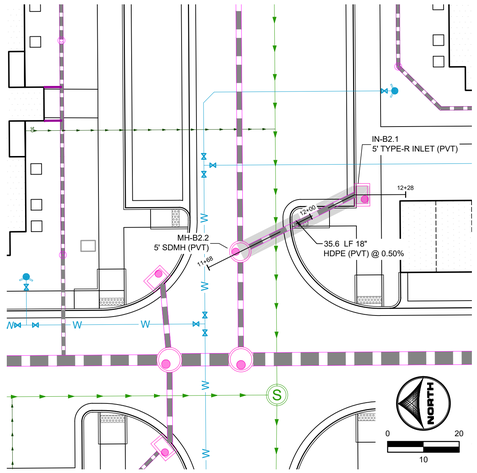
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**



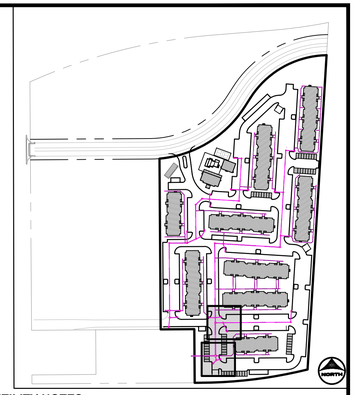

PRIVATE STORM SEWER LAT B1.2

(STA. 11+28 - 11+67)




PRIVATE STORM SEWER LAT B2.1

(STA. 11+68 - 12+68)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
7. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 7.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 7.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 7.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 7.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
8. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
9. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
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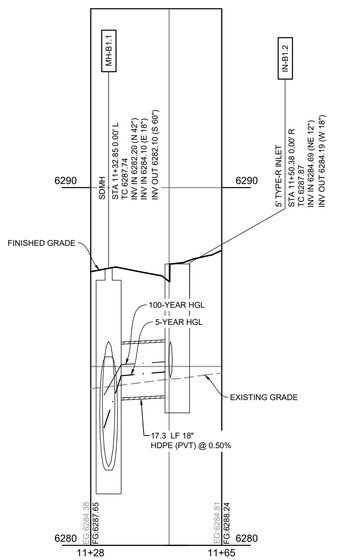


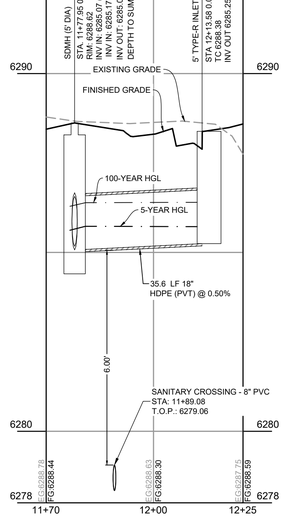


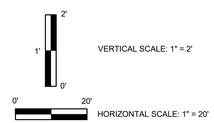


COLORADO LICENSED
RICHARD D. LIKES
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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HRGreen

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
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FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE V

SHEET C.06

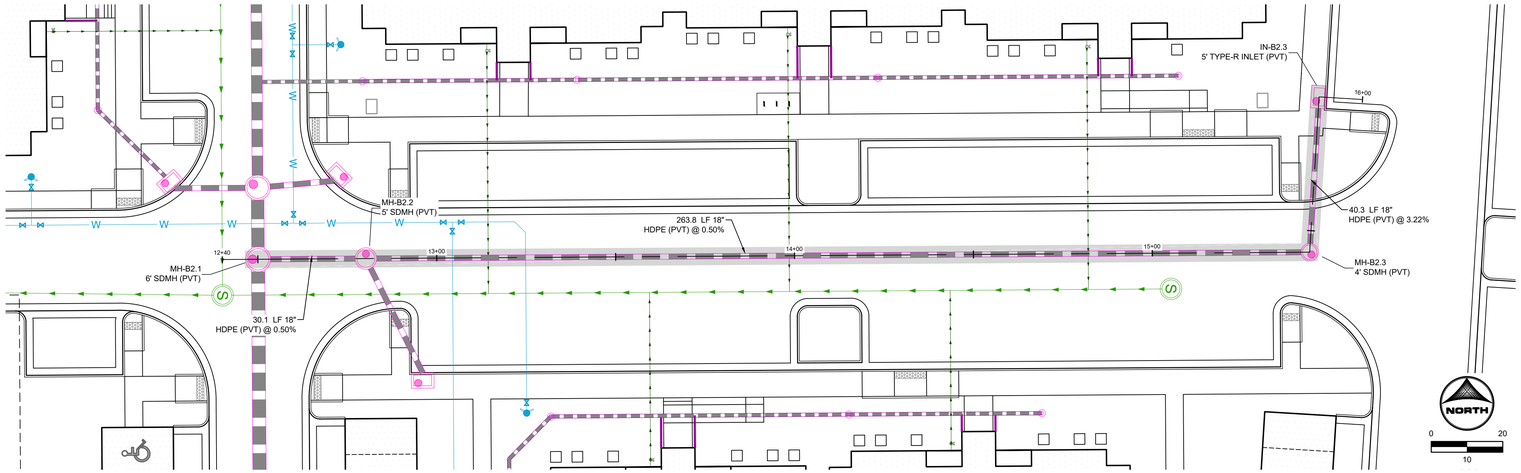
06

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:24 AM

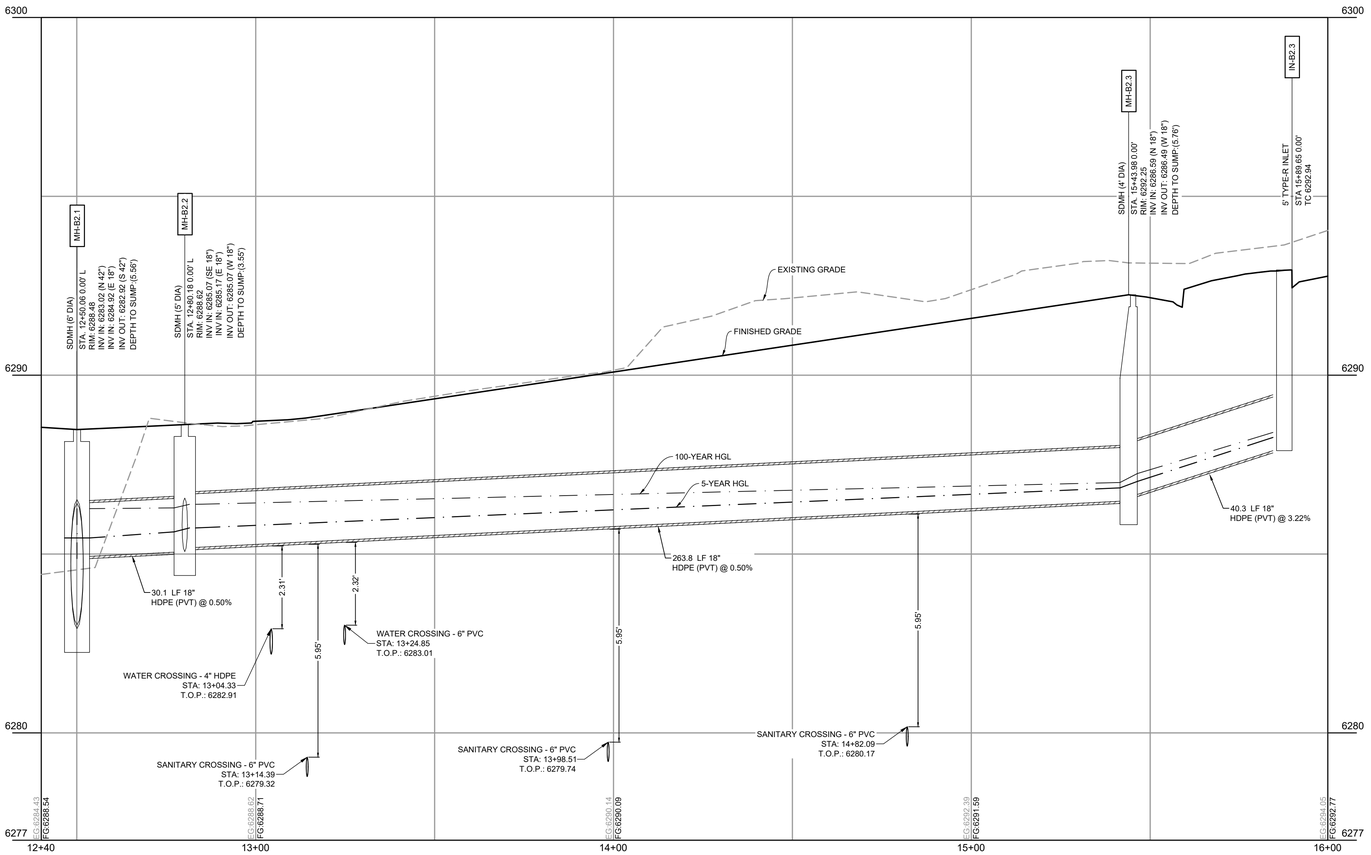
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

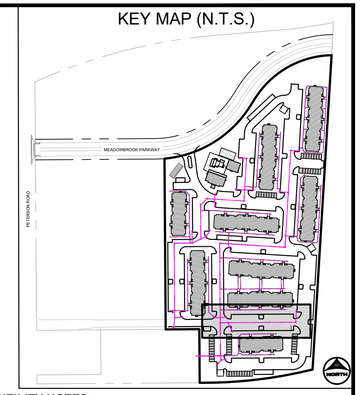



## PRIVATE STORM SEWER LAT B2.2

(STA. 12+40 - 16+00)




## KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
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   - 7.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
8. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
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COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VI

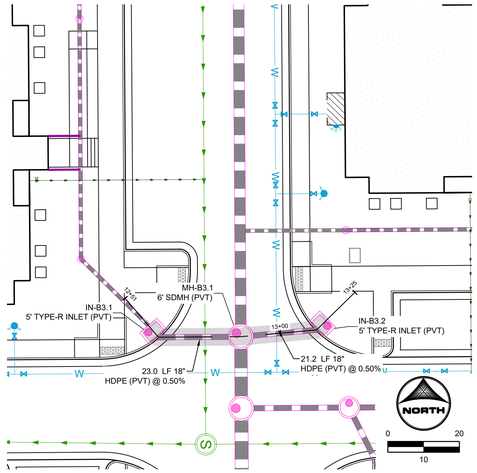
SHEET C.07 | 07

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:24 AM

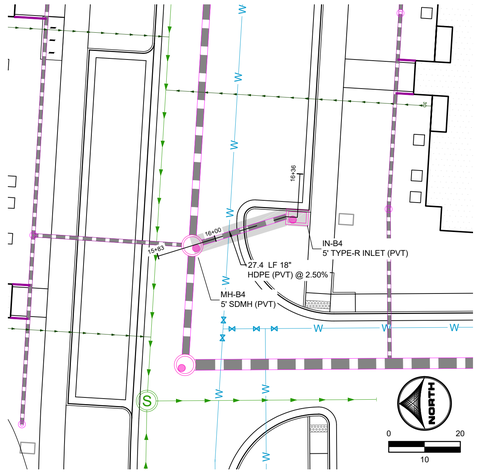
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**



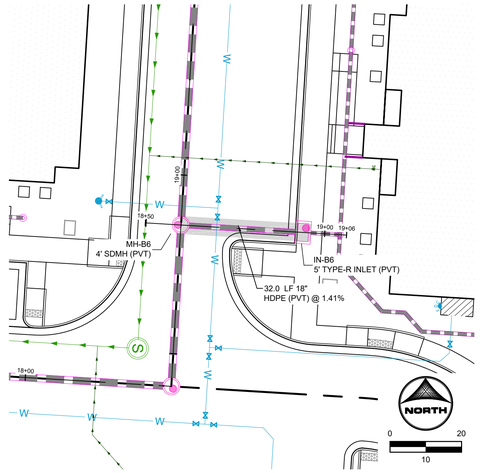

## PRIVATE STORM SEWER LAT B3

(STA. 12+51 - 13+26)



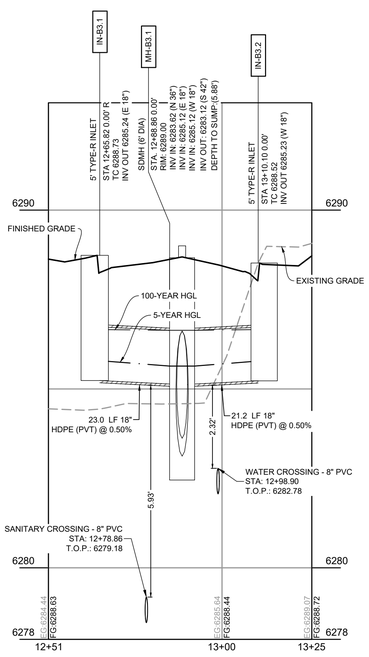

## PRIVATE STORM SEWER LAT B4

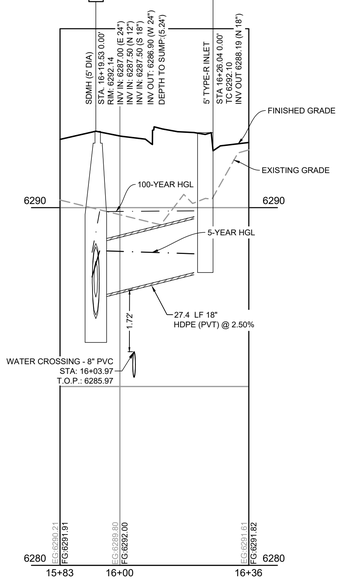
(STA. 15+83 - 16+36)

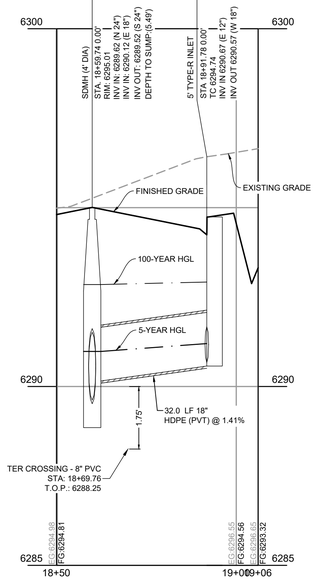


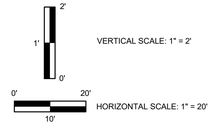

## PRIVATE STORM SEWER LAT B6

(STA. 18+50 - 19+06)

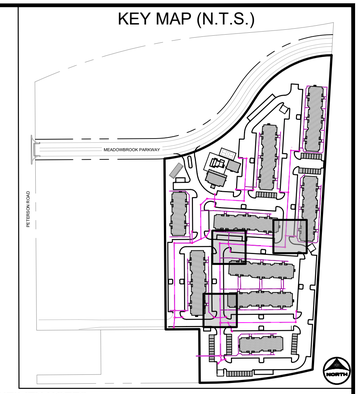



KEY MAP (N.T.S.)




## UTILITY NOTES:

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2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
7. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 7.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 7.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 7.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 7.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
8. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
9. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
10. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
11. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
12. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
13. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.




PCD FILE NO.: PPR2613

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| DRAWN BY: | CMD |
| APPROVED: | RDL |
| CAD DATE: | 10/20/2026 |
| CAD FILE: | J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm PP |
| JOB DATE: | 10/20/2026 |
| JOB NUMBER: | 2502477 |

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VII

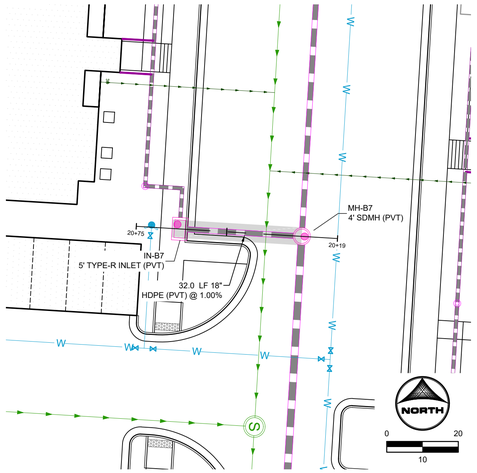
SHEET C.08 | 08

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:25 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**



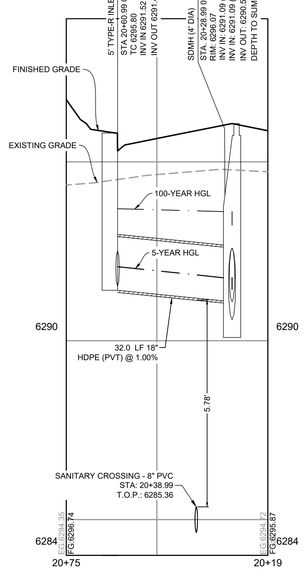

## PRIVATE STORM SEWER LAT B7

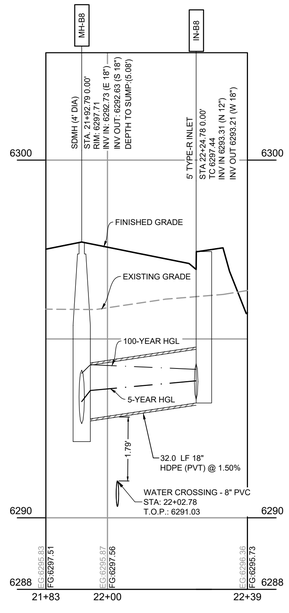
(STA. 20+19 - 20+75)

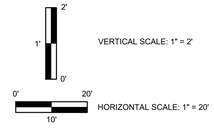



## PRIVATE STORM SEWER LAT B8

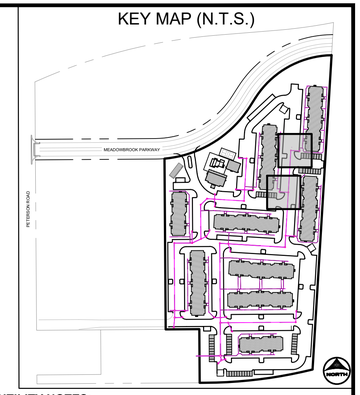
(STA. 21+83 - 22+39)




## KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
7. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
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COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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| DRAWN BY: | CMD | JOB DATE: | 10/20/2026 |
| APPROVED: | RDL | JOB NUMBER: | 2502477 |
| CAD DATE: | 10/20/2026 | | |
| CAD FILE: | J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm PP | | |

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VIII

SHEET C.09

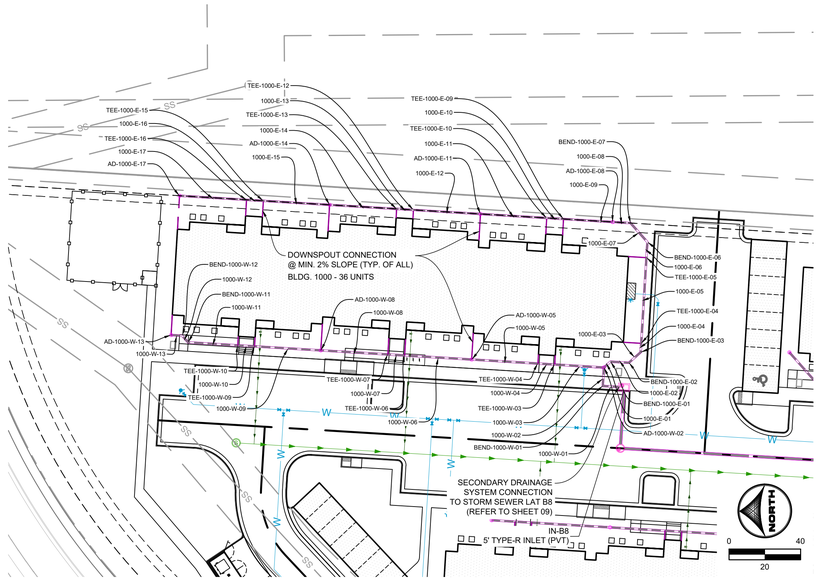
09

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:25 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




BLDG 1000
PRIVATE SECONDARY DRAINAGE SYSTEM

## APARTMENT BUILDING 1000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

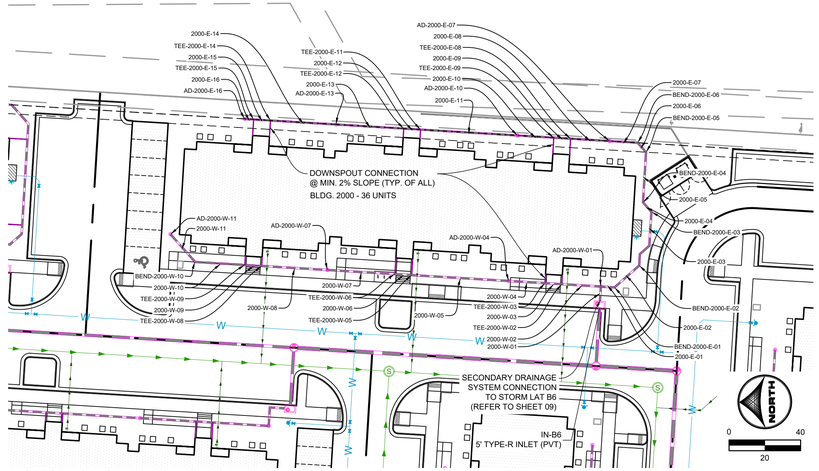
| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-1000-W-13<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6300.30<br>SUMP = 6296.9<br>INV IN = 6297.86<br>INV OUT = 6297.36 | Pipe - (119), 6" INV IN =6297.86 | 1000-W-13, 12" HDPE INV OUT =6297.36 |
| AD-1000-E-17<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6300.84<br>SUMP = 6297.1<br>INV IN = 6298.14<br>INV OUT = 6297.64 | Pipe - (100), 6" INV IN =6298.14 | 1000-E-17, 12" HDPE INV OUT =6297.64 |
| AD-1000-W-08<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6298.46<br>SUMP = 6295.9<br>INV IN = 6296.51<br>INV IN = 6297.01<br>INV OUT = 6296.41 | 1000-W-09, 12" HDPE INV IN =6296.51<br>Pipe - (116), 6" INV IN =6297.01 | 1000-W-08, 12" HDPE INV OUT =6296.41 |
| AD-1000-E-14<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6299.24<br>SUMP = 6296.2<br>INV IN = 6296.80<br>INV IN = 6297.30<br>INV OUT = 6296.70 | 1000-E-15, 12" HDPE INV IN =6296.80<br>Pipe - (103), 6" INV IN =6297.30 | 1000-E-14, 12" HDPE INV OUT =6296.70 |
| AD-1000-W-05<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6298.12<br>SUMP = 6294.1<br>INV IN = 6294.72<br>INV IN = 6295.22<br>INV OUT = 6294.62 | 1000-W-06, 12" HDPE INV IN =6294.72<br>Pipe - (113), 6" INV IN =6295.22 | 1000-W-05, 12" HDPE INV OUT =6294.62 |
| AD-1000-E-11<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6297.42<br>SUMP = 6295.3<br>INV IN = 6295.86<br>INV IN = 6296.36<br>INV OUT = 6295.76 | 1000-E-12, 12" HDPE INV IN =6295.86<br>Pipe - (106), 6" INV IN =6296.36 | 1000-E-11, 12" HDPE INV OUT =6295.76 |
| AD-1000-E-08<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.58<br>SUMP = 6294.9<br>INV IN = 6295.02<br>INV OUT = 6294.92 | 1000-E-09, 12" HDPE INV IN =6295.02 | 1000-E-08, 12" HDPE INV OUT =6294.92 |
| AD-1000-W-02<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.96<br>SUMP = 6293.3<br>INV IN = 6293.88<br>INV IN = 6293.88<br>INV OUT = 6293.78 | 1000-E-01, 12" HDPE INV IN =6293.88<br>1000-W-03, 12" HDPE INV IN =6293.88 | 1000-W-02, 12" HDPE INV OUT =6293.78 |
| IN-B8<br>5' TYPE-R INLET | RIM = 6297.44<br>SUMP = 6293.2<br>INV IN = 6293.31<br>INV OUT = 6293.21 | 1000-W-01, 12" HDPE INV IN =6293.31 | Pipe - B8I, 18" HDPE INV OUT =6293.21 |

SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| BEND-1000-W-12<br>45° HDPE BEND | INV = 6297.30 | 1000-W-13, 12" HDPE INV IN =6297.30 | 1000-W-12, 12" HDPE INV OUT =6297.30 |
| BEND-1000-W-11<br>45° HDPE BEND | INV = 6297.25 | 1000-W-12, 12" HDPE INV IN =6297.25 | 1000-W-11, 12" HDPE INV OUT =6297.25 |
| TEE-1000-E-16<br>12" X 6" HDPE TEE | INV = 6297.26 | 1000-E-17, 12" HDPE INV IN =6297.26<br>Pipe - (101), 6" INV IN =6297.51 | 1000-E-16, 12" HDPE INV OUT =6297.26 |
| TEE-1000-E-15<br>12" X 6" HDPE TEE | INV = 6297.17 | 1000-E-16, 12" HDPE INV IN =6297.17<br>Pipe - (102), 6" INV IN =6297.42 | 1000-E-15, 12" HDPE INV OUT =6297.17 |
| TEE-1000-W-10<br>12" X 6" HDPE TEE | INV = 6296.97 | 1000-W-11, 12" HDPE INV IN =6296.98<br>Pipe - (118), 6" INV IN =6297.23 | 1000-W-10, 12" HDPE INV OUT =6296.97 |
| TEE-1000-W-09<br>12" X 6" HDPE TEE | INV = 6296.88 | 1000-W-10, 12" HDPE INV IN =6296.88<br>Pipe - (117), 6" INV IN =6297.13 | 1000-W-09, 12" HDPE INV OUT =6296.88 |
| TEE-1000-E-13<br>12" X 6" HDPE TEE | INV = 6296.33 | 1000-E-14, 12" HDPE INV IN =6296.33<br>Pipe - (104), 6" INV IN =6296.58 | 1000-E-13, 12" HDPE INV OUT =6296.33 |
| TEE-1000-E-12<br>12" X 6" HDPE TEE | INV = 6296.24 | 1000-E-13, 12" HDPE INV IN =6296.24<br>Pipe - (105), 6" INV IN =6296.49 | 1000-E-12, 12" HDPE INV OUT =6296.24 |
| TEE-1000-W-07<br>12" X 6" HDPE TEE | INV = 6295.66 | 1000-W-08, 12" HDPE INV IN =6295.66<br>Pipe - (115), 6" INV IN =6295.91 | 1000-W-07, 12" HDPE INV OUT =6295.66 |
| TEE-1000-W-06<br>12" X 6" HDPE TEE | INV = 6295.47 | 1000-W-07, 12" HDPE INV IN =6295.47<br>Pipe - (114), 6" INV IN =6255.72 | 1000-W-06, 12" HDPE INV OUT =6295.47 |
| TEE-1000-E-10<br>12" X 6" HDPE TEE | INV = 6295.39 | 1000-E-11, 12" HDPE INV IN =6295.39<br>Pipe - (107), 6" INV IN =6295.64 | 1000-E-10, 12" HDPE INV OUT =6295.39 |
| TEE-1000-E-09<br>12" X 6" HDPE TEE | INV = 6295.30 | 1000-E-10, 12" HDPE INV IN =6295.30<br>Pipe - (108), 6" INV IN =6295.55 | 1000-E-09, 12" HDPE INV OUT =6295.30 |
| BEND-1000-E-07<br>45° BEND | INV = 6294.82 | 1000-E-08, 12" HDPE INV IN =6294.82 | 1000-E-07, 12" HDPE INV OUT =6294.82 |
| BEND-1000-E-06<br>45° BEND | INV = 6294.75 | 1000-E-07, 12" HDPE INV IN =6294.75 | 1000-E-06, 12" HDPE INV OUT =6294.75 |
| TEE-1000-W-04<br>12" X 6" HDPE TEE | INV = 6294.25 | 1000-W-05, 12" HDPE INV IN =6294.25<br>Pipe - (112), 6" INV IN =6294.50 | 1000-W-04, 12" HDPE INV OUT =6294.25 |
| TEE-1000-E-05<br>12" X 6" HDPE TEE | INV = 6294.61 | 1000-E-06, 12" HDPE INV IN =6294.61<br>Pipe - (109), 6" INV IN =6294.86 | 1000-E-05, 12" HDPE INV OUT =6294.61 |
| TEE-1000-W-03<br>12" X 6" HDPE TEE | INV = 6294.16 | 1000-W-04, 12" HDPE INV IN =6294.16<br>Pipe - (111), 6" INV IN =6294.41 | 1000-W-03, 12" HDPE INV OUT =6294.16 |
| TEE-1000-E-04<br>12" X 6" HDPE TEE | INV = 6294.13 | 1000-E-05, 12" HDPE INV IN =6294.13<br>Pipe - (110), 6" INV IN =6294.38 | 1000-E-04, 12" HDPE INV OUT =6294.13 |
| BEND-1000-E-03<br>45° BEND | INV = 6294.07 | 1000-E-04, 12" HDPE INV IN =6294.07 | 1000-E-03, 12" HDPE INV OUT =6294.07 |
| BEND-1000-E-02<br>45° BEND | INV = 6293.99 | 1000-E-03, 12" HDPE INV IN =6293.99 | 1000-E-02, 12" HDPE INV OUT =6293.99 |
| BEND-1000-E-01<br>45° BEND | INV = 6293.93 | 1000-E-02, 12" HDPE INV IN =6293.93 | 1000-E-01, 12" HDPE INV OUT =6293.93 |
| BEND-1000-W-01<br>90° HDPE BEND | INV = 6293.55 | 1000-W-02, 12" HDPE INV IN =6293.55 | 1000-W-01, 12" HDPE INV OUT =6293.55 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 1000-W-13 | 12" | 6.21' | 1.00% | HDPE SDR-26 |
| 1000-W-12 | 12" | 4.95' | 1.00% | HDPE SDR-26 |
| 1000-W-10 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 1000-W-09 | 12" | 37.08' | 1.00% | HDPE SDR-26 |
| 1000-W-07 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 1000-W-06 | 12" | 37.54' | 2.00% | HDPE SDR-26 |
| 1000-W-04 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 1000-W-03 | 12" | 27.51' | 1.00% | HDPE SDR-26 |
| 1000-E-04 | 12" | 5.00' | 1.25% | HDPE SDR-26 |
| 1000-E-05 | 12" | 48.00' | 1.00% | HDPE SDR-26 |
| 1000-E-09 | 12" | 27.54' | 1.00% | HDPE SDR-26 |
| 1000-E-10 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 1000-E-12 | 12" | 37.54' | 1.00% | HDPE SDR-26 |
| 1000-E-13 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 1000-E-15 | 12" | 37.08' | 1.00% | HDPE SDR-26 |
| 1000-E-16 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 1000-E-17 | 12" | 37.54' | 1.00% | HDPE SDR-26 |
| 1000-E-14 | 12" | 37.54' | 1.00% | HDPE SDR-26 |
| 1000-E-11 | 12" | 37.08' | 1.00% | HDPE SDR-26 |
| 1000-E-08 | 12" | 10.00' | 1.00% | HDPE SDR-26 |
| 1000-E-07 | 12" | 14.14' | 0.50% | HDPE SDR-26 |
| 1000-E-06 | 12" | 8.75' | 1.57% | HDPE SDR-26 |
| 1000-E-03 | 12" | 8.85' | 0.80% | HDPE SDR-26 |
| 1000-E-02 | 12" | 10.24' | 0.63% | HDPE SDR-26 |
| 1000-E-01 | 12" | 4.97' | 1.00% | HDPE SDR-26 |
| 1000-W-02 | 12" | 10.33' | 2.28% | HDPE SDR-26 |
| 1000-W-11 | 12" | 27.83' | 1.00% | HDPE SDR-26 |
| 1000-W-08 | 12" | 37.54' | 2.00% | HDPE SDR-26 |
| 1000-W-05 | 12" | 37.08' | 1.00% | HDPE SDR-26 |
| 1000-W-01 | 12" | 8.77' | 2.69% | HDPE SDR-26 |




BLDG 2000
PRIVATE SECONDARY DRAINAGE SYSTEM

## APARTMENT BUILDING 2000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-2000-W-11<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6297.88<br>SUMP = 6294.8<br>INV OUT = 6295.34 | | 2000-W-11, 12" HDPE INV OUT =6295.34 |
| AD-2000-E-13<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.80<br>SUMP = 6293.1<br>INV IN = 6293.17<br>INV OUT = 6293.07 | 2000-E-14, 12" HDPE INV IN =6293.17 | 2000-E-13, 12" HDPE INV OUT =6293.07 |
| AD-2000-W-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.66<br>SUMP = 6292.8<br>INV IN = 6293.44<br>INV OUT = 6293.34 | 2000-W-08, 12" HDPE INV IN =6293.44 | 2000-W-07, 12" HDPE INV OUT =6293.34 |
| AD-2000-E-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6294.06<br>SUMP = 6290.9<br>INV IN = 6291.49<br>INV OUT = 6291.39 | 2000-E-08, 12" HDPE INV IN =6291.49 | 2000-E-07, 12" HDPE INV OUT =6291.39 |
| AD-2000-W-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.09<br>SUMP = 6290.7<br>INV IN = 6291.31<br>INV OUT = 6291.21 | 2000-W-05, 12" HDPE INV IN =6291.31 | 2000-W-04, 12" HDPE INV OUT =6291.21 |
| AD-2000-W-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6292.88<br>SUMP = 6290.2<br>INV IN = 6290.81<br>INV IN = 6290.81<br>INV OUT = 6290.71 | 2000-E-01, 12" HDPE INV IN =6290.81<br>2000-W-02, 12" HDPE INV IN =6290.81 | 2000-W-01, 12" HDPE INV OUT =6290.71 |
| AD-2000-E-16<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6297.75<br>SUMP = 6293.7<br>INV OUT = 6294.19 | | 2000-E-16, 12" HDPE INV OUT =6294.19 |
| AD-2000-E-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6294.58<br>SUMP = 6291.4<br>INV IN = 6292.05<br>INV OUT = 6291.95 | 2000-E-11, 12" HDPE INV IN =6292.05 | 2000-E-10, 12" HDPE INV OUT =6291.95 |
| IN-B6<br>5' TYPE-R INLET | RIM = 6294.74<br>SUMP = 6290.6<br>INV IN = 6290.67<br>INV OUT = 6290.57 | 2000-W-01, 12" HDPE INV IN =6290.67 | Pipe - B6I, 18" HDPE INV OUT =6290.57 |

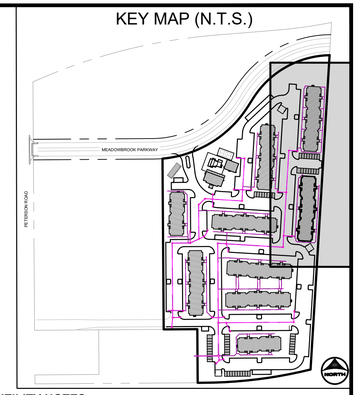
SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| TEE-2000-W-09<br>12" X 6" HDPE TEE | INV = 6294.37 | 2000-W-10, 12" HDPE INV IN =6294.37<br>Pipe - (84), 6" INV IN =6294.62 | 2000-W-09, 12" HDPE INV OUT =6294.37 |
| TEE-2000-E-15<br>12" X 6" HDPE TEE | INV = 6294.09 | 2000-E-16, 12" HDPE INV IN =6294.09<br>Pipe - (78), 6" INV IN =6294.34 | 2000-E-15, 12" HDPE INV OUT =6294.09 |
| TEE-2000-W-08<br>12" X 6" HDPE TEE | INV = 6294.18 | 2000-W-09, 12" HDPE INV IN =6294.18<br>Pipe - (83), 6" INV IN =6294.43 | 2000-W-08, 12" HDPE INV OUT =6294.18 |
| TEE-2000-E-14<br>12" X 6" HDPE TEE | INV = 6293.91 | 2000-E-15, 12" HDPE INV IN =6293.91<br>Pipe - (77), 6" INV IN =6294.16 | 2000-E-14, 12" HDPE INV OUT =6293.91 |
| TEE-2000-E-12<br>12" X 6" HDPE TEE | INV = 6292.69 | 2000-E-13, 12" HDPE INV IN =6292.69<br>Pipe - (76), 6" INV IN =6292.94 | 2000-E-12, 12" HDPE INV OUT =6292.69 |
| TEE-2000-E-11<br>12" X 6" HDPE TEE | INV = 6292.59 | 2000-E-12, 12" HDPE INV IN =6292.59<br>Pipe - (75), 6" INV IN =6292.84 | 2000-E-11, 12" HDPE INV OUT =6292.59 |
| TEE-2000-W-06<br>12" X 6" HDPE TEE | INV = 6292.59 | 2000-W-07, 12" HDPE INV IN =6292.59<br>Pipe - (82), 6" INV IN =6292.84 | 2000-W-06, 12" HDPE INV OUT =6292.59 |
| TEE-2000-W-05<br>12" X 6" HDPE TEE | INV = 6292.40 | 2000-W-06, 12" HDPE INV IN =6292.40<br>Pipe - (81), 6" INV IN =6292.65 | 2000-W-05, 12" HDPE INV OUT =6292.40 |
| TEE-2000-E-09<br>12" X 6" HDPE TEE | INV = 6291.77 | 2000-E-10, 12" HDPE INV IN =6291.77<br>Pipe - (74), 6" INV IN =6291.99 | 2000-E-09, 12" HDPE INV OUT =6291.77 |
| TEE-2000-E-08<br>12" X 6" HDPE TEE | INV = 6291.68 | 2000-E-09, 12" HDPE INV IN =6291.68<br>Pipe - (73), 6" INV IN =6291.90 | 2000-E-08, 12" HDPE INV OUT =6291.68 |
| TEE-2000-W-03<br>12" X 6" HDPE TEE | INV = 6291.05 | 2000-W-04, 12" HDPE INV IN =6291.05<br>Pipe - (80), 6" INV IN =6291.06 | 2000-W-03, 12" HDPE INV OUT =6291.05 |
| TEE-2000-W-02<br>12" X 6" HDPE TEE | INV = 6290.98 | 2000-W-03, 12" HDPE INV IN =6290.98<br>Pipe - (79), 6" INV IN =6290.87 | 2000-W-02, 12" HDPE INV OUT =6290.98 |
| BEND-2000-E-03<br>45° BEND | INV = 6291.10 | 2000-E-04, 12" HDPE INV IN =6291.10 | 2000-E-03, 12" HDPE INV OUT =6291.10 |
| BEND-2000-E-02<br>45° BEND | INV = 6290.94 | 2000-E-03 (1) (1), 12" HDPE INV IN =6290.94 | 2000-E-02, 12" HDPE INV OUT =6290.94 |
| BEND-2000-E-06<br>45° BEND | INV = 6291.31 | 2000-E-07, 12" HDPE INV IN =6291.31 | 2000-E-06, 12" HDPE INV OUT =6291.31 |
| BEND-2000-E-05<br>45° BEND | INV = 6291.28<br>INV = 6291.28 | 2000-E-06, 12" HDPE INV IN =6291.28 | 2000-E-05, 12" HDPE INV OUT =6291.28<br>2000-E-05 (1), 12" HDPE INV OUT =6291.28 |
| BEND-2000-E-04<br>45° BEND | INV = 6291.14 | 2000-E-05 (1), 12" HDPE INV IN =6291.14<br>2000-E-05, 12" HDPE INV IN =6291.14 | 2000-E-04, 12" HDPE INV OUT =6291.14 |
| BEND-2000-E-01<br>45° BEND | INV = 6290.85 | 2000-E-02, 12" HDPE INV IN =6290.85 | 2000-E-01, 12" HDPE INV OUT =6290.85 |
| BEND-2000-W-10<br>45° HDPE BEND | INV = 6294.92 | 2000-W-11, 12" HDPE INV IN =6294.92 | 2000-W-10, 12" HDPE INV OUT =6294.92 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 2000-W-11 | 12" | 20.80' | 2.00% | HDPE SDR-26 |
| 2000-E-08 | 12" | 21.67' | 0.88% | HDPE SDR-26 |
| 2000-E-02 | 12" | 18.38' | 0.50% | HDPE SDR-26 |
| 2000-E-03 | 12" | 19.00' | 0.50% | HDPE SDR-26 |
| 2000-W-07 | 12" | 37.79' | 2.00% | HDPE SDR-26 |
| 2000-E-13 | 12" | 37.79' | 1.00% | HDPE SDR-26 |
| 2000-W-09 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 2000-W-08 | 12" | 36.83' | 2.00% | HDPE SDR-26 |
| 2000-W-06 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 2000-W-05 | 12" | 54.33' | 2.00% | HDPE SDR-26 |
| 2000-W-03 | 12" | 9.42' | 0.78% | HDPE SDR-26 |
| 2000-W-02 | 12" | 21.87' | 0.78% | HDPE SDR-26 |
| 2000-E-15 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 2000-E-14 | 12" | 36.83' | 2.00% | HDPE SDR-26 |
| 2000-E-12 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 2000-E-11 | 12" | 54.33' | 1.00% | HDPE SDR-26 |
| 2000-E-09 | 12" | 9.42' | 0.88% | HDPE SDR-26 |
| 2000-E-16 | 12" | 5.00' | 2.00% | HDPE SDR-26 |
| 2000-E-10 | 12" | 20.29' | 0.88% | HDPE SDR-26 |
| 2000-E-07 | 12" | 15.67' | 0.50% | HDPE SDR-26 |
| 2000-E-06 | 12" | 7.07' | 0.50% | HDPE SDR-26 |
| 2000-E-05 | 12" | 28.08' | 0.50% | HDPE SDR-26 |
| 2000-E-04 | 12" | 7.07' | 0.50% | HDPE SDR-26 |
| 2000-E-01 | 12" | 7.67' | 0.49% | HDPE SDR-26 |
| 2000-W-01 | 12" | 8.19' | 0.50% | HDPE SDR-26 |
| 2000-W-10 | 12" | 27.83' | 2.00% | HDPE SDR-26 |
| 2000-W-04 | 12" | 20.29' | 0.78% | HDPE SDR-26 |

KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

## SECONDARY DRAINAGE SYSTEM NOTES:

1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTION PIPES ARE 6" DIAMETER HDPE FROM THE DOWNSPOUT CONNECTION TO THE SECONDARY DRAINAGE SYSTEM SYSTEM MAIN LINE. SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HDPE, AND LANDSCAPE DRAINS ARE 12" DIAMETER ADS DRAIN BASINS WITH A 12" DOME GRATE. SECONDARY DRAINAGE SYSTEMS CONNECT EITHER TO PRIVATE HDPE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR STORM MANHOLES.
3. ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
4. ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
5. A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

COLORADO LICENSED
RICHARD D. MURPHY
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD | JOB DATE: 10/20/2026
APPROVED: RDL | JOB NUMBER: 2502477
CAD DATE: 10/20/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm RD

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN I

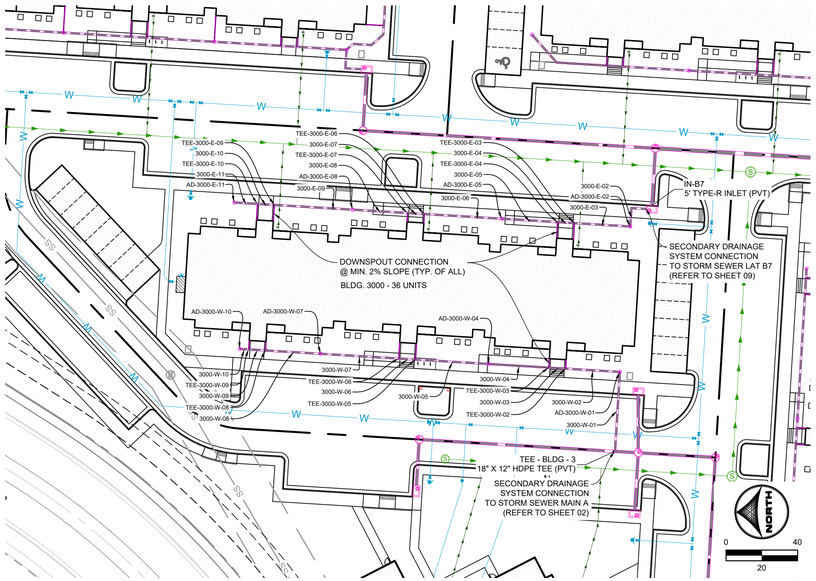
SHEET C.10 | 10

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

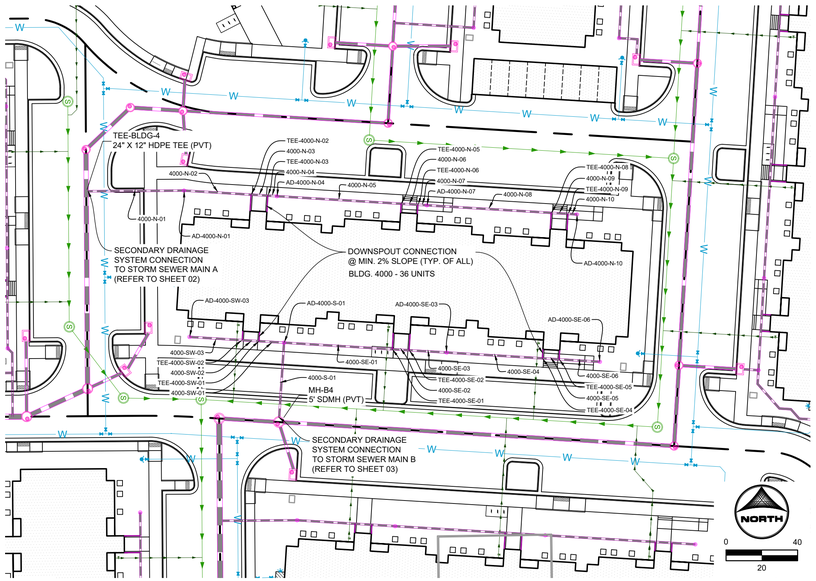
DOMBROWSKI, COLIN, 10/20/2026 11:25 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




BLDG 3000
PRIVATE SECONDARY DRAINAGE SYSTEM




BLDG 4000
PRIVATE SECONDARY DRAINAGE SYSTEM

## APARTMENT BUILDING 3000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-3000-W-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.32<br>SUMP = 6293.2<br>INV OUT = 6293.67 | | 3000-W-10, 12" HDPE INV OUT =6293.67 |
| AD-3000-W-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.55<br>SUMP = 6290.1<br>INV IN = 6290.68<br>INV OUT = 6290.58 | 3000-W-02, 12" HDPE INV IN =6290.68 | 3000-W-01, 12" HDPE INV OUT =6290.58 |
| AD-3000-W-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.44<br>SUMP = 6292.6<br>INV IN = 6293.22<br>INV OUT = 6293.12 | 3000-W-08, 12" HDPE INV IN =6293.22 | 3000-W-07, 12" HDPE INV OUT =6293.12 |
| AD-3000-W-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.83<br>SUMP = 6291.6<br>INV IN = 6292.18<br>INV OUT = 6292.08 | 3000-W-05, 12" HDPE INV IN =6292.18 | 3000-W-04, 12" HDPE INV OUT =6292.08 |
| AD-3000-E-02<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.53<br>SUMP = 6291.4<br>INV IN = 6292.00<br>INV OUT = 6291.90 | 3000-E-03, 12" HDPE INV IN =6292.00 | 3000-E-02, 12" HDPE INV OUT =6291.90 |
| AD-3000-E-11<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.40<br>SUMP = 6293.9<br>INV OUT = 6294.40 | | 3000-E-11, 12" HDPE INV OUT =6294.40 |
| AD-3000-E-05<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.33<br>SUMP = 6292.2<br>INV IN = 6292.81<br>INV OUT = 6292.71 | 3000-E-06, 12" HDPE INV IN =6292.81 | 3000-E-05, 12" HDPE INV OUT =6292.71 |
| AD-3000-E-08<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6296.30<br>SUMP = 6293.1<br>INV IN = 6293.74<br>INV OUT = 6293.64 | 3000-E-09, 12" HDPE INV IN =6293.74 | 3000-E-08, 12" HDPE INV OUT =6293.64 |
| IN-B7<br>5' TYPE-R INLET | RIM = 6295.80<br>SUMP = 6291.4<br>INV IN = 6291.52<br>INV OUT = 6291.41 | Pipe - (396), 12" HDPE INV IN =6291.52 | Pipe - B7I, 18" HDPE INV OUT =6291.41 |

SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| TEE-3000-W-09<br>12" X 6" HDPE TEE | INV = 6293.62 | 3000-W-10, 12" HDPE INV IN =6293.62<br>Pipe - (184), 6" INV IN =6293.87 | 3000-W-09, 12" HDPE INV OUT =6293.62 |
| TEE-3000-W-08<br>12" X 6" HDPE TEE | INV = 6293.53 | 3000-W-09, 12" HDPE INV IN =6293.53<br>Pipe - (185), 6" INV IN =6293.78 | 3000-W-08, 12" HDPE INV OUT =6293.53 |
| TEE-3000-W-06<br>12" X 6" HDPE TEE | INV = 6292.69 | 3000-W-07, 12" HDPE INV IN =6292.69<br>Pipe - (186), 6" INV IN =6292.94 | 3000-W-06, 12" HDPE INV OUT =6292.69 |
| TEE-3000-W-05<br>12" X 6" HDPE TEE | INV = 6292.59 | 3000-W-06, 12" HDPE INV IN =6292.59<br>Pipe - (187), 6" INV IN =6292.84 | 3000-W-05, 12" HDPE INV OUT =6292.59 |
| TEE-3000-W-03<br>12" X 6" HDPE TEE | INV = 6291.44 | 3000-W-04, 12" HDPE INV IN =6291.44<br>Pipe - (188), 6" INV IN =6291.68 | 3000-W-03, 12" HDPE INV OUT =6291.44 |
| TEE-3000-W-02<br>12" X 6" HDPE TEE | INV = 6291.26 | 3000-W-03, 12" HDPE INV IN =6291.26<br>Pipe - (189), 6" INV IN =6291.47 | 3000-W-02, 12" HDPE INV OUT =6291.26 |
| TEE - BLDG - 3<br>18" X 12" HDPE TEE | INV = 6289.89 | Pipe - A7M, 18" HDPE INV IN =6289.89<br>3000-W-01, 12" HDPE INV IN =6290.14 | Pipe - AT3, 18" HDPE INV OUT =6289.89 |
| TEE-3000-E-10<br>12" X 6" HDPE TEE | INV = 6294.27 | 3000-E-11, 12" HDPE INV IN =6294.27<br>Pipe - (156), 6" INV IN =6293.83 | 3000-E-10, 12" HDPE INV OUT =6294.27 |
| TEE-3000-E-09<br>12" X 6" HDPE TEE | INV = 6294.18 | 3000-E-10, 12" HDPE INV IN =6294.18<br>Pipe - (169), 6" INV IN =6293.74 | 3000-E-09, 12" HDPE INV OUT =6294.18 |
| TEE-3000-E-07<br>12" X 6" HDPE TEE | INV = 6293.33 | 3000-E-08, 12" HDPE INV IN =6293.33<br>Pipe - (170), 6" INV IN =6292.90 | 3000-E-07, 12" HDPE INV OUT =6293.33 |
| TEE-3000-E-06<br>12" X 6" HDPE TEE | INV = 6293.24 | 3000-E-07, 12" HDPE INV IN =6293.24<br>Pipe - (171), 6" INV IN =6292.80 | 3000-E-06, 12" HDPE INV OUT =6293.24 |
| TEE-3000-E-04<br>12" X 6" HDPE TEE | INV = 6292.40 | 3000-E-05, 12" HDPE INV IN =6292.40<br>Pipe - (172), 6" INV IN =6291.96 | 3000-E-04, 12" HDPE INV OUT =6292.40 |
| TEE-3000-E-03<br>12" X 6" HDPE TEE | INV = 6292.31 | 3000-E-04, 12" HDPE INV IN =6292.31<br>Pipe - (173), 6" INV IN =6291.86 | 3000-E-03, 12" HDPE INV OUT =6292.31 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 3000-W-10 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 3000-W-09 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 3000-W-08 | 12" | 30.84' | 1.00% | HDPE SDR-26 |
| 3000-W-07 | 12" | 43.78' | 1.00% | HDPE SDR-26 |
| 3000-W-06 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 3000-W-05 | 12" | 41.12' | 1.00% | HDPE SDR-26 |
| 3000-W-04 | 12" | 33.51' | 1.90% | HDPE SDR-26 |
| 3000-W-03 | 12" | 9.42' | 1.90% | HDPE SDR-26 |
| 3000-W-02 | 12" | 30.37' | 1.90% | HDPE SDR-26 |
| 3000-W-01 | 12" | 44.50' | 1.00% | HDPE SDR-26 |
| 3000-E-06 | 12" | 30.74' | 1.00% | HDPE SDR-26 |
| 3000-E-07 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 3000-E-06 | 12" | 43.28' | 1.00% | HDPE SDR-26 |
| 3000-E-05 | 12" | 31.34' | 1.00% | HDPE SDR-26 |
| 3000-E-04 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 3000-E-03 | 12" | 31.26' | 1.00% | HDPE SDR-26 |
| 3000-E-02 | 12" | 10.34' | 1.64% | HDPE SDR-26 |
| 3000-E-11 | 12" | 13.00' | 1.00% | HDPE SDR-26 |
| 3000-E-10 | 12" | 9.42' | 0.96% | HDPE SDR-26 |
| 3000-E-09 | 12" | 43.89' | 1.00% | HDPE SDR-26 |

## APARTMENT BUILDING 4000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| MH-B4<br>SDMH | 60"<br>RIM = 6292.14<br>SUMP = 6286.9<br>INV IN = 6287.00<br>INV IN = 6287.50<br>INV OUT = 6286.90 | Pipe - B5M, 24" HDPE INV IN =6287.00<br>4000-S-01, 12" HDPE INV IN =6287.50<br>Pipe - B4I, 18" HDPE INV IN =6287.50 | Pipe - B4M, 24" HDPE INV OUT =6286.90 |
| AD-4000-S-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.43<br>SUMP = 6287.3<br>INV IN = 6288.14<br>INV IN = 6288.14<br>INV OUT = 6287.84 | 4000-SE-01, 12" HDPE INV IN =6288.14<br>4000-SW-01, 12" HDPE INV IN =6288.14 | 4000-S-01, 12" HDPE INV OUT =6287.84 |
| AD-4000-N-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.33<br>SUMP = 6287.9<br>INV IN = 6288.36<br>INV OUT = 6288.36 | 4000-N-05, 12" HDPE INV IN =6288.36 | 4000-N-04, 12" HDPE INV OUT =6288.36 |
| AD-4000-N-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.20<br>SUMP = 6287.2<br>INV IN = 6287.84<br>INV OUT = 6287.74 | 4000-N-02, 12" HDPE INV IN =6287.84 | 4000-N-01, 12" HDPE INV OUT =6287.74 |
| AD-4000-SW-03<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.18<br>SUMP = 6288.2<br>INV OUT = 6288.67 | | 4000-SW-03, 12" HDPE INV OUT =6288.67 |
| AD-4000-SE-03<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6293.94<br>SUMP = 6289.5<br>INV IN = 6290.05<br>INV OUT = 6289.95 | 4000-SE-04, 12" HDPE INV IN =6290.05 | 4000-SE-03, 12" HDPE INV OUT =6289.95 |
| AD-4000-N-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6294.16<br>SUMP = 6288.7<br>INV IN = 6289.30<br>INV OUT = 6289.20 | 4000-N-08, 12" HDPE INV IN =6289.30 | 4000-N-07, 12" HDPE INV OUT =6289.20 |
| AD-4000-SE-06<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.04<br>SUMP = 6291.3<br>INV OUT = 6291.77 | | 4000-SE-06, 12" HDPE INV OUT =6291.77 |
| AD-4000-N-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.69<br>SUMP = 6290.5<br>INV OUT = 6290.98 | | 4000-N-10, 12" HDPE INV OUT =6290.98 |

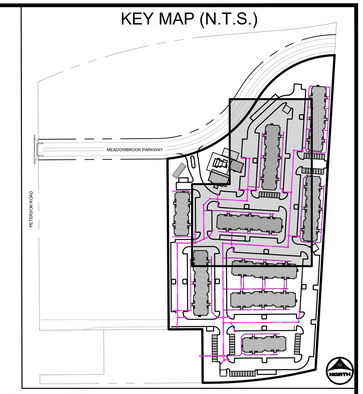
SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| TEE-BLDG-4<br>24" X 12" HDPE TEE | INV = 6286.27 | Pipe - A4.2M, 30" HDPE INV IN =6286.27<br>4000-N-01, 12" HDPE INV IN =6287.02 | Pipe - AT4, 30" HDPE INV OUT =6286.27 |
| TEE-4000-SE-02<br>12" X 6" HDPE TEE | INV = 6289.53 | 4000-SE-03, 12" HDPE INV IN =6289.53<br>Pipe - (323), 6" INV IN =6289.78 | 4000-SE-02, 12" HDPE INV OUT =6289.53 |
| TEE-4000-SE-01<br>12" X 6" HDPE TEE | INV = 6289.34 | 4000-SE-02, 12" HDPE INV IN =6289.34<br>Pipe - (322), 6" INV IN =6289.59 | 4000-SE-01, 12" HDPE INV OUT =6289.34 |
| TEE-4000-N-06<br>12" X 6" HDPE TEE | INV = 6289.15 | 4000-N-07, 12" HDPE INV IN =6289.15<br>Pipe - (316), 6" INV IN =6289.40 | 4000-N-06, 12" HDPE INV OUT =6289.15 |
| TEE-4000-N-05<br>12" X 6" HDPE TEE | INV = 6289.06 | 4000-N-06, 12" HDPE INV IN =6289.06<br>Pipe - (317), 6" INV IN =6289.31 | 4000-N-05, 12" HDPE INV OUT =6289.06 |
| TEE-4000-SW-02<br>12" X 6" HDPE TEE | INV = 6288.37 | 4000-SW-03, 12" HDPE INV IN =6288.37<br>Pipe - (320), 6" INV IN =6288.62 | 4000-SW-02, 12" HDPE INV OUT =6288.37 |
| TEE-4000-N-03<br>12" X 6" HDPE TEE | INV = 6288.31 | 4000-N-04, 12" HDPE INV IN =6288.31<br>Pipe - (318), 6" INV IN =6288.56 | 4000-N-03, 12" HDPE INV OUT =6288.31 |
| TEE-4000-SW-01<br>12" X 6" HDPE TEE | INV = 6288.28 | 4000-SW-02, 12" HDPE INV IN =6288.28<br>Pipe - (321), 6" INV IN =6288.53 | 4000-SW-01, 12" HDPE INV OUT =6288.28 |
| TEE-4000-N-02<br>12" X 6" HDPE TEE | INV = 6288.22 | 4000-N-03, 12" HDPE INV IN =6288.22<br>Pipe - (319), 6" INV IN =6288.47 | 4000-N-02, 12" HDPE INV OUT =6288.22 |
| TEE-4000-SE-05<br>12" X 6" HDPE TEE | INV = 6291.31 | 4000-SE-06, 12" HDPE INV IN =6291.31<br>Pipe - (325), 6" INV IN =6291.56 | 4000-SE-05, 12" HDPE INV OUT =6291.31 |
| TEE-4000-SE-04<br>12" X 6" HDPE TEE | INV = 6291.12 | 4000-SE-05, 12" HDPE INV IN =6291.12<br>Pipe - (324), 6" INV IN =6291.37 | 4000-SE-04, 12" HDPE INV OUT =6291.12 |
| TEE-4000-N-09<br>12" X 6" HDPE TEE | INV = 6290.88 | 4000-N-10, 12" HDPE INV IN =6290.88<br>Pipe - (314), 6" INV IN =6291.13 | 4000-N-09, 12" HDPE INV OUT =6290.88 |
| TEE-4000-N-08<br>12" X 6" HDPE TEE | INV = 6290.69 | 4000-N-09, 12" HDPE INV IN =6290.69<br>Pipe - (315), 6" INV IN =6290.94 | 4000-N-08, 12" HDPE INV OUT =6290.69 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 4000-S-01 | 12" | 44.50' | 0.76% | HDPE SDR-26 |
| 4000-N-08 | 12" | 69.63' | 2.00% | HDPE SDR-26 |
| 4000-N-07 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 4000-N-06 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 4000-N-05 | 12" | 69.62' | 1.00% | HDPE SDR-26 |
| 4000-N-04 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 4000-N-03 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 4000-N-02 | 12" | 37.54' | 1.00% | HDPE SDR-26 |
| 4000-N-01 | 12" | 54.64' | 1.31% | HDPE SDR-26 |
| 4000-SE-06 | 12" | 22.79' | 2.00% | HDPE SDR-26 |
| 4000-SE-05 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 4000-SE-04 | 12" | 53.56' | 2.00% | HDPE SDR-26 |
| 4000-SE-03 | 12" | 21.07' | 2.00% | HDPE SDR-26 |
| 4000-SE-02 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 4000-SE-01 | 12" | 60.63' | 1.98% | HDPE SDR-26 |
| 4000-SW-01 | 12" | 14.00' | 1.00% | HDPE SDR-26 |
| 4000-SW-02 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 4000-SW-03 | 12" | 29.54' | 1.00% | HDPE SDR-26 |
| 4000-N-10 | 12" | 5.00' | 2.00% | HDPE SDR-26 |
| 4000-N-09 | 12" | 9.42' | 2.00% | HDPE SDR-26 |

KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

## SECONDARY DRAINAGE SYSTEM NOTES:

1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTION PIPES ARE 6" DIAMETER HDPE FROM THE DOWNSPOUT CONNECTION TO THE SECONDARY DRAINAGE SYSTEM SYSTEM MAIN LINE. SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HDPE, AND LANDSCAPE DRAINS ARE 12" DIAMETER ADS DRAIN BASINS WITH A 12" DOME GRATE. SECONDARY DRAINAGE SYSTEMS CONNECT EITHER TO PRIVATE HDPE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR STORM MANHOLES.
3. ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
4. ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
5. A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

COLORADO LICENSED
RICHARD D. LEWIS
53921
10/20/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD | JOB DATE: 10/20/2026
APPROVED: RDL | JOB NUMBER: 2502477
CAD DATE: 10/20/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm RD

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

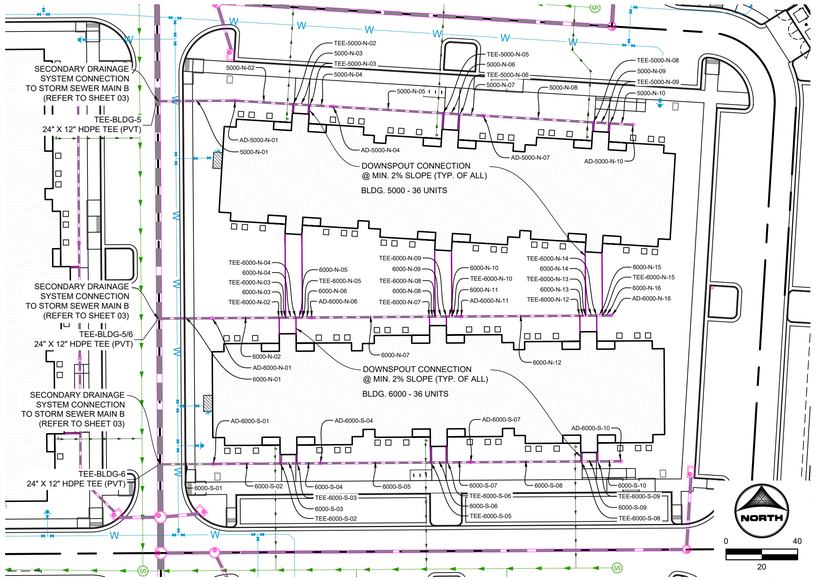
CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN II

SHEET C.11 | 11

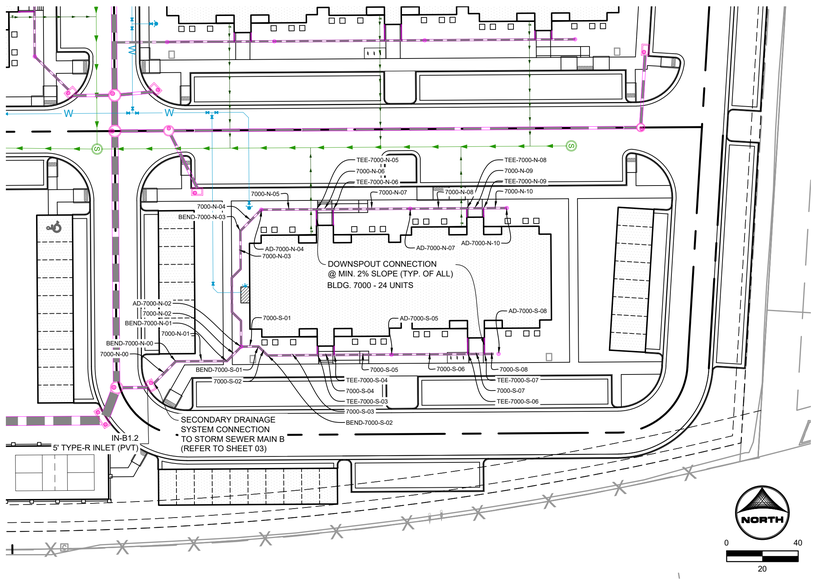
HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




BLDG 5000 & BLDG 6000
PRIVATE SECONDARY DRAINAGE SYSTEM




BLDG 7000
PRIVATE SECONDARY DRAINAGE SYSTEM

## APARTMENT BUILDING 5000 & BLDG 6000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-6000-S-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.58<br>SUMP = 6288.4<br>INV OUT = 6288.94 | | 6000-S-10, 12" HDPE INV OUT =6288.94 |
| AD-6000-S-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.53<br>SUMP = 6286.7<br>INV IN = 6287.26<br>INV OUT = 6287.16 | 6000-S-08, 12" HDPE INV IN =6287.26 | 6000-S-07, 12" HDPE INV OUT =6287.16 |
| AD-6000-N-16<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.49<br>SUMP = 6288.0<br>INV OUT = 6288.46 | | 6000-N-16, 12" HDPE INV OUT =6288.46 |
| AD-6000-N-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6288.67<br>SUMP = 6285.1<br>INV IN = 6285.72<br>INV OUT = 6285.62 | 6000-N-02, 12" HDPE INV IN =6285.72 | 6000-N-01, 12" HDPE INV OUT =6285.62 |
| AD-6000-S-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6288.63<br>SUMP = 6285.2<br>INV IN = 6285.85<br>INV OUT = 6285.75 | 6000-S-05, 12" HDPE INV IN =6285.85 | 6000-S-04, 12" HDPE INV OUT =6285.75 |
| AD-6000-N-06<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6288.51<br>SUMP = 6285.0<br>INV IN = 6286.19<br>INV OUT = 6286.09 | 6000-N-07, 12" HDPE INV IN =6286.19 | 6000-N-06, 12" HDPE INV OUT =6286.09 |
| AD-6000-S-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6288.17<br>SUMP = 6284.5<br>INV IN = 6285.15<br>INV OUT = 6285.05 | 6000-S-02, 12" HDPE INV IN =6285.15 | 6000-S-01, 12" HDPE INV OUT =6285.05 |
| AD-6000-N-11<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.82<br>SUMP = 6287.0<br>INV IN = 6287.62<br>INV OUT = 6287.52 | 6000-N-12, 12" HDPE INV IN =6287.62 | 6000-N-11, 12" HDPE INV OUT =6287.52 |
| AD-5000-N-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6292.47<br>SUMP = 6287.7<br>INV IN = 6288.27<br>INV OUT = 6288.17 | 5000-N-05, 12" HDPE INV IN =6288.27 | 5000-N-04, 12" HDPE INV OUT =6288.17 |
| AD-5000-N-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6292.19<br>SUMP = 6287.0<br>INV IN = 6287.63<br>INV OUT = 6287.53 | 5000-N-02, 12" HDPE INV IN =6287.63 | 5000-N-01, 12" HDPE INV OUT =6287.53 |
| AD-5000-N-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6295.87<br>SUMP = 6291.0<br>INV OUT = 6291.50 | | 5000-N-10, 12" HDPE INV OUT =6291.50 |
| AD-5000-N-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6294.01<br>SUMP = 6289.2<br>INV IN = 6289.82<br>INV OUT = 6289.72 | 5000-N-08, 12" HDPE INV IN =6289.82 | 5000-N-07, 12" HDPE INV OUT =6289.72 |

SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| TEE-5000-N-03<br>12" X 6" HDPE TEE | INV = 6288.04 | 5000-N-04, 12" HDPE INV IN =6288.04<br>Pipe - (343), 6" INV IN =6287.93 | 5000-N-03, 12" HDPE INV OUT =6288.04 |
| TEE-5000-N-02<br>12" X 6" HDPE TEE | INV = 6287.95 | 5000-N-03, 12" HDPE INV IN =6287.95<br>Pipe - (342), 6" INV IN =6287.74 | 5000-N-02, 12" HDPE INV OUT =6287.95 |
| TEE-6000-N-10<br>12" X 6" HDPE TEE | INV = 6287.44 | 6000-N-11, 12" HDPE INV IN =6287.44<br>Pipe - (357), 6" INV IN =6287.67 | 6000-N-10, 12" HDPE INV OUT =6287.44 |
| TEE-6000-N-09<br>12" X 6" HDPE TEE | INV = 6287.39 | 6000-N-10, 12" HDPE INV IN =6287.39<br>Pipe - (362), 6" INV IN =6287.61 | 6000-N-09, 12" HDPE INV OUT =6287.39 |
| TEE-6000-N-05<br>12" X 6" HDPE TEE | INV = 6286.05 | 6000-N-06, 12" HDPE INV IN =6286.05<br>Pipe - (355), 6" INV IN =6285.95 | 6000-N-05, 12" HDPE INV OUT =6286.05 |
| TEE-6000-N-04<br>12" X 6" HDPE TEE | INV = 6286.02 | 6000-N-05, 12" HDPE INV IN =6286.02<br>Pipe - (364), 6" INV IN =6285.91 | 6000-N-04, 12" HDPE INV OUT =6286.02 |
| TEE-6000-N-03<br>12" X 6" HDPE TEE | INV = 6285.98 | 6000-N-04, 12" HDPE INV IN =6285.98<br>Pipe - (354), 6" INV IN =6285.85 | 6000-N-03, 12" HDPE INV OUT =6285.98 |
| TEE-6000-N-02<br>12" X 6" HDPE TEE | INV = 6285.95 | 6000-N-03, 12" HDPE INV IN =6285.95<br>Pipe - (365), 6" INV IN =6285.82 | 6000-N-02, 12" HDPE INV OUT =6285.95 |
| TEE-BLDG-5/6<br>24" X 12" HDPE TEE | INV = 6284.43 | Pipe - BT5, 36" HDPE INV IN =6284.43<br>6000-N-01, 12" HDPE INV IN =6285.43 | Pipe - BT56, 36" HDPE INV OUT =6284.43 |
| TEE-6000-S-03<br>12" X 6" HDPE TEE | INV = 6285.62 | 6000-S-04, 12" HDPE INV IN =6285.62<br>Pipe - (349), 6" INV IN =6285.50 | 6000-S-03, 12" HDPE INV OUT =6285.62 |
| TEE-6000-S-02<br>12" X 6" HDPE TEE | INV = 6285.53 | 6000-S-03, 12" HDPE INV IN =6285.53<br>Pipe - (348), 6" INV IN =6285.41 | 6000-S-02, 12" HDPE INV OUT =6285.53 |
| TEE-5000-N-06<br>12" X 6" HDPE TEE | INV = 6289.50 | 5000-N-07, 12" HDPE INV IN =6289.50<br>Pipe - (345), 6" INV IN =6289.71 | 5000-N-06, 12" HDPE INV OUT =6289.50 |
| TEE-6000-N-08<br>12" X 6" HDPE TEE | INV = 6287.29 | 6000-N-09, 12" HDPE INV IN =6287.29<br>Pipe - (358), 6" INV IN =6287.46 | 6000-N-08, 12" HDPE INV OUT =6287.29 |
| TEE-6000-N-07<br>12" X 6" HDPE TEE | INV = 6287.24 | 6000-N-08, 12" HDPE INV IN =6287.24<br>Pipe - (363), 6" INV IN =6287.42 | 6000-N-07, 12" HDPE INV OUT =6287.24 |
| TEE-BLDG-5<br>24" X 12" HDPE TEE | INV = 6285.32 | Pipe - B3.2M, 36" HDPE INV IN =6285.32<br>5000-N-01, 12" HDPE INV IN =6286.32 | Pipe - BT5, 36" HDPE INV OUT =6285.32 |
| TEE-6000-S-06<br>12" X 6" HDPE TEE | INV = 6286.96 | 6000-S-07, 12" HDPE INV IN =6286.96<br>Pipe - (351), 6" INV IN =6287.15 | 6000-S-06, 12" HDPE INV OUT =6286.96 |
| TEE-6000-S-05<br>12" X 6" HDPE TEE | INV = 6286.81 | 6000-S-06, 12" HDPE INV IN =6286.81<br>Pipe - (350), 6" INV IN =6286.96 | 6000-S-05, 12" HDPE INV OUT =6286.81 |
| TEE-5000-N-05<br>12" X 6" HDPE TEE | INV = 6289.33 | 5000-N-06, 12" HDPE INV IN =6289.33<br>Pipe - (344), 6" INV IN =6289.52 | 5000-N-05, 12" HDPE INV OUT =6289.33 |
| TEE-6000-S-09<br>12" X 6" HDPE TEE | INV = 6288.68 | 6000-S-10, 12" HDPE INV IN =6288.68<br>Pipe - (353), 6" INV IN =6288.93 | 6000-S-09, 12" HDPE INV OUT =6288.68 |
| TEE-6000-S-08<br>12" X 6" HDPE TEE | INV = 6288.49 | 6000-S-09, 12" HDPE INV IN =6288.49<br>Pipe - (352), 6" INV IN =6288.74 | 6000-S-08, 12" HDPE INV OUT =6288.49 |
| TEE-6000-N-15<br>12" X 6" HDPE TEE | INV = 6288.41 | 6000-N-16, 12" HDPE INV IN =6288.41<br>Pipe - (359), 6" INV IN =6288.66 | 6000-N-15, 12" HDPE INV OUT =6288.41 |
| TEE-6000-N-14<br>12" X 6" HDPE TEE | INV = 6288.38 | 6000-N-15, 12" HDPE INV IN =6288.38<br>Pipe - (360), 6" INV IN =6288.63 | 6000-N-14, 12" HDPE INV OUT =6288.38 |
| TEE-6000-N-13<br>12" X 6" HDPE TEE | INV = 6288.32 | 6000-N-14, 12" HDPE INV IN =6288.32<br>Pipe - (358), 6" INV IN =6288.57 | 6000-N-13, 12" HDPE INV OUT =6288.32 |
| TEE-6000-N-12<br>12" X 6" HDPE TEE | INV = 6288.28 | 6000-N-13, 12" HDPE INV IN =6288.28<br>Pipe - (361), 6" INV IN =6288.53 | 6000-N-12, 12" HDPE INV OUT =6288.28 |
| TEE-5000-N-09<br>12" X 6" HDPE TEE | INV = 6291.24 | 5000-N-10, 12" HDPE INV IN =6291.24<br>Pipe - (347), 6" INV IN =6291.49 | 5000-N-09, 12" HDPE INV OUT =6291.24 |
| TEE-5000-N-08<br>12" X 6" HDPE TEE | INV = 6291.05 | 5000-N-09, 12" HDPE INV IN =6291.05<br>Pipe - (346), 6" INV IN =6291.30 | 5000-N-08, 12" HDPE INV OUT =6291.05 |
| TEE-BLDG-6<br>24" X 12" HDPE TEE | INV = 6283.84 | Pipe - BT56, 36" HDPE INV IN =6283.84<br>6000-S-01, 12" HDPE INV IN =6284.84 | Pipe - BT6, 36" HDPE INV OUT =6283.84 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 6000-N-06 | 12" | 5.00' | 0.75% | HDPE SDR-26 |
| 6000-N-05 | 12" | 3.60' | 0.75% | HDPE SDR-26 |
| 6000-N-04 | 12" | 5.80' | 0.75% | HDPE SDR-26 |
| 6000-N-03 | 12" | 3.62' | 0.75% | HDPE SDR-26 |
| 6000-N-02 | 12" | 37.54' | 0.62% | HDPE SDR-26 |
| 6000-N-01 | 12" | 29.53' | 0.65% | HDPE SDR-26 |
| 6000-S-10 | 12" | 13.00' | 2.00% | HDPE SDR-26 |
| 6000-S-09 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 6000-S-08 | 12" | 61.62' | 2.00% | HDPE SDR-26 |
| 6000-S-07 | 12" | 13.00' | 1.56% | HDPE SDR-26 |
| 6000-S-06 | 12" | 9.42' | 1.56% | HDPE SDR-26 |
| 6000-S-05 | 12" | 61.62' | 1.56% | HDPE SDR-26 |
| 6000-S-04 | 12" | 13.00' | 0.97% | HDPE SDR-26 |
| 6000-S-03 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 6000-S-02 | 12" | 37.54' | 1.00% | HDPE SDR-26 |
| 6000-S-01 | 12" | 29.53' | 0.70% | HDPE SDR-26 |
| 5000-N-10 | 12" | 13.00' | 2.00% | HDPE SDR-26 |
| 5000-N-09 | 12" | 9.42' | 2.00% | HDPE SDR-26 |
| 5000-N-08 | 12" | 61.62' | 2.00% | HDPE SDR-26 |
| 5000-N-07 | 12" | 13.00' | 1.73% | HDPE SDR-26 |
| 5000-N-06 | 12" | 9.42' | 1.73% | HDPE SDR-26 |
| 5000-N-05 | 12" | 61.62' | 1.73% | HDPE SDR-26 |
| 5000-N-04 | 12" | 13.00' | 1.00% | HDPE SDR-26 |
| 5000-N-03 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 5000-N-02 | 12" | 32.45' | 1.00% | HDPE SDR-26 |
| 5000-N-01 | 12" | 43.19' | 2.79% | HDPE SDR-26 |
| 6000-N-16 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 6000-N-15 | 12" | 3.21' | 1.00% | HDPE SDR-26 |
| 6000-N-14 | 12" | 6.18' | 1.00% | HDPE SDR-26 |
| 6000-N-13 | 12" | 3.24' | 1.00% | HDPE SDR-26 |
| 6000-N-12 | 12" | 66.49' | 1.00% | HDPE SDR-26 |
| 6000-N-11 | 12" | 5.00' | 1.59% | HDPE SDR-26 |
| 6000-N-10 | 12" | 3.14' | 1.59% | HDPE SDR-26 |
| 6000-N-09 | 12" | 6.26' | 1.59% | HDPE SDR-26 |
| 6000-N-08 | 12" | 3.16' | 1.59% | HDPE SDR-26 |
| 6000-N-07 | 12" | 66.03' | 1.59% | HDPE SDR-26 |

## APARTMENT BUILDING 7000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-7000-N-02<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.66<br>SUMP = 6284.9<br>INV IN = 6285.47<br>INV OUT = 6285.37 | 7000-N-03 (1), 12" HDPE INV IN =6285.47<br>7000-S-01, 12" HDPE INV IN =6285.47 | 7000-N-02, 12" HDPE INV OUT =6285.37 |
| AD-7000-N-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.34<br>SUMP = 6285.9<br>INV IN = 6286.52<br>INV OUT = 6286.42 | 7000-N-08, 12" HDPE INV IN =6286.52 | 7000-N-07, 12" HDPE INV OUT =6286.42 |
| AD-7000-N-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.43<br>SUMP = 6286.3<br>INV OUT = 6286.79 | | 7000-N-10, 12" HDPE INV OUT =6286.79 |
| AD-7000-N-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.36<br>SUMP = 6285.4<br>INV IN = 6286.00<br>INV OUT = 6285.90 | 7000-N-05, 12" HDPE INV IN =6286.00 | 7000-N-04, 12" HDPE INV OUT =6285.90 |
| AD-7000-S-05<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.76<br>SUMP = 6285.8<br>INV IN = 6286.43<br>INV OUT = 6286.33 | 7000-S-06, 12" HDPE INV IN =6286.43 | 7000-S-05, 12" HDPE INV OUT =6286.33 |
| AD-7000-S-08<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.06<br>SUMP = 6286.5<br>INV OUT = 6287.03 | | 7000-S-08, 12" HDPE INV OUT =6287.03 |

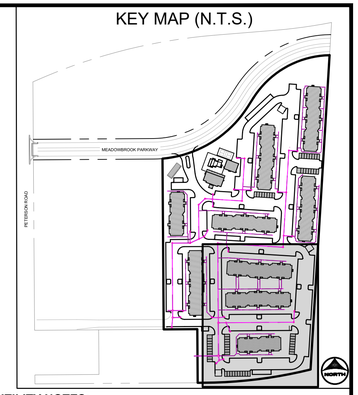
SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| BEND-7000-N-01<br>45° HDPE BEND | INV = 6285.26 | 7000-N-02, 12" HDPE INV IN =6285.26 | 7000-N-01, 12" HDPE INV OUT =6285.26 |
| TEE-7000-N-06<br>12" X 6" HDPE TEE | INV = 6286.20 | 7000-N-07, 12" HDPE INV IN =6286.20<br>Pipe - (367), 6" INV IN =6286.45 | 7000-N-06, 12" HDPE INV OUT =6286.20 |
| TEE-7000-N-05<br>12" X 6" HDPE TEE | INV = 6286.15 | 7000-N-06, 12" HDPE INV IN =6286.15<br>Pipe - (366), 6" INV IN =6286.40 | 7000-N-05, 12" HDPE INV OUT =6286.15 |
| TEE-7000-S-04<br>12" X 6" HDPE TEE | INV = 6286.01 | 7000-S-05, 12" HDPE INV IN =6286.01<br>Pipe - (372), 6" INV IN =6286.26 | 7000-S-04, 12" HDPE INV OUT =6286.01 |
| TEE-7000-S-03<br>12" X 6" HDPE TEE | INV = 6285.92 | 7000-S-04, 12" HDPE INV IN =6285.92<br>Pipe - (373), 6" INV IN =6286.17 | 7000-S-03, 12" HDPE INV OUT =6285.92 |
| BEND-7000-S-02<br>45° HDPE BEND | INV = 6285.64 | 7000-S-03, 12" HDPE INV IN =6285.64 | 7000-S-02, 12" HDPE INV OUT =6285.64 |
| BEND-7000-S-01<br>45° HDPE BEND | INV = 6285.57 | 7000-S-02, 12" HDPE INV IN =6285.57 | 7000-S-01, 12" HDPE INV OUT =6285.57 |
| TEE-7000-N-09<br>12" X 6" HDPE TEE | INV = 6286.73 | 7000-N-10, 12" HDPE INV IN =6286.73<br>Pipe - (369), 6" INV IN =6286.98 | 7000-N-09, 12" HDPE INV OUT =6286.73 |
| TEE-7000-N-08<br>12" X 6" HDPE TEE | INV = 6286.68 | 7000-N-09, 12" HDPE INV IN =6286.68<br>Pipe - (368), 6" INV IN =6286.93 | 7000-N-08, 12" HDPE INV OUT =6286.68 |
| TEE-7000-S-07<br>12" X 6" HDPE TEE | INV = 6286.95 | 7000-S-08, 12" HDPE INV IN =6286.95<br>Pipe - (370), 6" INV IN =6287.20 | 7000-S-07, 12" HDPE INV OUT =6286.95 |
| TEE-7000-S-06<br>12" X 6" HDPE TEE | INV = 6286.86 | 7000-S-07, 12" HDPE INV IN =6286.86<br>Pipe - (371), 6" INV IN =6287.11 | 7000-S-06, 12" HDPE INV OUT =6286.86 |
| BEND-7000-N-03<br>45° HDPE BEND | INV = 6285.81 | 7000-N-04, 12" HDPE INV IN =6285.81 | 7000-N-03, 12" HDPE INV OUT =6285.81 |
| BEND-7000-N-00<br>45° HDPE BEND | INV = 6284.87 | 7000-N-01, 12" HDPE INV IN =6284.97 | 7000-N-00, 12" HDPE INV OUT =6284.87 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 7000-N-10 | 12" | 13.00' | 0.50% | HDPE SDR-26 |
| 7000-N-09 | 12" | 9.42' | 0.50% | HDPE SDR-26 |
| 7000-N-08 | 12" | 31.60' | 0.50% | HDPE SDR-26 |
| 7000-N-07 | 12" | 43.03' | 0.50% | HDPE SDR-26 |
| 7000-N-06 | 12" | 9.42' | 0.50% | HDPE SDR-26 |
| 7000-N-05 | 12" | 30.76' | 0.50% | HDPE SDR-26 |
| 7000-N-04 | 12" | 16.66' | 0.50% | HDPE SDR-26 |
| 7000-N-03 | 12" | 21.30' | 0.50% | HDPE SDR-26 |
| 7000-N-02 | 12" | 11.27' | 1.00% | HDPE SDR-26 |
| 7000-N-01 | 12" | 28.60' | 1.00% | HDPE SDR-26 |
| 7000-S-08 | 12" | 7.85' | 1.00% | HDPE SDR-26 |
| 7000-S-07 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 7000-S-06 | 12" | 42.59' | 1.00% | HDPE SDR-26 |
| 7000-S-05 | 12" | 32.03' | 1.00% | HDPE SDR-26 |
| 7000-S-04 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 7000-S-03 | 12" | 27.83' | 1.00% | HDPE SDR-26 |
| 7000-S-02 | 12" | 7.07' | 1.00% | HDPE SDR-26 |
| 7000-S-01 | 12" | 9.71' | 1.00% | HDPE SDR-26 |
| 7000-N-00 | 12" | 18.29' | 1.00% | HDPE SDR-26 |

KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

## SECONDARY DRAINAGE SYSTEM NOTES:

1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTION PIPES ARE 6" DIAMETER HDPE FROM THE DOWNSPOUT CONNECTION TO THE SECONDARY DRAINAGE SYSTEM MAIN LINE. SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HDPE, AND LANDSCAPE DRAINS ARE 12" DIAMETER ADS DRAIN BASINS WITH A 12" DOME GRATE. SECONDARY DRAINAGE SYSTEMS CONNECT EITHER TO PRIVATE HDPE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR STORM MANHOLES.
3. ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
4. ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
5. A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER
10/20/2026

PCD FILE NO.: PPR2613

DRAWN BY: CMD JOB DATE: 10/20/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 10/20/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm RD

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |


HRGreen

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN III

SHEET C.12

12

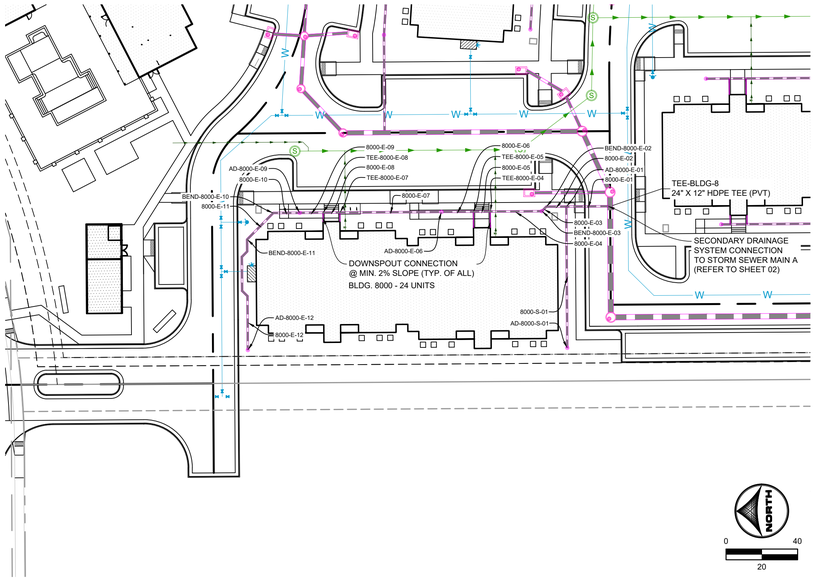
DOMBROWSKI, COLIN, 10/20/2026 11:25 AM

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

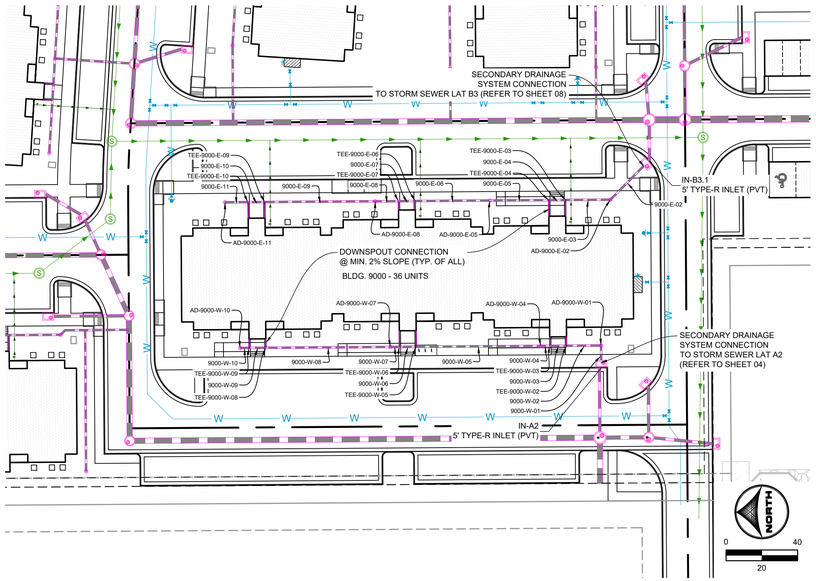
DOMBROWSKI, COLIN, 10/20/2026 11:26 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




BLDG 8000
PRIVATE SECONDARY DRAINAGE SYSTEM




BLDG 9000
PRIVATE SECONDARY DRAINAGE SYSTEM

## APARTMENT BUILDING 8000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-8000-E-02<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.56<br>SUMP = 6287.6<br>INV OUT = 6288.11 | | 8000-S-01, 12" HDPE INV OUT =6288.11 |
| BEND-8000-E-03<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6292.23<br>SUMP = 6286.2<br>INV IN = 6286.88<br>INV OUT = 6286.68 | 8000-E-04, 12" HDPE INV IN =6286.88 | 8000-E-03, 12" HDPE INV OUT =6286.68 |
| AD-8000-E-09<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6292.64<br>SUMP = 6287.8<br>INV IN = 6288.43<br>INV OUT = 6288.33 | 8000-E-10, 12" HDPE INV IN =6288.43 | 8000-E-09, 12" HDPE INV OUT =6288.33 |
| AD-8000-E-06<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6292.16<br>SUMP = 6286.9<br>INV IN = 6287.54<br>INV OUT = 6287.44 | 8000-E-07, 12" HDPE INV IN =6287.54 | 8000-E-06, 12" HDPE INV OUT =6287.44 |
| AD-8000-E-12<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6291.59<br>SUMP = 6288.9<br>INV OUT = 6289.40 | | 8000-E-12, 12" HDPE INV OUT =6289.40 |

SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| TEE-8000-E-05<br>12" X 6" HDPE TEE | INV = 6287.26 | 8000-E-09, 12" HDPE INV IN =6287.26<br>Pipe - (327), 6" INV IN =6287.51 | 8000-E-05, 12" HDPE INV OUT =6287.26 |
| TEE-8000-E-04<br>12" X 6" HDPE TEE | INV = 6287.17 | 8000-E-05, 12" HDPE INV IN =6287.17<br>Pipe - (326), 6" INV IN =6287.42 | 8000-E-04, 12" HDPE INV OUT =6287.17 |
| TEE-BLDG-8<br>24" X 12" HDPE TEE | INV = 6284.50 | Pipe - A3M, 36" HDPE INV IN =6284.50<br>8000-E-01, 12" HDPE INV IN =6285.75 | Pipe - AT8, 36" HDPE INV OUT =6284.50 |
| BEND-8000-E-02<br>45° HDPE BEND | INV = 6286.60 | 8000-E-03, 12" HDPE INV IN =6286.60 | 8000-E-02, 12" HDPE INV OUT =6286.60 |
| AD-8000-E-01<br>12" X 12" HDPE TEE | INV = 6286.33 | 8000-S-01, 12" HDPE INV IN =6286.33<br>8000-E-02, 12" HDPE INV IN =6286.33 | 8000-E-01, 12" HDPE INV OUT =6286.33 |
| BEND-8000-E-11<br>45° HDPE BEND | INV = 6288.78 | 8000-E-12 (1), 12" HDPE INV IN =6288.78 | 8000-E-11, 12" HDPE INV OUT =6288.78 |
| BEND-8000-E-10<br>45° HDPE BEND | INV = 6288.57 | 8000-E-11, 12" HDPE INV IN =6288.57 | 8000-E-10, 12" HDPE INV OUT =6288.57 |
| TEE-8000-E-08<br>12" X 6" HDPE TEE | INV = 6288.20 | 8000-E-09, 12" HDPE INV IN =6288.20<br>Pipe - (329), 6" INV IN =6288.45 | 8000-E-08, 12" HDPE INV OUT =6288.20 |
| TEE-8000-E-07<br>12" X 6" HDPE TEE | INV = 6288.11 | 8000-E-08, 12" HDPE INV IN =6288.11<br>Pipe - (328), 6" INV IN =6288.36 | 8000-E-07, 12" HDPE INV OUT =6288.11 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 8000-E-12 | 12" | 30.11' | 0.98% | HDPE SDR-26 |
| 8000-E-11 | 12" | 20.82' | 0.98% | HDPE SDR-26 |
| 8000-E-10 | 12" | 14.82' | 0.98% | HDPE SDR-26 |
| 8000-E-09 | 12" | 13.00' | 1.00% | HDPE SDR-26 |
| 8000-E-08 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 8000-E-07 | 12" | 56.83' | 1.00% | HDPE SDR-26 |
| 8000-E-06 | 12" | 17.79' | 1.00% | HDPE SDR-26 |
| 8000-E-05 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 8000-E-04 | 12" | 28.83' | 1.00% | HDPE SDR-26 |
| 8000-S-01 | 12" | 79.01' | 2.26% | HDPE SDR-26 |
| 8000-E-03 | 12" | 3.54' | 2.35% | HDPE SDR-26 |
| 8000-E-02 | 12" | 11.20' | 2.38% | HDPE SDR-26 |
| 8000-E-01 | 12" | 24.50' | 2.38% | HDPE SDR-26 |

## APARTMENT BUILDING 9000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| AD-9000-E-02<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.20<br>SUMP = 6284.8<br>INV IN = 6285.50<br>INV OUT = 6285.34 | 9000-E-03, 12" HDPE INV IN =6285.50 | 9000-E-02, 12" HDPE INV OUT =6285.34 |
| AD-9000-W-04<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.61<br>SUMP = 6285.1<br>INV IN = 6285.57<br>INV OUT = 6285.57 | 9000-W-05, 12" HDPE INV IN =6285.67 | 9000-W-04, 12" HDPE INV OUT =6285.57 |
| AD-9000-W-01<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.27<br>SUMP = 6284.6<br>INV IN = 6285.26<br>INV OUT = 6285.09 | 9000-W-02, 12" HDPE INV IN =6285.26 | 9000-W-01, 12" HDPE INV OUT =6285.09 |
| AD-9000-E-11<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.86<br>SUMP = 6287.4<br>INV OUT = 6287.85 | | 9000-E-11, 12" HDPE INV OUT =6287.85 |
| AD-9000-E-08<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.27<br>SUMP = 6286.4<br>INV IN = 6287.01<br>INV OUT = 6286.91 | 9000-E-09, 12" HDPE INV IN =6287.01 | 9000-E-08, 12" HDPE INV OUT =6286.91 |
| AD-9000-W-10<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.60<br>SUMP = 6287.0<br>INV OUT = 6287.45 | | 9000-W-10, 12" HDPE INV OUT =6287.45 |
| AD-9000-W-07<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6290.23<br>SUMP = 6286.0<br>INV IN = 6286.61<br>INV OUT = 6286.51 | 9000-W-08, 12" HDPE INV IN =6286.61 | 9000-W-07, 12" HDPE INV OUT =6286.51 |
| AD-9000-E-05<br>ADS 12" DOME GRATE INLET | 12"<br>RIM = 6289.63<br>SUMP = 6285.7<br>INV IN = 6286.27<br>INV OUT = 6286.17 | 9000-E-06, 12" HDPE INV IN =6286.27 | 9000-E-05, 12" HDPE INV OUT =6286.17 |
| IN-A2<br>5' TYPE-R INLET | RIM = 6288.65<br>SUMP = 6284.7<br>INV IN = 6284.96<br>INV OUT = 6284.67 | 9000-W-01, 12" HDPE INV IN =6284.96 | Pipe - A2I, 18" HDPE INV OUT =6284.67 |

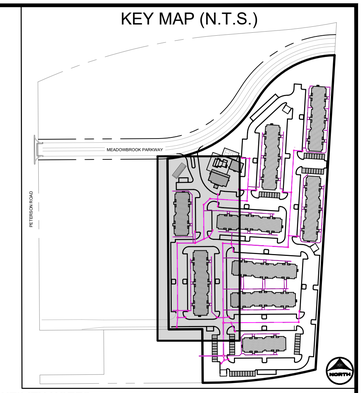
SECONDARY DRAINAGE FITTINGS TABLE

| STRUCTURE NAME & DESCRIPTION: | DETAILS: | PIPES IN: | PIPES OUT |
|---|---|---|---|
| TEE-9000-E-10<br>12" X 6" HDPE TEE | INV = 6287.72 | 9000-E-11, 12" HDPE INV IN =6287.72<br>Pipe - (341), 6" INV IN =6287.97 | 9000-E-10, 12" HDPE INV OUT =6287.72 |
| TEE-9000-E-09<br>12" X 6" HDPE TEE | INV = 6287.63 | 9000-E-10, 12" HDPE INV IN =6287.63<br>Pipe - (340), 6" INV IN =6287.88 | 9000-E-09, 12" HDPE INV OUT =6287.63 |
| TEE-9000-W-09<br>12" X 6" HDPE TEE | INV = 6287.40 | 9000-W-10, 12" HDPE INV IN =6287.40<br>Pipe - (330), 6" INV IN =6287.65 | 9000-W-09, 12" HDPE INV OUT =6287.40 |
| TEE-9000-W-08<br>12" X 6" HDPE TEE | INV = 6287.31 | 9000-W-09, 12" HDPE INV IN =6287.31<br>Pipe - (331), 6" INV IN =6287.56 | 9000-W-08, 12" HDPE INV OUT =6287.31 |
| TEE-9000-W-06<br>12" X 6" HDPE TEE | INV = 6286.46 | 9000-W-07, 12" HDPE INV IN =6286.46<br>Pipe - (332), 6" INV IN =6286.71 | 9000-W-06, 12" HDPE INV OUT =6286.46 |
| TEE-9000-W-05<br>12" X 6" HDPE TEE | INV = 6286.37 | 9000-W-06, 12" HDPE INV IN =6286.37<br>Pipe - (333), 6" INV IN =6286.62 | 9000-W-05, 12" HDPE INV OUT =6286.37 |
| TEE-9000-E-04<br>12" X 6" HDPE TEE | INV = 6285.84 | 9000-E-05, 12" HDPE INV IN =6285.84<br>Pipe - (337), 6" INV IN =6286.09 | 9000-E-04, 12" HDPE INV OUT =6285.84 |
| TEE-9000-E-03<br>12" X 6" HDPE TEE | INV = 6285.75 | 9000-E-04, 12" HDPE INV IN =6285.75<br>Pipe - (336), 6" INV IN =6286.00 | 9000-E-03, 12" HDPE INV OUT =6285.75 |
| TEE-9000-W-03<br>12" X 6" HDPE TEE | INV = 6285.52 | 9000-W-04, 12" HDPE INV IN =6285.52<br>Pipe - (334), 6" INV IN =6285.77 | 9000-W-03, 12" HDPE INV OUT =6285.52 |
| TEE-9000-W-02<br>12" X 6" HDPE TEE | INV = 6285.43 | 9000-W-03, 12" HDPE INV IN =6285.43<br>Pipe - (335), 6" INV IN =6285.68 | 9000-W-02, 12" HDPE INV OUT =6285.43 |
| TEE-9000-E-07<br>12" X 6" HDPE TEE | INV = 6286.78 | 9000-E-08, 12" HDPE INV IN =6286.78<br>Pipe - (339), 6" INV IN =6287.03 | 9000-E-07, 12" HDPE INV OUT =6286.78 |
| TEE-9000-E-06<br>12" X 6" HDPE TEE | INV = 6286.69 | 9000-E-07, 12" HDPE INV IN =6286.69<br>Pipe - (338), 6" INV IN =6286.94 | 9000-E-06, 12" HDPE INV OUT =6286.69 |

SECONDARY DRAINAGE SYSTEM PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 9000-W-10 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 9000-W-09 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 9000-W-08 | 12" | 69.63' | 1.00% | HDPE SDR-26 |
| 9000-W-07 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 9000-W-06 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 9000-W-05 | 12" | 69.62' | 1.00% | HDPE SDR-26 |
| 9000-W-04 | 12" | 5.00' | 1.00% | HDPE SDR-26 |
| 9000-W-03 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 9000-W-02 | 12" | 19.29' | 0.87% | HDPE SDR-26 |
| 9000-W-01 | 12" | 12.52' | 1.00% | HDPE SDR-26 |
| 9000-E-11 | 12" | 13.00' | 1.00% | HDPE SDR-26 |
| 9000-E-10 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 9000-E-09 | 12" | 61.63' | 1.00% | HDPE SDR-26 |
| 9000-E-08 | 12" | 13.00' | 1.00% | HDPE SDR-26 |
| 9000-E-07 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 9000-E-06 | 12" | 41.83' | 1.00% | HDPE SDR-26 |
| 9000-E-05 | 12" | 32.79' | 1.00% | HDPE SDR-26 |
| 9000-E-04 | 12" | 9.42' | 1.00% | HDPE SDR-26 |
| 9000-E-03 | 12" | 25.04' | 1.00% | HDPE SDR-26 |
| 9000-E-02 | 12" | 26.42' | 0.99% | HDPE SDR-26 |

KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

## SECONDARY DRAINAGE SYSTEM NOTES:

1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTION PIPES ARE 6" DIAMETER HDPE FROM THE DOWNSPOUT CONNECTION TO THE SECONDARY DRAINAGE SYSTEM SYSTEM MAIN LINE. SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HDPE, AND LANDSCAPE DRAINS ARE 12" DIAMETER ADS DRAIN BASINS WITH A 12" DOME GRATE. SECONDARY DRAINAGE SYSTEMS CONNECT EITHER TO PRIVATE HDPE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR STORM MANHOLES.
3. ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
4. ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
5. A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

COLORADO LICENSED
RICHARD D. MEYER
53921
10/20/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

| | | | |
|---|---|---|---|
| DRAWN BY: | CMD | JOB DATE: | 10/20/2026 |
| APPROVED: | RDL | JOB NUMBER: | 2502477 |
| CAD DATE: | 10/20/2026 | | |
| CAD FILE: | J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm RD | | |

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN IV

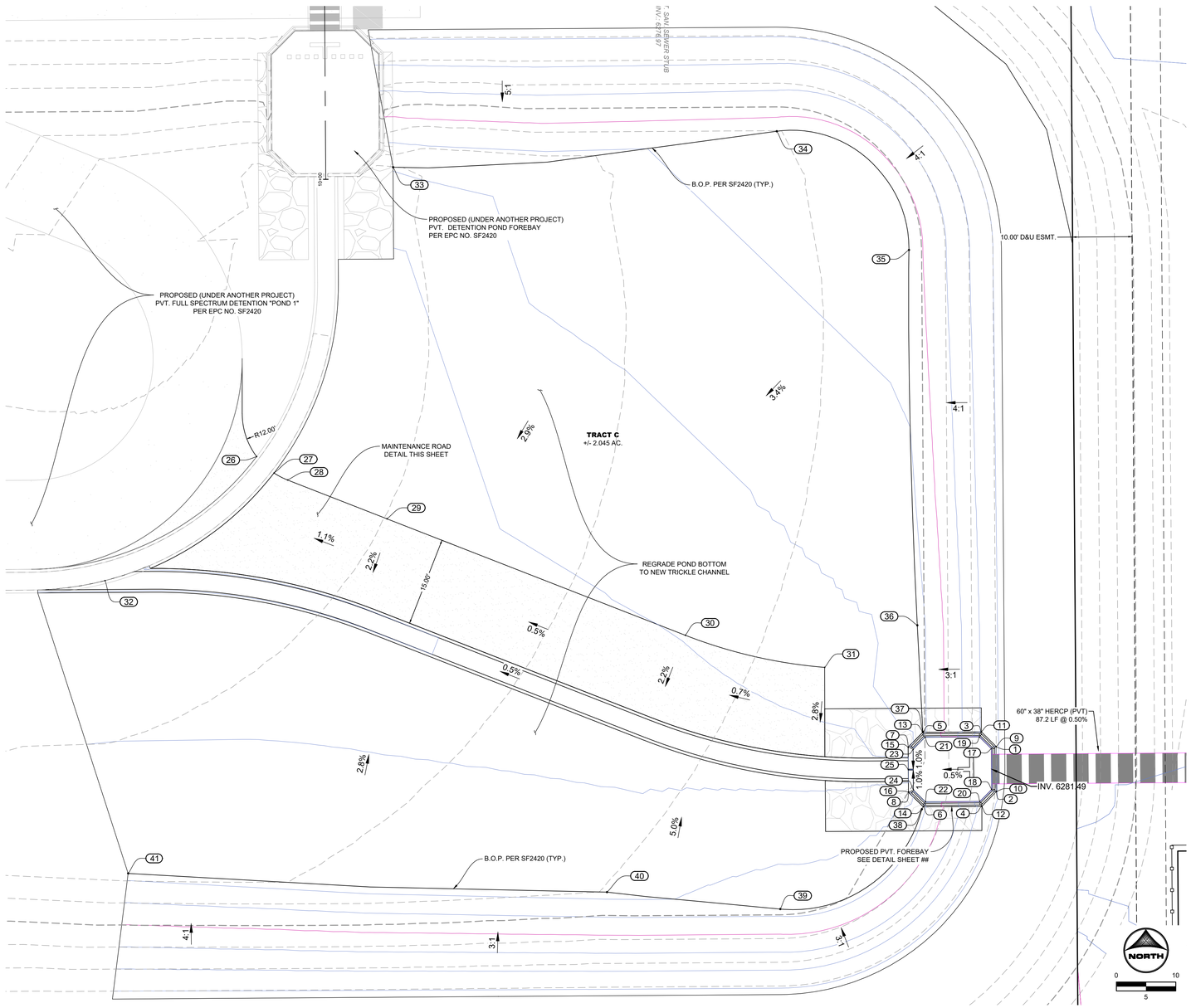
SHEET C.13

13

DOMBROWSKI, COLIN, 10/19/2026 12:30 PM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - PCM PLAN & DETAILS

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

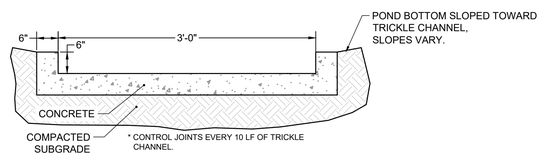






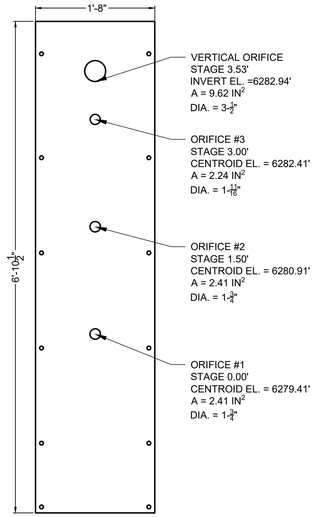
## TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS




## TYPICAL DETAIL – TRICKLE CHANNEL

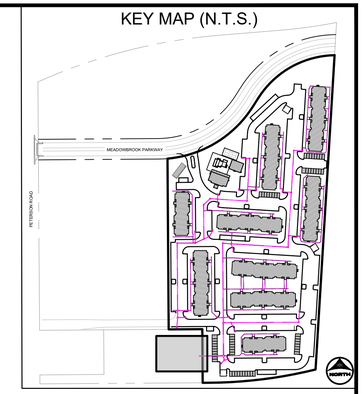
SCALE: NTS




ELEVATION VIEW

## ORIFICE PLATE DETAIL

SCALE: 1" = 1'




**Point Table**

| Point # | Northing | Easting | Elevation | Description |
|---|---|---|---|---|
| 1 | 1368261.0796 | 3229247.4761 | 6288.50 | T.O.C. |
| 2 | 1368253.5724 | 3229247.5264 | 6288.50 | T.O.C. |
| 3 | 1368263.5103 | 3229245.0126 | 6287.88 | T.O.C. |
| 4 | 1368251.1089 | 3229245.0957 | 6288.04 | T.O.C. |
| 5 | 1368263.4446 | 3229235.2135 | 6285.43 | T.O.C. |
| 6 | 1368251.0433 | 3229235.2966 | 6285.63 | T.O.C. |
| 7 | 1368260.9812 | 3229232.7828 | 6285.45 | T.O.C. |
| 8 | 1368253.4740 | 3229232.8331 | 6285.45 | T.O.C. |
| 9 | 1368261.1090 | 3229247.5459 | 6288.00 | F.G. |
| 10 | 1368253.5439 | 3229247.5966 | 6288.06 | F.G. |
| 11 | 1368263.5805 | 3229245.0412 | 6287.38 | F.G. |
| 12 | 1368251.0391 | 3229245.1252 | 6287.54 | F.G. |
| 13 | 1368263.5145 | 3229235.1840 | 6284.93 | F.G. |
| 14 | 1368250.9731 | 3229235.2680 | 6285.13 | F.G. |
| 15 | 1368261.0097 | 3229232.7126 | 6284.89 | F.G. |
| 16 | 1368253.4445 | 3229232.7633 | 6285.00 | F.G. |
| 17 | 1368260.7583 | 3229246.7149 | 6281.52 | FOREBAY BOTTOM |
| 18 | 1368253.8834 | 3229246.7610 | 6281.52 | FOREBAY BOTTOM |
| 19 | 1368262.7448 | 3229244.7016 | 6281.51 | FOREBAY BOTTOM |
| 20 | 1368251.8701 | 3229244.7744 | 6281.51 | FOREBAY BOTTOM |
| 21 | 1368262.6834 | 3229235.5348 | 6281.46 | FOREBAY BOTTOM |
| 22 | 1368251.8087 | 3229235.6076 | 6281.48 | FOREBAY BOTTOM |
| 23 | 1368260.6701 | 3229233.5482 | 6281.45 | FOREBAY BOTTOM |
| 24 | 1368253.7953 | 3229233.5943 | 6281.45 | FOREBAY BOTTOM |
| 25 | 1368257.2271 | 3229232.7379 | 6281.42 | TRICKLE CHANNEL |
| 26 | 1368309.9631 | 3229123.0047 | 6281.39 | MAINT. ROAD |
| 27 | 1368307.2080 | 3229125.9330 | 6281.39 | MAINT. ROAD |
| 28 | 1368306.0241 | 3229128.2098 | 6281.44 | MAINT. ROAD |
| 29 | 1368299.4847 | 3229144.9532 | 6281.76 | MAINT. ROAD |
| 30 | 1368279.8664 | 3229195.1832 | 6282.02 | MAINT. ROAD |
| 31 | 1368274.4517 | 3229218.6542 | 6282.25 | MAINT. ROAD |
| 32 | 1368289.0719 | 3229097.4656 | 6280.73 | TRICKLE CHANNEL |
| 33 | 1368358.7249 | 3229145.9728 | 6283.05 | B.O.P. |
| 34 | 1368364.7865 | 3229210.5873 | 6284.48 | B.O.P. |
| 35 | 1368344.7856 | 3229232.8415 | 6284.40 | B.O.P. |
| 36 | 1368281.5379 | 3229234.2541 | 6283.55 | B.O.P. |
| 37 | 1368263.6143 | 3229235.1789 | 6283.81 | B.O.P. |
| 38 | 1368250.5555 | 3229235.0173 | 6283.81 | B.O.P. |
| 39 | 1368233.7339 | 3229211.1722 | 6283.60 | B.O.P. |
| 40 | 1368236.5903 | 3229181.9991 | 6282.61 | B.O.P. |
| 41 | 1368239.7436 | 3229101.3698 | 6282.66 | B.O.P. |




PCD FILE NO.: PPR2613

| | | | |
|---|---|---|---|
| DRAWN BY: CMD | JOB DATE: 10/5/2026 | BAR IS ONE INCH ON OFFICIAL DRAWINGS. | |
| APPROVED: RDL | JOB NUMBER: 2502477 | 0 1" | |
| CAD DATE: 10/19/2026 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. | |
| CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-PCM | | | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN

PCM PLAN & DETAILS

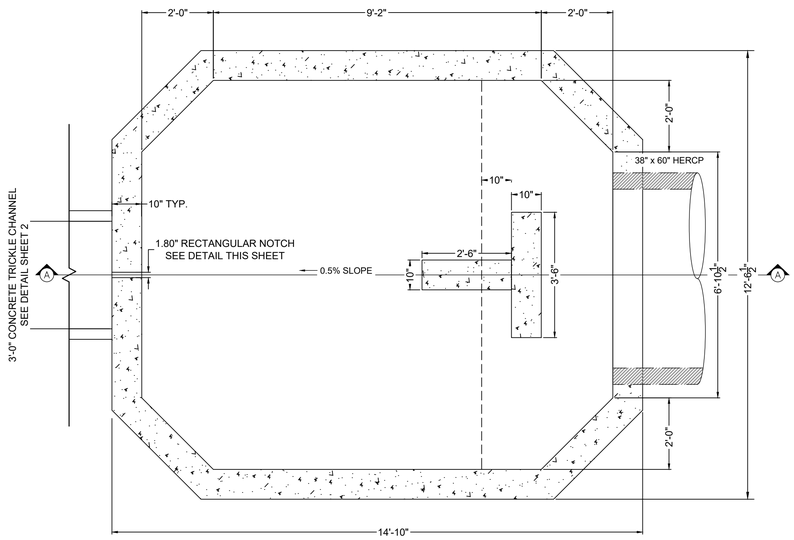
SHEET PCM 14

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

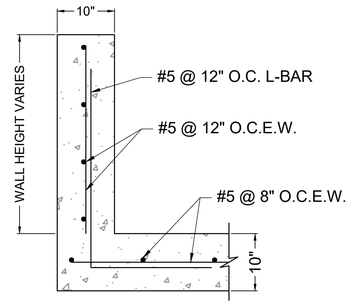
DOMBROWSKI, COLIN, 10/5/2026 1:16 PM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - FOREBAY DETAILS

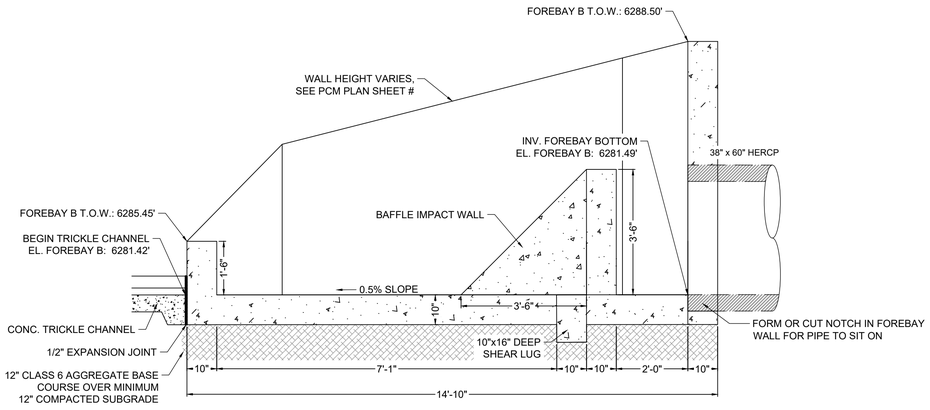
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



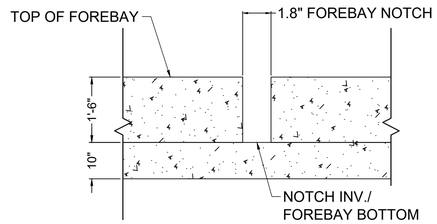

PLAN VIEW
FOREBAY B
SCALE: 1" = 2'




DETAIL VIEW
FOREBAY REINFORCEMENT
SCALE: NTS




SECTION A–A
FOREBAY B
SCALE: 1" = 2'




DETAIL VIEW
FOREBAY NOTCH
SCALE: NTS

COLORADO LICENSED
RICHARD D. LEMBKE
5392
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

| | | | |
|---|---|---|---|
| DRAWN BY: CMD | JOB DATE: 8/26/2026 | BAR IS ONE INCH ON OFFICIAL DRAWINGS. | |
| APPROVED: RDL | JOB NUMBER: 2502477 | 0 1" | |
| CAD DATE: 10/5/2026 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. | |
| CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-PCM | | | |

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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
FOREBAY B DETAILS

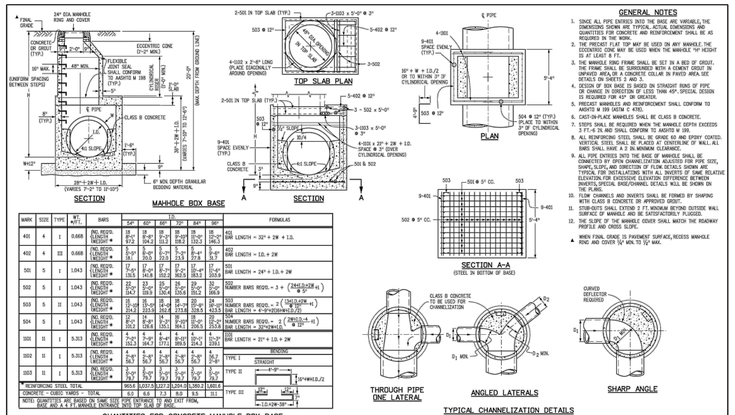
SHEET PCM 15

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL_TB_24x36_2502477-CD; Storm Key Map

DOMBROWSKI, COLIN, 10/5/2026 1:16 PM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**




**GENERAL NOTES**

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED FOR EACH BASE.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE 7'6" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE OUTSIDE SHALL BE SMOOTHED WITH A CEMENT GROUT TO PROVIDE A NEAT AND UNIFORM COLLAR IN PAVED AREA SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 SECTION C 478.
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 2 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE EPOXY COATED. VERTICAL SIZES, SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN.MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL ENTRIES OF SAME RELATIVE SIZE. WHERE ENTRIES ARE OF DIFFERENT SIZES OR WHERE SPECIAL INVERTS, SPECIAL KNEE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. THE CROWN OF PIPE SHALL BE 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE TO SATISFACTORILY FLOODED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/2" MIN. TO 1" MAX.

**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

| MARK | SIZE | TYPE | WT. PER ASSY. | BARS | CONCRETE CU. YDS. 4'-0" | 6'-0" | 8'-0" | 10'-0" | 12'-0" | 14'-0" | FORMULAS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 401 | 4 | I | 0.668 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 1.9 / 613 | 2.4 / 774 | 3.0 / 967 | 3.6 / 1161 | 4.2 / 1354 | 4.8 / 1547 | 401 BAR LENGTH = 32" + 2Ø + 1.0. |
| 402 | 4 | III | 0.668 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 2.0 / 761 | 2.4 / 913 | 3.1 / 1178 | 3.7 / 1406 | 4.4 / 1674 | 5.0 / 1902 | 402 BAR LENGTH = 1.0. + 2Ø |
| 501 | 5 | I | 1.043 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 2.4 / 1165 | 2.9 / 1406 | 3.5 / 1698 | 4.1 / 1990 | 4.7 / 2282 | 5.3 / 2574 | 501 BAR LENGTH = 24" + 1.0. + 2Ø |
| 502 | 5 | I | 1.043 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 2.4 / 1165 | 2.9 / 1406 | 3.5 / 1698 | 4.1 / 1990 | 4.7 / 2282 | 5.3 / 2574 | 502 NUMBER BARS REQD. = 3 + (RADIUS-8.5) / 3 |
| 503 | 5 | II | 1.043 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 2.5 / 1213 | 3.0 / 1455 | 3.6 / 1747 | 4.2 / 2039 | 4.8 / 2331 | 5.4 / 2623 | 503 NUMBER BARS REQD. = 3 + (RADIUS-8.5) / 3 |
| 504 | 5 | I | 1.043 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 2.5 / 1213 | 3.0 / 1455 | 3.6 / 1747 | 4.2 / 2039 | 4.8 / 2331 | 5.4 / 2623 | 504 NUMBER BARS REQD. = 3 + (RADIUS-8.5) / 3 BAR LENGTH = 32"+W+1.0 |
| 505 | 11 | I | 5.313 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 5.4 / 1843 | 6.4 / 2211 | 7.7 / 2653 | 9.1 / 3122 | 10.4 / 3564 | 11.7 / 4033 | 505 BAR LENGTH = 32" + 1.0. + 2Ø |
| 506 | 11 | I | 5.313 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 5.4 / 1843 | 6.4 / 2211 | 7.7 / 2653 | 9.1 / 3122 | 10.4 / 3564 | 11.7 / 4033 | 506 |
| 507 | 11 | I | 5.313 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 5.4 / 1843 | 6.4 / 2211 | 7.7 / 2653 | 9.1 / 3122 | 10.4 / 3564 | 11.7 / 4033 | 507 TYPE I STRAIGHT |
| 508 | 11 | I | 5.313 | ENG. REQ'D. LENGTH ▲ WEIGHT ■ | 5.4 / 1843 | 6.4 / 2211 | 7.7 / 2653 | 9.1 / 3122 | 10.4 / 3564 | 11.7 / 4033 | 508 TYPE II 4'-9" 15°=W+0.5 / 2 |
| * REINFORCING STEEL TOTAL | | | | | 955.6 | 1,037.5 | 1,127.2 | 1,204.1 | 1,293.2 | 1,380.2 | 1,460.6 |
| CONCRETE - CUBIC YARDS = TOTAL | | | | | 5.5 | 6.6 | 7.3 | 8.0 | 8.5 | 9.3 | 9.1 |

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTERING TO AND EXIT FROM BASE AND A 6 FT. WHEELS ENTRANCE INTO TOP SLAB OF BASE.

TYPE II 15°=W+0.5/2

| Computer File Information | | Sheet Revisions | | |
|---|---|---|---|---|
| Creation Date: 07/31/19 | | Date | | Comments |
| Designer Initials: JBK | CE/C | | | |
| Last Modification Date: 07/31/19 | CE/C | | | |
| Detailer Initials: LTA | CE/C | | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | CE/C | | | |

Colorado Department of Transportation
2829 West Howard Place
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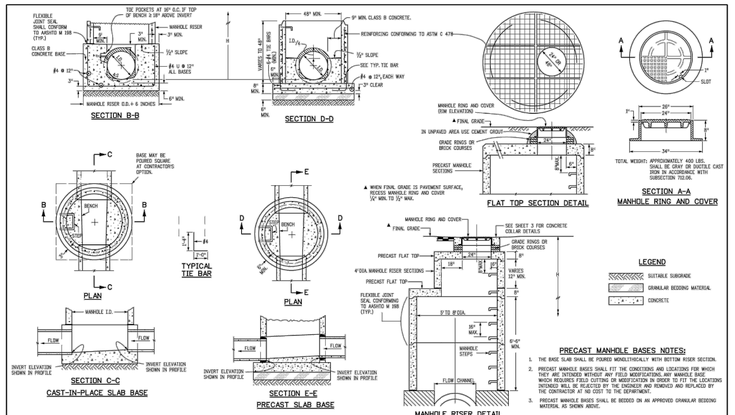
Project Development Branch JBK

MANHOLES

Issued by the Project Development Branch July 31, 2019

STANDARD PLAN NO. M-604-20
Standard Sheet No. 1 of 3
Project Sheet Numbers




**LEGEND**

SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

**PRECAST MANHOLE BASES NOTES:**

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE DESIGNED. THE USE OF PRECAST MANHOLE BASES WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE DESIGED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

| Computer File Information | | Sheet Revisions | | |
|---|---|---|---|---|
| Creation Date: 07/31/19 | | Date | | Comments |
| Designer Initials: JBK | CE/C | | | |
| Last Modification Date: 07/31/19 | CE/C | | | |
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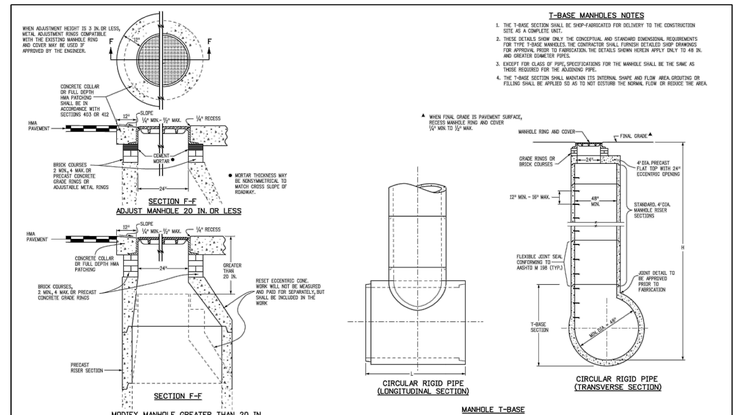
MANHOLES

Issued by the Project Development Branch July 31, 2019

STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3
Project Sheet Numbers




**T-BASE MANHOLES NOTES**

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES.THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS IV PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA.DISTORTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTORB THE NORMAL FLOW OR REDUCE THE AREA.

| Computer File Information | | Sheet Revisions | | |
|---|---|---|---|---|
| Creation Date: 07/31/19 | | Date | | Comments |
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| Last Modification Date: 07/31/19 | CE/C | | | |
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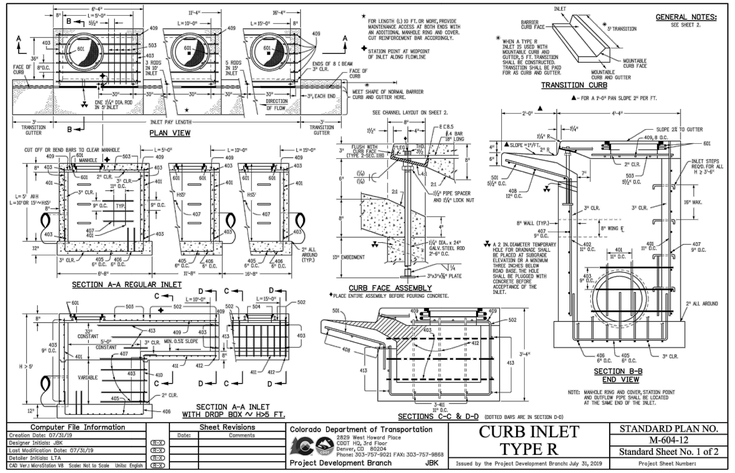
STANDARD PLAN NO. M-604-20
Standard Sheet No. 3 of 3
Project Sheet Numbers


8'-4"
12'-4"
30'-4"
L = 9'-0" MIN.
L = 12'-0"
L = 20'-0"
B
A
C
D
FACE OF CURB
3'-0" TYP.
3 RISERS IN 12" L. INLET
2 RISERS IN 12" L. INLET
ENDS OF 8' C BEAM
3" CLR.
FACE OF CURB
CONC. CUT GSA ROD IN 3" PLAST
3", EACH END
DIRECTION OF FLOW
INLET PAY LENGTH
TRANSITION GUTTER
PLAN VIEW
CUT OFF ON BEND SIDES TO CLEAR MANHOLE
MANHOLE
3" CLR.
3" D.C.
2" CLR.
SECTION A-A REGULAR INLET
CONSTANT
VARIABLE
SECTION A-A INLET WITH DROP BOX +/- H>5 FT.
FOR LENGTH 0.3 TO FT.OR MORE,PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.
STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE
MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.
CURB FACE ASSEMBLY
PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.
SECTIONS C-C & D-D (EXCEPT BARS ARE IN SECTION D-D)
INLET
BARRIER CURB FACE
SEE NOTE 2
9° TRANSITION
MOUNTABLE CURB AND GUTTER
TRANSITION CURB
▲ FOR A 2'-0" PAN SLOPE 2" PER FT.
SEE CHANNEL LAYOUT ON SHEET 2.
SLOPE 1/2" TO GUTTER
#4 BAR @ 12" LONG
#5 BAR @ 12" LONG
SLOPE 1"/FT.
INLET STEPS REQD. FOR ALL h ≥ 2'-6"
2" CLR.
3" CLR.
#5 BAR @ 12" LONG
#4 BAR @ 12" LONG

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# HILLPOINTE APARTMENTS AT PETERSON
# WASTEWATER CONSTRUCTION DRAWINGS

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

## EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

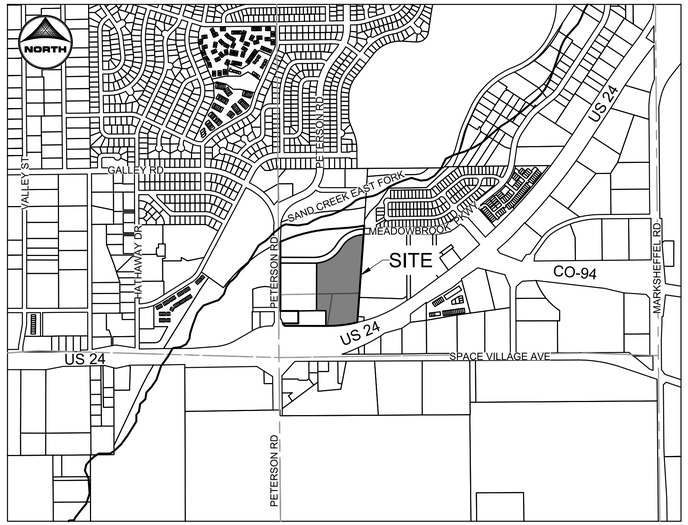
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION 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 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 ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. 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.
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 AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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 THE HOA.

## GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

## ABBREVIATIONS

| | |
|---|---|
| Δ | DEFLECTION ANGLE |
| Ø, DIA | DIAMETER |
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS |
| ABC | ASPHALT BASE COURSE |
| ABD | ABANDONED |
| AC | ACRE |
| ADA | THE AMERICANS WITH DISABILITIES ACT |
| ASPH | ASPHALT |
| ASS'Y | ASSEMBLY |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| BFE | BASE FLOOD ELEVATION |
| BLDG | BUILDING |
| BLVD | BOULEVARD |
| BM | BENCH MARK |
| BNDY | BOUNDARY |
| BOP | BOTTOM OF POND |
| BW | BOTTOM OF WALL |
| C&G | CURB AND GUTTER |
| CA | COARSE AGGREGATE |
| CATV | CABLE TELEVISION |
| CB | CHORD BEARING/CATCH BASIN |
| CFS | CUBIC FEET PER SECOND |
| CIP | CAST IRON PIPE |
| CL | CENTER LINE |
| CMP | CORRUGATED METAL PIPE |
| COMP | COMPOSITE |
| CONC | CONCRETE |
| CONST | CONSTRUCT OR CONSTRUCTION |
| CSP | CORRUGATED STEEL PIPE |
| CSU | COLORADO SPRINGS UTILITIES |
| CT | COURT |
| CTR | CENTER |
| CU | COPPER |
| CY | CUBIC YARD |
| DBL | DOUBLE |
| DEG | DEGREE |
| DET | DETAIL |
| DEPT | DEPARTMENT |
| DIM | DIMENSION |
| DIP | DUCTILE IRON PIPE |
| DOT | DEPARTMENT OF TRANSPORTATION |
| DWG | DRAWING |
| E | EAST/EASTING |
| EL | ELEVATION |
| ELEC | ELECTRIC |
| EOG | EDGE OF GUTTER |
| EOP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EW | ENDWALL |
| EX | EXISTING |
| FD | FRENCH DRAIN |
| FDC | FIRE DEPARTMENT CONNECTION |
| FE | FLANGE ELEVATION |
| FES | FLARED END SECTION |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FHWA | FEDERAL HIGHWAY ADMINISTRATION |
| FL | FLOW LINE |
| FOC | FIBER OPTICS CABLE |
| FT | FOOT OR FEET |
| GB | GRADE BREAK |
| GAL | GALLON |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HC RAMP | HANDICAP RAMP |
| HW | HEADWALL |
| INV | INVERT |
| KM | KILOMETER |
| L | LENGTH |
| LF | LINEAR FEET |
| M | METER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MAINT | MAINTENANCE |
| MAX | MAXIMUM |
| MH | MANHOLE |
| MP | MIDPOINT |
| N | NORTH/NORTHING |
| NO | NUMBER |
| OC | ON CENTER |
| OH | OVERHEAD |
| PB | PUBLIC |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PCR | POINT OF CURB RETURN |
| PI | POINT OF INTERSECTION |
| PIE | PUBLIC IMPROVEMENT ESMT |
| PT | POINT OF TANGENCY |
| PRC | PROPOSED |
| PRC | POINT OF REVERSE CURVATURE |
| PRV | PRESSURE REDUCING VALVE |
| PVT | PRIVATE |
| PUAE | PUBLIC UTILITY AND ACCESS ESMT |
| PUADE | PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| REC | RECEPTION |
| RCBC | REINFORCED CONCRETE BOX CULVERT |
| S | SOUTH |
| SHT | SHEET |
| SQ | SQUARE |
| SW | SPILLWAY |
| TBC | TOP BACK OF CURB |
| TC | TRICKLE CHANNEL |
| TOP | TOP OF POND |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| VERT | VERTICAL |
| W | WEST |
| WW | WASTEWATER |
| WWF | WELDED WIRE FABRIC |
| W/ | WITH |
| W/O | WITHOUT |
| YD | YARD |




VICINITY MAP
SCALE: 1" = 1000'

## SHEET INDEX:

1 - WASTEWATER COVER
2 - WASTEWATER A.1 MAIN PLAN & PROFILE
3 - WASTEWATER A.1 SERVICES
4 - WASTEWATER A.2 MAIN PLAN & PROFILE
5 - WASTEWATER A.2 SERVICES
6 - WASTEWATER B MAIN PLAN & PROFILE
7 - WASTEWATER B SERVICES
8 - WASTEWATER C & D PLAN & PROFILE
9 - WASTEWATER SERVICES TABLES

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SURVEYOR
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
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TELE: (719) 575-0100

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| RIGHT OF WAY | | |
| CENTERLINE | | |
| BARBED WIRE FENCE | | |
| WOODEN FENCE | | |
| U.G. ELECTRIC | UE | UE |
| OVERHEAD ELECTRIC | OE | OE |
| FIBER OPTIC | FO | FO |
| GAS MAIN | G | G |
| SANITARY SEWER | | |
| STORM DRAIN | | |
| LANDSCAPE DRAIN | | |
| ROOF DRAIN | | |
| WATER MAIN | W | W |
| SWALE | | |
| TRAIL | | |
| ADA ROUTE | | |
| CURB & GUTTER | | |
| INDEX CONTOUR | | |
| INTER. CONTOUR | | |
| 100-YR FLOODPLAIN | | |
| FLOODWAY | | |

| | EXISTING | PROPOSED |
|---|---|---|
| **STORM SEWER** | | |
| MANHOLE | D | D |
| STORM INLET | | |
| LANDSCAPE DOME INLETS | | |
| FLARED END SECTION | | |
| RIPRAP | | |
| **SANITARY SEWER** | | |
| CLEAN OUT | | |
| MANHOLE | S | S |
| PLUG | | |
| **WATER** | | |
| FIRE HYDRANT | | |
| FIRE DEPT. CONNECTION | | |
| GATE VALVE | | |
| MANHOLE | W | W |
| METER | M | M |
| TEE | | |
| REDUCER | | |
| **DRY UTILITIES** | | |
| ELECTRIC METER | E | |
| ELECTRIC PEDESTAL | E | |
| ELECTRICAL CABINET | E | |
| ELECTRIC VAULT | EV | |
| ELECTRIC VEHICLE CHARGER | EV | |
| FIBER OPTIC PULL BOX | F | |
| FIBER OPTIC MANHOLE | FO | |
| FIBER OPTIC PEDESTAL | F | |
| FIBER OPTIC SIGN | | |
| FIBER OPTIC VAULT | FO | |
| GAS METER | G | |
| GAS SIGN | | |
| GAS VAULT | G | |
| TRANSFORMER | | |
| LIGHT POLE | | |
| **MISCELLANEOUS** | | |
| SIGN | | |
| BOLLLARD | | |
| ACCESSIBLE PARKING | | |
| PARKING COUNT | 10 | |

### OWNER/DEVELOPER PLAN APPROVAL

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

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY *COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS.*

☐ PUBLIC WATER MAIN PROPOSED ☒ PUBLIC WASTEWATER MAIN PROPOSED ☒ PRIVATE WATER SERVICE LINE (<4") AND/OR PRIVATE WASTEWATER SERVICE LINE (<8")
☐ PRIVATE WATER MAIN PROPOSED ☒ PRIVATE WASTEWATER MAIN PROPOSED

SIGNED: _____ DATE: OCTOBER 13, 2026
OWNER/DEVELOPER

MARK FOSTER - VP OF DEVELOPMENT
OWNER/DEVELOPER (PRINT NAME)

DBA: DBA HILLPOINTE ACQUISITIONS LLC.

ADDRESS: 3773 CHERRY CREEK DRIVE NORTH, SITE. 801 EAST TOWER
DENVER, COLORADO 80209

PHONE: 303-910-5470

EMAIL: MFOSTER@HILLPOINTE.COM

### CHEROKEE METROPLOITAN DISTRICT

### 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 signature from CMD.

Add County signature block

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

HR GREEN Xrefs: VICINITY--MAP; TB_24x36_2502477--CD

DRAWN BY: CMD JOB DATE: 8/4/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/26/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Sanitary Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER COVER

SHEET CV

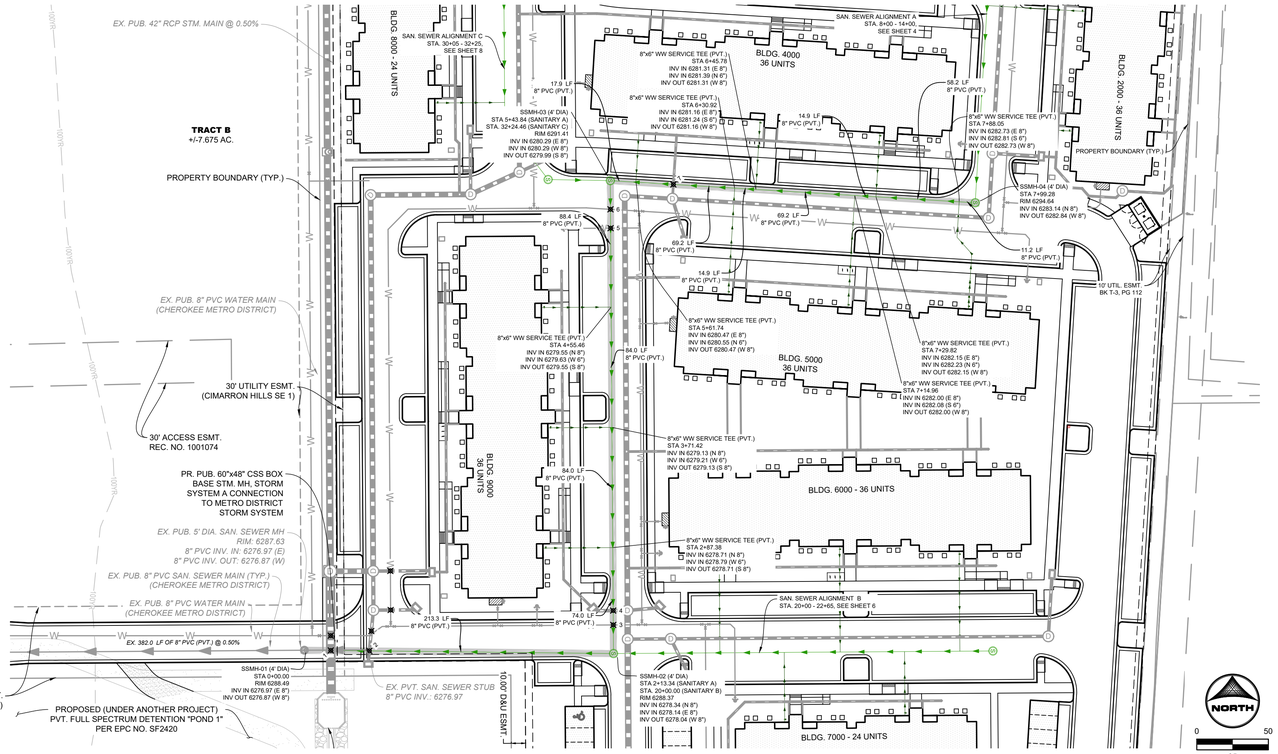
1

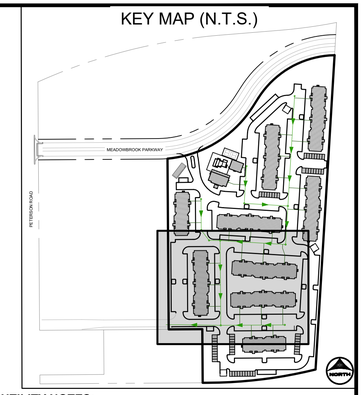
DOMBROWSKI, COLIN, 10/20/2026 11:28 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

| UTILITY CROSSINGS TABLE | | | |
|---|---|---|---|
| POINT # | BOTTOM OF UPPER PIPE | TOP OF BOTTOM PIPE | CLEARANCE (FT) |
| 1 | 6281.19 PR-STORM | 6277.74 PR SANITARY | 3.45 |
| 2 | 6284.63 PR-STORM | 6277.88 PR SANITARY | 6.75 |
| 3 | 6280.82 PR WATER CROSSINGS | 6279.13 PR SANITARY | 1.69 |
| 4 | 6284.61 PR-STORM | 6279.18 PR SANITARY | 5.42 |
| 5 | 6283.19 PR WATER CROSSINGS | 6280.52 PR SANITARY | 2.67 |
| 6 | 6283.11 PR WATER CROSSINGS | 6280.59 PR SANITARY | 2.53 |
| 7 | 6287.10 PR-STORM | 6281.42 PR SANITARY | 5.67 |



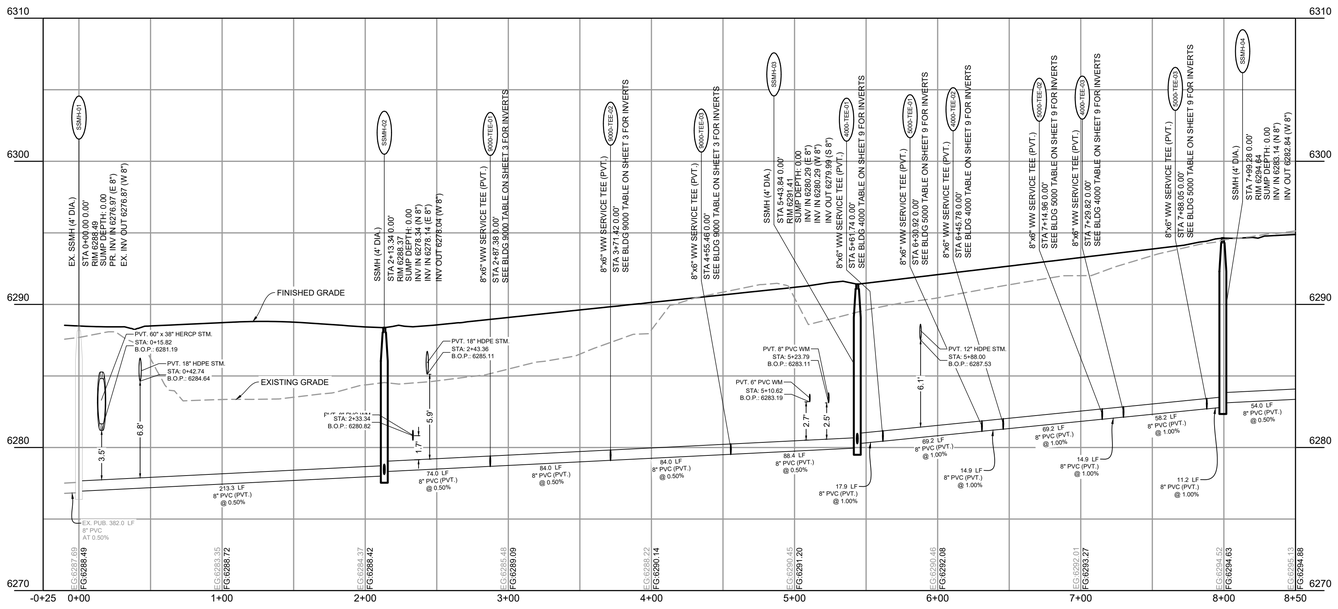



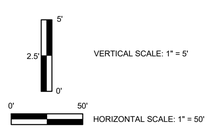

## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

## PRIVATE SANITARY SEWER MAIN A

(STA. 0+00 - 8+00)







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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER A.1 MAIN PLAN & PROFILE

SHEET SAN 2

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SDP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:28 AM

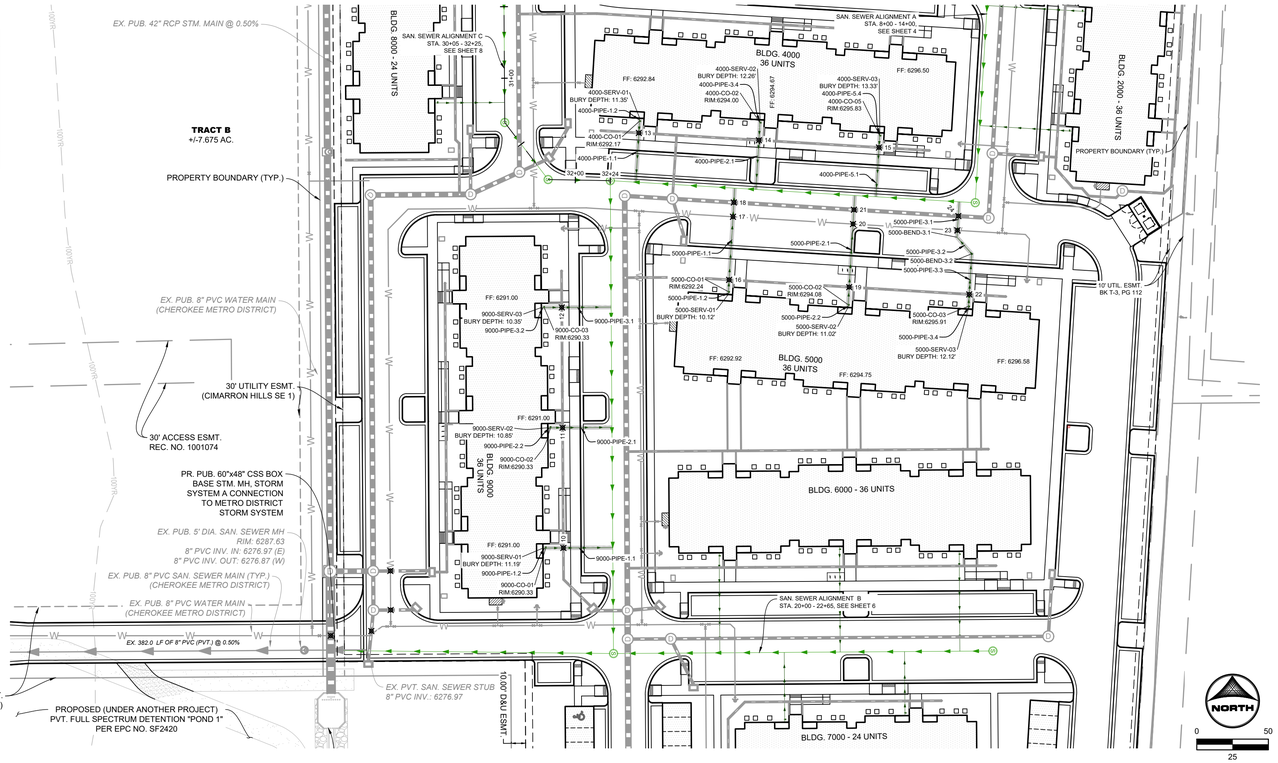
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

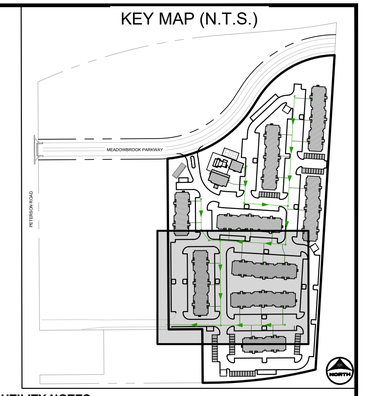
## APARTMENT BUILDING 9000 SANITARY SERVICES INFORMATION:

| SANITARY FITTINGS TABLE | | | |
|---|---|---|---|
| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
| 9000-CO-01 | SANITARY A<br>STA. 2+87.38<br>O/S: -46.79' L | 6" CLEANOUT<br>9000-PIPE-1.2 INV IN (W) = 6279.77<br>9000-PIPE-1.1 INV OUT (E) = 6279.77 | N:1368483.372<br>E:3229284.508 |
| 9000-SERV-01 | SANITARY A<br>STA. 2+87.38<br>O/S: -48.79' L | BLDG. 9000 - WW SERVICE #1<br>9000-PIPE-1.2 INV OUT (E) = 6279.81 | N:1368483.359<br>E:3229282.508 |
| 9000-TEE-01 | SANITARY A<br>STA. 2+87.38<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-02c INV IN (N) = 6278.71<br>9000-PIPE-1.1 INV IN (W) = 6278.79<br>SSWR PIPE-02a INV OUT (S) = 6278.71 | N:1368483.689<br>E:3229331.299 |
| 9000-CO-02 | SANITARY A<br>STA. 3+71.42<br>O/S: -42.86' L | 6" CLEANOUT<br>9000-PIPE-2.2 INV IN (W) = 6280.11<br>9000-PIPE-2.1 INV OUT (E) = 6280.11 | N:1368567.439<br>E:3229287.876 |
| 9000-SERV-02 | SANITARY A<br>STA. 3+71.42<br>O/S: -44.79' L | BLDG. 9000 - WW SERVICE #2<br>9000-PIPE-2.2 INV OUT (E) = 6280.15 | N:1368567.426<br>E:3229285.940 |
| 9000-TEE-02 | SANITARY A<br>STA. 3+71.42<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-02e INV IN (N) = 6279.13<br>9000-PIPE-2.1 INV IN (W) = 6279.21<br>SSWR PIPE-02c INV OUT (S) = 6279.13 | N:1368567.728<br>E:3229330.731 |
| 9000-CO-03 | SANITARY A<br>STA. 4+55.46<br>O/S: -46.79' L | 6" CLEANOUT<br>9000-PIPE-3.2 INV IN (W) = 6280.61<br>9000-PIPE-3.1 INV OUT (E) = 6280.61 | N:1368651.452<br>E:3229283.372 |
| 9000-SERV-03 | SANITARY A<br>STA. 4+55.46<br>O/S: -48.79' L | BLDG. 9000 - WW SERVICE #3<br>9000-PIPE-3.2 INV OUT (E) = 6280.65 | N:1368651.438<br>E:3229281.372 |
| 9000-TEE-03 | SANITARY A<br>STA. 4+55.46<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-02g INV IN (N) = 6279.55<br>9000-PIPE-3.1 INV IN (W) = 6279.63<br>SSWR PIPE-02e INV OUT (S) = 6279.55 | N:1368651.768<br>E:3229330.163 |

| SANITARY SERVICES PIPE TABLE | | | | |
|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
| 9000-PIPE-1.1 | 6" | 46.79' | 2.10% | PVC SDR-26 |
| 9000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 9000-PIPE-2.1 | 6" | 42.86' | 2.10% | PVC SDR-26 |
| 9000-PIPE-2.2 | 6" | 1.94' | 2.10% | PVC SDR-26 |
| 9000-PIPE-3.1 | 6" | 46.79' | 2.10% | PVC SDR-26 |
| 9000-PIPE-3.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |




## KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLET'S OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
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   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
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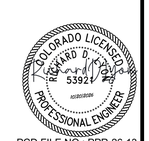
## PRIVATE SANITARY SEWER MAIN A

(STA. 0+00 - 8+00)

| UTILITY CROSSINGS TABLE | | | |
|---|---|---|---|
| POINT # | BOTTOM OF UPPER PIPE | TOP OF BOTTOM PIPE | CLEARANCE (FT) |
| 10 | 6285.67 PR-STORM | 6280.04 PR SANITARY | 5.63 |
| 11 | 6286.61 PR-STORM | 6280.46 PR SANITARY | 6.15 |
| 12 | 6287.55 PR-STORM | 6280.88 PR SANITARY | 6.67 |
| 13 | 6288.35 PR-STORM | 6281.80 PR SANITARY | 6.56 |
| 14 | 6289.23 PR-STORM | 6282.64 PR SANITARY | 6.60 |
| 15 | 6291.01 PR-STORM | 6283.48 PR SANITARY | 7.53 |
| 16 | 6287.87 PR-STORM | 6283.11 PR SANITARY | 4.76 |
| 17 | 6286.92 PR WATER CROSSINGS | 6282.18 PR SANITARY | 4.74 |
| 18 | 6287.32 PR-STORM | 6281.97 PR SANITARY | 5.34 |
| 19 | 6289.23 PR-STORM | 6283.95 PR SANITARY | 5.28 |
| 20 | 6287.92 PR WATER CROSSINGS | 6283.02 PR SANITARY | 4.90 |
| 21 | 6288.08 PR-STORM | 6282.81 PR SANITARY | 5.27 |
| 22 | 6290.94 PR-STORM | 6284.77 PR SANITARY | 6.17 |
| 23 | 6288.80 PR WATER CROSSINGS | 6283.75 PR SANITARY | 5.05 |
| 24 | 6288.74 PR-STORM | 6283.54 PR SANITARY | 5.20 |




PCD FILE NO.: PPR-26-13

DRAWN BY: CMD JOB DATE: 10/19/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 10/20/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Sanitary PP

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER A.1 SERVICES

SHEET SAN 3

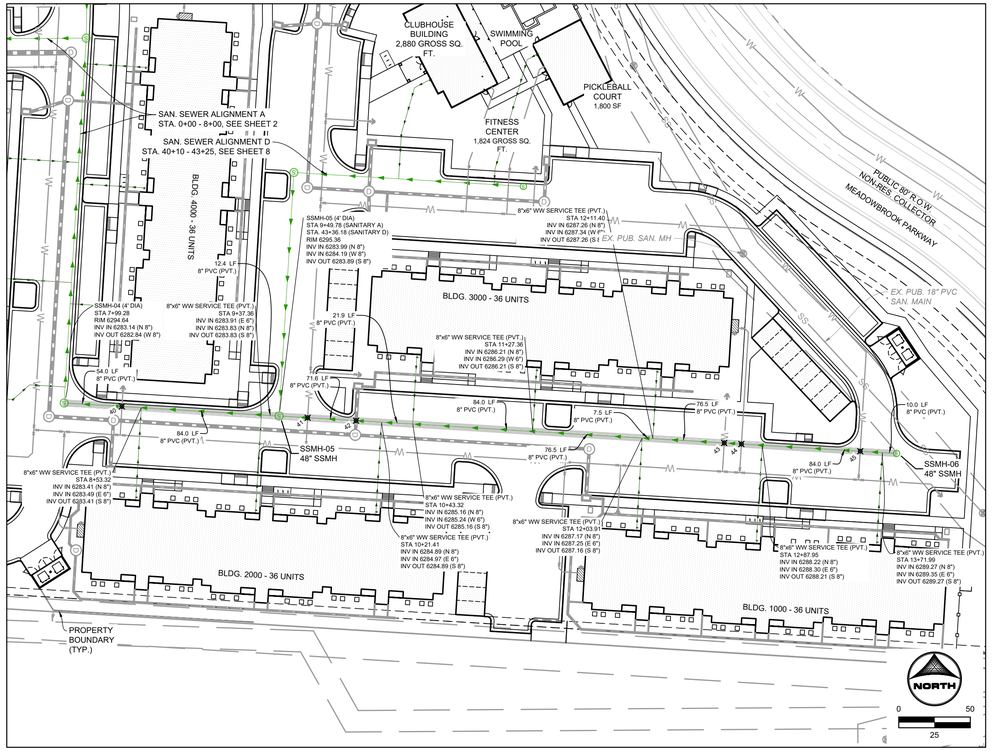
HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SDP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:28 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

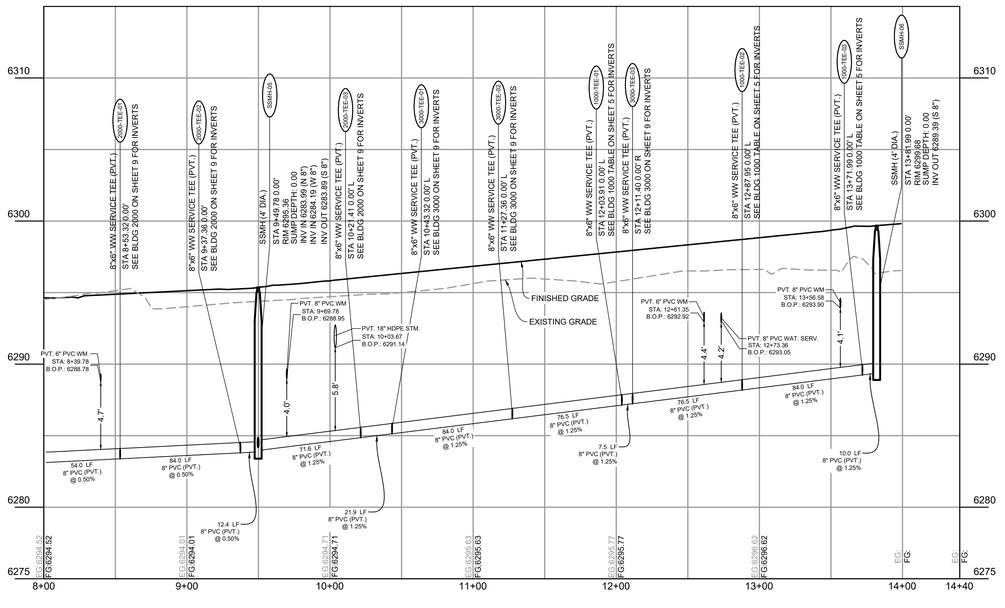
**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO**

| UTILITY CROSSINGS TABLE | | | |
|---|---|---|---|
| POINT # | BOTTOM OF UPPER PIPE | TOP OF BOTTOM PIPE | CLEARANCE (FT) |
| 40 | 6287.27 PR WATER CROSSINGS | 6284.04 PR SANITARY | 3.23 |
| 41 | 6287.85 PR WATER CROSSINGS | 6284.93 PR SANITARY | 2.92 |
| 42 | 6291.14 PR-STORM | 6285.36 PR SANITARY | 5.78 |
| 43 | 6292.92 PR WATER CROSSINGS | 6288.57 PR SANITARY | 4.35 |
| 44 | 6292.87 PR WATER CROSSINGS | 6288.72 PR SANITARY | 4.15 |
| 45 | 6293.90 PR WATER CROSSINGS | 6289.77 PR SANITARY | 4.13 |




## PRIVATE SANITARY SEWER MAIN A

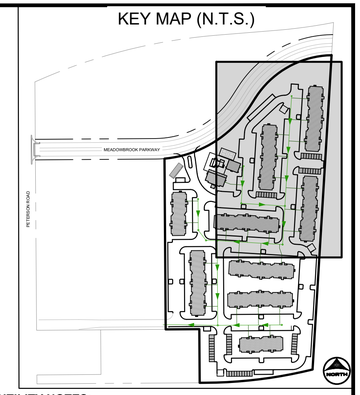
(STA. 8+00 - 14+40)




VERTICAL SCALE: 1" = 5'

HORIZONTAL SCALE: 1" = 50'

KEY MAP (N.T.S.)

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PCD FILE NO.: PPR-26-13

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| CAD DATE: 10/20/2026 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. | |
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER A.2 MAIN PLAN & PROFILE

SHEET SAN 4

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SBP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:29 AM

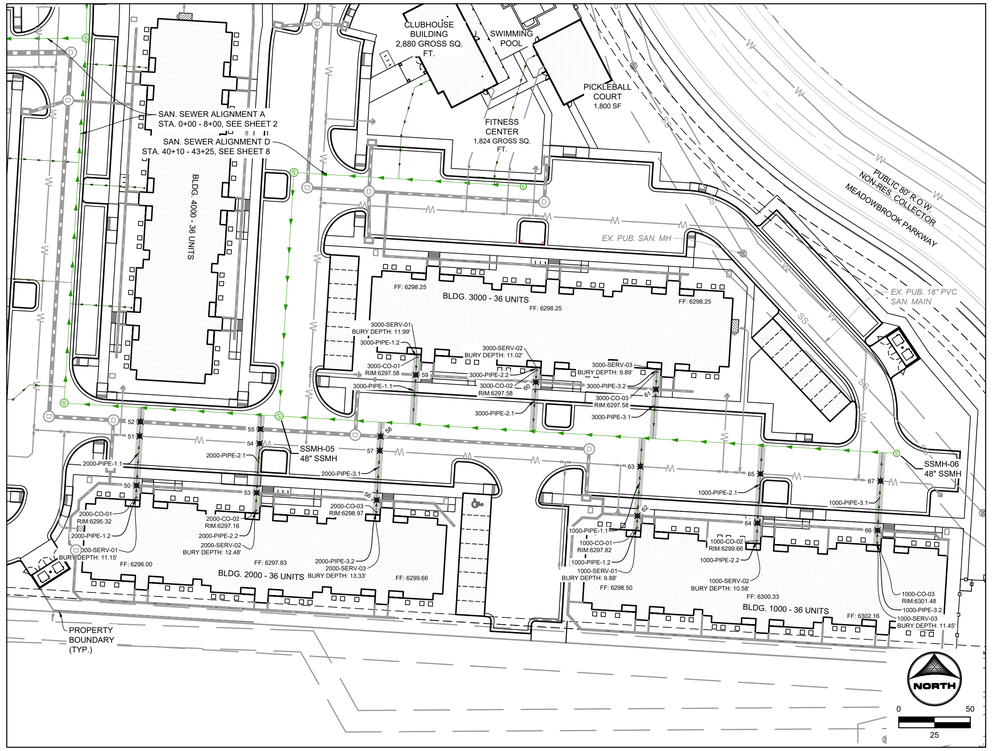
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## APARTMENT BUILDING 1000 SANITARY SERVICES INFORMATION:

| SANITARY FITTINGS TABLE | | | |
|---|---|---|---|
| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
| 1000-TEE-01 | SANITARY A<br>STA. 12+03.91<br>O/S: 0.00' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-05n INV IN (N) = 6287.17<br>1000-PIPE-1.1 INV IN (E) = 6287.25<br>SSWR PIPE-05g INV OUT (S) = 6287.16 | N:1369128.571<br>E:3229609.016 |
| 1000-CO-01 | SANITARY A<br>STA. 12+03.91<br>O/S: 62.79' R | 6" CLEANOUT<br>1000-PIPE-1.2 INV IN (E) = 6288.57<br>1000-PIPE-1.1 INV OUT (W) = 6288.57 | N:1369124.773<br>E:3229671.693 |
| 1000-SERV-01 | SANITARY A<br>STA. 12+03.91<br>O/S: 64.79' R | BLDG. 1000 - WW SERVICE #1<br>1000-PIPE-1.2 INV OUT (W) = 6288.61 | N:1369124.652<br>E:3229673.689 |
| 1000-TEE-02 | SANITARY A<br>STA. 12+87.95<br>O/S: 0.00' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-05m INV IN (N) = 6288.22<br>1000-PIPE-2.1 INV IN (E) = 6288.30<br>SSWR PIPE-05k INV OUT (S) = 6288.21 | N:1369212.459<br>E:3229614.099 |
| 1000-CO-02 | SANITARY A<br>STA. 12+87.95<br>O/S: 66.79' R | 6" CLEANOUT<br>1000-PIPE-2.2 INV IN (E) = 6289.70<br>1000-PIPE-2.1 INV OUT (W) = 6289.70 | N:1369208.419<br>E:3229680.769 |
| 1000-SERV-02 | SANITARY A<br>STA. 12+87.95<br>O/S: 68.79' R | BLDG. 1000 - WW SERVICE #2<br>1000-PIPE-2.2 INV OUT (W) = 6289.74 | N:1369208.298<br>E:3229682.765 |
| 1000-TEE-03 | SANITARY A<br>STA. 13+71.99<br>O/S: 0.00' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-05o INV IN (N) = 6289.27<br>1000-PIPE-3.1 INV IN (E) = 6289.35<br>SSWR PIPE-05m INV OUT (S) = 6289.27 | N:1369296.347<br>E:3229619.182 |
| 1000-CO-03 | SANITARY A<br>STA. 13+71.99<br>O/S: 62.79' R | 6" CLEANOUT<br>1000-PIPE-3.2 INV IN (E) = 6290.67<br>1000-PIPE-3.1 INV OUT (W) = 6290.67 | N:1369292.549<br>E:3229681.859 |
| 1000-SERV-03 | SANITARY A<br>STA. 13+71.99<br>O/S: 64.79' R | BLDG. 1000 - WW SERVICE #3<br>1000-PIPE-3.2 INV OUT (W) = 6290.71 | N:1369292.428<br>E:3229683.855 |

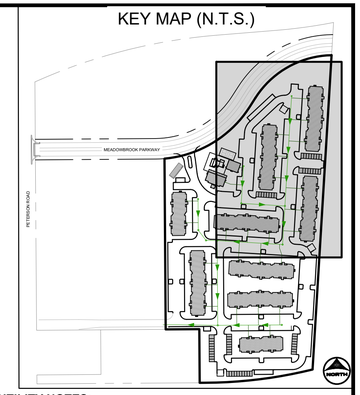
| SANITARY SERVICES PIPE TABLE | | | | |
|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
| 1000-PIPE-1.1 | 6" | 62.79' | 2.10% | PVC SDR-26 |
| 1000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 1000-PIPE-2.1 | 6" | 66.79' | 2.10% | PVC SDR-26 |
| 1000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 1000-PIPE-3.1 | 6" | 62.79' | 2.10% | PVC SDR-26 |
| 1000-PIPE-3.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |




PRIVATE SANITARY SEWER MAIN A

(STA. 8+00 - 14+40)

KEY MAP (N.T.S.)

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|---|---|---|---|
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| 51 | 6288.70 PR WATER CROSSINGS | 6284.43 PR SANITARY | 4.27 |
| 52 | 6289.64 PR-STORM | 6284.22 PR SANITARY | 5.42 |
| 53 | 6292.29 PR-STORM | 6285.58 PR SANITARY | 6.71 |
| 54 | 6289.12 PR WATER CROSSINGS | 6284.85 PR SANITARY | 4.27 |
| 55 | 6290.13 PR-STORM | 6284.64 PR SANITARY | 5.49 |
| 56 | 6294.07 PR-STORM | 6286.64 PR SANITARY | 7.43 |
| 57 | 6289.85 PR WATER CROSSINGS | 6285.91 PR SANITARY | 3.94 |
| 59 | 6292.23 PR-STORM | 6286.49 PR SANITARY | 5.74 |
| 60 | 6293.16 PR-STORM | 6287.54 PR SANITARY | 5.62 |
| 61 | 6294.10 PR-STORM | 6288.59 PR SANITARY | 5.51 |
| 62 | 6294.08 PR-STORM | 6288.92 PR SANITARY | 5.16 |
| 63 | 6291.67 PR WATER CROSSINGS | 6288.19 PR SANITARY | 3.48 |
| 64 | 6295.36 PR-STORM | 6289.97 PR SANITARY | 5.39 |
| 65 | 6292.51 PR WATER CROSSINGS | 6289.24 PR SANITARY | 3.27 |
| 66 | 6296.80 PR-STORM | 6291.02 PR SANITARY | 5.78 |
| 67 | 6293.35 PR WATER CROSSINGS | 6290.29 PR SANITARY | 3.06 |

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD JOB DATE: 10/19/2026
APPROVED: RDL JOB NUMBER: 2502477
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BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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| NO. | DATE | BY | REVISION DESCRIPTION |
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
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COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER A.2 SERVICES

SHEET SAN 5

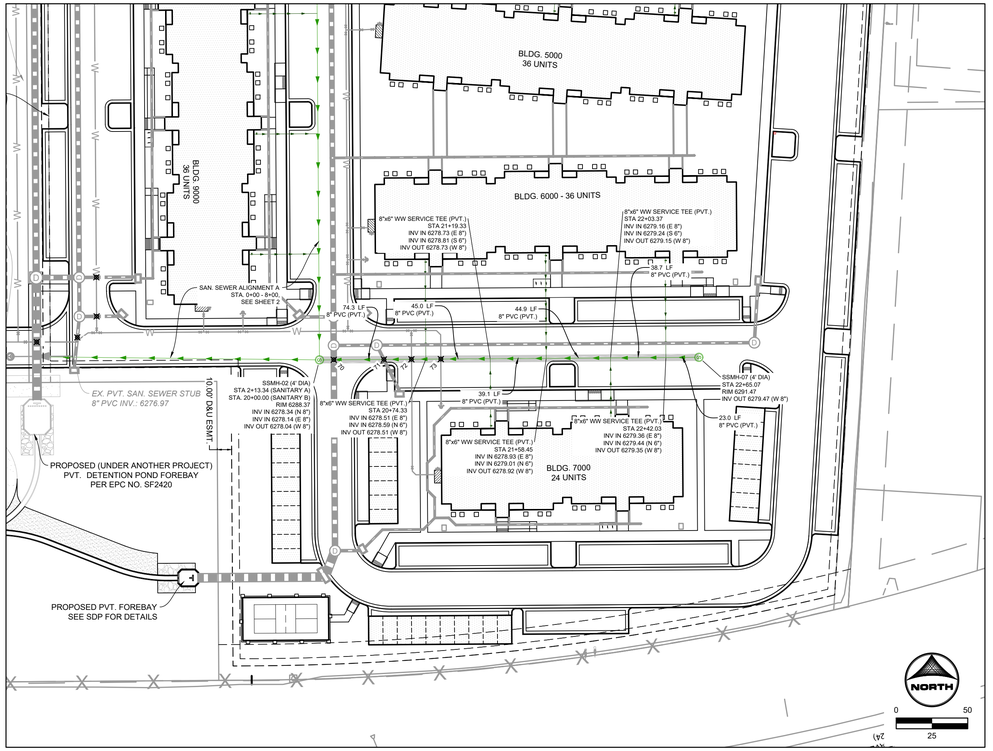
HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL_TB_24x36_2502477-SBP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:29 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

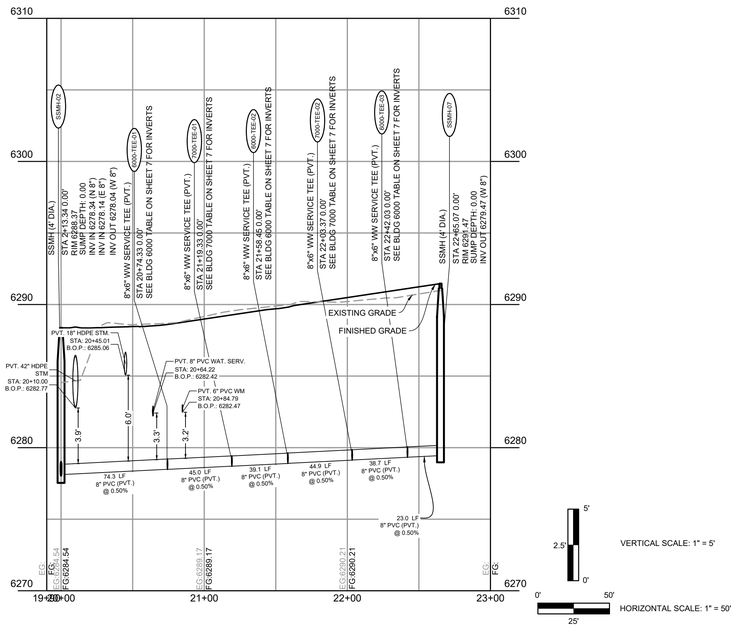
**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO**

| UTILITY CROSSINGS TABLE | | | |
|---|---|---|---|
| POINT # | BOTTOM OF UPPER PIPE | TOP OF BOTTOM PIPE | CLEARANCE (FT) |
| 70 | 6283.10 PR-STORM | 6278.88 PR SANITARY | 4.22 |
| 71 | 6284.69 PR-STORM | 6279.06 PR SANITARY | 5.63 |
| 72 | 6282.20 PR WATER CROSSINGS | 6279.15 PR SANITARY | 3.04 |
| 73 | 6282.47 PR WATER CROSSINGS | 6279.25 PR SANITARY | 3.21 |

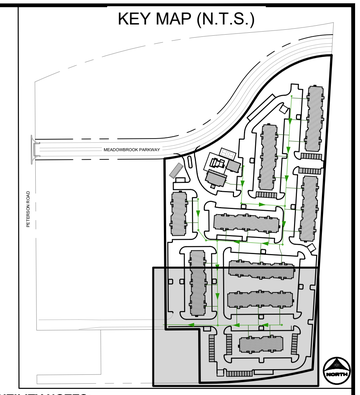



## PRIVATE SANITARY SEWER MAIN B

(STA. 20+00 - 22+75)




KEY MAP (N.T.S.)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

COLORADO LICENSED
RICHARD D. LIKES
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

| | | | |
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| DRAWN BY: CMD | JOB DATE: 10/19/2026 | BAR IS ONE INCH ON OFFICIAL DRAWINGS. | |
| APPROVED: RDL | JOB NUMBER: 2502477 | 0 ▬▬▬ 1" | |
| CAD DATE: 10/20/2026 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. | |
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER B MAIN PLAN & PROFILE

SHEET
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HR GREEN Xrefs: 00;XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SDP; 01-XC-UTIL; 00;XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:29 AM

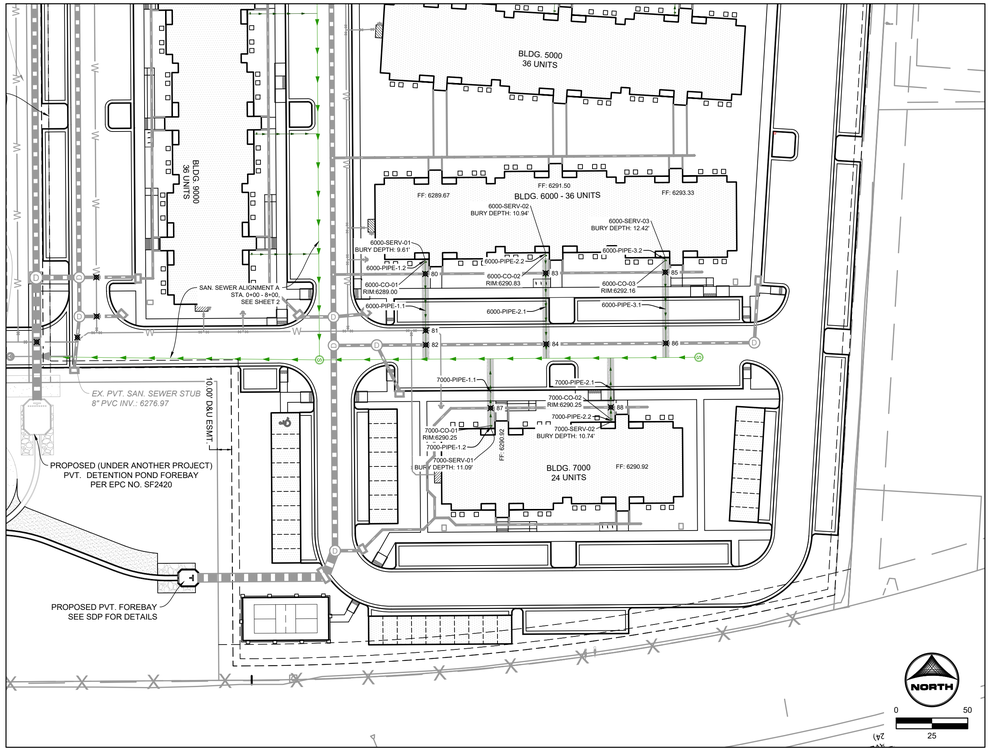
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## APARTMENT BUILDING 6000 SANITARY SERVICES INFORMATION:

| SANITARY FITTINGS TABLE | | | |
|---|---|---|---|
| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
| 6000-CO-01 | SANITARY B<br>STA. 20+74.33<br>O/S: -67.87' L | 6" CLEANOUT<br>6000-PIPE-1.2 INV IN (N) = 6280.02<br>6000-PIPE-1.1 INV OUT (S) = 6280.02 | N:1368478.025<br>E:3229405.668 |
| 6000-SERV-01 | SANITARY B<br>STA. 20+74.33<br>O/S: -69.87' L | BLDG. 6000 - WW SERVICE #1<br>6000-PIPE-1.2 INV OUT (S) = 6280.06 | N:1368480.024<br>E:3229405.655 |
| 6000-TEE-01 | SANITARY B<br>STA. 20+74.33<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-06c INV IN (E) = 6278.51<br>6000-PIPE-1.1 INV IN (N) = 6278.59<br>SSWR PIPE-06a INV OUT (W) = 6278.51 | N:1368410.152<br>E:3229406.127 |
| 6000-CO-02 | SANITARY B<br>STA. 21+58.45<br>O/S: -71.87' L | 6" CLEANOUT<br>6000-PIPE-2.2 INV IN (N) = 6280.52<br>6000-PIPE-2.1 INV OUT (S) = 6280.52 | N:1368482.593<br>E:3229489.760 |
| 6000-SERV-02 | SANITARY B<br>STA. 21+58.45<br>O/S: -73.87' L | BLDG. 6000 - WW SERVICE #2<br>6000-PIPE-2.2 INV OUT (S) = 6280.56 | N:1368484.593<br>E:3229489.746 |
| 6000-TEE-02 | SANITARY B<br>STA. 21+58.45<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-06g INV IN (E) = 6278.93<br>6000-PIPE-2.1 INV IN (N) = 6279.01<br>SSWR PIPE-06e INV OUT (W) = 6278.92 | N:1368410.721<br>E:3229490.246 |
| 6000-CO-03 | SANITARY B<br>STA. 22+42.03<br>O/S: -67.87' L | 6" CLEANOUT<br>6000-PIPE-3.2 INV IN (N) = 6280.87<br>6000-PIPE-3.1 INV OUT (S) = 6280.87 | N:1368479.158<br>E:3229573.368 |
| 6000-SERV-03 | SANITARY B<br>STA. 22+42.03<br>O/S: -69.87' L | BLDG. 6000 - WW SERVICE #3<br>6000-PIPE-3.2 INV OUT (S) = 6280.91 | N:1368481.158<br>E:3229573.354 |
| 6000-TEE-03 | SANITARY B<br>STA. 22+42.03<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-06k INV IN (E) = 6279.36<br>6000-PIPE-3.1 INV IN (N) = 6279.44<br>SSWR PIPE-06i INV OUT (W) = 6279.35 | N:1368411.286<br>E:3229573.826 |

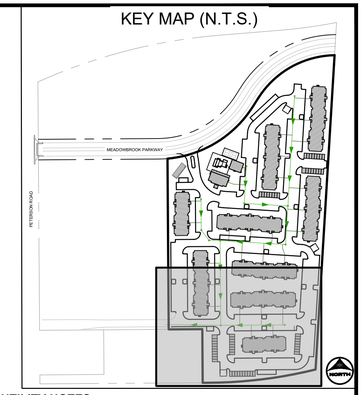
| SANITARY SERVICES PIPE TABLE | | | | |
|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
| 6000-PIPE-1.1 | 6" | 67.87' | 2.10% | PVC SDR-26 |
| 6000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 6000-PIPE-2.1 | 6" | 71.87' | 2.10% | PVC SDR-26 |
| 6000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 6000-PIPE-3.1 | 6" | 67.87' | 2.10% | PVC SDR-26 |
| 6000-PIPE-3.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |




PRIVATE SANITARY SEWER MAIN B

(STA. 20+00 - 22+75)

KEY MAP (N.T.S.)

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## APARTMENT BUILDING 7000 SANITARY SERVICES INFORMATION:

| SANITARY FITTINGS TABLE | | | |
|---|---|---|---|
| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
| 7000-TEE-01 | SANITARY B<br>STA. 21+19.33<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-06e INV IN (E) = 6278.73<br>7000-PIPE-1.1 INV IN (S) = 6278.81<br>SSWR PIPE-06c INV OUT (W) = 6278.73 | N:1368410.456<br>E:3229451.124 |
| 7000-CO-01 | SANITARY B<br>STA. 21+19.33<br>O/S: 46.80' R | 6" CLEANOUT<br>7000-PIPE-1.2 INV IN (S) = 6279.79<br>7000-PIPE-1.1 INV OUT (N) = 6279.79 | N:1368363.661<br>E:3229451.440 |
| 7000-SERV-01 | SANITARY B<br>STA. 21+19.33<br>O/S: 48.79' R | BLDG. 7000 - WW SERVICE #1<br>7000-PIPE-1.2 INV OUT (N) = 6279.83 | N:1368361.665<br>E:3229451.454 |
| 7000-TEE-02 | SANITARY B<br>STA. 22+03.37<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-06i INV IN (E) = 6279.16<br>7000-PIPE-2.1 INV IN (S) = 6279.24<br>SSWR PIPE-06g INV OUT (W) = 6279.15 | N:1368411.024<br>E:3229535.164 |
| 7000-CO-02 | SANITARY B<br>STA. 22+03.37<br>O/S: 42.80' R | 6" CLEANOUT<br>7000-PIPE-2.2 INV IN (S) = 6280.14<br>7000-PIPE-2.1 INV OUT (N) = 6280.14 | N:1368368.229<br>E:3229535.453 |
| 7000-SERV-02 | SANITARY B<br>STA. 22+03.37<br>O/S: 44.79' R | BLDG. 7000 - WW SERVICE #2<br>7000-PIPE-2.2 INV OUT (N) = 6280.18 | N:1368366.234<br>E:3229535.467 |

| SANITARY SERVICES PIPE TABLE | | | | |
|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
| 7000-PIPE-1.1 | 6" | 46.80' | 2.10% | PVC SDR-26 |
| 7000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 7000-PIPE-2.1 | 6" | 42.80' | 2.10% | PVC SDR-26 |
| 7000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |

| UTILITY CROSSINGS TABLE | | | |
|---|---|---|---|
| POINT # | BOTTOM OF UPPER PIPE | TOP OF BOTTOM PIPE | CLEARANCE (FT) |
| 80 | 6285.45 PR-STORM | 6280.36 PR SANITARY | 5.08 |
| 81 | 6283.08 PR WATER CROSSINGS | 6279.53 PR SANITARY | 3.55 |
| 82 | 6284.71 PR-STORM | 6279.32 PR SANITARY | 5.39 |
| 83 | 6286.72 PR-STORM | 6280.78 PR SANITARY | 5.94 |
| 84 | 6285.13 PR-STORM | 6279.74 PR SANITARY | 5.39 |
| 85 | 6288.38 PR-STORM | 6281.21 PR SANITARY | 7.17 |
| 86 | 6285.55 PR-STORM | 6280.17 PR SANITARY | 5.37 |
| 87 | 6285.97 PR-STORM | 6280.06 PR SANITARY | 5.91 |
| 88 | 6286.91 PR-STORM | 6280.49 PR SANITARY | 6.42 |

COLORADO LICENSED
RICHARD D. LITTLE
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD JOB DATE: 10/19/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 10/20/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Sanitary PP

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER B SERVICES

SHEET SAN 7

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SBP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 10/20/2026 11:29 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## APARTMENT BUILDING 8000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| 8000-TEE-01 | SANITARY A<br>STA. 5+43.84<br>O/S: -91.83' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-09c INV IN (N) = 6281.43<br>8000-PIPE-1.1 INV IN (W) = 6281.51<br>SSWR PIPE-09a INV OUT (S) = 6281.43 | N:1368794.769<br>E:3229255.750 |
| 8000-CO-01 | SANITARY A<br>STA. 5+43.84<br>O/S: -132.27' L | 6" CLEANOUT<br>8000-PIPE-1.2 INV IN (W) = 6282.49<br>8000-PIPE-1.1 INV OUT (E) = 6282.49 | N:1368794.452<br>E:3229208.960 |
| 8000-SERV-01 | SANITARY A<br>STA. 5+43.84<br>O/S: -134.09' L | BLDG. 8000 - WW SERVICE #1<br>8000-PIPE-1.2 INV OUT (E) = 6282.53 | N:1368794.439<br>E:3229206.960 |
| 8000-TEE-02 | SANITARY A<br>STA. 5+43.84<br>O/S: -157.36' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-09e INV IN (N) = 6281.85<br>8000-PIPE-2.1 INV IN (W) = 6281.93<br>SSWR PIPE-09c INV OUT (S) = 6281.85 | N:1368878.808<br>E:3229255.182 |
| 8000-CO-02 | SANITARY A<br>STA. 5+43.84<br>O/S: -181.33' L | 6" CLEANOUT<br>8000-PIPE-2.2 INV IN (W) = 6282.83<br>8000-PIPE-2.1 INV OUT (E) = 6282.83 | N:1368878.519<br>E:3229212.391 |
| 8000-SERV-02 | SANITARY A<br>STA. 5+43.84<br>O/S: -182.61' L | BLDG. 8000 - WW SERVICE #2<br>8000-PIPE-2.2 INV OUT (E) = 6282.87 | N:1368878.506<br>E:3229210.391 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 8000-PIPE-1.1 | 6" | 46.79' | 2.10% | PVC SDR-26 |
| 8000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 8000-PIPE-2.1 | 6" | 42.79' | 2.10% | PVC SDR-26 |
| 8000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |

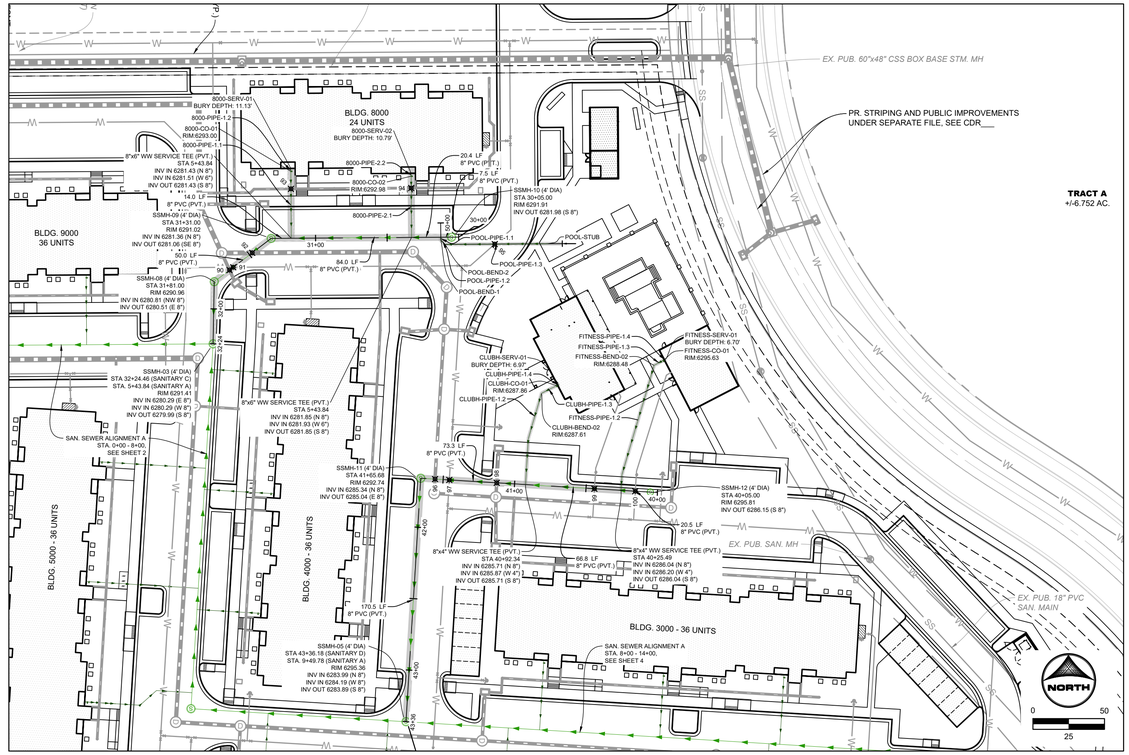
## POOL DRAIN PIPES & STRUCTURES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| POOL-TEE-01 | SANITARY E<br>STA. 50+10.00<br>O/S: 0.00' L | 8"x4" PVT. SAN. TEE (POOL)<br>SSWR PIPE-09f INV IN (N) = 6281.94<br>POOL-PIPE-1.1 INV IN (E) = 6282.11<br>SSWR PIPE-09e INV OUT (S) = 6281.95 | N:1368899.225<br>E:3229255.044 |
| POOL-BEND-1 | SANITARY E<br>STA. 50+12.05<br>O/S: 0.00' | 4"x45° HORIZ. BEND<br>POOL-PIPE-1.2 INV IN (NE) = 6282.16<br>POOL-PIPE-1.1 INV OUT (W) = 6282.16 | N:1368899.238<br>E:3229257.098 |
| POOL-BEND-2 | SANITARY E<br>STA. 50+16.29<br>O/S: 0.00' | 4"x45° HORIZ. BEND<br>POOL-PIPE-1.3 INV IN (N) = 6282.25<br>POOL-PIPE-1.2 INV OUT (SW) = 6282.25 | N:1368902.259<br>E:3229260.078 |
| POOL-STUB | SANITARY E<br>STA. 50+88.16<br>O/S: 0.00' | 4" SAN. SERVICE STUB FOR POOL<br>POOL-PIPE-1.3 INV OUT (S) = 6283.15 | N:1368974.120<br>E:3229259.592 |

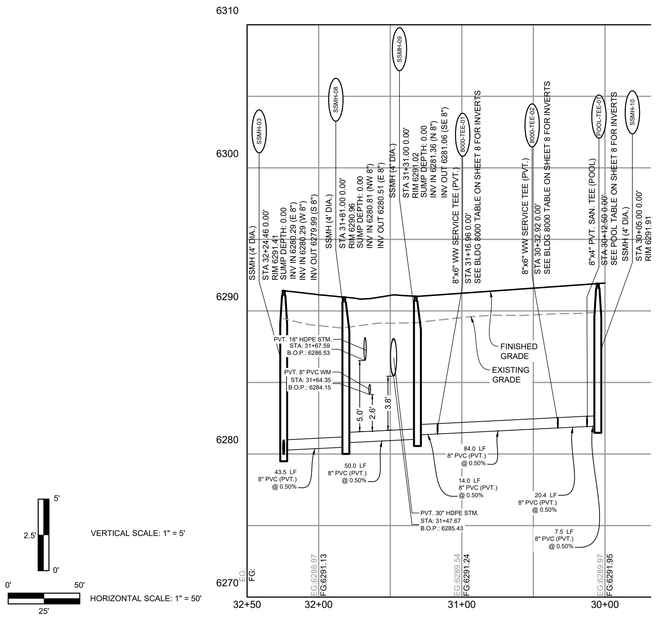
SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| POOL-PIPE-1.1 | 4" | 2.05' | 2.10% | PVC SDR-26 |
| POOL-PIPE-1.2 | 4" | 4.24' | 2.10% | PVC SDR-26 |
| POOL-PIPE-1.3 | 4" | 71.86' | 1.25% | PVC SDR-26 |



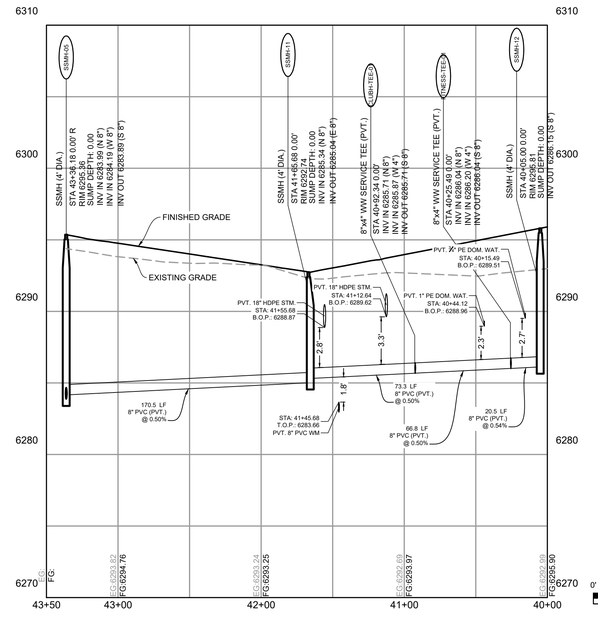

## PRIVATE SANITARY SEWER MAIN C

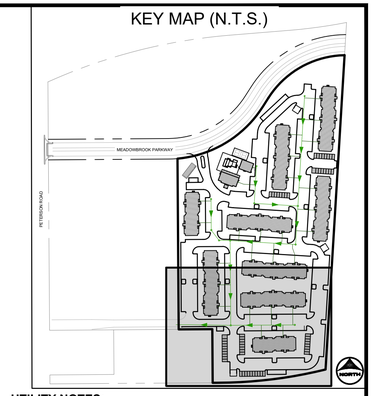
(STA. 30+00 - 32+50)




## PRIVATE SANITARY SEWER MAIN D

(STA. 40+00 - 43+50)




## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. ALL DOMESTIC WATER MAIN WITHIN LOT 1 IS PUBLIC CHEROKEE METROPOLITAN DISTRICT OWNED AND MAINTAINED INFRASTRUCTURE. PRIVATE DOMESTIC WATER SERVICE BEGINS AT THE PRIVATE WATER METERS WITHIN EACH APARTMENT BUILDING AND AMENITIES BUILDING. AN IRRIGATION METER PIT IS TO BE INSTALLED WITH A PRIVATE IRRIGATION METER FOR THE DEVELOPMENT, TO BE DESIGNED BY OTHERS.
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

UTILITY CROSSINGS TABLE

| POINT # | BOTTOM OF UPPER PIPE | TOP OF BOTTOM PIPE | CLEARANCE (FT) |
|---|---|---|---|
| 90 | 6286.52 PR-STORM | 6281.57 PR SANITARY | 4.95 |
| 91 | 6284.15 PR WATER CROSSINGS | 6281.59 PR SANITARY | 2.57 |
| 92 | 6285.43 PR-STORM | 6281.67 PR SANITARY | 3.76 |
| 93 | 6287.09 PR-STORM | 6282.76 PR SANITARY | 4.33 |
| 94 | 6288.03 PR-STORM | 6283.18 PR SANITARY | 4.85 |
| 95 | 6286.78 PR WATER CROSSINGS | 6283.04 PR SANITARY | 3.75 |
| 96 | 6288.46 PR-STORM | 6286.08 PR SANITARY | 2.38 |
| 97 | 6285.41 PR SANITARY | 6283.66 PR WATER CROSSINGS | 1.75 |
| 98 | 6289.62 PR-STORM | 6286.30 PR SANITARY | 3.32 |
| 99 | 6288.96 PR WATER CROSSINGS | 6286.64 PR SANITARY | 2.32 |
| 100 | 6289.51 PR WATER CROSSINGS | 6286.78 PR SANITARY | 2.73 |

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

HR GREEN Xrefs: 00:XC-ROW; 00:XC-DSGN; 01:XC-ROW; 01:XC-DSGN; 00:XV-ROW; 00:XV-SURVEY; 00:XV-UTIL_TB_2a36_2502477-SDP; 01:XC-UTIL; 00:XC-UTIL; Sanitary Key Map

DRAWN BY: CMD | JOB DATE: 10/19/2026
APPROVED: RDL | JOB NUMBER: 2502477
CAD DATE: 10/20/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Sanitary PP

BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER C & D PLAN & PROFILE

SHEET SAN 8

DOMBROWSKI, COLIN, 8/26/2026 2:18 PM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## APARTMENT BUILDING 2000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| 2000-TEE-01 | SANITARY A<br>STA. 8+53.32<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-04c INV IN (N) = 6283.41<br>2000-PIPE-1.1 INV IN (E) = 6283.49<br>SSWR PIPE-04a INV OUT (S) = 6283.41 | N:1368778.629<br>E:3229587.811 |
| 2000-CO-01 | SANITARY A<br>STA. 8+53.32<br>O/S: 62.79' R | 6" CLEANOUT<br>2000-PIPE-1.2 INV IN (E) = 6284.81<br>2000-PIPE-1.1 INV OUT (W) = 6284.81 | N:1368774.832<br>E:3229650.488 |
| 2000-SERV-01 | SANITARY A<br>STA. 8+53.32<br>O/S: 64.79' R | BLDG. 2000 - WW SERVICE #1<br>2000-PIPE-1.2 INV OUT (W) = 6284.85 | N:1368774.711<br>E:3229652.484 |
| 2000-TEE-02 | SANITARY A<br>STA. 9+37.36<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>2000-PIPE-2.1 INV IN (E) = 6283.91<br>SSWR PIPE-04e INV IN (N) = 6283.83<br>SSWR PIPE-04c INV OUT (S) = 6283.83 | N:1368862.518<br>E:3229592.894 |
| 2000-CO-02 | SANITARY A<br>STA. 9+37.36<br>O/S: 66.79' R | 6" CLEANOUT<br>2000-PIPE-2.2 INV IN (E) = 6285.31<br>2000-PIPE-2.1 INV OUT (W) = 6285.31 | N:1368858.478<br>E:3229659.564 |
| 2000-SERV-02 | SANITARY A<br>STA. 9+37.36<br>O/S: 68.79' R | BLDG. 2000 - WW SERVICE #2<br>2000-PIPE-2.2 INV OUT (W) = 6285.35 | N:1368858.357<br>E:3229661.560 |
| 2000-TEE-03 | SANITARY A<br>STA. 10+21.41<br>O/S: 0.00' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-05c INV IN (N) = 6284.89<br>2000-PIPE-3.1 INV IN (E) = 6284.97<br>SSWR PIPE-05a INV OUT (S) = 6284.89 | N:1368946.406<br>E:3229597.977 |
| 2000-CO-03 | SANITARY A<br>STA. 10+21.41<br>O/S: 62.79' R | 6" CLEANOUT<br>2000-PIPE-3.2 INV IN (E) = 6286.29<br>2000-PIPE-3.1 INV OUT (W) = 6286.29 | N:1368942.607<br>E:3229660.654 |
| 2000-SERV-03 | SANITARY A<br>STA. 10+21.41<br>O/S: 64.79' R | BLDG. 2000 - WW SERVICE #3<br>2000-PIPE-3.2 INV OUT (W) = 6286.33 | N:1368942.486<br>E:3229662.651 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 2000-PIPE-1.1 | 6" | 62.79' | 2.10% | PVC SDR-26 |
| 2000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 2000-PIPE-2.1 | 6" | 66.79' | 2.10% | PVC SDR-26 |
| 2000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 2000-PIPE-3.1 | 6" | 62.79' | 2.10% | PVC SDR-26 |
| 2000-PIPE-3.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |

## APARTMENT BUILDING 3000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| 3000-CO-01 | SANITARY A<br>STA. 10+43.32<br>O/S: -46.79' L | 6" CLEANOUT<br>3000-PIPE-1.2 INV IN (W) = 6286.22<br>3000-PIPE-1.1 INV OUT (E) = 6286.22 | N:1368971.108<br>E:3229552.595 |
| 3000-SERV-01 | SANITARY A<br>STA. 10+43.32<br>O/S: -48.79' L | BLDG. 3000 - WW SERVICE #1<br>3000-PIPE-1.2 INV OUT (E) = 6286.26 | N:1368971.229<br>E:3229550.598 |
| 3000-TEE-01 | SANITARY A<br>STA. 10+43.32<br>O/S: 0.00' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-05e INV IN (N) = 6285.16<br>3000-PIPE-1.1 INV IN (W) = 6285.24<br>SSWR PIPE-05c INV OUT (S) = 6285.16 | N:1368968.278<br>E:3229599.302 |
| 3000-CO-02 | SANITARY A<br>STA. 11+27.36<br>O/S: -42.79' L | 6" CLEANOUT<br>3000-PIPE-2.2 INV IN (W) = 6287.19<br>3000-PIPE-2.1 INV OUT (E) = 6287.19 | N:1369054.754<br>E:3229561.671 |
| 3000-SERV-02 | SANITARY A<br>STA. 11+27.36<br>O/S: -44.79' L | BLDG. 3000 - WW SERVICE #2<br>3000-PIPE-2.2 INV OUT (E) = 6287.23 | N:1369054.875<br>E:3229559.674 |
| 3000-TEE-02 | SANITARY A<br>STA. 11+27.36<br>O/S: 0.00' L | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-05g INV IN (N) = 6286.21<br>3000-PIPE-2.1 INV IN (W) = 6286.29<br>SSWR PIPE-05e INV OUT (S) = 6286.21 | N:1369052.165<br>E:3229604.386 |
| 3000-CO-03 | SANITARY A<br>STA. 12+11.40<br>O/S: -46.79' L | 6" CLEANOUT<br>3000-PIPE-3.2 INV IN (W) = 6288.32<br>3000-PIPE-3.1 INV OUT (E) = 6288.32 | N:1369138.884<br>E:3229562.761 |
| 3000-SERV-03 | SANITARY A<br>STA. 12+11.40<br>O/S: -48.79' L | BLDG. 3000 - WW SERVICE #3<br>3000-PIPE-3.2 INV OUT (E) = 6288.36 | N:1369139.005<br>E:3229560.765 |
| 3000-TEE-03 | SANITARY A<br>STA. 12+11.40<br>O/S: 0.00' R | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-06k INV IN (N) = 6287.26<br>3000-PIPE-3.1 INV IN (W) = 6287.34<br>SSWR PIPE-05h INV OUT (S) = 6287.26 | N:1369136.053<br>E:3229609.469 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 3000-PIPE-1.1 | 6" | 46.79' | 2.10% | PVC SDR-26 |
| 3000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 3000-PIPE-2.1 | 6" | 42.79' | 2.10% | PVC SDR-26 |
| 3000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 3000-PIPE-3.1 | 6" | 46.79' | 2.10% | PVC SDR-26 |
| 3000-PIPE-3.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |

## APARTMENT BUILDING 4000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| 4000-CO-01 | SANITARY A<br>STA. 5+61.74<br>O/S: -42.79' L | 6" CLEANOUT<br>4000-PIPE-1.2 INV IN (N) = 6281.45<br>4000-PIPE-1.1 INV OUT (S) = 6281.45 | N:1368781.764<br>E:3229350.024 |
| 4000-SERV-01 | SANITARY A<br>STA. 5+61.74<br>O/S: -44.79' L | BLDG. 4000 - WW SERVICE #1<br>4000-PIPE-1.2 INV OUT (S) = 6281.49 | N:1368783.760<br>E:3229350.145 |
| 4000-TEE-01 | SANITARY A<br>STA. 5+61.74<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-03c INV IN (N) = 6280.47<br>4000-PIPE-1.1 INV IN (N) = 6280.55<br>SSWR PIPE-03a INV OUT (W) = 6280.47 | N:1368739.055<br>E:3229347.436 |
| 4000-CO-02 | SANITARY A<br>STA. 6+45.78<br>O/S: -46.79' L | 6" CLEANOUT<br>4000-PIPE-3.4 INV IN (N) = 6282.37<br>4000-PIPE-2.1 INV OUT (S) = 6282.37 | N:1368780.673<br>E:3229434.154 |
| 4000-SERV-02 | SANITARY A<br>STA. 6+45.78<br>O/S: -48.79' L | BLDG. 4000 - WW SERVICE #2<br>4000-PIPE-3.4 INV OUT (S) = 6282.41 | N:1368782.669<br>E:3229434.274 |
| 4000-TEE-02 | SANITARY A<br>STA. 6+45.78<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-03g INV IN (E) = 6281.31<br>4000-PIPE-2.1 INV IN (N) = 6281.39<br>SSWR PIPE-03d INV OUT (W) = 6281.31 | N:1368733.971<br>E:3229431.324 |
| 4000-CO-05 | SANITARY A<br>STA. 7+29.82<br>O/S: -42.79' L | 6" CLEANOUT<br>4000-PIPE-5.4 INV IN (N) = 6283.13<br>4000-PIPE-5.1 INV OUT (S) = 6283.13 | N:1368771.597<br>E:3229517.799 |
| 4000-SERV-03 | SANITARY A<br>STA. 7+29.82<br>O/S: -44.79' L | BLDG. 4000 - WW SERVICE #3<br>4000-PIPE-5.4 INV OUT (S) = 6283.17 | N:1368773.594<br>E:3229517.920 |
| 4000-TEE-03 | SANITARY A<br>STA. 7+29.82<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-03k INV IN (E) = 6282.15<br>4000-PIPE-5.1 INV IN (N) = 6282.23<br>SSWR PIPE-03h INV OUT (W) = 6282.15 | N:1368728.888<br>E:3229515.211 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 4000-PIPE-1.1 | 6" | 42.79' | 2.10% | PVC SDR-26 |
| 4000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 4000-PIPE-2.1 | 6" | 46.79' | 2.10% | PVC SDR-26 |
| 4000-PIPE-3.4 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 4000-PIPE-5.1 | 6" | 42.79' | 2.10% | PVC SDR-26 |
| 4000-PIPE-5.4 | 6" | 2.00' | 2.10% | PVC SDR-26 |

## APARTMENT BUILDING 5000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| 5000-TEE-01 | SANITARY A<br>STA. 6+30.92<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-03d INV IN (E) = 6281.16<br>5000-PIPE-1.1 INV IN (S) = 6281.24<br>SSWR PIPE-03c INV OUT (W) = 6281.16 | N:1368734.870<br>E:3229416.489 |
| 5000-CO-01 | SANITARY A<br>STA. 6+30.92<br>O/S: 72.45' R | 6" CLEANOUT<br>5000-PIPE-1.2 INV IN (S) = 6282.76<br>5000-PIPE-1.1 INV OUT (N) = 6282.76 | N:1368662.552<br>E:3229412.107 |
| 5000-SERV-01 | SANITARY A<br>STA. 6+30.92<br>O/S: 74.45' R | BLDG. 5000 - WW SERVICE #1<br>5000-PIPE-1.2 INV OUT (N) = 6282.80 | N:1368660.555<br>E:3229411.986 |
| 5000-TEE-02 | SANITARY A<br>STA. 7+14.96<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-03h INV IN (E) = 6282.00<br>5000-PIPE-2.1 INV IN (S) = 6282.08<br>SSWR PIPE-03g INV OUT (W) = 6282.00 | N:1368729.787<br>E:3229500.377 |
| 5000-CO-02 | SANITARY A<br>STA. 7+14.96<br>O/S: 76.45' R | 6" CLEANOUT<br>5000-PIPE-2.2 INV IN (S) = 6283.69<br>5000-PIPE-2.1 INV OUT (N) = 6283.69 | N:1368653.476<br>E:3229495.752 |
| 5000-SERV-02 | SANITARY A<br>STA. 7+14.96<br>O/S: 78.45' R | BLDG. 5000 - WW SERVICE #2<br>5000-PIPE-2.2 INV OUT (N) = 6283.73 | N:1368651.480<br>E:3229495.631 |
| 5000-TEE-03 | SANITARY A<br>STA. 7+88.05<br>O/S: 0.00' | 8"x6" WW SERVICE TEE (PVT.)<br>SSWR PIPE-03m INV IN (E) = 6282.73<br>5000-PIPE-3.1 INV IN (S) = 6282.81<br>SSWR PIPE-03k INV OUT (W) = 6282.73 | N:1368725.367<br>E:3229573.328 |
| 5000-BEND-3.1 | SANITARY A<br>STA. 7+88.06<br>O/S: 24.85' R | WW SERVICE 45° HORIZ. BEND<br>5000-PIPE-3.2 INV IN (SE) = 6283.33<br>5000-PIPE-3.1 INV OUT (N) = 6283.33 | N:1368700.560<br>E:3229571.841 |
| 5000-BEND-3.2 | SANITARY A<br>STA. 7+99.00<br>O/S: 35.74' R | WW SERVICE 45° HORIZ. BEND<br>5000-PIPE-3.3 INV IN (S) = 6283.65<br>5000-PIPE-3.2 INV OUT (NW) = 6283.65 | N:1368689.025<br>E:3229582.102 |
| 5000-CO-03 | SANITARY A<br>STA. 7+99.00<br>O/S: 72.45' R | 6" CLEANOUT<br>5000-PIPE-3.4 INV IN (S) = 6284.42<br>5000-PIPE-3.3 INV OUT (N) = 6284.42 | N:1368652.385<br>E:3229579.882 |
| 5000-SERV-03 | SANITARY A<br>STA. 7+99.00<br>O/S: 74.45' R | BLDG. 5000 - WW SERVICE #3<br>5000-PIPE-3.4 INV OUT (N) = 6284.46 | N:1368650.389<br>E:3229579.761 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 5000-PIPE-1.1 | 6" | 72.45' | 2.10% | PVC SDR-26 |
| 5000-PIPE-1.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 5000-PIPE-2.1 | 6" | 76.45' | 2.10% | PVC SDR-26 |
| 5000-PIPE-2.2 | 6" | 2.00' | 2.10% | PVC SDR-26 |
| 5000-PIPE-3.1 | 6" | 24.85' | 2.10% | PVC SDR-26 |
| 5000-PIPE-3.2 | 6" | 15.44' | 2.10% | PVC SDR-26 |
| 5000-PIPE-3.3 | 6" | 36.71' | 2.10% | PVC SDR-26 |
| 5000-PIPE-3.4 | 6" | 2.00' | 2.10% | PVC SDR-26 |

## CLUBHOUSE SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| CLUBH-SERV-01 | SANITARY D<br>STA. 40+73.03<br>O/S: 71.48' R | CLUBHOUSE WW SERVICE<br>CLUBH-PIPE-1.4 INV OUT (SE) = 6287.53 | N:1368982.018<br>E:3229357.708 |
| CLUBH-CO-01 | SANITARY D<br>STA. 40+74.84<br>O/S: 70.40' R | 4" DBL. C.O.<br>CLUBH-PIPE-1.4 INV IN (NW) = 6287.49<br>CLUBH-PIPE-1.3 INV OUT (SE) = 6287.49 | N:1368980.148<br>E:3229358.674 |
| CLUBH-BEND-02 | SANITARY D<br>STA. 40+85.12<br>O/S: 64.28' R | 4"x45° HORIZ. BEND<br>CLUBH-PIPE-1.3 INV IN (NW) = 6287.24<br>CLUBH-PIPE-1.2 INV OUT (E) = 6287.24 | N:1368969.519<br>E:3229364.165 |
| CLUBH-TEE-01 | SANITARY D<br>STA. 40+92.34<br>O/S: 0.00' | 8"x4" WW SERVICE TEE (PVT.)<br>SSWR PIPE-11b INV IN (N) = 6285.71<br>CLUBH-PIPE-1.1 INV IN (W) = 6285.87<br>SSWR PIPE-11a INV OUT (S) = 6285.71 | N:1368958.427<br>E:3229427.891 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| CLUBH-PIPE-1.2 | 4" | 33.10' | 2.10% | PVC SDR-26 |
| CLUBH-PIPE-1.3 | 4" | 11.96' | 2.10% | PVC SDR-26 |
| CLUBH-PIPE-1.4 | 4" | 2.10' | 2.10% | PVC SDR-26 |

## FITNESS CENTER SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

| FITTING NAME | STATION & OFFSET | FITTING DETAILS | HORIZONTAL CONTROL (N/E) |
|---|---|---|---|
| FITNESS-SERV-01 | SANITARY D<br>STA. ???<br>O/S: ??? ??? | FITNESS CENTER WW SERVICE<br>FITNESS-PIPE-1.4 INV OUT (SE) = 6288.31 | N:1369056.545<br>E:3229340.108 |
| FITNESS-CO-01 | SANITARY D<br>STA. 40+01.41<br>O/S: 92.50' R | 4" DBL. C.O.<br>FITNESS-PIPE-1.4 INV IN (NW) = 6288.26<br>FITNESS-PIPE-1.3 INV OUT (SE) = 6288.26 | N:1369054.787<br>E:3229341.060 |
| FITNESS-BEND-02 | SANITARY D<br>STA. 40+07.70<br>O/S: 88.58' R | 4"x45° HORIZ. BEND<br>FITNESS-PIPE-1.3 INV IN (NW) = 6288.10<br>FITNESS-PIPE-1.2 INV OUT (E) = 6288.10 | N:1369048.265<br>E:3229344.594 |
| FITNESS-TEE-01 | SANITARY D<br>STA. 40+25.49<br>O/S: 0.00' | 8"x4" WW SERVICE TEE (PVT.)<br>SSWR PIPE-11c INV IN (N) = 6286.04<br>FITNESS-PIPE-1.1 INV IN (W) = 6286.20<br>SSWR PIPE-11b INV OUT (S) = 6286.04 | N:1369025.148<br>E:3229431.934 |

SANITARY SERVICES PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| FITNESS-PIPE-1.2 | 4" | 79.59' | 2.10% | PVC SDR-26 |
| FITNESS-PIPE-1.3 | 4" | 7.42' | 2.10% | PVC SDR-26 |
| FITNESS-PIPE-1.4 | 4" | 2.00' | 2.10% | PVC SDR-26 |

COLORADO LICENSED
RICHARD D. LEWIS
53924
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD JOB DATE: 8/14/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/26/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Sanitary PP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER SERVICES TABLES

SHEET
SAN
9

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SDP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

DOMBROWSKI, COLIN, 8/26/2026 2:44 PM

# HILLPOINTE APARTMENTS AT PETERSON
# WATER CONSTRUCTION DRAWINGS

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

## LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

### WATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY CHOROKEE METRO DISTRICT INSPECTIONS OFFICE A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS* (*WATER L.E.S.S.*).
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A PUBLIC WATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER L.E.S.S.*
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER L.E.S.S.*.
9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
12. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, CIMARRON HILLS FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.
15. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
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 THE HOA.

### WATER PROJECT - SPECIFIC NOTES

| APPLICABLE | NOT APPLICABLE | |
|---|---|---|
| 1. ☒ | ☐ | ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR. |
| 2. ☒ | ☐ | A CONNECTION TO AN EXISTING STUB IS PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS. |
| 3. ☐ | ☒ | A WATER STUB-OUT(S) IS/ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS. |
| 4. ☐ | ☒ | A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT. |

| BUILDING DATA | |
|---|---|
| BUILDING SIZE (GROSS SF PER 36 UNIT BLDG) | 13,800 |
| TYPE OF CONSTRUCTION | TYPE V-A |
| LARGEST BUILDING (SF) | 13,800 |
| REQUIRED FIRE FLOW (GPM) | 2,750 |
| REQUIRED MINIMUM NUMBER OF HYDRANTS | 3 |
| AVERAGE DISTANCE BETWEEN HYDRANTS | 450 Ft |
| MAXIMUM HOSE LAY DISTANCE | 150 Ft |
| BUILDING SPRINKLERS INCLUDED? | YES |

ACCORDING TO CALCULATIONS REVIEWED BY CHEROKEE METRO DISTRICT, THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL AND THE MAXIMUM STATIC PRESSURE AT BURY DEPTH (9') IS AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS):

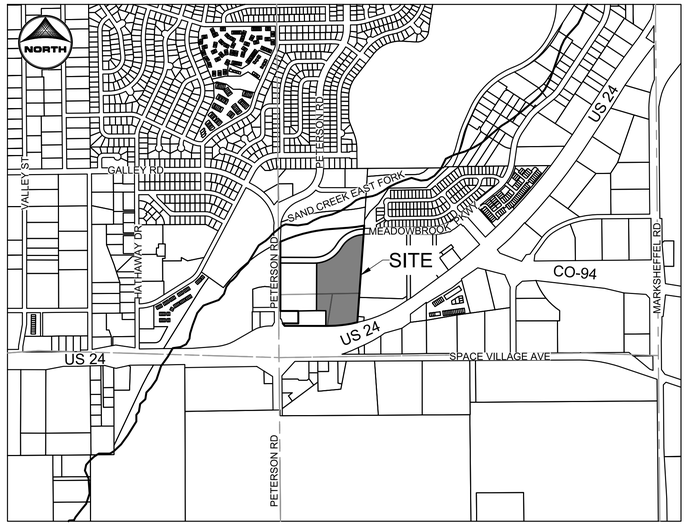
| FIRE FLOW | | | |
|---|---|---|---|
| NODE | FIRE FLOW (GPM) | STATIC PRESSURE @MDD (PSI) | MAX STATIC PRESSURE @BURY DEPTH (PSI) |
| | | | |
| | | | |
| | | | |

[1] THE MAXIMUM PRESSURE LISTED FOR EACH NODE DEFINES THE MAXIMUM DESIGN WORKING PRESSURE FOR MATERIAL SELECTION IN WATER L.E.S.S. TABLE 2-2. IF THE MAXIMUM DESIGN WORKING PRESSURE IS GREATER THAN 177 PSI, PVC SHALL NOT BE USED.

[2] BURY DEPTH IS ASSUMED TO BE 9 FEET BELOW THE HYDRANT FLANGE ELEVATION.

## FIRE PROTECTION NOTES:

1. ALL APARTMENT BUILDINGS ARE CONSTRUCTION TYPE V-A. THE CLUBHOUSE, FITNESS, AND MAIL BUILDINGS ARE CONSTRUCTION TYPE V-B. THE GARAGE BUILDINGS ARE CONSTRUCTION TYPE V-B.
2. HYDRANT COVER SHOWN ON THIS PLAN IS FOR FIRE FLOW REQUIREMENTS OF 2,750 GPM FOR FOUR HOURS FOR ALL 36-UNIT APARTMENT BUILDINGS; 2,250 GPM FOR FOUR HOURS FOR 24-UNIT APARTMENT BUILDINGS; AND 1,500 GPM FOR 2 HOURS FOR THE CLUBHOUSE, FITNESS CENTER AND MAIL ROOM BUILDING. ALL APARTMENT BUILDINGS ARE SPRINKLERED. THE MAIL ROOM, CLUBHOUSE, AND FITNESS CENTER ARE NOT SPRINKLERED.
3. EACH 36-UNIT APARTMENT BUILDING REQUIRES THREE (3) HYDRANTS IN VICINITY FOR HOSE LAY DISTANCES. EACH 24-UNIT APARTMENT BUILDING REQUIRES TWO (2) HYDRANTS IN VICINITY TO HOSE LAY DISTANCES. THE CLUBHOUSE, FITNESS CENTER, AND MAIL BUILDINGS REQUIRE ONE (1) HYDRANT IN VICINITY.
4. HOSE LAY DISTANCES ARE 150 LF MAXIMUM PER CIMARRON HILLS FIRE DEPARTMENT STANDARDS.
5. HYDRANT-TO-TRUCK DISTANCES ARE A MAXIMUM OF 225 LF FOR APARTMENT BUILDING HYDRANTS AND 250 LF FOR THE CLUBHOUSE AND FITNESS CENTER.
6. ALL FIRE DEPARTMENT CONNECTIONS ARE WITHIN 100 LF OF A HYDRANT.
7. DEMONSTRATED ON THIS PLAN IS THE ACCESSIBILITY OF EACH DEFENSIBLE STRUCTURE BY AN EMERGENCY FIRE TRUCK APPARATUS.
8. THE SECONDARY, EMERGENCY ACCESS IS AN EXISTING CURB CUT ACCESS FROM PUBLIC RIGHT-OF-WAY OF PETERSON ROAD AND IS TO REMAIN. THE ACCESS ROAD IS TO BE EXTENDED AS AN HS-20 LOADING COMPLIANT GRAVEL ROADWAY (12" CLASS VI A.B.C. OVER MIN. 24" COMPACTED SUBGRADE). THE ACCESS ROAD HAS A GATE WITH KNOX BOX ACCESSIBLE FOR EMERGENCY SERVICES.




VICINITY MAP
SCALE: 1" = 1000'

## SHEET INDEX:

1 - WATER COVER
2 - WATER PLAN I
3 - WATER PLAN II

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| RIGHT OF WAY | | |
| CENTERLINE | | |
| BARBED WIRE FENCE | | |
| WOODEN FENCE | | |
| U.G. ELECTRIC | UE | UE |
| OVERHEAD ELECTRIC | OE | OE |
| FIBER OPTIC | FO | FO |
| GAS MAIN | G | G |
| SANITARY SEWER | | |
| STORM DRAIN | | |
| LANDSCAPE DRAIN | | |
| ROOF DRAIN | | |
| WATER MAIN | W | W |
| SWALE | | |
| TRAIL | | |
| ADA ROUTE | | |
| CURB & GUTTER | | |
| INDEX CONTOUR | | |
| INTER. CONTOUR | | |
| 100-YR FLOODPLAIN | | |
| FLOODWAY | | |

**STORM SEWER**

| | EXISTING | PROPOSED |
|---|---|---|
| MANHOLE | D | D |
| STORM INLET | | |
| LANDSCAPE DOME INLETS | | |
| FLARED END SECTION | | |
| RIPRAP | | |

**SANITARY SEWER**

| | | |
|---|---|---|
| CLEAN OUT | | |
| MANHOLE | S | S |
| PLUG | | |

**WATER**

| | | |
|---|---|---|
| FIRE HYDRANT | | |
| FIRE DEPT. CONNECTION | | |
| GATE VALVE | | |
| MANHOLE | W | W |
| METER | M | M |
| TEE | | |
| REDUCER | | |

**DRY UTILITIES**

| | |
|---|---|
| ELECTRIC METER | E |
| ELECTRIC PEDESTAL | E |
| ELECTRICAL CABINET | E |
| ELECTRIC VAULT | E |
| ELECTRIC VEHICLE CHARGER | EV |
| FIBER OPTIC PULL BOX | F |
| FIBER OPTIC MANHOLE | FO |
| FIBER OPTIC PEDESTAL | F |
| FIBER OPTIC SIGN | F |
| FIBER OPTIC VAULT | F |
| GAS METER | G |
| GAS SIGN | G |
| GAS VAULT | G |
| TRANSFORMER | |
| LIGHT POLE | |

**MISCELLANEOUS**

| | |
|---|---|
| SIGN | |
| BOLLLARD | |
| ACCESSIBLE PARKING | |
| PARKING COUNT | 10 |

## PROJECT CONTACTS:

OWNER
JOVENCHI II, MARATHON HOLDINGS LLP, JOHN VENEZIA ESTATE
4779 N. ACADEMY BOULEVARD
COLORADO SPRINGS, CO 80918
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TELE: 719-491-2158

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APPLICANT/OWNER'S REPRESENTATIVE
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PLANNING & LANDSCAPE ARCHITECTURE:
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VONORE, TENNESSEE 37885
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ATTN: SAUL MOSLEHY, PHD.

TRAFFIC ENGINEER
SM ROCHA,LLC.
6 SOUTH TEJON STREET, SUITE 618
COLORADO SPRINGS, CO 80903
TELE: (719) 203-6639
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

SURVEYOR
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
TELE: (719) 575-0100

### OWNER/DEVELOPER PLAN APPROVAL

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

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY *COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS*.

☒ PUBLIC WATER MAIN PROPOSED ☐ PUBLIC WASTEWATER MAIN PROPOSED ☒ PRIVATE WATER SERVICE LINE (<4") AND/OR PRIVATE WASTEWATER SERVICE LINE (<8")
☒ PRIVATE WATER MAIN PROPOSED ☐ PRIVATE WASTEWATER MAIN PROPOSED

SIGNED: _____ DATE: OCTOBER 13, 2026
OWNER/DEVELOPER

MARK FOSTER - VP OF DEVELOPMENT
OWNER/DEVELOPER (PRINT NAME)

DBA: DBA HILLPOINTE ACQUISITIONS LLC.
ADDRESS: 3773 CHERRY CREEK DRIVE NORTH, SITE. 801 EAST TOWER DENVER, COLORADO 80209
PHONE: 303-910-5470
EMAIL: MFOSTER@HILLPOINTE.COM

### CHEROKEE METROPLOITAN DISTRICT

### WATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

Provide signatures for fire and CMD

### CIMARRON HILLS FIRE DEPT. ACCEPTANCE

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS.

THE NUMBER OF HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE CITY OF COLORADO SPRINGS FIRE DEPARTMENT.

SIGNED: _____
CHFD., DIVISION OF THE FIRE MARSHAL

CHFD PLAN REVIEW NO.: _____

### NOTICE OF FIRE SERVICE LINE INTEGRITY TEST:

PRIOR TO ACCEPTANCE OF ANY FIRE SERVICE LINE BY THE CIMARRON HILLS FIRE DEPARTMENT:

- ALL FIRE SERVICE LINES SHALL BE HYDROSTATICALLY TESTED AND FLUSHED PER COLORADO SPRINGS FIRE DEPARTMENT REQUIREMENTS
- ALL ACCEPTANCE TESTING OF WATER SUPPLY SYSTEMS FOR FIRE PROTECTION SHALL BE WITNESSED BY AN APPROVED COLORADO SPRINGS FIRE DEPARTMENT REPRESENTATIVE

PRESSURE TEST
PRESSURIZE THE FIRE SERVICE LINE FROM THE POINT OF CONNECTION AT THE MAIN TO THE POINT OF CONNECTION TO THE SPRINKLER SYSTEM AT 200 PSI, OR 50 PSI ABOVE STATIC PRESSURE FOR A MINIMUM OF 2 HOURS. THIS TEST IS BEST PERFORMED BEFORE COMPLETELY BACKFILLING SO THAT ALL JOINTS ARE EXPOSED.

FLUSH TEST
THE FIRE SERVICE LINE SHALL BE FLUSHED AT PER NFPA 24 "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES"

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD JOB DATE: 8/14/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/26/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Water Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WATER COVER

SHEET CV 1

HR GREEN Xrefs: VICINITY-MAP; TB_24x36_2502477-CD

DOMBROWSKI, COLIN, 10/20/2026 11:30 AM

# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WATER PLAN

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

AURORA CROSSROADS APARTMENTS
7010 - 7285 CROSSBUCK PT.
SCH_NO: 5408355001
PLAT NO. R14975
ZONING: CR RS-5000 CAD-O
LEGAL: LOT 1 CROSSROADS MIXED USE FIL. NO. 1
AREA: 12.7 AC.
USE: MULTI-UNITS (9 & UP)

## UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
   - 6.2. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
   - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
   - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
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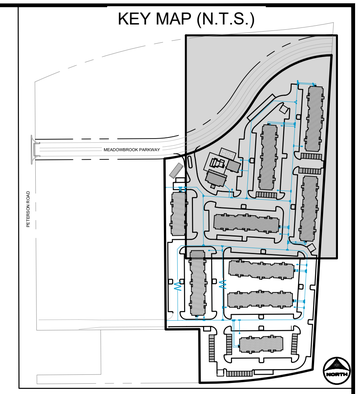
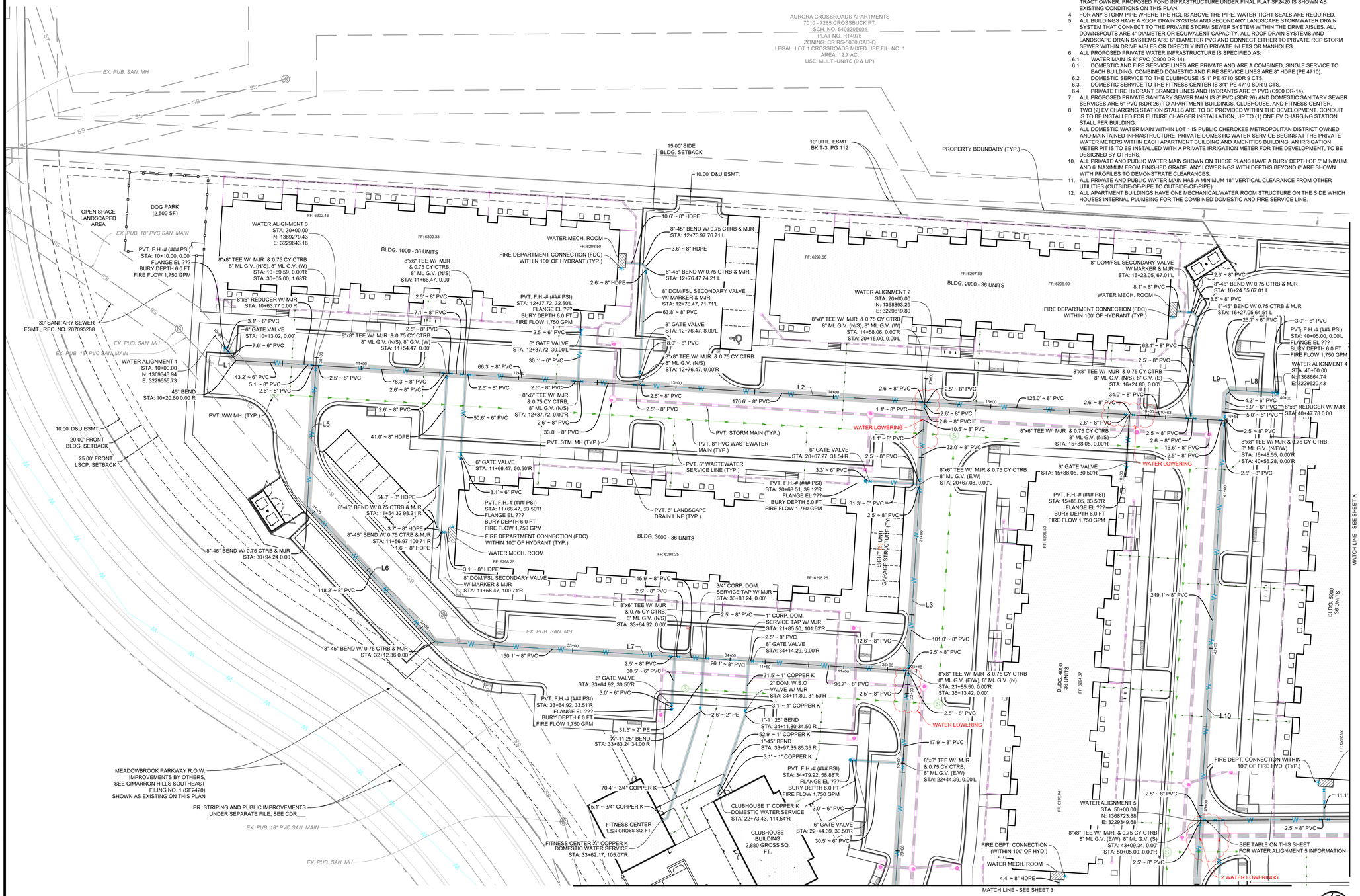
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

KEY MAP (N.T.S.)





EX. PUB. SAN. MH
EX. PUB. 18" PVC SAN. MAIN
OPEN SPACE LANDSCAPED AREA
DOG PARK (2,500 SF)
30' SANITARY SEWER ESMT., REC. NO. 207095288
WATER ALIGNMENT 1
STA. 10+00.00
N: 1369343.94
E: 3229656.73
45° BEND
STA: 10+20.60 0.00 R
10.00' D&U ESMT
20.00' FRONT BLDG. SETBACK
25.00' FRONT LSCP. SETBACK
PVT. WW MH. (TYP.)
WATER ALIGNMENT 3
STA. 30+00.00
N: 1369279.43
E: 3229643.18
PVT. F.H.-# (### PSI)
STA: 10+10.00, 0.00 R
FLANGE EL ???
BURY DEPTH 6.0 FT
FIRE FLOW 1,750 GPM
8"x8" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S), 8" ML G.V. (W)
STA: 10+69.59, 0.00'R
STA: 30+05.00, 1.68'R
8"x6" REDUCER W/ MJR
STA: 10+63.77 0.00 R
6" GATE VALVE
STA: 10+13.02, 0.00'
8"x8" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S), 8" G.V. (W)
STA: 11+54.47, 0.00'
8"x6" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S), 8" G.V. (W)
STA: 11+66.47, 0.00'
8"x6" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S), 8" ML G.V. (W)
STA: 30+05.00, 1.68'R
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 30+94.24 0.00
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 32+12.36 0.00
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 11+54.32 98.21 R
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 11+56.97 100.71 R
MEADOWBROOK PARKWAY R.O.W. IMPROVEMENTS BY OTHERS, SEE CIMARRON HILLS SOUTHEAST FILING NO. 1 (SF2420) SHOWN AS EXISTING ON THIS PLAN
PR. STRIPING AND PUBLIC IMPROVEMENTS UNDER SEPARATE FILE, SEE CDR
EX. PUB. 18" PVC SAN. MAIN
EX. PUB. SAN. MH
FF: 6302.16
FF: 6300.33
BLDG. 1000 - 36 UNITS
WATER MECH. ROOM
FF: 6298.50
FIRE DEPARTMENT CONNECTION (FDC) WITHIN 100' OF HYDRANT (TYP.)
10.6' ~ 8" HDPE
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 12+73.97 76.71 L
3.6' ~ 8" HDPE
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 12+76.47 74.21 L
8" DOM/FSL SECONDARY VALVE W/ MARKER & MJR
STA: 12+76.47, 71.71'L
63.6' ~ 8" PVC
8" GATE VALVE
STA: 12+76.47, 8.00'L
8.0' ~ 8" PVC
8"x8" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S)
STA: 12+76.47, 0.00'R
PVT. F.H.-# (### PSI)
STA: 12+37.72, 32.50'L
FLANGE EL ???
BURY DEPTH 6.0 FT
FIRE FLOW 1,750 GPM
6" GATE VALVE
STA: 12+37.72, 30.00'L
30.1' ~ 6" PVC
8"x6" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S)
STA: 12+37.72, 0.00'R
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 12+73.97 76.71 L
3.6' ~ 8" HDPE
8"-45° BEND W/ 0.75 CTRB & MJR
STA: 12+76.47 74.21 L
8" DOM/FSL SECONDARY VALVE W/ MARKER & MJR
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63.6' ~ 8" PVC
8" GATE VALVE
STA: 12+76.47, 8.00'L
8.0' ~ 8" PVC
8"x8" TEE W/ MJR & 0.75 CY CTRB
8" ML G.V. (N/S)
STA: 12+76.47, 0.00'R
66.3' ~ 8" PVC
176.6' ~ 8" PVC
50.6' ~ 6" PVC
33.8' ~ 8" PVC
41.0' ~ 8" HDPE
54.8' ~ 8" HDPE
3.7' ~ 8" HDPE
1.6' ~ 8" HDPE
118.2' ~ 8" PVC
150.1' ~ 8" PVC
26.1' ~ 8" PVC
43.2' ~ 6" PVC
5.1' ~ 8" PVC
2.6' ~ 8" PVC
78.3' ~ 8" PVC
2.5' ~ 8" PVC
7.6' ~ 6" PVC
3.1' ~ 6" PVC
2.5' ~ 8" PVC
7.1' ~ 8" PVC
2.5' ~ 8" PVC
2.5' ~ 8" PVC
2.5' ~ 8" PVC
2.6' ~ 8" PVC
2.5' ~ 8" PVC
2.6' ~ 8" PVC
2.5' ~ 8" PVC
2.6

DOMBROWSKI, COLIN, 10/20/2026 11:30 AM

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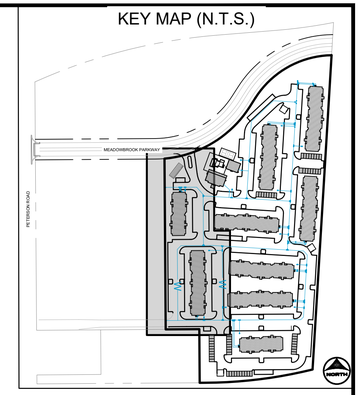
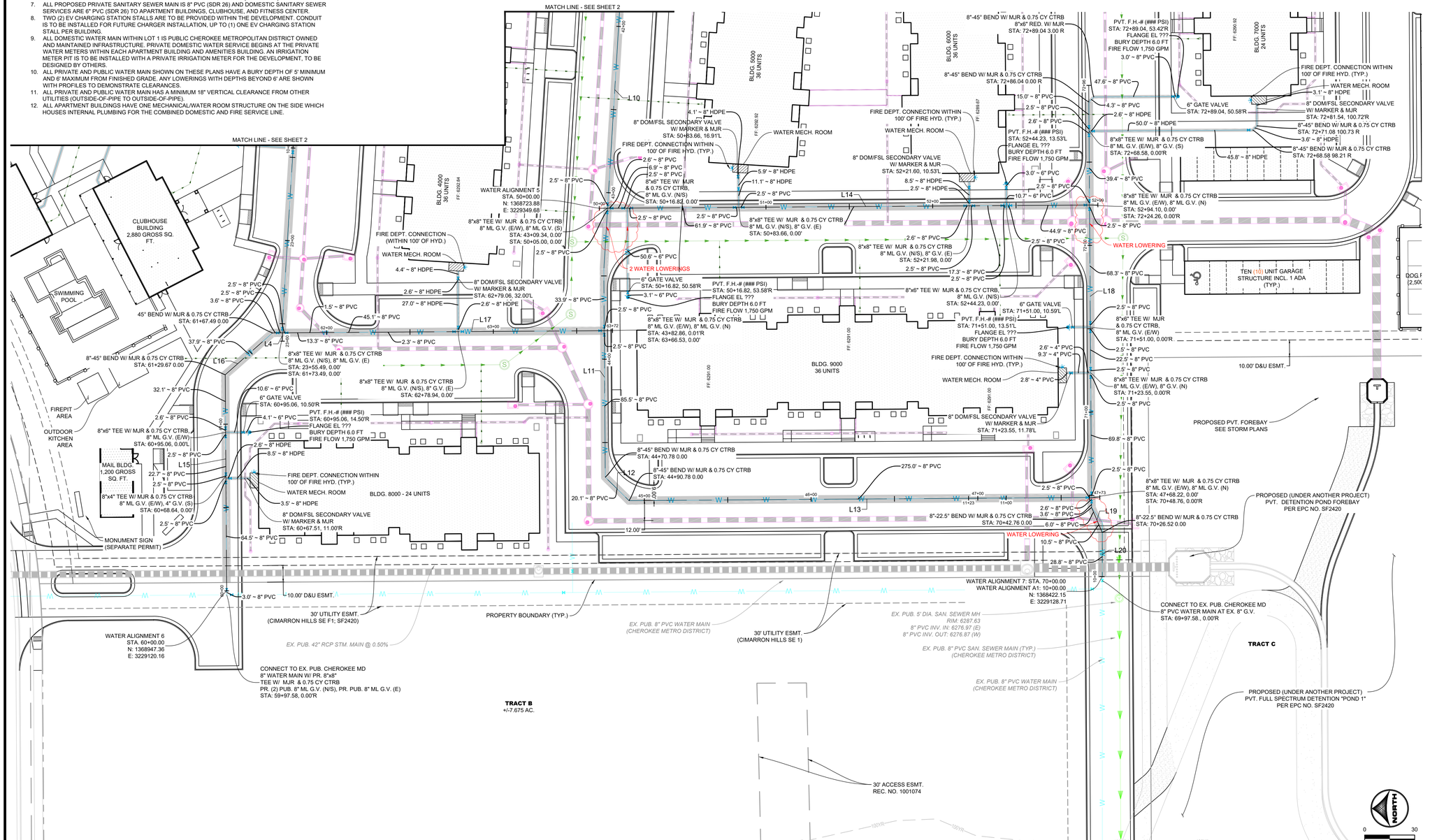
# HILLPOINTE APARTMENTS AT PETERSON
# CONSTRUCTION DRAWINGS - WATER PLAN

**PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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**

KEY MAP (N.T.S.)




**WATER ALIGNMENT 1**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L1 | 20.60 | S46°35'02.11"W | (3229656.73,1369343.94) | (3229641.28,1369330.31) |
| L2 | 632.95 | S3°28'03.42"W | (3229641.28,1369330.31) | (3229602.99,1368698.52) |

**WATER ALIGNMENT 2**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L3 | 350.50 | N86°31'56.81"W | (3229629.79,1368892.75) | (3229279.93,1368913.95) |
| L4 | 9.98 | S89°36'45.98"W | (3229279.93,1368913.95) | (3229269.96,1368913.89) |

**WATER ALIGNMENT 3**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L5 | 94.24 | N86°31'32.13"W | (3229643.20,1369279.43) | (3229549.14,1369285.14) |
| L6 | 118.12 | S46°56'17.98"W | (3229549.14,1369285.14) | (3229462.84,1369204.49) |
| L7 | 306.06 | S3°28'03.76"W | (3229462.84,1369204.49) | (3229444.33,1368898.98) |

**WATER ALIGNMENT 4**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L8 | 34.67 | N3°28'03.38"E | (3229620.36,1368664.75) | (3229622.46,1368699.35) |
| L9 | 4.24 | N41°31'56.62"W | (3229622.46,1368699.35) | (3229619.64,1368702.52) |
| L10 | 307.66 | N86°31'56.62"W | (3229619.64,1368702.52) | (3229312.55,1368721.13) |
| L11 | 124.21 | S89°36'07.72"W | (3229312.55,1368721.13) | (3229188.34,1368720.27) |
| L12 | 20.00 | S44°36'45.29"W | (3229188.34,1368720.27) | (3229174.29,1368706.03) |
| L13 | 282.44 | S0°23'14.71"E | (3229174.29,1368706.03) | (3229176.20,1368423.60) |

**WATER ALIGNMENT 5**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L14 | 299.10 | S0°23'14.74"E | (3229349.68,1368723.88) | (3229351.70,1368424.78) |

**WATER ALIGNMENT 6**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L15 | 129.67 | N89°36'45.98"E | (3229120.16,1368947.36) | (3229249.82,1368948.23) |
| L16 | 37.83 | S41°31'56.62"E | (3229249.82,1368948.23) | (3229274.90,1368919.92) |
| L17 | 204.04 | S0°23'14.02"E | (3229274.90,1368919.92) | (3229276.28,1368715.89) |

**WATER ALIGNMENT 7**

| ALIGNMENT INFORMATION | | | | |
|---|---|---|---|---|
| LINE # | LENGTH (LF) | DIRECTION | N/E START | N/E END |
| L18 | 253.28 | N89°36'42.28"E | (3229170.17,1368428.56) | (3229423.45,1368430.27) |
| L19 | 16.47 | N67°06'43.81"E | (3229154.99,1368422.15) | (3229170.17,1368428.56) |
| L20 | 26.28 | N89°59'20.75"E | (3229128.71,1368422.15) | (3229154.99,1368422.15) |

HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477.SDP; 01-XC-UTIL; 00-XC-UTIL; Water Key Map

| | | | |
|---|---|---|---|
| DRAWN BY: | CMD | JOB DATE: | 10/19/2026 |
| APPROVED: | RDL | JOB NUMBER: | 2502477 |
| CAD DATE: | 10/20/2026 | | |
| CAD FILE: | J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Water Plan | | |

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WATER PLAN II

SHEET WAT 3

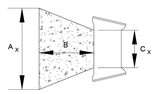
COLORADO LICENSED RICHARD D. LEWIS 53921 PROFESSIONAL ENGINEER 10/20/2026

PCD FILE NO.: PPR-26-13

DOMBROWSKI, COLIN, 8/26/2026 2:44 PM

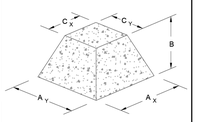
THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

| MAIN SIZE (in.) | TYPE OF FITTING | MINIMUM BEARING SURFACE AREA ($ft^2$) | MINIMUM $A_x$(ft) | MINIMUM $A_y$(ft) | MINIMUM $C_x$(ft) | MINIMUM $C_y$(ft) | MINIMUM B (ft) | APPROXIMATE VOLUME ($yd^3$) |
|---|---|---|---|---|---|---|---|---|
| 4 | 11.25° BEND | 1.00 | 1.00 | 1.00 | 0.25 | 0.33 | 2.00 | 0.25 |
| 4 | 22.5° BEND | 2.00 | 1.41 | 1.41 | 0.21 | 0.33 | 2.00 | 0.25 |
| 4 | 45° BEND | 3.50 | 1.87 | 1.87 | 0.42 | 0.33 | 2.00 | 0.25 |
| 4 | TEE & DEAD END | 4.75 | 2.18 | 2.18 | 0.67 | 0.33 | 2.00 | 0.25 |
| 6 | 11.25° BEND | 2.00 | 1.41 | 1.41 | 0.25 | 0.50 | 2.00 | 0.25 |
| 6 | 22.5° BEND | 3.75 | 1.94 | 1.94 | 0.38 | 0.50 | 2.00 | 0.25 |
| 6 | 45° BEND | 7.25 | 2.69 | 2.69 | 0.58 | 0.50 | 2.00 | 0.25 |
| 6 | TEE & DEAD END | 9.50 | 3.08 | 3.08 | 0.83 | 0.50 | 2.00 | 0.50 |
| 8 | 11.25° BEND | 3.25 | 1.80 | 1.80 | 0.34 | 0.67 | 2.00 | 0.25 |
| 8 | 22.5° BEND | 6.50 | 2.55 | 2.55 | 0.48 | 0.67 | 2.00 | 0.25 |
| 8 | 45° BEND | 12.50 | 3.57 | 3.50 | 0.67 | 0.67 | 2.00 | 0.50 |
| 8 | TEE & DEAD END | 16.25 | 4.64 | 3.50 | 1.08 | 0.67 | 2.00 | 0.75 |




THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)

| MAIN SIZE (in.) | TYPE OF FITTING | MINIMUM BEARING SURFACE AREA ($ft^2$) | MINIMUM $A_x$(ft) | MINIMUM $A_y$(ft) | MINIMUM $C_x$(ft) | MINIMUM $C_y$(ft) | MINIMUM B (ft) | APPROXIMATE VOLUME ($yd^3$) |
|---|---|---|---|---|---|---|---|---|
| 12 | 11.25° BEND | 4.75 | 2.18 | 2.18 | 0.43 | 1.00 | 2.00 | 0.25 |
| 12 | 22.5° BEND | 9.25 | 3.04 | 3.04 | 0.64 | 1.00 | 2.00 | 0.50 |
| 12 | 45° BEND | 18.00 | 4.92 | 3.66 | 1.00 | 1.00 | 2.00 | 0.75 |
| 12 | TEE & DEAD END | 23.50 | 6.42 | 3.66 | 1.46 | 1.00 | 2.48 | 1.00 |
| 16 | 11.25° BEND | 8.00 | 2.83 | 2.83 | 0.44 | 1.33 | 2.00 | 0.50 |
| 16 | 22.5° BEND | 16.00 | 4.27 | 3.75 | 0.66 | 1.33 | 2.00 | 0.75 |
| 16 | 45° BEND | 31.00 | 8.27 | 3.75 | 1.00 | 1.33 | 3.64 | 1.75 |
| 16 | TEE & DEAD END | 40.50 | 10.80 | 3.75 | 1.92 | 1.33 | 4.44 | 3.00 |




THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)

| MAIN SIZE (in.) | TYPE OF FITTING | MINIMUM BEARING SURFACE AREA ($ft^2$) | MINIMUM $A_x$(ft) | MINIMUM $A_y$(ft) | MINIMUM $C_x$(ft) | MINIMUM $C_y$(ft) | MINIMUM B (ft) | APPROXIMATE VOLUME ($yd^3$) |
|---|---|---|---|---|---|---|---|---|
| 12 | 11.25° BEND | 6.75 | 2.60 | 2.60 | 0.43 | 1.00 | 2.00 | 0.50 |
| 12 | 22.5° BEND | 13.50 | 3.69 | 3.66 | 0.64 | 1.00 | 2.00 | 0.50 |
| 12 | 45° BEND | 26.25 | 7.17 | 3.66 | 1.00 | 1.00 | 3.09 | 1.50 |
| 12 | TEE & DEAD END | 34.25 | 9.36 | 3.66 | 1.46 | 1.00 | 3.95 | 2.25 |
| 16 | 11.25° BEND | 11.75 | 3.43 | 3.43 | 0.44 | 1.33 | 2.00 | 0.50 |
| 16 | 22.5° BEND | 23.25 | 6.20 | 3.75 | 0.66 | 1.33 | 2.77 | 1.00 |
| 16 | 45° BEND | 45.50 | 12.13 | 3.75 | 1.00 | 1.33 | 5.57 | 4.00 |
| 16 | TEE & DEAD END | 59.50 | 15.87 | 3.75 | 1.92 | 1.33 | 6.98 | 6.50 |

NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (Ay) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (Ht) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.
6. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 250 POUNDS PER SQUARE INCH
7. ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

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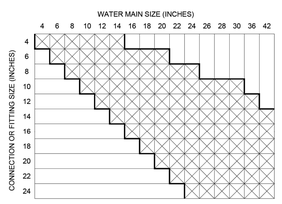
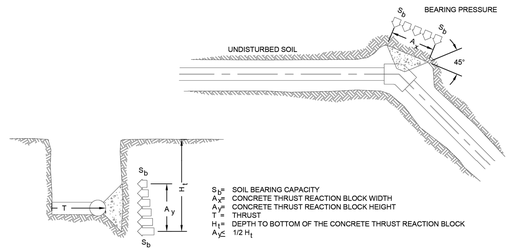
CONCRETE THRUST REACTION BLOCKS — A4-2 — DATED 03/2014

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS




$S_b$ = SOIL BEARING CAPACITY
$A_x$ = CONCRETE THRUST REACTION BLOCK WIDTH
$A_y$ = CONCRETE THRUST REACTION BLOCK HEIGHT
T = THRUST
$H_t$ = DEPTH TO BOTTOM OF THE CONCRETE THRUST REACTION BLOCK
$A_y \leq$ 1/2 $H_t$

NOTES:

1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
3. THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.
4. REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.
5. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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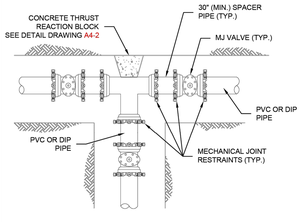
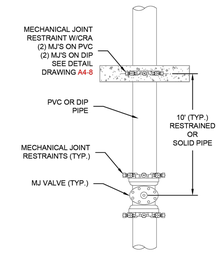
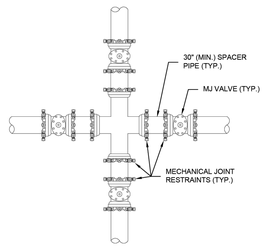
CONCRETE THRUST REACTION BLOCKS — A4-3 — DATED 03/2014




TEE INSTALLATION




IN LINE VALVE INSTALLATION




CROSS INSTALLATION

NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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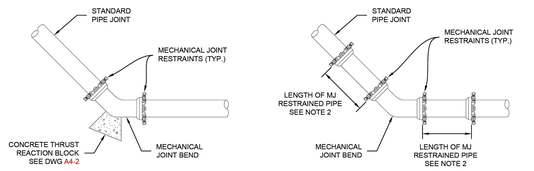
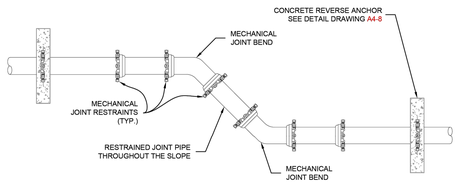
VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS — A4-5 — DATED 06/2015




HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB




HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB



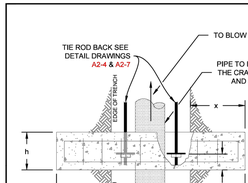

VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

NOTES:

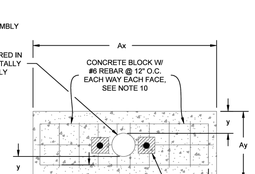
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities — It's how we're all connected

BEND CONFIGURATIONS AND RESTRAINTS — A4-6 — DATED 06/2015




PLAN
DEAD END OR REVERSE ANCHOR




ELEVATION
DEAD END OR REVERSE ANCHOR

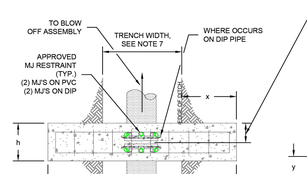
| DIAMETER (in) | PRESSURE (psi) | x (in) | Ax (in) | y (in) | Ay (in) | Ab (sf) | h (in) | Vol (cy) |
|---|---|---|---|---|---|---|---|---|
| 4 | 250 | 12 | 72 | 12 | 28.80 | 6.80 | 18 | 1.0 |
| 6 | 250 | 18 | 84 | 12 | 30.90 | 9.73 | 18 | 1.0 |
| 8 | 250 | 36 | 120 | 12 | 33.05 | 18.53 | 18 | 1.5 |
| 12 | 170 | 36 | 120 | 15 | 43.20 | 24.60 | 18 | 2.0 |
| 12 | 250 | 48 | 144 | 18 | 49.20 | 36.80 | 24 | 3.75 |
| 16 | 170 | 54 | 156 | 18 | 53.40 | 44.05 | 24 | 4.25 |
| 16 | 250 | 60 | 168 | 24 | 65.40 | 60.50 | 36 | 8.5 |

NOTES:

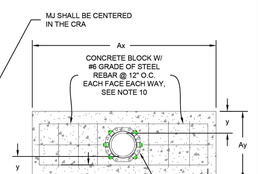
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTION BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
3. THE MINIMUM LATERAL BEARING SURFACE AREA (Ab) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
6. FOR CORROSION PROTECTION OF THE RODS SEE DETAIL DRAWING A8-11.
7. A TRENCH WIDTH OF 4 FEET AND 6" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING CALCULATIONS, (Ax, Ay, x AND y).
8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.
10. THE REBAR IS TO BE POSITIONED CONSISTENTLY THROUGHOUT THE ENTIRE THREE-DIMENSIONAL (3D) VOLUME OF THE CRA TO PROVIDE REINFORCEMENT. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN INDIVIDUAL RODS OF REBAR IS 12" ON CENTER (O.C.). THIS SPACING MAY DECREASE DEPENDING ON THE DIMENSIONS OF THE CRA BUT CANNOT EXCEED 12". THE SPACING USED BETWEEN RODS OF REBAR SHALL BE CONSISTENT THROUGHOUT THE CRA.
11. THERE SHALL BE A 3" CLEARANCE OF NON-REINFORCED CONCRETE ENCASING THE REINFORCED PORTION OF THE CRA ON ALL SIDES WITHIN THE 3D VOLUME. ANY DEVIATIONS FROM 3" OF CLEAR SPACE WILL REQUIRE CUSTOM CALCULATIONS PER SECTION 2.6.F.7.

Colorado Springs Utilities — It's how we're all connected

CONCRETE REVERSE ANCHOR DIMENSIONS FOR TIE ROD RESTRAINT — A4-7 — DATED 08/2023




PLAN
DEAD END OR REVERSE ANCHOR




ELEVATION
DEAD END OR REVERSE ANCHOR

| DIAMETER (in) | PRESSURE (psi) | x (in) | Ax (in) | y (in) | Ay (in) | Ab (sf) | h (in) | Vol (cy) |
|---|---|---|---|---|---|---|---|---|
| 4 | 250 | 12 | 72 | 12 | 28.80 | 6.80 | 18 | 1.0 |
| 6 | 250 | 18 | 84 | 12 | 30.90 | 9.73 | 18 | 1.0 |
| 8 | 250 | 36 | 120 | 12 | 33.05 | 18.53 | 18 | 1.5 |
| 12 | 170 | 36 | 120 | 15 | 43.20 | 24.60 | 18 | 2.0 |
| 12 | 250 | 48 | 144 | 18 | 49.20 | 36.80 | 24 | 3.75 |
| 16 | 170 | 54 | 156 | 18 | 53.40 | 44.05 | 24 | 4.25 |
| 16 | 250 | 60 | 168 | 24 | 65.40 | 60.50 | 36 | 8.5 |

NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT, FOR HDPE ADDITIONAL ASSUMPTIONS INCLUDE A MAX 50° F TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M-23, M-41 AND M-55.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTION BASED ON ACTUAL SITE CONDITIONS. IF SITE VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR APPROVAL.
3. THE MINIMUM LATERAL BEARING SURFACE AREA (Ab) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
6. FOR CORROSION PROTECTION OF THE RODS SEE DETAIL DRAWING A8-11.
7. A TRENCH WIDTH OF 4 FEET AND 6" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING CALCULATIONS, (Ax, Ay, x AND y).
8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.
10. THE REBAR IS TO BE POSITIONED CONSISTENTLY THROUGHOUT THE ENTIRE THREE-DIMENSIONAL (3D) VOLUME OF THE CRA TO PROVIDE REINFORCEMENT. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN INDIVIDUAL RODS OF REBAR IS 12" ON CENTER (O.C.). THIS SPACING MAY DECREASE DEPENDING ON THE DIMENSIONS OF THE CRA BUT CANNOT EXCEED 12". THE SPACING USED BETWEEN RODS OF REBAR SHALL BE CONSISTENT THROUGHOUT THE CRA.
11. THERE SHALL BE A 3" CLEARANCE OF NON-REINFORCED CONCRETE ENCASING THE REINFORCED PORTION OF THE CRA ON ALL SIDES WITHIN THE 3D VOLUME. ANY DEVIATIONS FROM 3" OF CLEAR SPACE WILL REQUIRE CUSTOM CALCULATIONS PER SECTION 2.6.F.7.

Colorado Springs Utilities — It's how we're all connected

CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS — A4-8 — DATED 08/2023

COLORADO LICENSED
RICHARD D. LEWIS
No. 53924
8/26/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

HR GREEN Xrefs: xgs-1-dh01-2456-USP

DRAWN BY: CMD — JOB DATE: 07/15/2025
APPROVED: RDL — JOB NUMBER: 2402456
CAD DATE: 8/14/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Water Details

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
DETAILS I

SHEET DT — 4

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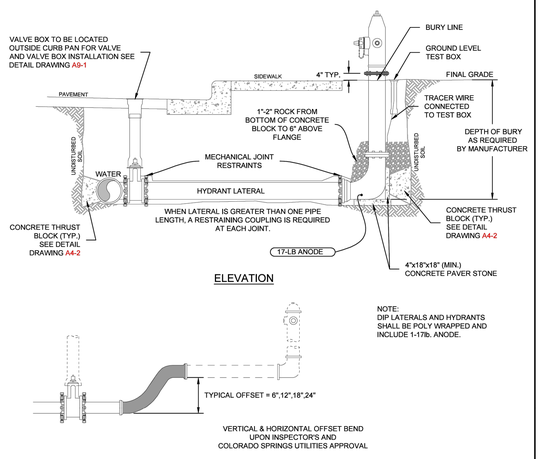
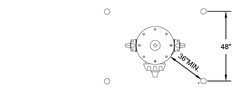



NOTE:
DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17lb. ANODE.

NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6' FROM THE HYDRANT.
3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
8. FOR HDPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF WAY LINE.

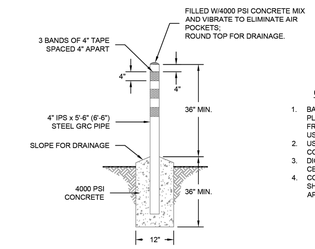
| Colorado Springs Utilities | FIRE HYDRANT INSTALLATION | A5-3 |
|---|---|---|
| | | DATED 03/2014 |




BOLLARD PLACEMENT (TOP VIEW)

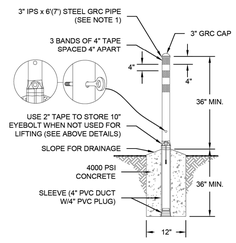
REFERENCE PROTECTION OF EQUIPMENT FROM VEHICULAR DAMAGE INFORMATION PACKET (COLORADO SPRINGS FIRE DEPARTMENT)

BOLLARDS ARE NECESSARY WHERE FIRE HYDRANTS ARE SUBJECT TO DAMAGE FROM VEHICULAR MOVEMENT.




CONCRETE FILLED POST

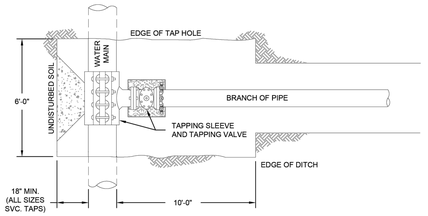
1. BARRICADE POSTS SHALL BE INSTALLED PLUMB AND LEVEL ACROSS THE TOPS FROM ONE TO ANOTHER WHEN TWO ARE USED.
2. USE 4" GRC PIPE AND PAINT WITH TWO COATS OF SILVER PAINT.
3. DIG 12" X 36" HOLE - CONDUIT TO BE CENTERED IN HOLE.
4. CONCRETE FOR ANCHORING POSTS SHALL BE 4000PSI MIX #2, APPROXIMATELY 8.3 CU.FT./POLE



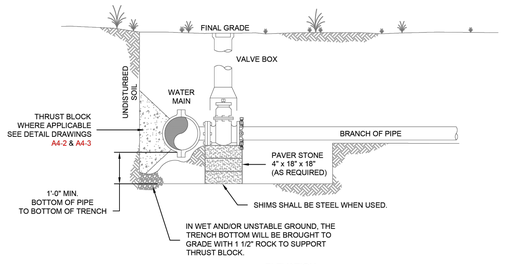

REMOVABLE CAPPED - PIPE POST (WITH APPROVAL OF CSFD)

1. POST, REMOVABLE, AND ASSEMBLE WITH SCRAP 4" PVC DUCT SLEEVE, 10" X 1/2" EYEBOLT, 4" PVC PIPE PLUG, 2" BLACK TAPE AND 4" ORANGE REFLECTIVE TAPE AS SHOWN.
2. USE BANDS OF REFLECTIVE TAPE ON TOP OF POSTS TO WARN MOTORISTS, CYCLISTS, ETC. THE FIRST BAND SHOULD BE NO LOWER THAN 4" FROM THE TOP OF THE POST.
3. INTERMEDIATE POSTS ACROSS AT LEAST ONE SIDE (PREFERABLY THE FRONT) OF THE APPARATUS SHALL BE OF THE REMOVABLE TYPE; ALL OTHERS CAN BE PERMANENT.

| Colorado Springs Utilities | FIRE HYDRANT PROTECTION POSTS (BOLLARDS) | A5-4 |
|---|---|---|
| | | DATED 03/2014 |




PLAN VIEW

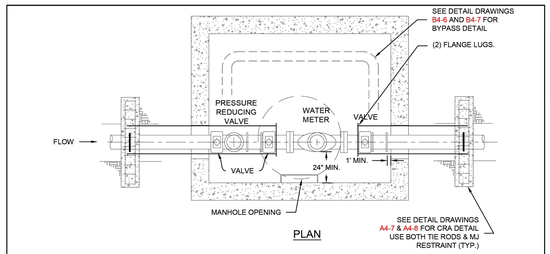


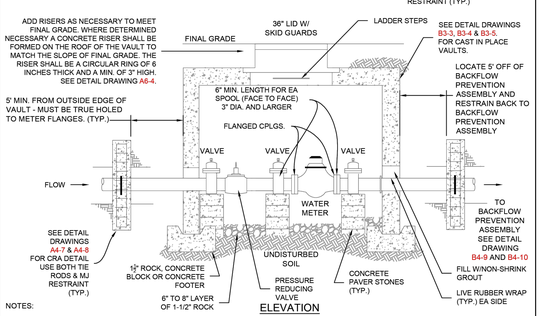

ELEVATION

NOTES:

1. 4" WATER SERVICE LINES TYPICALLY REQUIRE A TEE AND VALVE PER SECTION 2.6.C. THIS DRAWING MAY ONLY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.
2. TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
3. WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
4. ATTACH ANODES FOR CATHODIC PROTECTION.

| Colorado Springs Utilities | DETAILS FOR TAPS 4" AND OVER FOR DUCTILE OR PVC PIPE | B1-2 |
|---|---|---|
| | | DATED 03/2014 |

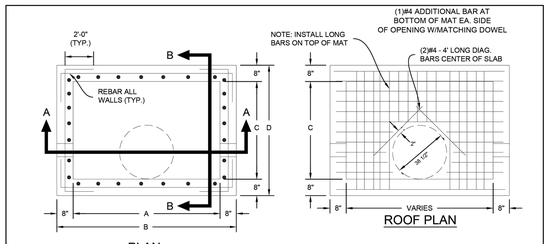


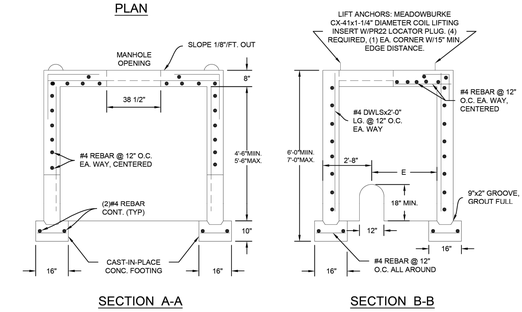




NOTES:

1. REFER TO DETAIL DRAWINGS B4-4, B4-5 AND B4-8 FOR METER INSTALLATION REQUIREMENTS.
2. THE METER MUST BE INSTALLED WITH THE CLEARANCE DIMENSIONS AS SHOWN IN DETAIL DRAWING B4-19 THRU B4-22. ONE SIDE OF THE METER SHALL BE FREE FROM ANY OBSTRUCTION. 3' MINIMUM CLEARANCE IS REQUIRED ABOVE AND IN FRONT OF THE METER.
3. TIE RODS TO BE CATHODICALLY PROTECTED PER DETAIL DRAWING A8-11.
4. PRECAST CONCRETE VAULTS SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING CONDITIONS AND 300 PSF SURCHARGE LOAD.
5. SEE DETAIL DRAWING B3-5 FOR FOOTER DIMENSIONS AND STRUCTURAL REQUIREMENTS.
6. SEE DETAIL DRAWINGS B3-3 AND B3-5 FOR PRECAST VAULT DIMENSIONS.
7. NO DRAIN VALVES, OUTLETS OR BRANCH LINES SHALL BE LOCATED BEFORE THE APPROVED BACKFLOW PREVENTION ASSEMBLY.
8. BACKFLOW PREVENTION ASSEMBLY MUST BE LOCATED NO MORE THAN 10' FROM THE OUTSIDE EDGE OF VAULT.

| Colorado Springs Utilities | PRE-CAST CONCRETE VAULT FOR 3" THRU 10" METERS W/BYPASS | B3-2 |
|---|---|---|
| | | DATED 08/2022 |



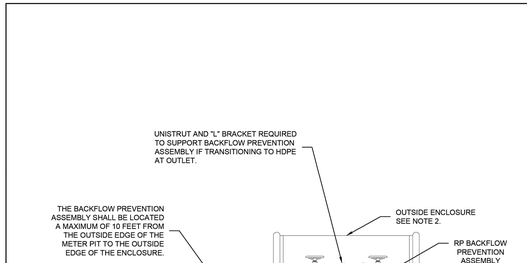




| METER SIZE | A | B | C | D | E |
|---|---|---|---|---|---|
| 3" & 4" | 10'-0" | 11'-4" | 5'-0" | 6'-4" | 3'-8" |
| 6" | 11'-0" | 12'-4" | 5'-0" | 6'-4" | 3'-8" |

PLAN:

CONCRETE VAULT SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING CONDITIONS AND 300 PSF SURCHARGE LOAD, UNLESS APPROVED OTHERWISE. SEPARATE ROOF ACCEPTABLE.

| Colorado Springs Utilities | CAST IN PLACE CONCRETE VAULT FOR 3", 4", AND 6" METERS | B3-5 |
|---|---|---|
| | | DATED 06/2015 |




NOTES:

1. REFERENCE SECTION 2.7.N FOR BACKFLOW PREVENTION ASSEMBLY REQUIREMENTS.
2. OUTDOOR ENCLOSURES SHALL BE HEATED AND CONSTRUCTED PER ASSE STANDARD No.1060 TYPE I.
3. NO DRAIN VALVES SHALL BE LOCATED BEFORE THE APPROVED BACKFLOW PREVENTION ASSEMBLY.
4. THE APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE SOLDERED OR FLANGED ONLY.
5. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY.
6. FOR CONSECUTIVE SYSTEMS AN APPROVED DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY MAY BE USED.
7. FOR SERVICE LINES 4" AND GREATER, PIPE SHALL BE RESTRAINED BETWEEN THE METER PIT AND BACKFLOW PREVENTER.

| Colorado Springs Utilities | TYPICAL NON-SINGLE-FAMILY RESIDENTIAL OUTDOOR WATER METER AND BACKFLOW PREVENTION ASSEMBLY | B4-9 |
|---|---|---|
| | | DATED 09/2022 |

COLORADO LICENSED
RICHARD D. LEWIS
53924
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

HR GREEN Xrefs: xgi-1-dh01-2456-LISP

DRAWN BY: CMD | JOB DATE: 07/15/2025
APPROVED: RDL | JOB NUMBER: 2402456
CAD DATE: 8/14/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Water Details

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
DETAILS II

SHEET DT | 5