

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M & S STANDARDS.
- 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.
- IT IS THE DESIGNER'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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPES SHALL BE 12" 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.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.
- 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

- 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.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 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.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- 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.
- 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.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180h OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- 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.
- 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.
- DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL 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

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF ALL EXISTING PAVEMENT MARKINGS SHALL BE BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- 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.
- ALL SIGNS SHALL HAVE A MINIMUM SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- 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.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ABBREVIATIONS

	DEPT	DEPARTMENT	N	NORTH/NORTHING
A	DEFLECTION ANGLE	DIM	NO	NUMBER
Ø DIA		DIP	OC	ON CENTER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	DOT	OH	OVERHEAD
ABC	ASPHALT BASE COURSE	DWG	PB	PUBLIC
ABD	ABANDONED	E	PC	POINT OF CURVATURE
AC	ACRE	EL	PCC	POINT OF COMPOUND CURVATURE
ADA	THE AMERICANS WITH DISABILITIES ACT	ELEC	PCR	POINT OF CURB RETURN
ASPH	ASPHALT	EOG	PI	POINT OF INTERSECTION
ASSY	ASSEMBLY	EOG	PIE	PUBLIC IMPROVEMENT ESMT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ESMT	PT	POINT OF TANGENCY
BFE	BASE FLOOD ELEVATION	EW	PRC	PROPOSED
BLDG	BUILDING	EX	PRC	POINT OF REVERSE CURVATURE
BLVD	BOULEVARD	FD	PRV	PRESSURE REDUCING VALVE
BM	BENCH MARK	FDC	PVT	PRIVATE
BNDY	BOUNDARY	FE	PUAE	PUBLIC UTILITY AND ACCESS ESMT
BP	BOTTOM OF POND	FES	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
BW	BOTTOM OF WALL	FG	PVC	POLYVINYL CHLORIDE
CGG	CURB AND GUTTER	FH	R	RADIUS
CA	COARSE AGGREGATE	FHWA	REC	RECEPTION
CATV	CABLE TELEVISION	FL	RCBC	REINFORCED CONCRETE BOX CULVERT
CB	CHORD BEARING/CATCH BASIN	FL	S	SOUTH
CS	CUBIC FEET PER SECOND	FOC	SHT	SHEET
CIP	CAST IRON PIPE	FT	SQ	SQUARE
CL	CENTER LINE	FB	SW	SPILLWAY
CM	CORRUGATED METAL PIPE	FB	SW	TOP BACK OF CURB
COMP	COMPOSITE	FB	TBC	TRICKLE CHANNEL
CONC	CONCRETE	HPDE	TC	TOP OF POND
CONST	CONSTRUCT OR CONSTRUCTION	HC RAMP	TW	TOP OF WALL
CSP	CORRUGATED STEEL PIPE	HW	TYP	TYPICAL
CSU	COLORADO SPRINGS UTILITIES	INV	UG	UNDERGROUND
CT	COURT	KM	VERT	VERTICAL
CTR	CENTER	L	W	WEST
CU	COPPER	LF	WW	WASTEWATER
CY	CUBIC YARD	M	WWF	WELDED WIRE FABRIC
DBL	DOUBLE	MISC	W	WITH
DEG	DEGREE	MAINT	W/O	WITHOUT
DET	DETAIL	MAX	YD	YARD
		MH		
		MP		

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



VICINITY MAP

SCALE: 1" = 100'

LEGEND

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

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

CLEAN OUT	EXISTING	PROPOSED
MANHOLE	EXISTING	PROPOSED
PLUG	EXISTING	PROPOSED

FIRE HYDRANT	EXISTING	PROPOSED
FIRE DEPT. CONNECTION	EXISTING	PROPOSED
GATE VALVE	EXISTING	PROPOSED
MANHOLE	EXISTING	PROPOSED
METER	EXISTING	PROPOSED
TEE	EXISTING	PROPOSED
REDUCER	EXISTING	PROPOSED

ELECTRIC METER	EXISTING	PROPOSED
ELECTRIC PEDESTAL	EXISTING	PROPOSED
ELECTRICAL CABINET	EXISTING	PROPOSED
ELECTRIC VAULT	EXISTING	PROPOSED
ELECTRIC VEHICLE CHARGER	EXISTING	PROPOSED
FIBER OPTIC PULL BOX	EXISTING	PROPOSED
FIBER OPTIC MANHOLE	EXISTING	PROPOSED
FIBER OPTIC PEDESTAL	EXISTING	PROPOSED
FIBER OPTIC SIGN	EXISTING	PROPOSED
FIBER OPTIC VAULT	EXISTING	PROPOSED
GAS METER	EXISTING	PROPOSED
GAS SIGN	EXISTING	PROPOSED
GAS VAULT	EXISTING	PROPOSED
TRANSFORMER	EXISTING	PROPOSED
LIGHT POLE	EXISTING	PROPOSED

SIGN	EXISTING	PROPOSED
BOLLARD	EXISTING	PROPOSED
ACCESSIBLE PARKING	EXISTING	PROPOSED
PARKING COUNT	EXISTING	PROPOSED

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Please add forebay, trickle channel, and maintenance access road designs from SDP to CDs for engineering approvals.

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 THE PERIOD, 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
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

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.

DRAWN BY: CMD	JOB DATE: 8/4/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502477	0" = 1"
CAD DATE: 8/28/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CDs\CD-Storm Cover		

NO.	DATE	BY	REVISION DESCRIPTION



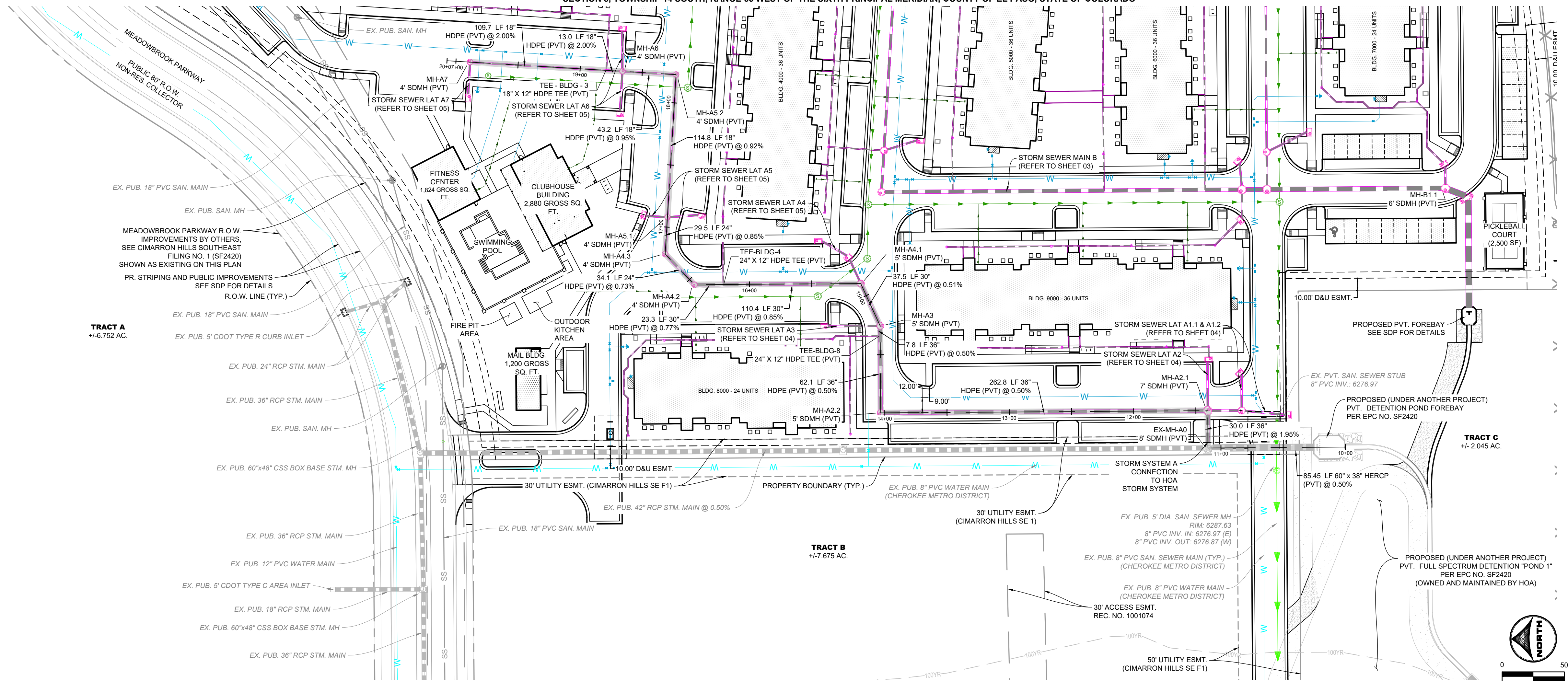
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FAX: 713.965.0044

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

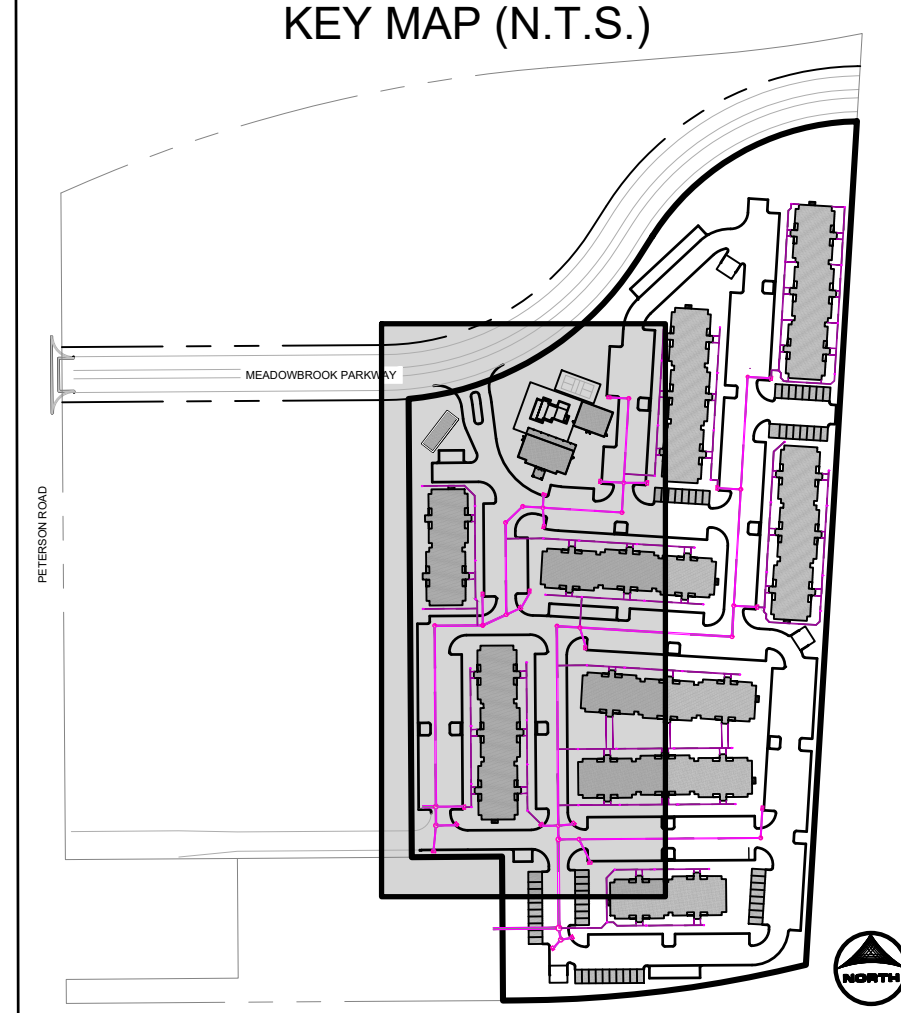
CONSTRUCTION DRAWINGS
STORM COVER & NOTES

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

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

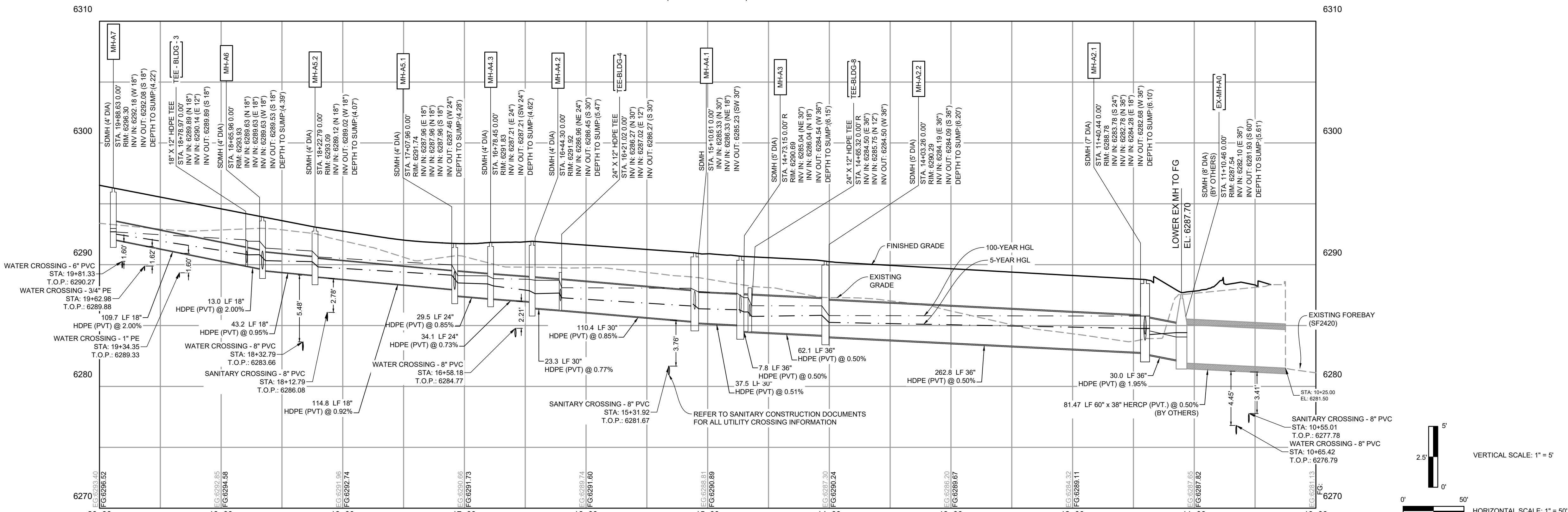


- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 - POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
 - REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
 - 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.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 - 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.
 - 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.
 - PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
 - 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.
 - ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 - 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)



DRAWN BY: CMD JOB DATE: 8/14/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/26/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CDs\CD-Storm PP

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE I

SHEET
C.02
02

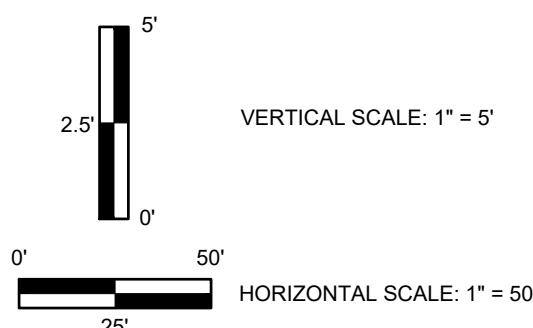
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

UTILITY 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 AREA OF OFF-WAY AND UTILITY EASEMENTS UNDER THE PLAT SHALL BE 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 OWNED AND MAINTAINED BY THE HOA. 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. REFERENCE 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 6" DIAMETER OR EQUIVALENT CAPACITY. DOWNSPUTS AND SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RC 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 (12" DR-14)
 - 7.2. 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).
 - 7.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SD9 S CTS.
 - 7.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SD9 S CTS.
 - 7.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (C900 DR-14).
 - 7.6. 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.
 - 7.7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONCEPT DESIGN IS FOR ONE (1) EV AND ONE (1) FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
 - 7.8. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED AND ENTERS THE METER VAULT.
 - 7.9. 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.
 - 7.10. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 - 7.11. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOLDS ALL PIPING AND PUMPS FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

(STA. 10+00 - 22+25)



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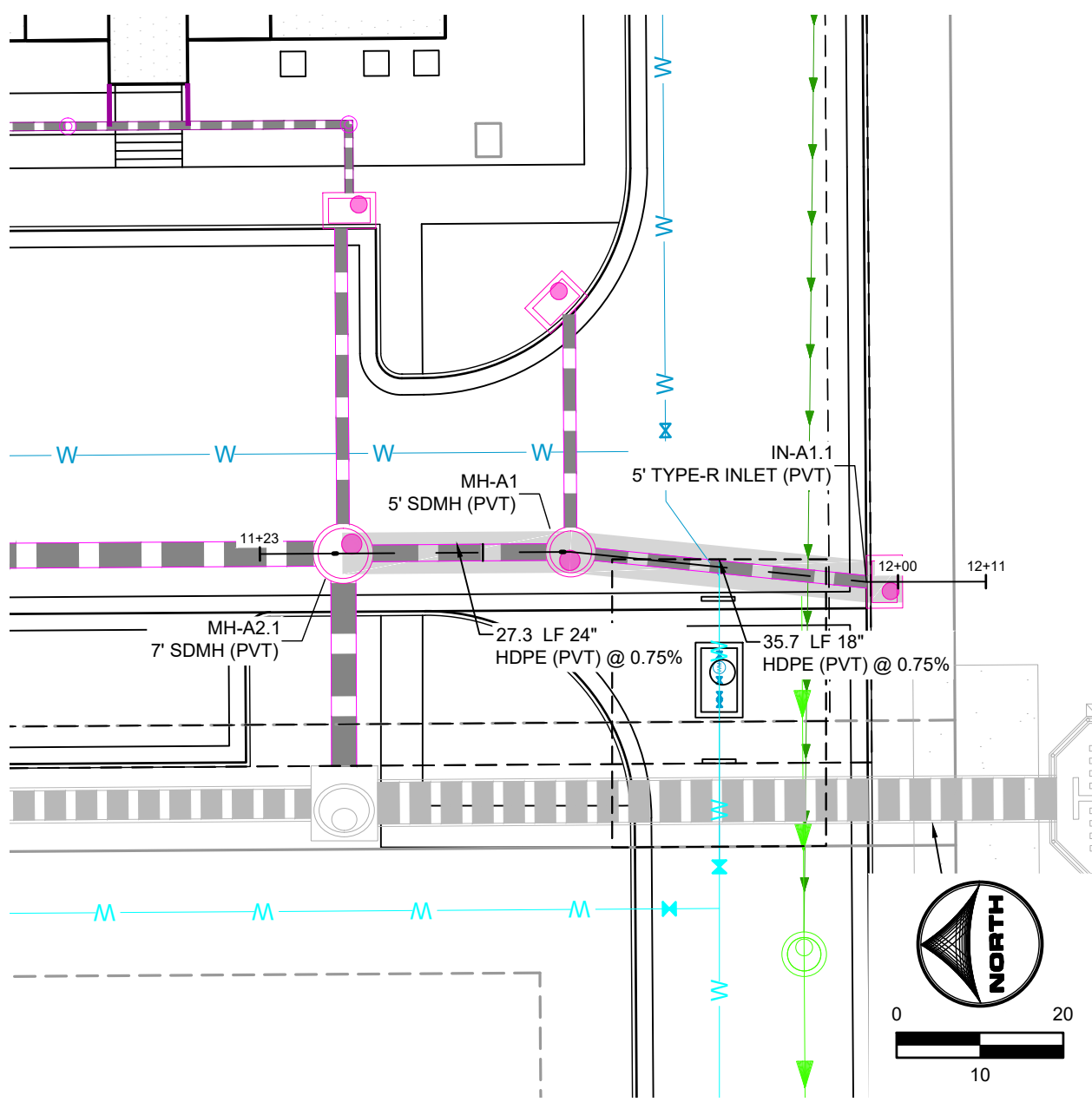
HR GREEN - COLORADO SPRINGS
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CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE I

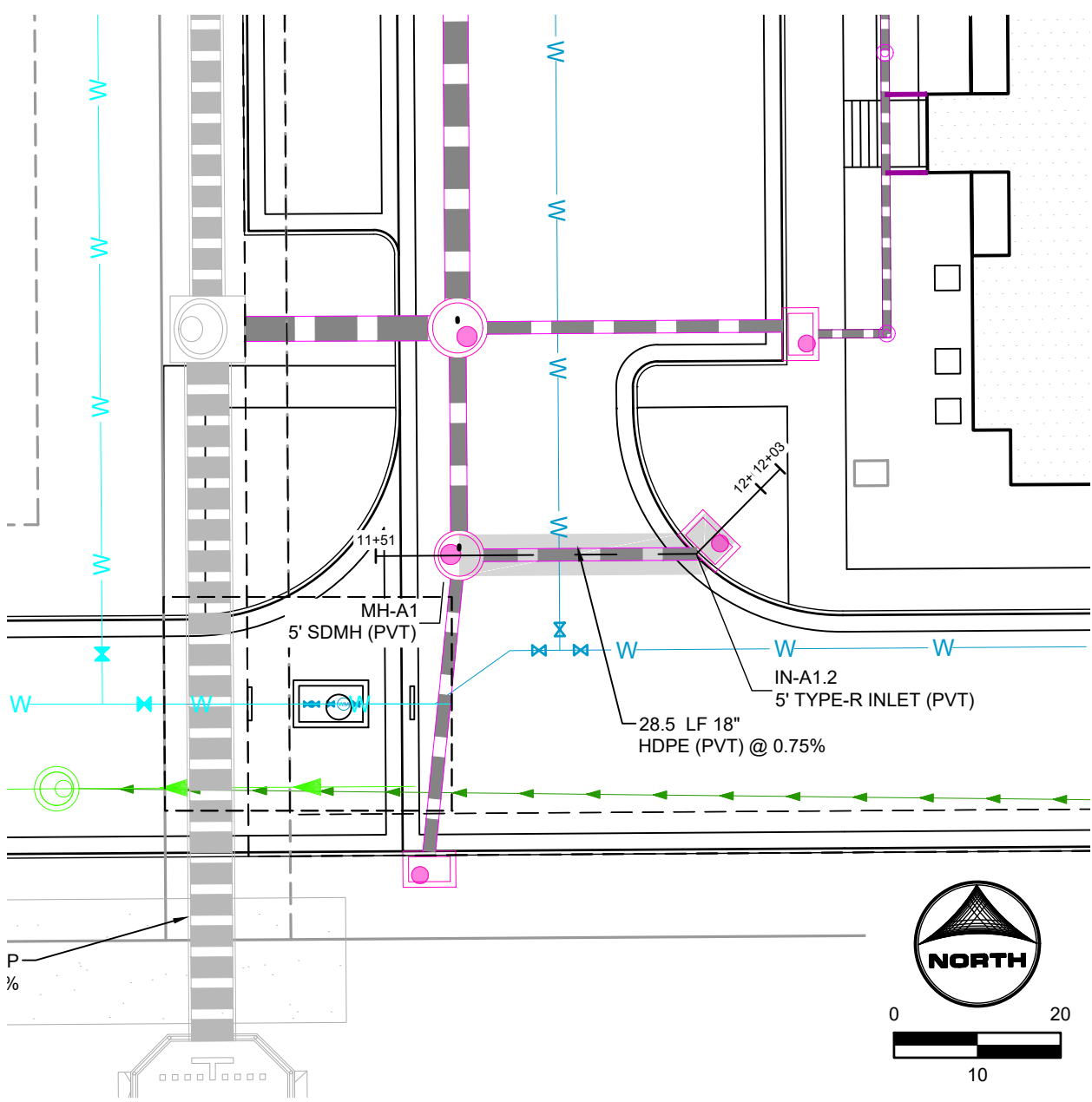
SHEET
C.03

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

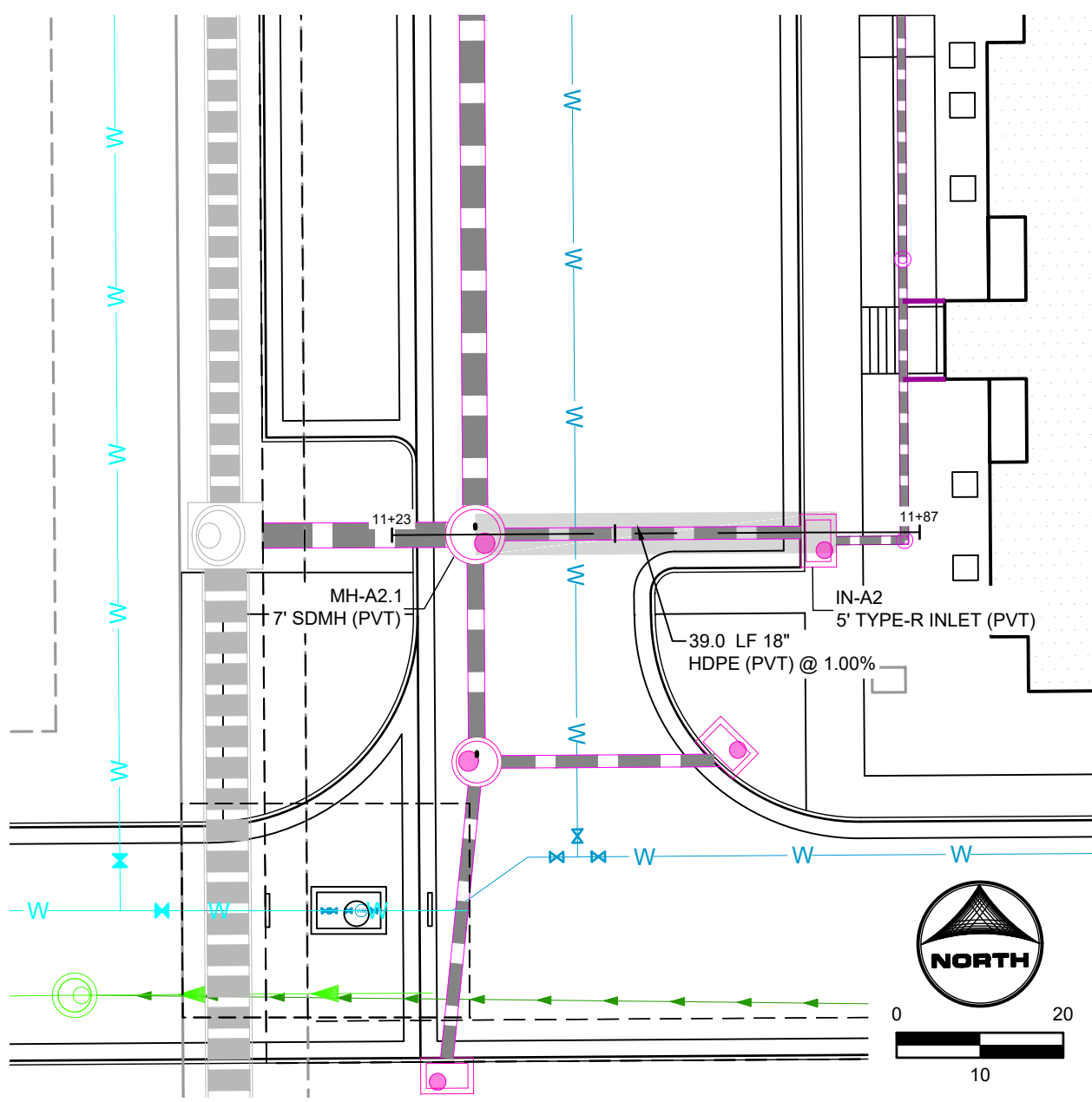
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SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



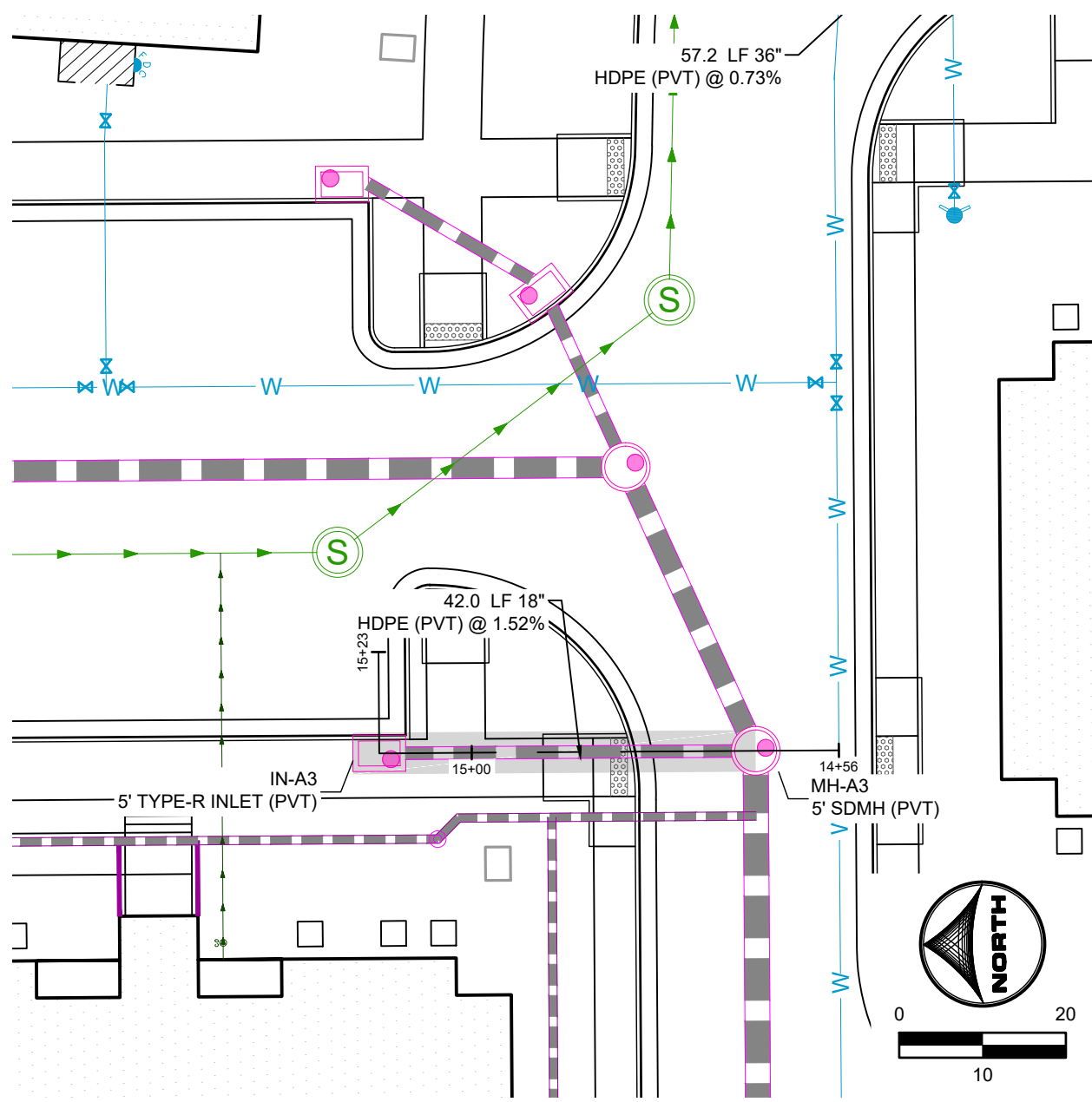
PRIVATE STORM SEWER LAT A1.1
(STA. 11+23 - 12+11)



PRIVATE STORM SEWER LAT A1.2
(STA. 11+51 - 12+03)

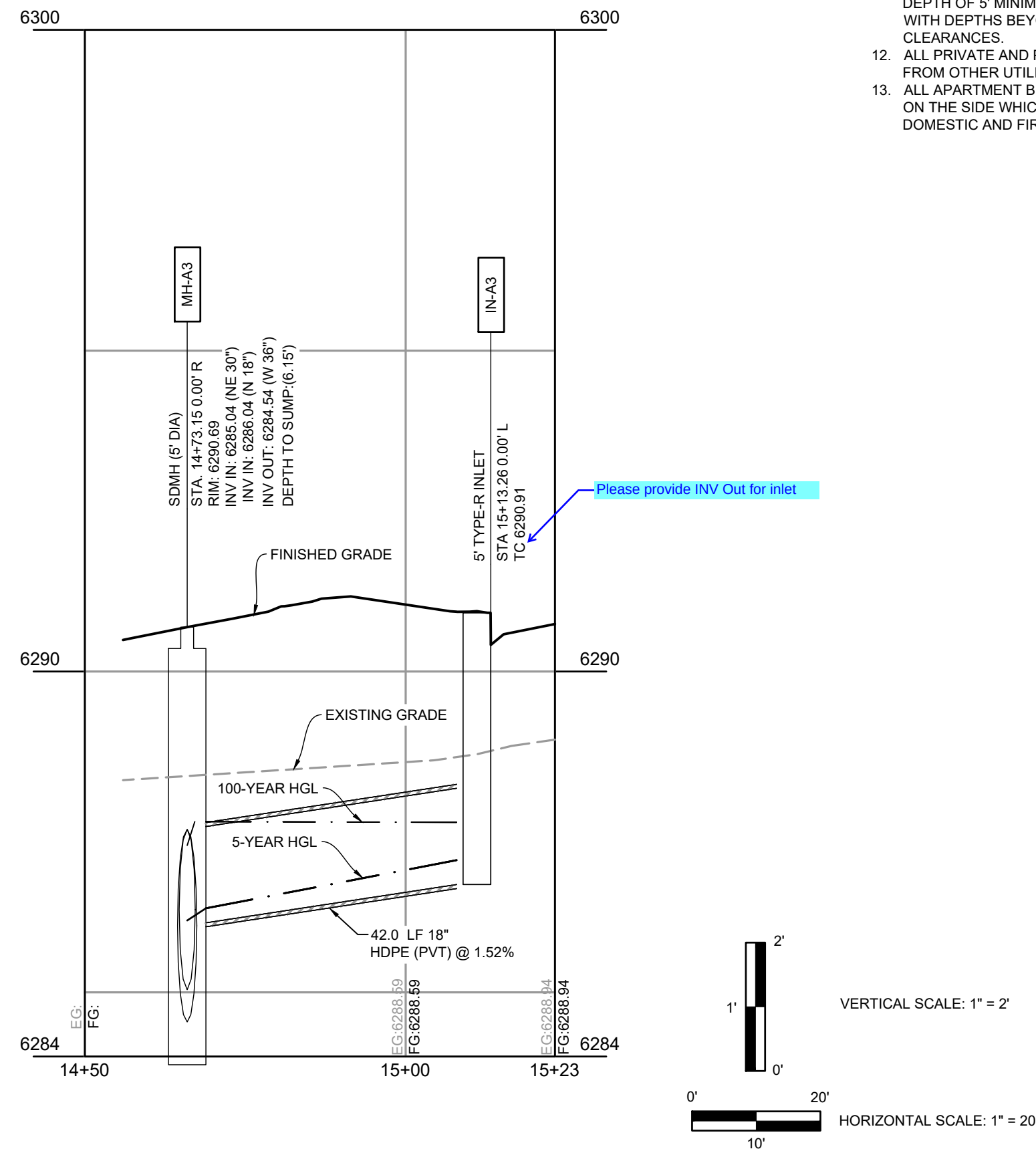
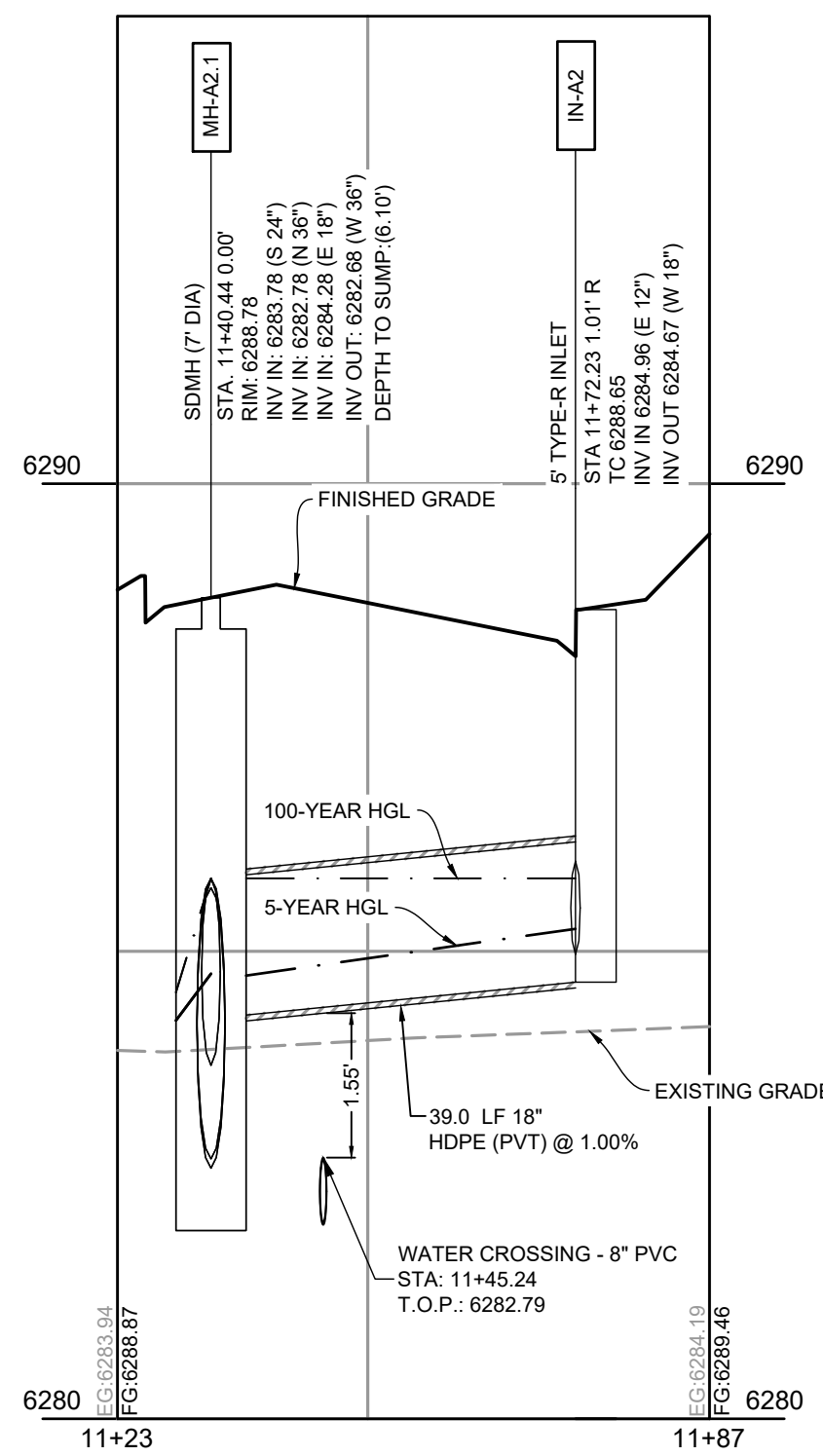
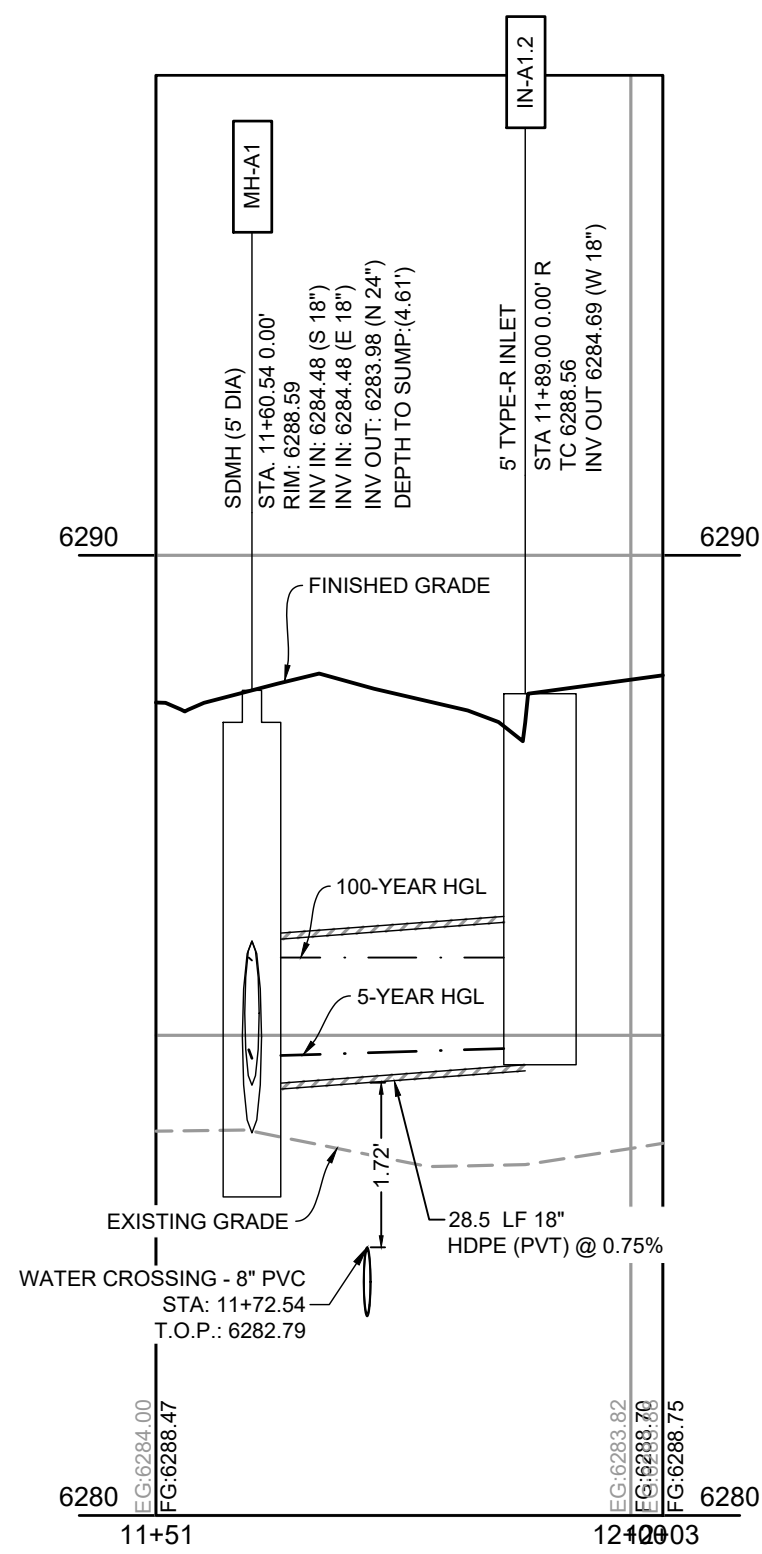
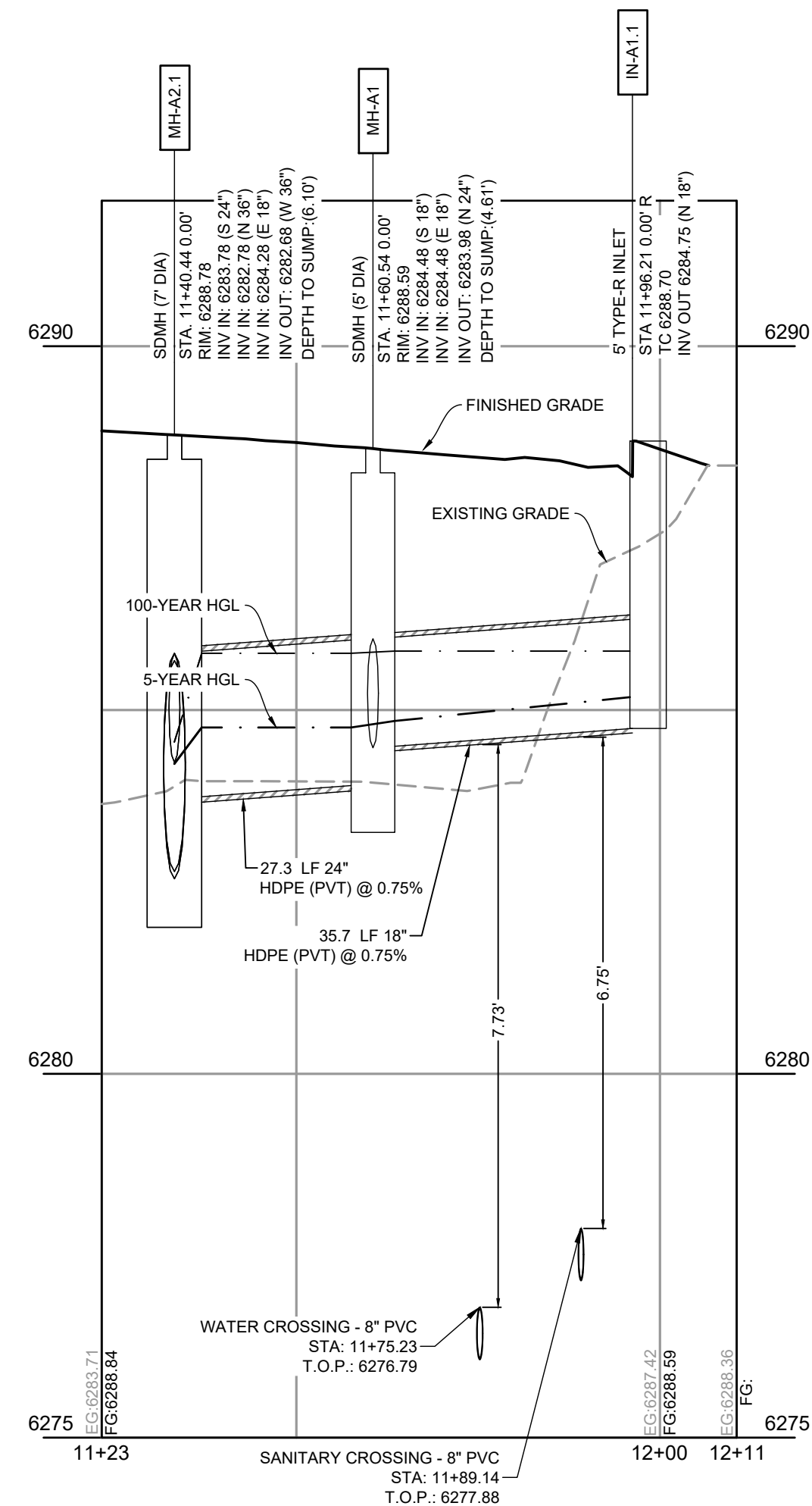


PRIVATE STORM SEWER LAT A2
(STA. 11+23 - 11+87)



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

- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - 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.
 - POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
 - REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
 - 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.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 - 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.
 - 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.
 - PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
 - 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.
 - ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE).
 - 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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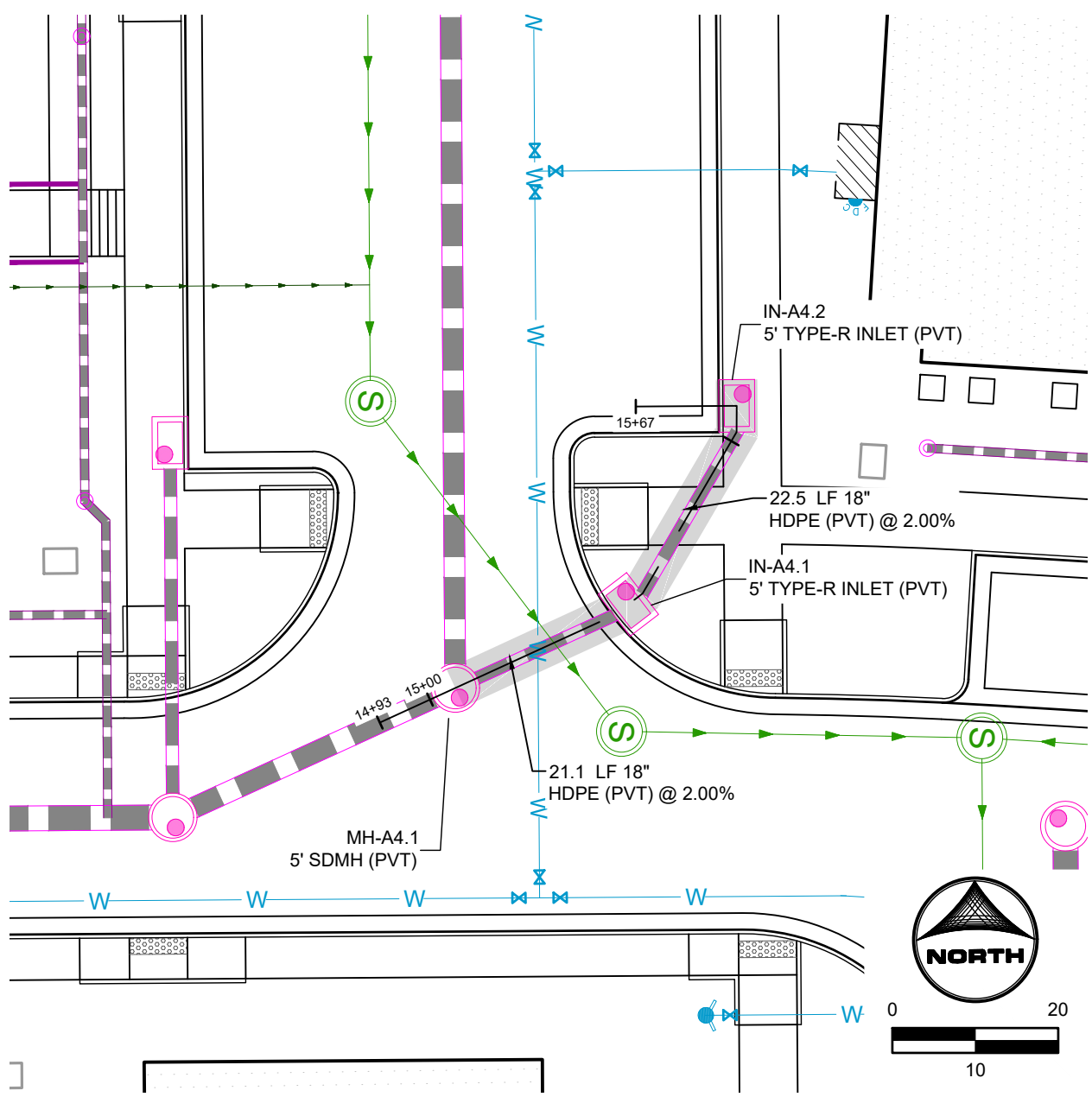
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE III

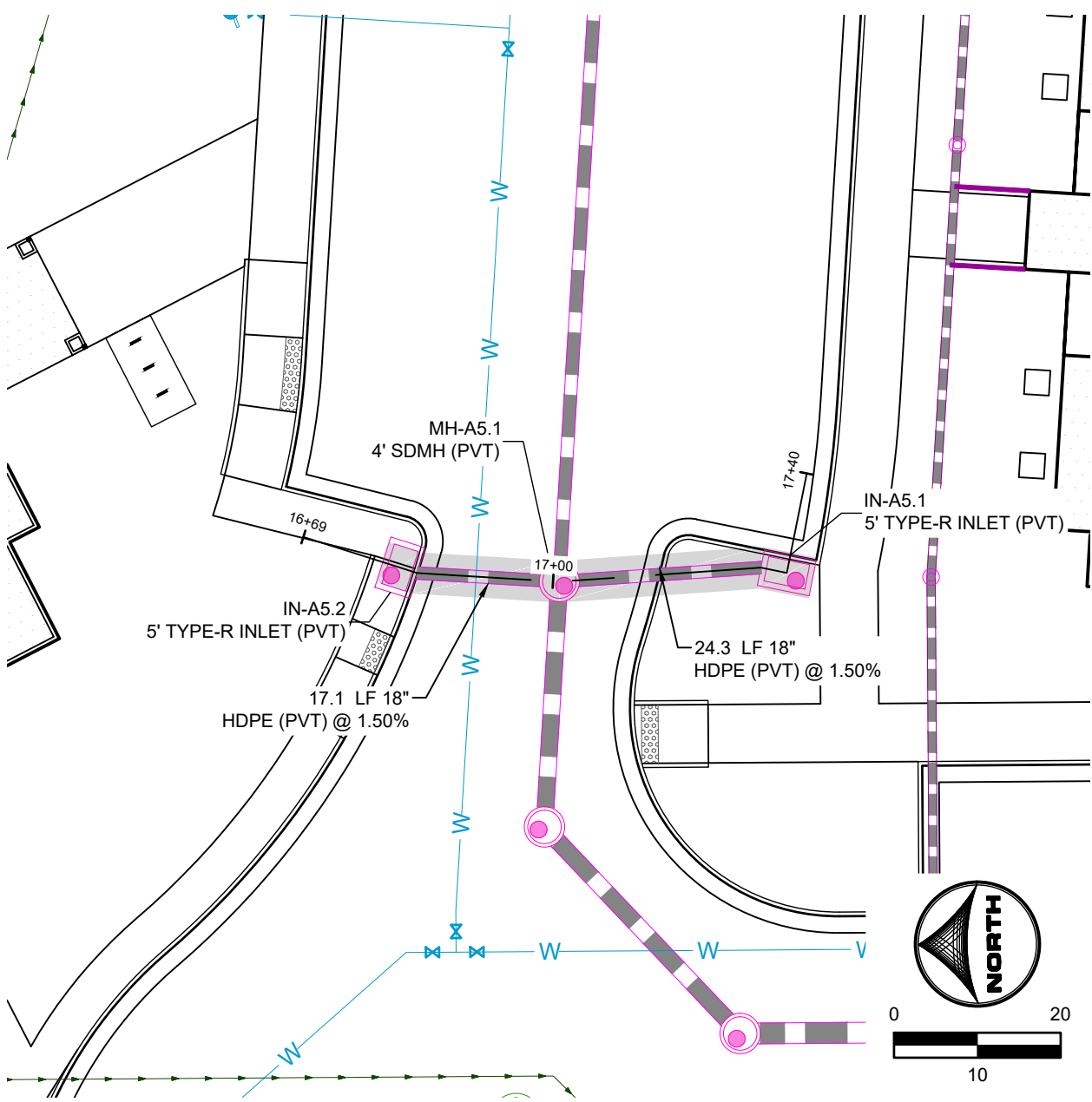
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C.04
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HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

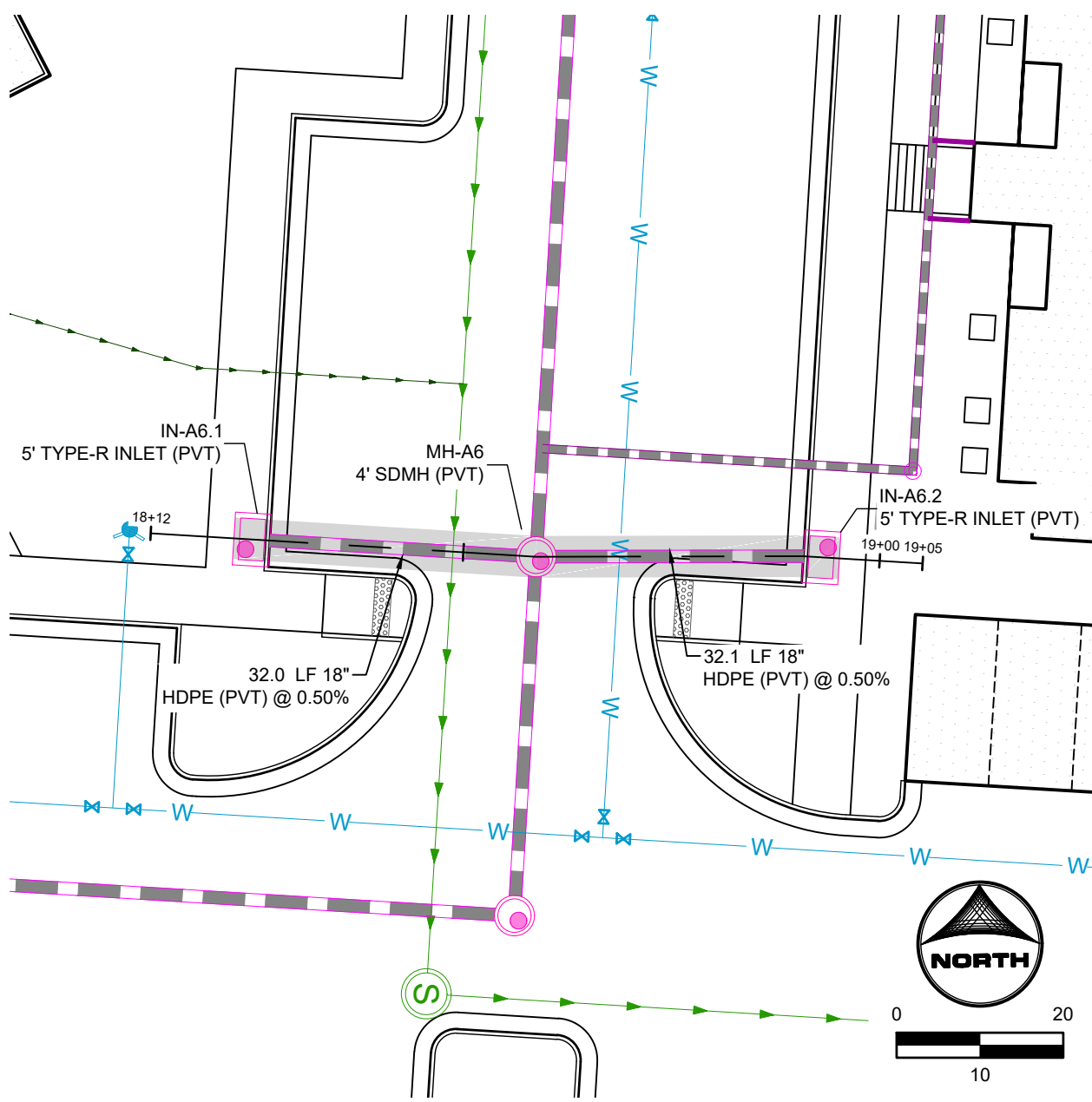
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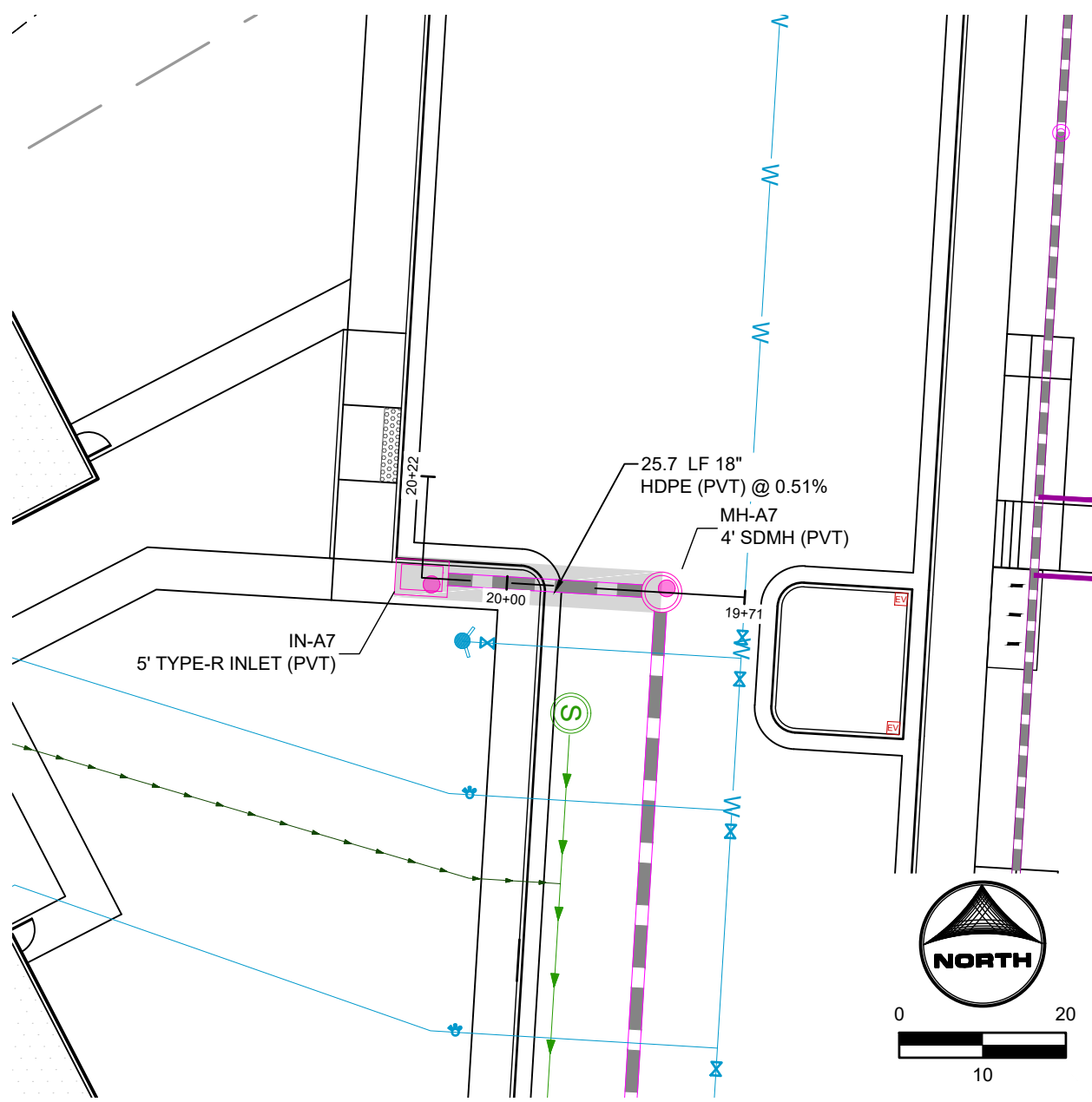
PRIVATE STORM SEWER LAT A4
(STA. 14+93 - 15+67)



PRIVATE STORM SEWER LAT A5
(STA. 16+69 - 17+40)

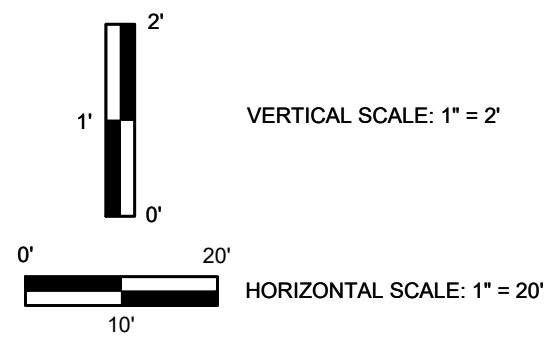
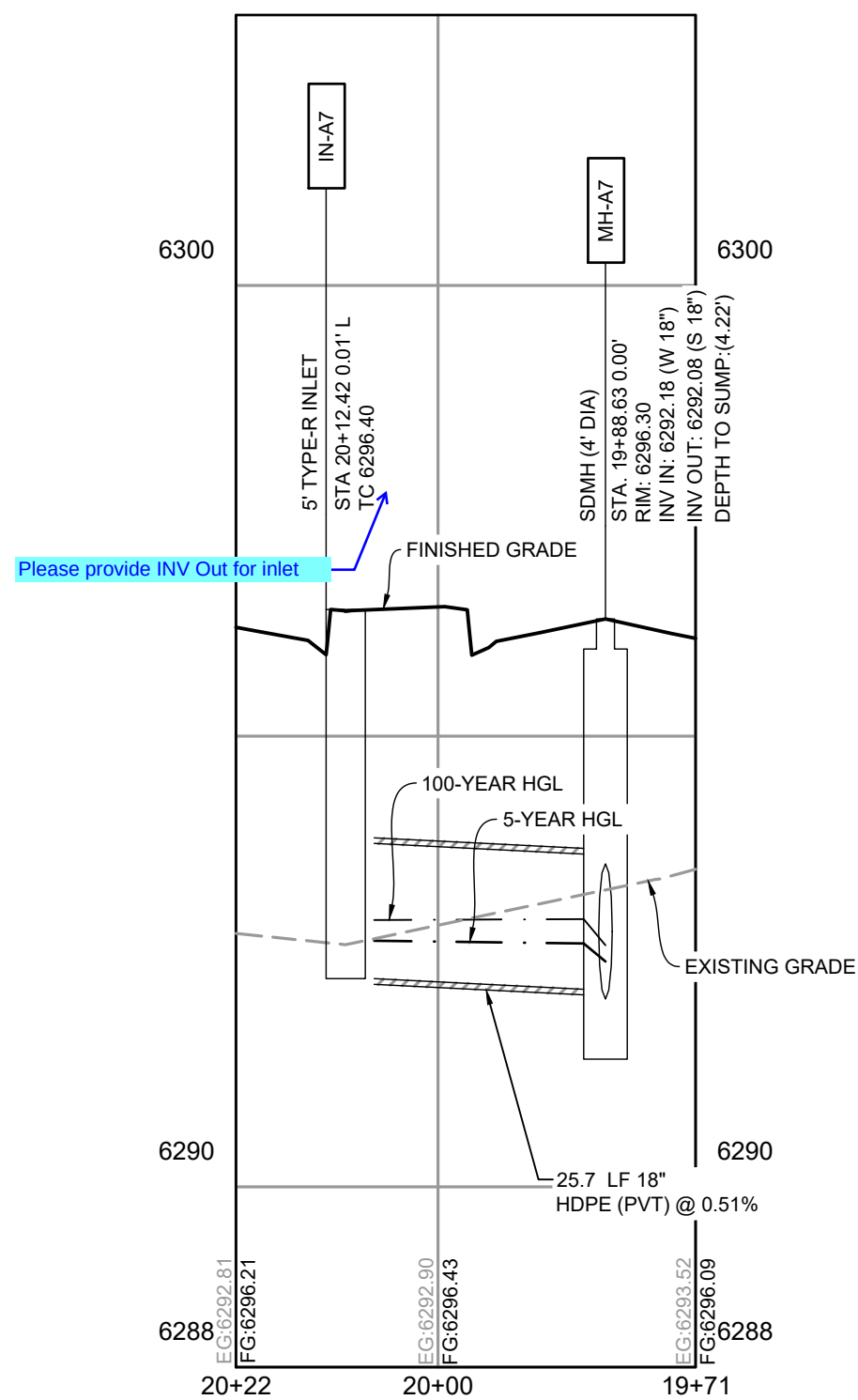
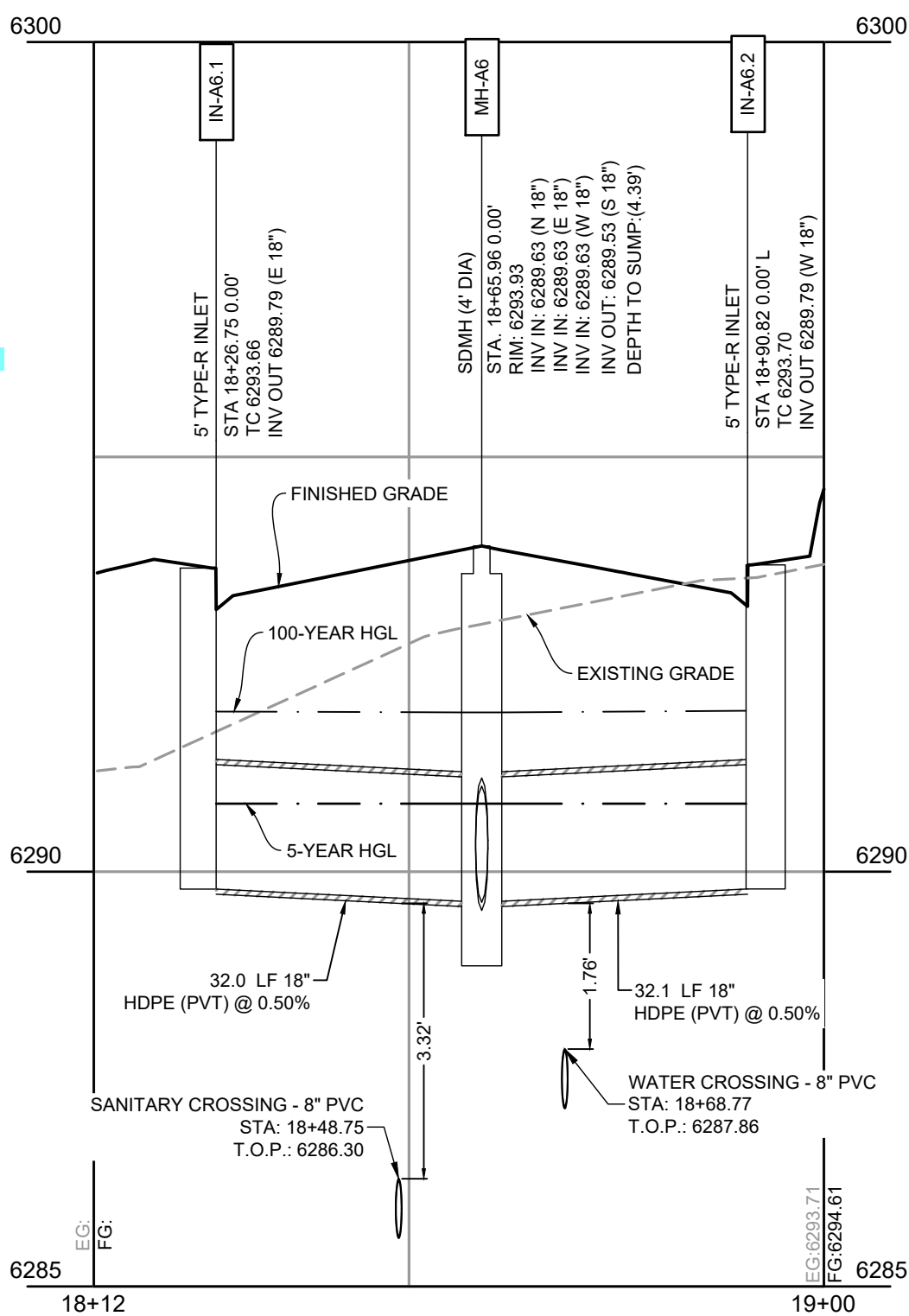
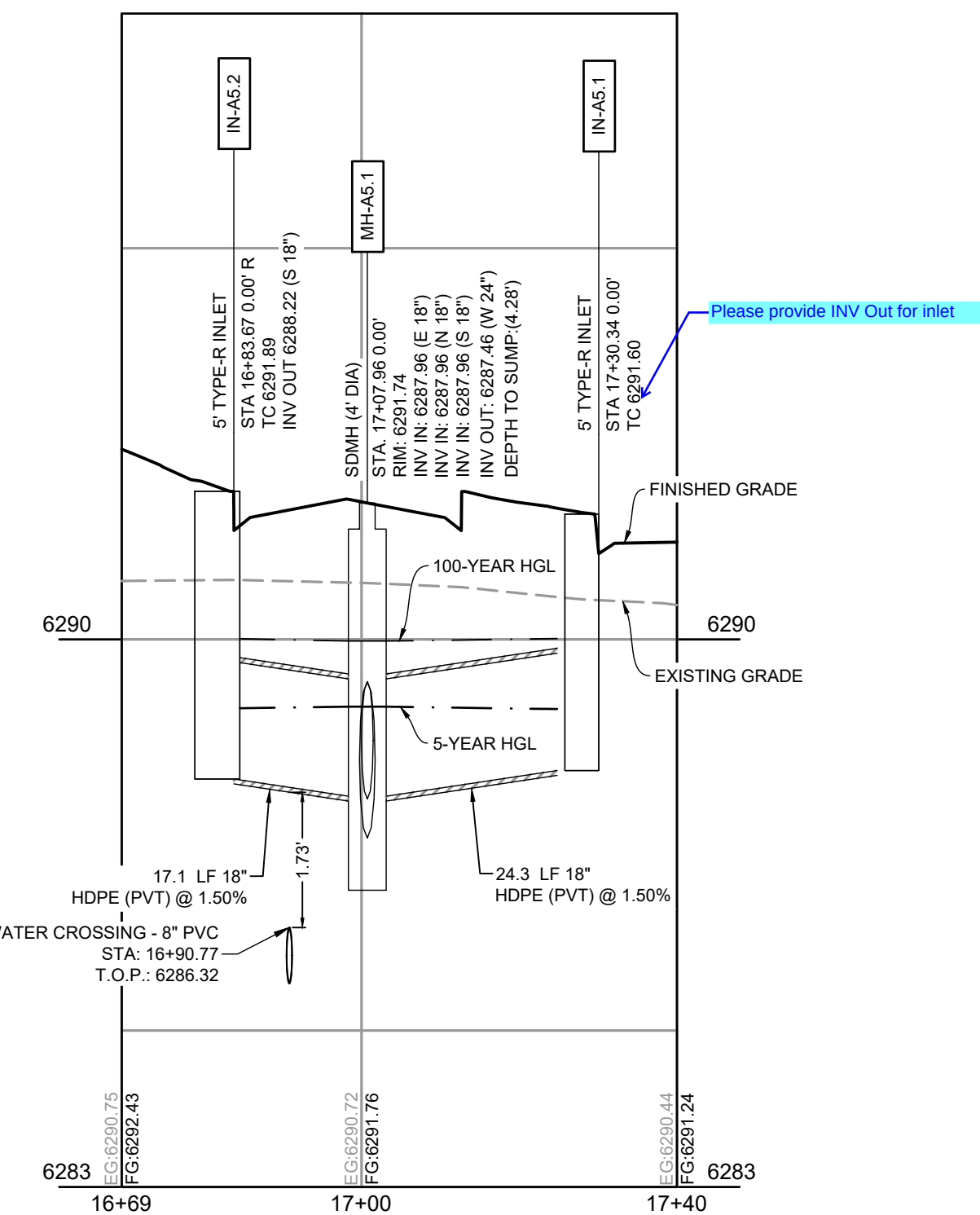
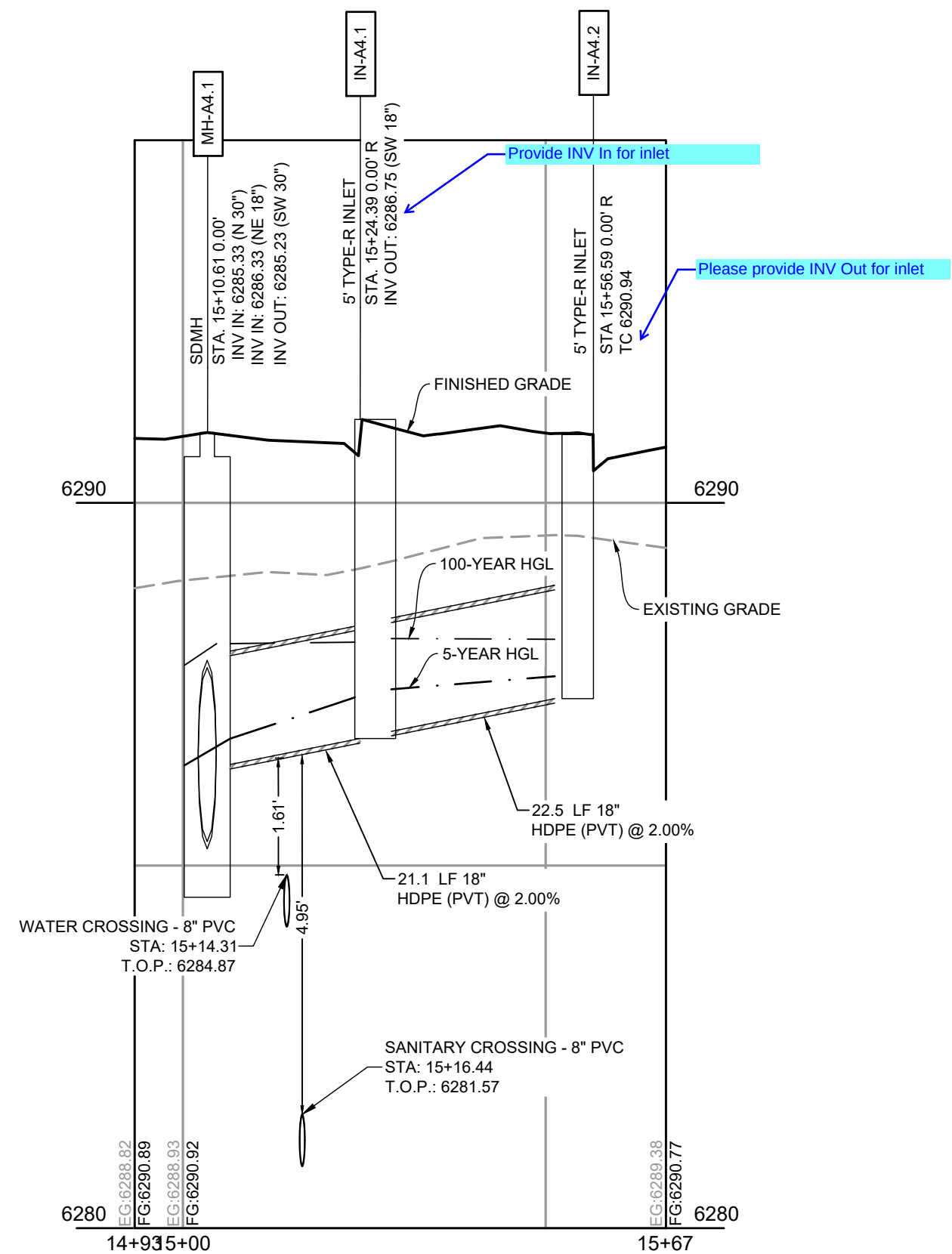


PRIVATE STORM SEWER LAT A6
(STA. 18+12 - 19+05)



PRIVATE STORM SEWER LAT A7
(STA. 19+71 - 20+22)

- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - 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.
 - POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
 - REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
 - 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.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 - ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
 - 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.
 - PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
 - 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.
 - ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 - 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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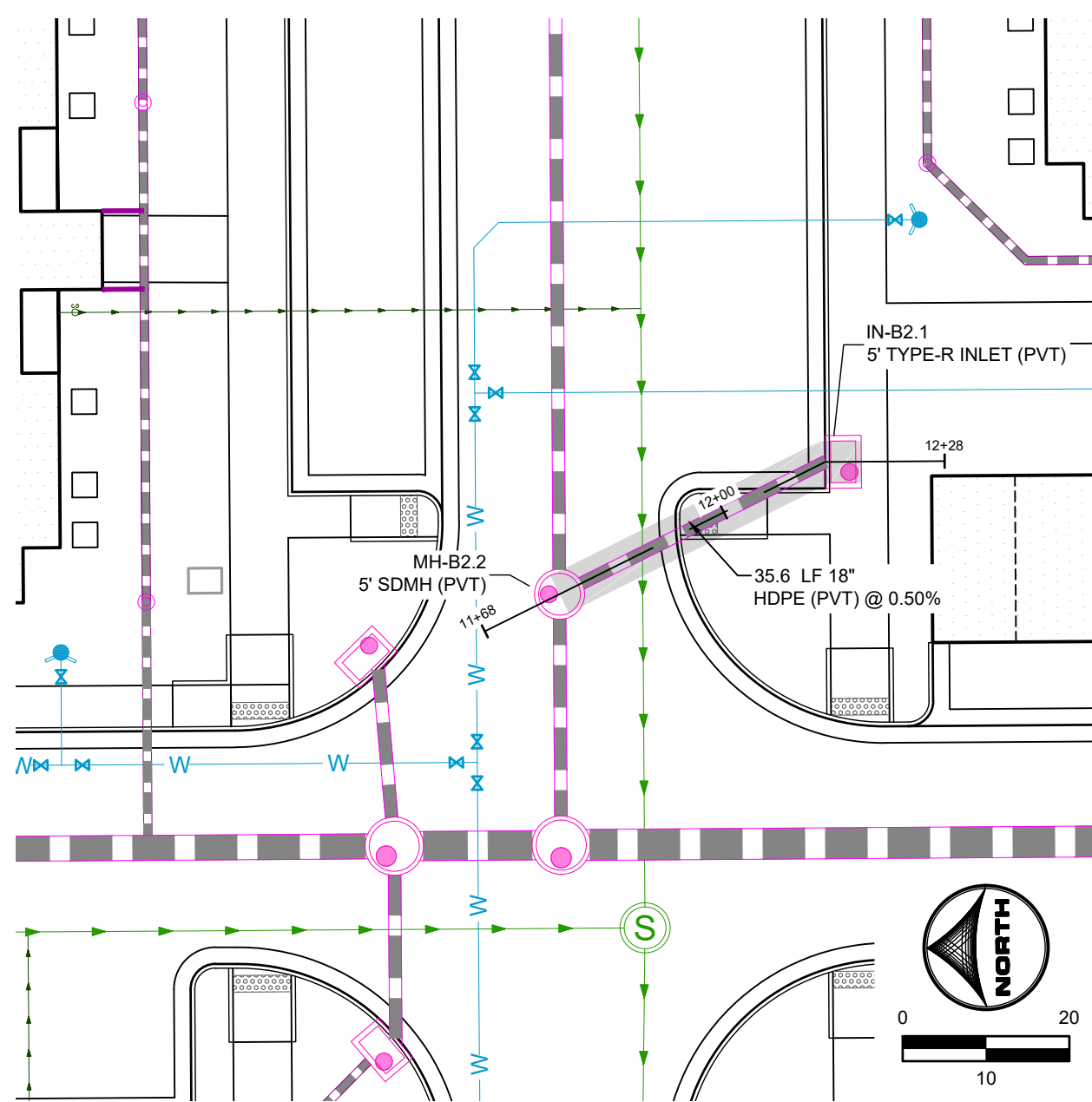
HRGreen
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HILLPOINTE APARTMENTS AT PETERSON
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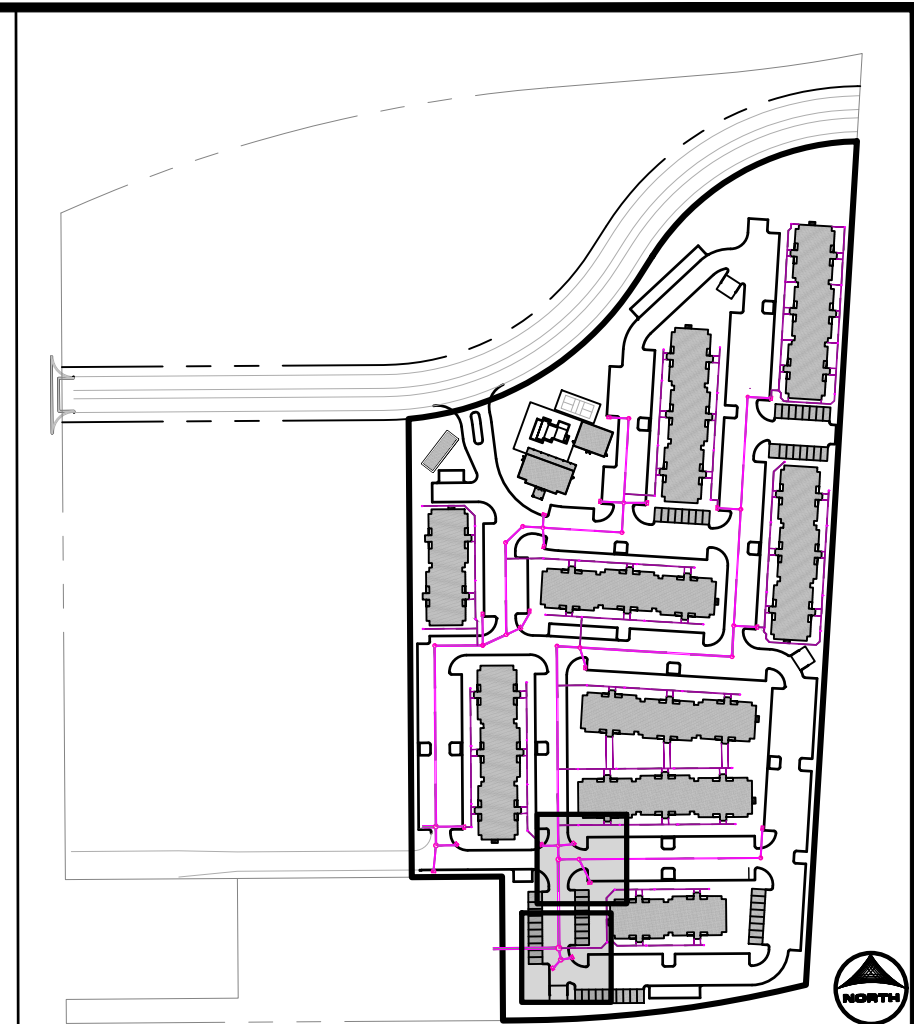
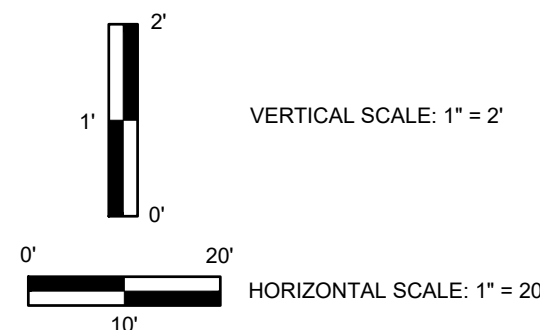
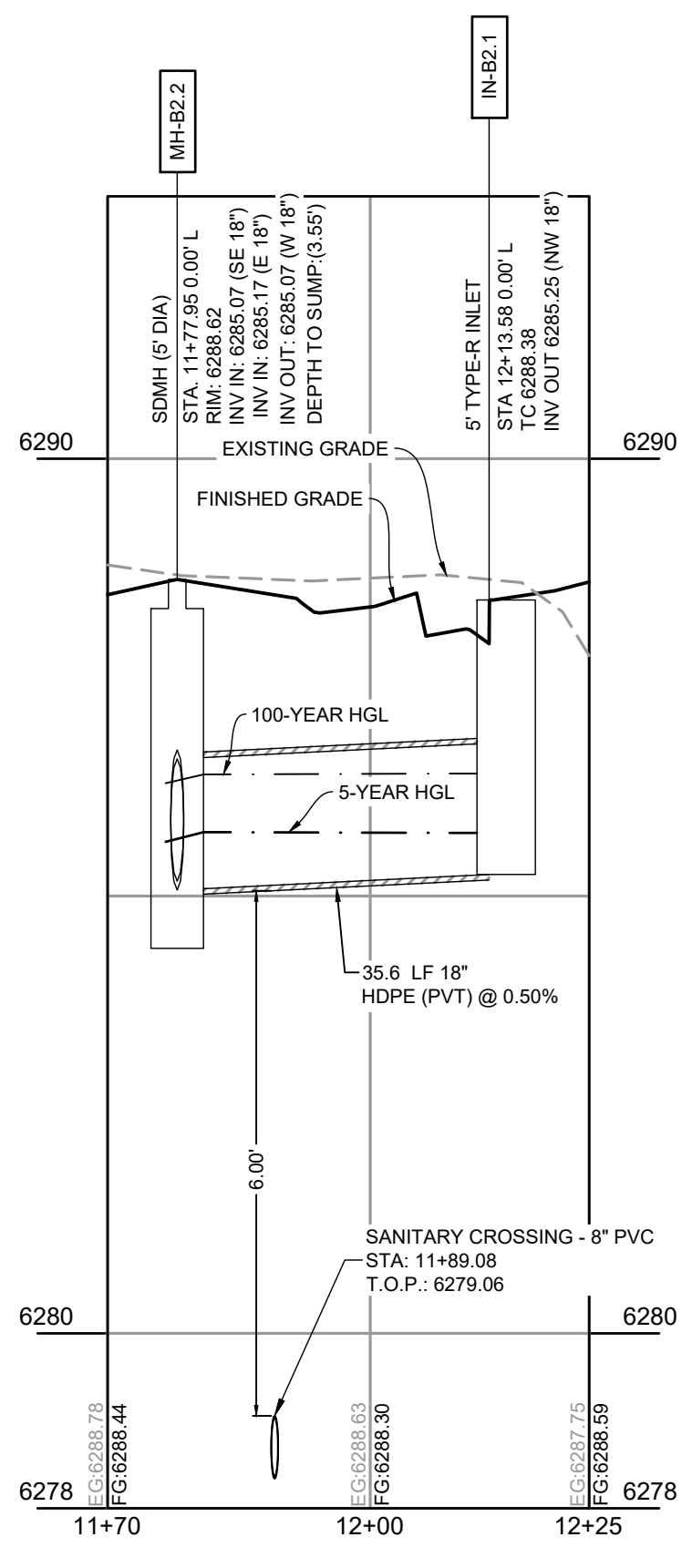
CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE IV

SHEET
C.05
05

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



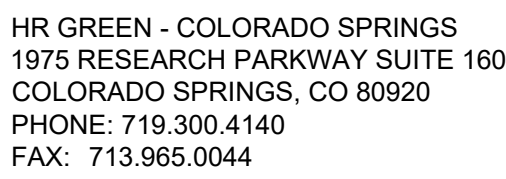
PRIVATE STORM SEWER LAT B2.1
(STA. 11+68 - 12+68)



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL EXISTING STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWVIEW PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT#2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THE PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT#2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR THE STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
4. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM FOR THE ROOF DRAIN SYSTEM SEWER SYSTEM WITHIN THE DRIVE ALIASES, 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 DRAIN OR TO PRIVATE DRIVE DRAIN. ACCESS TO PRIVATE LINES OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 7.2. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED SINGLE SERVICE TO THE BUILDING. THE COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
 - 7.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 DR9 9 CTS.
 - 7.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 DR9 9 CTS.
 - 7.5. 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 COMBINED SANITARY AND PLUMBING WATER MAIN (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 10' DEPT. CHARGING STATION BEING.
9. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VALVE (WHERE CHECKERED MD) WATER MAIN IS METERED WITHIN A METER VALVE (3').
10. ALL EXISTING AND PROPOSED 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 FINISHES TO DEMONSTRATE CLEARANCES.
11. ALL EXISTING 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 IS USED FOR MECHANICAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

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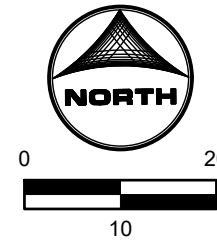


HILLPOINTE APARTMENTS AT PETERSON
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COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE V

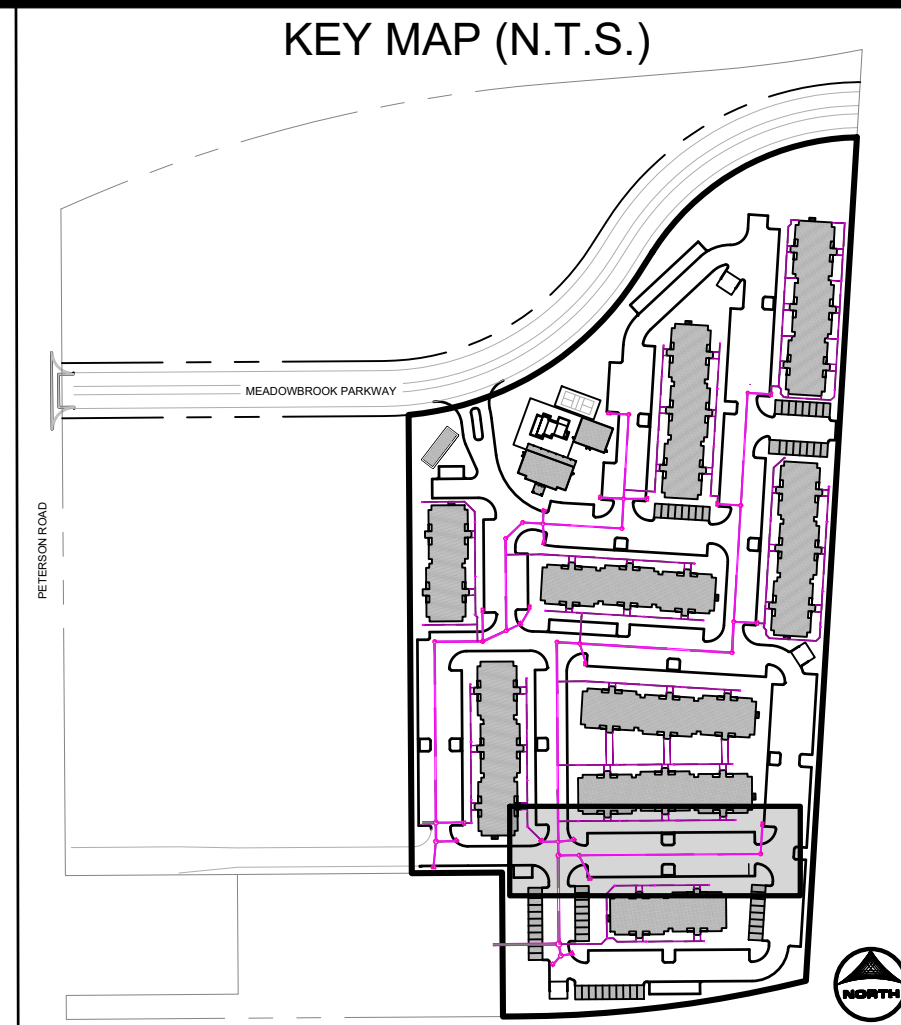
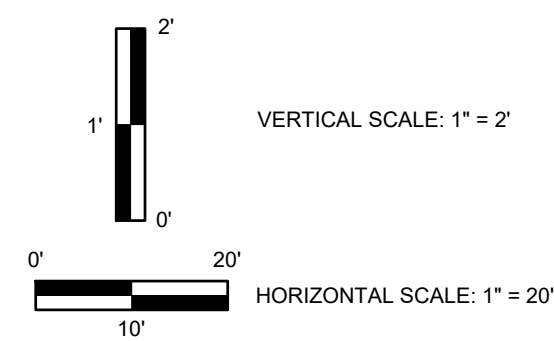
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



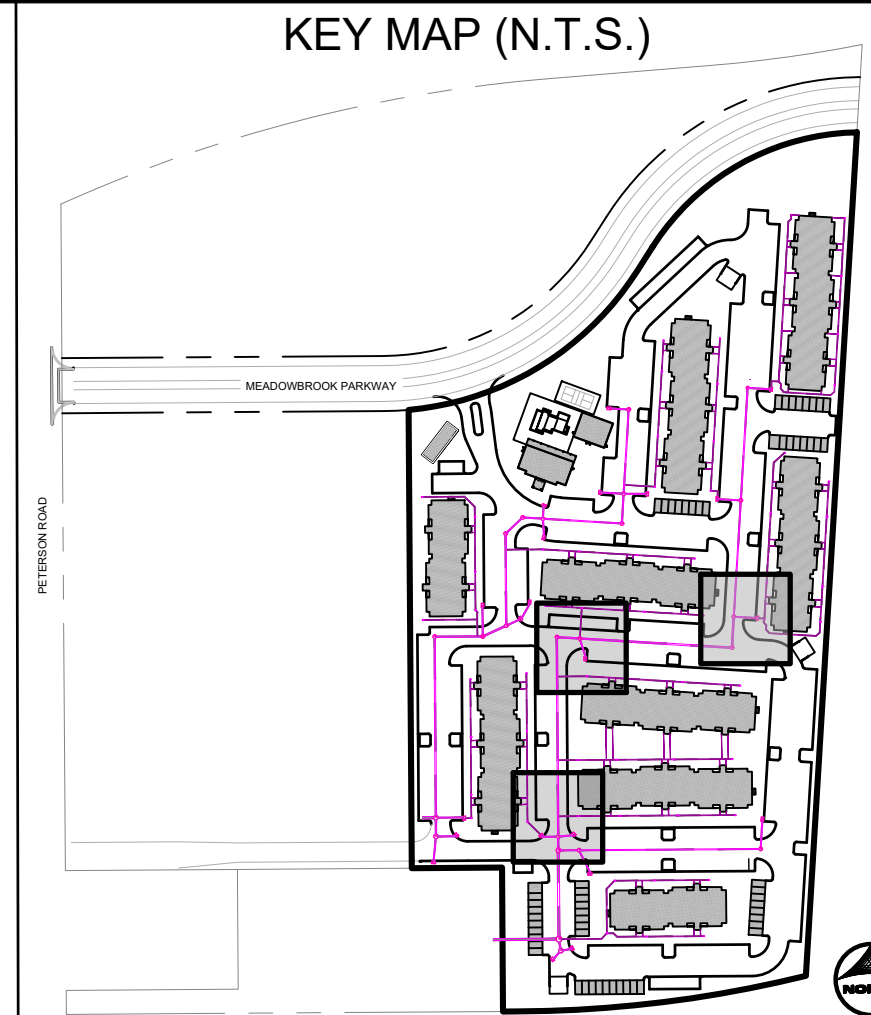
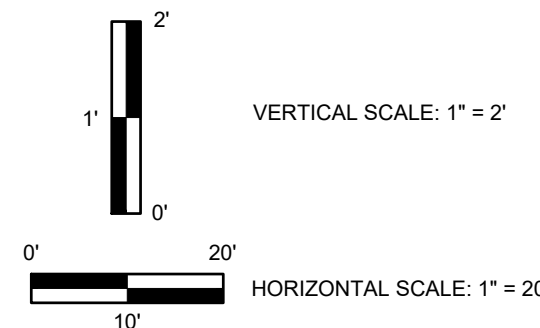
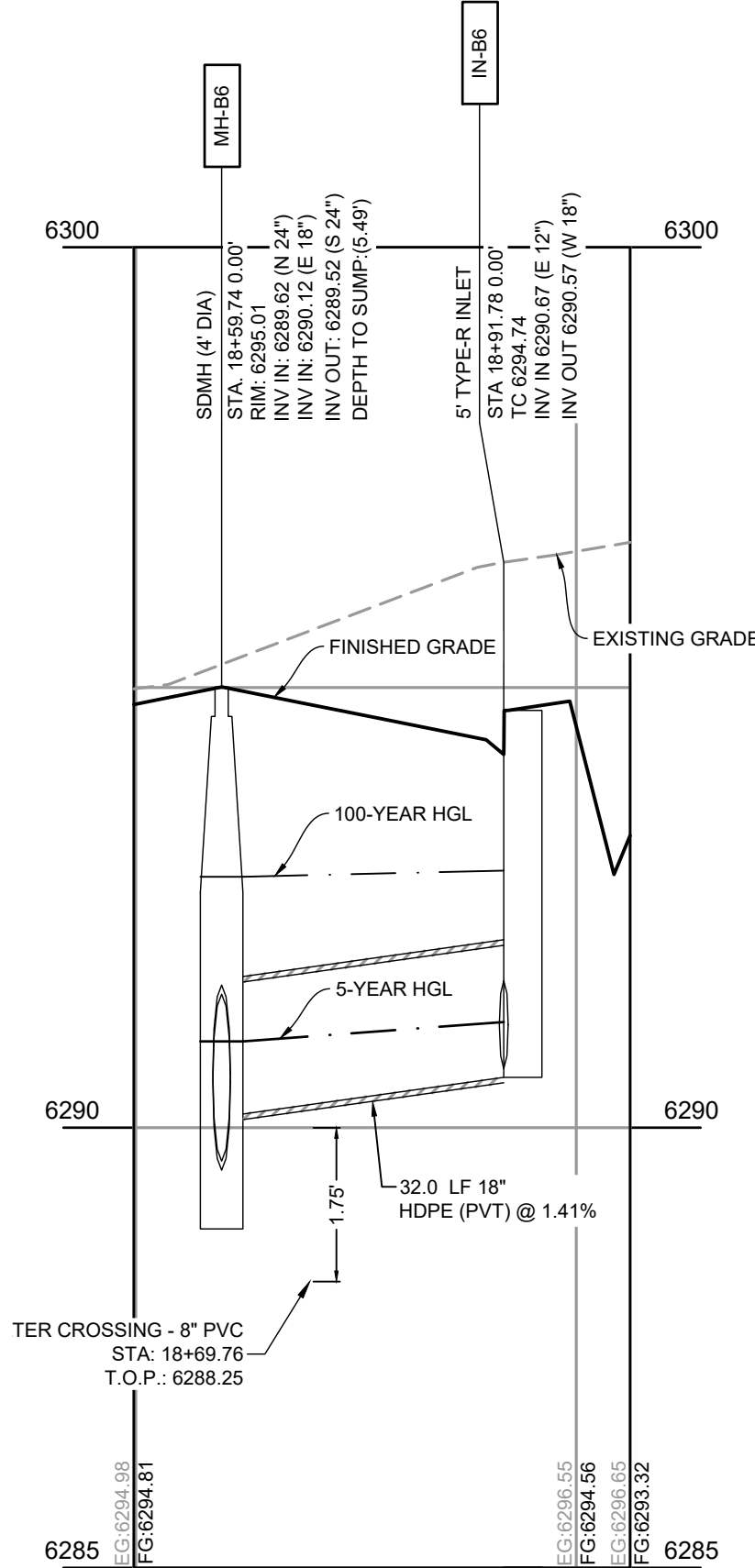
This profile view illustrates the sanitary sewer main layout. The main pipe is a 263.8 LF 18" HDPE (PVT) at 0.50% slope. Key features include:

- Manholes:** MH-B2.1, MH-B2.2, MH-B2.3, and IN-B2.3.
- Water Crossings:**
 - 4" HDPE at STA 13+04.33 (T.O.P.: 6282.91)
 - 6" PVC at STA 13+24.85 (T.O.P.: 6283.01)
- Sanitary Crossings:**
 - 6" PVC at STA 13+14.39 (T.O.P.: 6279.32)
 - 6" PVC at STA 14+82.09 (T.O.P.: 6280.17)
- Hydraulic Data:**
 - 100-YEAR HGL and 5-YEAR HGL lines.
 - 40.3 LF 18" HDPE (PVT) at 3.22% slope at the end of the main.
- Elevations:** The vertical axis shows elevations from 6277 to 6300 feet.



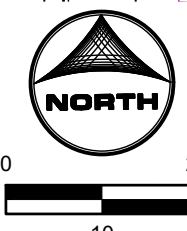
1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWS DEVELOPMENT IS OWNED AND MAINTAINED BY THE CITY OF WYOMING UNDER FINAL PLAT 5F-24-20 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND 2 RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT 5F-24-20 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ALL DRAIN 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 DRAINAGE SYSTEM. THE ROOF DRAIN SYSTEM IS THE PRIMARY DRAINAGE SEWER SYSTEM WITHIN THE DRIVE ALSEES. 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 DRAIN OR TO AN EXISTING DRAIN DRAINAGE SYSTEM.
7. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 1. WATER MAIN IS 8" PVC (C900 DR-14).
 2. DOMESTIC SERVICE LINE TO EACH HOME ARE PRIVATE AND ARE A COMBINED SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
 3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1/4" AFD 170 STD 9 CTS.
 4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 STD 9 CTS.
 5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (C900 DR-14).
8. DOMESTIC PRIVATE SANITARY SEWER MAIN IS 8" PVC (C900 DR 20) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (C900 DR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
9. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE COMMONMENT. COMMONMENT STALLS ARE TO BE PROVIDED WITHIN THE INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED AND ENTERS THE DEVELOPMENT.
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 SHOWN 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CURVES.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAVE A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDINGS SHALL HAVE AN INTERNAL DRAIN STRUCTURE ON THE FLOOR SLAB WHICH HAS AN INTERNAL PUMPING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

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

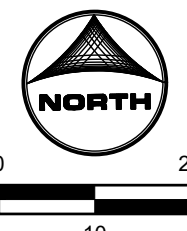
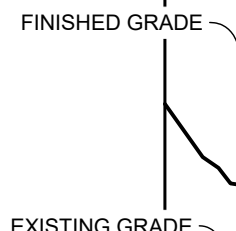


- # UTILITY NOTES:
1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE HEAD-OF-PIPE (HOL) OF SIDE-FEED AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 3. POND-RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT OWNED AND MAINTAINED BY THE HOA, PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 4. FOR ANY STORM PIPE WHERE THE HOL 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 MAIN THE HOA. ALL ROOF DRAIN SYSTEMS ARE 6" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE ROOF STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
 7. ALL PROPOSED PRIVATE SANITARY SEWER INFRASTRUCTURE IS SPECIFIED AS:
 - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 7.2. DOMESTIC FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PVC 4710).
 - 7.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 DR 9 CTS.
 - 7.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 DR 9 CTS.
 - 7.5. 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) CHARGING STATION CABLES SHALL BE PROVIDED WITHIN THE DEVELOPMENT, CONVEYED TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE (1) EV CHARGING STATION SPLIT PER BUILDING.
 10. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED AND ENTERS THE METER VAULT.
 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 WITH A HOA HOOD FOR MECHANICAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

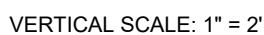
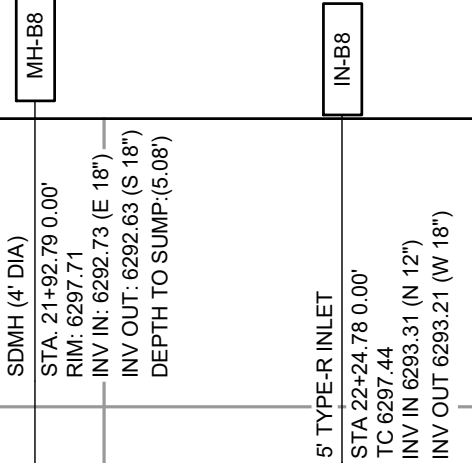
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



(STA. 20+19 - 20+75)



(STA. 21+83 - 22+39)



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PRIVATE STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT #5420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THE PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT #5420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ALL POND PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
4. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE SYSTEM. ROOF DRAIN SYSTEMS ARE 4" DIA. PVC WITH A 1/2" SLOPE TO THE SYSTEM WITHIN THE DRIVE ALLEYS. 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 OR TO PRIVATE RCP SANITARY SEWER THROUGH PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 7.1. WATER MAIN IS 8" PVC (C900 DR-14).
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 - 7.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 7.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 7.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (C900 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICE LINES ARE 8" 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 10' OF CHARGE CABLES ARE TO BE PROVIDED FOR EACH STALL.
9. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT (SEE WATER MAIN (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
10. PRIVATE WATER 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 CLEARANCE.
11. PRIVATE AND PUBLIC WATER MAIN HAVE 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 EACH FLOOR WHICH PROVIDES FOR INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

NO.	DATE	BY	REVISION DESCRIPTION



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
STORM PLAN & PROFILE VIII

PCD FILE NO.: PPR2613

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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

APARTMENT BUILDING 1000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-1000-W-13 ADS 12" DOME GRATE INLET	12" RIM = 6290.30 SUMP = 6296.9 INV IN = 6297.86 INV OUT = 6297.36	Pipe - (119), 6" INV IN #6297.86	1000-W-13, 12" HDPE INV OUT #6297.36
AD-1000-E-17 ADS 12" DOME GRATE INLET	12" RIM = 6290.84 SUMP = 6297.1 INV IN = 6298.14 INV OUT = 6297.64	Pipe - (100), 6" INV IN #6298.14	1000-E-17, 12" HDPE INV OUT #6297.64
AD-1000-W-08 ADS 12" DOME GRATE INLET	12" RIM = 6298.46 SUMP = 6295.9 INV IN = 6296.86 INV OUT = 6297.01	1000-W-09, 12" HDPE INV IN #6296.86 Pipe - (116), 6" INV IN #6297.01	1000-W-08, 12" HDPE INV OUT #6296.41
AD-1000-E-14 ADS 12" DOME GRATE INLET	12" RIM = 6296.24 SUMP = 6296.2 INV IN = 6297.30 INV OUT = 6296.70	1000-E-15, 12" HDPE INV IN #6296.80 Pipe - (103), 6" INV IN #6297.30	1000-E-14, 12" HDPE INV OUT #6296.70
AD-1000-W-05 ADS 12" DOME GRATE INLET	12" RIM = 6296.24 SUMP = 6294.1 INV IN = 6294.72 INV OUT = 6294.62	1000-W-06, 12" HDPE INV IN #6294.72 Pipe - (113), 6" INV IN #6295.22	1000-W-05, 12" HDPE INV OUT #6294.62
AD-1000-E-11 ADS 12" DOME GRATE INLET	12" RIM = 6297.42 SUMP = 6295.3 INV IN = 6296.86 INV OUT = 6295.76	1000-E-12, 12" HDPE INV IN #6296.86 Pipe - (106), 6" INV IN #6296.36	1000-E-11, 12" HDPE INV OUT #6295.76
AD-1000-E-08 ADS 12" DOME GRATE INLET	12" RIM = 6296.58 SUMP = 6294.9 INV IN = 6295.02 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 ADS 12" DOME GRATE INLET	12" RIM = 6296.96 SUMP = 6293.3 INV IN = 6293.86 INV OUT = 6293.78	1000-W-03, 12" HDPE INV IN #6293.86 Pipe - (108), 6" INV IN #6293.86	1000-W-02, 12" HDPE INV OUT #6293.78
IN-B8 5" TYPE-R INLET	RIM = 6297.44 SUMP = 6293.3 INV IN = 6293.31 INV OUT = 6293.21	1000-W-01, 12" HDPE INV IN #6293.31	Pipe - B8, 18" HDPE INV OUT #6293.21

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
BEND-1000-W-01 90° HDPE BEND	INV = 6293.55	1000-W-02, 12" HDPE INV IN #6293.55	1000-W-01, 12" HDPE INV OUT #6293.55
BEND-1000-W-12 45° HDPE BEND	INV = 6297.30	1000-W-13, 12" HDPE INV IN #6297.30	1000-W-12, 12" HDPE INV OUT #6297.30
TEE-1000-W-04 12" X 6" HDPE TEE	INV = 6294.25	1000-W-05, 12" HDPE INV IN #6294.25 Pipe - (112), 6" INV IN #6294.80	1000-W-04, 12" HDPE INV OUT #6294.25
TEE-1000-E-05 12" X 6" HDPE TEE	INV = 6294.61	1000-E-06, 12" HDPE INV IN #6294.61 Pipe - (109), 6" INV IN #6294.86	1000-E-05, 12" HDPE INV OUT #6294.61
TEE-1000-W-03 12" X 6" HDPE TEE	INV = 6294.16	1000-W-04, 12" HDPE INV IN #6294.16 Pipe - (111), 6" INV IN #6294.41	1000-W-03, 12" HDPE INV OUT #6294.16
TEE-1000-E-04 12" X 6" HDPE TEE	INV = 6294.13	1000-E-05, 12" HDPE INV IN #6294.13 Pipe - (110), 6" INV IN #6294.38	1000-E-04, 12" HDPE INV OUT #6294.13
BEND-1000-E-03 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 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 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-11 60° HDPE BEND	INV = 6297.25	1000-W-12, 12" HDPE INV IN #6297.25 Pipe - (101), 6" INV IN #6297.51	1000-W-11, 12" HDPE INV OUT #6297.25
TEE-1000-E-16 12" X 6" HDPE TEE	INV = 6297.26	1000-E-17, 12" HDPE INV IN #6297.26 Pipe - (102), 6" INV IN #6297.51	1000-E-16, 12" HDPE INV OUT #6297.26
TEE-1000-E-15 12" X 6" HDPE TEE	INV = 6297.17	1000-E-16, 12" HDPE INV IN #6297.17 Pipe - (103), 6" INV IN #6297.42	1000-E-15, 12" HDPE INV OUT #6297.17
TEE-1000-W-11 12" X 6" HDPE TEE	INV = 6296.97	1000-W-12, 12" HDPE INV IN #6296.97 Pipe - (118), 6" INV IN #6297.23	1000-W-11, 12" HDPE INV OUT #6296.97
TEE-1000-W-09 12" X 6" HDPE TEE	INV = 6296.88	1000-W-10, 12" HDPE INV IN #6296.88 Pipe - (117), 6" INV IN #6297.13	1000-W-09, 12" HDPE INV OUT #6296.88
TEE-1000-E-13 12" X 6" HDPE TEE	INV = 6296.33	1000-E-14, 12" HDPE INV IN #6296.33 Pipe - (104), 6" INV IN #6296.58	1000-E-13, 12" HDPE INV OUT #6296.33
TEE-1000-E-12 12" X 6" HDPE TEE	INV = 6296.24	1000-E-13, 12" HDPE INV IN #6296.24 Pipe - (105), 6" INV IN #6296.49	1000-E-12, 12" HDPE INV OUT #6296.24
TEE-1000-W-07 12" X 6" HDPE TEE	INV = 6295.66	1000-W-08, 12" HDPE INV IN #6295.66 Pipe - (108), 6" INV IN #6295.92	1000-W-07, 12" HDPE INV OUT #6295.66
TEE-1000-W-06 12" X 6" HDPE TEE	INV = 6295.47	1000-W-07, 12" HDPE INV IN #6295.47 Pipe - (114), 6" INV IN #6295.72	1000-W-06, 12" HDPE INV OUT #6295.47
TEE-1000-E-09 12" X 6" HDPE TEE	INV = 6295.39	1000-E-11, 12" HDPE INV IN #6295.39 Pipe - (107), 6" INV IN #6295.64	1000-E-09, 12" HDPE INV OUT #6295.39
BEND-1000-E-07 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 45° BEND	INV = 6294.75	1000-E-07, 12" HDPE INV IN #6294.75	1000-E-06, 12" HDPE INV OUT #6294.75

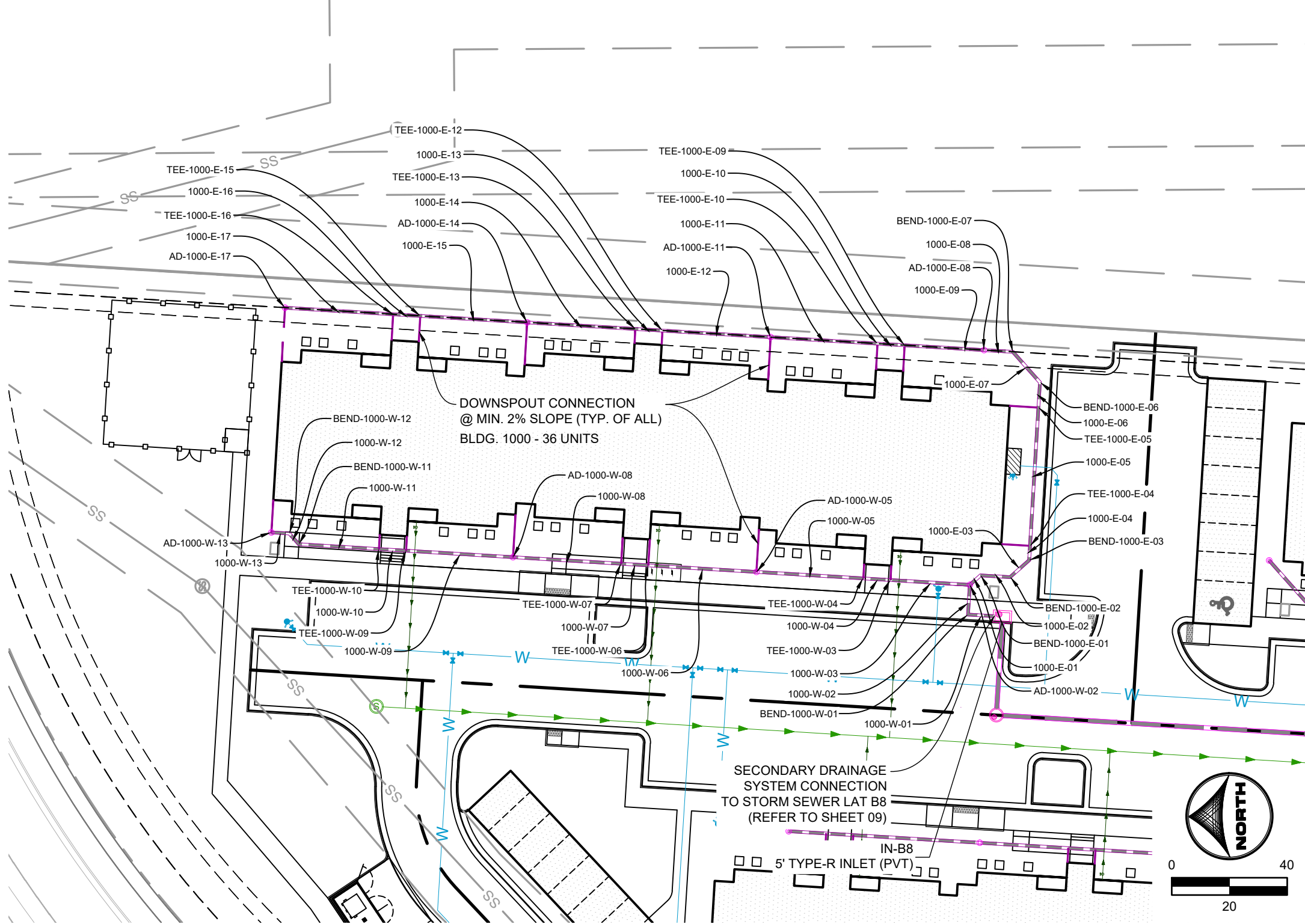
SECONDARY DRAINAGE SYSTEM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
1000-W-01	12"	8.77'	2.00%	HDPE SDR-26	
1000-W-13	12"	6.21'	1.00%	HDPE SDR-26	
1000-W-12	12"	4.95'	1.00%	HDPE SDR-26	
1000-E-17	12"	37.54'	1.00%	HDPE SDR-26	
1000-E-14	12"	37.54'	1.00%	HDPE SDR-26	
1000-E-11	12"	37.08'	1.00%	HDPE 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-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'	1.00%	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-10	12"	27.54'	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	

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- 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.
- POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
- 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.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
- 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.
- 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 SHALL PER BUILDING.
- PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
- 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.
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- 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:

- ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- 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.
- ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
- ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
- A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.



BLDG 1000
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 ADS 12" DOME GRATE INLET	12" RIM = 6297.88 SUMP = 6294.9 INV IN = 6295.34 INV OUT = 6295.34		2000-W-11, 12" HDPE INV OUT #6295.34
AD-2000-E-16 ADS 12" DOME GRATE INLET	12" RIM = 6297.75 SUMP = 6293.7 INV IN = 6294.19 INV OUT = 6294.19		2000-E-16, 12" HDPE INV OUT #6294.19
AD-2000-E-10 ADS 12" DOME GRATE INLET	12" RIM = 6294.58 SUMP = 6291.4 INV IN = 6292.05 INV OUT = 6291.95	2000-E-11, 12" HDPE INV IN #6292.05	2000-E-10, 12" HDPE INV OUT #6291.95
AD-2000-E-13 ADS 12" DOME GRATE INLET	12" RIM = 6296.80 SUMP = 6293.1 INV IN = 6293.17 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 ADS 12" DOME GRATE INLET	12" RIM = 6296.66 SUMP = 6292.8 INV IN = 6293.44 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 ADS 12" DOME GRATE INLET	12" RIM = 6294.06 SUMP = 6290.9 INV IN = 6291.49 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 ADS 12" DOME GRATE INLET	12" RIM = 6295.09 SUMP = 6290.7 INV IN = 6291.31 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 ADS 12" DOME GRATE INLET	12" RIM = 6292.88 SUMP = 6290.8 INV IN = 6290.81 INV OUT = 6290.71	2000-E-01, 12" HDPE INV IN #6290.81 2000-W-02, 12" HDPE INV IN #6290.81	2000-W-01, 12" HDPE INV OUT #6290.71
IN-B8 5" TYPE-R INLET	RIM = 6294.74 SUMP = 6290.6 INV IN = 6290.67 INV OUT = 6290.57	2000-W-01, 12" HDPE INV IN #6290.67	Pipe - B8, 18" HDPE INV OUT #6290.57

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-2000-E-12 12" X 6" HDPE TEE	INV = 6292.69	2000-E-13, 12" HDPE INV IN #6292.69 Pipe - (76), 6" INV IN #6292.94	2000-E-12, 12" HDPE INV OUT #6292.69
TEE-2000-E-11 12" X 6" HDPE TEE	INV = 6292.59	2000-E-12, 12" HDPE INV IN #6292.59 Pipe - (75), 6" INV IN #6292.84	2000-E-11, 12" HDPE INV OUT #6292.59
TEE-2000-W-08 12" X 6" HDPE TEE	INV = 6292.59	2000-W-07, 12" HDPE INV IN #6292.59 Pipe - (82), 6" INV IN #6292.84	2000-W-08, 12" HDPE INV OUT #6292.59
TEE-2000-W-05 12" X 6" HDPE TEE	INV = 6292.40	2000-W-06, 12" HDPE INV IN #6292.40 Pipe - (81), 6" INV IN #6292.65	2000-W-05, 12" HDPE INV OUT #6292.40
TEE-2000-E-09 12" X 6" HDPE TEE	INV = 6291.77	2000-E-10, 12" HDPE INV IN #6291.77 Pipe - (74), 6" INV IN #6291.99	2000-E-09, 12" HDPE INV OUT #6291.77
TEE-2000-E-08 12" X 6" HDPE TEE	INV = 6291.68	2000-E-09, 12" HDPE INV IN #6291.68 Pipe - (73), 6" INV IN #6291.90	2000-E-08, 12" HDPE INV OUT #6291.68
TEE-2000-W-03 12" X 6" HDPE TEE	INV = 6291.05	2000-W-04, 12" HDPE INV IN #6291.05 Pipe - (80), 6" INV IN #6291.06	2000-W-03, 12" HDPE INV OUT #6291.05
TEE-2000-W-02 12" X 6" HDPE TEE	INV = 6290.98	2000-W-03, 12" HDPE INV IN #6290.98 Pipe - (79), 6" INV IN #6290.87	2000-W-02, 12" HDPE INV OUT #6290.98
BEND-2000-E-02 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 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
TEE-2000-W-09 12" X 6" HDPE TEE	INV = 6294.37	2000-W-10, 12" HDPE INV IN #6294.37 Pipe - (84), 6" INV IN #6294.62	2000-W-09, 12" HDPE INV OUT #6294.37
TEE-2000-E-15 12" X 6" HDPE TEE	INV = 6294.09	2000-E-16, 12" HDPE INV IN #6294.09 Pipe - (78), 6" INV IN #6294.34	2000-E-15, 12" HDPE INV OUT #6294.09
TEE-2000-W-06 12" X 6" HDPE TEE	INV = 6294.18	2000-W-08, 12" HDPE INV IN #6294.18 Pipe - (83), 6" INV IN #6294.43	2000-W-06, 12" HDPE INV OUT #6294.18
TEE-2000-E-14 12" X 6" HDPE TEE	INV = 6293.91	2000-E-15, 12" HDPE INV IN #6293.91 Pipe - (77), 6" INV IN #6294.16	2000-E-14, 12" HDPE INV OUT #6293.91
BEND-2000-E-05 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 45° BEND	INV = 6291.28	2000-E-06, 12" HDPE INV IN #6291.28	2000-E-05 (1), 12" HDPE INV OUT #6291.28
BEND-2000-E-04 45° BEND	INV = 6291.14	2000-E-05 (1), 12" HDPE INV IN #6291.14 2000-E-06, 12" HDPE INV IN #6291.14	2000-E-04, 12" HDPE INV OUT #6291.14
BEND-2000-E-01 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 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-12	12"	18.38	0.50%	HDPE SDR-26	
2000-E-13	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-11	12"	54.33	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-08	12"	21.87	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	

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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

APARTMENT BUILDING 3000 SECONDARY DRAINAGE SYSTEM INFORMATION:

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE STRUCTURES TABLE		
	DETAILS	PIPES IN	PIPES OUT
IN-B7 5" TYPE-R INLET	RM = 6205.89 SUMP = 6201.4 INV IN = 6201.02 INV OUT = 6201.41	Pipe - (396), 12" HDPE INV IN #6201.52	Pipe - B7, 18" HDPE INV OUT #6201.41
AD-3000-W-10 ADS 12" DOME GRATE INLET	RM = 6206.32 SUMP = 6202.3 INV OUT = 6203.67		3000-W-10, 12" HDPE INV OUT #6203.67
AD-3000-W-01 ADS 12" DOME GRATE INLET	12" RM = 6206.55 SUMP = 6201.5 INV IN = 6201.08 INV OUT = 6200.58	3000-W-02, 12" HDPE INV IN #6200.68	3000-W-01, 12" HDPE INV OUT #6200.58
AD-3000-W-07 ADS 12" DOME GRATE INLET	12" RM = 6206.44 SUMP = 6202.6 INV IN = 6202.18 INV OUT = 6203.12	3000-W-08, 12" HDPE INV IN #6203.22	3000-W-07, 12" HDPE INV OUT #6203.12
AD-3000-W-04 ADS 12" DOME GRATE INLET	12" RM = 6206.83 SUMP = 6201.8 INV IN = 6202.18 INV OUT = 6202.08	3000-W-05, 12" HDPE INV IN #6202.18	3000-W-04, 12" HDPE INV OUT #6202.08
AD-3000-E-02 ADS 12" DOME GRATE INLET	12" RM = 6206.53 SUMP = 6201.4 INV IN = 6202.00 INV OUT = 6201.90	3000-E-03, 12" HDPE INV IN #6202.00	3000-E-02, 12" HDPE INV OUT #6201.90
AD-3000-E-11 ADS 12" DOME GRATE INLET	12" RM = 6206.40 SUMP = 6202.3 INV OUT = 6204.40		3000-E-11, 12" HDPE INV OUT #6204.40
AD-3000-E-05 ADS 12" DOME GRATE INLET	12" RM = 6206.33 SUMP = 6202.2 INV IN = 6202.14 INV OUT = 6202.71	3000-E-06, 12" HDPE INV IN #6202.81	3000-E-05, 12" HDPE INV OUT #6202.71
AD-3000-E-08 ADS 12" DOME GRATE INLET	12" RM = 6206.30 SUMP = 6203.1 INV IN = 6203.74 INV OUT = 6203.64	3000-E-09, 12" HDPE INV IN #6203.74	3000-E-08, 12" HDPE INV OUT #6203.64

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE FITTINGS TABLE		
	DETAILS	PIPES IN	PIPES OUT
TEE-3000-W-09 12" X 6" HDPE TEE	INV = 6203.62	3000-W-10, 12" HDPE INV IN #6203.62 Pipe - (184), 6" INV IN #6203.87	3000-W-09, 12" HDPE INV OUT #6203.62
TEE-3000-W-08 12" X 6" HDPE TEE	INV = 6203.53	3000-W-09, 12" HDPE INV IN #6203.53 Pipe - (185), 6" INV IN #6203.75	3000-W-08, 12" HDPE INV OUT #6203.53
TEE-3000-W-06 12" X 6" HDPE TEE	INV = 6202.69	3000-W-07, 12" HDPE INV IN #6202.69 Pipe - (186), 6" INV IN #6202.94	3000-W-06, 12" HDPE INV OUT #6202.69
TEE-3000-W-05 12" X 6" HDPE TEE	INV = 6202.59	3000-W-06, 12" HDPE INV IN #6202.59 Pipe - (187), 6" INV IN #6202.84	3000-W-05, 12" HDPE INV OUT #6202.59
TEE-3000-W-03 12" X 6" HDPE TEE	INV = 6201.44	3000-W-04, 12" HDPE INV IN #6201.44 Pipe - (188), 6" INV IN #6201.66	3000-W-03, 12" HDPE INV OUT #6201.44
TEE-3000-W-02 12" X 6" HDPE TEE	INV = 6201.26	3000-W-03, 12" HDPE INV IN #6201.26 Pipe - (189), 6" INV IN #6201.47	3000-W-02, 12" HDPE INV OUT #6201.26
TEE-3000-E-04 12" X 6" HDPE TEE	INV = 6202.89	Pipe - AT4, 18" HDPE INV IN #6202.89 3000-W-01, 12" HDPE INV IN #6202.14	Pipe - AT3, 18" HDPE INV OUT #6202.89
TEE-3000-E-07 12" X 6" HDPE TEE	INV = 6203.33	3000-E-08, 12" HDPE INV IN #6203.33 Pipe - (170), 6" INV IN #6202.90	3000-E-07, 12" HDPE INV OUT #6203.33
TEE-3000-E-06 12" X 6" HDPE TEE	INV = 6203.34	3000-E-07, 12" HDPE INV IN #6203.34 Pipe - (171), 6" INV IN #6203.56	3000-E-06, 12" HDPE INV OUT #6203.34
TEE-3000-E-04 12" X 6" HDPE TEE	INV = 6202.40	3000-E-05, 12" HDPE INV IN #6202.40 Pipe - (172), 6" INV IN #6201.96	3000-E-04, 12" HDPE INV OUT #6202.40
TEE-3000-E-03 12" X 6" HDPE TEE	INV = 6202.31	3000-E-04, 12" HDPE INV IN #6202.31 Pipe - (173), 6" INV IN #6201.86	3000-E-03, 12" HDPE INV OUT #6202.31
TEE-3000-E-10 12" X 6" HDPE TEE	INV = 6204.27	3000-E-11, 12" HDPE INV IN #6204.27 Pipe - (156), 6" INV IN #6203.93	3000-E-10, 12" HDPE INV OUT #6204.27
TEE-3000-E-09 12" X 6" HDPE TEE	INV = 6204.18	3000-E-10, 12" HDPE INV IN #6204.18 Pipe - (169), 6" INV IN #6203.74	3000-E-09, 12" HDPE INV OUT #6204.18

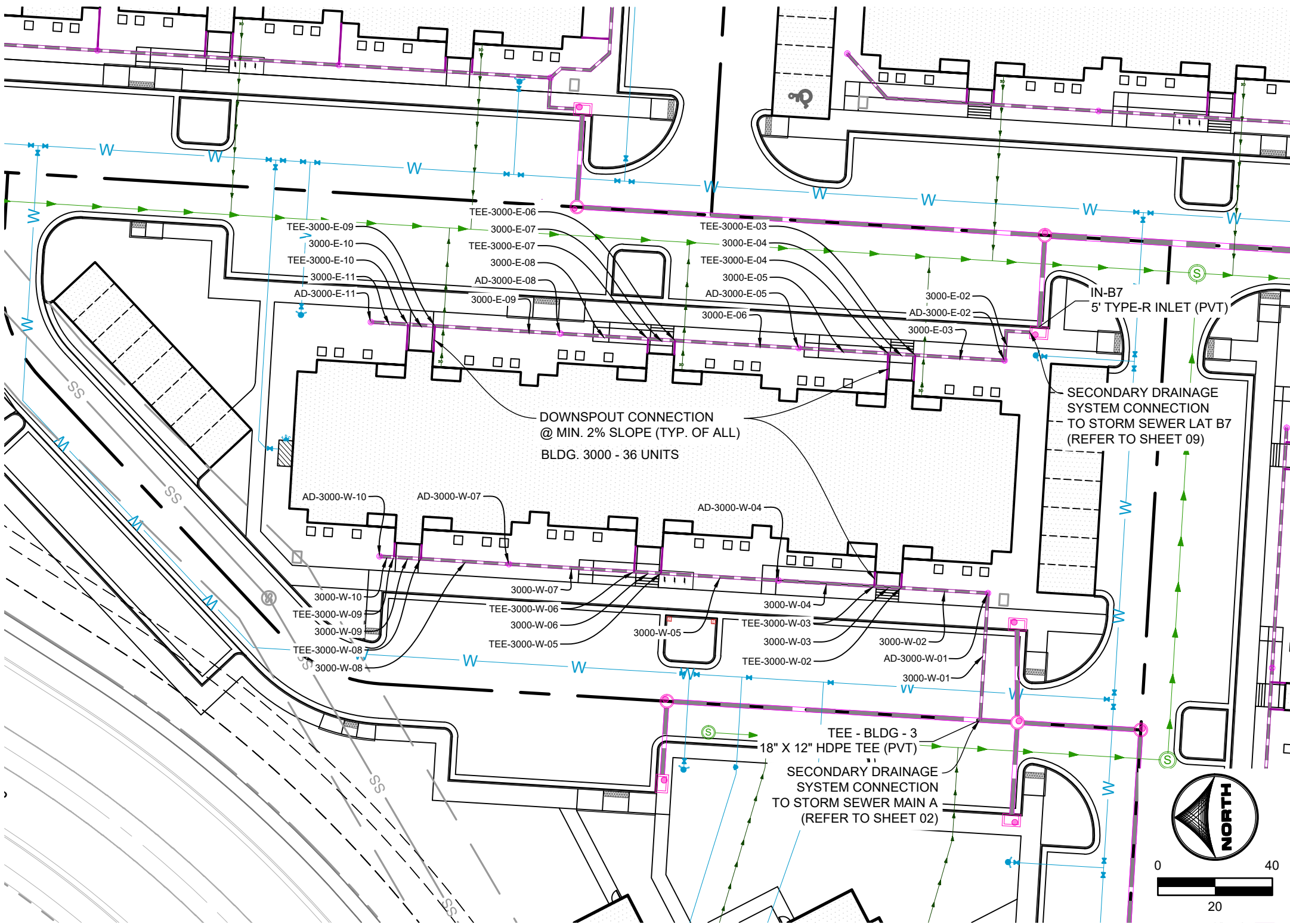
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
3000-W-10	12"	5.00	1.00%	HDPE SDR-26
3000-W-09	12"	0.42	1.00%	HDPE SDR-26
3000-W-08	12"	30.64	1.00%	HDPE SDR-26
3000-W-07	12"	43.78	1.00%	HDPE SDR-26
3000-W-06	12"	0.42	1.00%	HDPE SDR-26
3000-W-05	12"	41.12	1.00%	HDPE SDR-26
3000-W-04	12"	33.51	1.00%	HDPE SDR-26
3000-W-03	12"	0.42	1.00%	HDPE SDR-26
3000-W-02	12"	30.37	1.00%	HDPE SDR-26
3000-W-01	12"	44.50	1.00%	HDPE SDR-26
3000-E-08	12"	30.74	1.00%	HDPE SDR-26
3000-E-07	12"	0.42	1.00%	HDPE SDR-26
3000-E-06	12"	43.26	1.00%	HDPE SDR-26
3000-E-05	12"	31.34	1.00%	HDPE SDR-26
3000-E-04	12"	0.42	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"	0.42	0.96%	HDPE SDR-26
3000-E-09	12"	43.89	1.00%	HDPE SDR-26

UTILITY NOTES:

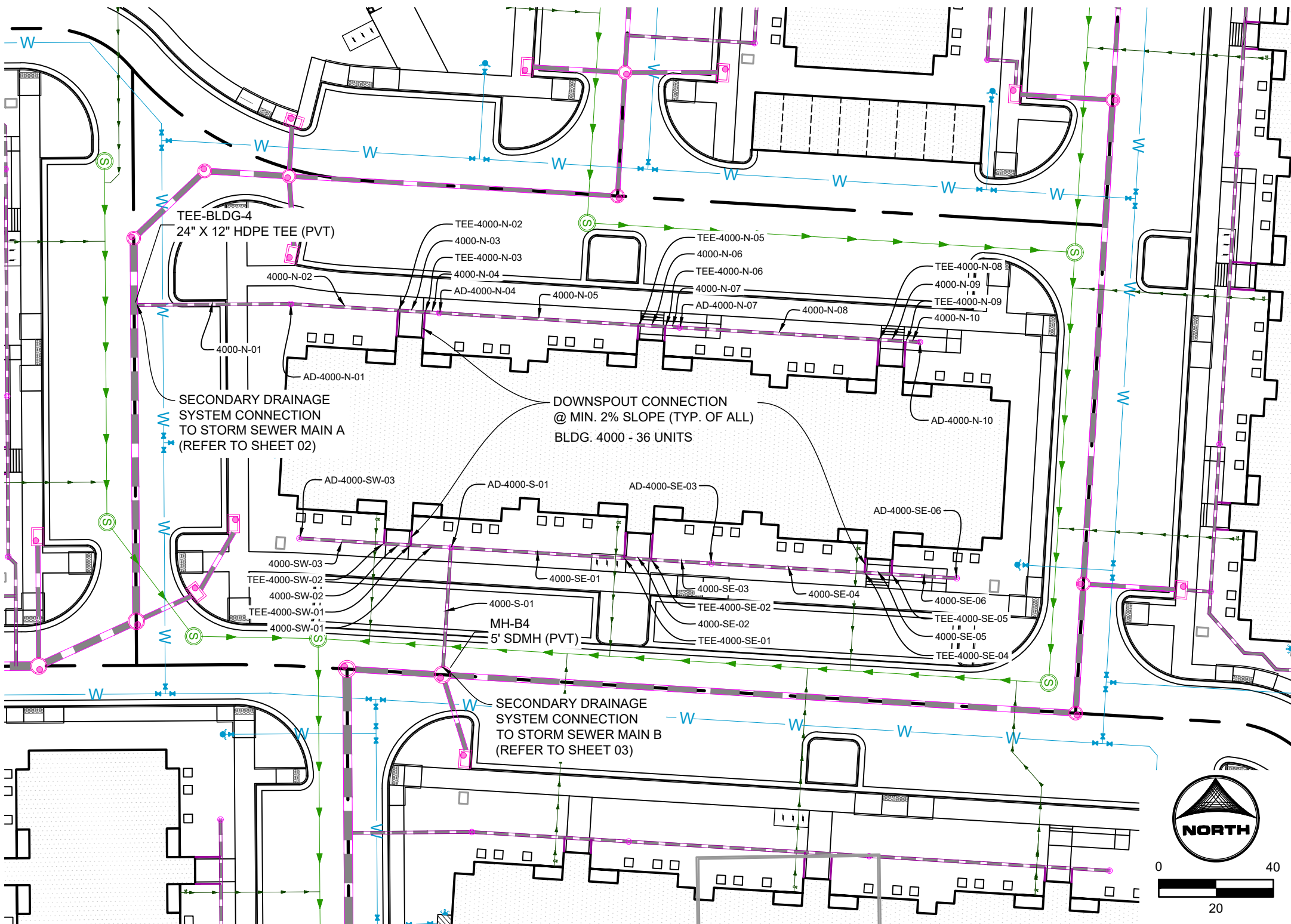
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
- 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.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
- 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.
- 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.
- PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
- 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.
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE).
- 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:

- ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- 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 DRAIN BASINS 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.
- ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
- ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
- A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.



BLDG 3000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 4000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 4000 SECONDARY DRAINAGE SYSTEM INFORMATION:

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE STRUCTURES TABLE		
	DETAILS	PIPES IN	PIPES OUT
AD-4000-S-01 ADS 12" DOME GRATE INLET	12" RM = 6201.43 SUMP = 6207.3 INV IN = 6208.14 INV IN = 6208.14 INV OUT = 6207.84	4000-SE-01, 12" HDPE INV IN #6208.14 4000-SW-01, 12" HDPE INV IN #6208.14	4000-S-01, 12" HDPE INV OUT #6207.84
AD-4000-N-04 ADS 12" DOME GRATE INLET	12" RM = 6201.33 SUMP = 6207.9 INV IN = 6208.36 INV IN = 6208.36 INV OUT = 6207.36	4000-N-05, 12" HDPE INV IN #6208.36	4000-N-04, 12" HDPE INV OUT #6208.36
AD-4000-N-01 ADS 12" DOME GRATE INLET	12" RM = 6201.20 SUMP = 6207.2 INV IN = 6207.84 INV IN = 6207.84 INV OUT = 6207.74	4000-N-02, 12" HDPE INV IN #6207.84	4000-N-01, 12" HDPE INV OUT #6207.74
AD-4000-SW-03 ADS 12" DOME GRATE INLET	12" RM = 6201.18 SUMP = 6208.2 INV OUT = 6208.67		4000-SW-03, 12" HDPE INV OUT #6208.67
MH-B4 SDMH	60" RM = 6202.14 SUMP = 6208.9 INV IN = 6207.50 INV IN = 6207.50 INV IN = 6207.50 INV OUT = 6206.90	Pipe - B5M, 24" HDPE INV IN #6207.50 4000-S-01, 12" HDPE INV IN #6207.50 Pipe - B4, 18" HDPE INV IN #6207.50	Pipe - B4B, 24" HDPE INV OUT #6206.90
AD-4000-SE-03 ADS 12" DOME GRATE INLET	12" RM = 6201.94 SUMP = 6208.5 INV IN = 6209.05 INV IN = 6209.05 INV OUT = 6208.95	4000-SE-04, 12" HDPE INV IN #6209.05	4000-SE-03, 12" HDPE INV OUT #6208.95
AD-4000-N-07 ADS 12" DOME GRATE INLET	12" RM = 6204.16 SUMP = 6208.7 INV IN = 6209.30 INV IN = 6209.30 INV OUT = 6209.20	4000-N-08, 12" HDPE INV IN #6209.30	4000-N-07, 12" HDPE INV OUT #6209.20
AD-4000-SE-06 ADS 12" DOME GRATE INLET	12" RM = 6205.04 SUMP = 6201.3 INV OUT = 6201.77		4000-SE-06, 12" HDPE INV OUT #6201.77
AD-4000-N-10 ADS 12" DOME GRATE INLET	12" RM = 6206.69 SUMP = 6206.5 INV OUT = 6206.98		4000-N-10, 12" HDPE INV OUT #6206.98

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE FITTINGS TABLE		
	DETAILS	PIPES IN	PIPES OUT
TEE-4000-SE-02 12" X 6" HDPE TEE	INV = 6209.53	4000-SE-03, 12" HDPE INV IN #6209.53 Pipe - (323), 6" INV IN #6208.78	4000-SE-02, 12" HDPE INV OUT #6209.53
TEE-4000-SE-01 12" X 6" HDPE TEE	INV = 6209.34	4000-SE-02, 12" HDPE INV IN #6209.34 Pipe - (322), 6" INV IN #6208.59	4000-SE-01, 12" HDPE INV OUT #6209.34
TEE-4000-N-06 12" X 6" HDPE TEE	INV = 6209.15	4000-N-07, 12" HDPE INV IN #6209.15 Pipe - (315), 6" INV IN #6208.40	4000-N-06, 12" HDPE INV OUT #6209.15
TEE-4000-N-05 12" X 6" HDPE TEE	INV = 6209.06	4000-N-06, 12" HDPE INV IN #6209.06 Pipe - (317), 6" INV IN #6208.31	4000-N-05, 12" HDPE INV OUT #6209.06
TEE-4000-SW-03 12" X 6" HDPE TEE	INV = 6208.37	4000-SW-03, 12" HDPE INV IN #6208.37 Pipe - (320), 6" INV IN #6208.62	4000-SW-02, 12" HDPE INV OUT #6208.37
TEE-4000-N-04 12" X 6" HDPE TEE	INV = 6208.31	4000-N-04, 12" HDPE INV IN #6208.31 Pipe - (318), 6" INV IN #6208.56	4000-N-03, 12" HDPE INV OUT #6208.31
TEE-4000-SW-01 12" X 6" HDPE TEE	INV = 6208.28	4000-SW-02, 12" HDPE INV IN #6208.28 Pipe - (321), 6" INV IN #6208.53	4000-SW-01, 12" HDPE INV OUT #6208.28
TEE-4000-N-02 12" X 6" HDPE TEE	INV = 6208.22	4000-N-03, 12" HDPE INV IN #6208.22 Pipe - (319), 6" INV IN #6208.47	4000-N-02, 12" HDPE INV OUT #6208.22
TEE-BLDG-4 24" X 12" HDPE TEE	INV = 6206.27	Pipe - A4, 2M, 30" HDPE INV IN #6206.27 4000-N-01, 12" HDPE INV IN #6207.02	Pipe - A7A, 30" HDPE INV OUT #6206.27
TEE-4000-SE-05 12" X 6" HDPE TEE	INV = 6201.31	4000-SE-06, 12" HDPE INV IN #6201.31 Pipe - (325), 6" INV IN #6201.56	4000-SE-05, 12" HDPE INV OUT #6201.31
TEE-4000-SE-04 12" X 6" HDPE TEE	INV = 6201.12	4000-SE-05, 12" HDPE INV IN #6201.12 Pipe - (324), 6" INV IN #6201.37	4000-SE-04, 12" HDPE INV OUT #6201.12
TEE-4000-N-09 12" X 6" HDPE TEE	INV = 6200.88	4000-N-10, 12" HDPE INV IN #6200.88 Pipe - (314), 6" INV IN #6201.13	4000-N-09, 12" HDPE INV OUT #6200.88
TEE-4000-N-08 12" X 6" HDPE TEE	INV = 6200.69	4000-N-09, 12" HDPE INV IN #6200.69 Pipe - (315), 6" INV IN #6200.94	4000-N-08, 12" HDPE INV OUT #6200.69

SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
4000-S-01	12"	44.50	0.76%	HDPE SDR-26
4000-N-10	12"	5.00	2.00%	HDPE SDR-26
4000-N-09	12"	0.42	2.00%	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"	0.42	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"	0.42	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"	0.42	2.00%	HDPE SDR-26
4000-SE-04	12"	53.96	2.00%	HDPE SDR-26
4000-SE-03	12"	21.07	2.00%	HDPE SDR-26
4000-SE-02	12"	0.42	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"	0.42	1.00%	HDPE SDR-26
4000-SW-03	12"	29.54	1.00%	HDPE SDR-26

DRAWN BY: CMD JOB DATE: 8/26/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/26/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\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
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PCD FILE NO.: PPR2613

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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

APARTMENT BUILDING 5000 & BLDG 6000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
AD-6000-N-01 ADS 12" DOME GRATE INLET	12" RIM = 6288.67 SUMP = 6285.1 INV IN = 6285.72 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 ADS 12" DOME GRATE INLET	12" RIM = 6288.63 SUMP = 6285.9 INV IN = 6285.75 INV OUT = 6285.65	6000-S-05, 12" HDPE INV IN +6285.85	6000-S-04, 12" HDPE INV OUT +6285.75
AD-6000-N-06 ADS 12" DOME GRATE INLET	12" RIM = 6288.51 SUMP = 6285.9 INV IN = 6285.19 INV OUT = 6285.09	6000-N-07, 12" HDPE INV IN +6285.19	6000-N-06, 12" HDPE INV OUT +6285.09
AD-6000-S-01 ADS 12" DOME GRATE INLET	12" RIM = 6288.17 SUMP = 6284.5 INV IN = 6285.15 INV OUT = 6285.05	6000-S-02, 12" HDPE INV IN +6285.15	6000-S-01, 12" HDPE INV OUT +6285.05
AD-6000-S-10 ADS 12" DOME GRATE INLET	12" RIM = 6287.58 SUMP = 6284.8 INV IN = 6285.94	6000-S-10, 12" HDPE INV IN +6287.29	6000-S-10, 12" HDPE INV OUT +6288.94
AD-6000-S-07 ADS 12" DOME GRATE INLET	12" RIM = 6287.3 SUMP = 6287.7 INV IN = 6287.26 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 ADS 12" DOME GRATE INLET	12" RIM = 6281.49 SUMP = 6288.8 INV IN = 6288.46 INV OUT = 6288.36	6000-N-16, 12" HDPE INV IN +6288.46	6000-N-16, 12" HDPE INV OUT +6288.36
AD-6000-N-11 ADS 12" DOME GRATE INLET	12" RIM = 6281.82 SUMP = 6287.0 INV IN = 6287.52 INV OUT = 6287.42	6000-N-12, 12" HDPE INV IN +6287.52	6000-N-11, 12" HDPE INV OUT +6287.42
AD-5000-N-04 ADS 12" DOME GRATE INLET	12" RIM = 6282.47 SUMP = 6287.7 INV IN = 6287.26 INV OUT = 6287.17	5000-N-05, 12" HDPE INV IN +6288.27	5000-N-04, 12" HDPE INV OUT +6288.17
AD-5000-N-01 ADS 12" DOME GRATE INLET	12" RIM = 6281.19 SUMP = 6287.3 INV IN = 6287.53 INV OUT = 6287.43	5000-N-02, 12" HDPE INV IN +6287.53	5000-N-01, 12" HDPE INV OUT +6287.43
AD-5000-N-10 ADS 12" DOME GRATE INLET	12" RIM = 6281.50 SUMP = 6281.5 INV IN = 6281.50 INV OUT = 6281.50	5000-N-10, 12" HDPE INV IN +6281.50	5000-N-10, 12" HDPE INV OUT +6281.50
AD-5000-N-07 ADS 12" DOME GRATE INLET	12" RIM = 6284.01 SUMP = 6289.2 INV IN = 6289.62 INV OUT = 6289.72	5000-N-08, 12" HDPE INV IN +6289.62	5000-N-07, 12" HDPE INV OUT +6289.72

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
TEE-BLDG-6 24" X 12" HDPE TEE	INV = 6283.84	Pipe = BT56, 36" HDPE INV IN +6283.84 6000-S-01, 12" HDPE INV IN +6284.84 Pipe = (354), 6" INV IN +6285.35	Pipe = BT6, 36" HDPE INV OUT +6283.84 6000-N-05, 12" HDPE INV OUT +6285.05 Pipe = (354), 6" INV IN +6285.35
TEE-6000-N-04 12" X 6" HDPE TEE	INV = 6286.02	6000-N-05, 12" HDPE INV IN +6286.02 Pipe = (354), 6" INV IN +6285.35	6000-N-04, 12" HDPE INV OUT +6286.02
TEE-6000-N-03 12" X 6" HDPE TEE	INV = 6285.98	6000-N-04, 12" HDPE INV IN +6285.98 Pipe = (354), 6" INV IN +6285.35	6000-N-03, 12" HDPE INV OUT +6285.98
TEE-6000-N-02 12" X 6" HDPE TEE	INV = 6285.95	6000-N-03, 12" HDPE INV IN +6285.95 Pipe = (354), 6" INV IN +6285.35	6000-N-02, 12" HDPE INV OUT +6285.95
TEE-BLDG-5R 24" X 12" HDPE TEE	INV = 6284.43	Pipe = BT5, 36" HDPE INV IN +6284.43 6000-N-01, 12" HDPE INV IN +6285.43	Pipe = BT56, 36" HDPE INV OUT +6284.43
TEE-6000-S-03 12" X 6" HDPE TEE	INV = 6285.62	6000-S-04, 12" HDPE INV IN +6285.62 Pipe = (354), 6" INV IN +6285.35	6000-S-03, 12" HDPE INV OUT +6285.62
TEE-6000-S-02 12" X 6" HDPE TEE	INV = 6285.53	6000-S-03, 12" HDPE INV IN +6285.53 Pipe = (348), 6" INV IN +6285.41	6000-S-02, 12" HDPE INV OUT +6285.53
TEE-6000-N-08 12" X 6" HDPE TEE	INV = 6287.29	6000-N-09, 12" HDPE INV IN +6287.29 Pipe = (359), 6" INV IN +6287.48	6000-N-08, 12" HDPE INV OUT +6287.29
TEE-6000-N-07 12" X 6" HDPE TEE	INV = 6287.24	6000-N-08, 12" HDPE INV IN +6287.24 Pipe = (353), 6" INV IN +6287.42	6000-N-07, 12" HDPE INV OUT +6287.24
TEE-BLDG-5 24" X 12" HDPE TEE	INV = 6285.32	Pipe = BT3, 36" HDPE INV IN +6285.32 5000-N-01, 12" HDPE INV IN +6286.32	Pipe = BT6, 36" HDPE INV OUT +6285.32
TEE-6000-S-06 12" X 6" HDPE TEE	INV = 6286.96	6000-S-07, 12" HDPE INV IN +6286.96 Pipe = (351), 6" INV IN +6287.12	6000-S-06, 12" HDPE INV OUT +6286.96
TEE-6000-S-05 12" X 6" HDPE TEE	INV = 6286.81	6000-S-06, 12" HDPE INV IN +6286.81 Pipe = (350), 6" INV IN +6286.96	6000-S-05, 12" HDPE INV OUT +6286.81
TEE-5000-N-06 12" X 6" HDPE TEE	INV = 6289.50	5000-N-07, 12" HDPE INV IN +6289.50 Pipe = (351), 6" INV IN +6289.72	5000-N-06, 12" HDPE INV OUT +6289.50
TEE-5000-N-05 12" X 6" HDPE TEE	INV = 6289.33	5000-N-06, 12" HDPE INV IN +6289.33 Pipe = (344), 6" INV IN +6289.52	5000-N-05, 12" HDPE INV OUT +6289.33
TEE-5000-N-04 12" X 6" HDPE TEE	INV = 6288.68	5000-N-05, 12" HDPE INV IN +6288.68 Pipe = (353), 6" INV IN +6288.93	5000-N-04, 12" HDPE INV OUT +6288.68
TEE-5000-N-03 12" X 6" HDPE TEE	INV = 6288.49	5000-N-04, 12" HDPE INV IN +6288.49 Pipe = (352), 6" INV IN +6288.74	5000-N-03, 12" HDPE INV OUT +6288.49
TEE-5000-N-02 12" X 6" HDPE TEE	INV = 6288.41	5000-N-03, 12" HDPE INV IN +6288.41 Pipe = (359), 6" INV IN +6288.66	5000-N-02, 12" HDPE INV OUT +6288.41
TEE-6000-N-14 12" X 6" HDPE TEE	INV = 6288.38	6000-N-15, 12" HDPE INV IN +6288.38 Pipe = (351), 6" INV IN +6288.60	6000-N-14, 12" HDPE INV OUT +6288.38
TEE-6000-N-13 12" X 6" HDPE TEE	INV = 6288.32	6000-N-14, 12" HDPE INV IN +6288.32 Pipe = (356), 6" INV IN +6288.57	6000-N-13, 12" HDPE INV OUT +6288.32
TEE-6000-N-12 12" X 6" HDPE TEE	INV = 6288.28	6000-N-13, 12" HDPE INV IN +6288.28 Pipe = (361), 6" INV IN +6288.53	6000-N-12, 12" HDPE INV OUT +6288.28
TEE-5000-N-03 12" X 6" HDPE TEE	INV = 6288.04	5000-N-04, 12" HDPE INV IN +6288.04 Pipe = (343), 6" INV IN +6287.79	5000-N-03, 12" HDPE INV OUT +6288.04
TEE-5000-N-02 12" X 6" HDPE TEE	INV = 6287.95	5000-N-03, 12" HDPE INV IN +6287.95 Pipe = (342), 6" INV IN +6287.74	5000-N-02, 12" HDPE INV OUT +6287.95
TEE-6000-N-10 12" X 6" HDPE TEE	INV = 6287.44	6000-N-11, 12" HDPE INV IN +6287.44 Pipe = (357), 6" INV IN +6287.69	6000-N-10, 12" HDPE INV OUT +6287.44
TEE-6000-N-09 12" X 6" HDPE TEE	INV = 6287.38	6000-N-10, 12" HDPE INV IN +6287.38 Pipe = (362), 6" INV IN +6287.61	6000-N-09, 12" HDPE INV OUT +6287.38
TEE-5000-N-09 12" X 6" HDPE TEE	INV = 6291.24	5000-N-10, 12" HDPE INV IN +6291.24 Pipe = (347), 6" INV IN +6291.49	5000-N-09, 12" HDPE INV OUT +6291.24
TEE-5000-N-08 12" X 6" HDPE TEE	INV = 6291.05	5000-N-09, 12" HDPE INV IN +6291.05 Pipe = (346), 6" INV IN +6291.30	5000-N-08, 12" HDPE INV OUT +6291.05

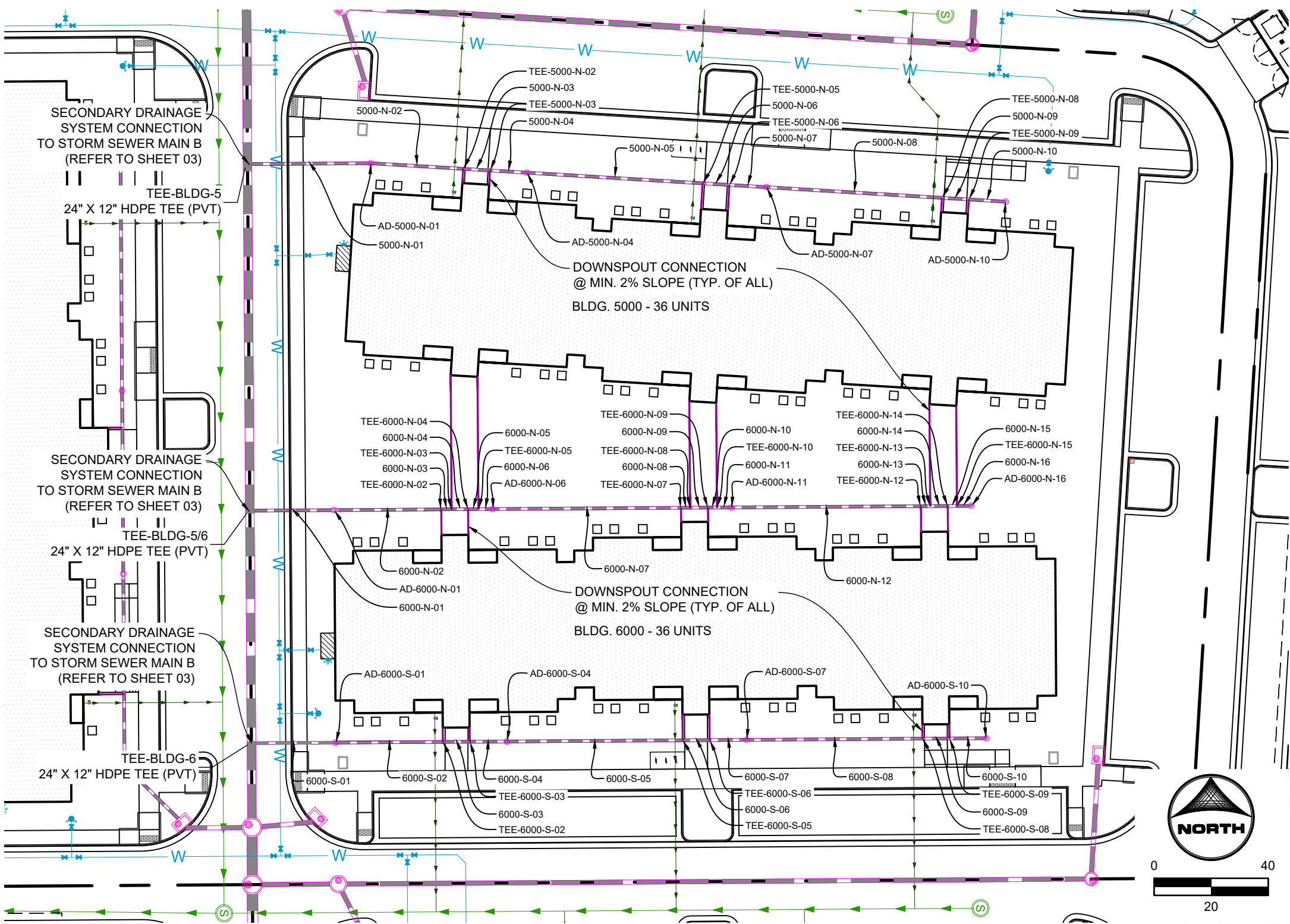
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
6000-N-06	12"	5.00'	0.75%	HDPE SDR-26
6000-N-05	12"	3.60'	0.75%	HDPE SDR-26
6000-N-04	12"	5.80'	0.75%	HDPE SDR-26
6000-N-03	12"	3.62'	0.75%	HDPE SDR-26
6000-N-02	12"	37.54'	0.62%	HDPE SDR-26
6000-N-01	12"	29.53'	0.65%	HDPE SDR-26
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'	1.98%	HDPE SDR-26
6000-S-06	12"	9.42'	1.98%	HDPE SDR-26
6000-S-05	12"	61.62'	1.98%	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'	1.50%	HDPE SDR-26
6000-N-10	12"	3.14'	1.50%	HDPE SDR-26
6000-N-09	12"	6.26'	1.50%	HDPE SDR-26
6000-N-08	12"	3.16'	1.50%	HDPE SDR-26
6000-N-07	12"	66.03'	1.50%	HDPE SDR-26

UTILITY NOTES:

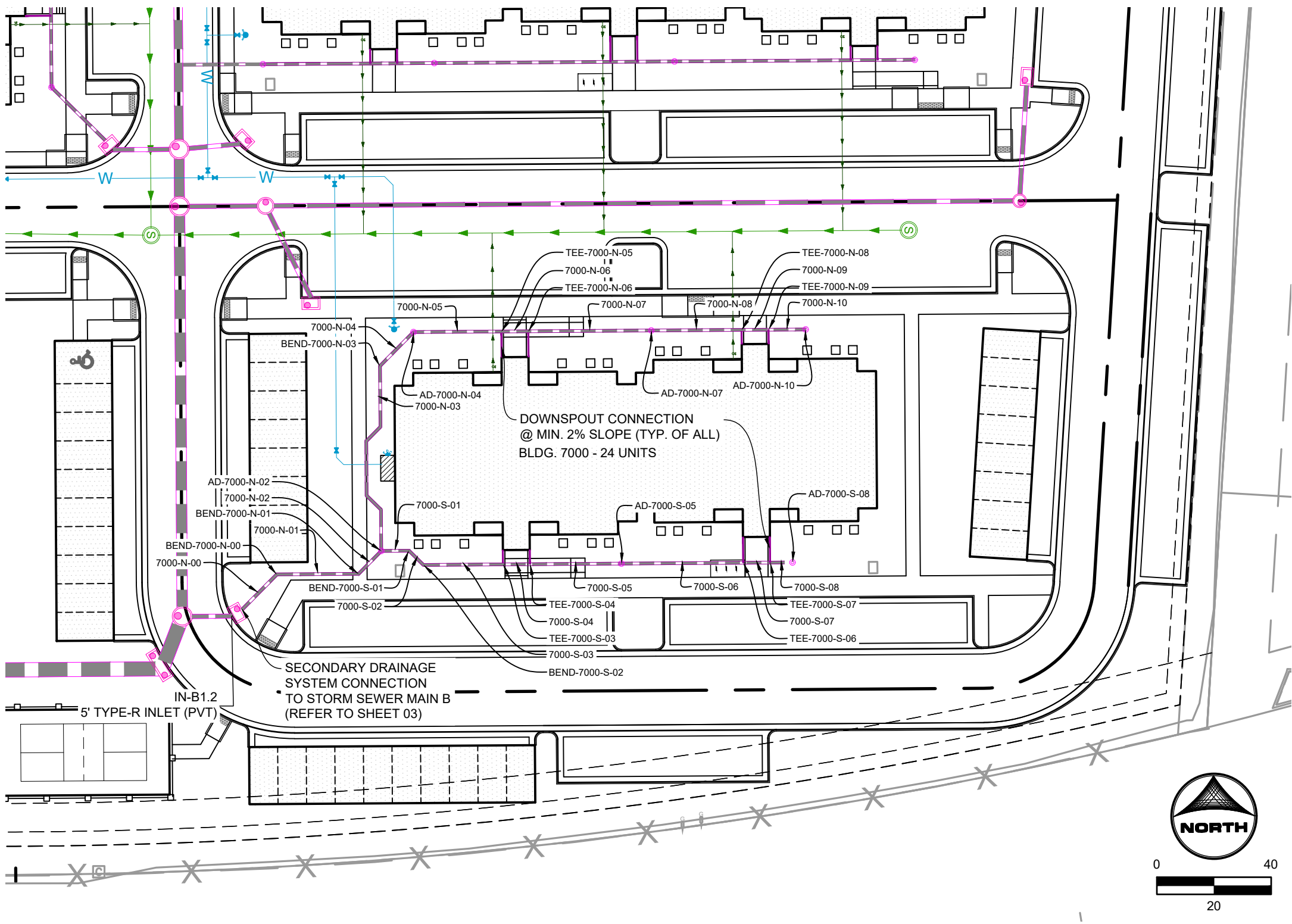
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
- 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.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
- 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.
- 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.
- PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
- 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.
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- 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:

- ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- 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. ALL 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.
- ALL DOWNSPOUT CONNECTION PIPES ARE TO HAVE A MINIMUM SLOPE OF 2% FROM THE SECONDARY DRAINAGE SYSTEM MAIN LINE TO THE DOWNSPOUT CONNECTION LOCATION.
- ALL ADS 12" DOME GRATE INLETS ARE TO HAVE A 6" SUMP PER MANUFACTURER SPECIFICATIONS.
- A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.



BLDG 5000 & BLDG 6000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 7000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 7000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
AD-7000-S-05 ADS 12" DOME GRATE INLET	12" RIM = 6289.76 SUMP = 6285.9 INV IN = 6286.43 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 ADS 12" DOME GRATE INLET	12" RIM = 6289.06 SUMP = 6286.5 INV IN = 6286.03 INV OUT = 6285.93	7000-S-09, 12" HDPE INV IN +6286.03	7000-S-08, 12" HDPE INV OUT +6285.93
AD-7000-N-02 ADS 12" DOME GRATE INLET	12" RIM = 6289.66 SUMP = 6284.9 INV IN = 6285.47 INV OUT = 6285.37	7000-N-03 (1), 12" HDPE INV IN +6285.47 7000-S-01, 12" HDPE INV IN +6285.47	7000-N-02, 12" HDPE INV OUT +6285.37
AD-7000-N-07 ADS 12" DOME GRATE INLET	12" RIM = 6289.34 SUMP = 6285.9 INV IN = 6286.52 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 ADS 12" DOME GRATE INLET	12" RIM = 6289.43 SUMP = 6286.3 INV IN = 6286.79 INV OUT = 6286.69	7000-N-09, 12" HDPE INV IN +6286.79	7000-N-10, 12" HDPE INV OUT +6286.69
AD-7000-N-04 ADS 12" DOME GRATE INLET	12" RIM = 6289.36 SUMP = 6285.4 INV IN = 6286.50 INV OUT = 6286.40	7000-N-05, 12" HDPE INV IN +6286.50	7000-N-04, 12" HDPE INV OUT +6286.40

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
BEND-7000-N-03 45° HDPE BEND	INV = 6284.87	7000-N-01, 12" HDPE INV IN +6284.87	7000-N-02, 12" HDPE INV OUT +6284.87
TEE-7000-N-06 12" X 6" HDPE TEE	INV = 6286.20	7000-N-07, 12" HDPE INV IN +6286.20 Pipe = (367), 6" INV IN +6286.45	7000-N-06, 12" HDPE INV OUT +6286.20
TEE-7000-N-05 12" X 6" HDPE TEE	INV = 6286.15	7000-N-06, 12" HDPE INV IN +6286.15 Pipe = (350), 6" INV IN +6286.40	7000-N-05, 12" HDPE INV OUT +6286.15
TEE-7000-S-04 12" X 6" HDPE TEE	INV = 6286.01	7000-S-05, 12" HDPE INV IN +6286.01 Pipe = (372), 6" INV IN +6286.26	7000-S-04, 12" HDPE INV OUT +6286.01
TEE-7000-S-03 12" X 6" HDPE TEE	INV = 6285.92	7000-N-11, 12" HDPE INV IN +6285.92 Pipe = (373), 6" INV IN +6286.17	7000-S-03, 12" HDPE INV OUT +6285.92
BEND-7000-S-02 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 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 12" X 6" HDPE TEE	INV = 6286.73	7000-N-10, 12" HDPE INV IN +6286.73 Pipe = (360), 6" INV IN +6286.99	7000-N-09, 12" HDPE INV OUT +6286.73
TEE-7000-N-08 12" X 6" HDPE TEE	INV = 6286.68	7000-N-09, 12" HDPE INV IN +6286.68 Pipe = (368), 6" INV IN +6286.93	7000-N-08, 12" HDPE INV OUT +6286.68
TEE-7000-S-07 12" X 6" HDPE TEE	INV = 6286.95	7000-S-08, 12" HDPE INV IN +6286.95 Pipe = (370), 6" INV IN +6267.20	7000-S-07, 12" HDPE INV OUT +6286.95
TEE-7000-S-06 12" X 6" HDPE TEE	INV = 6286.86	7000-S-07, 12" HDPE INV IN +6286.86 Pipe = (371), 6" INV IN +6287.11	7000-S-06, 12" HDPE INV OUT +6286.86
BEND-7000-N-03 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-01 45° HDPE BEND	INV = 6285.26	7000-N-02, 12" HDPE INV IN +6285.26	7000-N-01, 12" HDPE INV OUT +6285.26

SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL

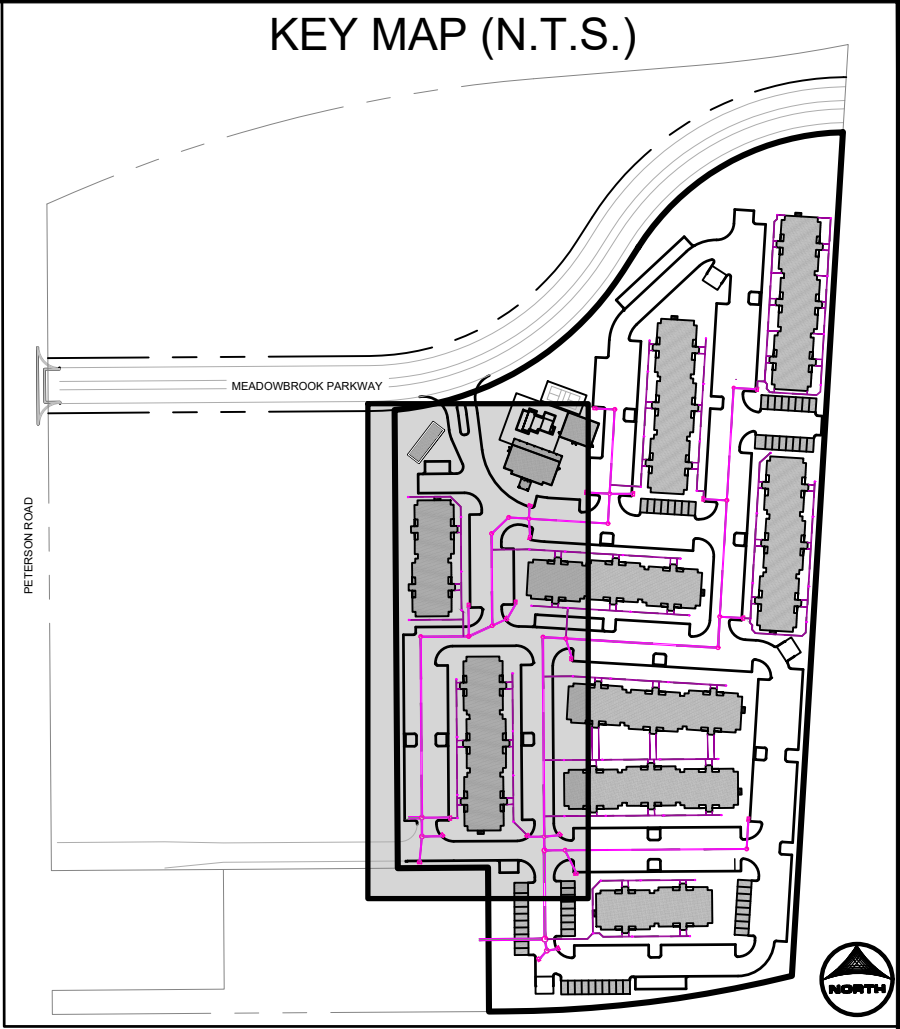
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-AD800-S-01 ADS 12" DOME GRADE INLET	12" RM = 6291.56 SUMP = 6287.6 INV OUT = 6285.11		8000-S-01, 12" HDPE INV OUT = 6285.11
BEND-AD800-E-03 ADS 12" DOME GRADE INLET	12" RM = 6292.23 SUMP = 6286.2 INV IN = 6295.68 INV OUT = 6286.68	8000-E-04, 12" HDPE INV IN = 6295.68	8000-E-03, 12" HDPE INV OUT = 6286.68
AD-AD800-E-09 ADS 12" DOME GRADE INLET	12" RM = 6292.64 SUMP = 6287.8 INV IN = 6294.43 INV OUT = 6288.33	8000-E-10, 12" HDPE INV IN = 6294.43	8000-E-09, 12" HDPE INV OUT = 6288.33
AD-AD800-E-06 ADS 12" DOME GRADE INLET	12" RM = 6292.16 SUMP = 6286.9 INV IN = 6287.54 INV OUT = 6287.44	8000-E-07, 12" HDPE INV IN = 6287.54	8000-E-06, 12" HDPE INV OUT = 6287.44
AD-AD800-E-12 ADS 12" DOME GRADE INLET	12" RM = 6291.59 SUMP = 6286.9 INV OUT = 6286.49		8000-E-12, 12" HDPE INV OUT = 6286.49

SECONDARY DRAINAGE FITTINGS TABLE				
STRUCTURE NAME & DESCRIPTION	DETAILS:	PIPES IN	PIPES OUT	
TE-H000-E-4 12" X 40' BEND	INV = 6287.17	9000-E-05, 12" HDPE INV IN 6287.42 Pipe = (308), 6' INV IN 6287.42	8000-E-04, 12" HDPE INV OUT 6287.17	
TE-H000-E-6 24" X 24' HDPE TE	INV = 6284.50	Pipe = A3M, 36" HDPE INV IN 6284.50 9000-E-01, 12" HDPE INV IN 6284.50	Pipe = A78, 36" HDPE INV OUT 6284.50	
BEND-H000-E-02 40' HDPE BEND	INV = 6286.00	9000-E-03, 12" HDPE INV IN 6286.00	8000-E-02, 12" HDPE INV OUT 6286.00	
AD-H000-E-11 12" X 12' HDPE TE	INV = 6286.33	9000-E-01, 12" HDPE INV IN 6286.33 9000-E-02, 12" HDPE INV IN 6286.33	8000-E-01, 12" HDPE INV OUT 6286.33	
BEND-H000-E-11 40' HDPE BEND	INV = 6286.78	9000-E-12, 12" HDPE INV IN 6286.78	8000-E-11, 12" HDPE INV OUT 6286.78	
BEND-H000-E-10 40' HDPE BEND	INV = 6288.57	9000-E-11, 12" HDPE INV IN 6288.57	8000-E-10, 12" HDPE INV OUT 6288.57	
TE-H000-E-08 12" X 40' BEND	INV = 6288.11	9000-E-08, 12" HDPE INV IN 6288.20 Pipe = (329), 6' INV IN 6288.45	8000-E-08, 12" HDPE INV OUT 6288.20	
TE-H000-E-07 12" X 40' BEND	INV = 6288.11	9000-E-08, 12" HDPE INV IN 6288.11 Pipe = (329), 6' INV IN 6288.36	8000-E-07, 12" HDPE INV OUT 6288.11	
TE-H000-E-05 12" X 40' BEND	INV = 6287.26	9000-E-06, 12" HDPE INV IN 6287.26 Pipe = (327), 6' INV IN 6287.51	8000-E-05, 12" HDPE INV OUT 6287.26	

NAME	SIZE	LENGTH	SLOPE	MATERIAL
8000-E-08	12"	94.21	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-E-03	12"	79.01	2.28%	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
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



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER INFRASTRUCTURE, 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. CAN.
4. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
5. ALL FORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DETENTION POND TRACT. ALL ROOF DRAIN SYSTEMS OR EQUIVALENT CAPACITY, ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE ROOF STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE STORM SEWER INFRASTRUCTURE IS SPECIFIED AS:
 - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 6.2. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" PVC (C900 DR-14).
 - 6.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 6.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 6.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" 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. THE EV CHARGING STATION SHALL BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION SPLIT PER BUILDING.
9. PRIVATE WATER MAIN AND SERVICE INTERNAL. TO THE DEVELOPMENT BEGIN AT THE PRIVATE WATER VALVE TO THE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VALVE (3").
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 OR 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 PRIVATE AND PUBLIC WATER MAIN SHALL BE INSTALLED IN A ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS TO BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTIONS TO THE SECONDARY DRAINAGE SYSTEM MAIN LINE SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HOPE. ALL DOWNSPOUTS ARE TO BE 12" DIAMETER ADS DRAIN BASINS WITH A GRATE. SECONDARY DRAINAGE SYSTEMS CONNECT EITHER TO PRIVATE HOPE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR DRAINAGE DRAINS/POUCHES.
3. 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" BUMP PER MANUFACTURER SPECIFICATIONS.
5. A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

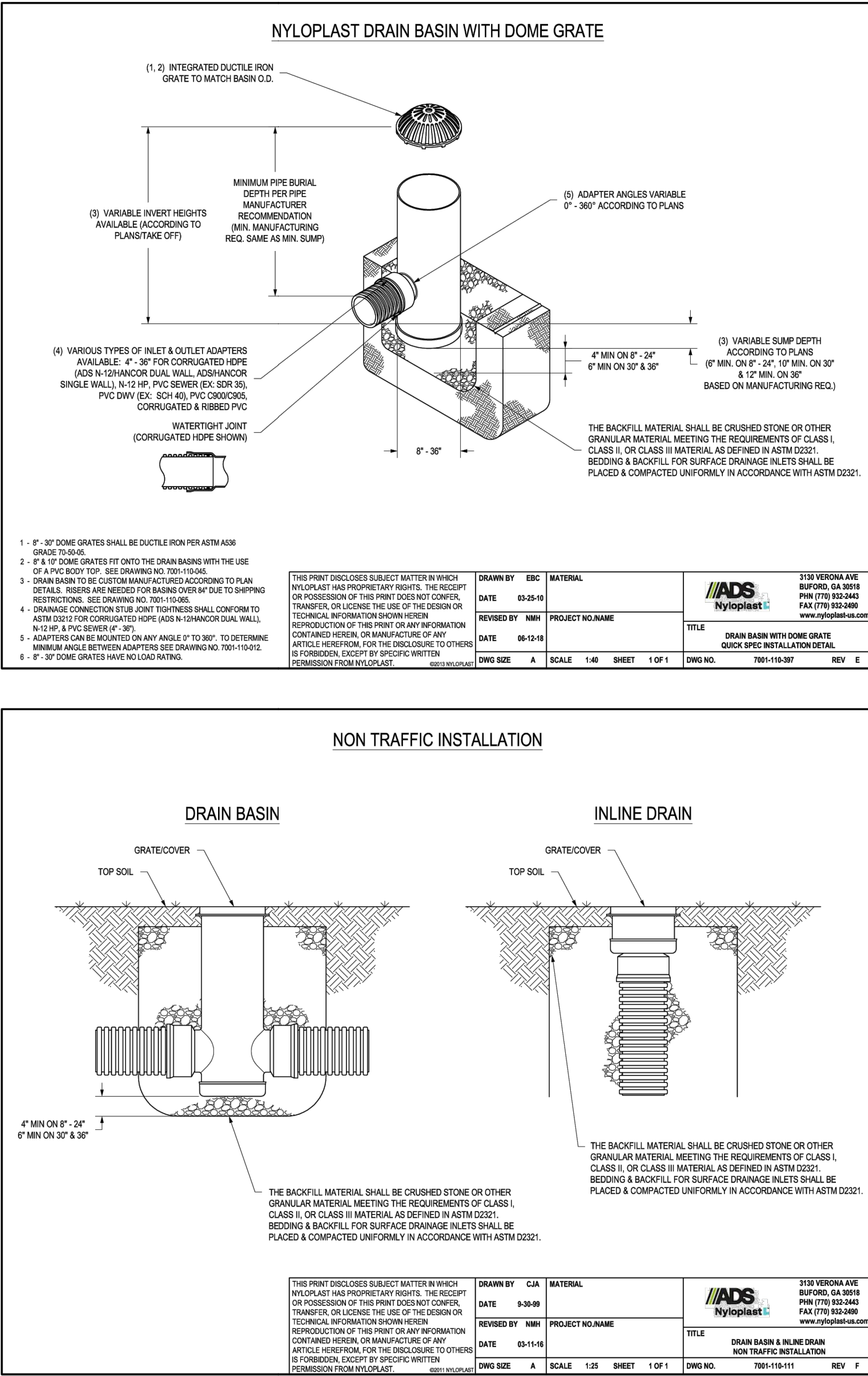
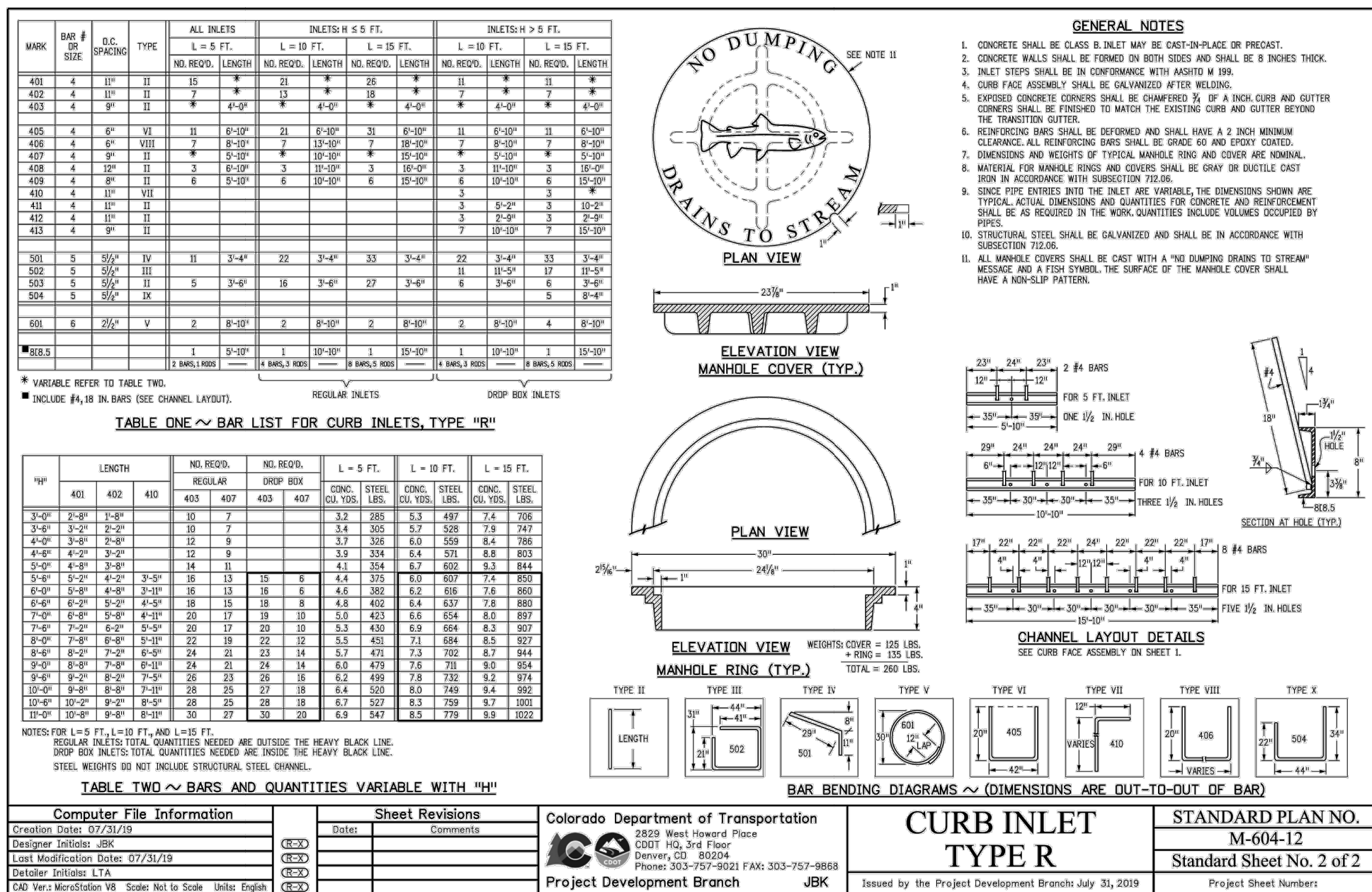
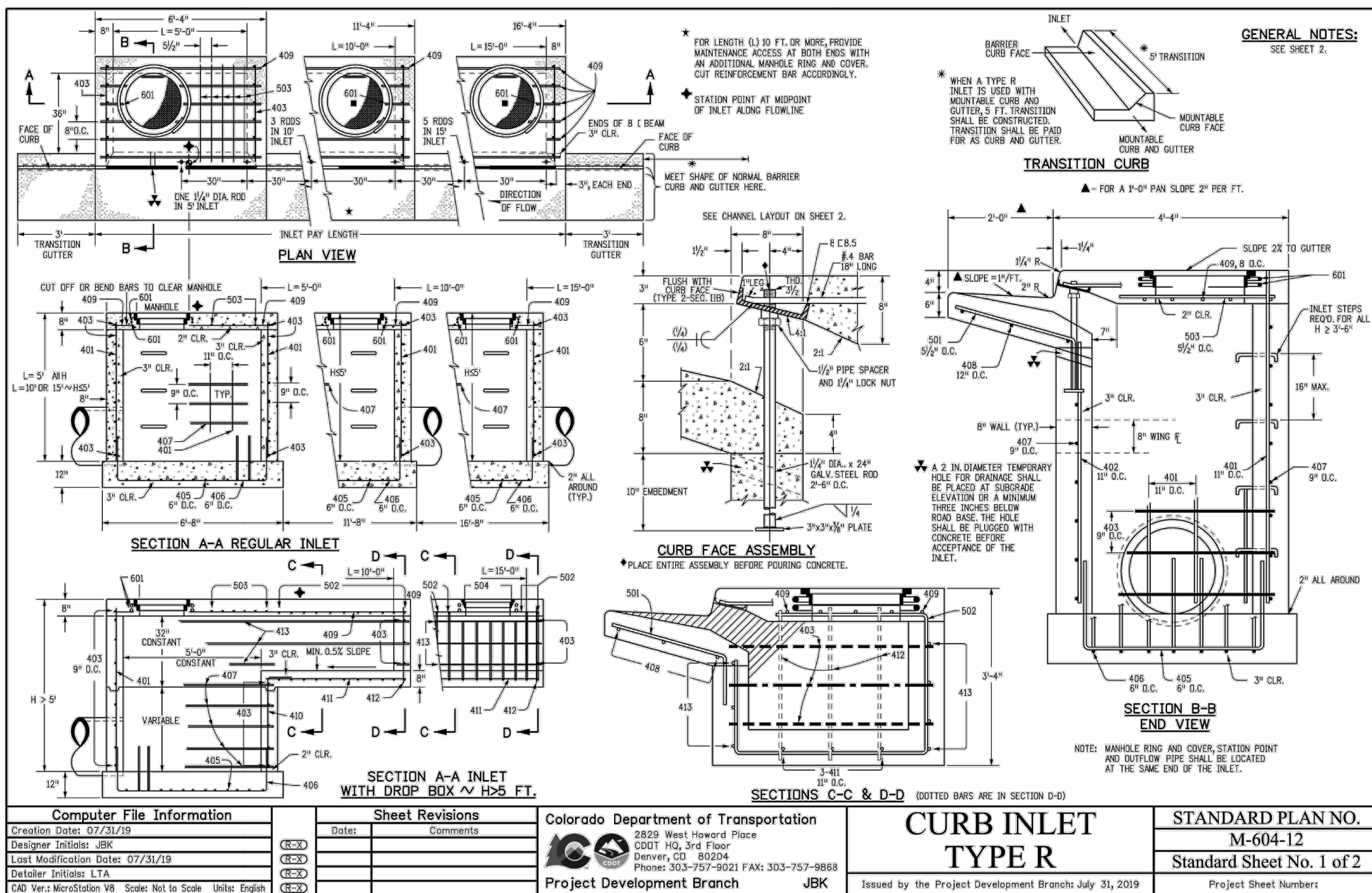
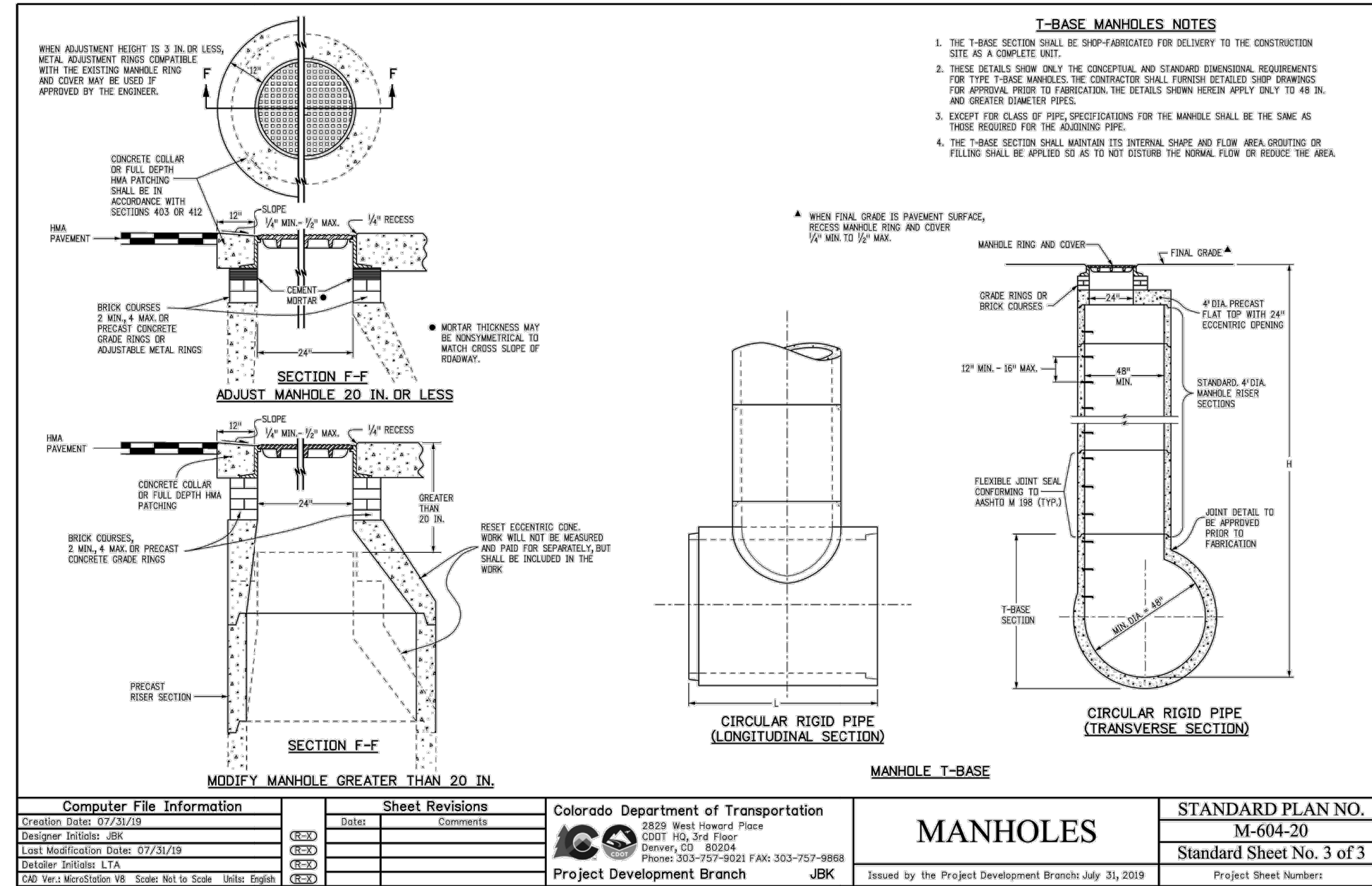
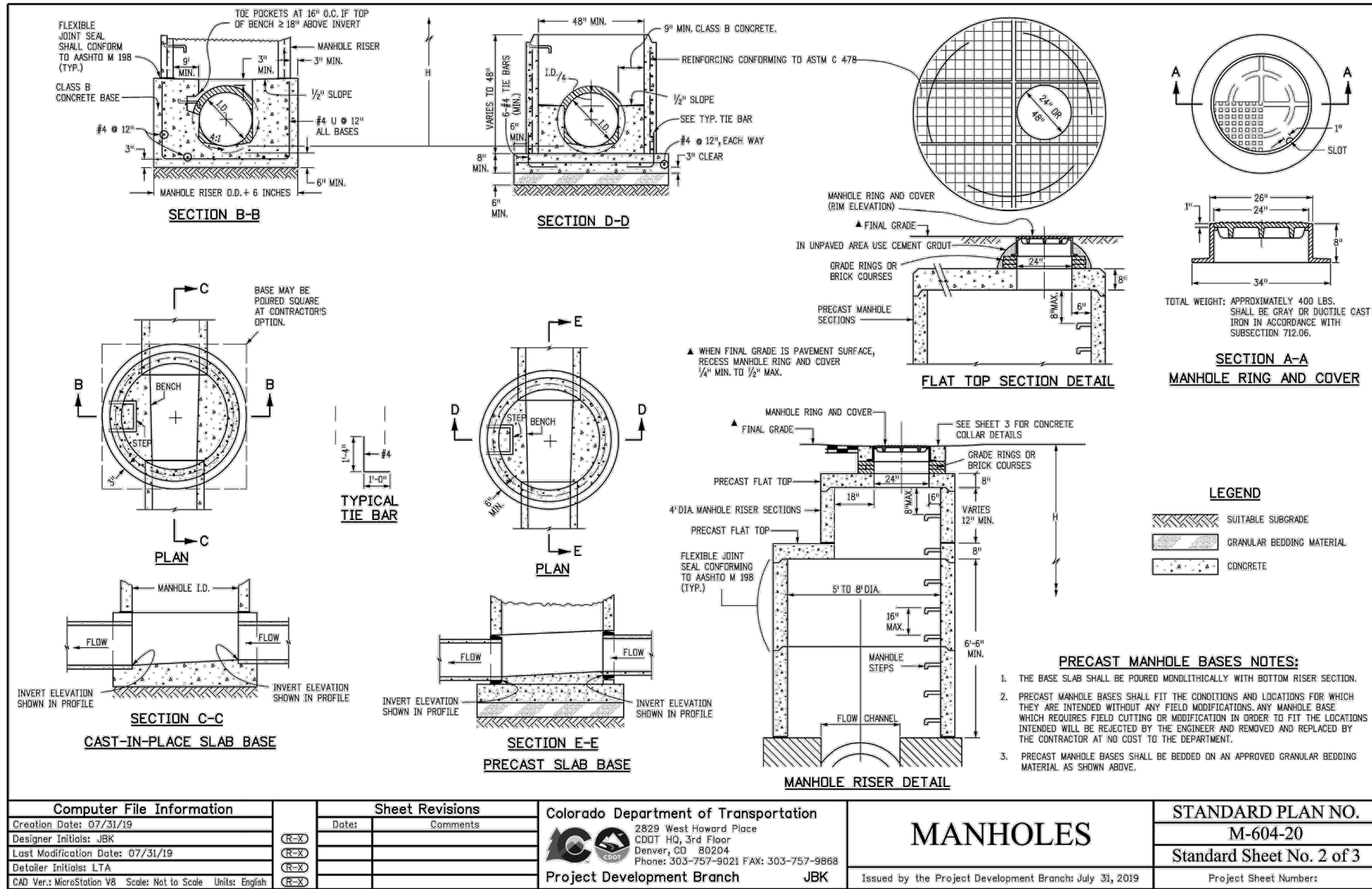
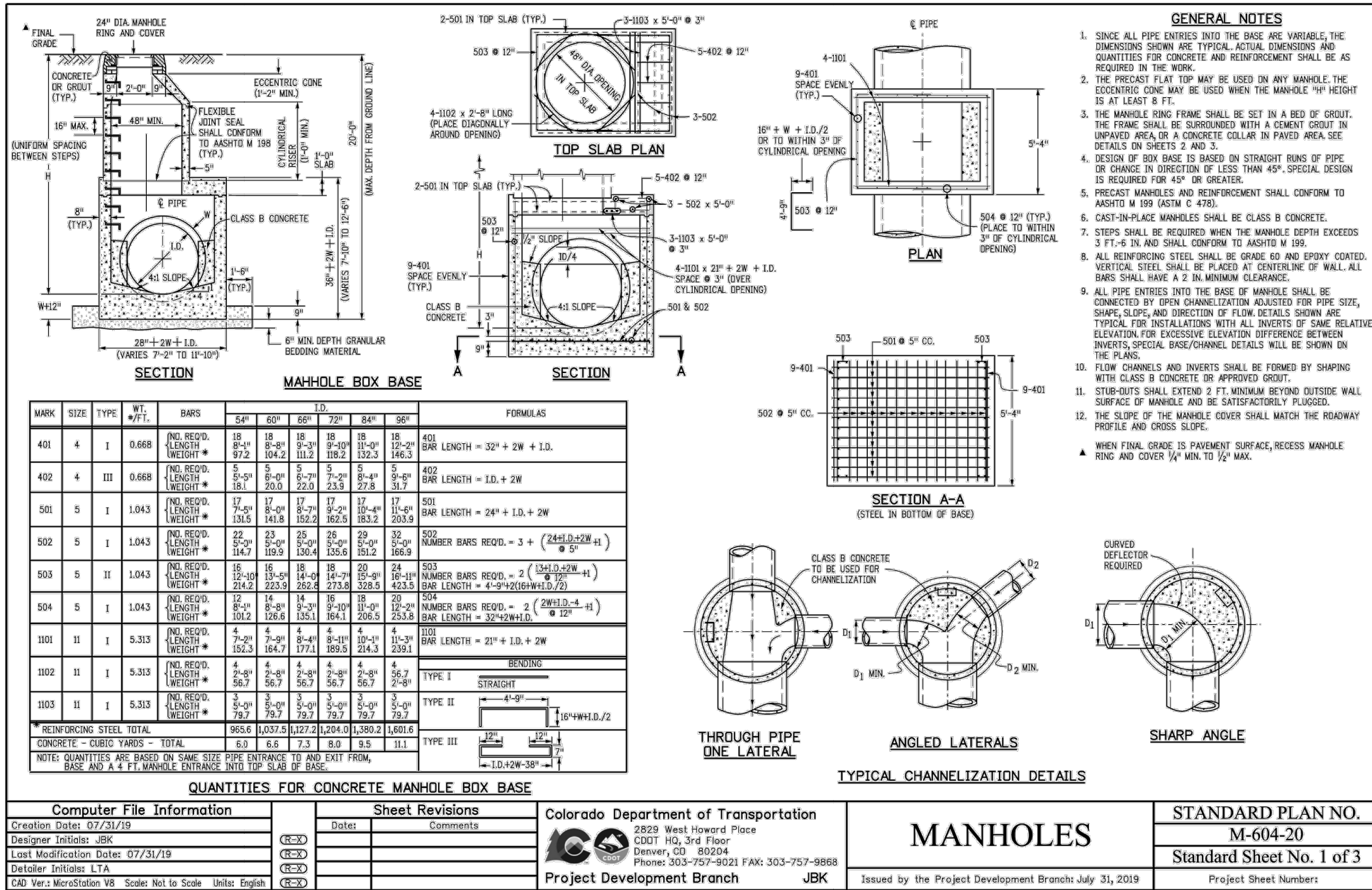
SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-9000-E-11 ADS 12" DOME GRATE INLET	12" RM = 0230.86 SUMP = 0237.4 INV OUT = 0237.85		9000-E-11, 12" HDPE INV OUT = 0237.85
AD-9000-E-08 ADS 12" DOME GRATE INLET	12" RM = 0200.27 SUMP = 0207.4 INV IN = 0207.01 INV OUT = 0206.91	9000-E-09, 12" HDPE INV IN = 0207.01	9000-E-08, 12" HDPE INV OUT = 0206.91
AD-9000-W-10 ADS 12" DOME GRATE INLET	12" RM = 0200.60 SUMP = 0207.0 INV OUT = 0207.45		9000-W-10, 12" HDPE INV OUT = 0207.45
AD-9000-W-07 ADS 12" DOME GRATE INLET	12" RM = 0200.23 SUMP = 0206.0 INV IN = 0206.61 INV OUT = 0206.33	9000-W-08, 12" HDPE INV IN = 0206.61	9000-W-07, 12" HDPE INV OUT = 0206.33
AD-9000-E-05 ADS 12" DOME GRATE INLET	12" RM = 0209.63 SUMP = 0205.7 INV IN = 0206.27 INV OUT = 0206.17	9000-E-06, 12" HDPE INV IN = 0206.27	9000-E-05, 12" HDPE INV OUT = 0206.17
AD-9000-E-02 ADS 12" DOME GRATE INLET	12" RM = 0209.20 SUMP = 0205.0 INV IN = 0205.50 INV OUT = 0205.34	9000-E-03, 12" HDPE INV IN = 0205.50	9000-E-02, 12" HDPE INV OUT = 0205.34
AD-9000-W-04 ADS 12" DOME GRATE INLET	12" RM = 0230.61 SUMP = 0205.1 INV IN = 0205.67 INV OUT = 0205.57	9000-W-05, 12" HDPE INV IN = 0205.67	9000-W-04, 12" HDPE INV OUT = 0205.57
AD-9000-W-01 ADS 12" DOME GRATE INLET	12" RM = 0209.27 SUMP = 0204.6 INV IN = 0205.26 INV OUT = 0205.09	9000-W-02, 12" HDPE INV IN = 0205.26	9000-W-01, 12" HDPE INV OUT = 0205.09
IN-02 5 TYPER INLET	RM = 0208.65 SUMP = 0204.7 INV IN = 0204.96 INV OUT = 0204.67	9000-W-01, 12" HDPE INV IN = 0204.96	Pipe #2, 12" HDPE INV OUT = 0204.67

SECONDARY ORANGE FITTINGS TABLE				
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT	
TEE-9000-W-06 12" x 6" HDPE TEE	INV = 6286.46	9000-W-06, 12" HDPE INV IN = 6286.46 P3 = (332), 6" INV IN = 6286.71	9000-W-06, 12" HDPE INV OUT = 6286.46	
TEE-9000-W-05 12" x 6" HDPE TEE	INV = 6286.37	9000-W-05, 12" HDPE INV IN = 6286.37 P3 = (333), 6" INV IN = 6286.62	9000-W-05, 12" HDPE INV OUT = 6286.37	
TEE-9000-W-04 12" x 6" HDPE TEE	INV = 6286.54	9000-W-05, 12" HDPE INV IN = 6286.54 P3 = (337), 6" INV IN = 6286.80	9000-W-04, 12" HDPE INV OUT = 6286.54	
TEE-9000-E-03 12" x 6" HDPE TEE	INV = 6285.75	9000-E-04, 12" HDPE INV IN = 6285.75 P3 = (334), 6" INV IN = 6286.00	9000-E-03, 12" HDPE INV OUT = 6285.75	
TEE-9000-W-03 12" x 6" HDPE TEE	INV = 6285.52	9000-W-04, 12" HDPE INV IN = 6285.52 P3 = (334), 6" INV IN = 6285.77	9000-W-03, 12" HDPE INV OUT = 6285.52	
TEE-9000-W-02 12" x 6" HDPE TEE	INV = 6285.33	9000-W-03, 12" HDPE INV IN = 6285.33 P3 = (334), 6" INV IN = 6285.58	9000-W-02, 12" HDPE INV OUT = 6285.33	
TEE-9000-E-07 12" x 6" HDPE TEE	INV = 6286.78	9000-E-08, 12" HDPE INV IN = 6286.78 P3 = (339), 6" INV IN = 6287.03	9000-E-07, 12" HDPE INV OUT = 6286.78	
TEE-9000-E-06 12" x 6" HDPE TEE	INV = 6286.66	9000-E-07, 12" HDPE INV IN = 6286.66 P3 = (338), 6" INV IN = 6286.91	9000-E-06, 12" HDPE INV OUT = 6286.66	
TEE-9000-E-10 12" x 6" HDPE TEE	INV = 6287.72	9000-E-11, 12" HDPE INV IN = 6287.72 P3 = (341), 6" INV IN = 6287.97	9000-E-10, 12" HDPE INV OUT = 6287.72	
TEE-9000-E-09 12" x 6" HDPE TEE	INV = 6287.63	9000-E-10, 12" HDPE INV IN = 6287.63 P3 = (340), 6" INV IN = 6287.88	9000-E-09, 12" HDPE INV OUT = 6287.63	
TEE-9000-W-09 12" x 6" HDPE TEE	INV = 6287.40	9000-W-10, 12" HDPE INV IN = 6287.40 P3 = (330), 6" INV IN = 6287.65	9000-W-09, 12" HDPE INV OUT = 6287.40	
TEE-9000-W-08 12" x 6" HDPE TEE	INV = 6287.31	9000-W-09, 12" HDPE INV IN = 6287.31 P3 = (331), 6" INV IN = 6287.56	9000-W-08, 12" HDPE INV OUT = 6287.31	

SECONDARY DRAIN SYSTEM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
900W-10	12"	5.00	1.00%	HDPE DSR-26	
900W-10-9	12"	9.42	1.00%	HDPE DSR-26	
900W-10-8	12"	69.63	1.00%	HDPE DSR-26	
900W-10-7	12"	5.00	1.00%	HDPE DSR-26	
900W-10-6	12"	9.42	1.00%	HDPE DSR-26	
900W-10-5	12"	69.62	1.00%	HDPE DSR-26	
900W-10-4	12"	5.00	1.00%	HDPE DSR-26	
900W-10-3	12"	9.42	1.00%	HDPE DSR-26	
900W-10-2	12"	19.29	0.87%	HDPE DSR-26	
900W-10-1	12"	12.52	1.00%	HDPE DSR-26	
900E-11	12"	13.00	1.00%	HDPE DSR-26	
900E-10	12"	9.42	1.00%	HDPE DSR-26	
900E-09	12"	61.63	1.00%	HDPE DSR-26	
900E-08	12"	13.00	1.00%	HDPE DSR-26	
900E-07	12"	13.00	1.00%	HDPE DSR-26	
900E-06	12"	11.83	1.00%	HDPE DSR-26	
900E-05	12"	37.79	1.00%	HDPE DSR-26	
900E-04	12"	9.42	1.00%	HDPE DSR-26	
900E-03	12"	25.04	1.00%	HDPE DSR-26	
900E-02	12"	6.42	0.99%	HDPE DSR-26	

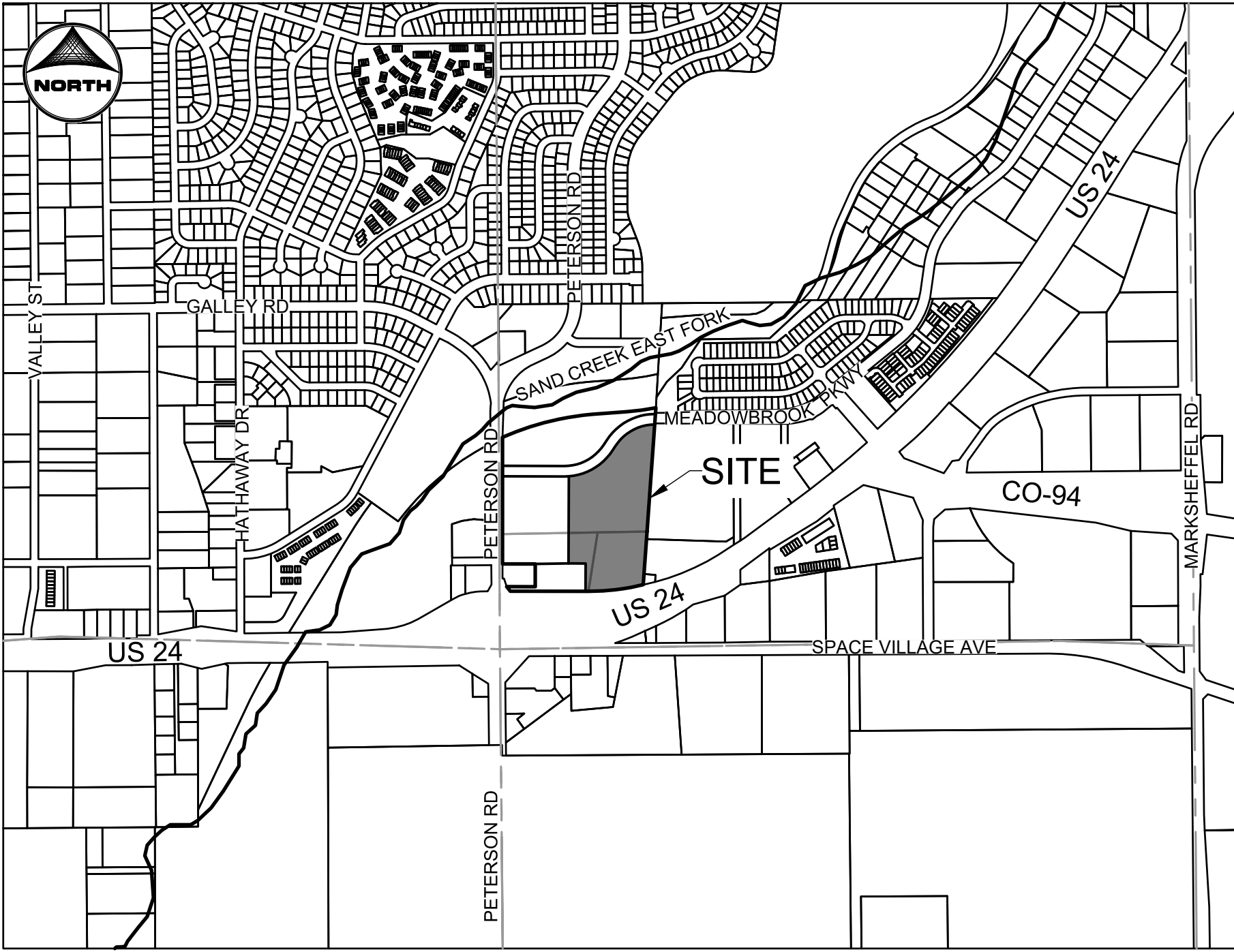
HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



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



VICINITY MAP

SCALE: 1" = 100'

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

LEGEND

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

MANHOLE	EXISTING	PROPOSED
STORM INLET	⊕	⊕
LANDSCAPE DOME INLETS	⊕	⊕
FLARED END SECTION	⊕	⊕
RIPRAP	⊕	⊕

SANITARY SEWER	EXISTING	PROPOSED
CLEAN OUT	⊕	⊕
MANHOLE	⊕	⊕
PLUG	⊕	⊕

WATER	EXISTING	PROPOSED
FIRE HYDRANT	⊕	⊕
FIRE DEPT. CONNECTION	⊕	⊕
GATE VALVE	⊕	⊕
MANHOLE	⊕	⊕
METER	⊕	⊕
TEE	⊕	⊕
REDUCER	⊕	⊕

DRY UTILITIES	EXISTING	PROPOSED
ELECTRIC METER	⊕	⊕
ELECTRIC PEDESTAL	⊕	⊕
ELECTRICAL CABINET	⊕	⊕
ELECTRIC VAULT	⊕	⊕
ELECTRIC VEHICLE CHARGER	⊕	⊕
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	EXISTING	PROPOSED
SIGN	⊕	⊕
BOLLARD	⊕	⊕
ACCESSIBLE PARKING	⊕	⊕
PARKING COUNT	⊕	⊕

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MATRIX DESIGN GROUP
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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: _____ OWNER/DEVELOPER _____ DATE: _____

OWNER/DEVELOPER (PRINT NAME) _____

DBA: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

CHEROKEE METROPOLITAN 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 RESUBMITAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

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 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 FLUTIGUE 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 OWNERS PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION. 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.
16. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

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 ACCESS 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 PLING 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.

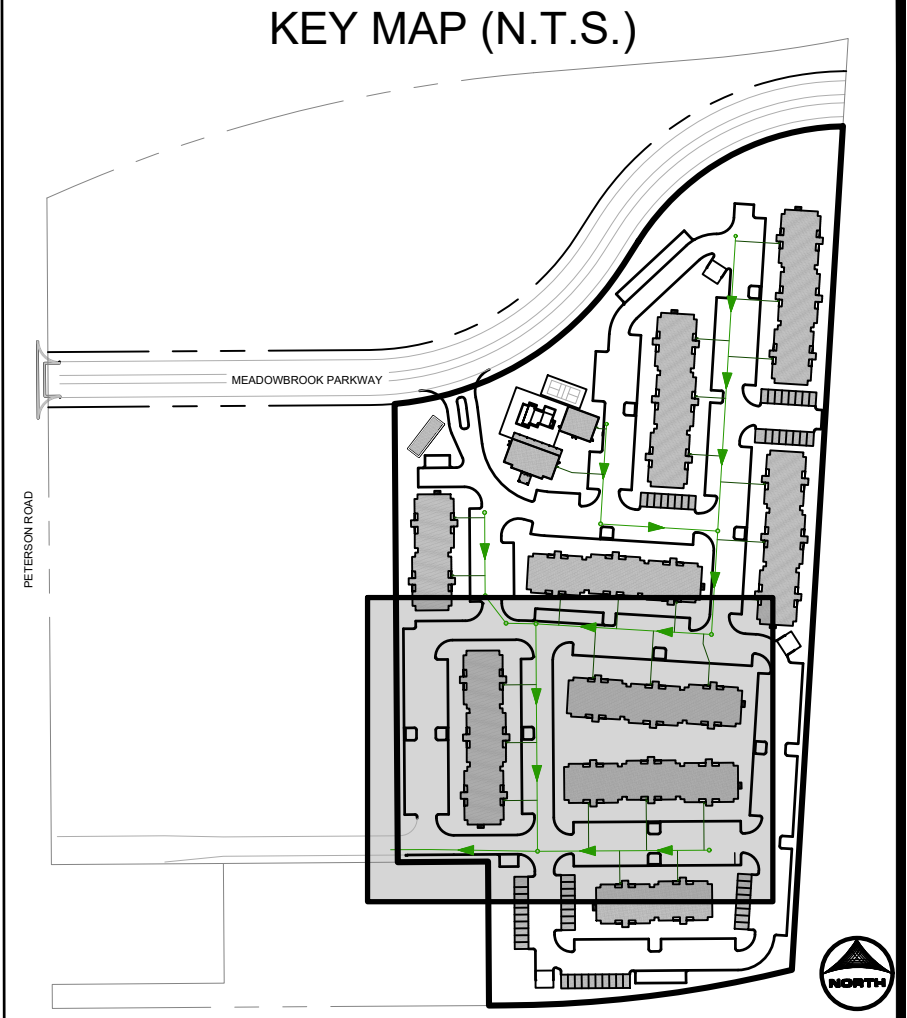
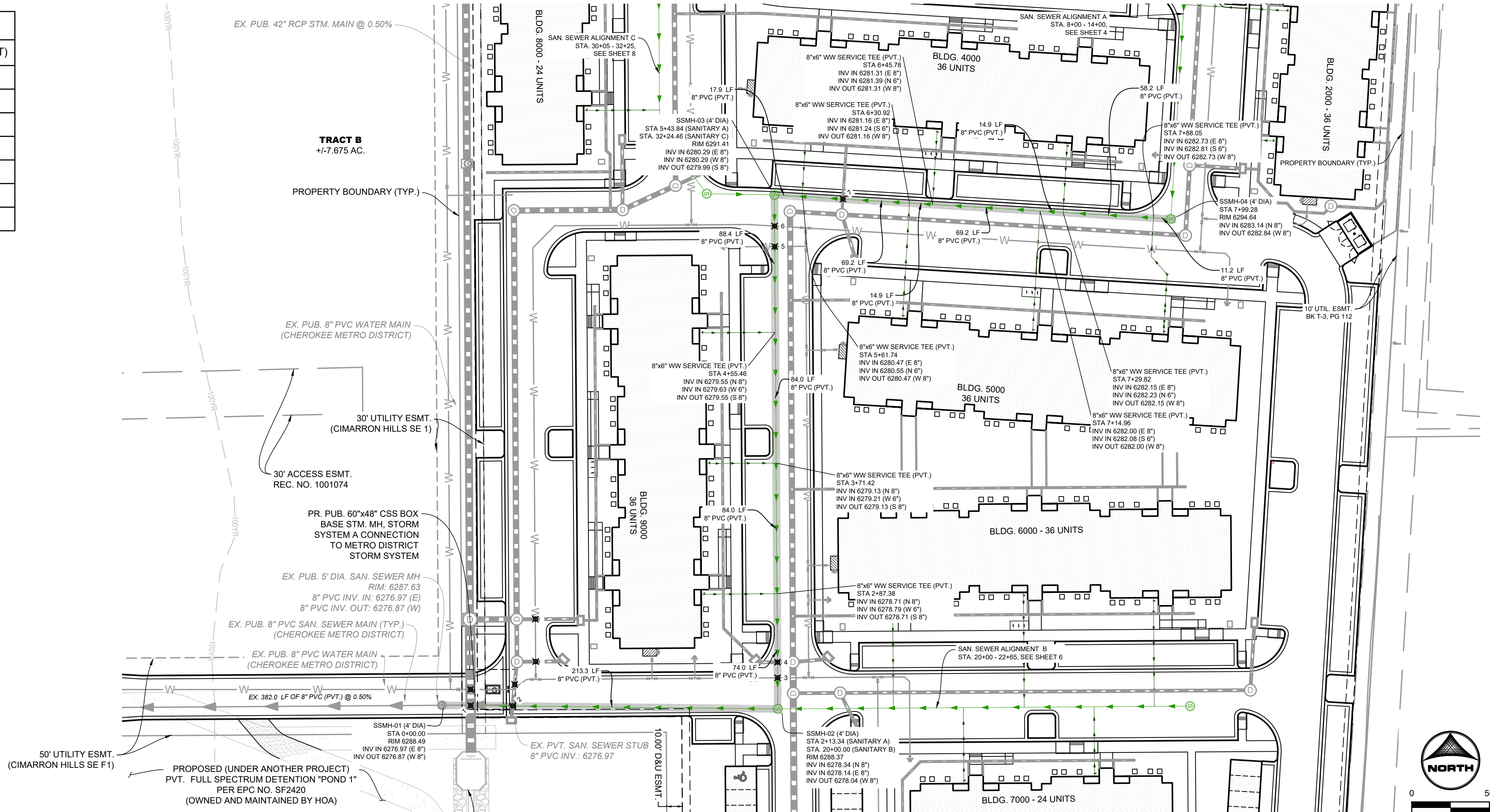
ABBREVIATIONS

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

HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

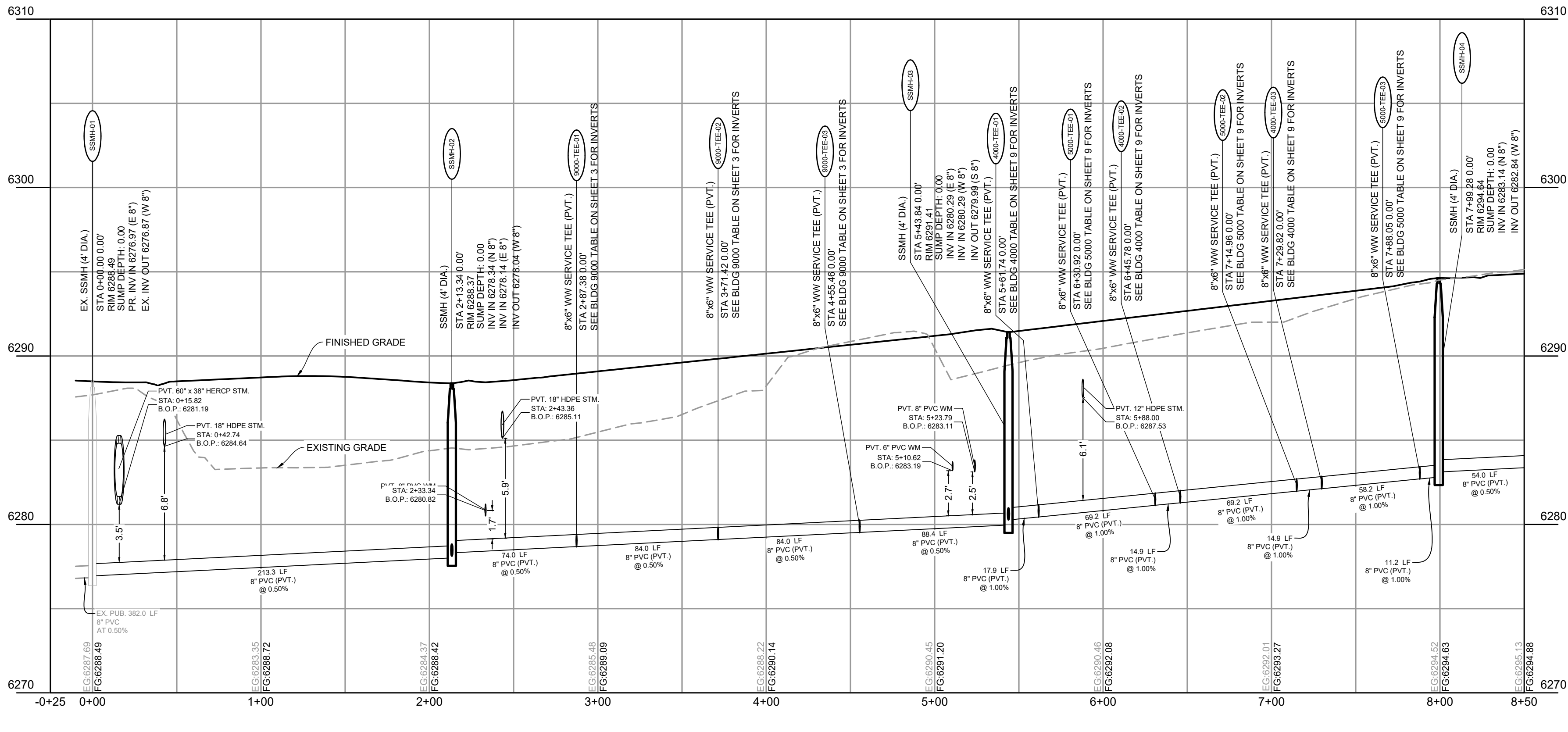
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SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - 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.
 - POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
 - 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.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C300 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C300 DR-14).
 - 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.
 - TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR UTILITY CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
 - PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
 - 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.
 - ALL PRIVATE AND PUBLIC WATER MAIN HAVE A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE) TO OUTSIDE-OF-PIPE.
 - 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)



DRAWN BY: CMD JOB DATE: 8/14/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 2502477 0" = 1"
CAD DATE: 8/26/2026 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\CICD\Utilities - Cherokee Metro District\CD-Sanitary PP

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER A.1 MAIN PLAN & PROFILE

SHEET
SAN
2

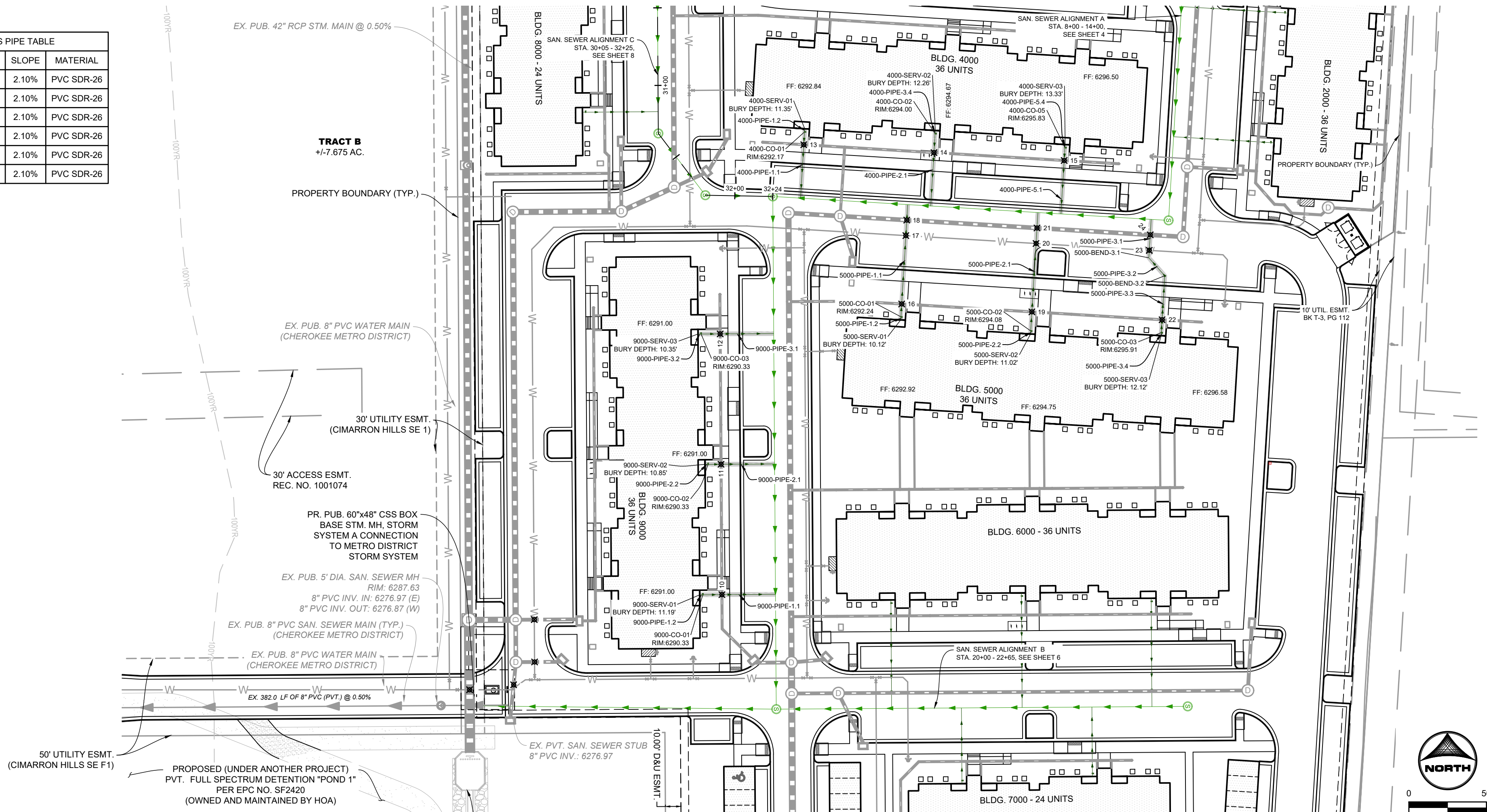
HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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 (NE)
9000-CO-01	SANITARY STA. 2+87.38 O/S: 46.79' L	6" CLEANOUT 9000-PIPE-1.2 INV IN (W) = 6279.77 9000-PIPE-1.1 INV OUT (E) = 6278.77	N 136843.872 E 3229284.302
9000-SERV-01	SANITARY STA. 2+93.38 O/S: 48.79' L	BLDG. 9000 - WW SERVICE #1 9000-PIPE-1.2 INV OUT (E) = 6279.81	N 1368483.359 E 3229282.508
9000-TEE-01	SANITARY STA. 2+87.38 O/S: 0.00'	8"Ø WW SERVICE TEE (PVT.) SSWR PIPE-02ø INV IN (N) = 6278.71 9000-PIPE-1.1 INV IN (W) = 6278.79 SSWR PIPE-02ø INV OUT (S) = 6278.71	N 1368483.689 E 3229331.299
9000-CO-02	SANITARY STA. 3+71.42 O/S: 42.86' L	6" CLEANOUT 9000-PIPE-2.2 INV IN (W) = 6280.11 9000-PIPE-2.1 INV OUT (E) = 6280.11	N 1368567.439 E 3229287.81
9000-SERV-02	SANITARY STA. 3+71.42 O/S: 44.79' L	BLDG. 9000 - WW SERVICE #2 9000-PIPE-2.2 INV OUT (E) = 6280.15	N 1368567.426 E 3229295.940
9000-TEE-02	SANITARY STA. 3+71.42 O/S: 0.00'	8"Ø WW SERVICE TEE (PVT.) SSWR PIPE-02ø INV IN (N) = 6279.13 9000-PIPE-2.1 INV IN (W) = 6278.21 SSWR PIPE-02ø INV OUT (S) = 6279.13	N 1368567.728 E 3229330.731
9000-CO-03	SANITARY STA. 4+56.48 O/S: 46.79' L	6" CLEANOUT 9000-PIPE-3.2 INV IN (W) = 6280.61 9000-PIPE-3.1 INV OUT (E) = 6280.61	N 1368651.452 E 3229283.372
9000-SERV-03	SANITARY STA. 4+56.48 O/S: 48.79' L	BLDG. 9000 - WW SERVICE #3 9000-PIPE-3.2 INV OUT (E) = 6280.65	N 1368651.438 E 3229281.972
9000-TEE-03	SANITARY STA. 4+56.48 O/S: 0.00'	8"Ø WW SERVICE TEE (PVT.) SSWR PIPE-02ø INV IN (N) = 6279.55 9000-PIPE-3.1 INV IN (W) = 6279.65 SSWR PIPE-02ø INV OUT (S) = 6279.55	N 1368651.768 E 3229330.163

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

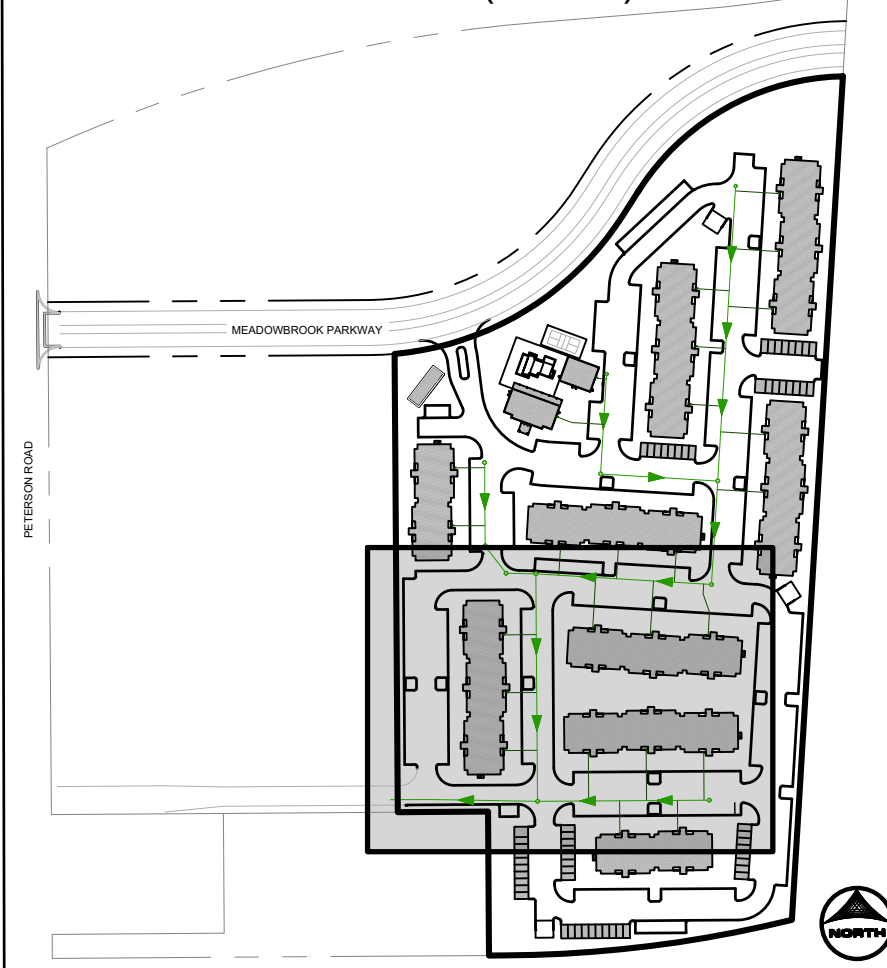


PRIVATE SANITARY SEWER MAIN A

(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

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 EXISTING STORM SEWER, SANITARY AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT #2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN AREA GOVERNMENT. ANY NEW INFRASTRUCTURE SHALL BE DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL EXISTING AND PROPOSED INFRASTRUCTURE SHALL BE LOCATED AT LEAST 10 FEET ABOVE THE FINISHED GRADE FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE. WATER TIGHT SEALS ARE REQUIRED.
4. ALL PROPOSED STORM SEWERS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN 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 SHALL BE 6" PLASTIC OR 8" CONCRETE. ALL STORM SEWERS SHALL BE 8" PRIVATE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 6.1. WATER MAIN SHALL BE 12" DUCTILE IRON PIPE.
 - 6.2. 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 (10' TO 15').
 - 6.3. DOMESTIC SERVICE LINES ARE 1/2" CUBIC INCHES IS 1 3/4" PVI 47D SRD 9 CTS.
 - 6.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 1" PVI 47D SRD 9 CTS.
 - 6.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 SRD 26).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SRD 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SRD 26) TO APARTMENT BUILDINGS AND CLUBHOUSE. ALL PRIVATE SANITARY SEWER SERVICES ARE TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGING INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
7. ALL PRIVATE WATER MAIN AND SANITARY SEWER SERVICE LINES BEGIN AT THE METER VAULT (WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
8. ALL PRIVATE WATER MAIN AND SANITARY WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERING WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
9. ALL DOMESTIC AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE AND ONE WHICH IS USED FOR MECHANICAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

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

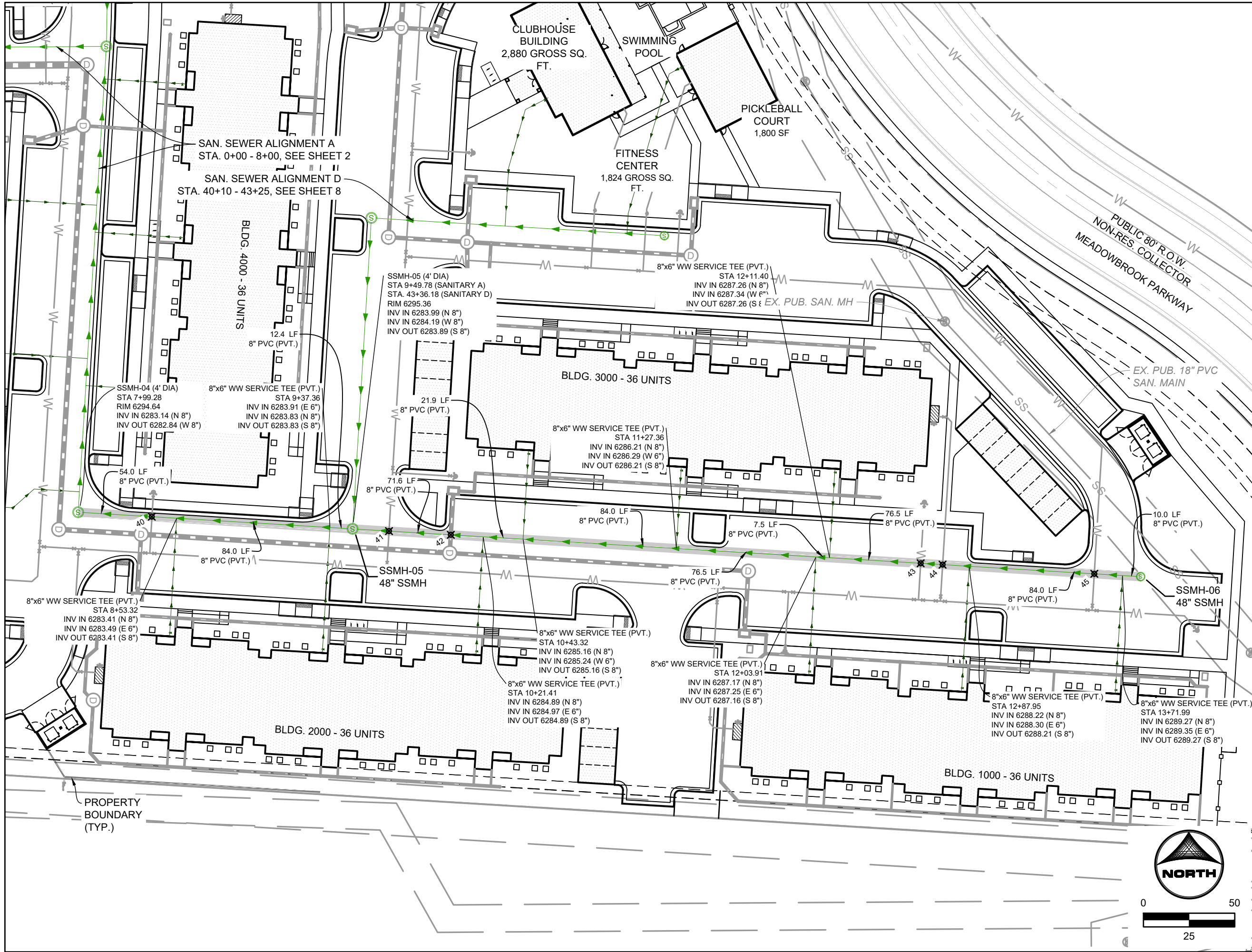
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS

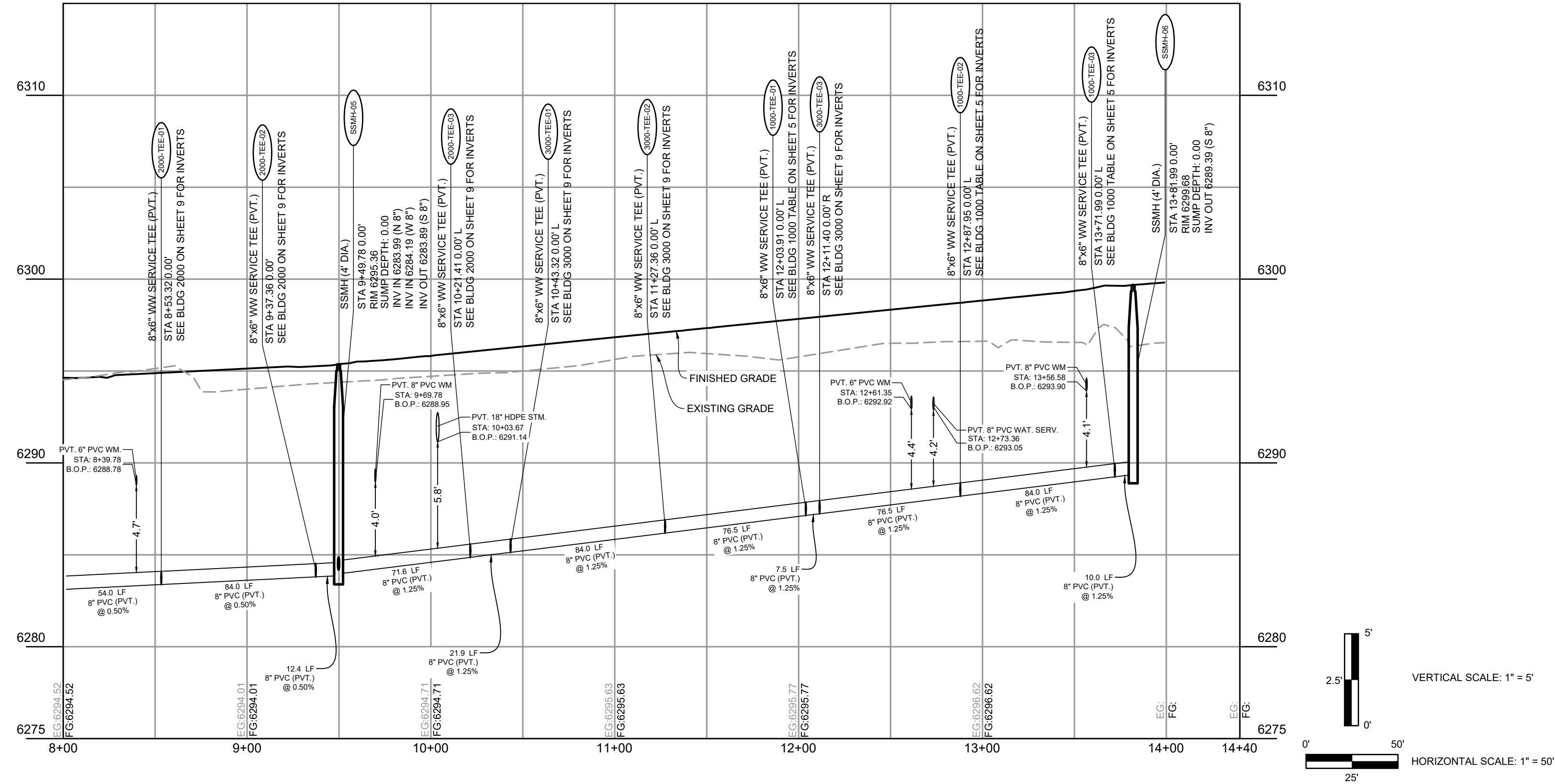
WASTEWATER A.1 SERVICES

SHEET
SAN 3

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)



- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - 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.
 - POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
 - 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.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 - 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.
 - 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.
 - PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3").
 - 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.
 - ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 - ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

DRAWN BY: CMD JOB DATE: 8/14/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/26/2026
CAD FILE: J:\2025\2502477\CAD\DWG\CICDs\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

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.2 MAIN PLAN & PROFILE

SHEET
SAN
4

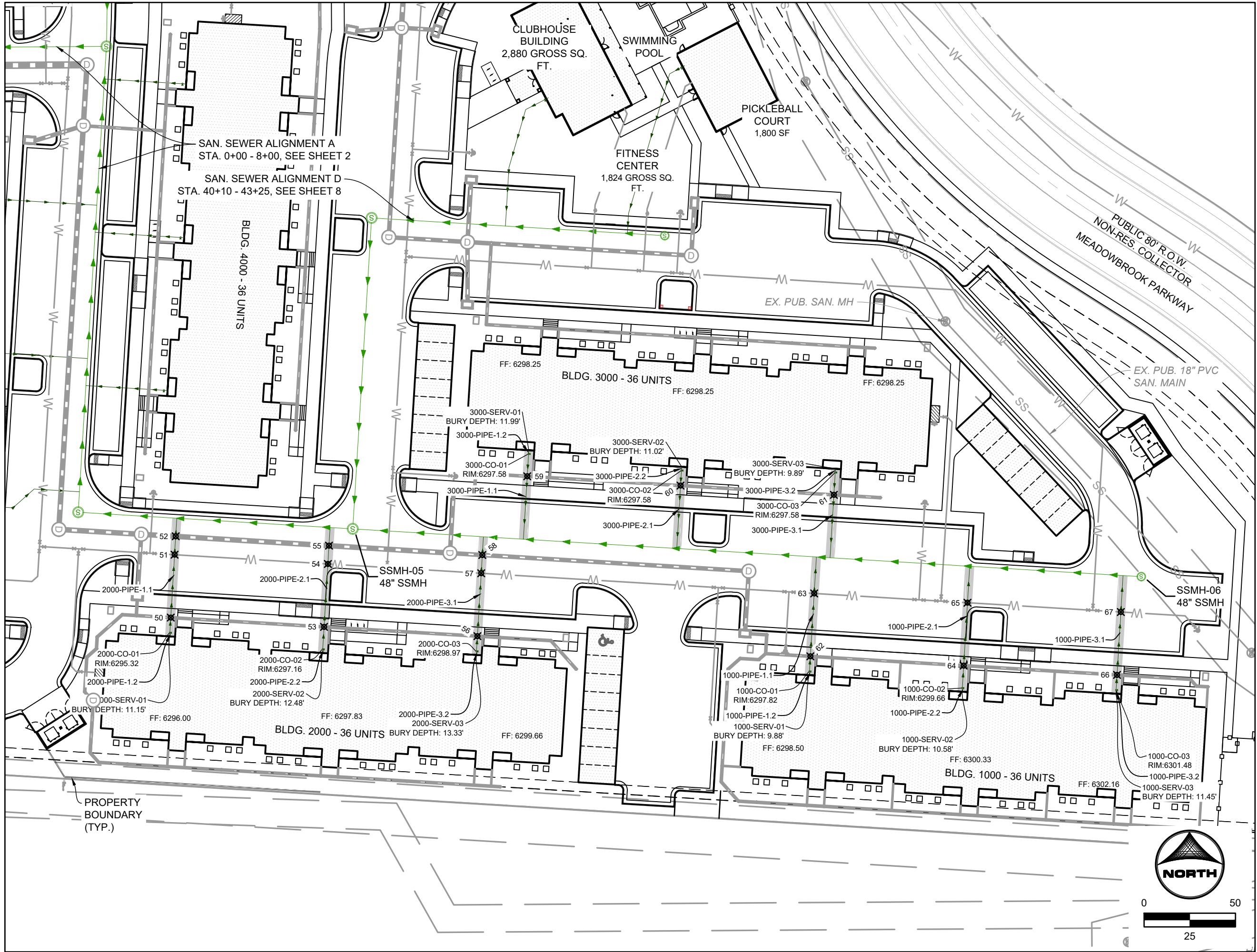
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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



UTILITY NOTES:

- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
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- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C300 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
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- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- 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)
50	6290.91 PR-STORM	6285.16 PR SANITARY	5.75
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

DRAWN BY: CMD

JOB DATE: 8/14/2026

BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: RDL

JOB NUMBER: 2502477

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CAD DATE: 8/26/2026

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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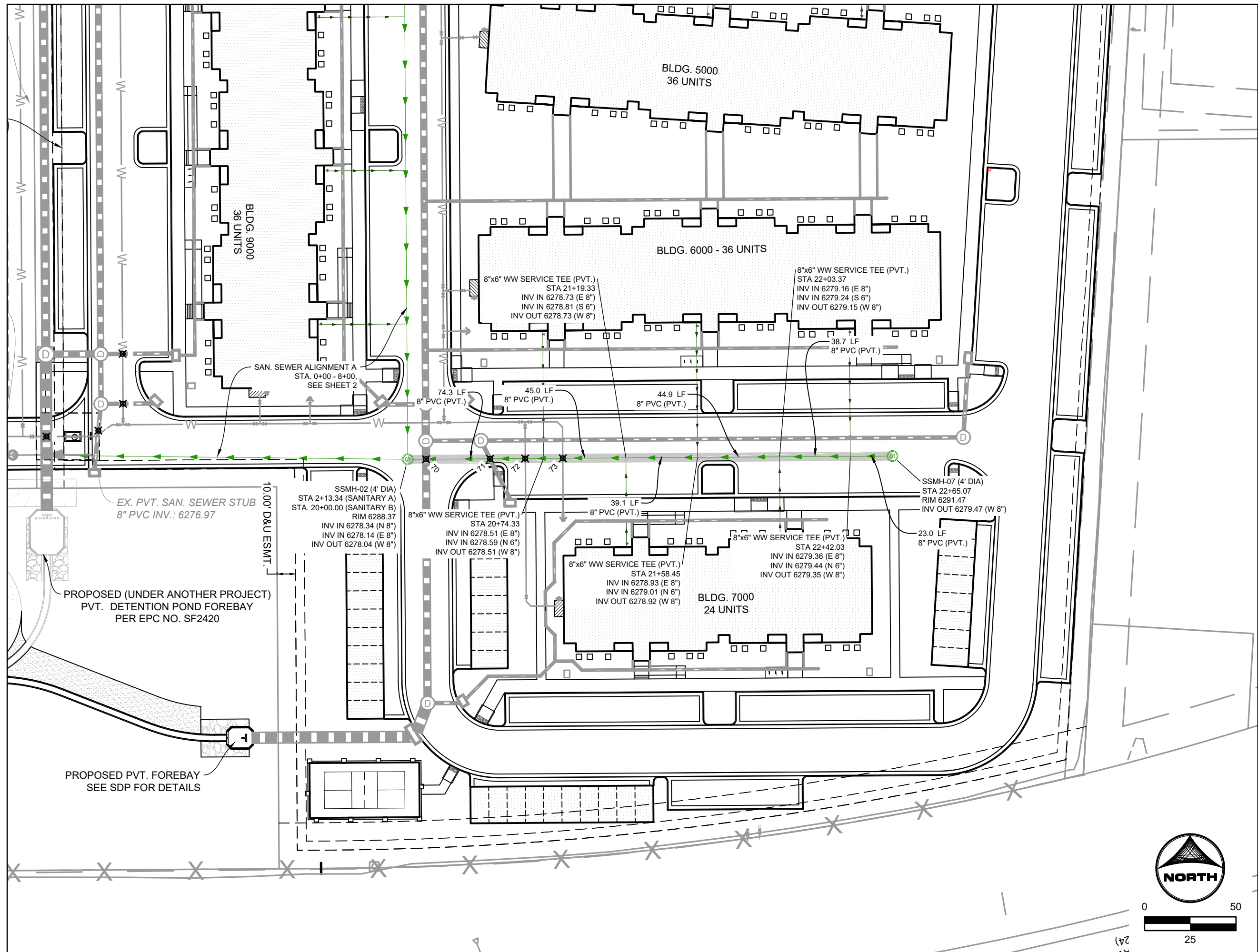
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WASTEWATER A.2 SERVICES

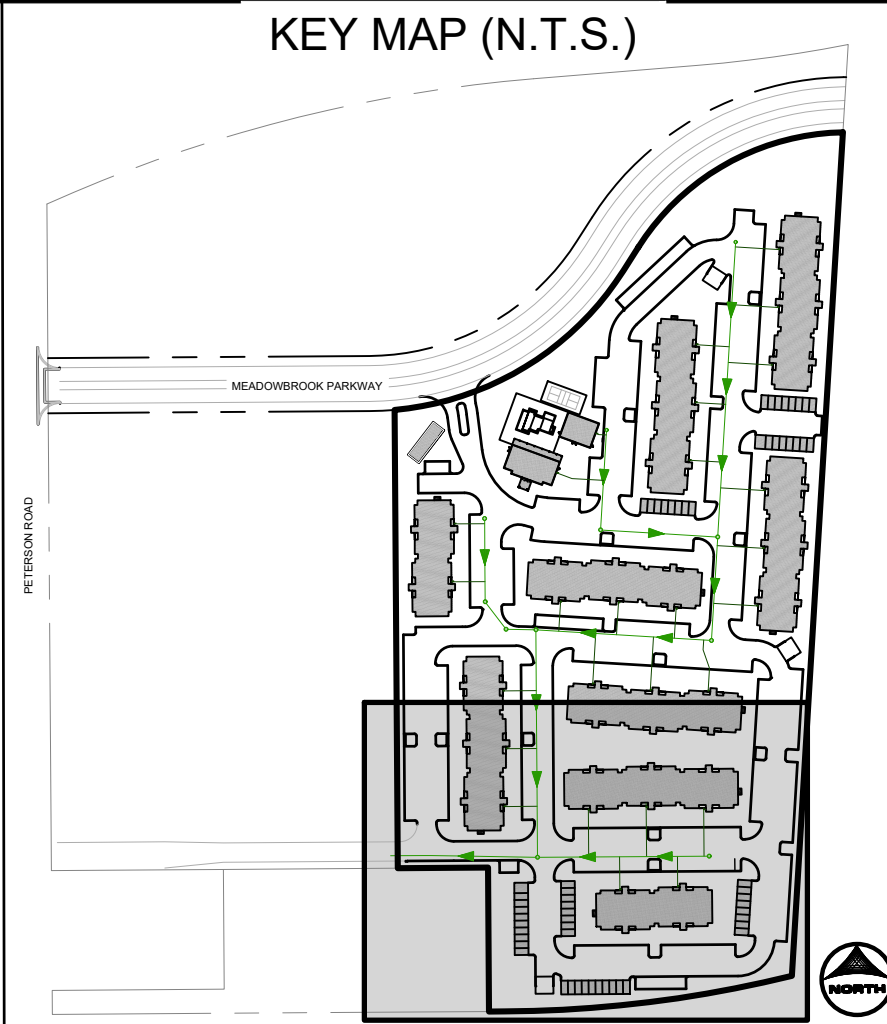
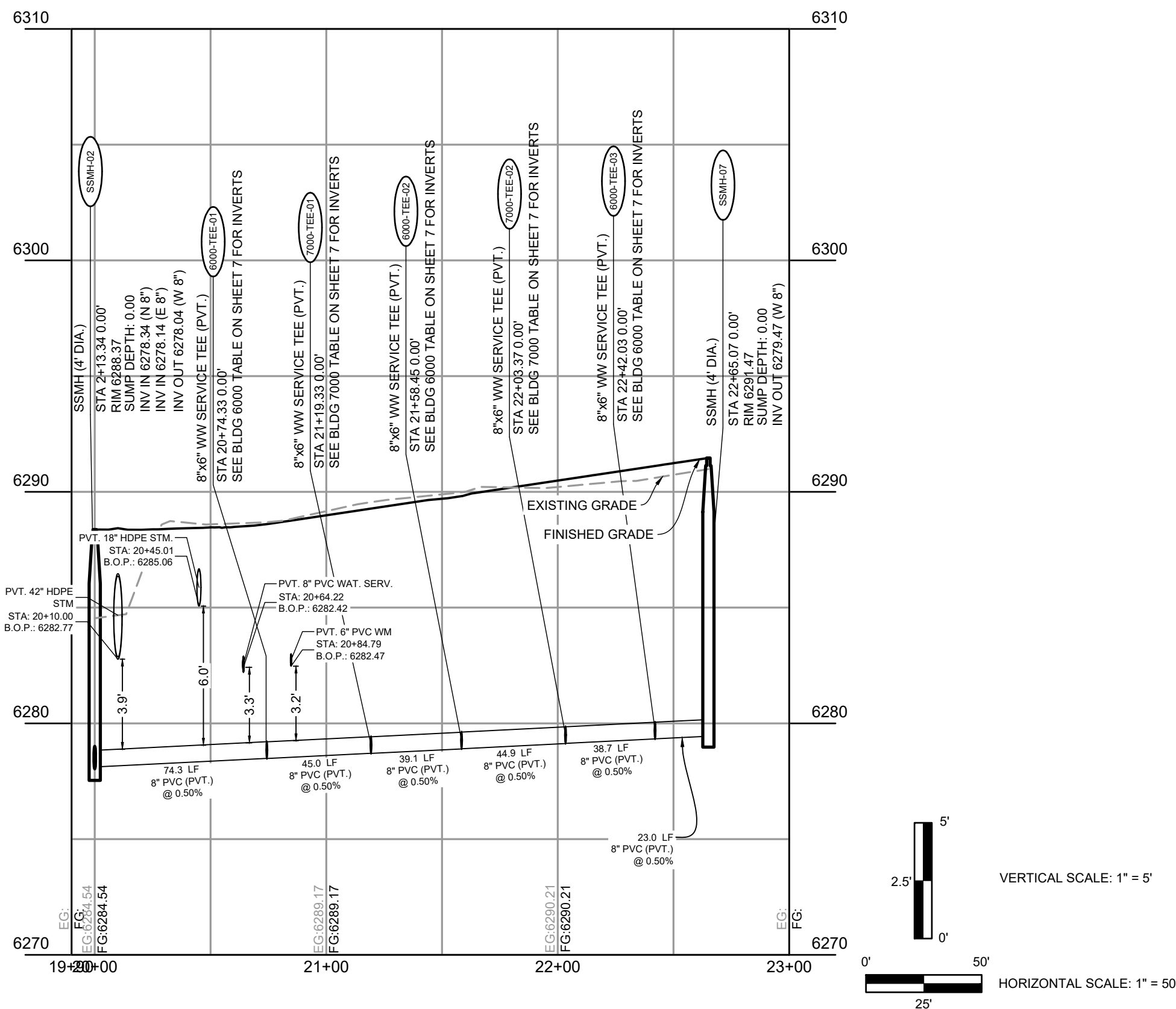
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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)

**UTILITY NOTES:**

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL EXISTING STORM SEWER, SANITARY, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT #2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN AREA GOVERNMENT. ANY NEW INFRASTRUCTURE SHALL BE DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL EXISTING AND PROPOSED INFRASTRUCTURE SHALL BE LOCATED AT LEAST 10 FEET ABOVE THE FINISHED GRADE FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE. WATER TIGHT SEALS ARE REQUIRED.
4. ALL PROPOSED STORM SEWERS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN 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 SHALL BE 6" PLASTIC OR 8" CONCRETE. ALL STORM SEWERS SHALL BE 8" PRIVATE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 6.1. WATER MAIN SHALL BE 12" DIAMETER.
 - 6.2. 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 (10' TO 15').
 - 6.3. DOMESTIC SERVICE LINES ARE 1/2" CUBIC INCHES IS 1 3/4" PVI 47D SRD 9 CTS.
 - 6.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 1" PVI 47D SRD 9 CTS.
 - 6.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 SRD 26).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SRD 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SRD 26) TO APARTMENT BUILDINGS AND CLUBHOUSE. ALL PRIVATE SANITARY SEWER SERVICES ARE TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGING INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
7. ALL PRIVATE WATER MAIN SHALL BE 12" DIAMETER. ALL PRIVATE WATER MAIN AT THE METER VAULT (WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
8. ALL PRIVATE WATER MAIN AND WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERING WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
9. ALL DOMESTIC AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE AND ONE WHICH INCLUDES MECHANICAL, PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

NO.	DATE	BY	REVISION DESCRIPTION



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1975 RESEARCH PARKWAY SUITE 160
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS

WASTEWATER B MAIN PLAN & PROFILE

PCD FILE NO.: PPR-26-13

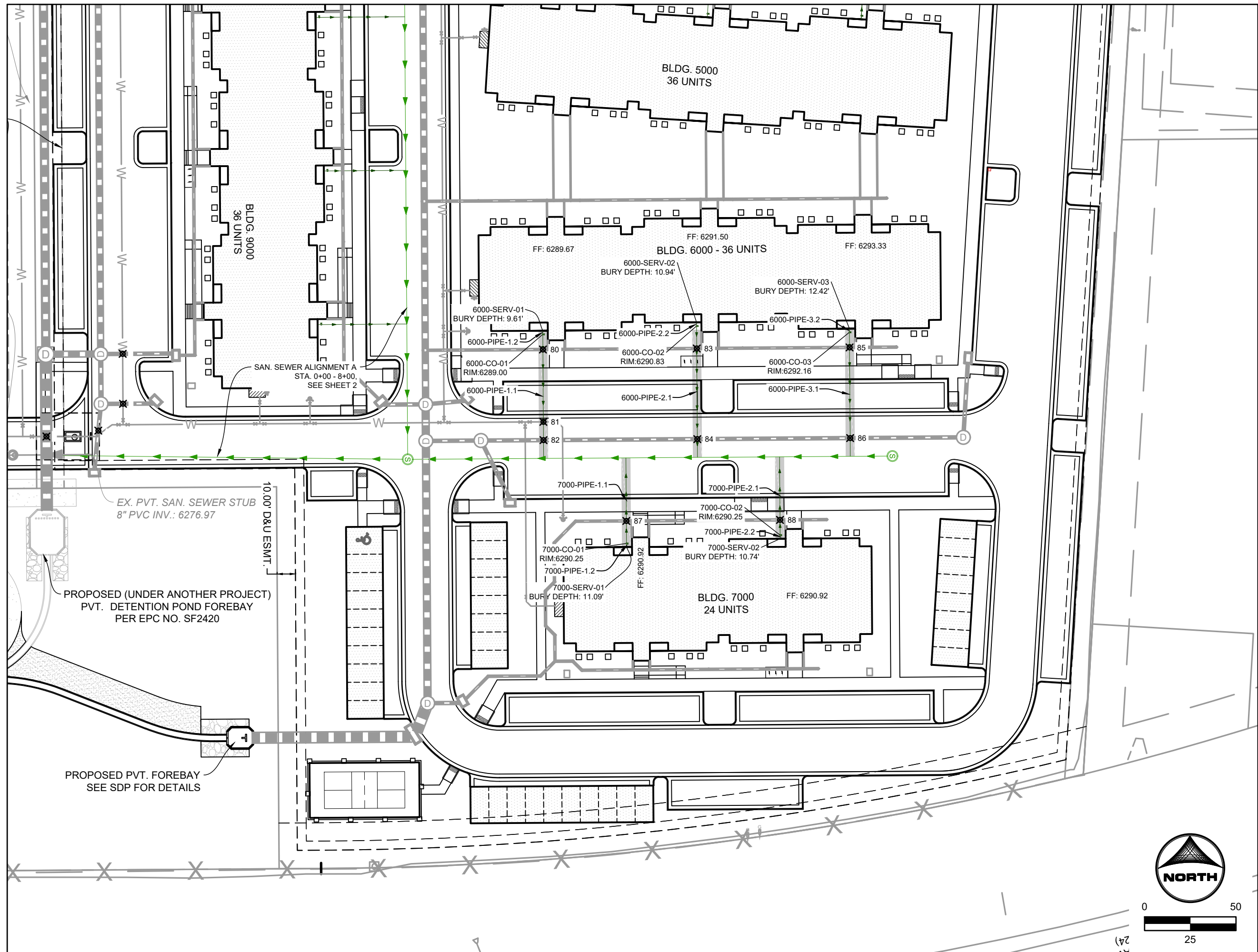
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
6000-CO-01	SANITARY B STA. 20+74.33 O/S: -67.87'L	6" CLEANOUT 6000-PIPE-1.2 INV IN (N) = 6280.02 6000-PIPE-1.1 INV OUT (S) = 6280.02	N1368478.025 E3229405.966
6000-SERV-01	SANITARY B STA. 20+74.33 O/S: -69.87'L	BLDG. 6000 - WW SERVICE #1 6000-PIPE-1.2 INV OUT (S) = 6280.06	N1368480.024 E3229405.655
6000-TEE-01	SANITARY B STA. 20+74.33 O/S: 0.00'	8"6" WW SERVICE TEE (PVT.) SSWR PIPE-066 INV IN (E) = 6278.51 6000-PIPE-1.1 INV IN (N) = 6278.59 SSWR PIPE-066 INV OUT (W) = 6278.51	N1368410.152 E3229406.127
6000-CO-02	SANITARY B STA. 21+58.45 O/S: -71.87'L	6" CLEANOUT 6000-PIPE-2.2 INV IN (N) = 6280.52 6000-PIPE-2.1 INV OUT (S) = 6280.52	N1368482.593 E3229489.760
6000-SERV-02	SANITARY B STA. 21+58.45 O/S: -73.87'L	BLDG. 6000 - WW SERVICE #2 6000-PIPE-2.2 INV OUT (S) = 6280.56	N1368494.593 E3229490.566
6000-TEE-02	SANITARY B STA. 21+58.45 O/S: 0.00'	8"6" WW SERVICE TEE (PVT.) SSWR PIPE-066 INV IN (E) = 6279.93 6000-PIPE-2.1 INV IN (N) = 6279.91 SSWR PIPE-066 INV OUT (W) = 6278.92	N1368410.721 E3229490.126
6000-CO-03	SANITARY B STA. 22+42.03 O/S: -67.87'L	6" CLEANOUT 6000-PIPE-3.2 INV IN (N) = 6280.87 6000-PIPE-3.1 INV OUT (S) = 6280.87	N1368479.158 E3229573.368
6000-SERV-03	SANITARY B STA. 22+42.03 O/S: -69.87'L	BLDG. 6000 - WW SERVICE #3 6000-PIPE-3.2 INV OUT (S) = 6280.91	N1368481.158 E3229573.354
6000-TEE-03	SANITARY B STA. 22+42.03 O/S: 0.00'	8"6" WW SERVICE TEE (PVT.) SSWR PIPE-066 INV IN (E) = 6279.36 6000-PIPE-3.1 INV IN (N) = 6279.34 SSWR PIPE-066 INV OUT (W) = 6279.34	N1368411.286 E3229573.826

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



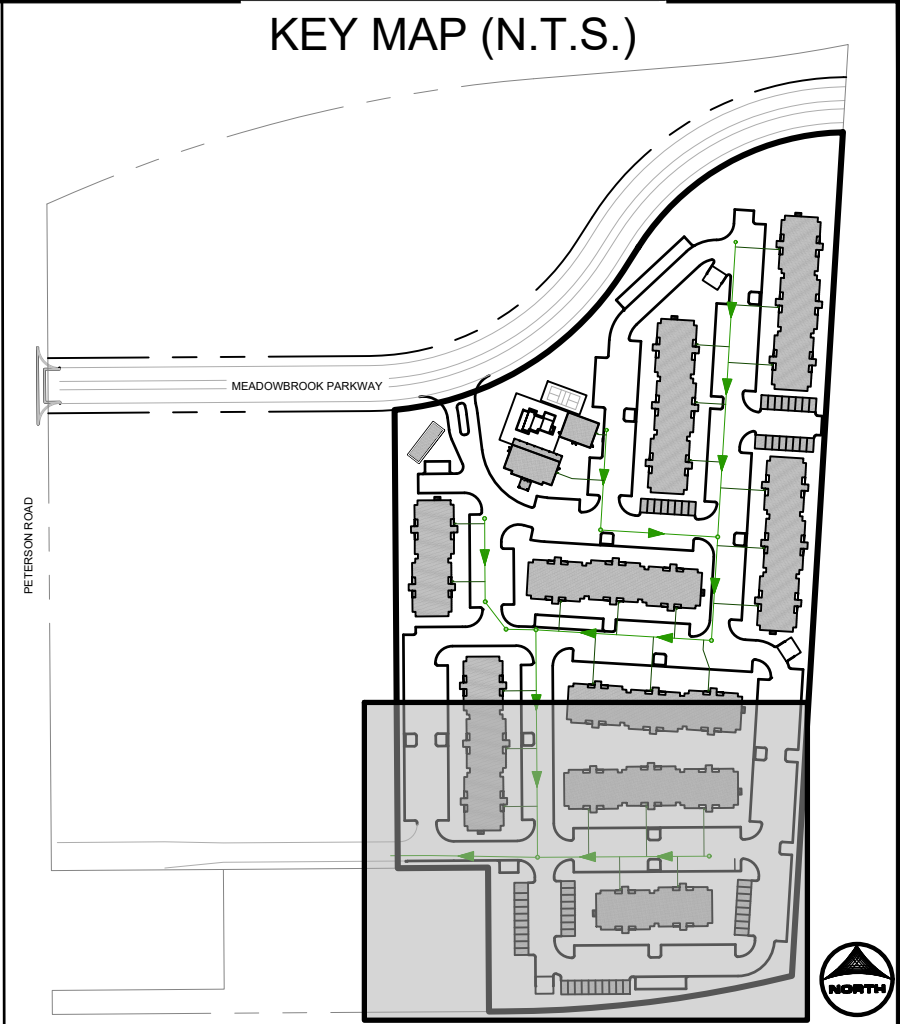
PRIVATE SANITARY SEWER MAIN B

(STA. 20+00 - 22+75)

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N,E)
7000-TEE-01	SANITARY B STA. 21+19.33 O/S: 0.00'	8"X6" WW SERVICE TEE (PVT.) SSWR PIPE-06e INV IN (E) = 6279.73 7000-PIPE-1.1 INV IN (S) = 6278.81 SSWR PIPE-06e INV OUT (W) = 6278.73	N 136841.456 E 3229451.124
7000-CO-01	SANITARY B STA. 21+19.33 O/S: 46.80' R	6" CLEANOUT 7000-PIPE-1.2 INV IN (S) = 6279.79 7000-PIPE-1.1 INV OUT (N) = 6279.79	N 1368363.861 E 3229451.440
7000-SERV-01	SANITARY B STA. 21+19.33 O/S: 48.79' R	BLDG. 7000- WW SERVICE #1 7000-PIPE-1.2 INV OUT (N) = 6279.83	N 1368361.665 E 3229451.455
7000-TEE-02	SANITARY B STA. 22+03.37 O/S: 0.00'	8"X6" WW SERVICE TEE (PVT.) SSWR PIPE-06e INV IN (E) = 6279.16 7000-PIPE-1.1 INV IN (S) = 6279.24 SSWR PIPE-06g INV OUT (W) = 6279.15	N 1368411.1024 E 3229518.1264
7000-CO-02	SANITARY B STA. 22+03.37 O/S: 42.80' R	6" CLEANOUT 7000-PIPE-2.2 INV IN (S) = 6280.14 7000-PIPE-2.1 INV OUT (N) = 6280.14	N 1368368.229 E 3229535.453
7000-SERV-02	SANITARY B STA. 22+03.37 O/S: 44.79' R	BLDG. 7000- WW SERVICE #2 7000-PIPE-2.2 INV OUT (N) = 6280.18	N 1368366.234 E 3229535.467

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

**UTILITY NOTES:**

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL EXISTING DRAINAGE, GUTTER, DOWNSPOUTS, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT S2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN PLANNING COMMISSION AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE (POND, POND PLAY AREA, POND WALKWAY, AND POND FENCE) IS OWNED BY THE HOA FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
4. ALL APARTMENT 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 MUST BE DESIGNED TO DISCHARGE TO THE PRIVATE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 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 6" PDIPE (PVC 15' SDR 26) WITH 10' COVER.
 - 6.2. DOMESTIC SERVICE TO CLUBHOUSE IS 1" P40 4710 SDR 9 CTS.
 - 6.3. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" P40 4710 SDR 9 CTS.
 - 6.4. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 SDR 26).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 6" 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 CHARGING INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
9. PRIVATE WATER METER MAINS ARE TO BE INSTALLED TO EACH LOT BEGIN AT THE METER VALVE WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VALVE (3').
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 BETWEEN 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 FOR THE PRIVATE WHICH WILL BE USED FOR MECHANICAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

NO.	DATE	BY	REVISION DESCRIPTION



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

CONSTRUCTION DRAWINGS
WASTEWATER B SERVICES

PCD FILE NO.: PPR-26-13

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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:

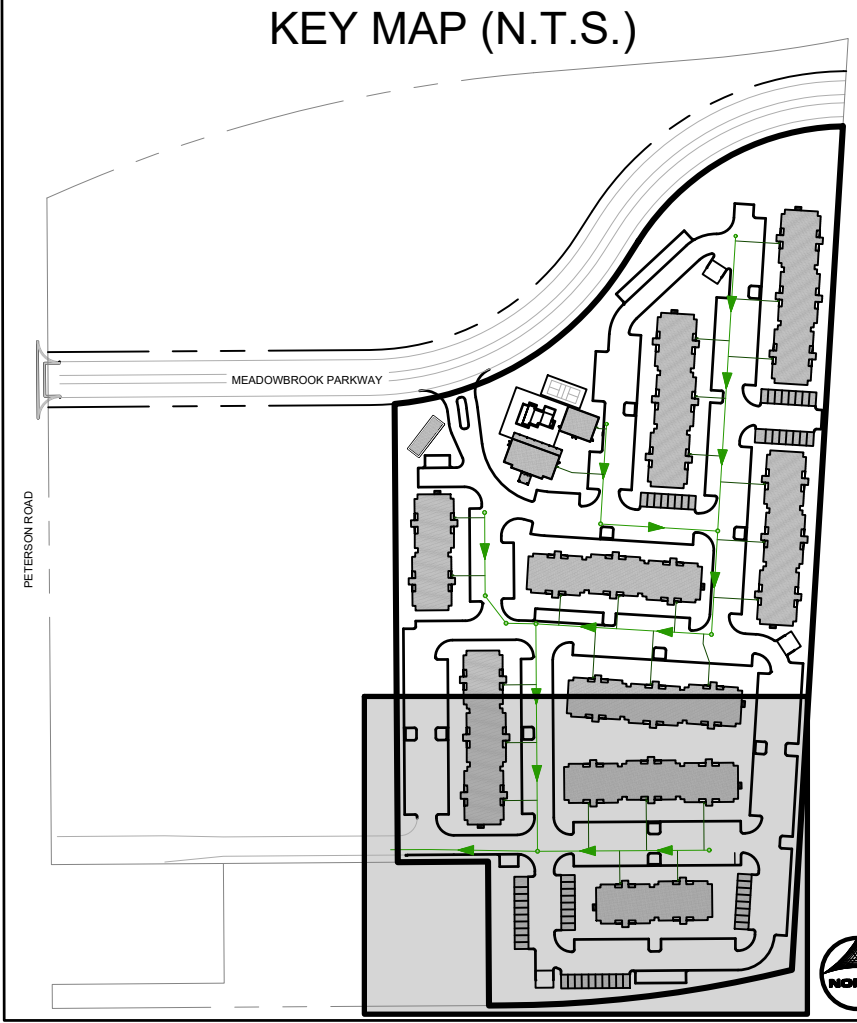
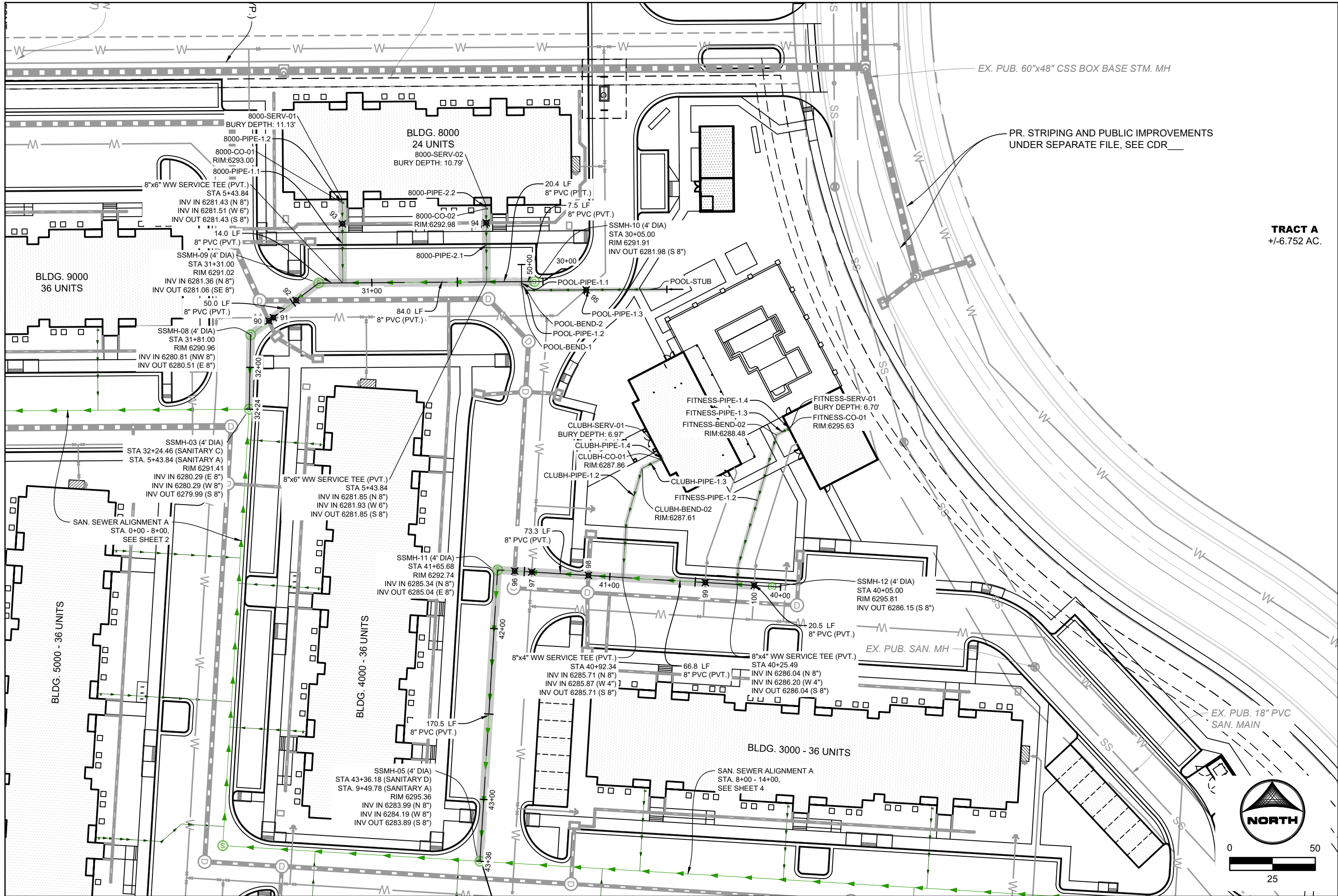
SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
8000-TEE-01	SANITARY A STA. 5+43.84 O/S: -91.83' L	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-09c INV IN (N) = 6281.43 8000-PIPE-1.1 INV IN (W) = 6281.51 SSWR PIPE-09a INV OUT (S) = 6281.43	N:1368794.769 E:3229255.750
8000-CO-01	SANITARY A STA. 5+43.84 O/S: -132.27' L	6" CLEANOUT 8000-PIPE-1.2 INV IN (W) = 6282.49 8000-PIPE-1.1 INV OUT (E) = 6282.49	N:1368794.452 E:3229206.960
8000-SERV-01	SANITARY A STA. 5+43.84 O/S: -134.09' L	BLDG. 8000 - WW SERVICE #1 8000-PIPE-1.2 INV OUT (E) = 6282.53	N:1368794.439 E:3229206.960
8000-TEE-02	SANITARY A STA. 5+43.84 O/S: -157.30' L	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-09a INV IN (N) = 6281.85 8000-PIPE-2.1 INV IN (W) = 6281.93 SSWR PIPE-09c INV OUT (S) = 6281.85	N:1368878.808 E:3229255.182
8000-CO-02	SANITARY A STA. 5+43.84 O/S: -181.33' L	6" CLEANOUT 8000-PIPE-2.2 INV IN (W) = 6282.83 8000-PIPE-2.1 INV OUT (E) = 6282.83	N:1368878.519 E:3229212.391
8000-SERV-02	SANITARY A STA. 5+43.84 O/S: -182.61' L	BLDG. 8000 - WW SERVICE #2 8000-PIPE-2.2 INV OUT (E) = 6282.87	N:1368878.506 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:

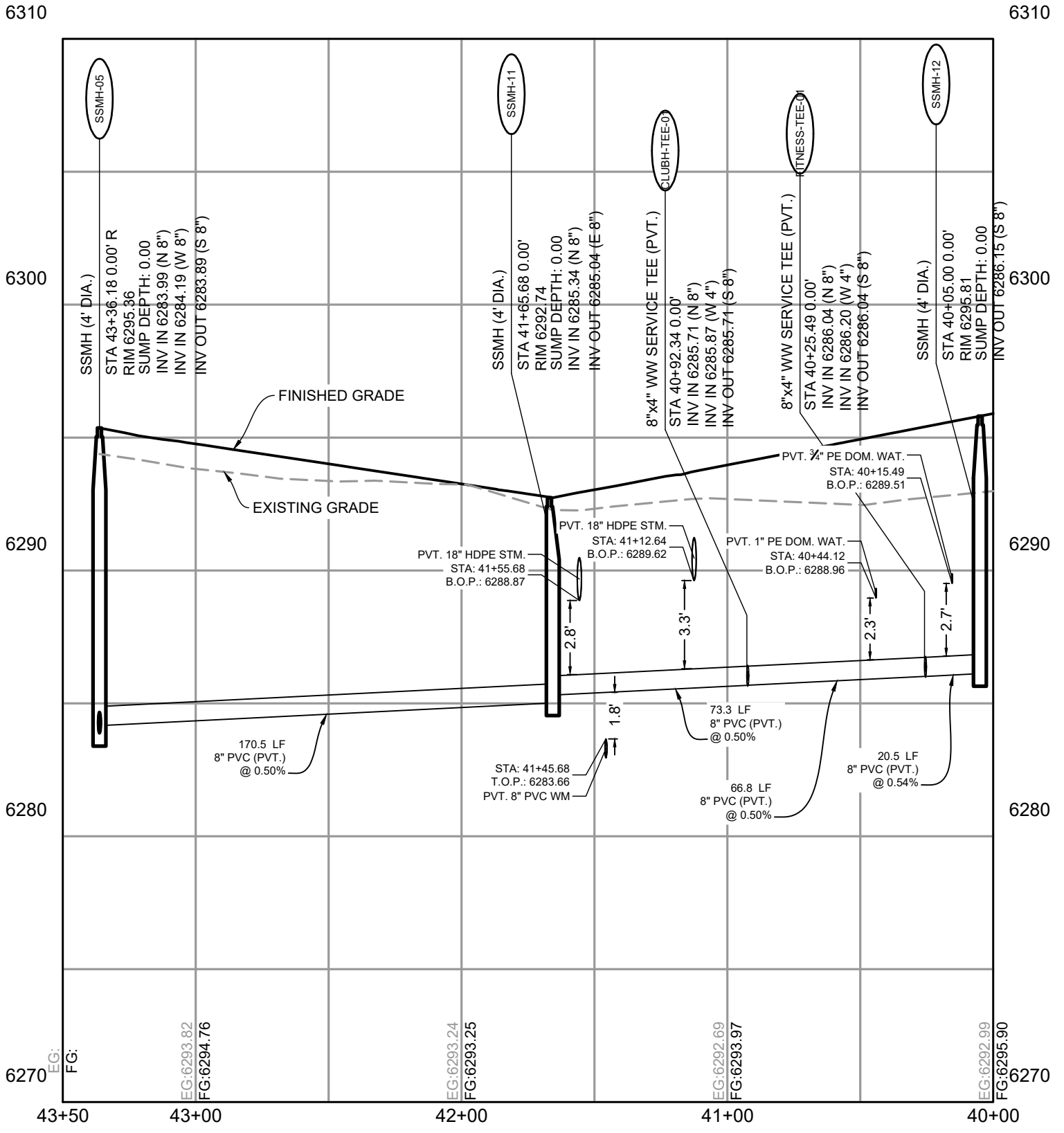
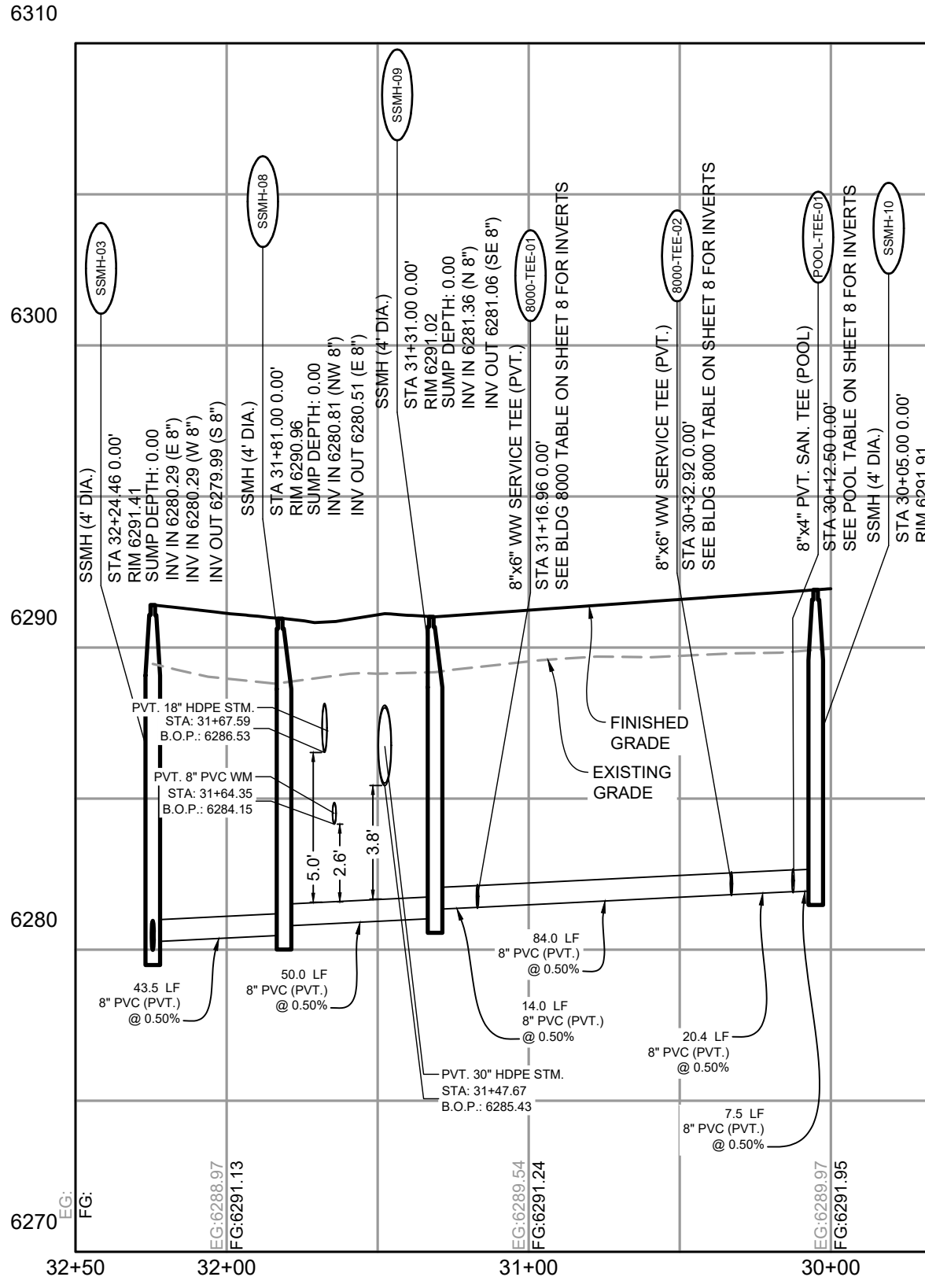
SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
POOL-TEE-01	SANITARY E STA. 50+10.00 O/S: 0.00' L	8"x4" PVT. SAN. TEE (POOL) SSWR PIPE-09f INV IN (N) = 6281.94 POOL-PIPE-1.1 INV IN (E) = 6282.11 SSWR PIPE-09e INV OUT (S) = 6281.95	N:1368899.225 E:3229255.944
POOL-BEND-1	SANITARY E STA. 50+12.05 O/S: 0.00'	4"x45" HORIZ. BEND POOL-PIPE-1.2 INV IN (NE) = 6282.16 POOL-PIPE-1.1 INV OUT (W) = 6282.16	N:1368899.238 E:3229257.098
POOL-BEND-2	SANITARY E STA. 50+16.29 O/S: 0.00'	4"x45" HORIZ. BEND POOL-PIPE-1.3 INV IN (N) = 6282.25 POOL-PIPE-1.2 INV OUT (SW) = 6282.25	N:1368902.259 E:3229260.078
POOL-STUB	SANITARY E STA. 50+88.16 O/S: 0.00'	4" SAN. SERVICE STUB FOR POOL POOL-PIPE-1.3 INV OUT (S) = 6283.15	N:13688974.120 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	



- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - 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.
 - POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
 - 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.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C300 DR-14).
 - 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).
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C300 DR-14).
 - 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.
 - 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.
 - PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
 - 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.
 - ALL PRIVATE AND PUBLIC WATER MAIN HAVE A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 - 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



NO.	DATE	BY	REVISION DESCRIPTION

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 STA. 8+53.32 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-04c INV IN (N) = 6283.41 2000-PIPE-1.1 INV IN (E) = 6283.49 SSWR PIPE-04a INV OUT (S) = 6283.41	N:1368778.629 E:3229567.811
2000-CO-01	SANITARY A STA. 8+53.32 O/S: 62.79' R	6" CLEANOUT 2000-PIPE-1.2 INV IN (E) = 6284.81 2000-PIPE-1.1 INV OUT (W) = 6284.81	N:1368774.832 E:3229650.488
2000-SERV-01	SANITARY A STA. 8+53.32 O/S: 64.79' R	BLDG. 2000 - WW SERVICE #1 2000-PIPE-1.2 INV OUT (W) = 6284.85	N:1368774.711 E:3229652.484
2000-TEE-02	SANITARY A STA. 9+37.36 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) 2000-PIPE-2.1 INV IN (E) = 6283.91 SSWR PIPE-04e INV IN (N) = 6283.83 SSWR PIPE-04c INV OUT (S) = 6283.83	N:1368862.518 E:3229562.894
2000-CO-02	SANITARY A STA. 9+37.36 O/S: 66.79' R	6" CLEANOUT 2000-PIPE-2.2 INV IN (E) = 6285.31 2000-PIPE-2.1 INV OUT (W) = 6285.31	N:1368858.478 E:3229659.564
2000-SERV-02	SANITARY A STA. 9+37.36 O/S: 68.79' R	BLDG. 2000 - WW SERVICE #2 2000-PIPE-2.2 INV OUT (W) = 6285.35	N:1368868.357 E:3229661.560
2000-TEE-03	SANITARY A STA. 10+21.41 O/S: 0.00' L	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-05c INV IN (N) = 6284.89 2000-PIPE-3.1 INV IN (E) = 6284.97 SSWR PIPE-05a INV OUT (S) = 6284.89	N:1368946.406 E:3229597.977
2000-CO-03	SANITARY A STA. 10+21.41 O/S: 62.79' R	6" CLEANOUT 2000-PIPE-3.2 INV IN (E) = 6286.29 2000-PIPE-3.1 INV OUT (W) = 6286.29	N:1368942.607 E:3229660.654
2000-SERV-03	SANITARY A STA. 10+21.41 O/S: 64.79' R	BLDG. 2000 - WW SERVICE #3 2000-PIPE-3.2 INV OUT (W) = 6286.33	N:1368942.486 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 STA. 10+43.32 O/S: -46.79' L	6" CLEANOUT 3000-PIPE-1.2 INV IN (W) = 6286.22 3000-PIPE-1.1 INV OUT (E) = 6286.22	N:1368971.108 E:3229552.595
3000-SERV-01	SANITARY A STA. 10+43.32 O/S: -48.79' L	BLDG. 3000 - WW SERVICE #1 3000-PIPE-1.2 INV OUT (E) = 6286.26	N:1368971.229 E:3229550.598
3000-TEE-01	SANITARY A STA. 10+43.32 O/S: 0.00' L	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-05e INV IN (N) = 6285.16 3000-PIPE-1.1 INV IN (W) = 6285.24 SSWR PIPE-05c INV OUT (S) = 6285.16	N:1368968.278 E:3229599.302
3000-CO-02	SANITARY A STA. 11+27.36 O/S: -42.79' L	6" CLEANOUT 3000-PIPE-2.2 INV IN (W) = 6287.19 3000-PIPE-2.1 INV OUT (E) = 6287.19	N:1369054.754 E:3229561.671
3000-SERV-02	SANITARY A STA. 11+27.36 O/S: -44.79' L	BLDG. 3000 - WW SERVICE #2 3000-PIPE-2.2 INV OUT (E) = 6287.23	N:1369054.875 E:3229559.674
3000-TEE-02	SANITARY A STA. 11+27.36 O/S: 0.00' L	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-05g INV IN (N) = 6286.21 3000-PIPE-2.1 INV IN (W) = 6286.29 SSWR PIPE-05e INV OUT (S) = 6286.21	N:1369052.165 E:3229604.386
3000-CO-03	SANITARY A STA. 12+11.40 O/S: -46.79' L	6" CLEANOUT 3000-PIPE-3.2 INV IN (W) = 6288.32 3000-PIPE-3.1 INV OUT (E) = 6288.32	N:1369138.884 E:3229562.761
3000-SERV-03	SANITARY A STA. 12+11.40 O/S: -48.79' L	BLDG. 3000 - WW SERVICE #3 3000-PIPE-3.2 INV OUT (E) = 6288.36	N:1369139.005 E:3229560.765
3000-TEE-03	SANITARY A STA. 12+11.40 O/S: 0.00' R	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-05k INV IN (N) = 6287.26 3000-PIPE-3.1 INV IN (W) = 6287.34 SSWR PIPE-05h INV OUT (S) = 6287.26	N:1369136.053 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 STA. 5+61.74 O/S: -42.79' L	6" CLEANOUT 4000-PIPE-1.2 INV IN (N) = 6281.45 4000-PIPE-1.1 INV OUT (S) = 6281.45	N:1368781.764 E:3229350.024
4000-SERV-01	SANITARY A STA. 5+61.74 O/S: -44.79' L	BLDG. 4000 - WW SERVICE #1 4000-PIPE-1.2 INV OUT (S) = 6281.49	N:1368783.760 E:3229350.145
4000-TEE-01	SANITARY A STA. 5+61.74 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-03c INV IN (E) = 6280.47 4000-PIPE-1.1 INV IN (N) = 6280.55 SSWR PIPE-03a INV OUT (W) = 6280.47	N:1368739.055 E:3229347.436
4000-CO-02	SANITARY A STA. 6+45.78 O/S: -46.79' L	6" CLEANOUT 4000-PIPE-3.4 INV IN (N) = 6282.37 4000-PIPE-2.1 INV OUT (S) = 6282.37	N:1368780.673 E:3229434.154
4000-SERV-02	SANITARY A STA. 6+45.78 O/S: -48.79' L	BLDG. 4000 - WW SERVICE #2 4000-PIPE-3.4 INV OUT (S) = 6282.41	N:1368782.669 E:3229434.274
4000-TEE-02	SANITARY A STA. 6+45.78 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-03g INV IN (E) = 6281.31 4000-PIPE-2.1 INV IN (N) = 6281.39 SSWR PIPE-03d INV OUT (W) = 6281.31	N:1368733.971 E:3229431.324
4000-CO-05	SANITARY A STA. 7+29.82 O/S: -42.79' L	6" CLEANOUT 4000-PIPE-5.4 INV IN (N) = 6283.13 4000-PIPE-5.1 INV OUT (S) = 6283.13	N:1368771.597 E:3229517.799
4000-SERV-03	SANITARY A STA. 7+29.82 O/S: -44.79' L	BLDG. 4000 - WW SERVICE #3 4000-PIPE-5.4 INV OUT (S) = 6283.17	N:1368773.594 E:3229517.920
4000-TEE-03	SANITARY A STA. 7+29.82 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-03k INV IN (E) = 6282.15 4000-PIPE-5.1 INV IN (N) = 6282.23 SSWR PIPE-03h INV OUT (W) = 6282.15	N:1368728.888 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 STA. 6+30.92 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-03d INV IN (E) = 6281.16 5000-PIPE-1.1 INV IN (S) = 6281.24 SSWR PIPE-03c INV OUT (W) = 6281.16	N:1368734.870 E:3229416.489
5000-CO-01	SANITARY A STA. 6+30.92 O/S: 72.45' R	6" CLEANOUT 5000-PIPE-1.2 INV IN (S) = 6282.76 5000-PIPE-1.1 INV OUT (N) = 6282.76	N:1368662.552 E:3229412.107
5000-SERV-01	SANITARY A STA. 6+30.92 O/S: 74.45' R	BLDG. 5000 - WW SERVICE #1 5000-PIPE-1.2 INV OUT (N) = 6282.80	N:1368660.555 E:3229411.986
5000-TEE-02	SANITARY A STA. 7+14.96 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-03h INV IN (N) = 6282.00 5000-PIPE-2.1 INV IN (S) = 6282.08 SSWR PIPE-03g INV OUT (W) = 6282.00	N:1368729.787 E:3229500.377
5000-CO-02	SANITARY A STA. 7+14.96 O/S: 76.45' R	6" CLEANOUT 5000-PIPE-2.2 INV IN (S) = 6283.69 5000-PIPE-2.1 INV OUT (N) = 6283.69	N:1368653.476 E:3229495.752
5000-SERV-02	SANITARY A STA. 7+14.96 O/S: 78.45' R	BLDG. 5000 - WW SERVICE #2 5000-PIPE-2.2 INV OUT (N) = 6283.73	N:1368651.480 E:3229495.631
5000-TEE-03	SANITARY A STA. 7+88.05 O/S: 0.00'	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-03m INV IN (E) = 6282.73 5000-PIPE-3.1 INV IN (S) = 6282.81 SSWR PIPE-03k INV OUT (W) = 6282.73	N:1368725.367 E:3229573.328
5000-BEND-3.1	SANITARY A STA. 7+88.06 O/S: 24.85' R	WW SERVICE 45° HORIZ. BEND 5000-PIPE-3.2 INV IN (SE) = 6283.33 5000-PIPE-3.1 INV OUT (N) = 6283.33	N:1368700.560 E:3229571.841
5000-BEND-3.2	SANITARY A STA. 7+99.00 O/S: 35.74' R	WW SERVICE 45° HORIZ. BEND 5000-PIPE-3.3 INV IN (S) = 6283.65 5000-PIPE-3.2 INV OUT (NW) = 6283.65	N:1368689.025 E:3229582.102
5000-CO-03	SANITARY A STA. 7+99.00 O/S: 72.45' R	6" CLEANOUT 5000-PIPE-3.4 INV IN (S) = 6284.42 5000-PIPE-3.3 INV OUT (N) = 6284.42	N:1368652.385 E:3229579.882
5000-SERV-03	SANITARY A STA. 7+99.00 O/S: 74.45' R	BLDG. 5000 - WW SERVICE #3 5000-PIPE-3.4 INV OUT (N) = 6284.46	N:1368650.389 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 STA. 40+73.03 O/S: 71.48' R	CLUBHOUSE WW SERVICE CLUBH-PIPE-1.4 INV OUT (SE) = 6287.53	N:1368982.018 E:3229357.708
CLUBH-CO-01	SANITARY D STA. 40+74.84 O/S: 70.40' R	4" DBL. C.O. CLUBH-PIPE-1.4 INV IN (NW) = 6287.49 CLUBH-PIPE-1.3 INV OUT (SE) = 6287.49	N:1368980.148 E:3229356.674
CLUBH-BEND-02	SANITARY D STA. 40+85.12 O/S: 64.28' R	4"x45° HORIZ. BEND CLUBH-PIPE-1.3 INV IN (NW) = 6287.24 CLUBH-PIPE-1.2 INV OUT (E) = 6287.24	N:1368969.519 E:3229364.165
CLUBH-TEE-01	SANITARY D STA. 40+92.34 O/S: 0.00'	8"x4" WW SERVICE TEE (P.V.T.) SSWR PIPE-11b INV IN (N) = 6285.71 CLUBH-PIPE-1.1 INV IN (W) = 6285.67 SSWR PIPE-11a INV OUT (S) = 6285.71	N:1368958.427 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 STA. ??? O/S: ??? ???	FITNESS CENTER WW SERVICE FITNESS-PIPE-1.4 INV OUT (SE) = 6288.31	N:1369056.545 E:3229340.108
FITNESS-CO-01	SANITARY D STA. 40+01.41 O/S: 92.50' R	4" DBL. C.O. FITNESS-PIPE-1.4 INV IN (NW) = 6288.26 FITNESS-PIPE-1.3 INV OUT (SE) = 6288.26	N:1369054.787 E:3229341.060
FITNESS-BEND-02	SANITARY D STA. 40+07.70 O/S: 88.58' R	4"x45° HORIZ. BEND FITNESS-PIPE-1.3 INV IN (NW) = 6288.10 FITNESS-PIPE-1.2 INV OUT (E) = 6288.10	N:1369048.265 E:3229344.594
FITNESS-TEE-01	SANITARY D STA. 40+25.49 O/S: 0.00'	8"x4" WW SERVICE TEE (P.V.T.) SSWR PIPE-11c INV IN (N) = 6286.04 FITNESS-PIPE-1.1 INV IN (W) = 6286.20 SSWR PIPE-11b INV OUT (S) = 6286.04	N:1369025.148 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

NO.	DATE	BY	REVISION DESCRIPTION



LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

WATER PLAN NOTES

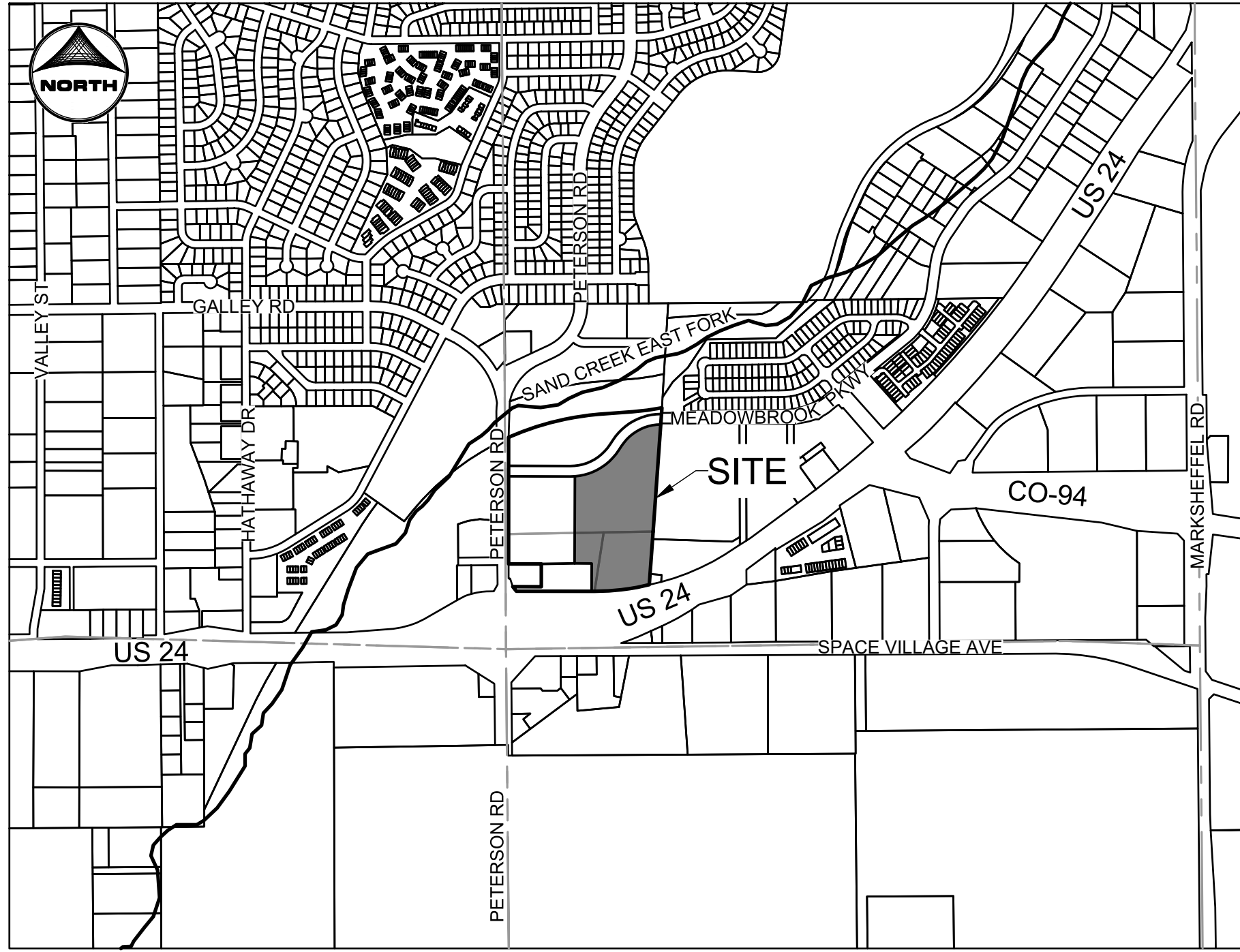
THE CONTRACTOR SHALL NOTIFY CHOROKEE METRO DISTRICT INSPECTIONS OFFICE A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER L.E.S.S.)*.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 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.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A PUBLIC WATER MAIN.
- 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.
- ALL FIELD STAKING SHALL COMPLY WITH THE *WATER L.E.S.S.*
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER L.E.S.S.*
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- 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.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.
- 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.
- 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.

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



VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX:

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

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. |

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 (THE 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)

¹THE 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.
²BURY DEPTH IS ASSUMED TO BE 9 FEET BELOW THE HYDRANT FLANGE ELEVATION.

FIRE PROTECTION NOTES:

- 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.
- 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.
- 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.
- HOSE LAY DISTANCES ARE 150 LF MAXIMUM PER CIMARRON HILLS FIRE DEPARTMENT STANDARDS. HYDRANT-TO-TRUCK DISTANCES ARE A MAXIMUM OF 225 LF FOR APARTMENT BUILDING HYDRANTS AND 250 LF FOR THE CLUBHOUSE AND FITNESS CENTER.
- ALL FIRE DEPARTMENT CONNECTIONS ARE WITHIN 100 LF OF A HYDRANT.
- DEMONSTRATED ON THIS PLAN IS THE ACCESSIBILITY OF EACH DEFENSIBLE STRUCTURE BY AN EMERGENCY FIRE TRUCK APPARATUS.
- 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.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
BARBED WIRE FENCE	---	---
WOODEN FENCE	---	---
U.G. ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
LANDSCAPE DRAIN	---	---
ROOF DRAIN	---	---
WATER MAIN	---	---
SWALE	---	---
TRAIL	---	---
ADA ROUTE	---	---
CURB & GUTTER	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---
100-YR FLOODPLAIN	---	---
FLOODWAY	---	---
STORM SEWER		
MANHOLE	①	②
STORM INLET	③	④
LANDSCAPE DOME INLETS	⑤	⑥
FLARED END SECTION	⑦	⑧
RIPRAP	⑨	⑩
SANITARY SEWER		
CLEAN OUT	⑪	⑫
MANHOLE	⑬	⑭
PLUG	⑮	⑯
WATER		
FIRE HYDRANT	⑰	⑱
FIRE DEPT. CONNECTION	⑲	⑳
GATE VALVE	㉑	㉒
MANHOLE	㉓	㉔
METER	㉕	㉖
TEE	㉗	㉘
REDUCER	㉙	㉚
DRY UTILITIES		
ELECTRIC METER	㉛	㉜
ELECTRIC PEDESTAL	㉝	㉞
ELECTRICAL CABINET	㉟	㊱
ELECTRIC VAULT	㊲	㊳
ELECTRIC VEHICLE CHARGER	㊴	㊵
FIBER OPTIC PULL BOX	㊶	㊷
FIBER OPTIC MANHOLE	㊸	㊹
FIBER OPTIC PEDESTAL	㊺	㊻
FIBER OPTIC SIGN	㊼	㊽
FIBER OPTIC VAULT	㊾	㊿
GAS METER	㋀	㋁
GAS SIGN	㋂	㋃
GAS VAULT	㋄	㋅
TRANSFORMER	㋆	㋇
LIGHT POLE	㋈	㋉
MISCELLANEOUS		
SIGN	㋊	㋋
BOLLARD	㋌	㋍
ACCESSIBLE PARKING	㋎	㋏
PARKING COUNT	㋐	㋑

PROJECT CONTACTS:

OWNER
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JOHN VENEZIA ESTATE
4779 N. ACADEMY BOULEVARD
COLORADO SPRINGS, CO 80918
EMAIL: DEAN@VINTAGEDEV.COM
TELE: 719-491-2158

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SUITE 801 EAST TOWER
DENVER, CO 80209
CONTACT: MARK FOSTER
EMAIL: MFOSTER@HILLPOINTE.COM

APPLICANT/OWNER'S REPRESENTATIVE
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EMAIL: CMONAHAN@HRGREEN.COM

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VONORE, TENNESSEE 37885
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TRAFFIC ENGINEER
SM ROCHA,LLC.
6 SOUTH TEJON STREET, SUITE 618
COLORADO SPRINGS, CO 80903
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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 (<6") |
| ☒ PRIVATE WATER MAIN PROPOSED | ☐ PRIVATE WASTEWATER MAIN PROPOSED | |

SIGNED: _____	DATE: _____
OWNER/DEVELOPER (PRINT NAME)	
DBA: _____	
ADDRESS: _____	
PHONE: _____	
EMAIL: _____	

CHEROKEE METROPLITAN 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: _____

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 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"

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502477	0" = 1"
CAD DATE: 8/26/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CDs\Utilities - Cherokee Metro District\CD-Water Cover		

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 COVER

SHEET
CV
1

HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WATER PLAN

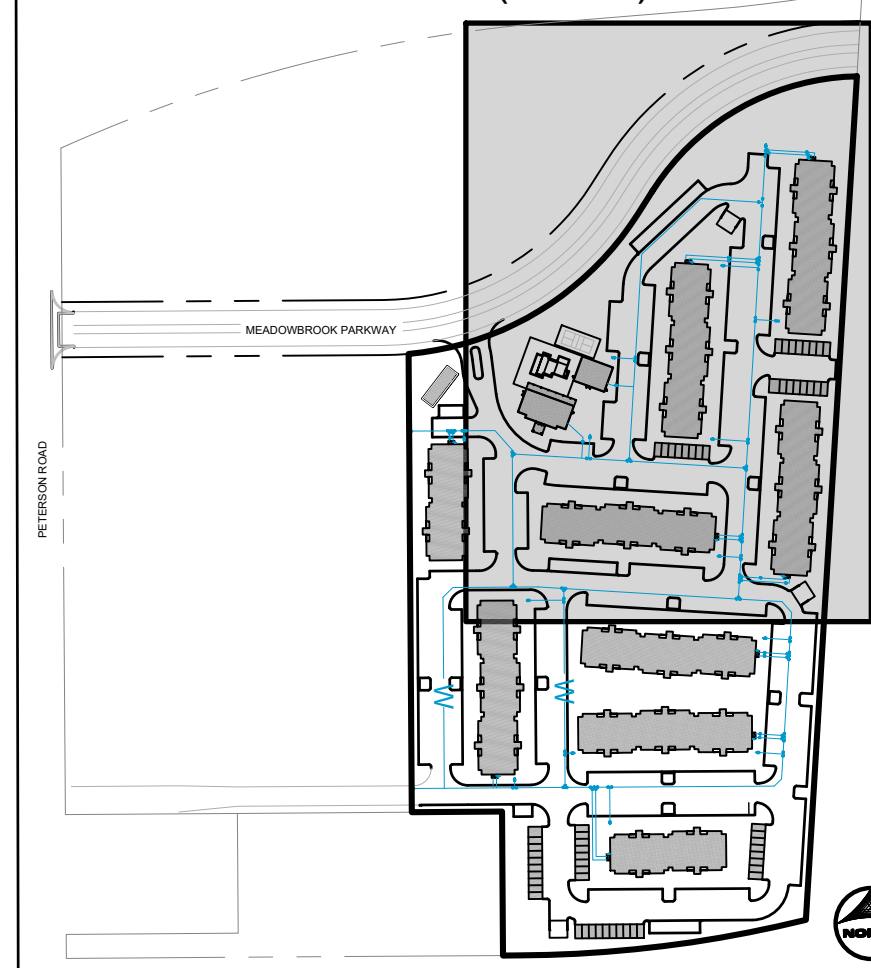
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

AURORA CROSSROADS APARTMENTS
7010 - 7285 CROSSBUCK PT.
SCH. NO. 5408305001
PLAT NO. R44973
ZONING: CR RS-5000 CAD-O
LEGAL: LOT 1 CROSSROADS MIXED USE FIL. NO. 1
AREA: 12.7 AC
USE: MULTI-UNITS (8 & 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 OWNED AND MAINTAINED BY THE HOA. 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 (C300 DR-14).
 - 6.2. 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).
 - 6.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 6.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 6.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C300 DR-14).
 - 6.6. 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.
 - 6.7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CABLE INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
 - 6.8. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3").
 - 6.9. 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.
 - 6.10. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

KEY MAP (N.T.S.)



WATER ALIGNMENT 1

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L1	20.60	S48°30'02.11"W	(3229656.73, 1369343.94)	(3229641.28, 1369330.31)
L2	632.95	S37°03'42"W	(3229641.28, 1369330.31)	(3229602.99, 1369686.52)

WATER ALIGNMENT 2

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L3	350.50	N88°1'56.81"W	(3229643.20, 1369279.43)	(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	N88°1'32.13"W	(3229643.20, 1369279.43)	(3229549.14, 1369285.14)
L6	118.12	S48°56'17.88"W	(3229549.14, 1369285.14)	(3229462.84, 1369204.40)
L7	306.06	S37°03'42"W	(3229462.84, 1369204.40)	(3229444.33, 1368988.98)

WATER ALIGNMENT 4

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L8	34.67	N88°1'32.13"W	(3229643.20, 1369279.43)	(3229622.46, 1368999.35)
L9	4.24	N41°1'56.62"W	(3229622.46, 1368999.35)	(3229619.64, 1368970.52)
L10	307.66	N88°1'56.62"W	(3229619.64, 1368970.52)	(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	S07°23'14.71"E	(3229174.29, 1368706.03)	(3229176.20, 1368423.80)

WATER ALIGNMENT 5

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L14	299.10	S07°23'14.74"E	(3229349.68, 1368723.88)	(3229351.70, 1368424.78)

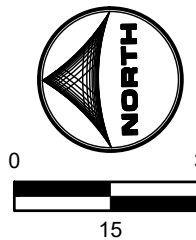
WATER ALIGNMENT 6

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L15	129.67	N89°36'45.98"E	(3229176.20, 1368423.80)	(3229154.99, 1368422.15)
L16	37.83	S41°1'56.62"E	(3229154.99, 1368422.15)	(3229274.90, 1368919.02)
L17	204.04	S07°23'14.02"E	(3229274.90, 1368919.02)	(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	(3229176.20, 1368423.80)	(3229423.45, 1368423.27)
L19	16.47	N67°06'43.81"E	(3229154.99, 1368422.15)	(3229175.17, 1368428.96)
L20	26.26	N89°59'20.75"E	(3229128.71, 1368422.15)	(3229154.99, 1368422.15)

MATCH LINE - SEE SHEET X



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

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

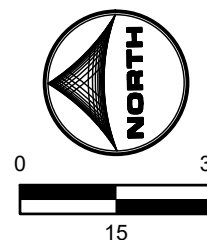
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WATER PLAN I

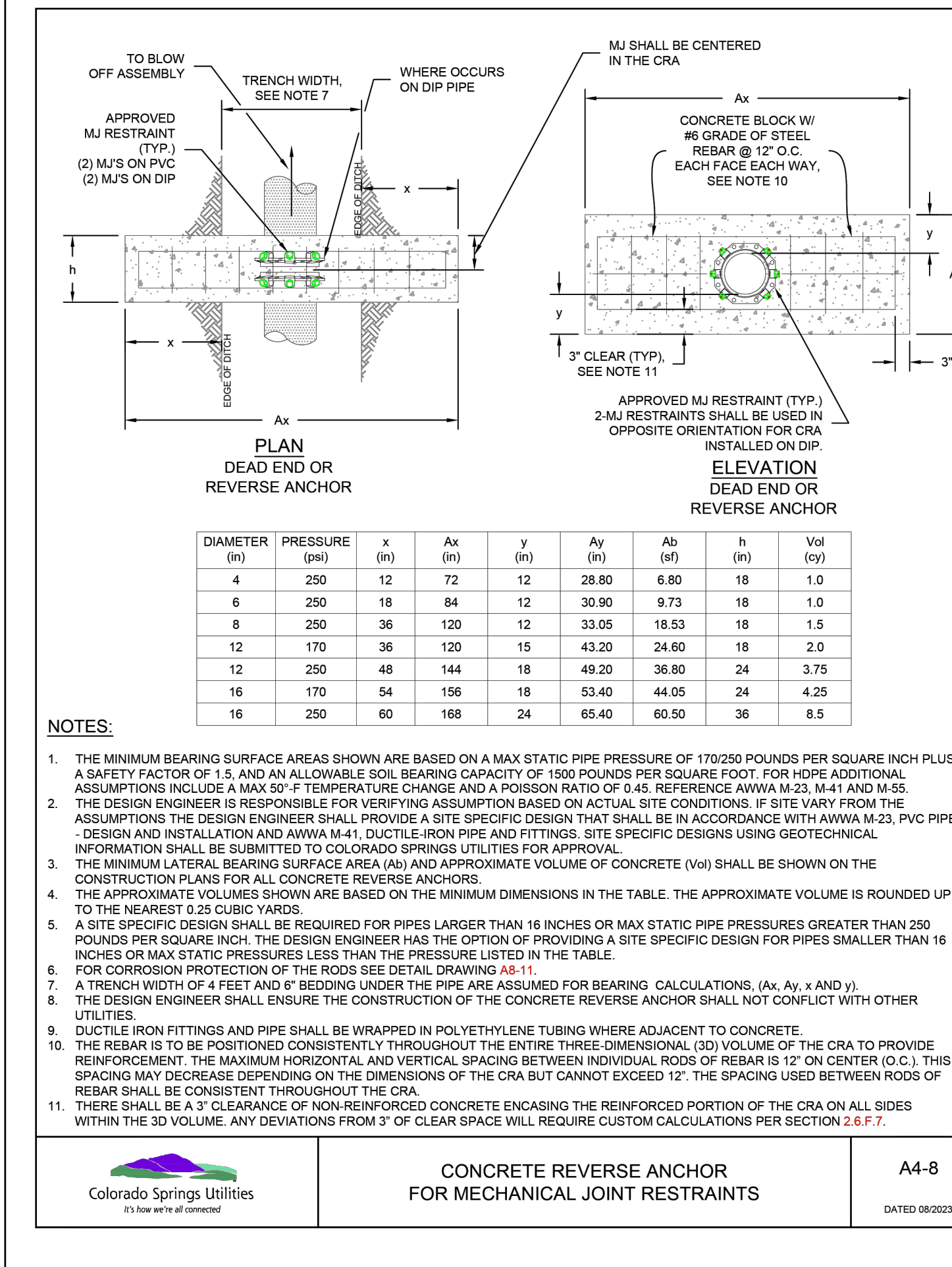
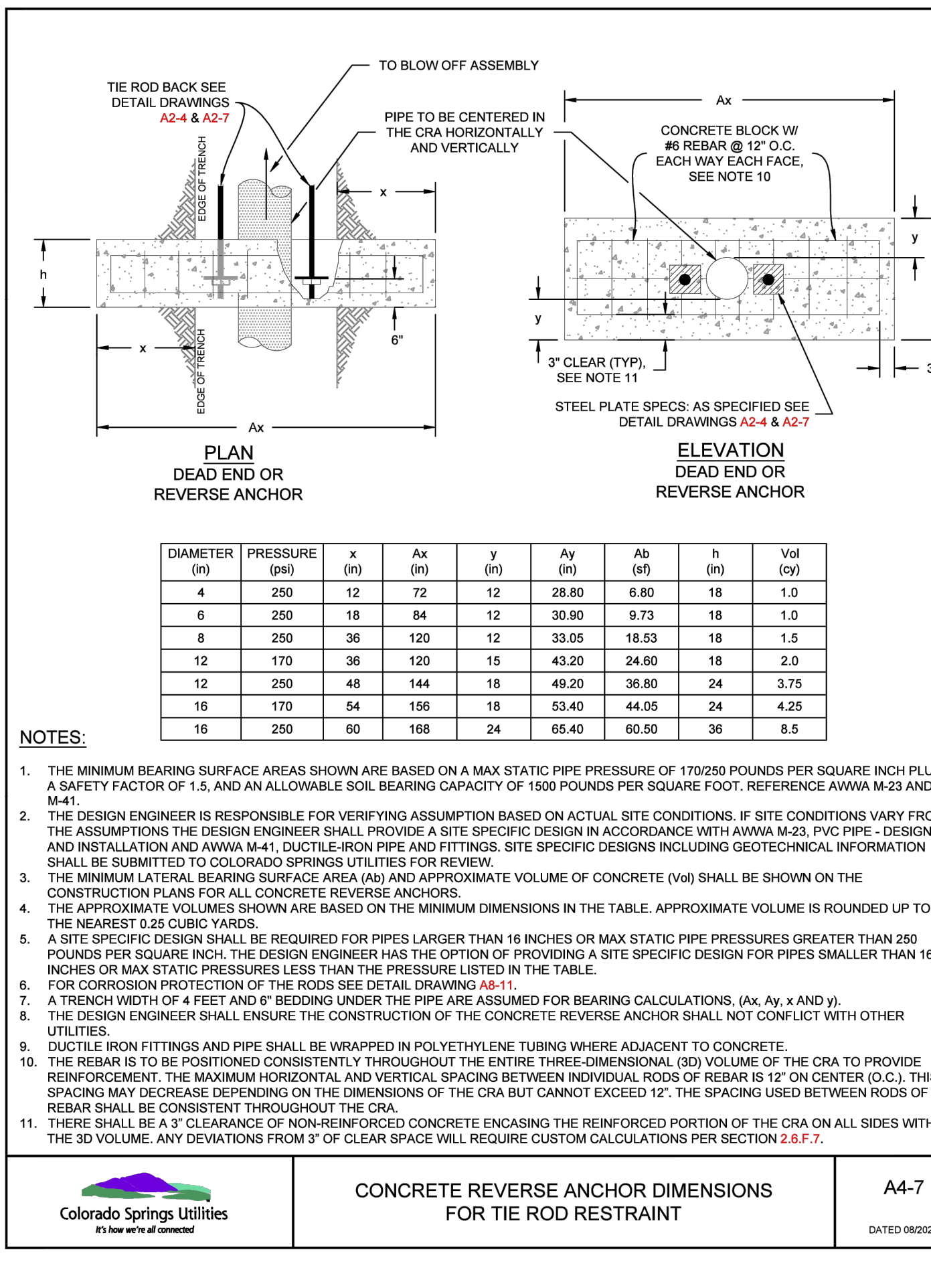
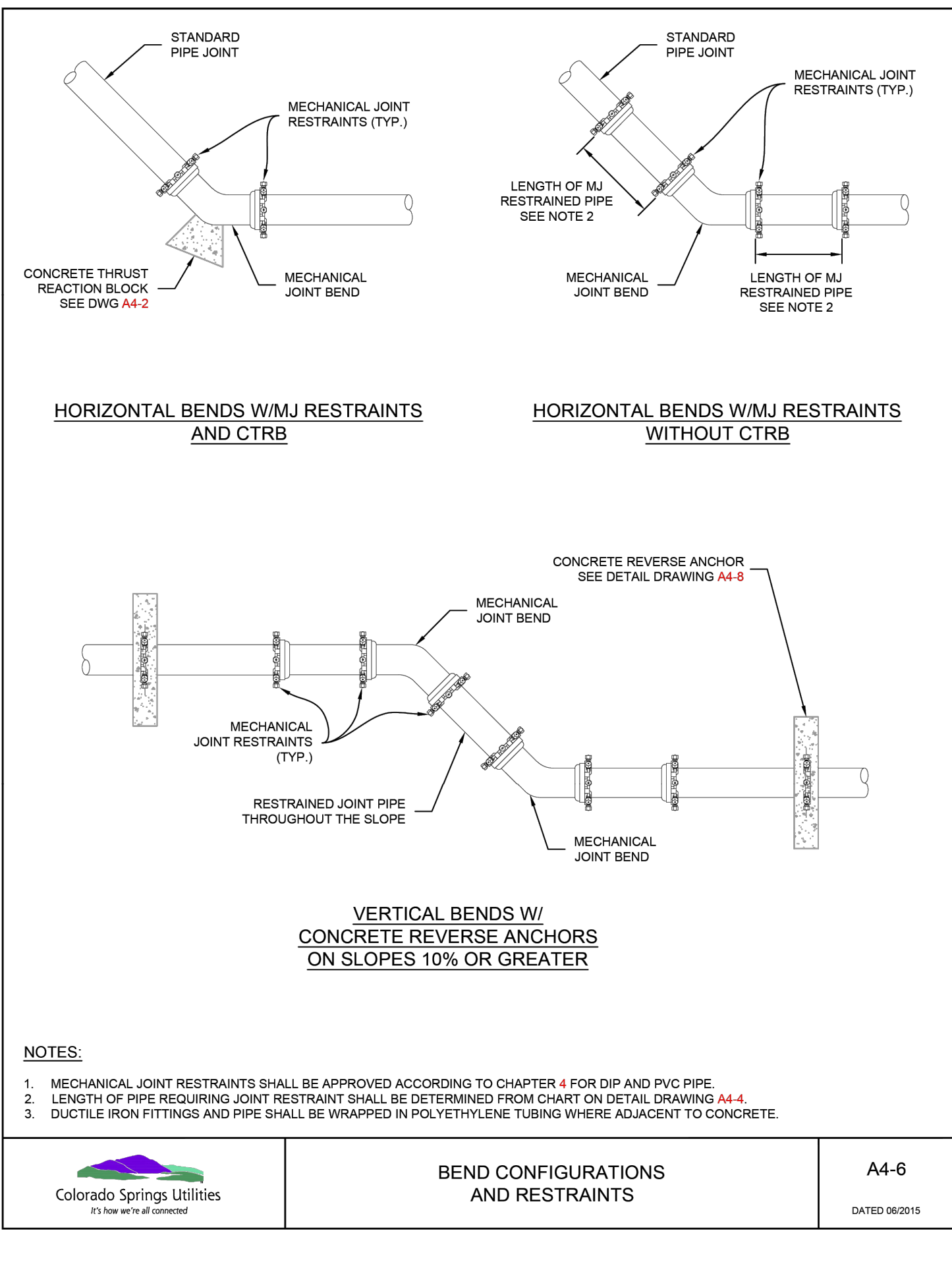
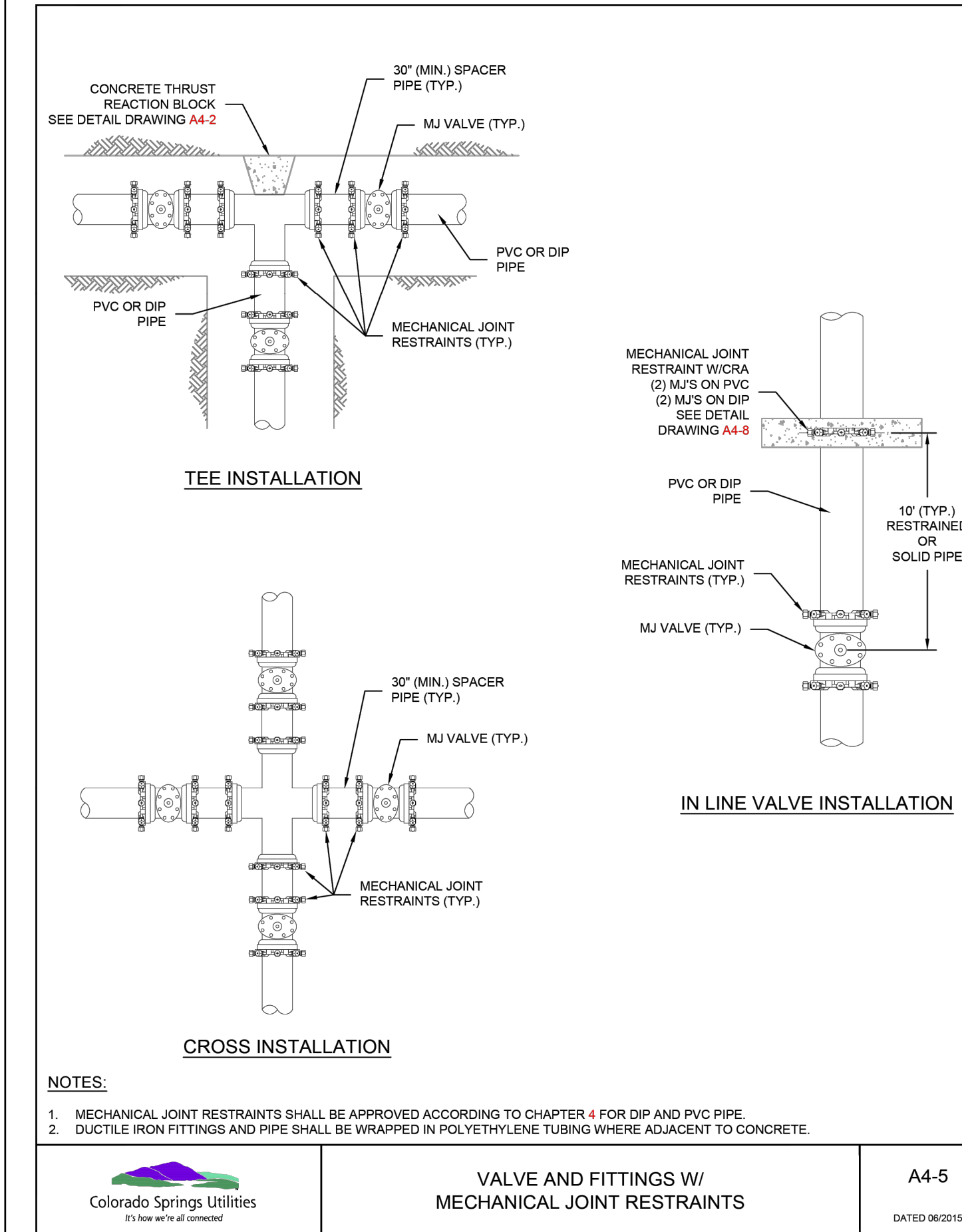
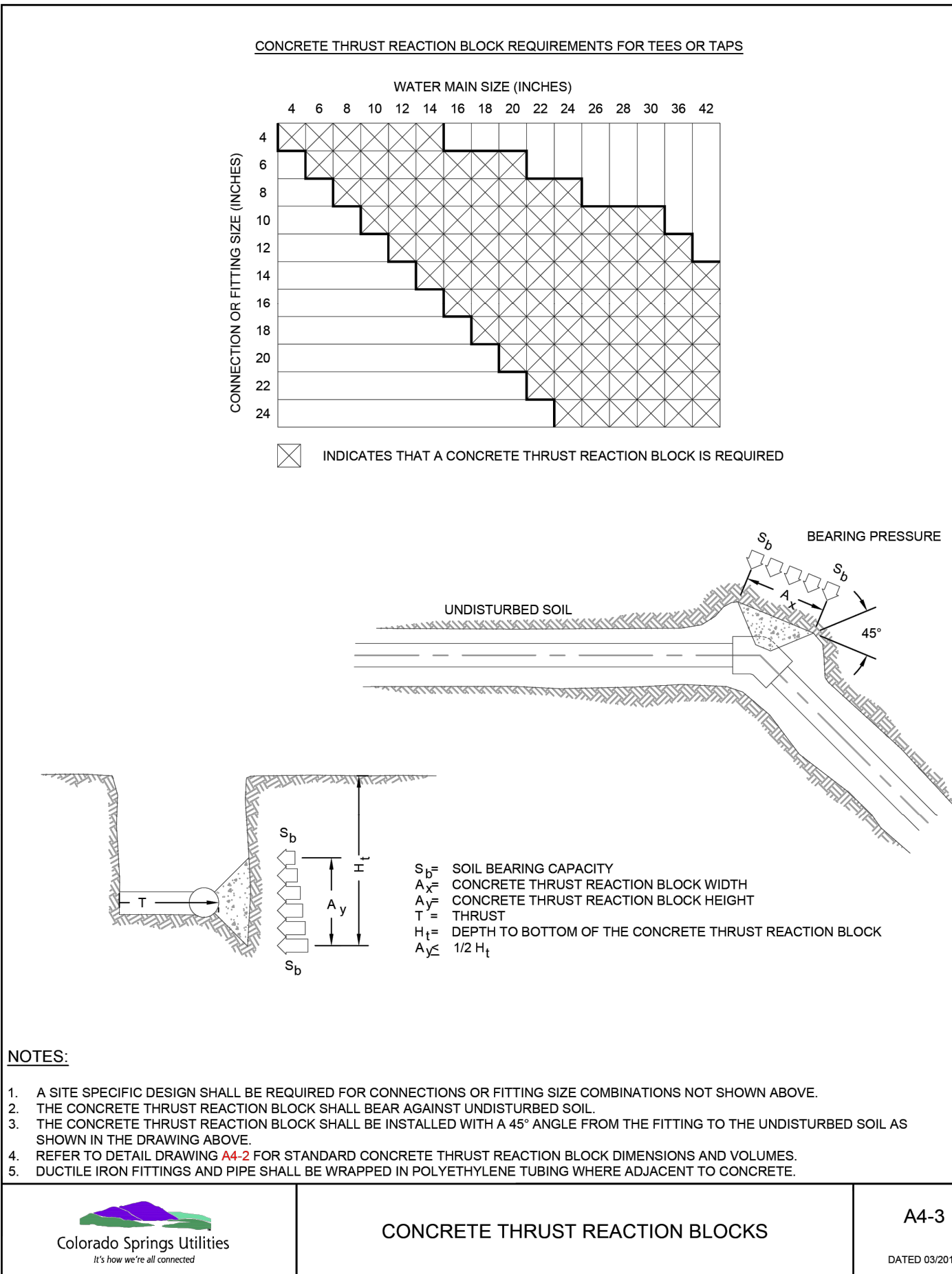
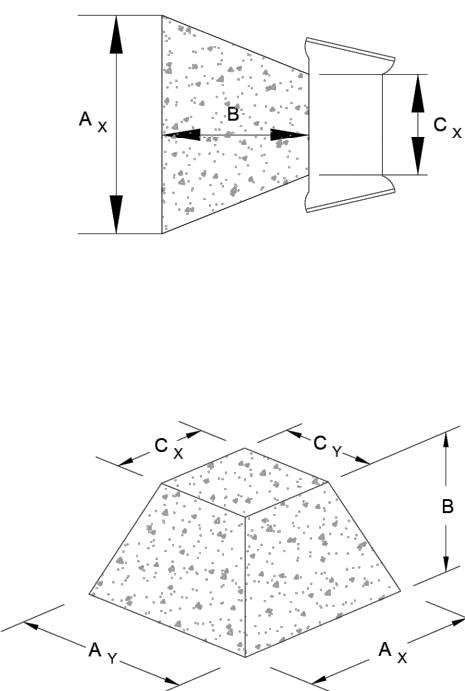
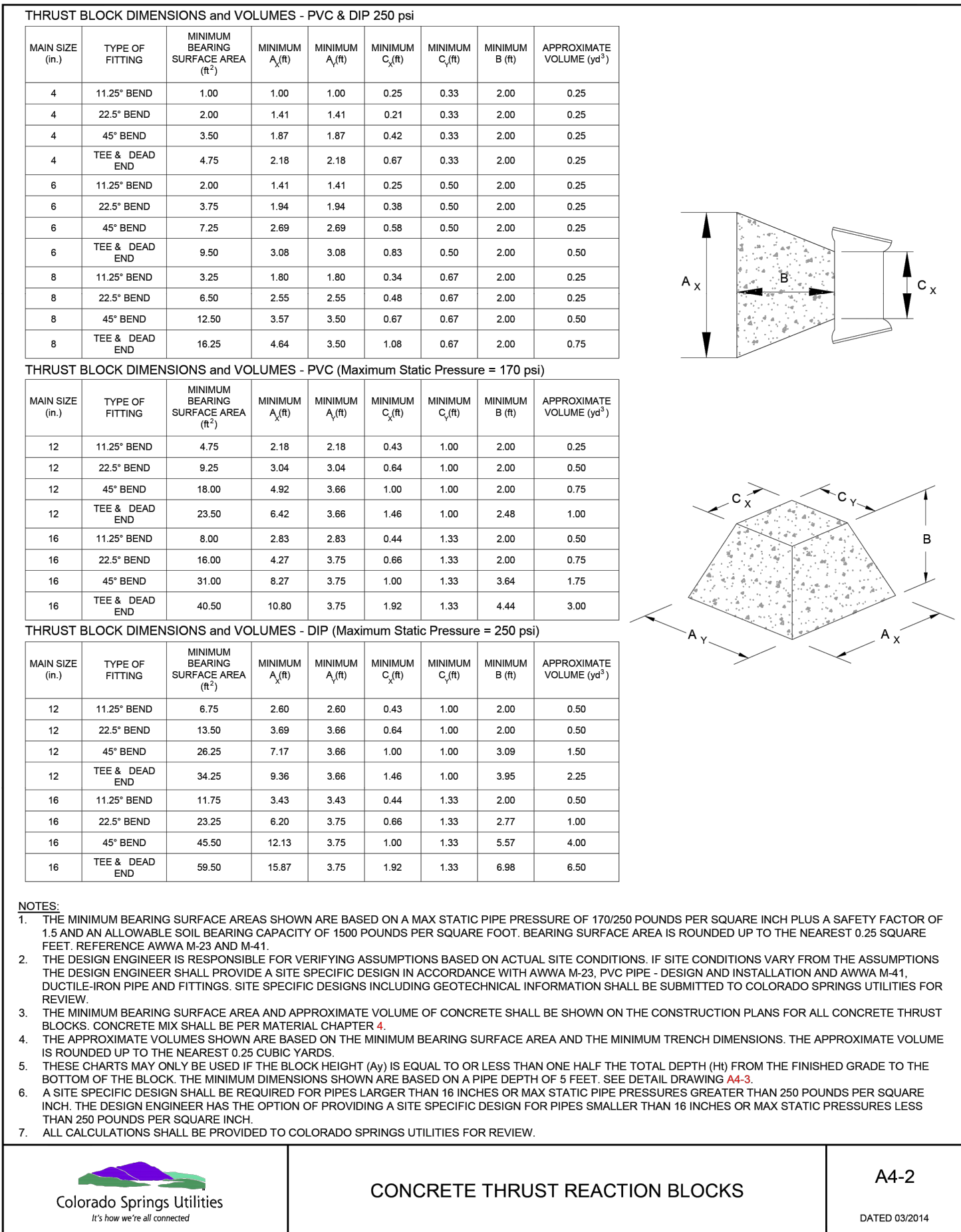
SHEET
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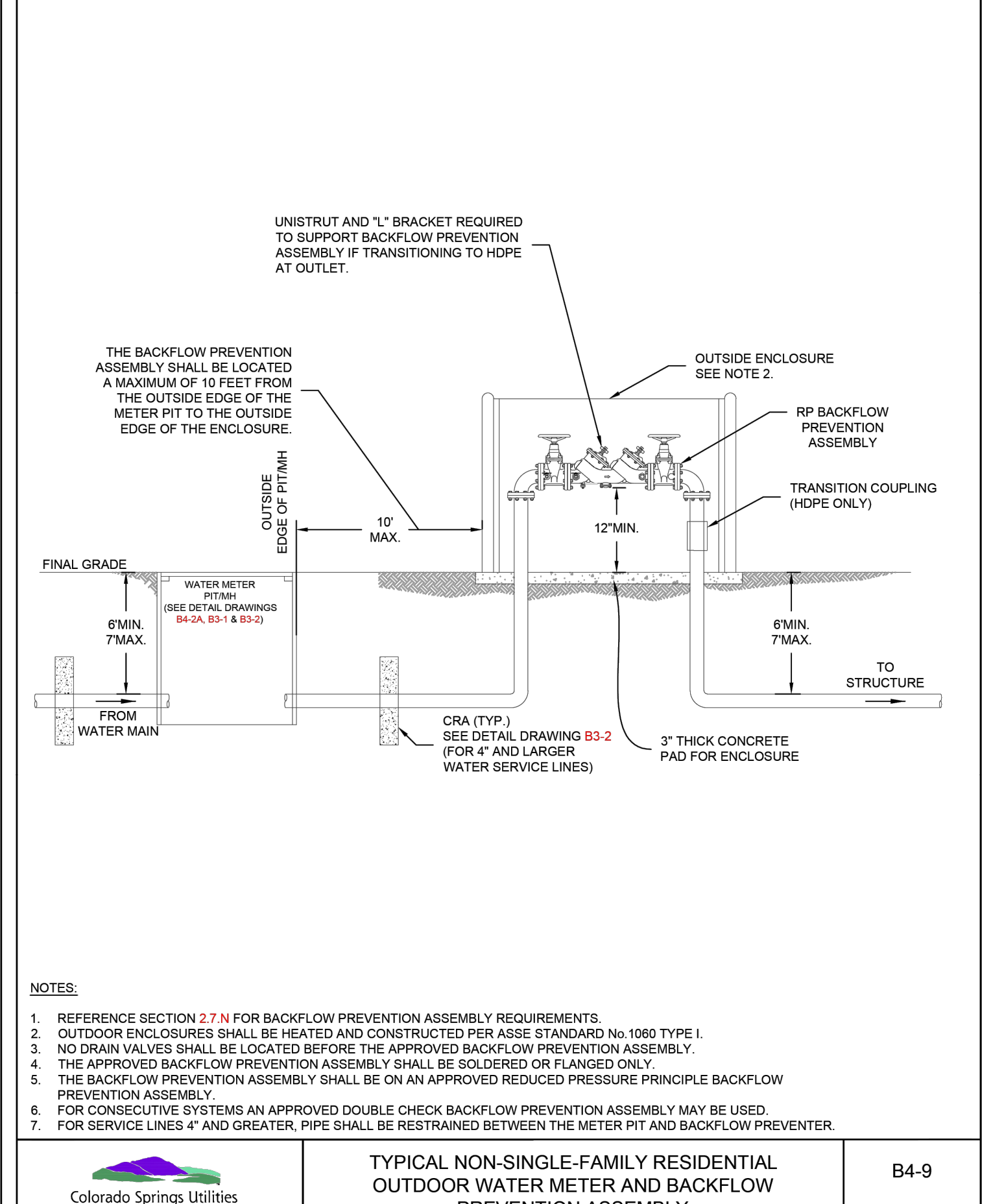
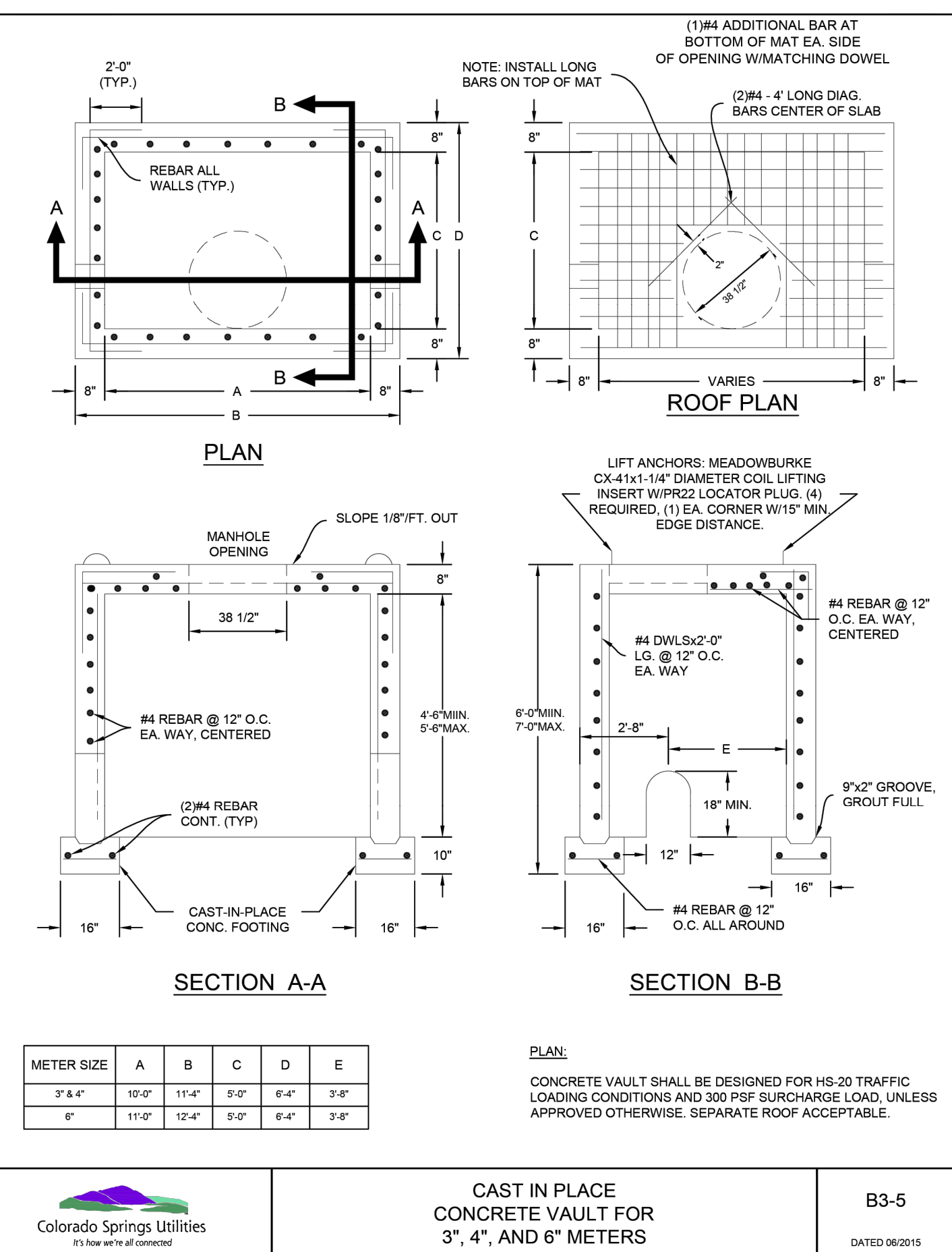
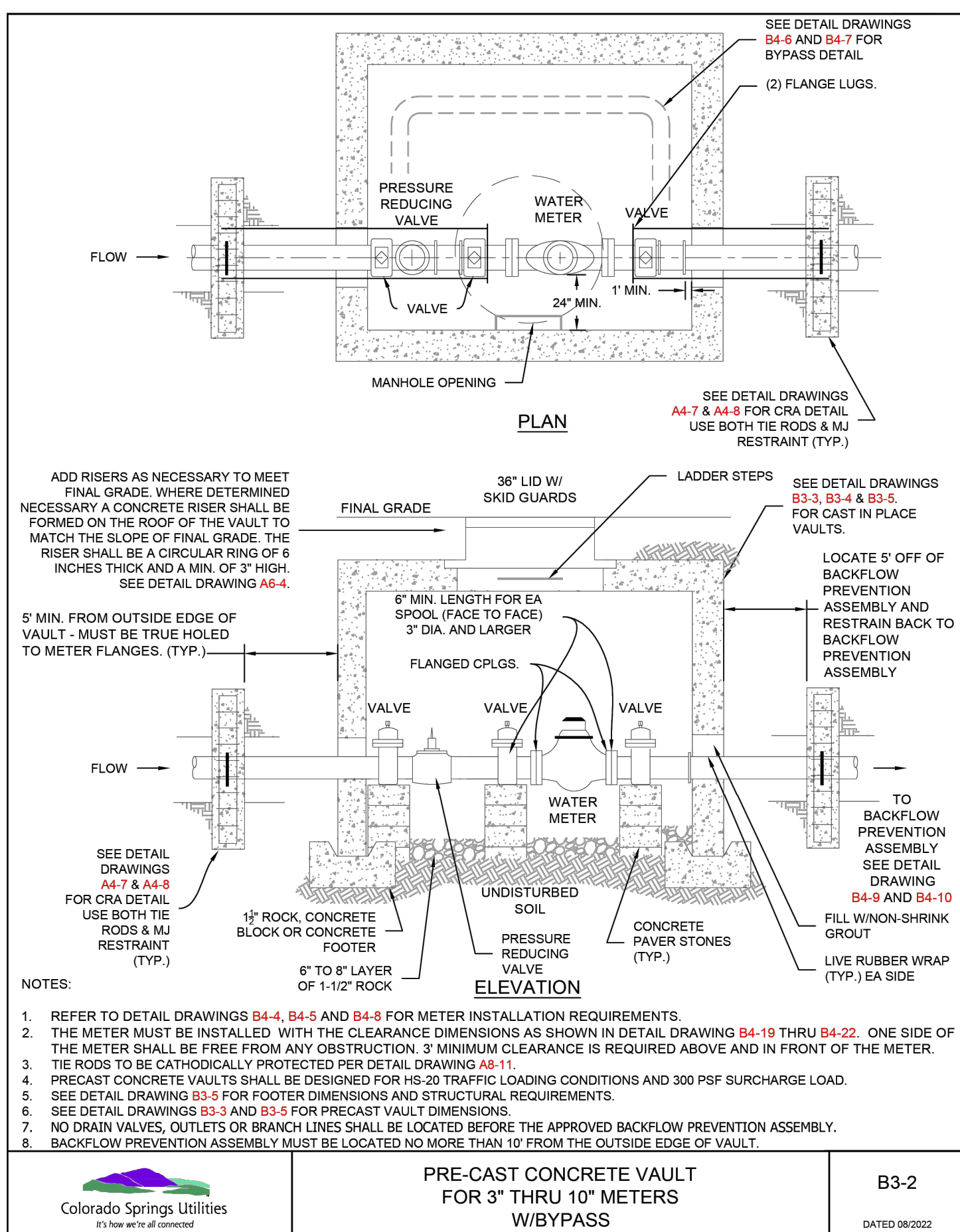
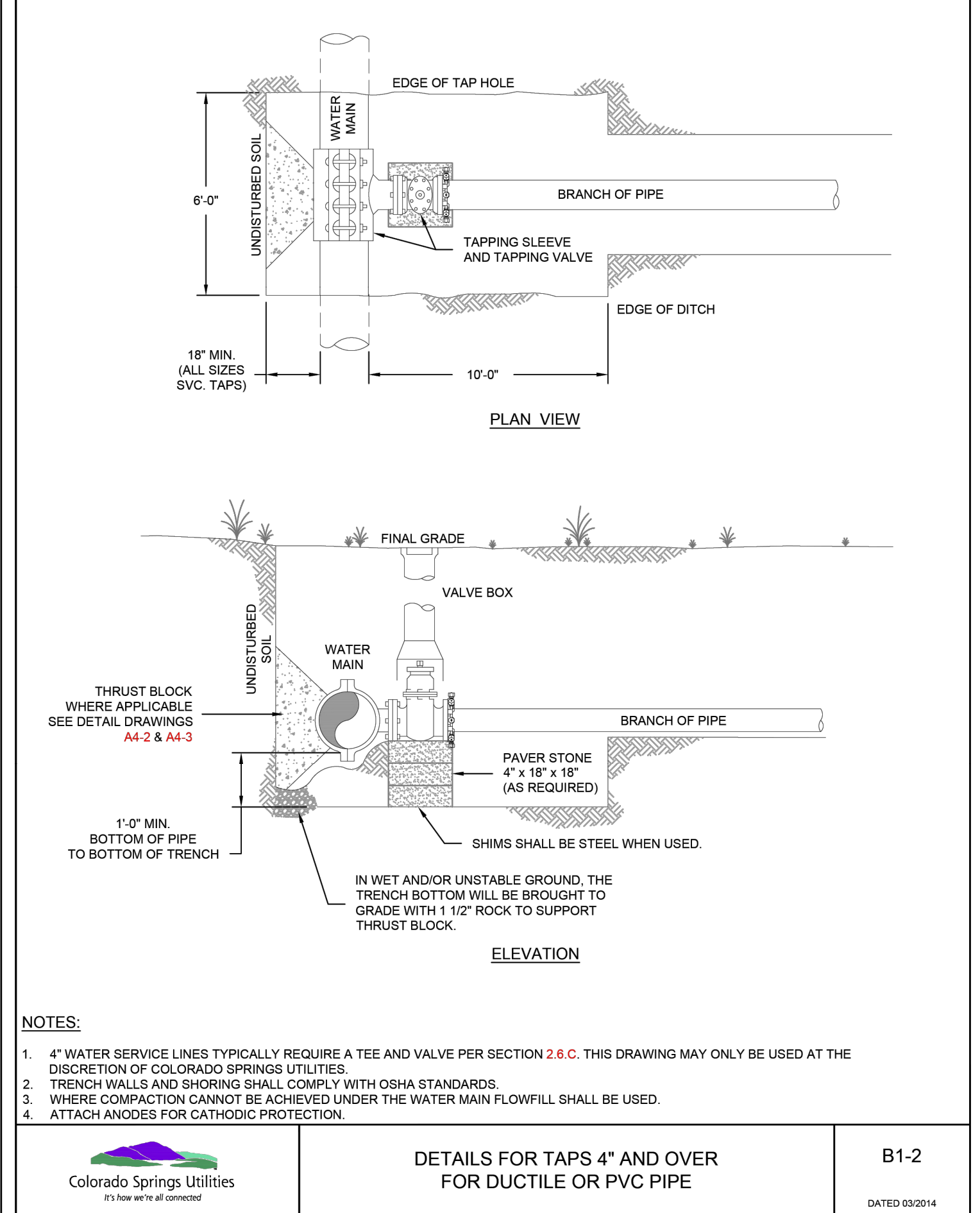
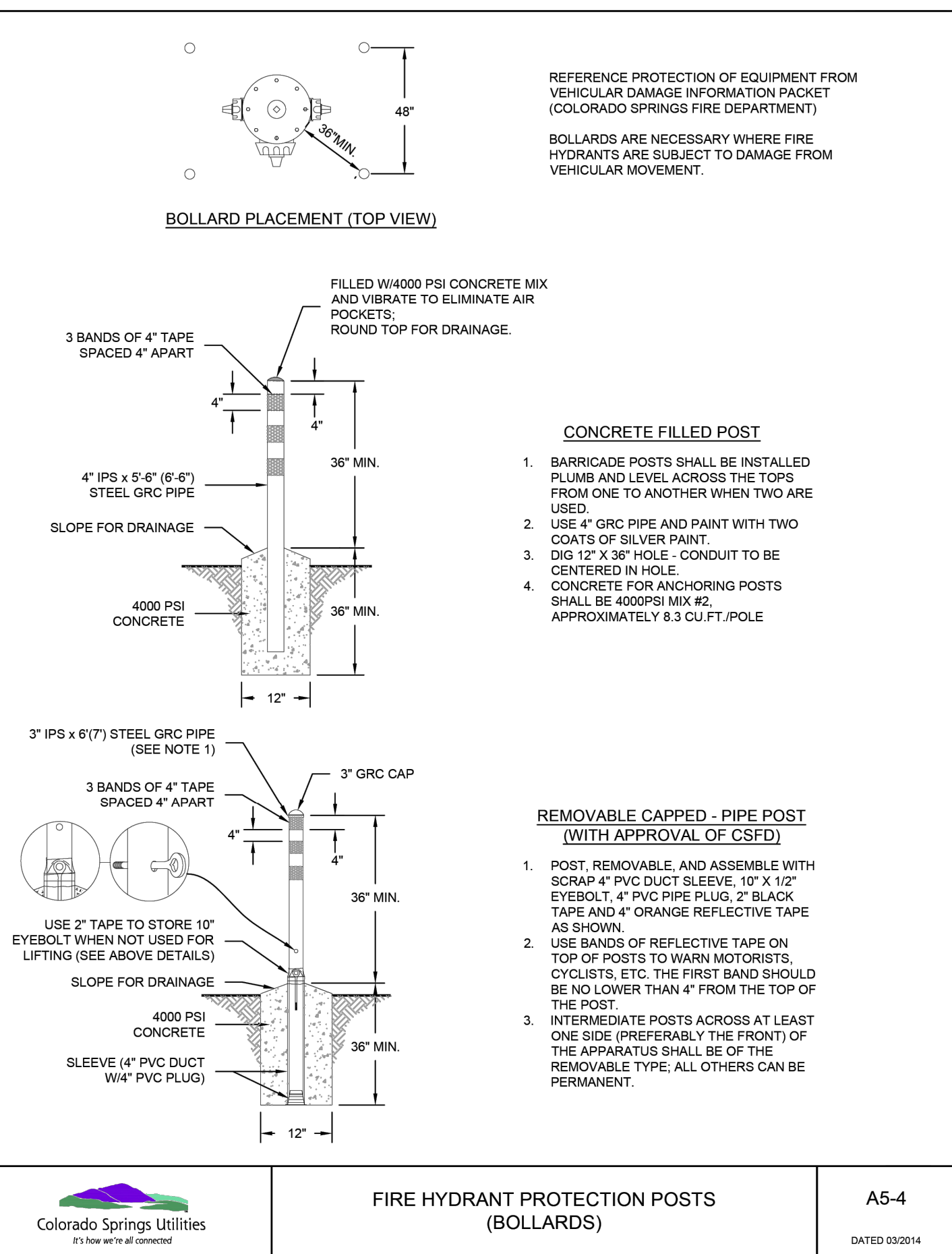
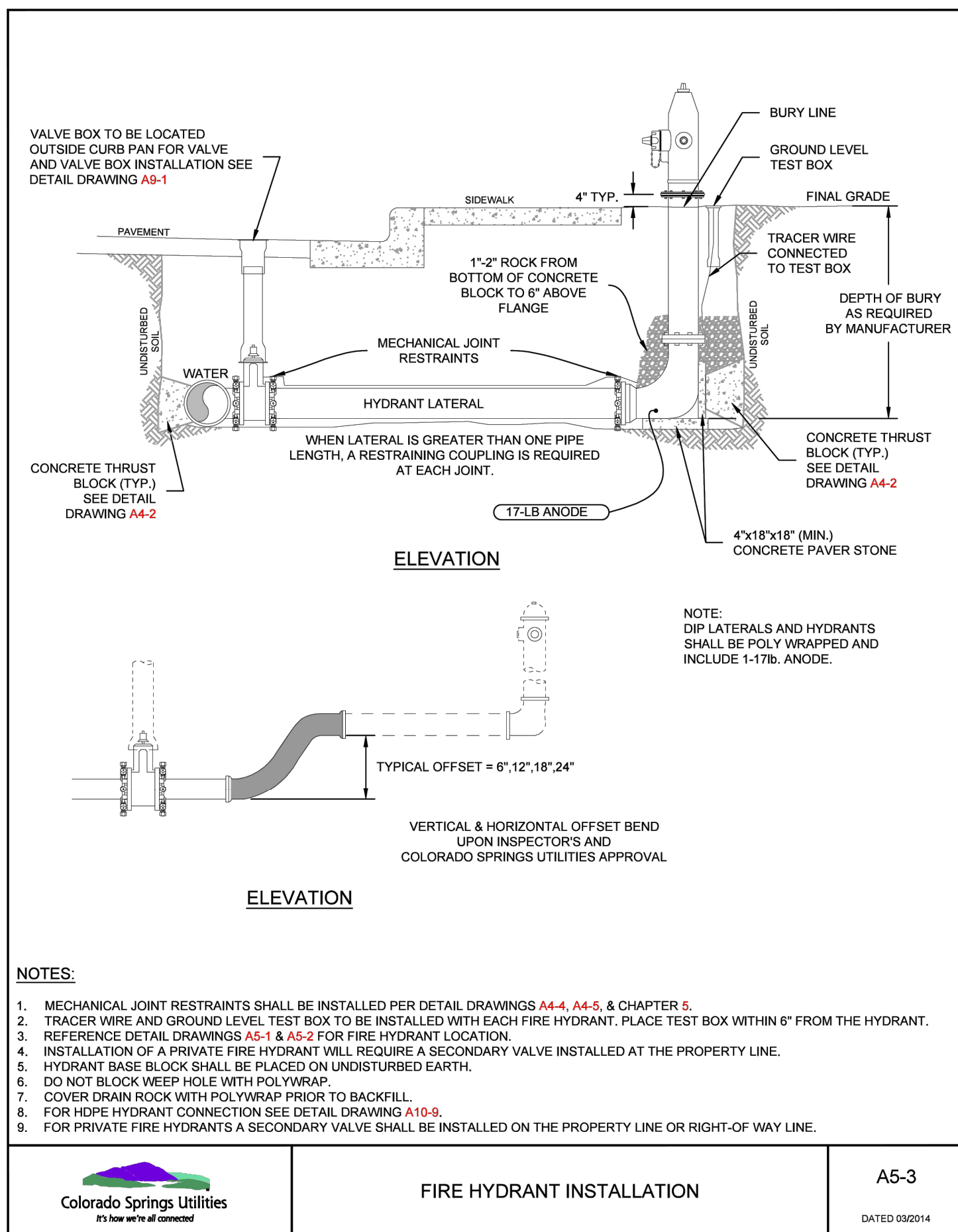
1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE DEVELOPMENT PLOT AREA, FROM RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT 24240 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. FOR ALL PROPOSED PRIVATE INFRASTRUCTURE, THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE HOA. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT 5F2420 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. DETENTION POND SHALL BE MAIN AND SECONDARY LANDSCAPE STORMWATER DRAINAGE 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 CATCH BASIN DRAIN ARE 6" OR GREATER. ALL PRIVATE STORM SEWER AND 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 (3000 DR-14).
 - 6.2. DOMESTIC MAIN AND SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING, COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
 - 6.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 6 CTS.
 - 6.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 1" PE 4710 SDR 6 CTS.
 - 6.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" (3000 DR-14).
 - 6.6. 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.
 - 6.7. ALL SANITARY CHASES SHALL BE 12" MINIMUM. THE DEVELOPMENT CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGE INSTALLATION, UP TO (1) ONE 10" CHARGING STATION STALL PER BUILDING.
9. PRIVATE SANITARY AND FIRE SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VALVE WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VALVE (3").
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 LOWERSINGS WITH DEPTHS BEYOND 6' ARE SHOWN AS EXISTING.
11. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 15" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
12. ALL APARTMENT BUILDING AND CLUBHOUSE WATER MAIN STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

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



<u>WATER ALIGNMENT 7</u>				
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°00'43.81"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)





NO.	DATE	BY	REVISION DESCRIPTION