

HILLPOINTE APARTMENTS AT PETERSON SITE DEVELOPMENT 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



VICINITY MAP

SCALE: 1" = 1000'

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

SITE DEVELOPMENT PLAN SUMMARY:

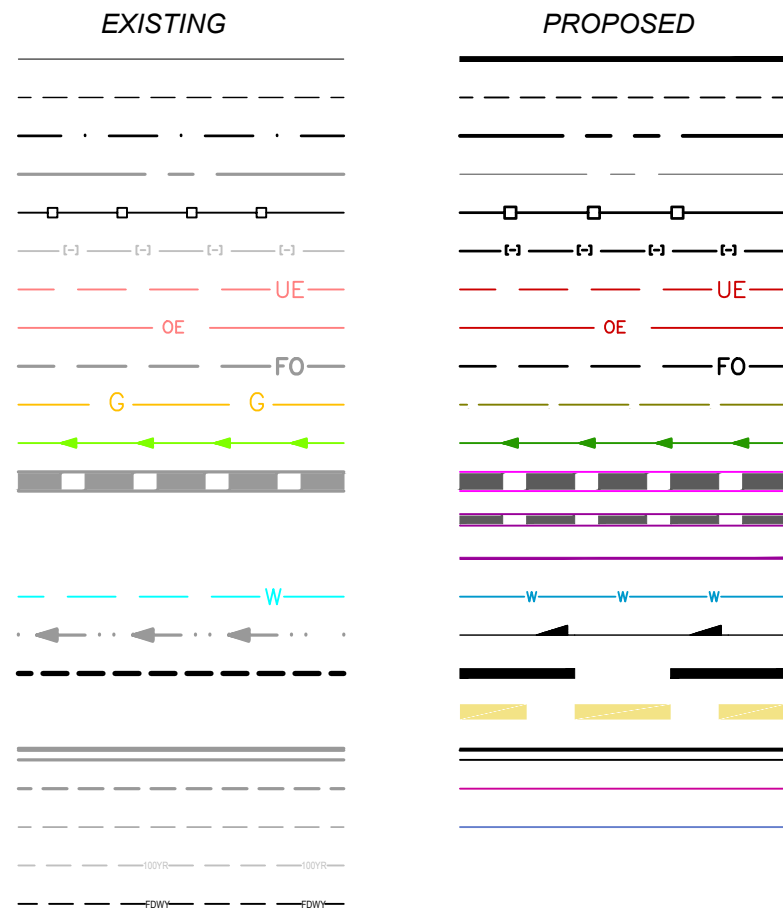
PROPERTY ADDRESS:	725 PETERSON ROAD COLORADO SPRINGS, COLORADO 80915 635 PETERSON ROAD COLORADO SPRINGS, COLORADO 80915 6902 EAST HIGHWAY 24 COLORADO SPRINGS, COLORADO 80915
PARCEL NUMBER:	PORTIONS OF 5408007001, 5408007004, 5408007008
PROPERTY AREA:	LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1 14.092 AC
EXISTING ZONING:	CR CAD-O
PROPOSED ZONING:	RM-30
CURRENT USE:	VACANT COMMERCIAL LOTS
PROPOSED USE:	RESIDENTIAL MULTI-DWELLING
PROPOSED TOTAL GROSS BUILDING AREA:	133,729 SF (3.07 AC.)
PROPOSED LOT AREA COVERAGE:	6.55 AC. PAVEMENT (46.3%) 3.07 AC. ROOF (21.7%) 4.52 AC. OPEN SPACE / LANDSCAPING (32.0%)
EXISTING PERCENT IMPERVIOUSNESS:	2.24%
PROPOSED PERCENT IMPERVIOUSNESS:	(3.07 AC. x 90% + 6.55 AC. x 100% + 4.52 AC. x 0%) / 14.41 AC. = 65.9%
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0754G, DATED DECEMBER 7, 2018) PER THIS MAP THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN
TYPE OF CONSTRUCTION:	APARTMENTS - TYPE VA CLUBHOUSE/FITNESS - TYPE VB GARAGES - TYPE VB
FIRE SYSTEM:	APARTMENTS - SPRINKLER PER NFPA 13R
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	35.25' (USING MID-POINT OF PITCHED ROOF)
FRONT SETBACK (NORTH):	25.0'
SIDE SETBACK (WEST/EAST):	15.0'
REAR SETBACK (WEST/SOUTH):	15.0'
SCOPE OF WORK:	PROPOSED ARE NINE (9) MULTI-FAMILY APARTMENT BUILDINGS TOTALING 300 UNITS, SITE AMENITIES CLUBHOUSE AND FITNESS BUILDINGS, MAIL ROOM BUILDING, SITE PARKING LOT.
CONSTRUCTION:	SPRING 2027
FINAL STABILIZATION:	SUMMER 2028

NOTES:

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THERE ARE NO IDENTIFIED GEOHAZARDS ON THE SITE THAT WOULD PROHIBIT DEVELOPMENT PER THE GEOTECHNICAL REPORT BY VALLEYSHORE ENGINEERING, LLC, DATED OCTOBER 8, 2025.
- THE SITE DOES NOT FALL WITHIN A FEMA FLOOD ZONE PER FIRM PANEL 08041C0754G, EFFECTIVE DATE OF DECEMBER 7, 2018.

LEGEND

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



SANITARY SEWER

CLEAN OUT
MANHOLE
PLUG

WATER

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

DRY UTILITIES

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

MISCELLANEOUS

SIGN
BOLLARD
ACCESSIBLE PARKING
PARKING COUNT

PROJECT CONTACTS:

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

DEVELOPER
HILLPOINTE, LLC.
3773 CHERRY CREEK DRIVE NORTH
SUITE 801 EAST TOWER
DENVER, CO 80209
CONTACT: MARK FOSTER
EMAIL: MFOSTER@HILLPOINTE.COM

APPLICANT/OWNER'S REPRESENTATIVE
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: COLLEEN MONAHAN
EMAIL: CMONAHAN@HRGREEN.COM

CIVIL ENGINEER
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE:
HR GREEN DEVELOPMENT, LLC.
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COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

GEOTECHNICAL ENGINEER
VALLEYSHORE ENGINEERING, LLC.
127 GRAND VISTA
VONORE, TENNESSEE 37885
TELE: (865) 900-3286
ATTN: SAUL MOSLEHY, PHD.

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

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

SHEET INDEX:

- COVER
- SITE PLAN
- SIGNAGE AND STRIPING
- DETAILED PUBLIC ROADWAY IMPROVEMENTS
- PRELIMINARY GRADING PLAN
- UTILITY PLAN
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- PCM PLAN & DETAILS
- FOREBAY & DETAILS
- SITE DETAILS I
- SITE DETAILS II
- SITE DETAILS III
- SITE DETAILS IV

PARKING SPACE CALCULATIONS						
AREA TYPE	# OF DU'S OR AREA	SEAT/PARKING RATIO	REQUIRED SPACES	ADA STANDARD STALLS REQ'D.	ADA VAN STALLS REQ'D	
RESIDENTIAL, MULTI-FAMILY						
STUDIO OR EFFICIENCY		1.1 SPACES PER DU				
1 BEDROOM		1.5 SPACES PER DU				
2 BEDROOM	300	1.7 SPACES PER DU	510	11	5	
3 BEDROOM		2.0 SPACES PER DU				
GUEST		1 SPACE PER 3 DU				
TOTAL	300		510	11	5	
	STD. SURFACE STALLS	ADA SURFACE STALLS	STD. GARAGE STALLS	ADA GARAGE STALLS	TOTAL STALLS	PARKING RATIO
PROPOSED PARKING	428	24	58	2	512	1.71

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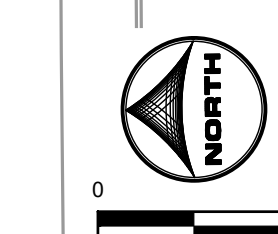
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
COVER

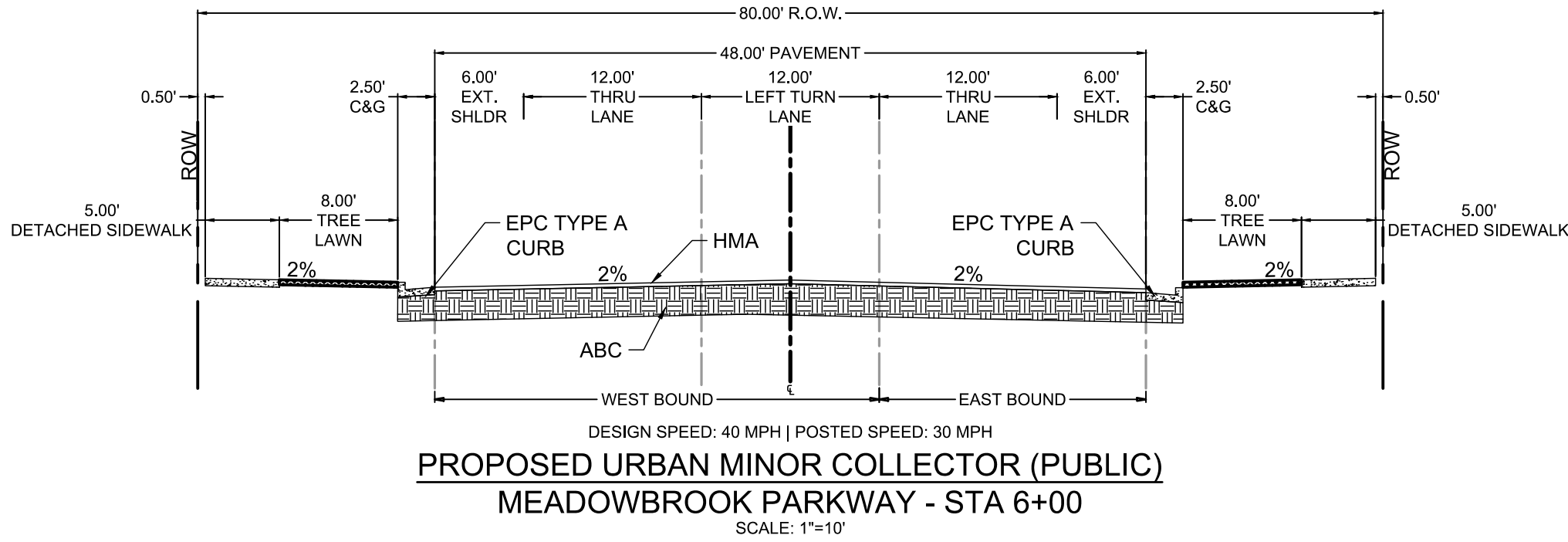
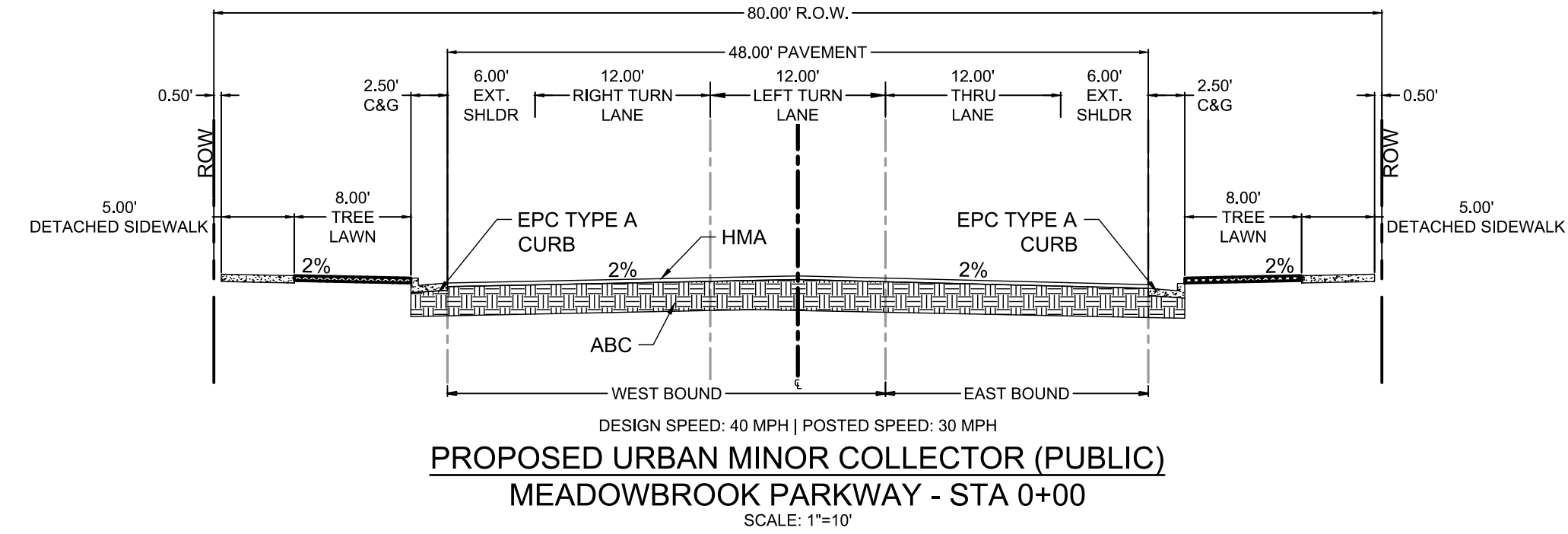
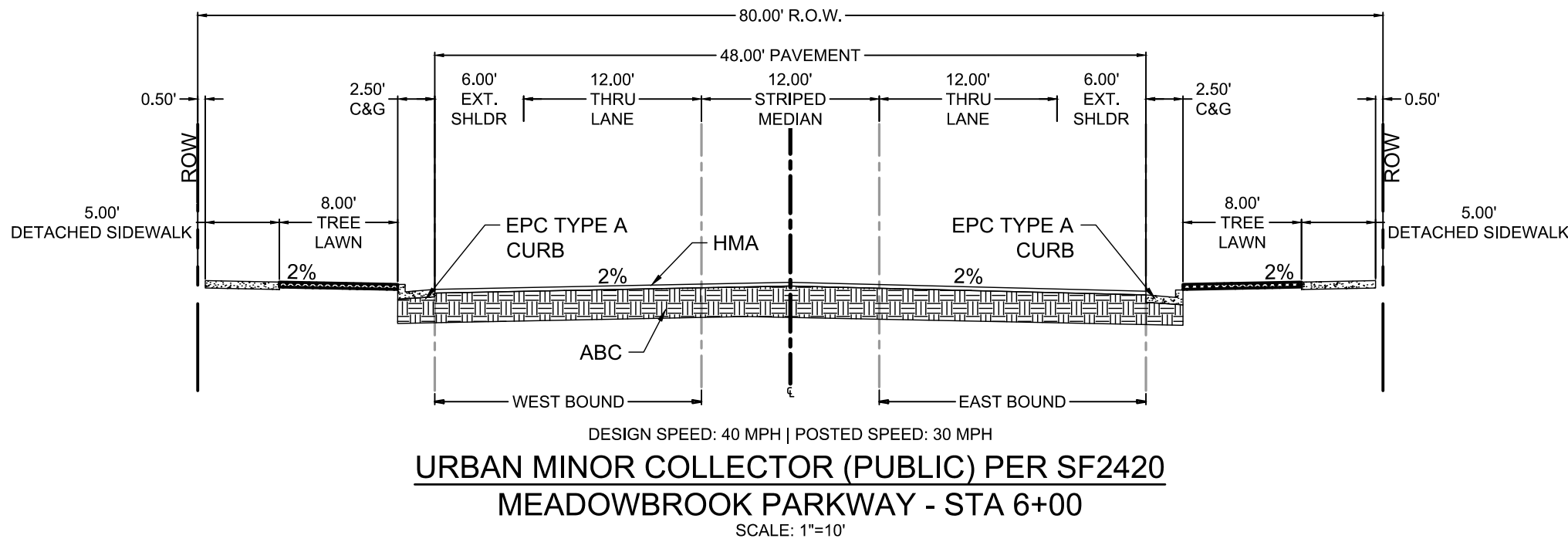
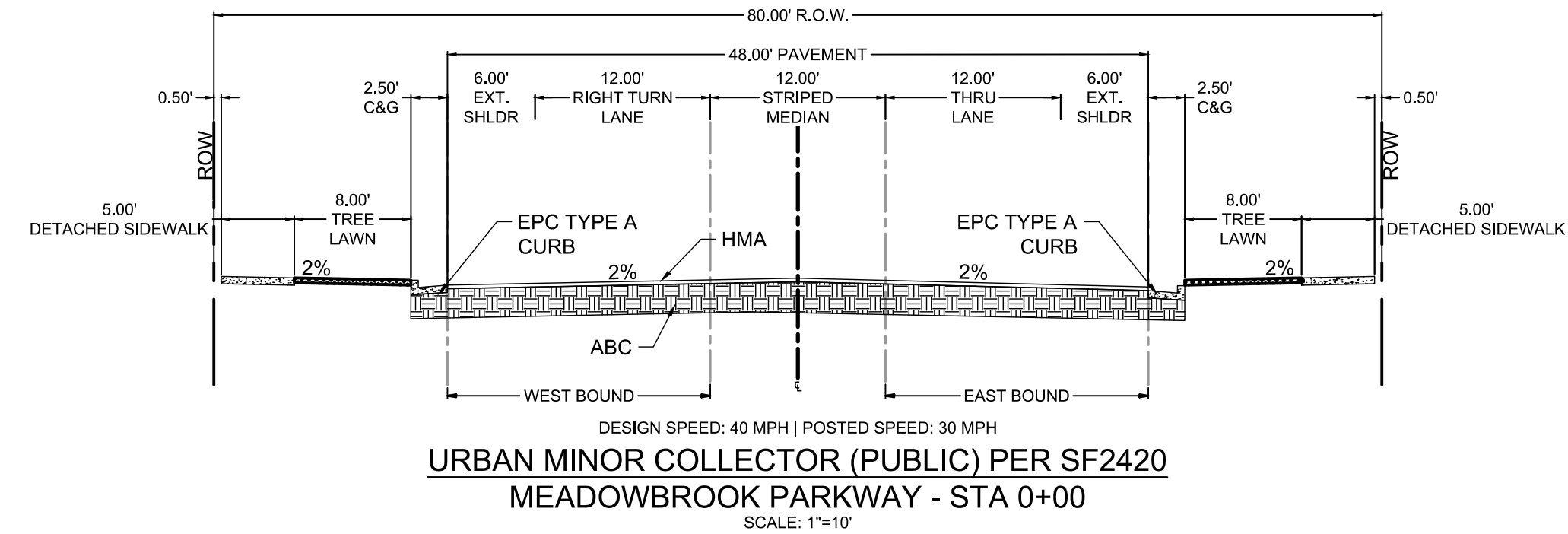
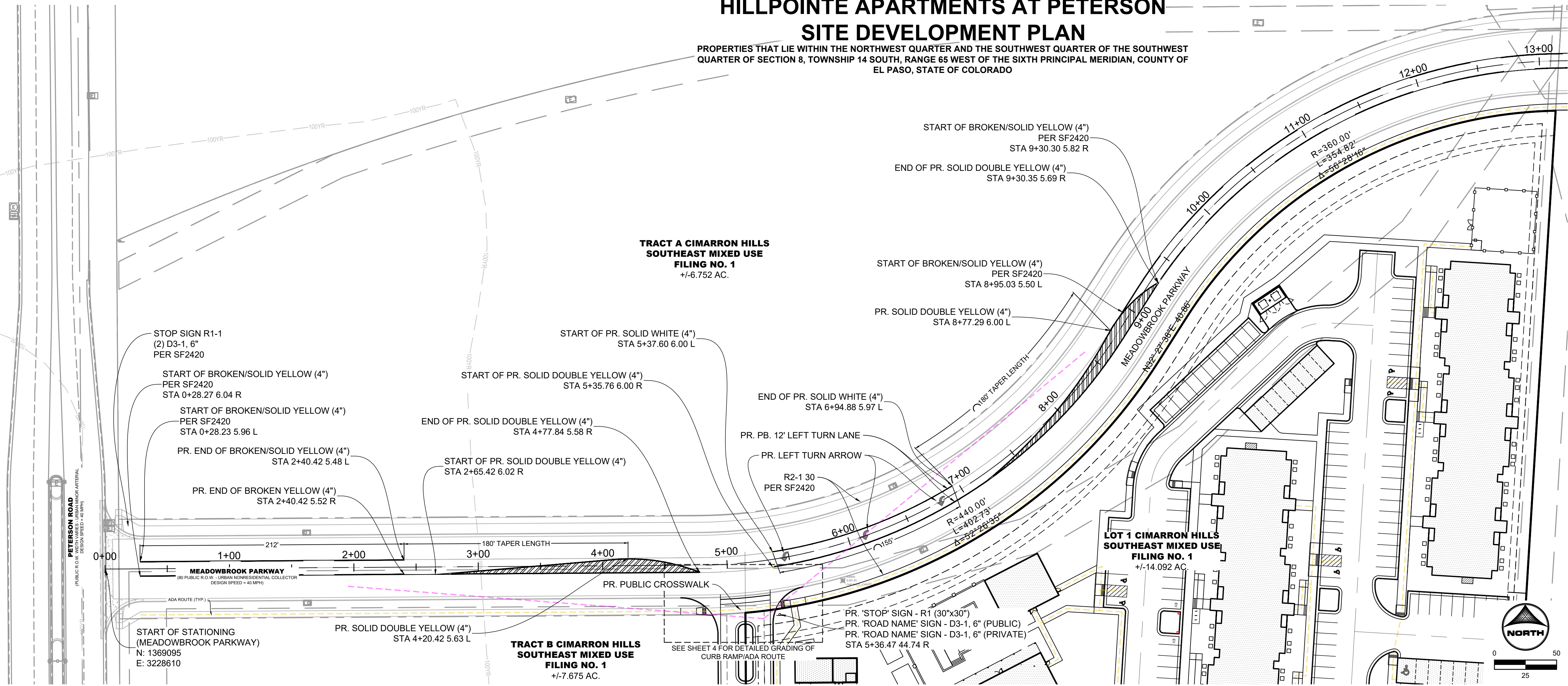
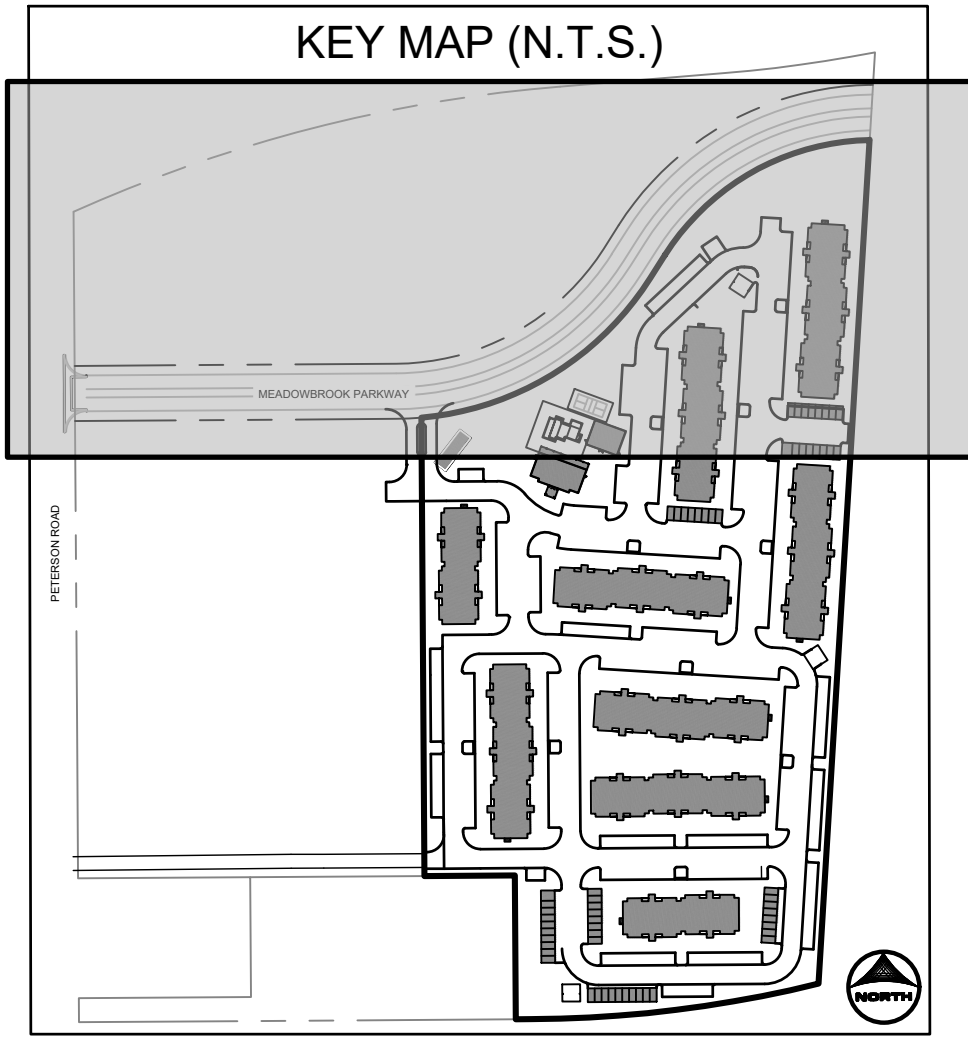
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HILLPOINTE APARTMENTS AT PETERSON
SITE DEVELOPMENT PLAN

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



GENERAL NOTES:

- ALL STRIPING AND SIGNAGE TO REMAIN UNLESS CALLED OUT OTHERWISE ON THIS PLAN.

LIGHT POLE NOTES:

- LIGHT POLE LOCATIONS WITHIN URBAN COLLECTOR ROADWAY AREAS ARE PER CRITERIA IN THE EGM 4.3.5.D.2 AND TABLE 2-6 WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
- PROPOSED LIGHT POLE LOCATIONS WITHIN THE URBAN COLLECTOR ROADWAY AREAS ARE 30' FROM EOA.

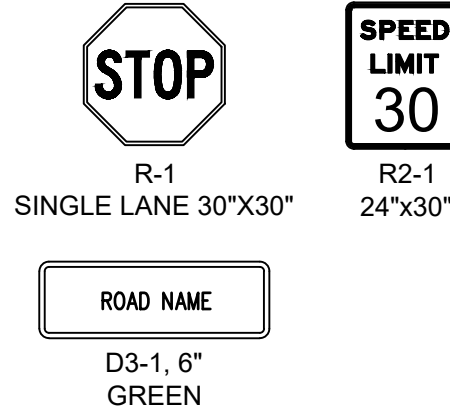
CONSTRUCTION NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
- ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN ACCORDANCE WITH THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

EL PASO COUNTY SIGNAGE & STRIPING NOTES:

- ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING "U" UPPER AND LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING "U" UPPER AND 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 D4958 TYPE XI SHEETING REQUIREMENTS.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE 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 DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

SIGNAGE LEGEND:



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

SITE DEVELOPMENT PLAN
SIGNAGE AND STRIPING

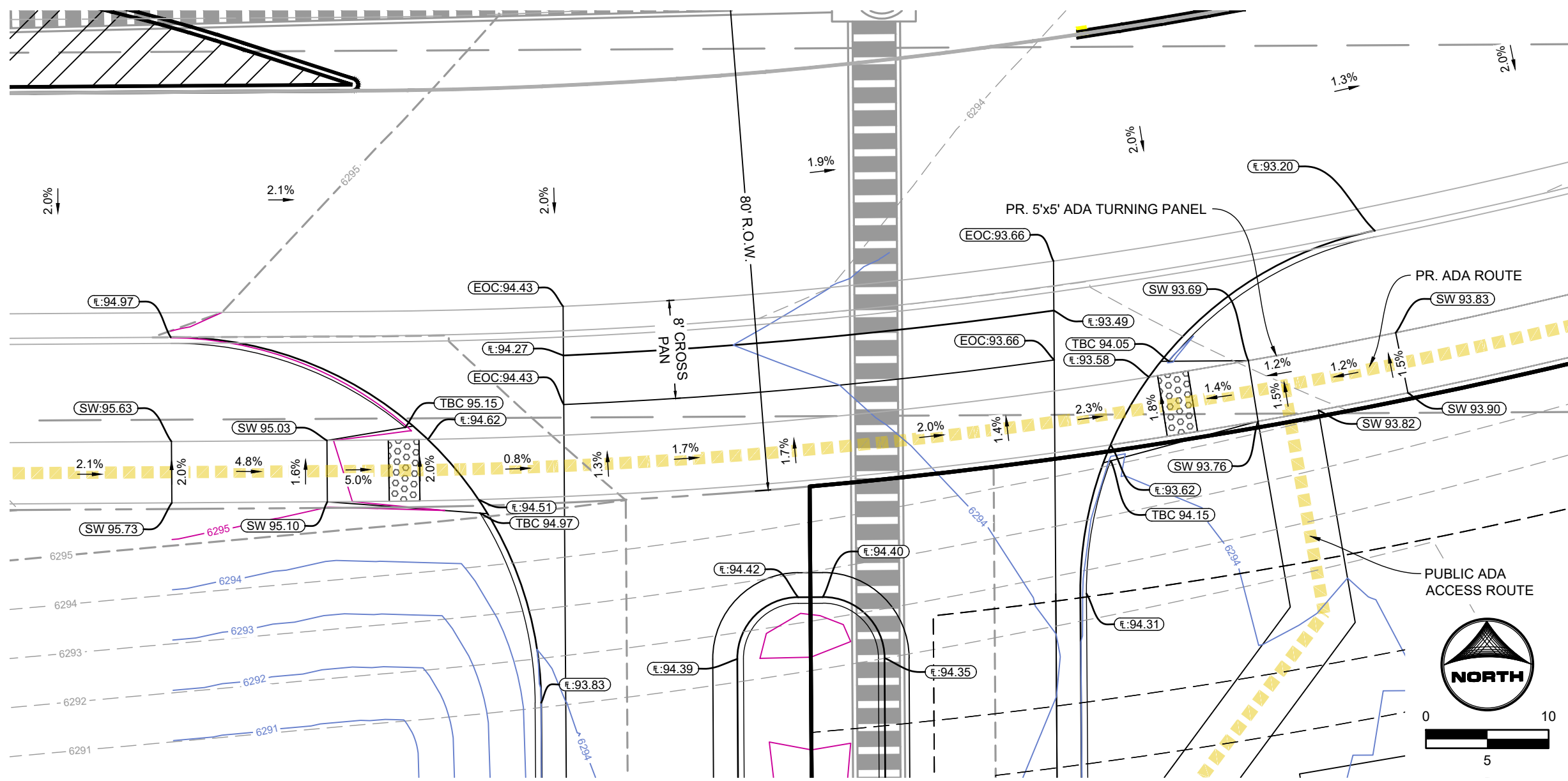
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PCD FILE NO.: PPR-26-13

HILLPOINTE APARTMENTS AT PETERSON
SITE DEVELOPMENT PLAN

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DETAIL A - PUBLIC SIDEWALK AND ADA ROUTE

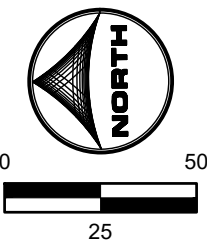
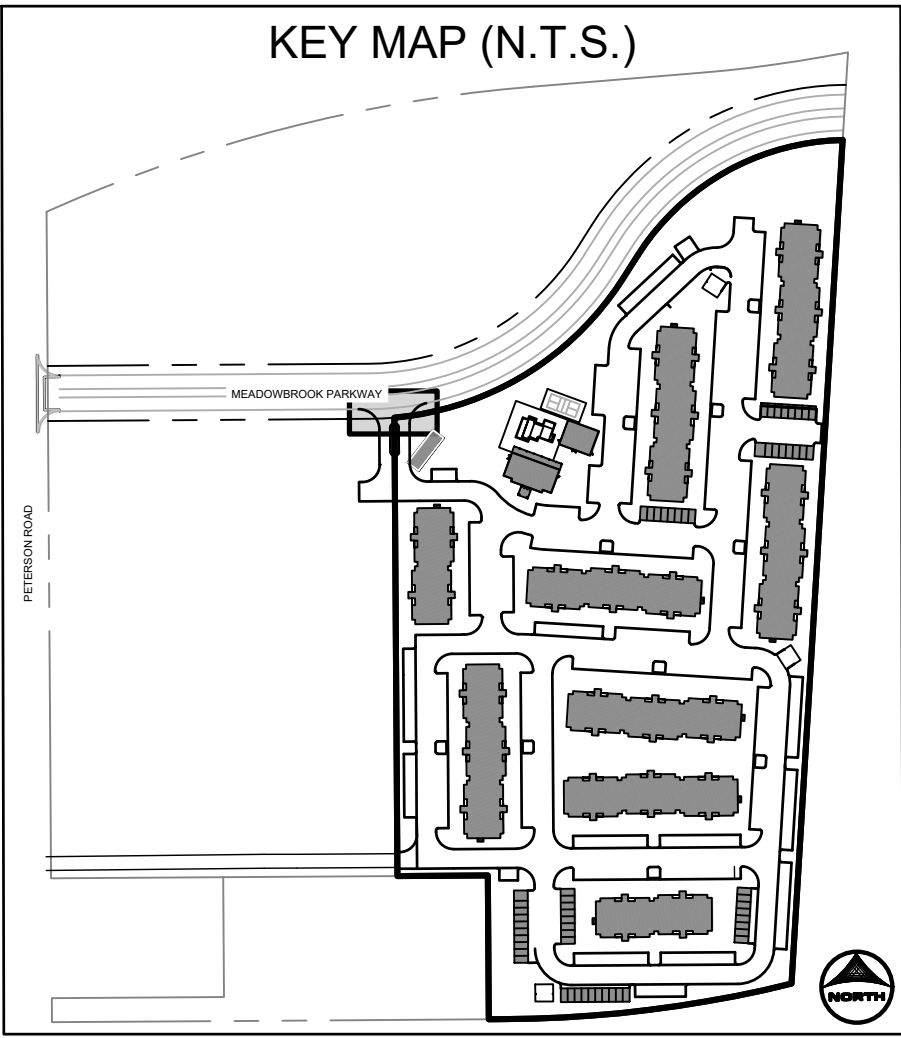


ADA DESIGN STANDARD NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ABBREVIATIONS

ADA	THE AMERICANS WITH DISABILITIES ACT
EPC	EL PASO COUNTY
EX	EXISTING
FL	FLOW LINE
PED	PEDESTRIAN
PR	PROPOSED
PUB	PUBLIC
PVT	PRIVATE
ROW	RIGHT OF WAY
SW	SIDEWALK
TBC	TOP OF BACK OF CURB



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APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/14/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\Public ROW Detailed Grading

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

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

SITE DEVELOPMENT PLAN
DETAILED PUBLIC ROADWAY IMPROVEMENTS

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HILLPOINTE APARTMENTS AT PETERSON
SITE DEVELOPMENT PLAN

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GRADING NOTES:

1. ALL PUBLIC SIDEWALK ALONG MEADOWBROOK PARKWAY HAS 2.0% CROSS SLOPE AND A MAXIMUM OF 5.0% LONGITUDINAL SLOPE TO MEET ADA CRITERIA.
2. ALL PRIVATE SIDEWALK ON THIS PLAN HAS A CROSS SLOPE OF 1.5% AND A MAXIMUM OF 5.0% LONGITUDINAL SLOPE UNLESS OTHERWISE CALLED OUT. NO AREA OF PRIVATE SIDEWALK SHALL EXCEED 2.0% CROSS SLOPE AND 8.3% LONGITUDINAL SLOPE TO MEET ADA CRITERIA.
3. ALL GRADING AT THE EXTERIOR OF BUILDING FOUNDATIONS HAS A MINIMUM OF 8" VERTICAL SEPARATION BETWEEN TOP OF FOUNDATION AND EXTERIOR FINISHED GRADE.
4. ALL GRADING AT THE EXTERIOR OF BUILDING FOUNDATIONS HAS POSITIVE DRAINAGE AWAY FROM THE FOUNDATION FOR A MINIMUM OF 5.0% FOR THE FIRST 10 FEET RESULTING IN A MINIMUM VERTICAL DROP OF 8" AT A DISTANCE 10 FEET AWAY FROM THE BUILDING. ANY HARDSCAPE WITHIN THE FIRST 10 FEET OF THE FOUNDATION HAS A MINIMUM OF 1.5% SLOPE AWAY FROM THE BUILDING. E.G. SIDEWALKS AT ENTRY POINTS.
5. ALL LANDSCAPE SWALES HAVE SUMP CONDITION LANDSCAPE INLETS OF 12" DIAMETER WITH GRATES. LANDSCAPE SUMP LOCATIONS HAVE A MINIMUM FREEBOARD OF 1.0' VERTICAL FEET TO THE TOP OF FOUNDATION OF THEIR NEAREST RESPECTIVE BUILDING. ALL LANDSCAPE SUMP INLETS HAVE EMERGENCY OVERFLOW CONDITIONS THAT RESULT IN OVERTOPPING OF THE ADJACENT PRIVATE SIDEWALK, AWAY FROM THE BUILDING, AND INTO THE ADJACENT DRIVE AISLE.
6. BUILDINGS ARE ADA ACCESSIBLE FROM ALL ENTRIES ON ONE SIDE OF THE BUILDING, AT A MINIMUM. ENTRY LOCATIONS REQUIRING STEPS/RISERS ARE CALLED OUT WITH RISER VERTICAL HEIGHTS WHICH VARY. ALL STEPS ARE 11" IN TREAD WIDTH. ADA RAMPS ARE CALLED OUT WHERE REQUIRED. ALL ADA RAMPS HAVE TURNING PANELS THAT DO NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. ALL ADA RAMPS HAVE A MAXIMUM 8.3% LONGITUDINAL SLOPE AND HAVE HANDRAILS.
7. ALL ADA PARKING STALLS INCLUDING MIDDLE STRIPED ACCESSIBLE ROUTE STALL ARE CONSTRUCTED WITH PERVIOUS PAVERS.
8. SEE SHEET # FOR PAVEMENT SECTIONS INCLUDING TYPICAL CROWN OR INVERSE CROWN SLOPES.

AURORA CROSSROADS APARTMENTS
7010 - 7285 CROSSBUCK PT.
SCH. NO. 5408305001
PLAT NO. R14975
ZONING: CR RS-5000 CAD-O
LEGAL: LOT 1 CROSSROADS MIXED USE FIL. NO. 1
AREA: 12.7 AC.
USE: MULTI-UNITS (9 & UP)

160 LF OF SITE WALL, AVG. HT. OF 24",
MAX. HT. OF 36"
PROPERTY BOUNDARY (TYP.)

10' UTIL. ESMT.
BK T-3, PG 112

TRACT A
+/-6.752 AC.

TRACT B
+/-7.675 AC.

TRACT C
+/-2.045 AC.

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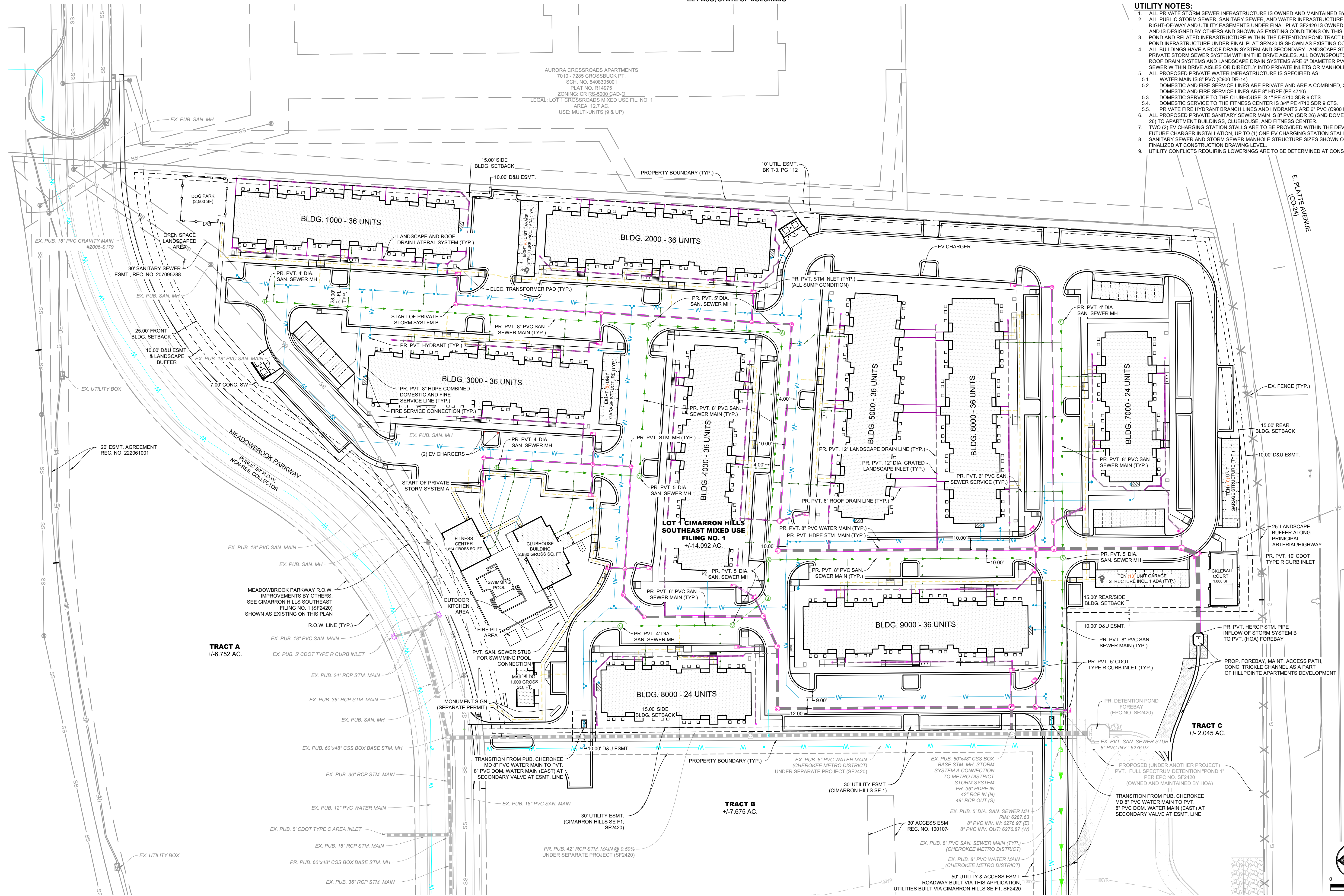
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

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PCD FILE NO.: PPR-26-13

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 SP2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND DESIGNED BY OTHERS AND SHOWN ON THE METROPOLITAN DISTRICT'S RECORD DRAWINGS 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 SP2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A PRIVATE STORM DRAIN SYSTEM SECONDARY UNDER THE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE. 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.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (SDR DR-14).
 - 5.2. DOMESTIC FIRE SERVICE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING, COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 470).
 - 5.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 7" PE 470 SDR 9 CTS.
 - 5.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 470 SDR 9 CTS.
 - 5.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (SDR DR-14).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26). 1) APARTMENT BUILDINGS: CLUBHOUSE, 2) 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. SANITARY SEWER AND STORM SEWER MANHOLE STRUCTURE SIZES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
8. UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.



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

SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET UT	6
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HILLPOINTE APARTMENTS AT PETERSON
SITE DEVELOPMENT 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

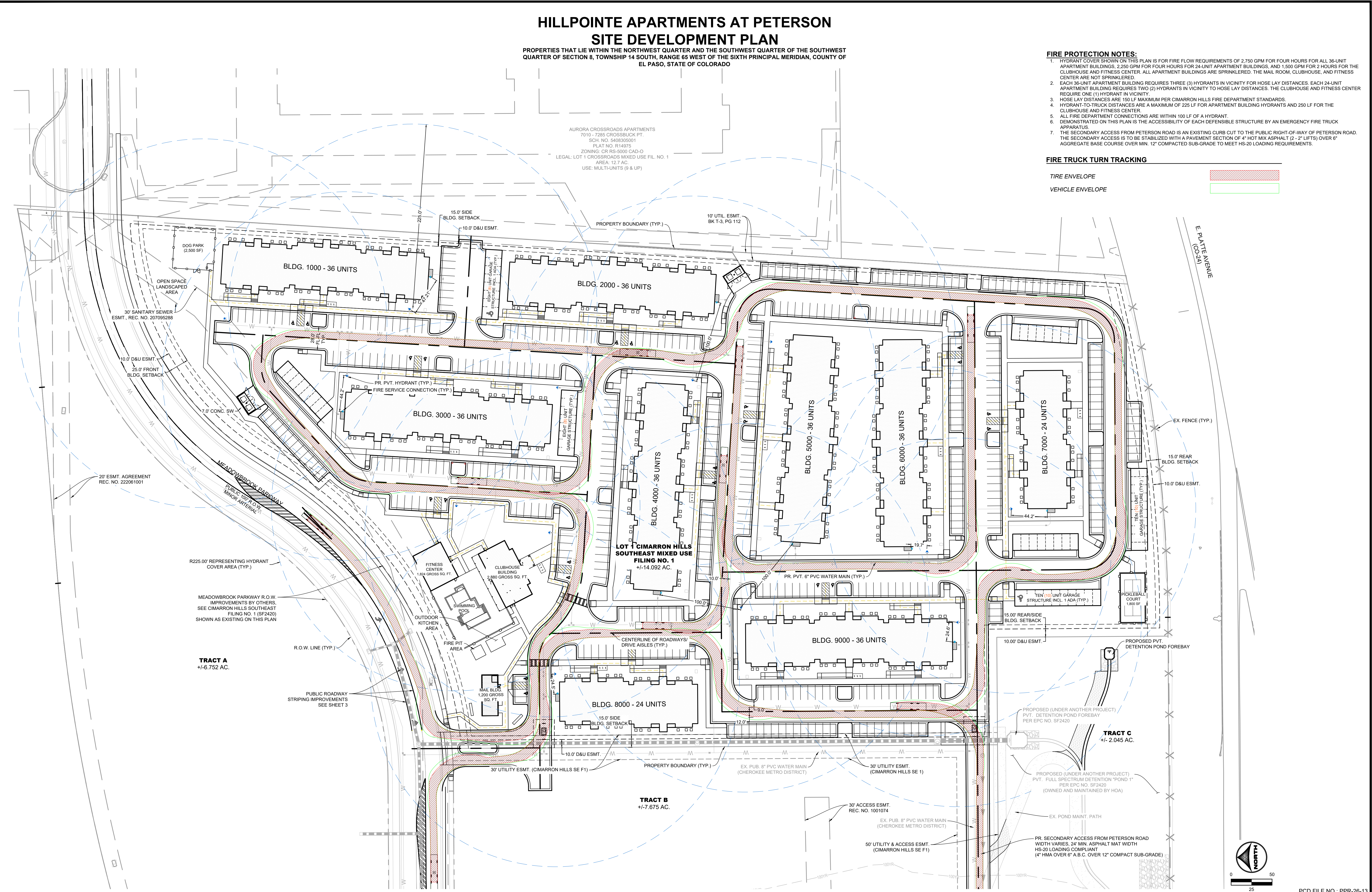
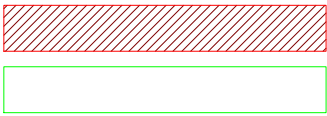
FIRE PROTECTION NOTES:

- 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 AND FITNESS CENTER. 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 TO HOSE LAY DISTANCES. EACH 24-UNIT APARTMENT BUILDING REQUIRES TWO (2) HYDRANTS IN VICINITY TO HOSE LAY DISTANCES. THE CLUBHOUSE AND FITNESS CENTER 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 ACCESS FROM PETERSON ROAD IS AN EXISTING CURB CUT TO THE PUBLIC RIGHT-OF-WAY OF PETERSON ROAD. THE SECONDARY ACCESS IS TO BE STABILIZED WITH A PAVEMENT SECTION OF 4" HOT MIX ASPHALT (2'-2" LIFTS) OVER 6" AGGREGATE BASE COURSE OVER MIN. 12" COMPACTED SUB-GRADE TO MEET HS-20 LOADING REQUIREMENTS.

FIRE TRUCK TURN TRACKING

TIRE ENVELOPE

VEHICLE ENVELOPE



DRAWN BY: C.V.W.	JOB DATE: 8/11/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502477	0" 1"
CAD DATE: 8/25/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\CS\DP\Fire Protection Plan		

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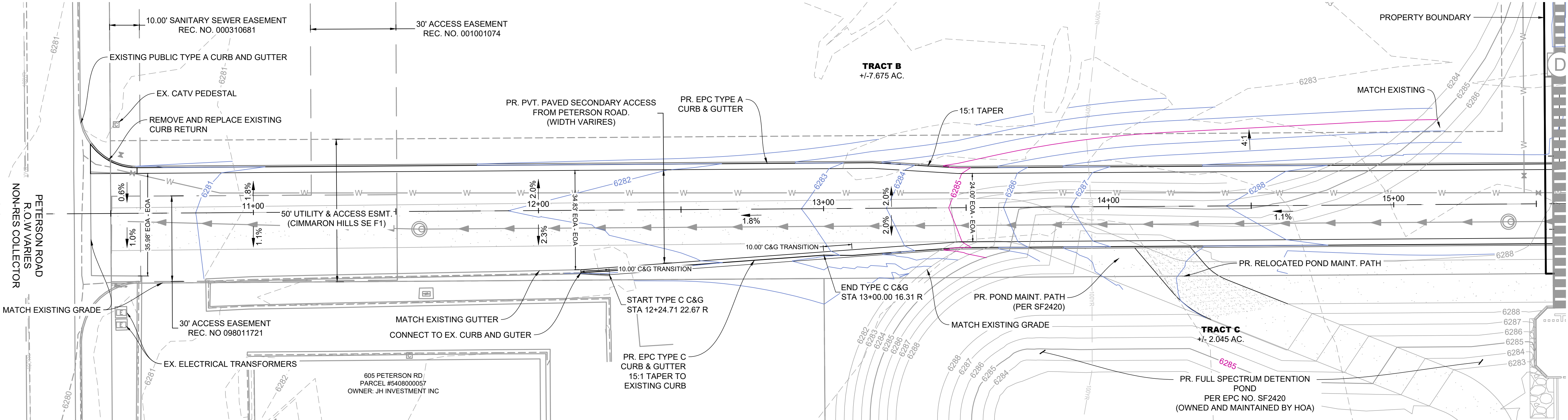
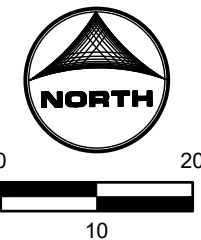
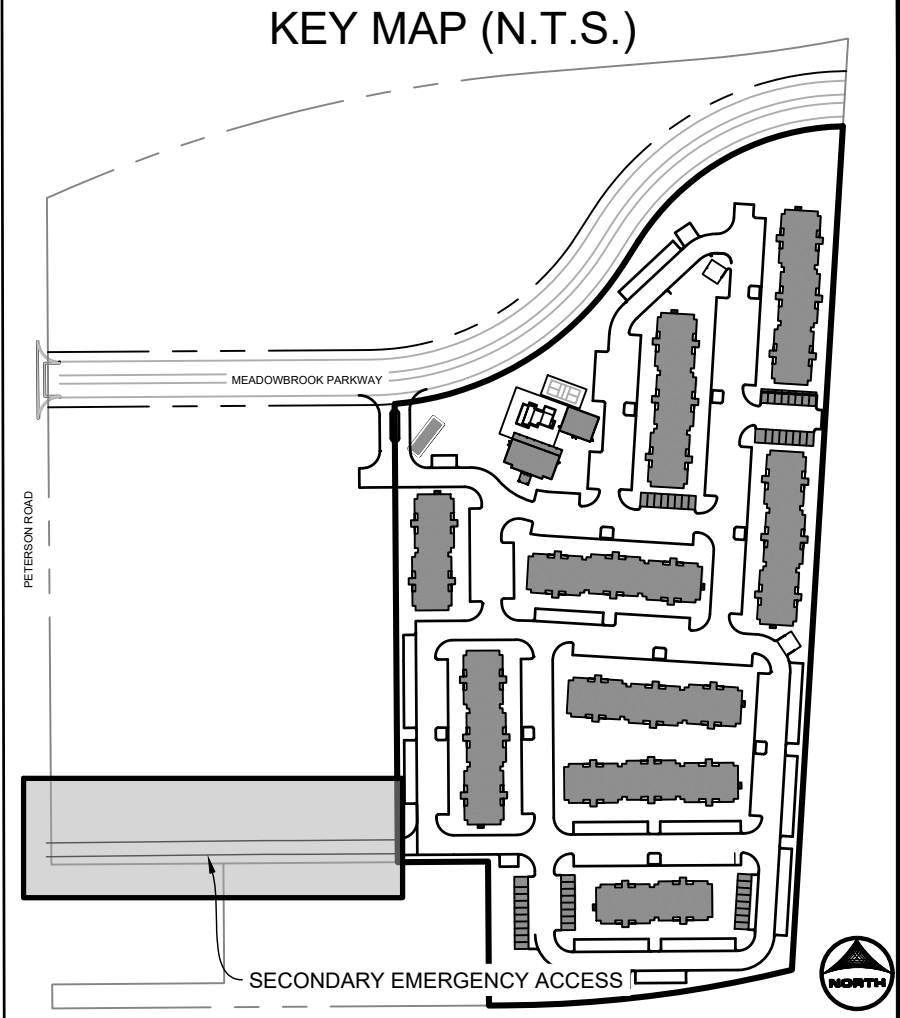
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
FIRE PROTECTION PLAN

HILLPOINTE APARTMENTS AT PETERSON
SECONDARY ACCESS PLAN

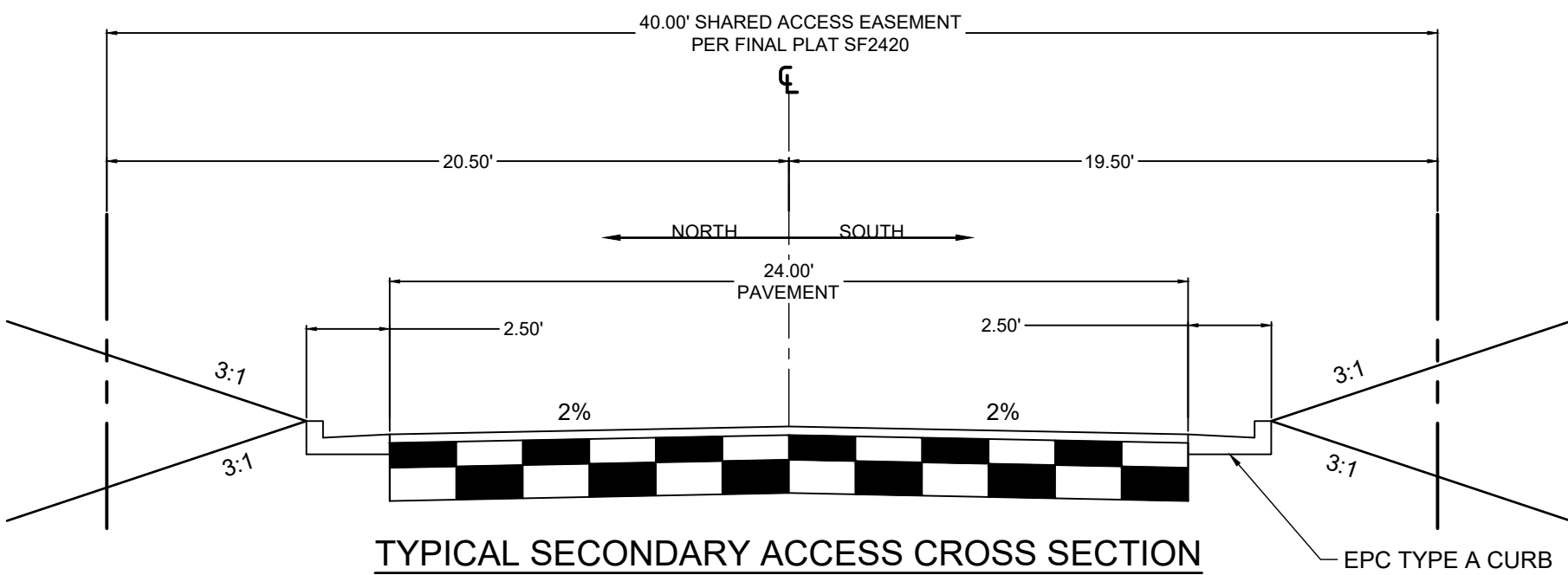
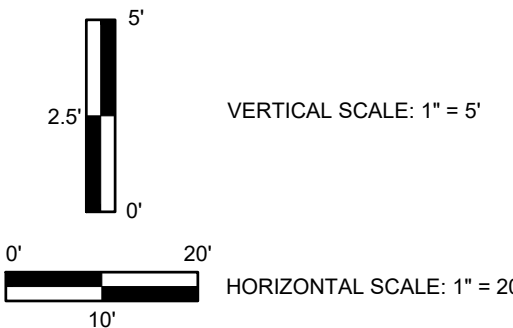
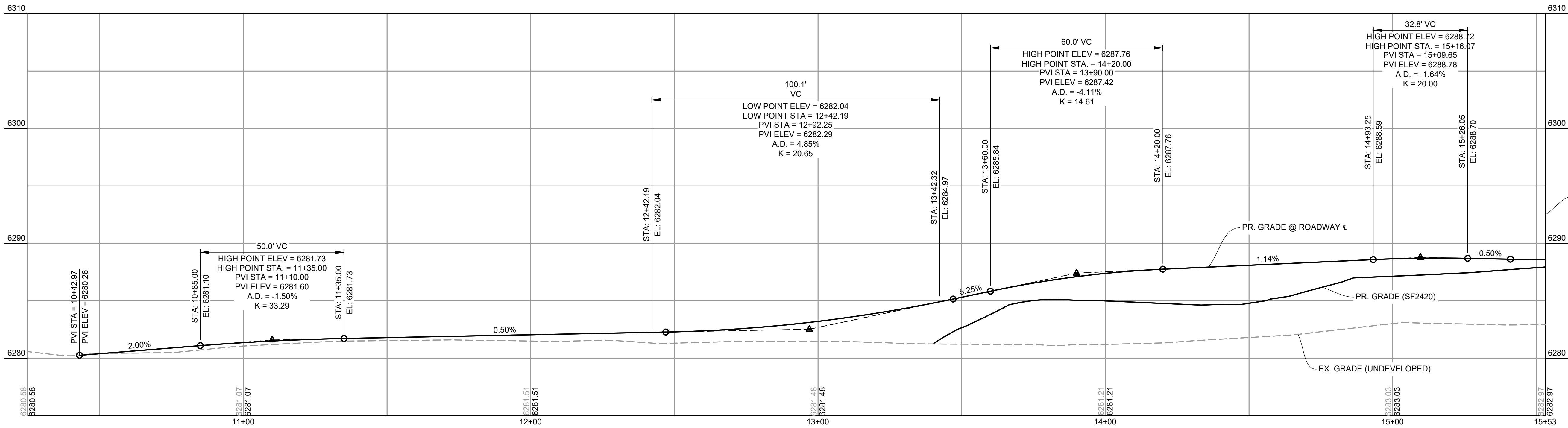
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP (N.T.S.)



SECONDARY ACCESS FROM PETERSON ROAD

(STA. 10+00 - 15+53)



TYPICAL SECONDARY ACCESS CROSS SECTION

DESIGN SPEED: 25 MPH
SCALE: 1"=5'

DRAWN BY: CMD JOB DATE: 8/14/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/14/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\Secondary Access Plan

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"
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ADJUST SCALE ACCORDINGLY.

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

SITE DEVELOPMENT PLAN
SECONDARY ACCESS PLAN

SHEET
SA

8

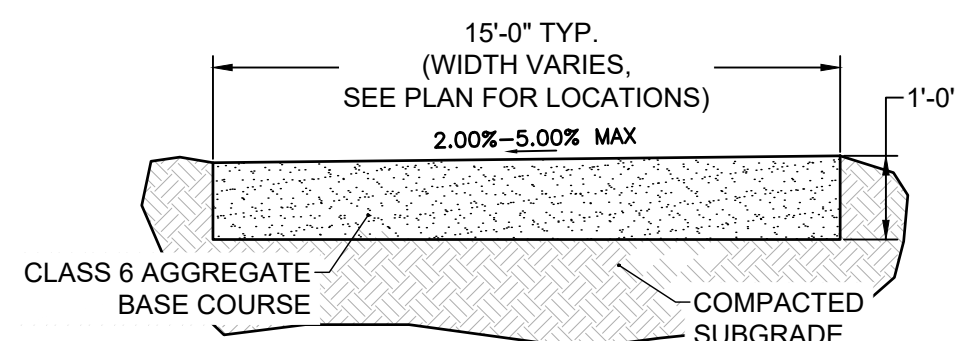
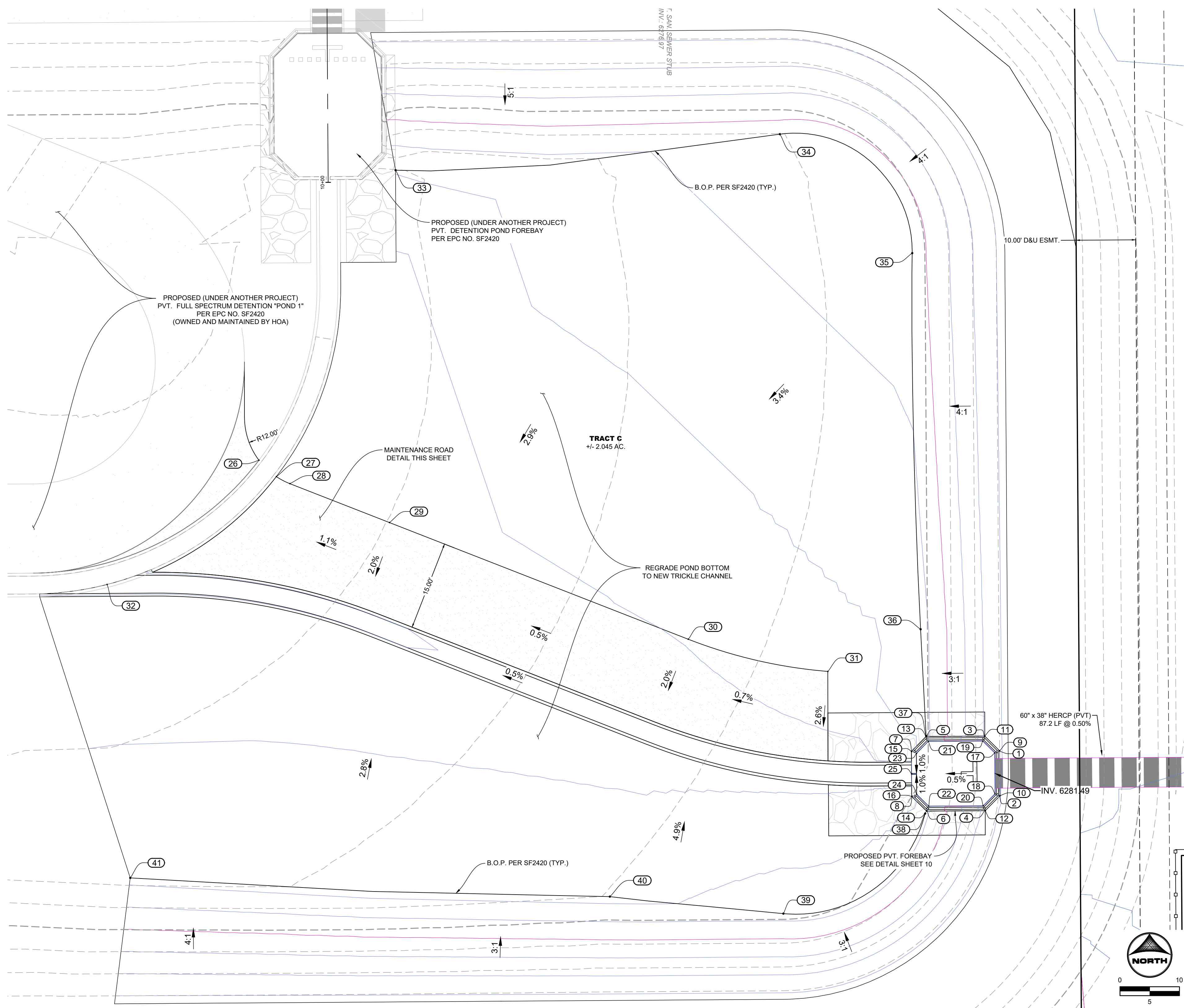
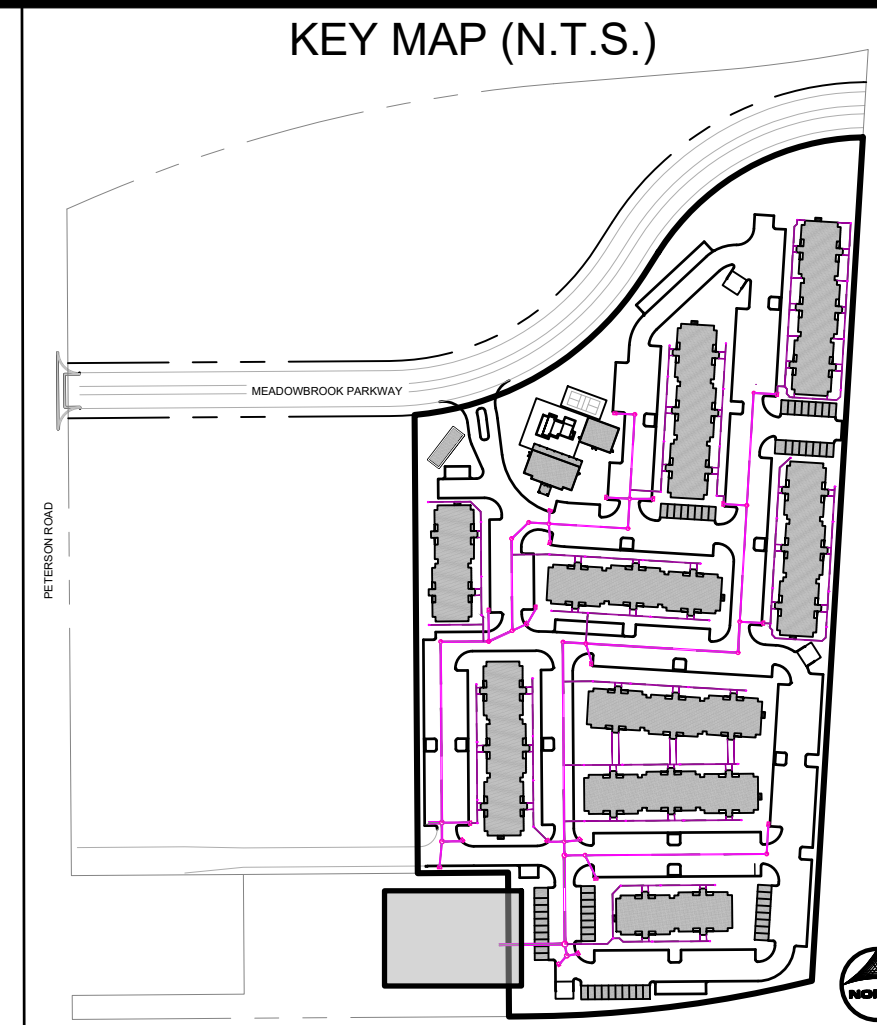
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ELEVATION VIEW
ORIFICE PLATE DETAIL

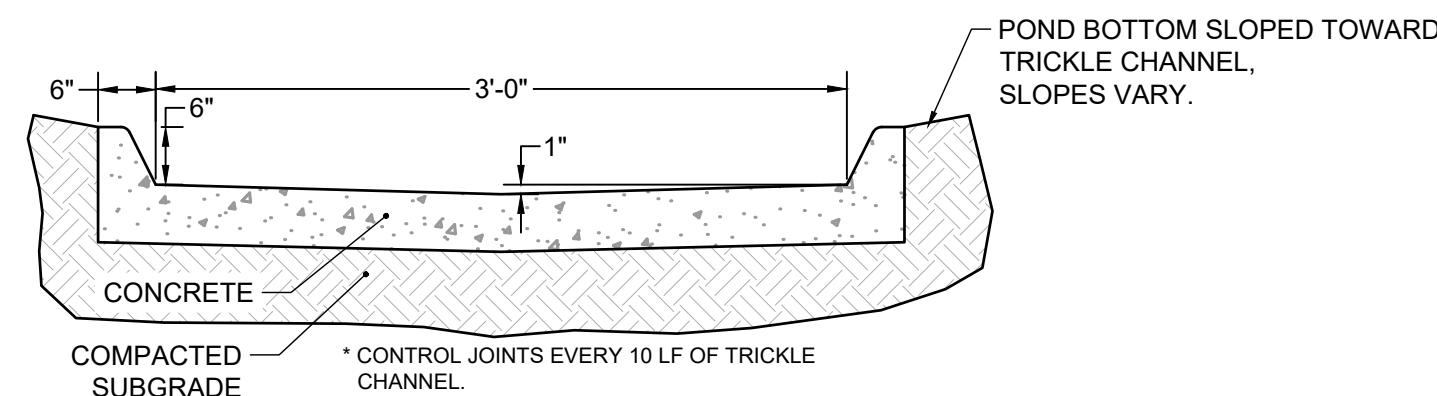
ELEVATION VIEW
ORIFICE PLATE DETAIL

Point Table				
Point #	Northing	Easting	Elevation	Description
1	1368261.0796	3229247.4761	6288.50	T.O.C.
2	1368259.5724	3229247.5294	6288.50	T.O.C.
3	1368263.5103	3229245.0126	6287.88	T.O.C.
4	1368251.1089	3229245.0957	6288.04	T.O.C.
5	1368263.4446	3229235.2135	6285.43	T.O.C.
6	1368251.0433	3229235.2966	6285.63	T.O.C.
7	1368260.9812	3229232.7828	6285.45	T.O.C.
8	1368253.4740	3229232.8331	6285.45	T.O.C.
9	1368261.1039	3229247.5459	6288.00	F.G.
10	1368253.5430	3229247.5966	6288.06	F.G.
11	1368263.5805	3229245.0411	6287.38	F.G.
12	1368261.0391	3229245.1252	6287.54	F.G.
13	1368263.5145	3229235.1840	6284.93	F.G.
14	1368250.9731	3229235.2680	6285.13	F.G.
15	1368261.0097	3229232.7123	6284.89	F.G.
16	1368253.4445	3229232.7636	6285.00	F.G.
17	1368260.7593	3229246.7149	6281.52	FOREBAY BOTTOM
18	1368253.8834	3229246.7610	6281.52	FOREBAY BOTTOM
19	1368262.7448	3229244.7016	6281.51	FOREBAY BOTTOM
20	1368251.8701	3229244.7744	6281.51	FOREBAY BOTTOM
21	1368262.8631	3229235.5548	6281.46	FOREBAY BOTTOM
22	1368251.8087	3229235.6076	6281.48	FOREBAY BOTTOM
23	1368260.6701	3229233.5482	6281.45	FOREBAY BOTTOM
24	1368255.7953	3229233.5593	6281.45	FOREBAY BOTTOM
25	1369257.2271	3229232.7379	6281.42	TRICKLE CHANNEL
26	1368300.9631	3229123.0047	6281.39	MAINT. ROAD
27	1368307.2080	3229125.9330	6281.39	MAINT. ROAD
28	1368306.0241	3229128.2098	6281.44	MAINT. ROAD
29	1368299.4847	3229144.9532	6281.76	MAINT. ROAD
30	1368279.8664	3229195.1853	6282.02	MAINT. ROAD
31	1368274.4517	3229216.8542	6282.25	MAINT. ROAD
32	1368289.0719	3229097.4656	6280.73	TRICKLE CHANNEL
33	1368358.7249	3229145.9728	6283.05	B.O.P.
34	1368364.7865	3229210.5873	6284.48	B.O.P.
35	1368344.7856	3229232.8415	6284.40	B.O.P.
36	1368281.5379	3229234.2541	6283.55	B.O.P.
37	1368263.6143	3229235.1779	6283.81	B.O.P.
38	1368250.5555	3229235.0183	6283.81	B.O.P.
39	1368233.7339	3229211.1722	6283.60	B.O.P.
40	1368236.5903	3229181.9991	6282.61	B.O.P.
41	1368239.7436	3229101.3698	6282.66	B.O.P.



TYPICAL SECTION –
MAINTENANCE ROAD

SCALE: NTS



TYPICAL DETAIL —
TRICKLE CHANNEL

SCALE: NTS

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

SITE DEVELOPMENT PLAN

PCM PLAN & DETAILS

SHEET
PCM

9

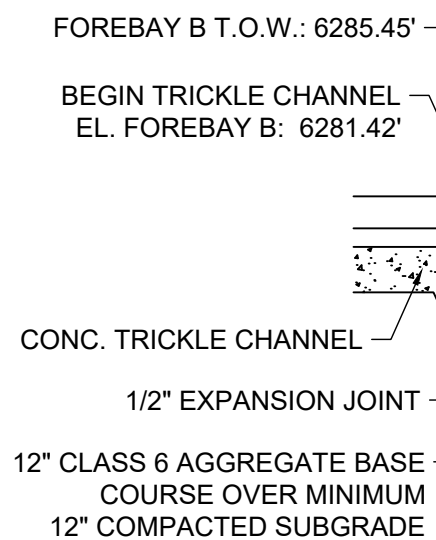
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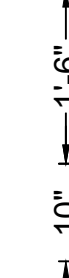
PLAN VIEW
FOREBAY B



DETAIL VIEW
FOREBAY REINFORCEMENT



SECTION A-A
FOREBAY E



DETAIL VIEW
FOREBAY NOTCH

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APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 8/25/2026
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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

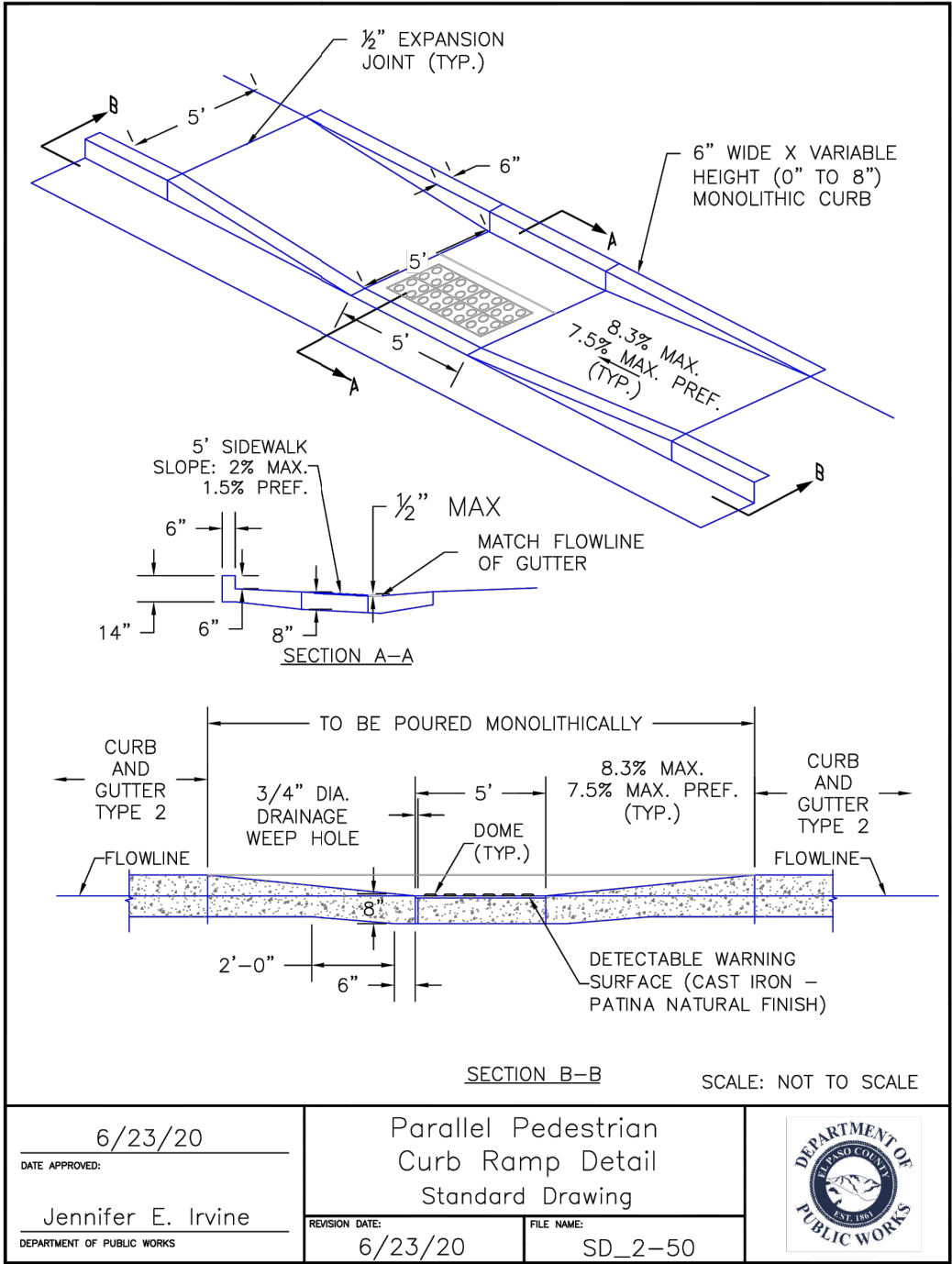
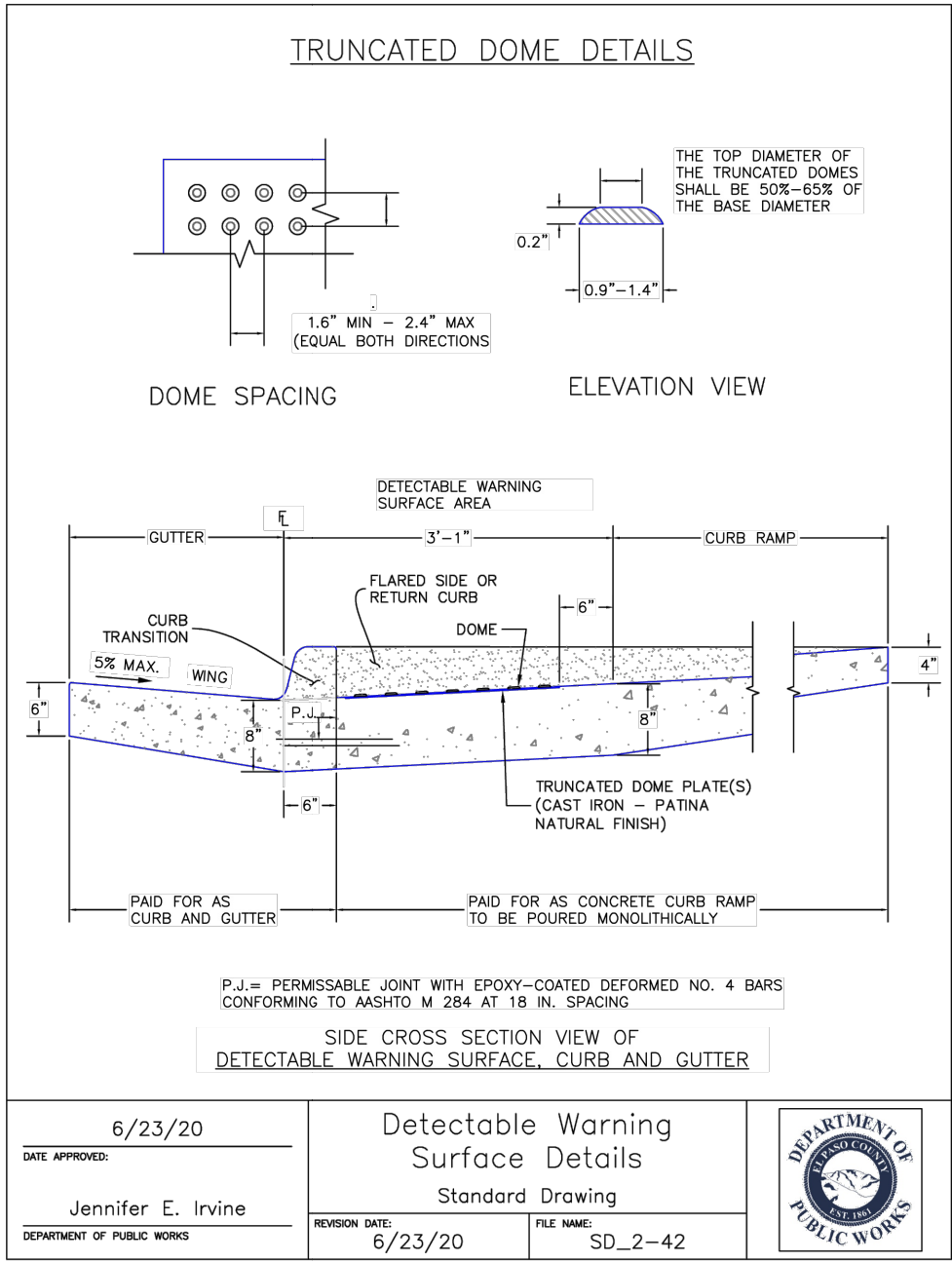
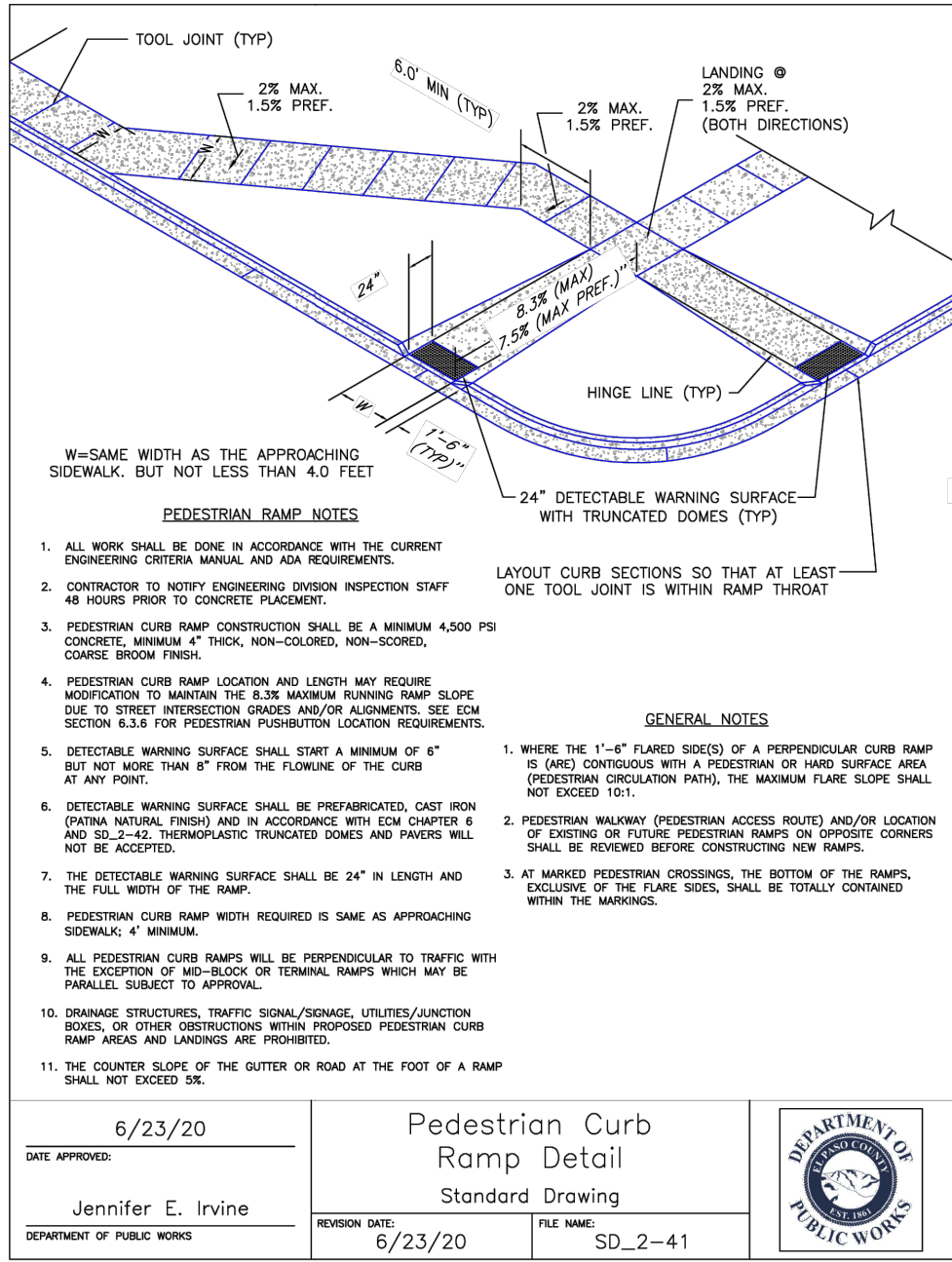
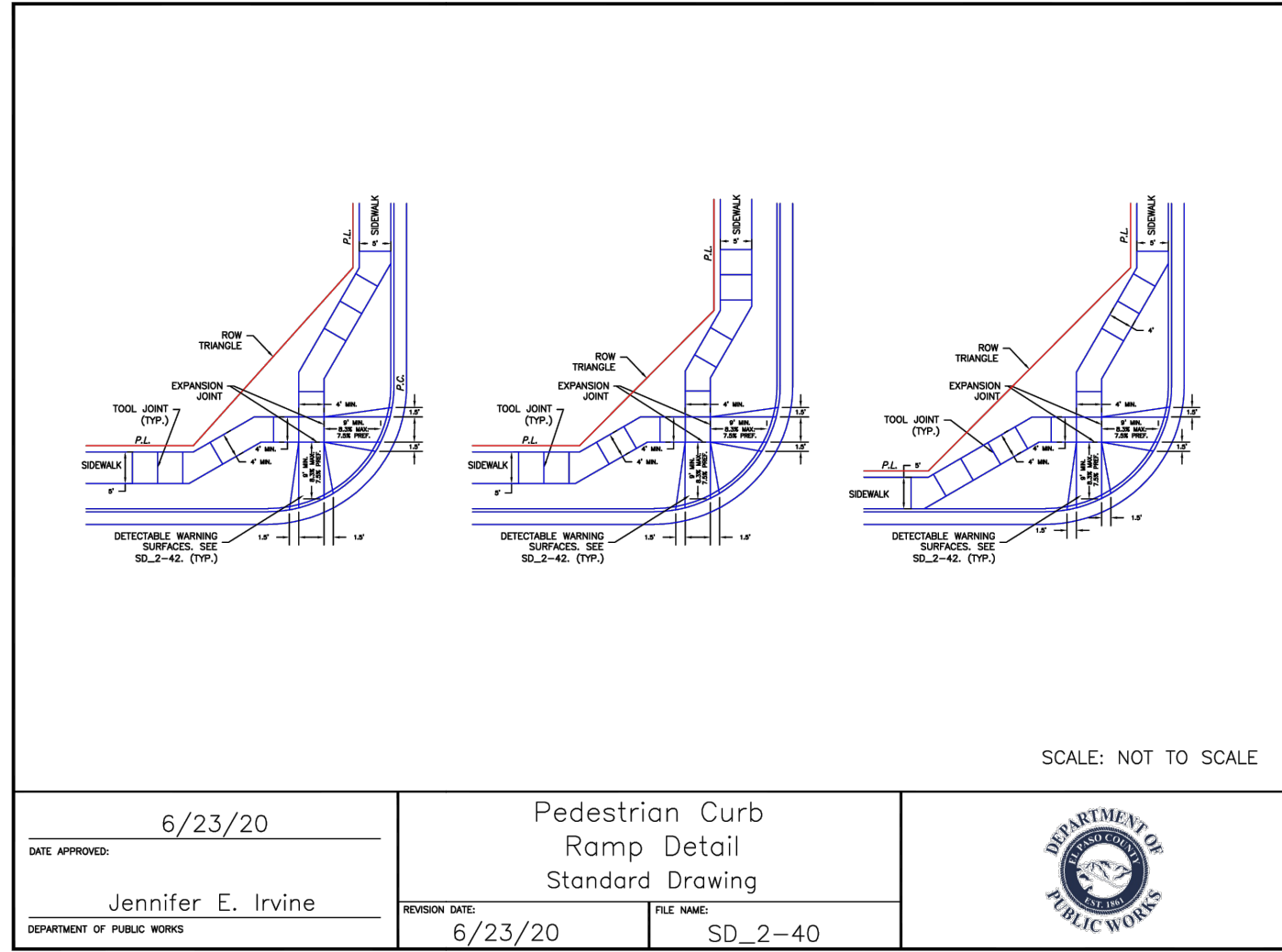
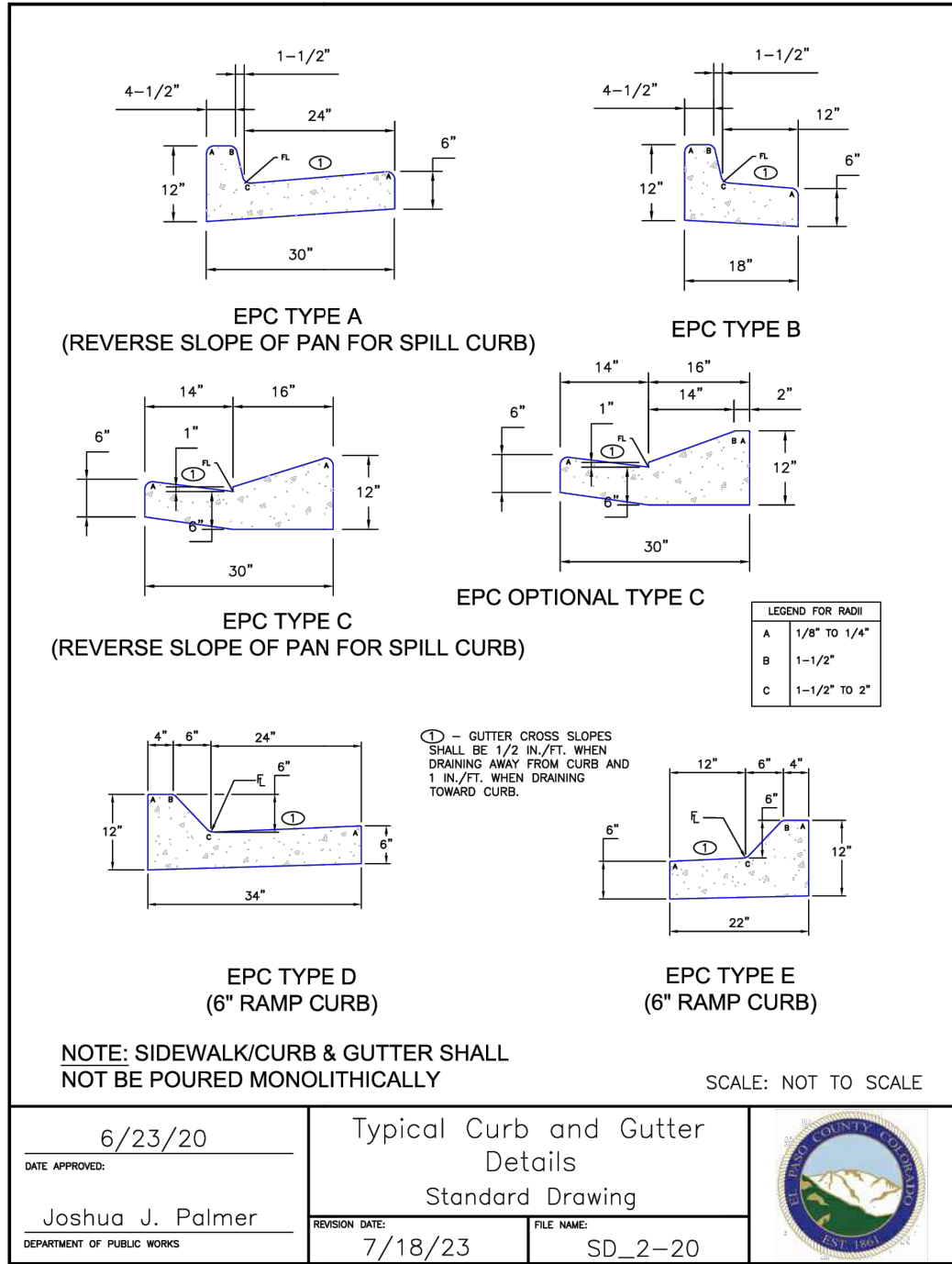
SITE DEVELOPMENT PLAN

FOREBAY B DETAILS

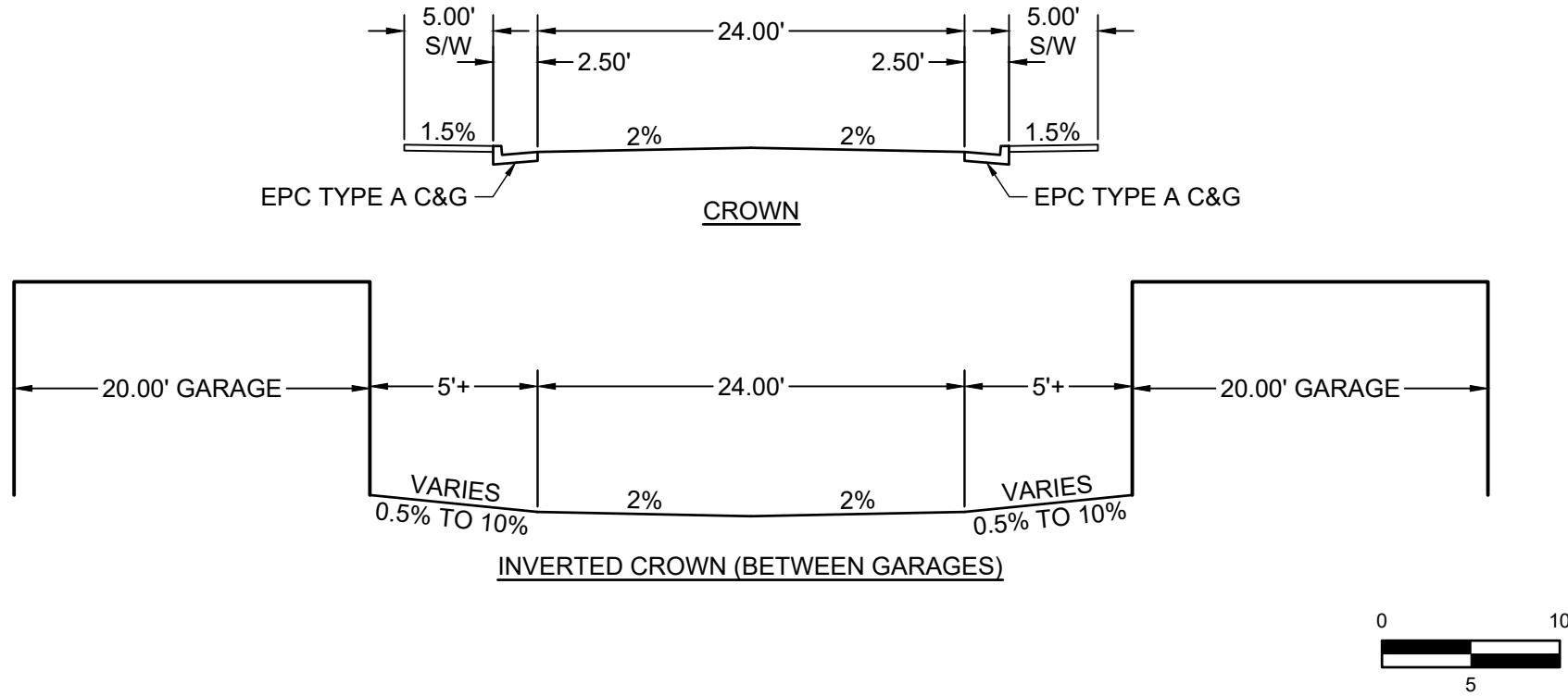
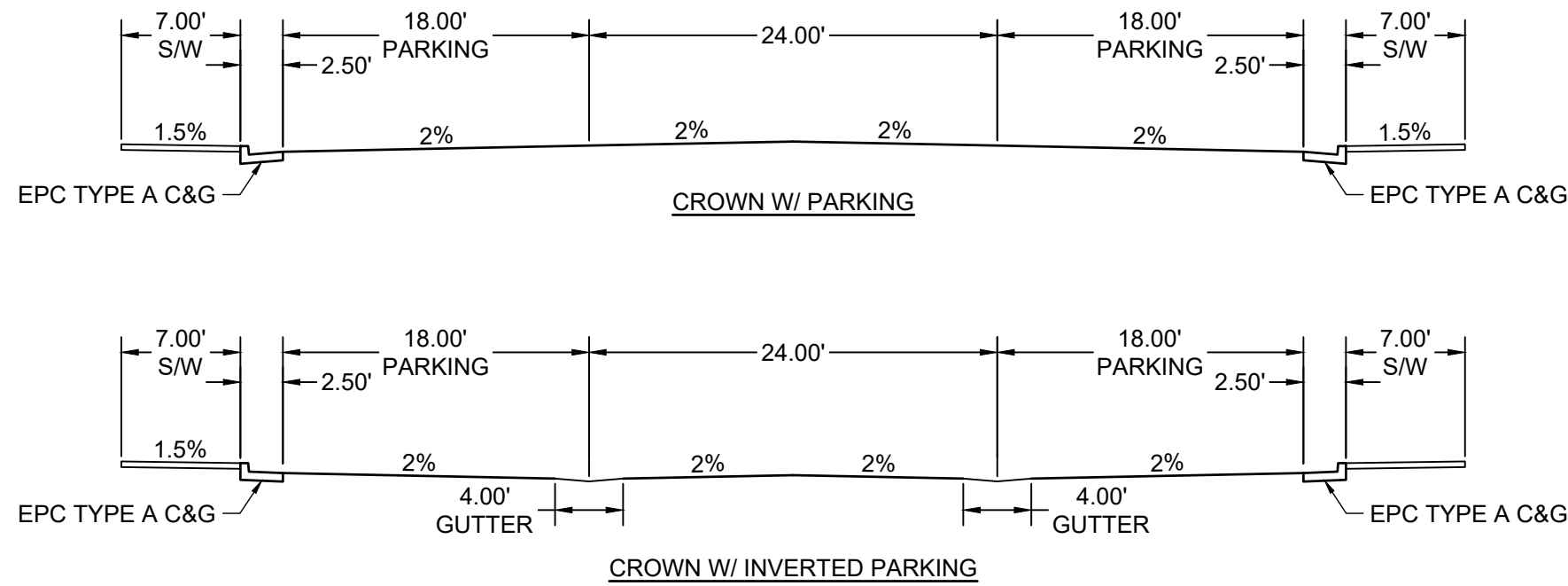
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TYPICAL ROADWAY SECTIONS:



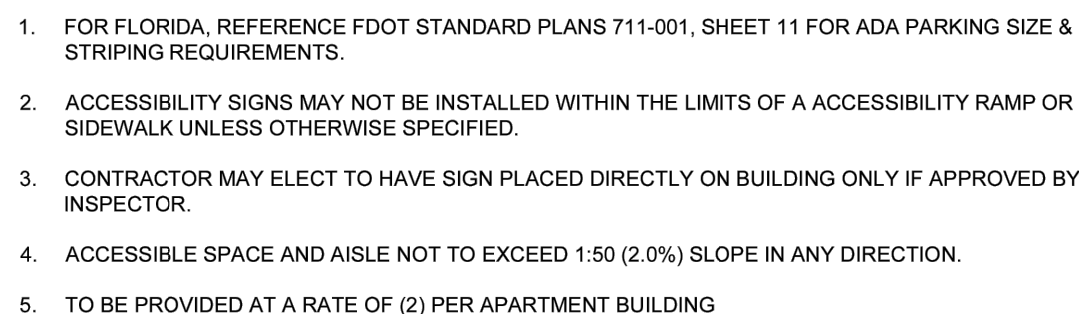
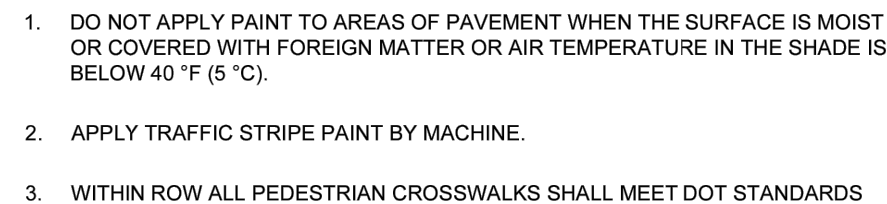
NOTE: SECTIONS MAY BE A MIX OF TYPICAL SECTIONS, JOINED AT ROADWAY CENTERLINE

ALL ROADWAY SECTIONS ARE ONE OF THE FOLLOWING:

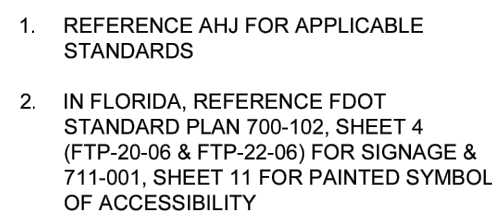
SECTION 1:
4" HMA (2 - 2" LIFTS) OVER 6" CLASS 6 AGGREGATE BASE COURSE OVER MIN. 12" COMPACTED SUBGRADE

SECTION 2:
3" PORTLAND CEMENT CONCRETE PAVEMENT OVER 6" CLASS 6 AGGREGATE BASE COURSE OVER MIN. 12" COMPACT SUBGRADE

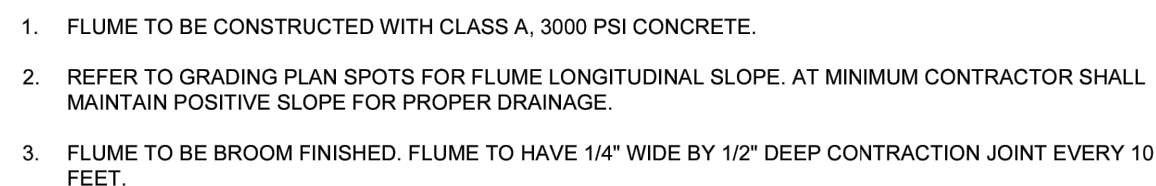
SECTION 3:
ADA COMPLIANT CONCRETE PAVERS (UNI-LOCK OR EQUIV.) (TYP. 2.75" THICKNESS), OVER MANUFACTURER'S RECOMMENDED SECTION (SAND AND AGGREGATE), OVER 6" CLASS 6 AGGREGATE BASE COURSE, OVER MIN. 12" COMPATED SUB-GRADE



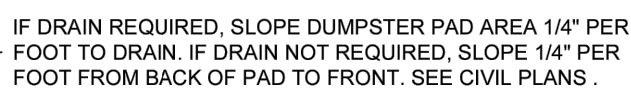
HILLPOINTE



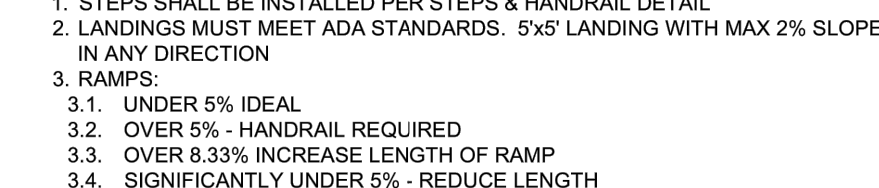
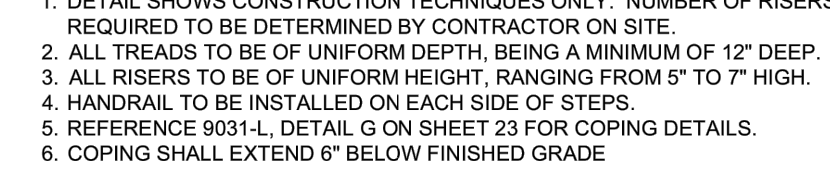
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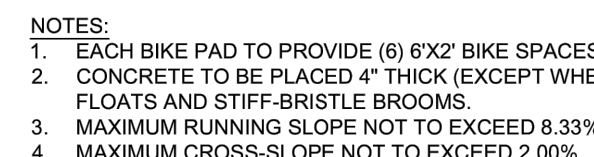
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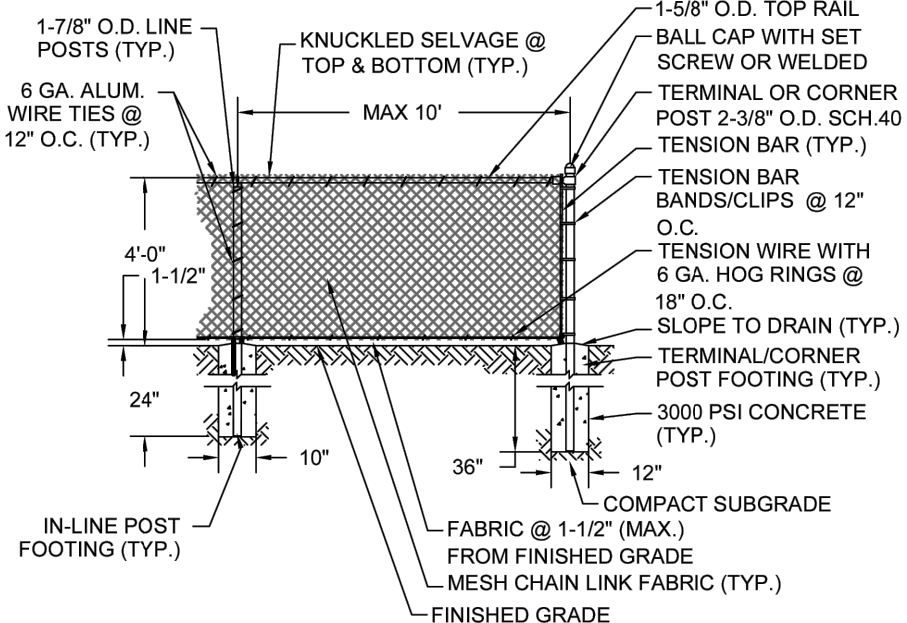


HILLPOINTE



HILLPOINTE



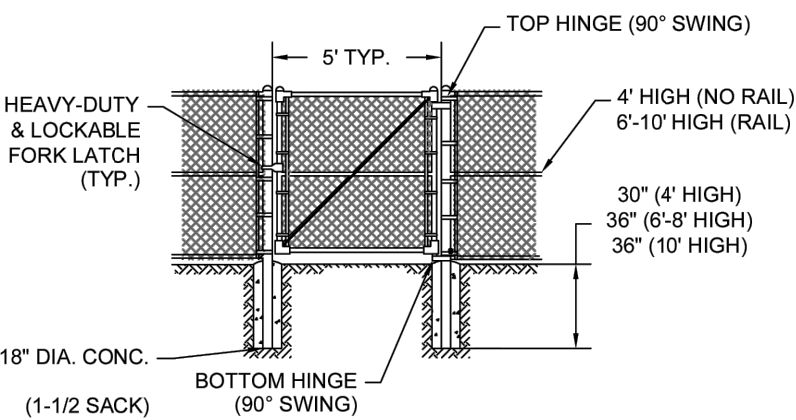
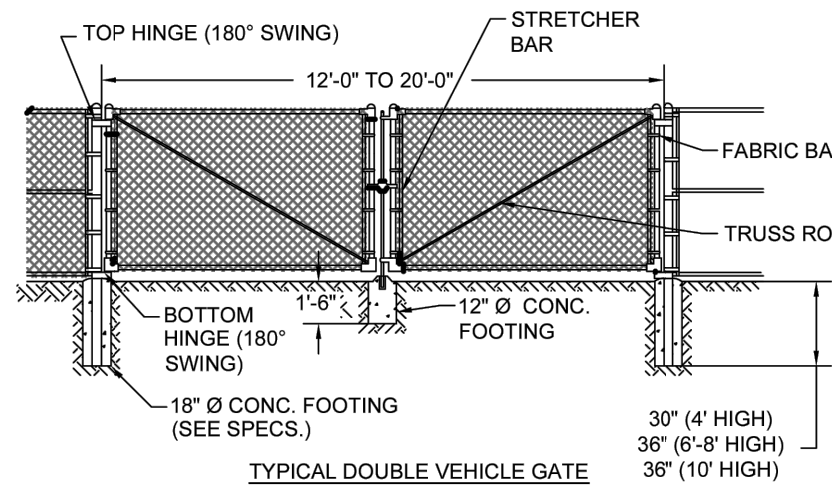


FENCE HEIGHT	USE
4'	POND / DOG PARK / RETAINING WALL
6'	
8'	PICKLE BALL COURT

NOTES:

- FABRIC SHALL BE 9 GA, 2" WEAVE AND WITH TOP AND BOTTOM SELVAGES KNUCKLED.
- ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
- FRAMING MEMBERS (INCLUDING POST, RAILS, BRACES, GATE FRAMES) SHALL BE TYPE 1 PIPE, SCHEDULE 40. POSTS AND RAILS SHALL HAVE CAPS TO EXCLUDE MOISTURE. RAILS SHALL BE ATTACHED TO POSTS W/ MALLEABLE RAIL END CAPS W/ 7/8" BEVELED STEEL BRACE BAND.
- ALL MATERIALS (POSTS, RAILS, CAPS, TENSION BARS, BANDS, FABRIC, ETC.) SHALL HAVE AN OUTER PVC COATING IN ACCORDANCE WITH ASTM F 1043, 7. COLOR TO BE BLACK.

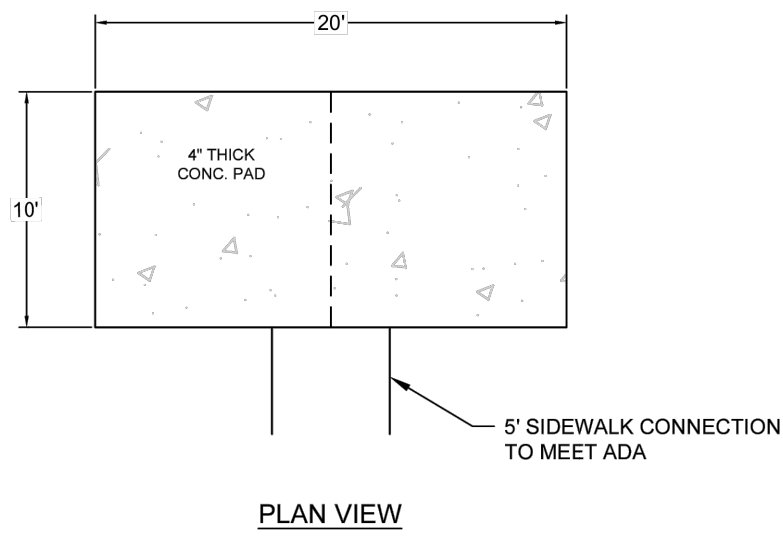
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DATE:	07/01/2025				
#	REVISION DATE				
1	09/22/2025				
2					
3					
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NOTES:

- FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES FOR ALL TYPES CHAIN LINK FENCE INSTALLATIONS.
- ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
- GATES TO BE PROVIDED WITH A LOCKABLE LATCH & LOCK. KEY COPIES TO PROVIDED TO THE PUBLIC WORKS DEPARTMENT FOR STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE.

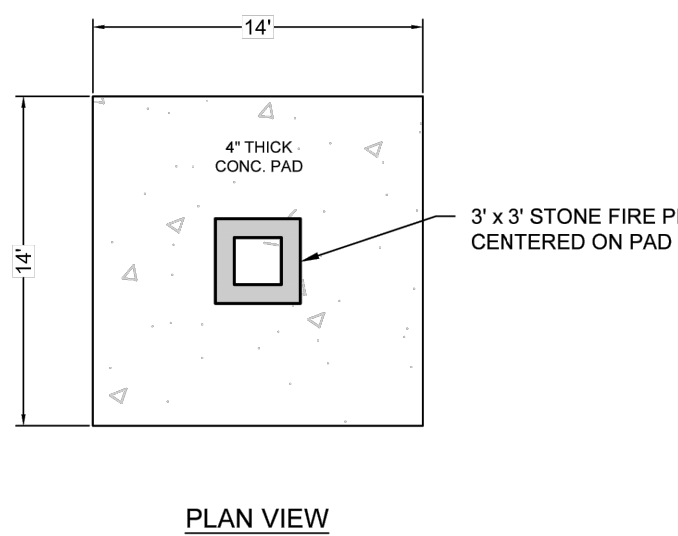
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DATE:	07/01/2025				
#	REVISION DATE				
1	09/22/2025				
2					
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NOTES:

- OUTDOOR KITCHEN SHALL BE LOCATED NEAR THE CLUBHOUSE.
- KITCHEN PAD MUST BE A MINIMUM OF 15' FROM ANY BUILDING STRUCTURE.
- KITCHEN MUST BE LOCATED ON AN ACCESSIBLE ROUTE.
- THE 5' SIDEWALK CONNECTION MAY BE ADJUSTED AS NEEDED.
- GRILL WITH COUNTER IS TYPICALLY CENTERED ALONG THE SHORT SIDE (EITHER SIDE).
- BLACK COATED, METAL PERGOLA TO BE PROVIDED OVER PAD.

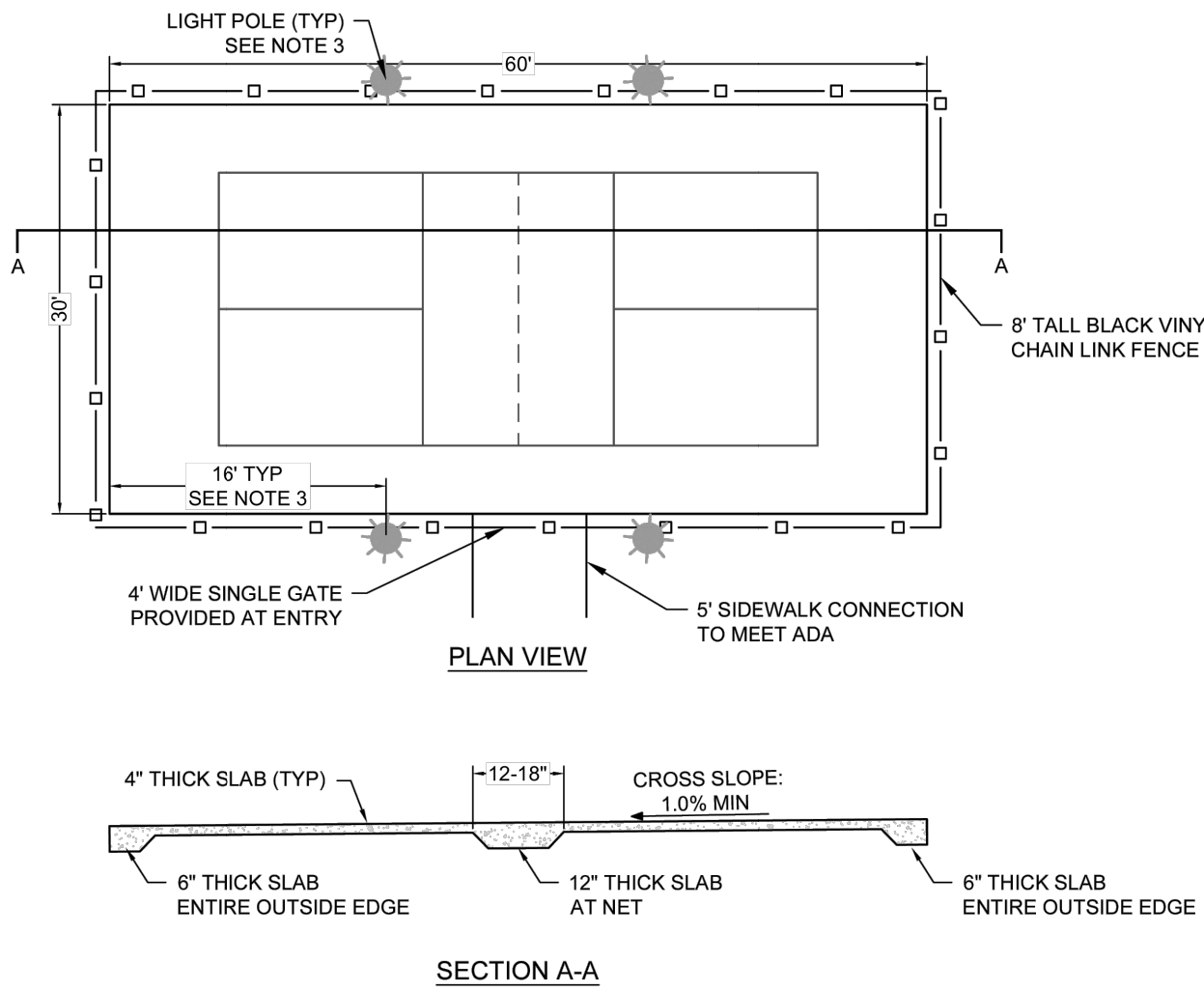
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DATE:	07/01/2025				
#	REVISION DATE				
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2					
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NOTES:

- OUTDOOR FIRE PIT SHALL BE LOCATED IN AN OPEN AREA NEAR THE CLUBHOUSE.
- CENTER OF FIRE PIT MUST BE A MINIMUM OF 15' FROM ANY BUILDING STRUCTURE. 15' FROM PAD PREFERRED.
- NO SIDEWALK TO THE PIT AREA IS NECESSARY PER HILLPOINTE STANDARDS

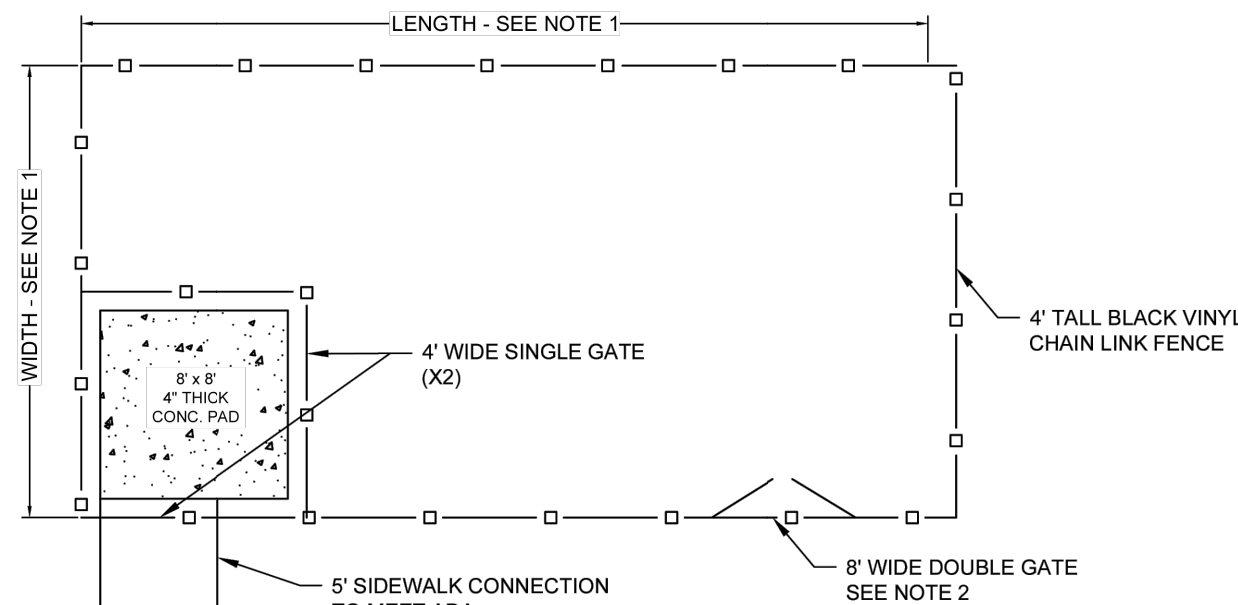
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DATE:	07/01/2025				
#	REVISION DATE				
1	09/22/2025				
2					
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NOTES:

- PICKLEBALL COURT IS A 30'x60' CONC. PAD WITH A 20'x44' PLAY AREA.
- A 5' SIDEWALK CONNECTION MUST BE PROVIDED ON AN ACCESSIBLE ROUTE AND CAN CONNECT ANYWHERE ALONG THE PAD.
- A MINIMUM OF 4 LIGHT POLES SHALL BE PROVIDED. REFER TO LIGHTING PLAN FOR FINAL LOCATION.
- COURTS ARE TYPICALLY PLACE NEAR THE CLUBHOUSE AREA, BUT IS NOT REQUIRED.
- COURTS TYPICALLY PLACED RUNNING NORTH/SOUTH DUE TO THE SUN BUT SHALL BE ROTATED BASED ON SITE CONSTRAINTS.
- COURT TO BE SLOPED 1% ANY DIRECTION. SLOPE MUST BE CONSISTENT ACROSS COURT.

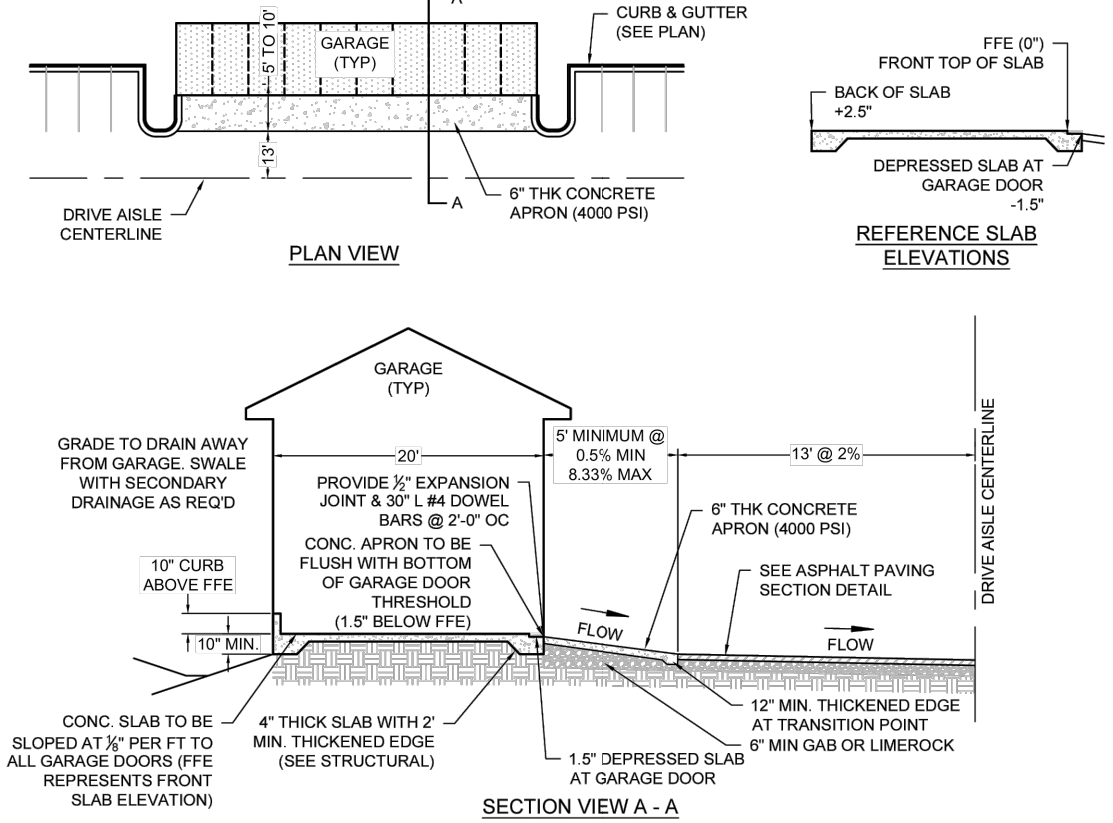
SCALE:	NTS	DETAIL NAME:	AMENITY - PICKLEBALL COURT	DETAIL NO.:	
DATE:	07/01/2025				
#	REVISION DATE				
1	09/22/2025				
2					
3					
4					



NOTES:

- TYPICAL DIMENSIONS:
50' x 50'
50' x 75'
- 8' WIDE DOUBLE GATE IS FOR MOWER ACCESS & SHALL BE LOCATED ADJACENT TO A TRAVERSABLE GRADE

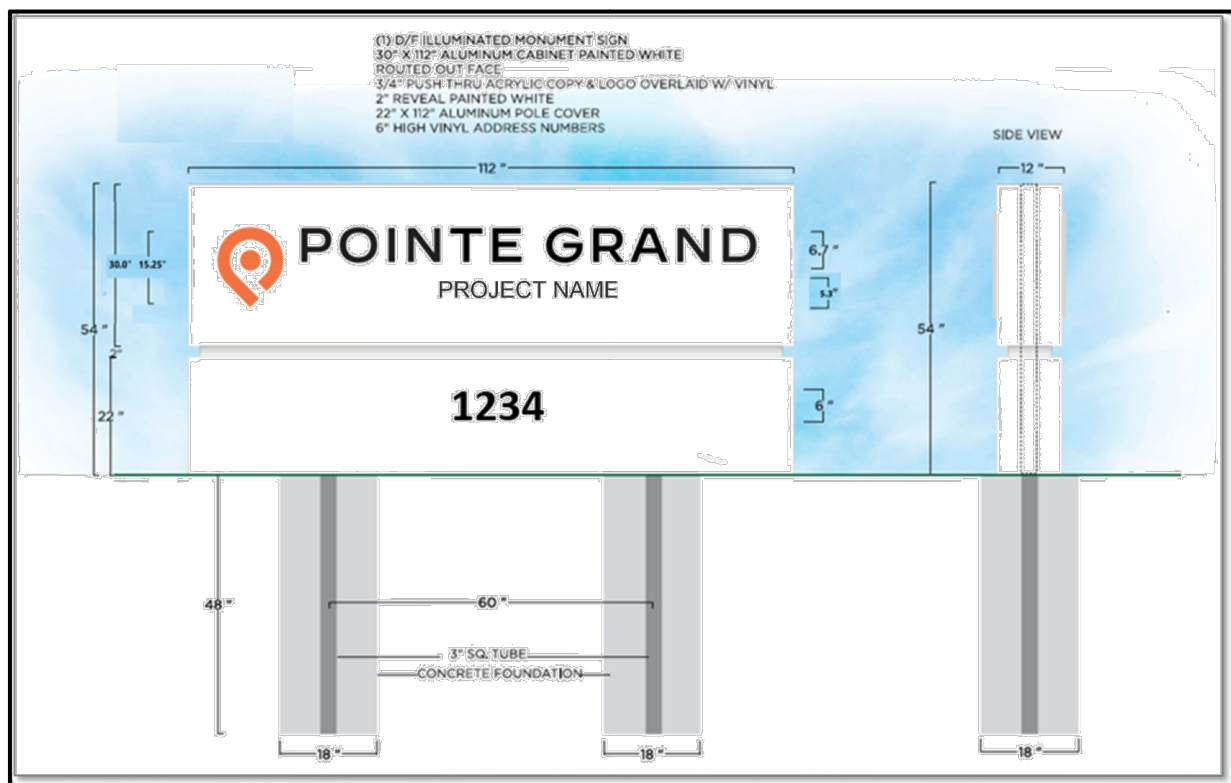
SCALE:	NTS	DETAIL NAME:	AMENITY - DOG PARK	DETAIL NO.:	
DATE:	07/01/2025				
#	REVISION DATE				
1					
2					
3					
4					



NOTES:

- A TYPICAL GARAGE SPACE IS 10' X 20'. AN ADA GARAGE SPACE IS 15' X 20'.
- GARAGES CAN STEP IN 6\"/>
- GRADE SHOULD DRAIN AWAY FROM GARAGES IN ALL DIRECTIONS. SWALES MAY BE REQUIRED BEHIND GARAGE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- DISTANCE BETWEEN DRIVE AISLE TRAVEL LANE AND GARAGE FACE MAY INCREASE TO ACHIEVE STEPPING REQUIREMENTS. RUNNING SLOPE <2% 5 FT OFFSET FROM TRAVEL LANE.
- ENSURE CONCRETE APRON IN FRONT OF ALL ADA GARAGE SPACES IS MAX 2% SLOPE IN ANY DIRECTION.
- IF CONCRETE APRON IN FRONT IS USED FOR ADA ROUTE, MAX 2% SLOPE, MIN 10' WIDE.

SCALE:	NTS	DETAIL NAME:	GARAGE	DETAIL NO.:	HP-210
DATE:	07/01/2025				
#	REVISION DATE				
1	09/22/2025				
2					
3					
4					



SIGN CALCULATIONS:
SIGN WIDTH: 112\"/>

NOTE: FINAL SIGN PLANS TO BE PERMITTED SEPARATELY. SEE APPROVED SIGN PLANS FOR REFERENCE PRIOR TO START OF CONSTRUCTION.

SCALE:	NTS	DETAIL NAME:	MONUMENT SIGN	DETAIL NO.:	HP-211
DATE:	07/01/2025				
#	REVISION DATE				
1	09/22/2025				
2					
3					
4					



DRAWN BY: CMD JOB DATE: 8/14/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 2502477 0
CAD DATE: 8/14/2026 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\Details

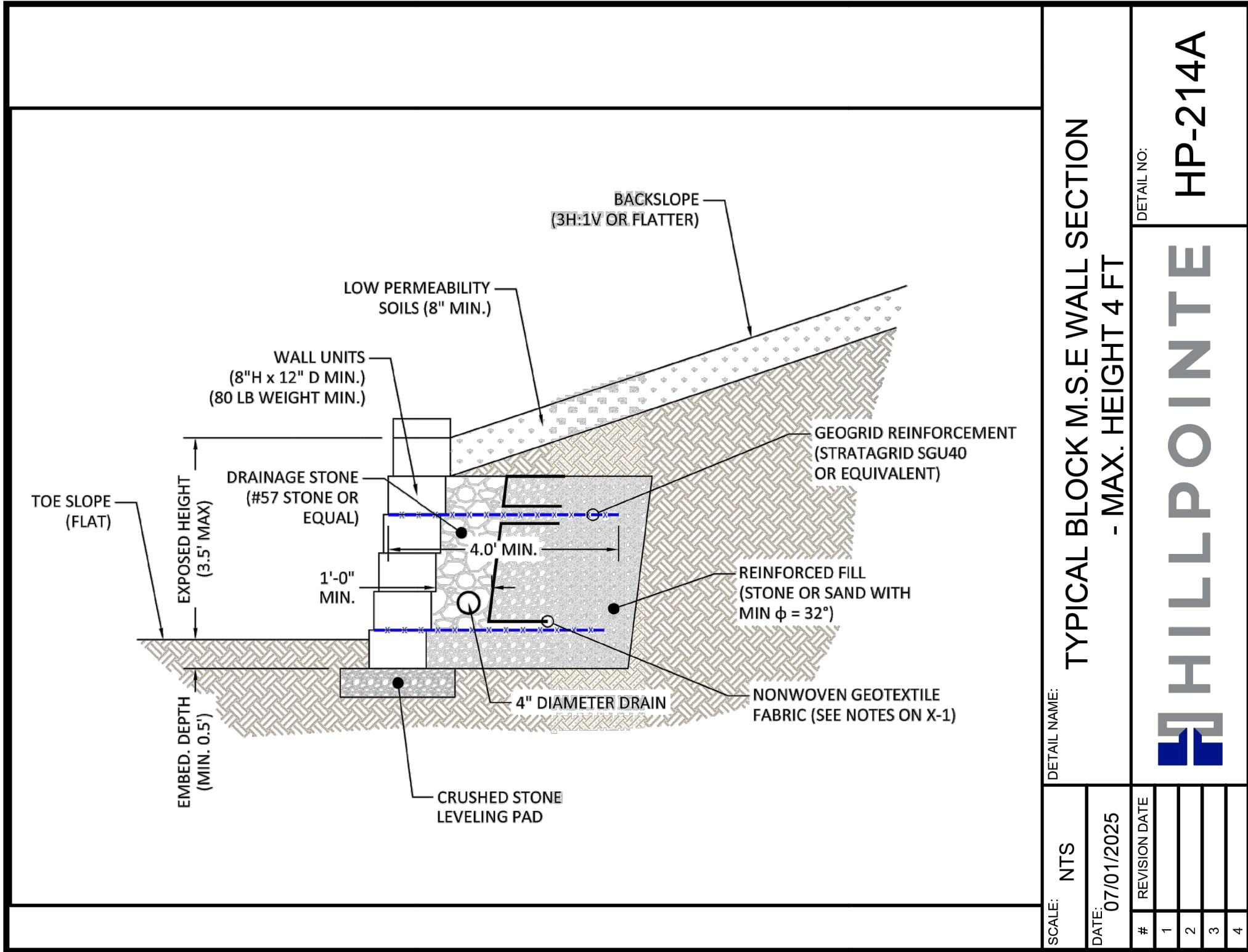
NO.	DATE	BY	REVISION DESCRIPTION

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

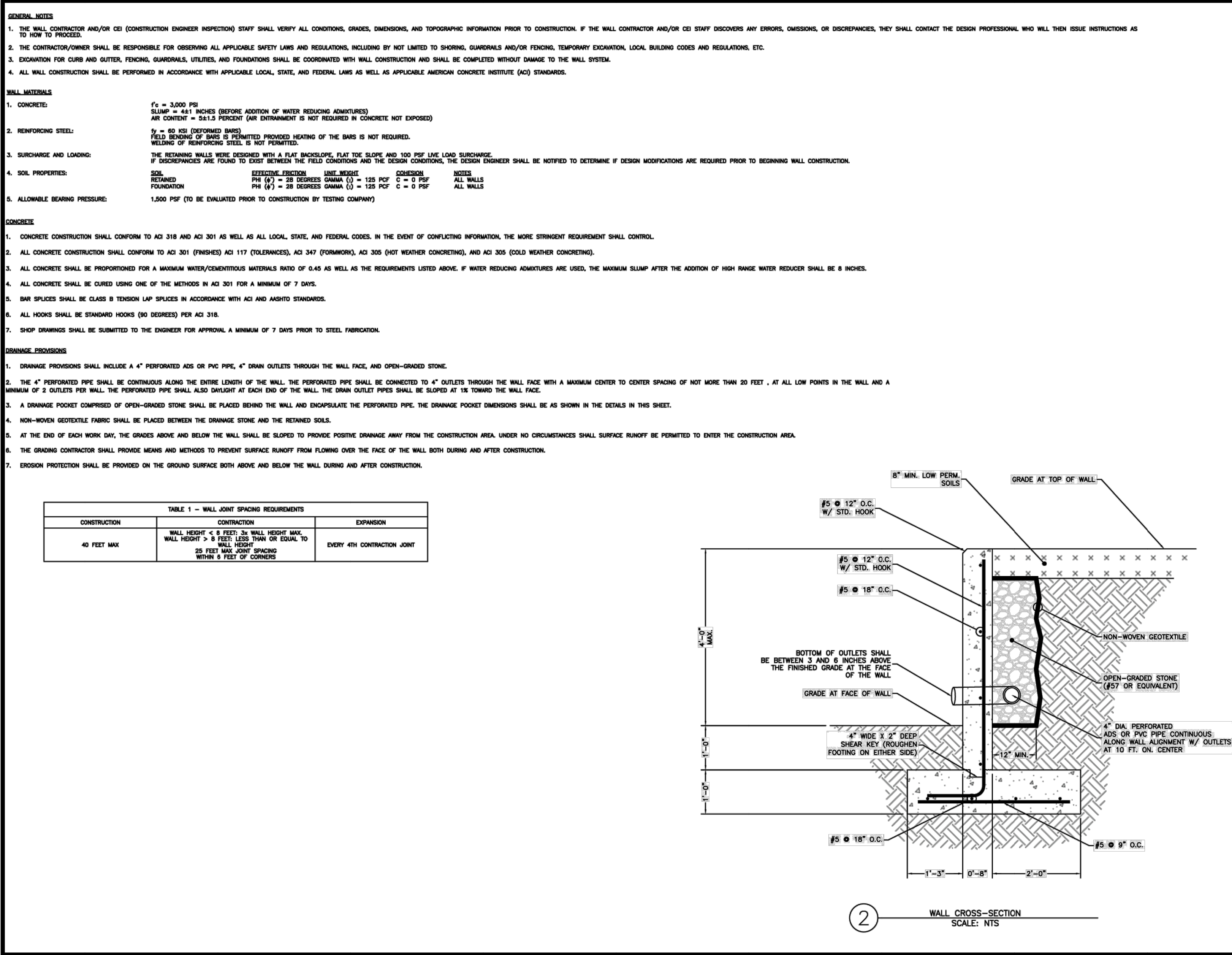
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
SITE DETAILS III

SHEET
DT
13



DETAIL NAME:		DETAIL NO:	
TYPICAL BLOCK M.S.E WALL SECTION		HP-214A	
- MAX. HEIGHT 4 FT			
SCALE:	NTS		
DATE:	07/01/2025		
#	REVISION DATE		
1			
2			
3			
4			



DETAIL NAME:		DETAIL NO:	
TYPICAL CONCRETE M.S.E WALL		HP-214B	
SECTION - MAX HEIGHT 4 FT			
SCALE:	NTS	#	REVISION DATE
DATE:	09/22/2025	1	
		2	
		3	
		4	

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: RDL	JOB NUMBER: 2502477	
CAD DATE: 8/14/2026		
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\Details		

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

SITE DEVELOPMENT PLAN
SITE DETAILS IV

SHEET
DT
14