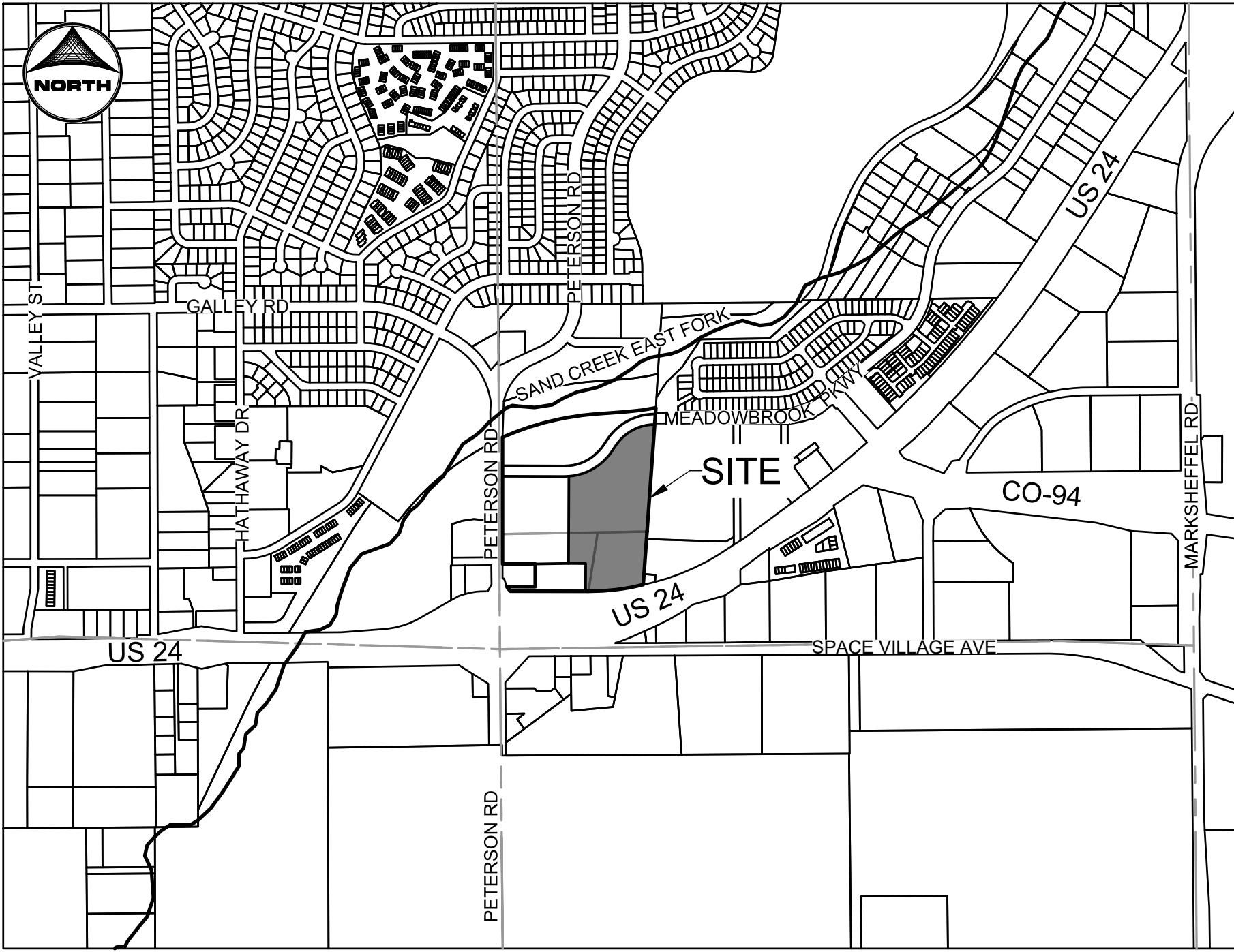


HILLPOINTE APARTMENTS AT PETERSON SITE DEVELOPMENT PLAN

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:

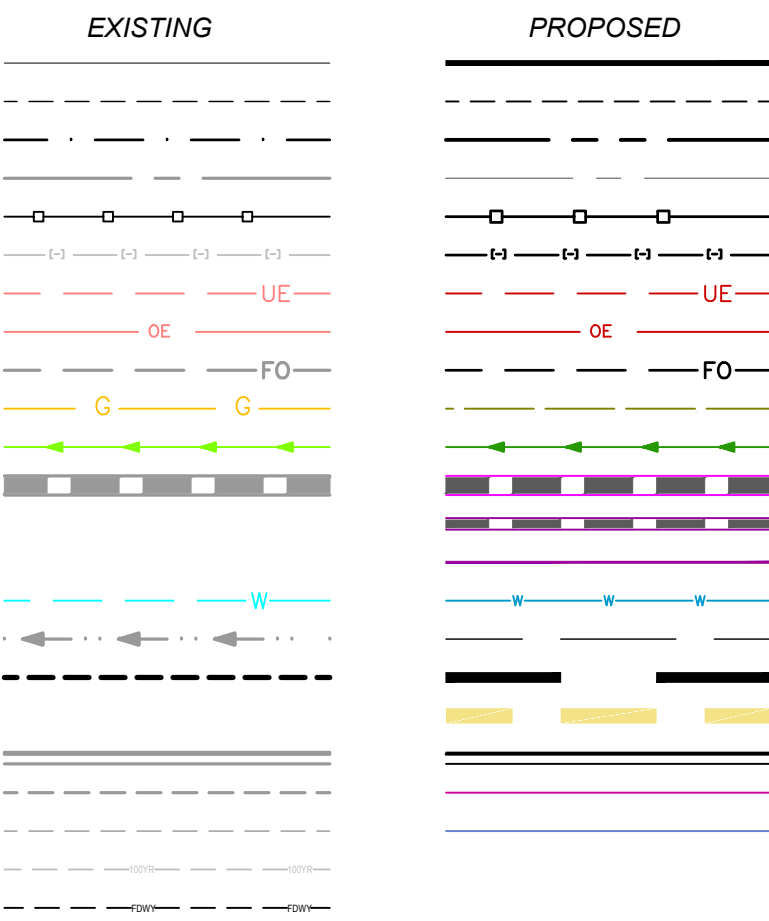
PROPERTY ADDRESS:	725 PETERSON ROAD COLORADO SPRINGS, COLORADO 80915 635 PETERSON ROAD COLORADO SPRINGS, COLORADO 80915 6902 EAST HIGHWAY 24 COLORADO SPRINGS, COLORADO 80915
PARCEL NUMBER:	PORTIONS OF 5408007001, 5408007004, 5408007008
PROPERTY AREA:	LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 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:

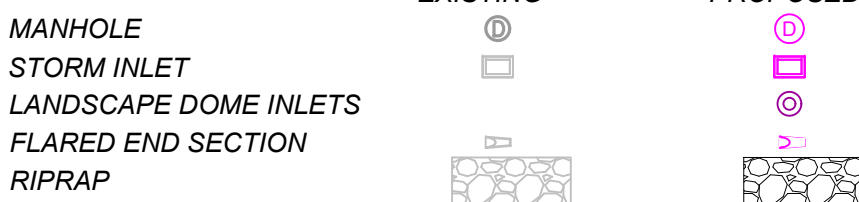
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS 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.
1975 RESEARCH PKWY SUITE 160
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
- PRELIMINARY GRADING PLAN
- UTILITY PLAN
- FIRE PROTECTION PLAN
- EMERGENCY ACCESS PLAN
- 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

DRAWN BY: CMD	JOB DATE: 6/18/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502477	0 1"
CAD DATE: 6/19/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\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

SITE DEVELOPMENT PLAN
COVER

SHEET
CV

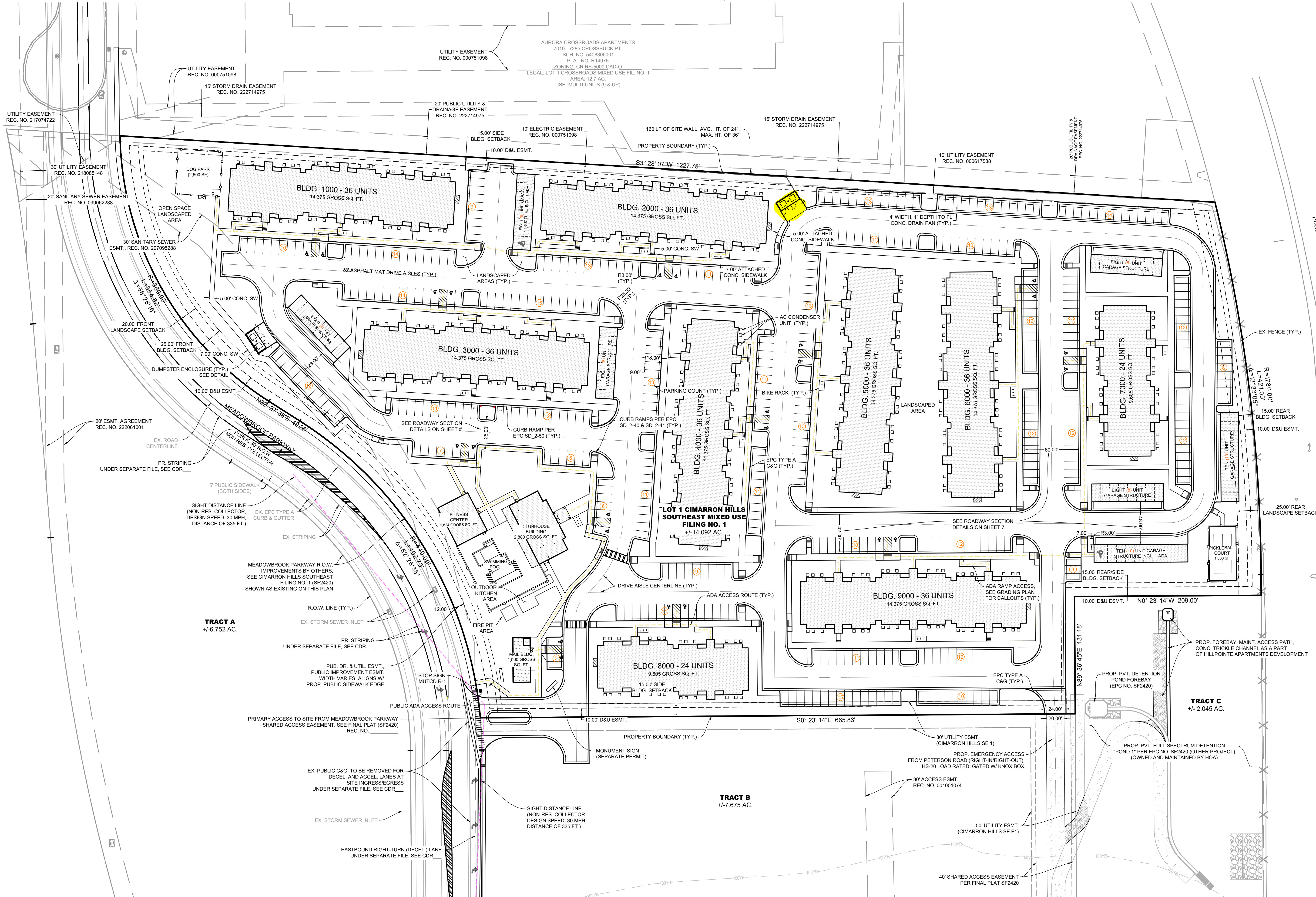
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HILLPOINTE APARTMENTS AT PETERSON
SITE DEVELOPMENT PLAN

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

OTTERBY, ADELLA, 6/19/2026 1:38 PM

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



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APPROVED: RDL	JOB NUMBER: 2502477	0" = 1"
CAD DATE: 6/19/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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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
SITE PLAN

PCD FILE NO.: PPR-26-13
SHEET SP 2

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

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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APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
CAD FILE: J:\2025\2502477\CAD\DWG\ICSDP\Grading Plan

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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: 719.965.0044

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

SITE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

SHEET
GR

3

PCD FILE NO.: PPR-26-13

HILLPOINTE APARTMENTS AT PETERSON

Please acknowledge the following:

Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and advance payment for the estimated costs to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or CSU's policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.

UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. 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.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 5.2. 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).
 - 5.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 5.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
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.
7. 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.
8. SANITARY SEWER AND STORM SEWER MANHOLE STRUCTURE SIZES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
9. UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

CSU staff reserves the right to add new comments on subsequent submittals.

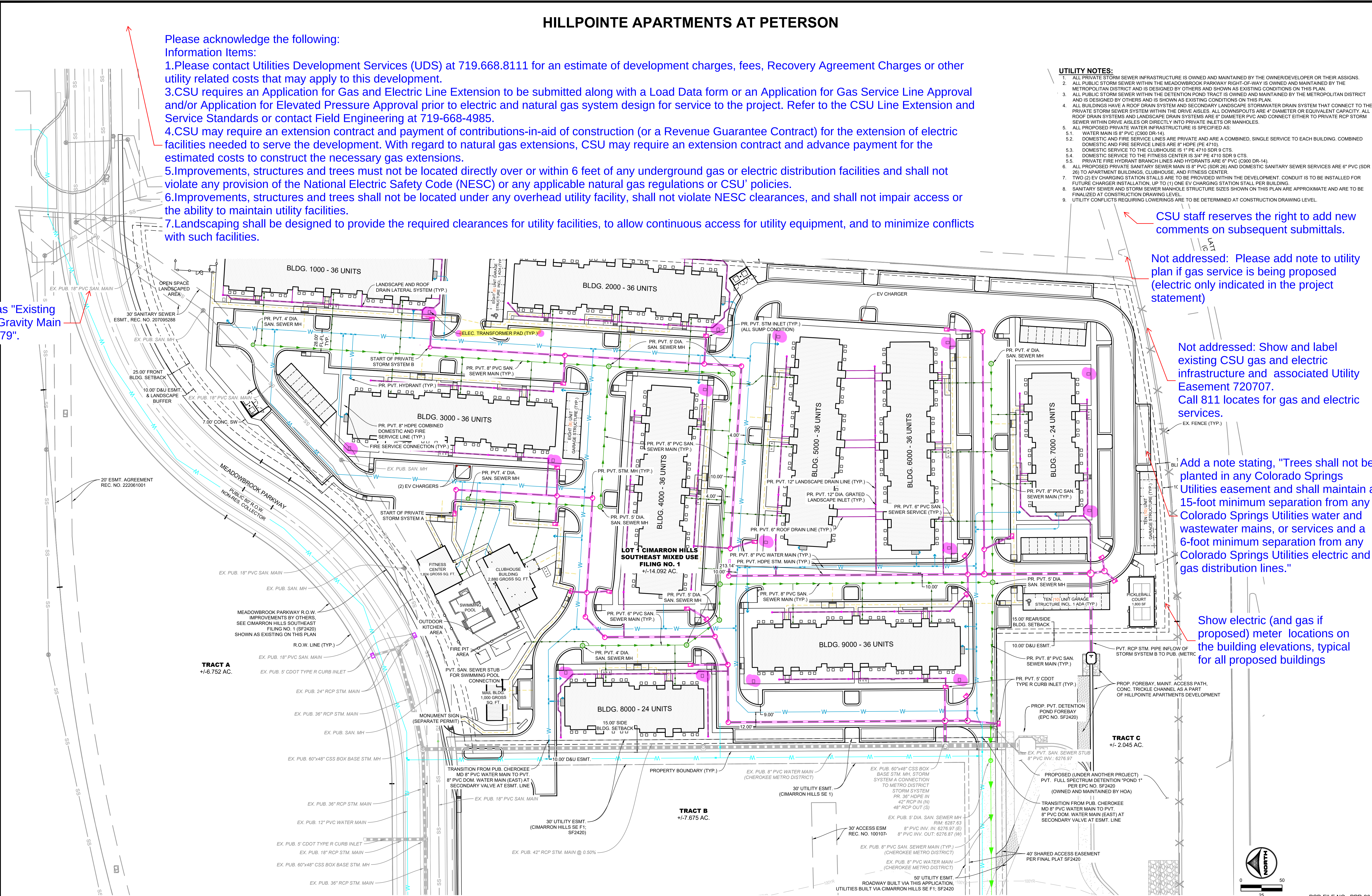
Not addressed: Please add note to utility plan if gas service is being proposed (electric only indicated in the project statement)

Not addressed: Show and label existing CSU gas and electric infrastructure and associated Utility Easement 720707. Call 811 locates for gas and electric services.

Add a note stating, "Trees shall not be planted in any Colorado Springs Utilities easement and shall maintain a 15-foot minimum separation from any Colorado Springs Utilities water and wastewater mains, or services and a 6-foot minimum separation from any Colorado Springs Utilities electric and gas distribution lines."

Show electric (and gas if proposed) meter locations on the building elevations, typical for all proposed buildings

Re-label as "Existing 18" PVC Gravity Main #2006-S179".



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APPROVED: RDL	JOB NUMBER: 2502477
CAD DATE: 6/19/2026	
CAD FILE: J:\2025\2502477\CAD\DWG\CS\DP\Utility Plan	

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

SITE DEVELOPMENT PLAN UTILITY PLAN

SHEET UT 4

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

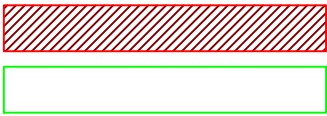
FIRE PROTECTION NOTES:

- 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 EMERGENCY ACCESS FROM PETERSON ROAD IS AN EXISTING CURB CUT TO THE PUBLIC RIGHT-OF-WAY OF PETERSON ROAD. THE EMERGENCY ACCESS IS TO BE STABILIZED WITH A GRAVEL PAVEMENT SECTION OF 12" CLASS VI AGGREGATE BASE COURSE OVER 24" MINIMUM COMPACT SUB-GRADE TO MEET HS-20 LOADING REQUIREMENTS. A GATE WITH KNOX BOX ACCESSIBILITY FOR EMERGENCY VEHICLES IS TO BE SITED ALONG THE EMERGENCY ACCESS ROAD.

FIRE TRUCK TURN TRACKING

TIRE ENVELOPE

VEHICLE ENVELOPE



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-UNIT (9 & UP)

PROPERTY BOUNDARY (TYP.)

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

15' SIDE BLDG. SETBACK

10' D&U ESMT.

25' FRONT BLDG. SETBACK

7' CONC. SW

30' SANITARY SEWER ESMT., REC. NO. 207095288

10' D&U ESMT.

20' ESMT. AGREEMENT REC. NO. 222061001

R225.00' REPRESENTING HYDRANT COVER AREA (TYP.)

MEADOWBROOK PARKWAY R.O.W. IMPROVEMENTS BY OTHERS, SEE CIMARRON HILLS SOUTHEAST FILING NO. 1 (SF2420) SHOWN AS EXISTING ON THIS PLAN

TRACT A
+/-6.752 AC.

R.O.W. LINE (TYP.)

15' SIDE BLDG. SETBACK

10' D&U ESMT.

30' UTILITY ESMT. (CIMARRON HILLS SE F1)

PROPERTY BOUNDARY (TYP.)

EX. PUB. 8" PVC WATER MAIN (CHEROKEE METRO DISTRICT)

30' UTILITY ESMT. (CIMARRON HILLS SE 1)

30' ACCESS ESMT. REC. NO. 1001074

EX. PUB. 8" PVC WATER MAIN (CHEROKEE METRO DISTRICT)

50' UTILITY ESMT. (CIMARRON HILLS SE F1)

40' SHARED ACCESS EASEMENT PER FINAL PLAT SF2420

EX. POND MAINT. PATH

EX. SECONDARY EMERGENCY ACCESS FROM PETERSON ROAD. 20' WIDTH HS-20 LOADING COMPLIANT GRAVEL EMERGENCY ACCESS ROAD (12" CLASS VI A.B.C. OVER 24" COMPACT SUBGRADE)

PROPOSED (UNDER ANOTHER PROJECT) PVT. DETENTION POND FOREBAY PER EPC NO. SF2420

TRACT C
+/-2.045 AC.

PROPOSED (UNDER ANOTHER PROJECT) PVT. FULL SPECTRUM DETENTION "POND 1" PER EPC NO. SF2420 (OWNED AND MAINTAINED BY HOA)

EX. DETENTION POND FOREBAY PER EPC NO. SF2420

TRACT B
+/-7.675 AC.

TRACT A
+/-6.752 AC.

TRACT C
+/-2.045 AC.

TRACT B
+/-7.675 AC.

TRACT A
+/-6.752 AC.

TRACT C
+/-2.045 AC.

TRACT B
+/-7.675 AC.

TRACT A
+/-6.752 AC.

TRACT C
+/-2.045 AC.

TRACT B
+/-7.675 AC.

TRACT A
+/-6.752 AC.

TRACT C
+/-2.045 AC.

TRACT B
+/-7.675 AC.

TRACT A
+/-6.752 AC.

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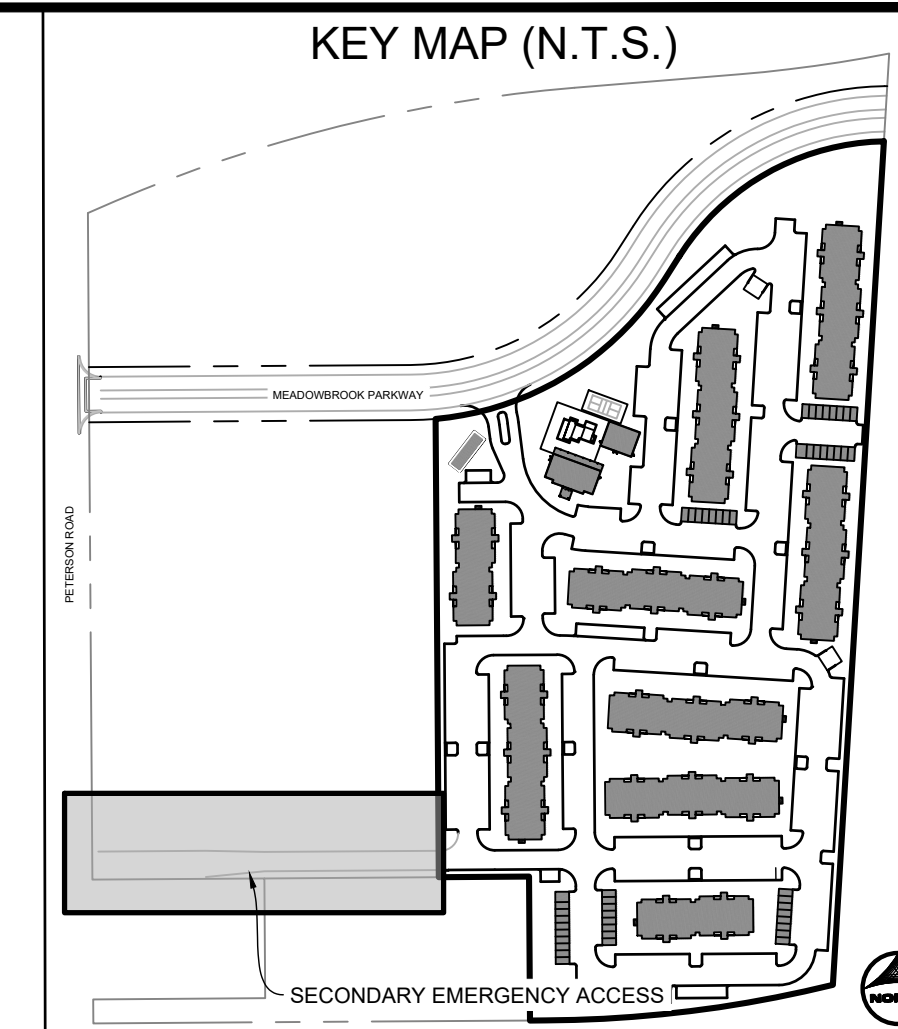
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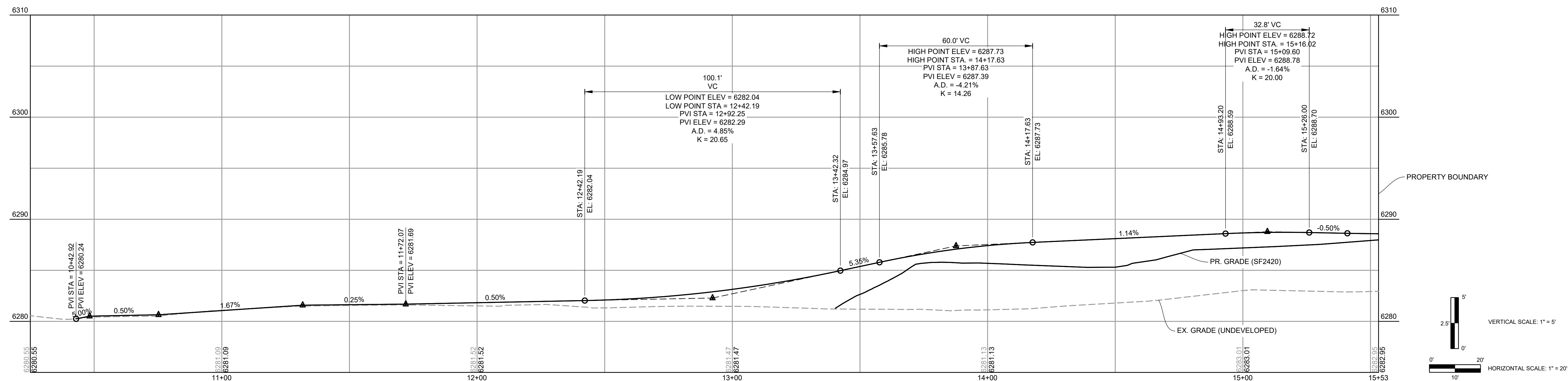
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



EMERGENCY ACCESS FROM PETERSON ROAD
(STA. 10+00 - 15+53)



DRAWN BY: CMD JOB DATE: 6/19/2026 BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 2502477 0 1"
IF NOT ONE INCH,
CAD DATE: 6/19/2026 ADJUST SCALE ACCORDINGLY
CAD FILE: J:\2025\2502477\CAD\DWGS\CISDP\Emergency Access Plan

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

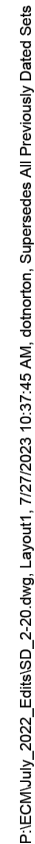
SITE DEVELOPMENT PLAN

EMERGENCY ACCESS PLAN

PCD FILE NO.: PPR-26-13

SHEET

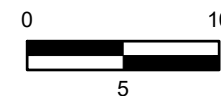
6



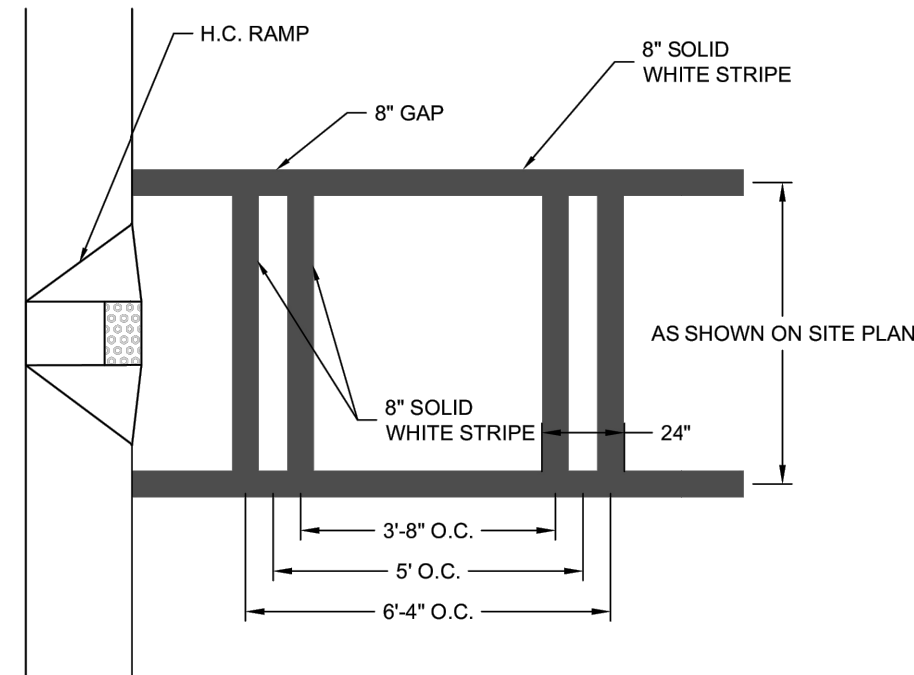
The image contains two cross-section diagrams of a bridge deck, labeled "CROWN W/ PARKING" and "CROWN W/ INVERTED PARKING".

CROWN W/ PARKING: This diagram shows a bridge deck with a total width of 74.00 feet. From left to right, the components are: a 7.00' S/W (Shoulder Width) on the left, a 2.50' offset to a 18.00' PARKING area, a 24.00' central span, another 18.00' PARKING area, a 2.50' offset, and a 7.00' S/W on the right. The deck has a 1.5% slope at the ends and a 2% slope in the center. The label "EPC TYPE A C&G" is at the bottom left and right.

CROWN W/ INVERTED PARKING: This diagram shows a bridge deck with the same overall dimensions as the top one. From left to right, the components are: a 7.00' S/W on the left, a 2.50' offset to a 4.00' GUTTER section, a 18.00' section, a 24.00' central span, another 18.00' section, a 4.00' GUTTER section, a 2.50' offset, and a 7.00' S/W on the right. The deck has a 1.5% slope at the ends and a 2% slope in the center. The label "EPC TYPE A C&G" is at the bottom left and right.



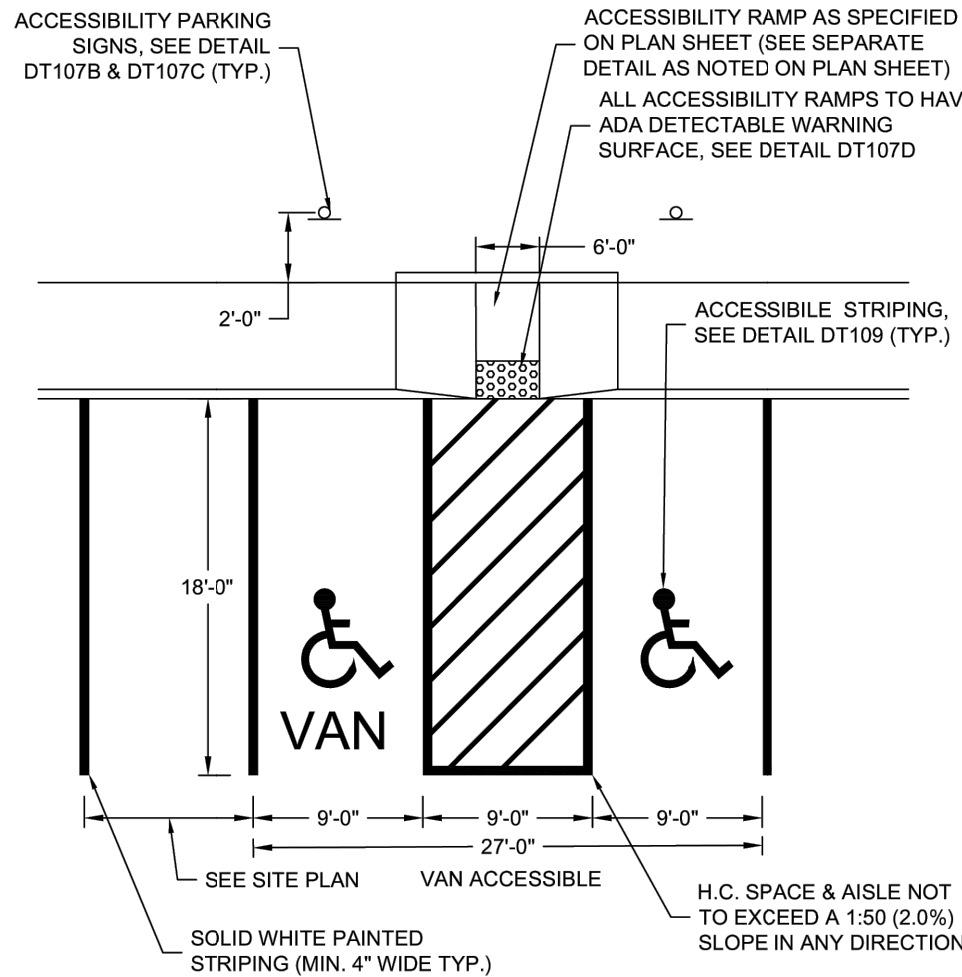
SECTION 3.
ADA COMPLIANT CONCRETE PAVERS (UNI-LOCK OR EQUIV.) (TYP. 2.75" THICKNESS), OVER
MANUFACTURER'S RECOMMENDED SEED (SAND AND AGGREGATE), OVER 6" CLASS 6
AGGREGATE BASE COURSE, OVER MIN. 12" COMPACTED SUB-GRADE



- NOTES:
- DO NOT APPLY PAINT TO AREAS OF PAVEMENT WHEN THE SURFACE IS MOIST OR COVERED WITH FOREIGN MATTER OR AIR TEMPERATURE IN THE SHADE IS BELOW 40 °F (5 °C).
 - APPLY TRAFFIC STRIPE PAINT BY MACHINE.
 - WITHIN ROW ALL PEDESTRIAN CROSSWALKS SHALL MEET DOT STANDARDS

SCALE:	NTS	DETAIL NAME:	PRIVATE CROSSWALK STRIPING
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		
2			
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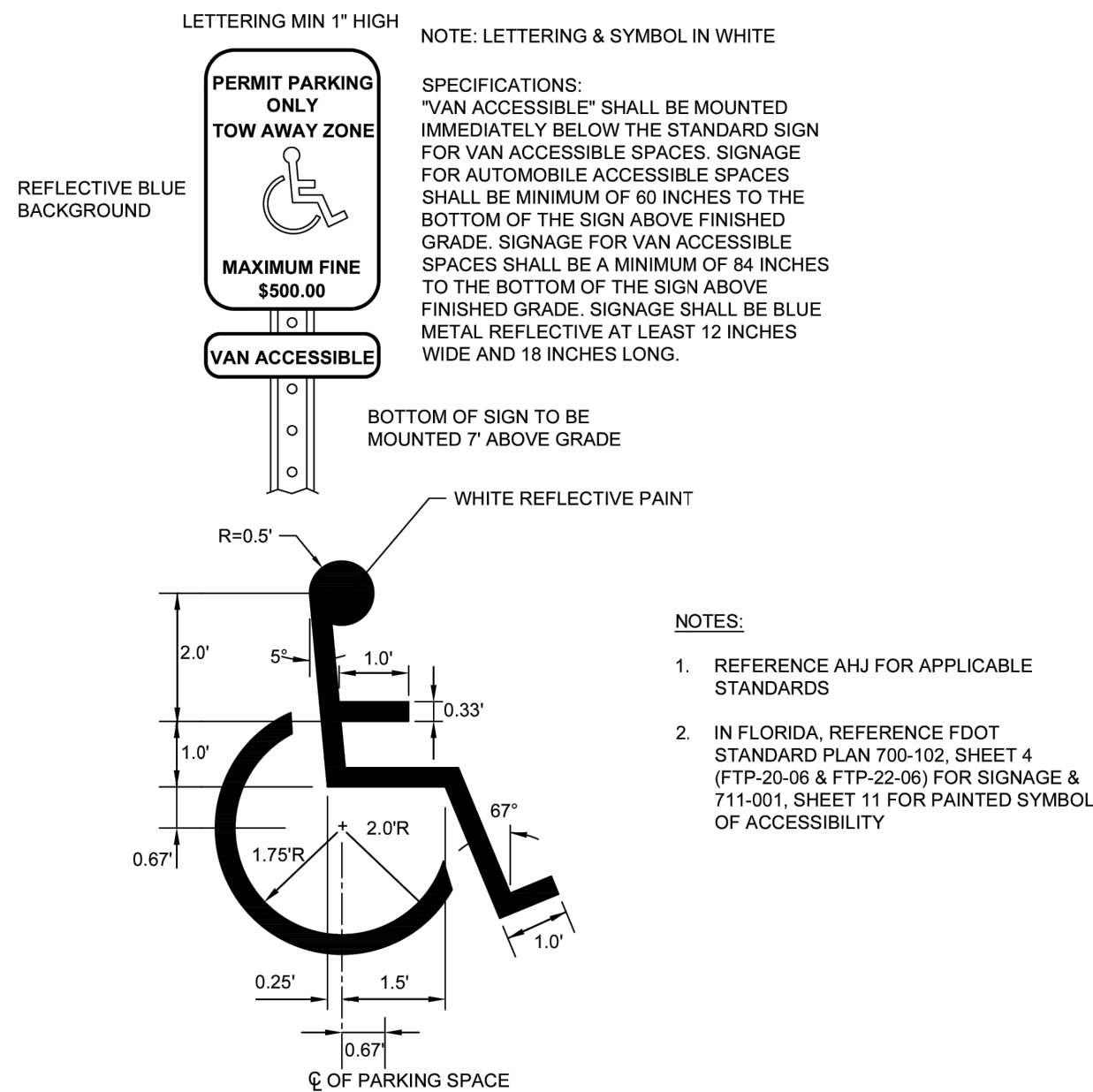
HP-200



- NOTES:
- FOR FLORIDA, REFERENCE FDOT STANDARD PLANS 711-001, SHEET 11 FOR ADA PARKING SIZE & STRIPING REQUIREMENTS.
 - ACCESSIBILITY SIGNS MAY NOT BE INSTALLED WITHIN THE LIMITS OF A ACCESSIBILITY RAMP OR SIDEWALK UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR MAY ELECT TO HAVE SIGN PLACED DIRECTLY ON BUILDING ONLY IF APPROVED BY INSPECTOR.
 - ACCESSIBLE SPACE AND AISLE NOT TO EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION.
 - TO BE PROVIDED AT A RATE OF (2) PER APARTMENT BUILDING

SCALE:	NTS	DETAIL NAME:	ADA PARKING 9X9X9
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		
2			
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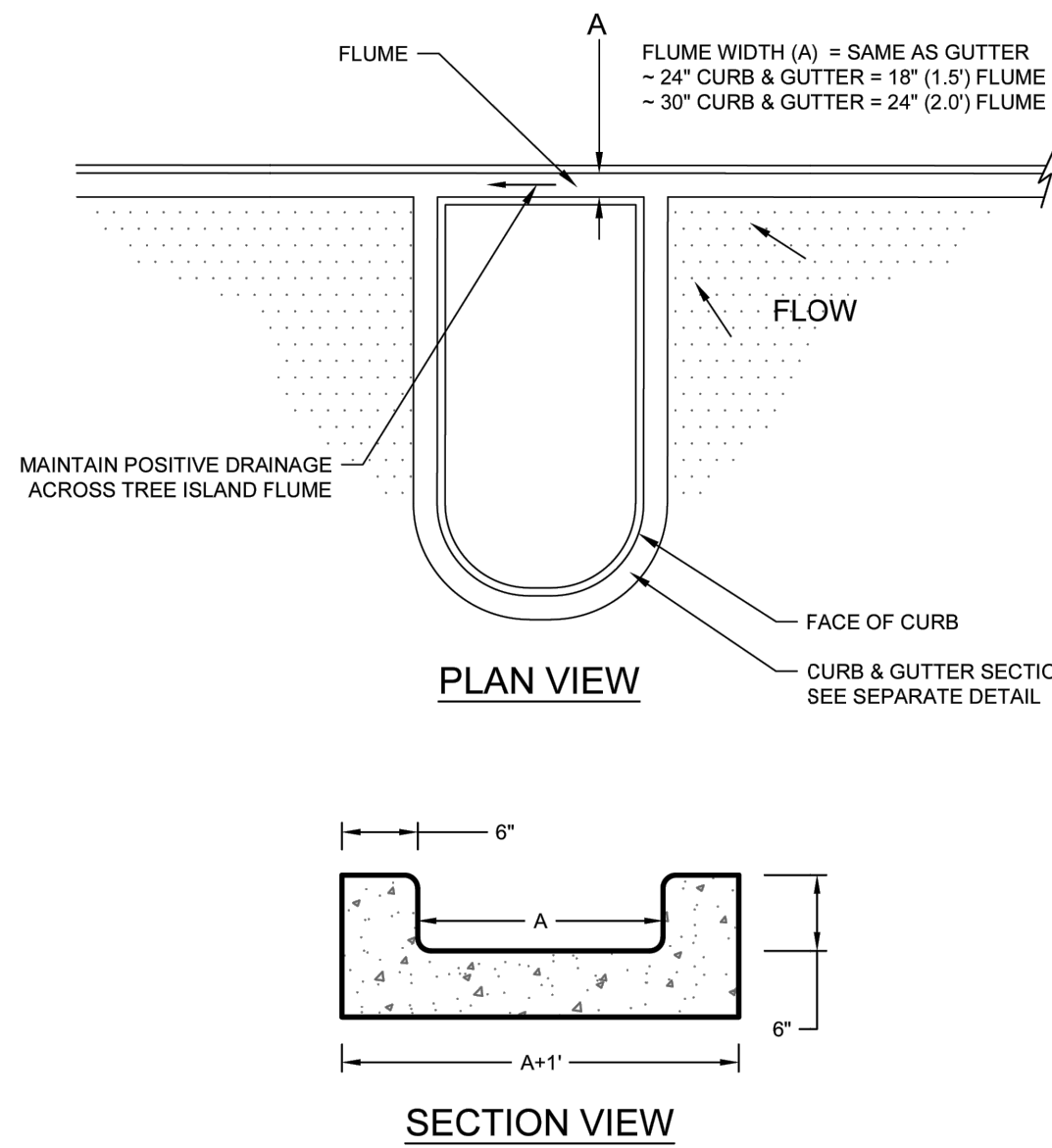
HP-204B



- NOTES:
- REFERENCE AHJ FOR APPLICABLE STANDARDS
 - IN FLORIDA, REFERENCE FDOT STANDARD PLAN 700-102, SHEET 4 (FTP-20-06 & FTP-22-06) FOR SIGNAGE & 711-001, SHEET 11 FOR PAINTED SYMBOL OF ACCESSIBILITY

SCALE:	NTS	DETAIL NAME:	ADA MARKING & SIGNAGE
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		
2			
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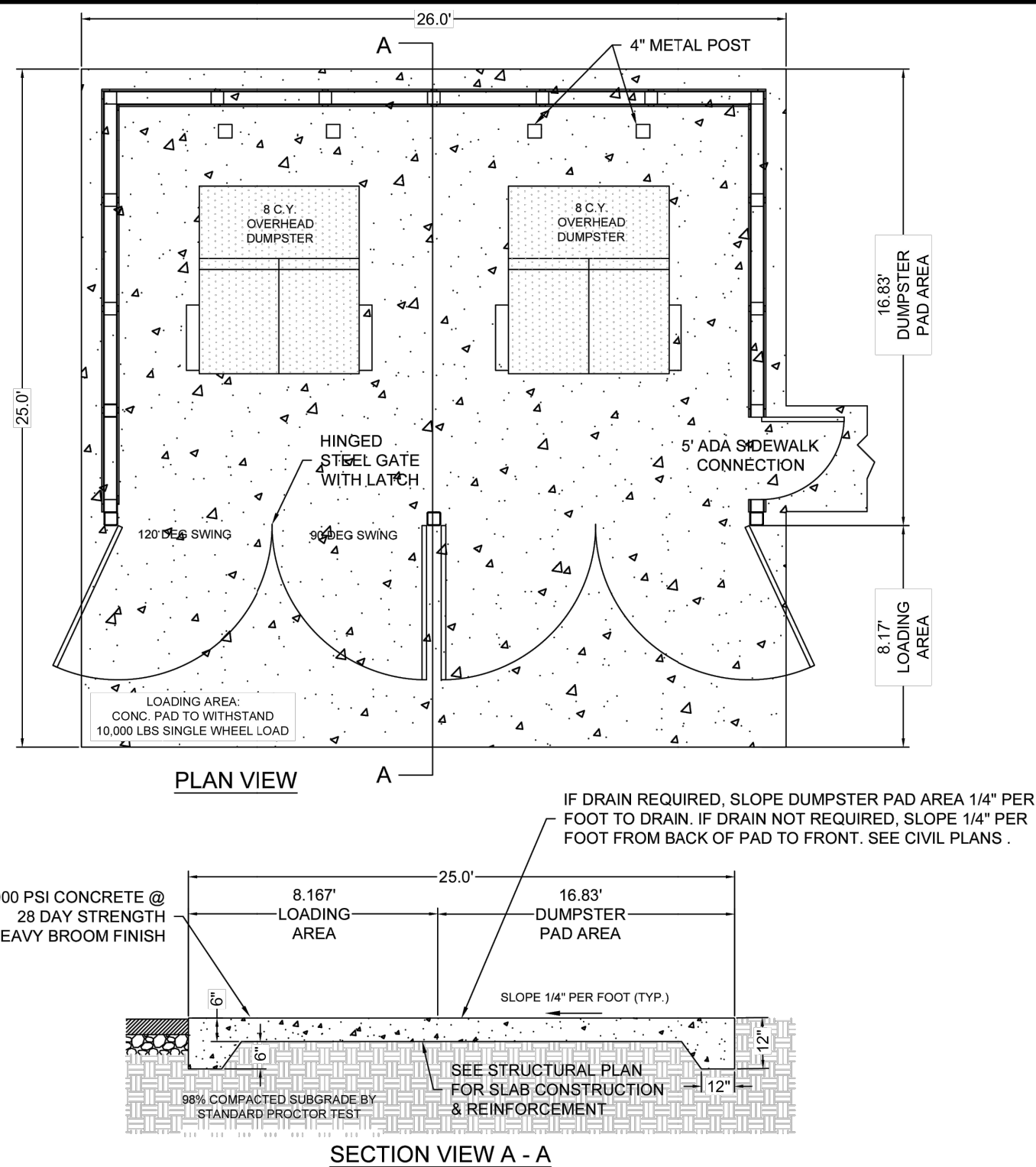
HP-204D



- NOTES:
- FLUME TO BE CONSTRUCTED WITH CLASS A, 3000 PSI CONCRETE.
 - REFER TO GRADING PLAN SPOTS FOR FLUME LONGITUDINAL SLOPE. AT MINIMUM CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE FOR PROPER DRAINAGE.
 - FLUME TO BE BROOM FINISHED. FLUME TO HAVE 1/4\"/>

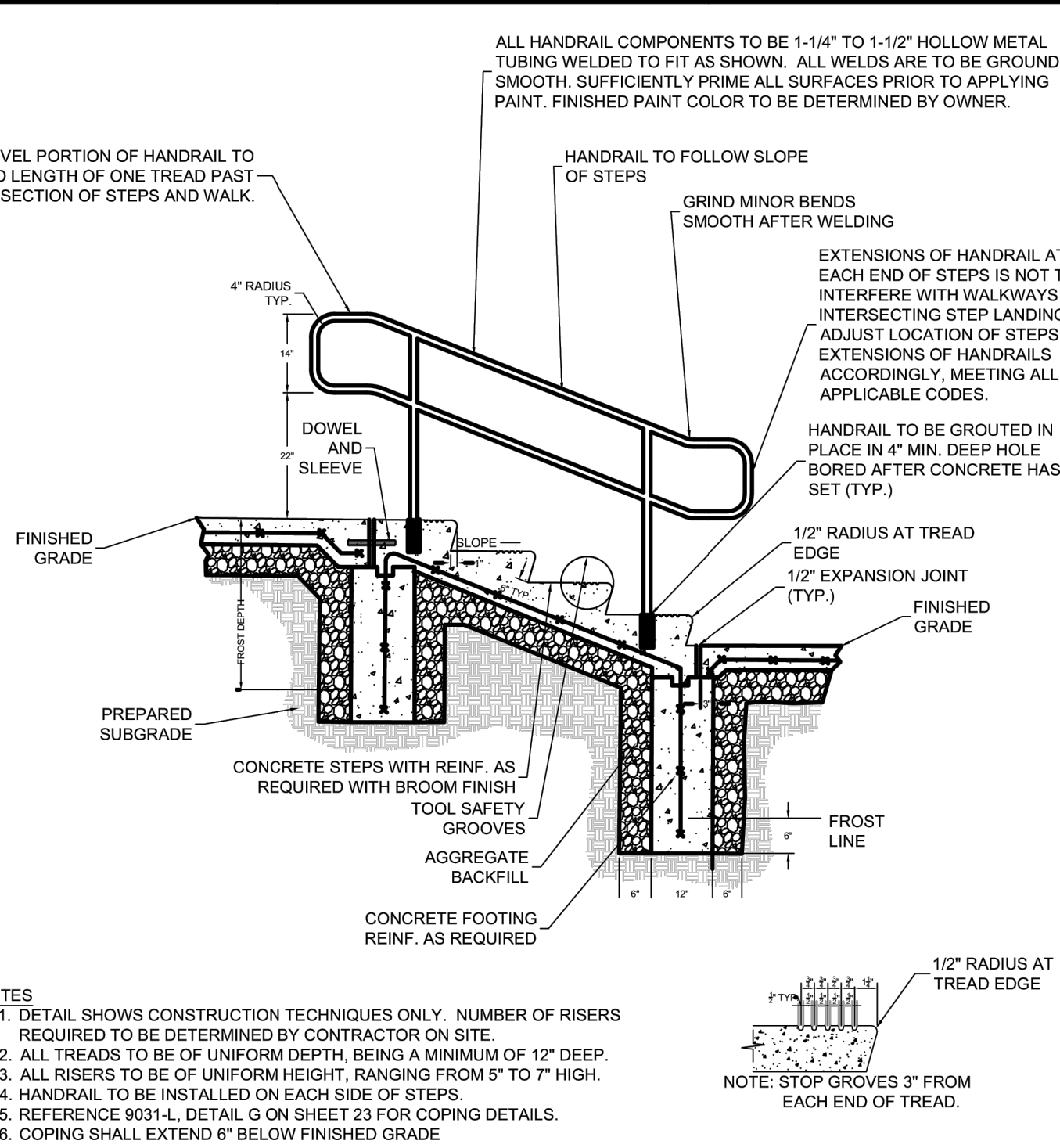
SCALE:	NTS	DETAIL NAME:	TREE ISLAND FLUME
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1			
2			
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4			

HP-205



SCALE:	NTS	DETAIL NAME:	DUMPSTER PAD
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		
2			
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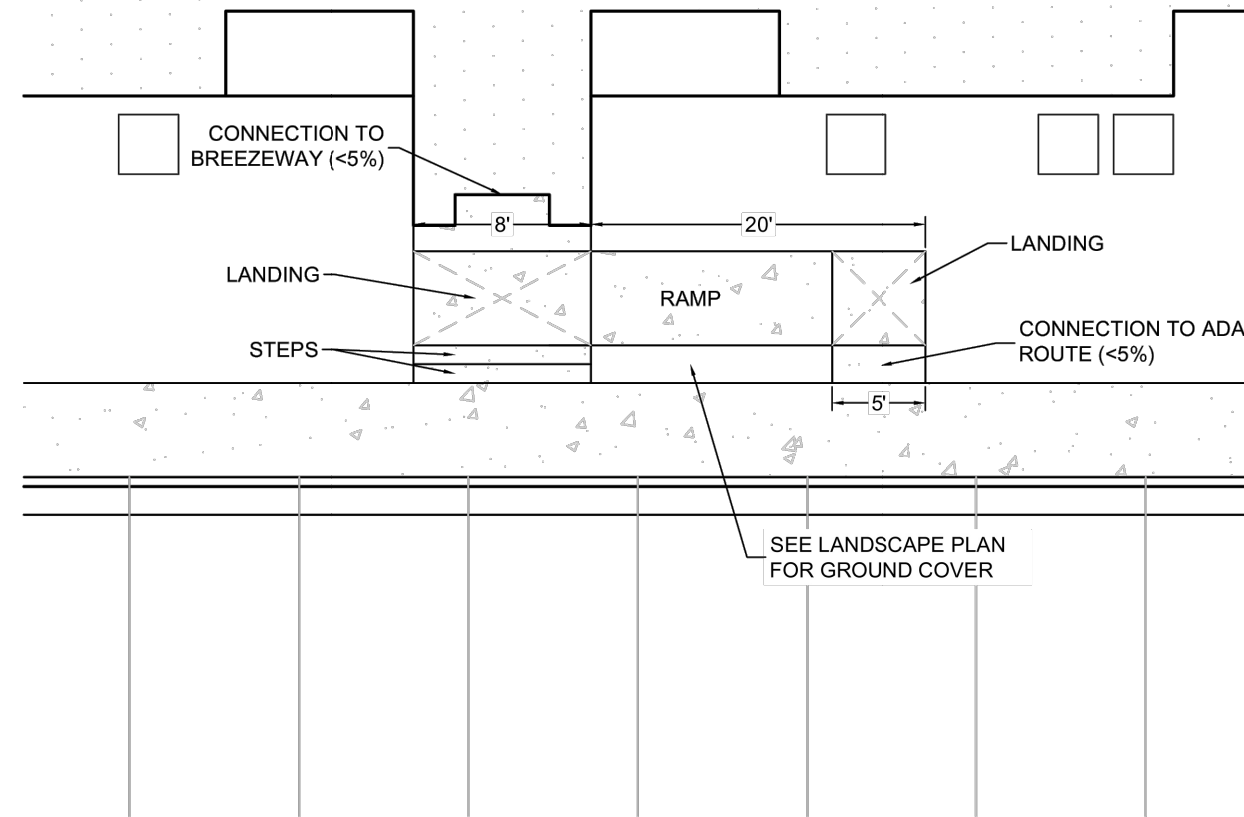
HP-206



- NOTES:
- DETAIL SHOWS CONSTRUCTION TECHNIQUES ONLY. NUMBER OF RISERS REQUIRED TO BE DETERMINED BY CONTRACTOR ON SITE.
 - ALL TREADS TO BE OF UNIFORM DEPTH, BEING A MINIMUM OF 12\"/>

SCALE:	NTS	DETAIL NAME:	STEPS + HANDRAIL DETAIL
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1			
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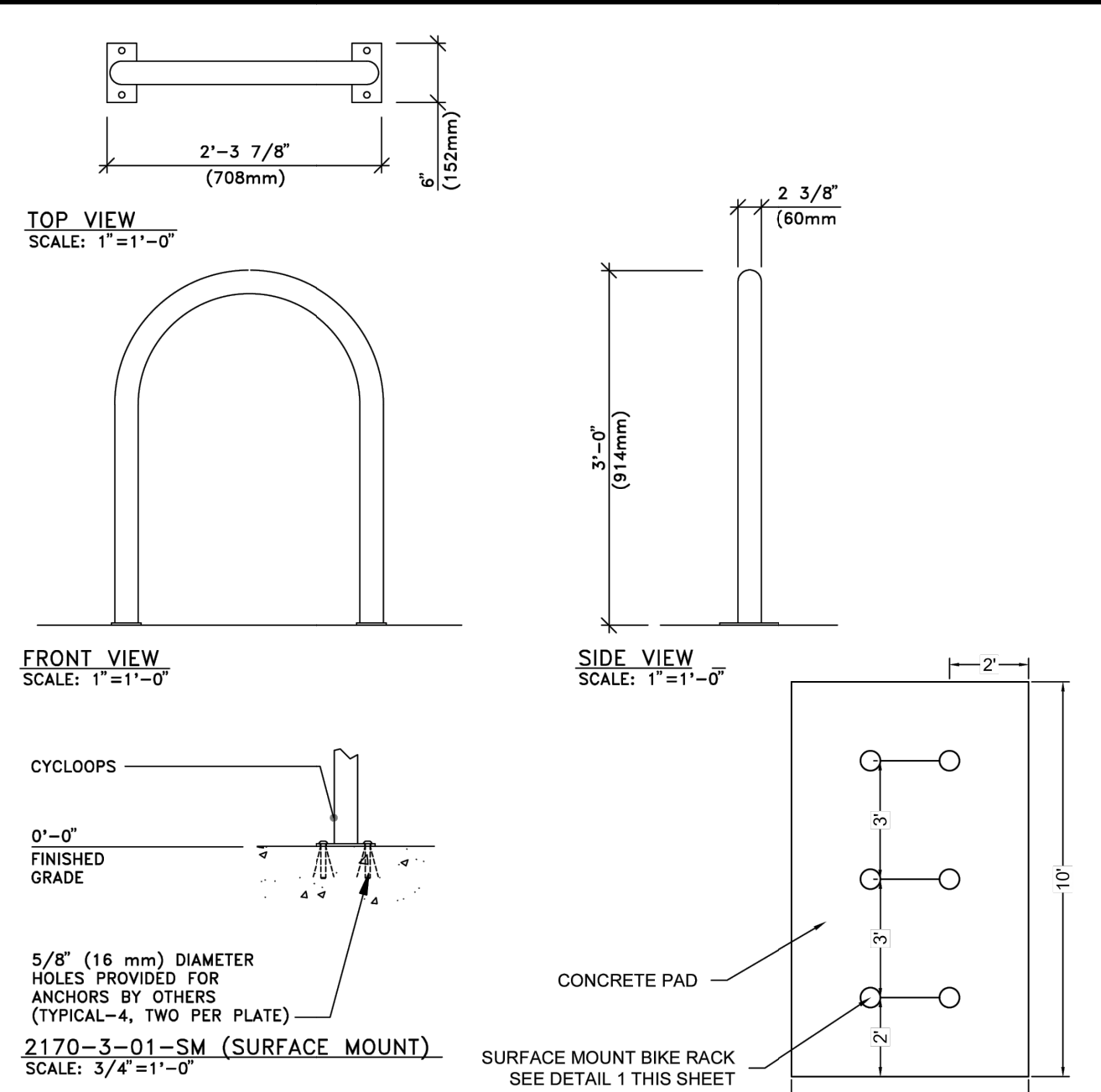
HP-207



- NOTES:
- STEPS SHALL BE INSTALLED PER STEPS & HANDRAIL DETAIL
 - LANDINGS MUST MEET ADA STANDARDS. 5'x5' LANDING WITH MAX 2% SLOPE IN ANY DIRECTION
 - RAMP:
 - UNDER 5% IDEAL
 - OVER 5% - HANDRAIL REQUIRED
 - OVER 8.33% INCREASE LENGTH OF RAMP
 - SIGNIFICANTLY UNDER 5% - REDUCE LENGTH

SCALE:	NTS	DETAIL NAME:	BREEZEWAY RAMPS
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		
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HP-208



- NOTES:
- EACH BIKE PAD TO PROVIDE (6) 6\"/>
 - CONCRETE TO BE PLACED 4\"/>
 - MAXIMUM RUNNING SLOPE NOT TO EXCEED 8.33%
 - MAXIMUM CROSS-SLOPE NOT TO EXCEED 2.00%

SCALE:	NTS	DETAIL NAME:	BIKE RACK
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1			
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4			

HP-212

DRAWN BY: CMD JOB DATE: 6/18/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\Details

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

NO.	DATE	BY	REVISION DESCRIPTION

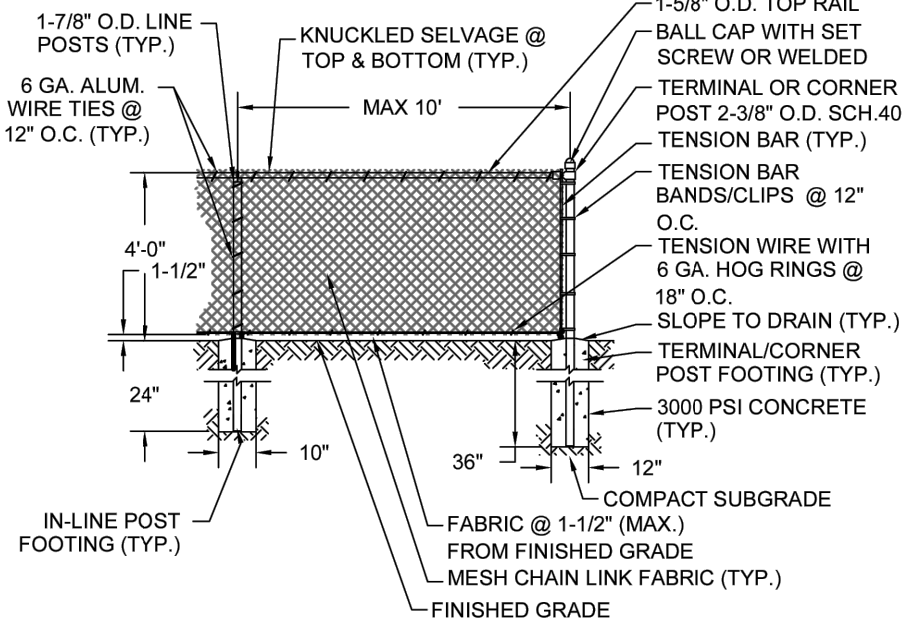
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

SITE DEVELOPMENT PLAN
SITE DETAILS II

SHEET

8

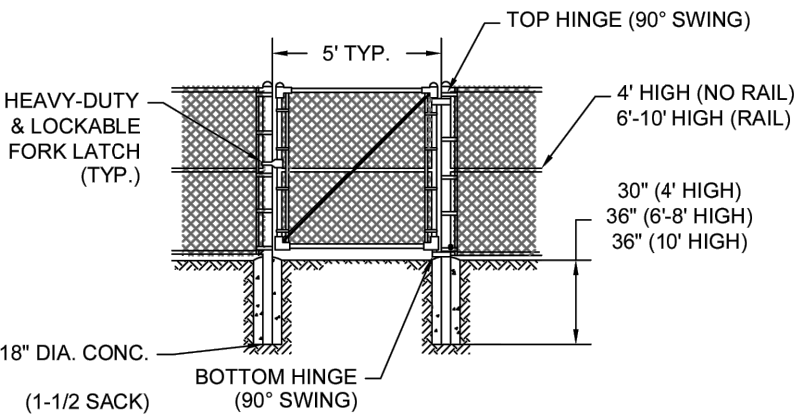
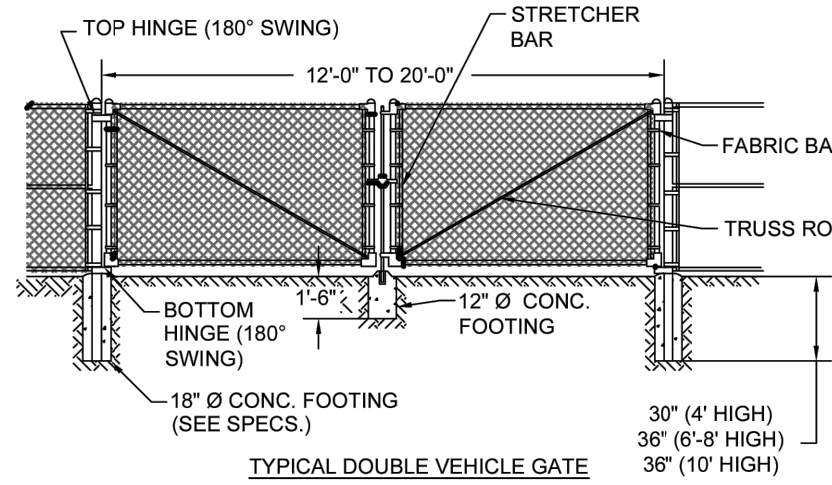


FENCE HEIGHT	USE
4'	POND / DOG PARK / RETAINING WALL
6'	
8'	PICKLE BALL COURT

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.

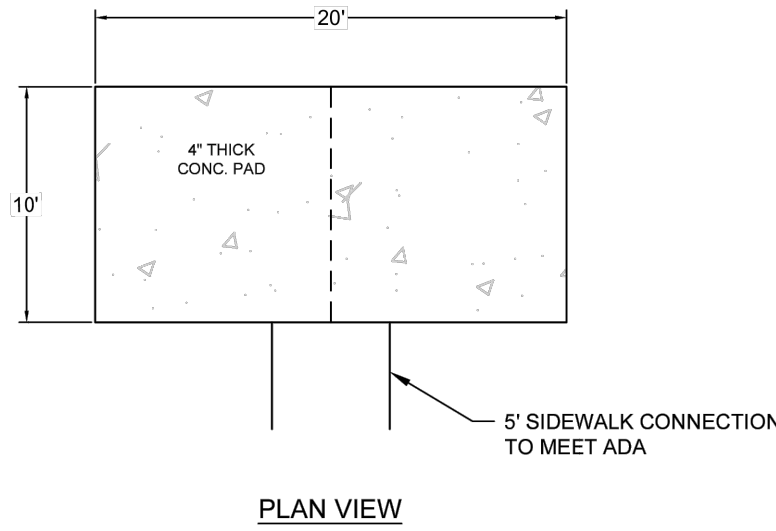
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DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		HP-213A
2			
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NOTES:

- 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.

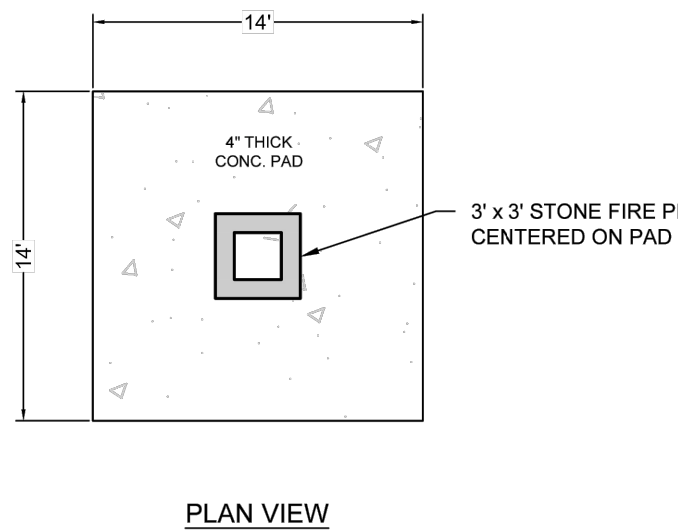
SCALE:	NTS	DETAIL NAME:	CHAIN LINK GATE
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1			HP-213B
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NOTES:

- 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.

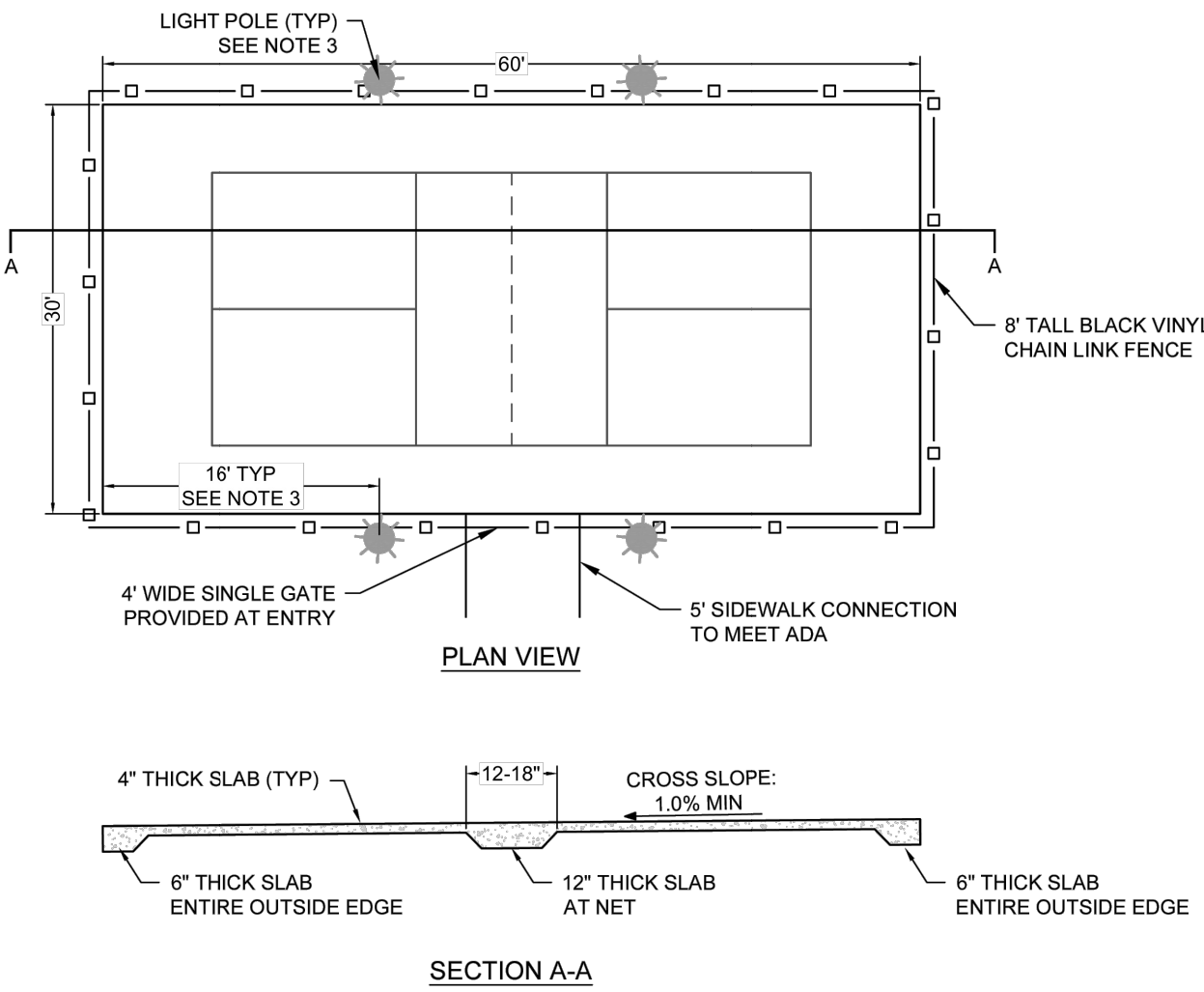
SCALE:	NTS	DETAIL NAME:	AMENITY - OUTDOOR KITCHEN
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		HP-215
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NOTES:

- 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.

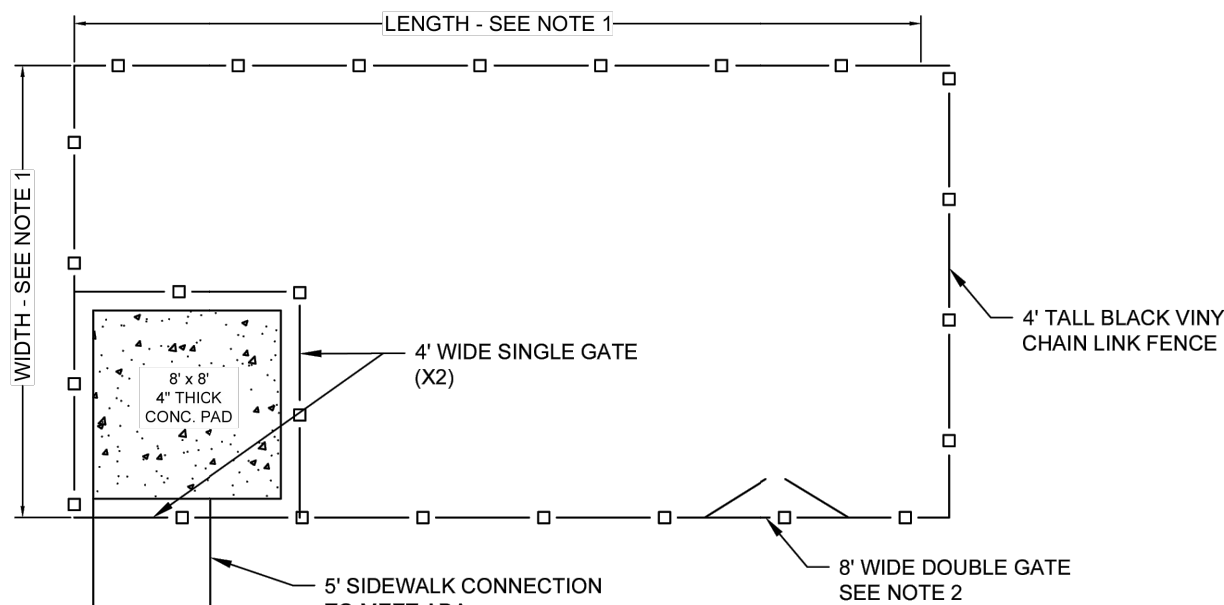
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DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		HP-216
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NOTES:

- 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.

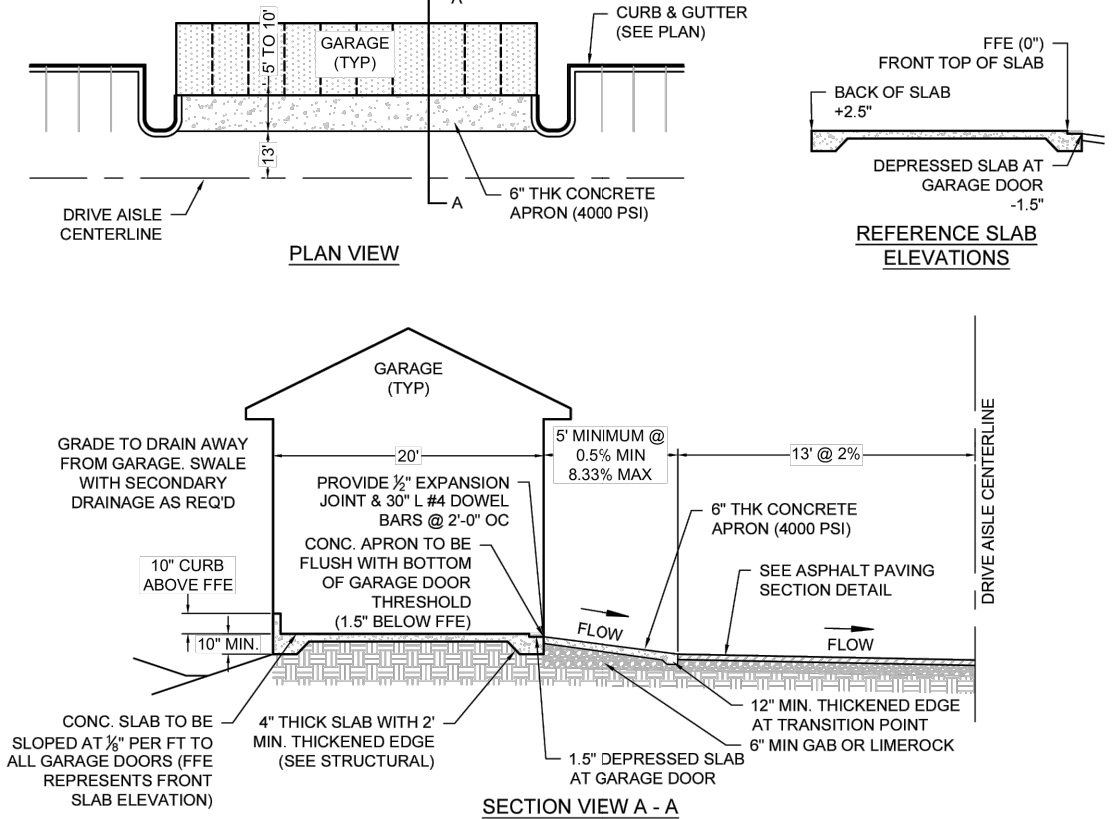
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DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		HP-217
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NOTES:

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

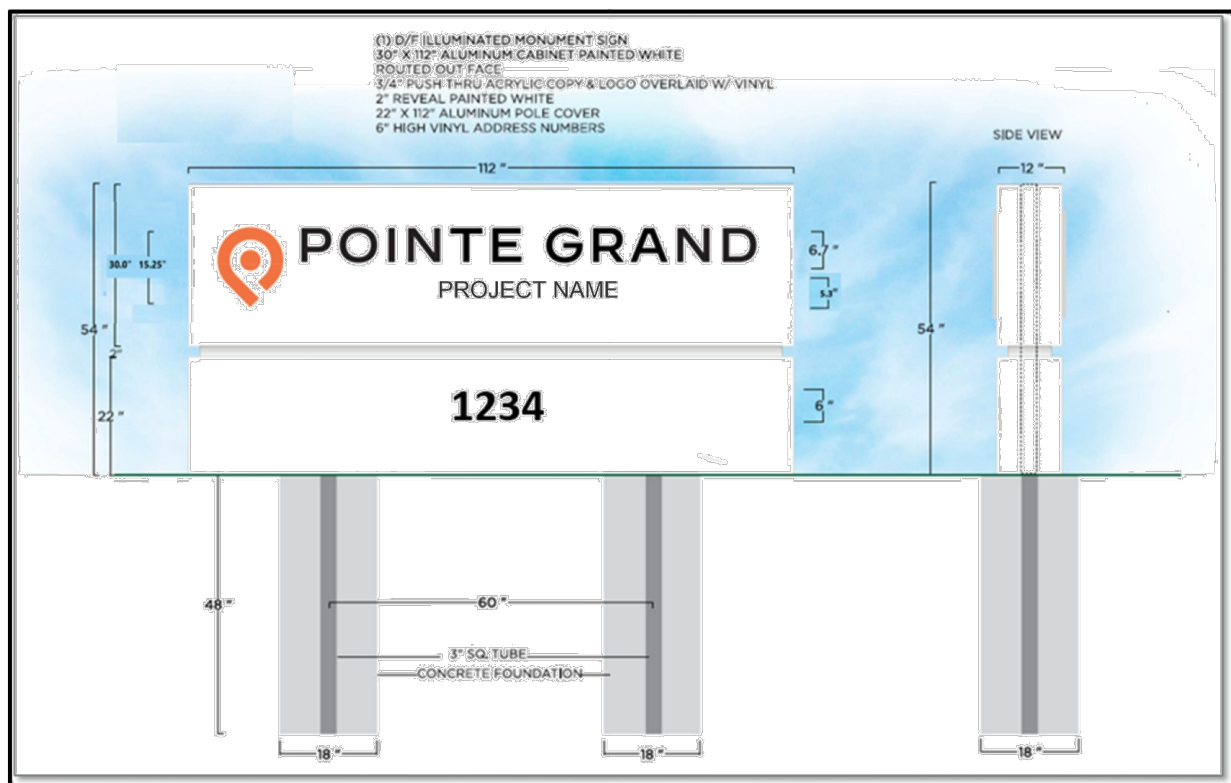
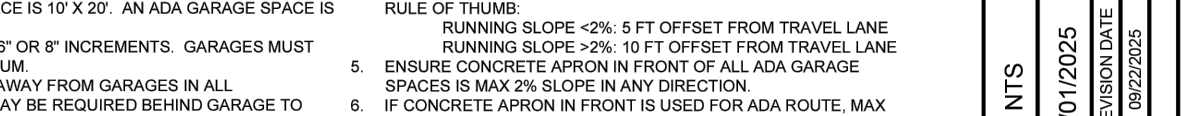
SCALE:	NTS	DETAIL NAME:	AMENITY - DOG PARK
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1			HP-218
2			
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NOTES:

- A TYPICAL GARAGE SPACE IS 10' X 20'. AN ADA GARAGE SPACE IS 15' X 20'.
- GARAGES CAN STEP IN 6" OR 8" INCREMENTS. GARAGES MUST STEP IN PAIRS AT MINIMUM.
- 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. RUNNING SLOPE <2% 10 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.

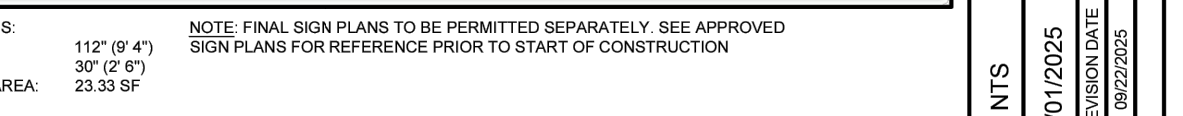
SCALE:	NTS	DETAIL NAME:	GARAGE
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		HP-210
2			
3			
4			



SIGN CALCULATIONS:
SIGN WIDTH: 112" (9' 4")
SIGN HEIGHT: 30" (2' 6")
TOTAL SIGN AREA: 23.35 SF
TOTAL SIGN HEIGHT: 54" (4' 6")

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
DATE:	07/01/2025		
#	REVISION DATE		DETAIL NO:
1	09/22/2025		HP-211
2			
3			
4			



DRAWN BY: CMD JOB DATE: 6/18/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\SDP\Details

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

NO.	DATE	BY	REVISION DESCRIPTION



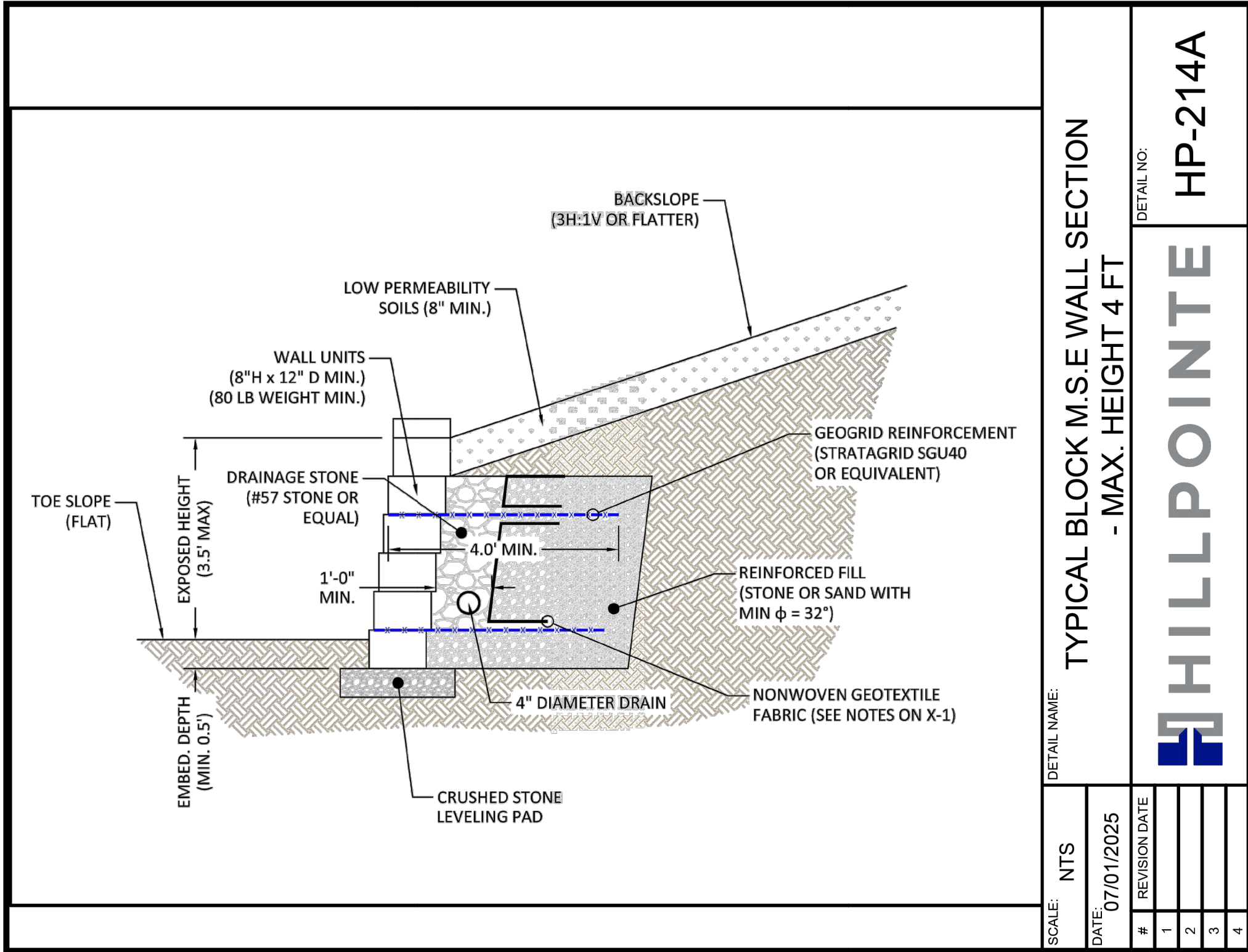
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

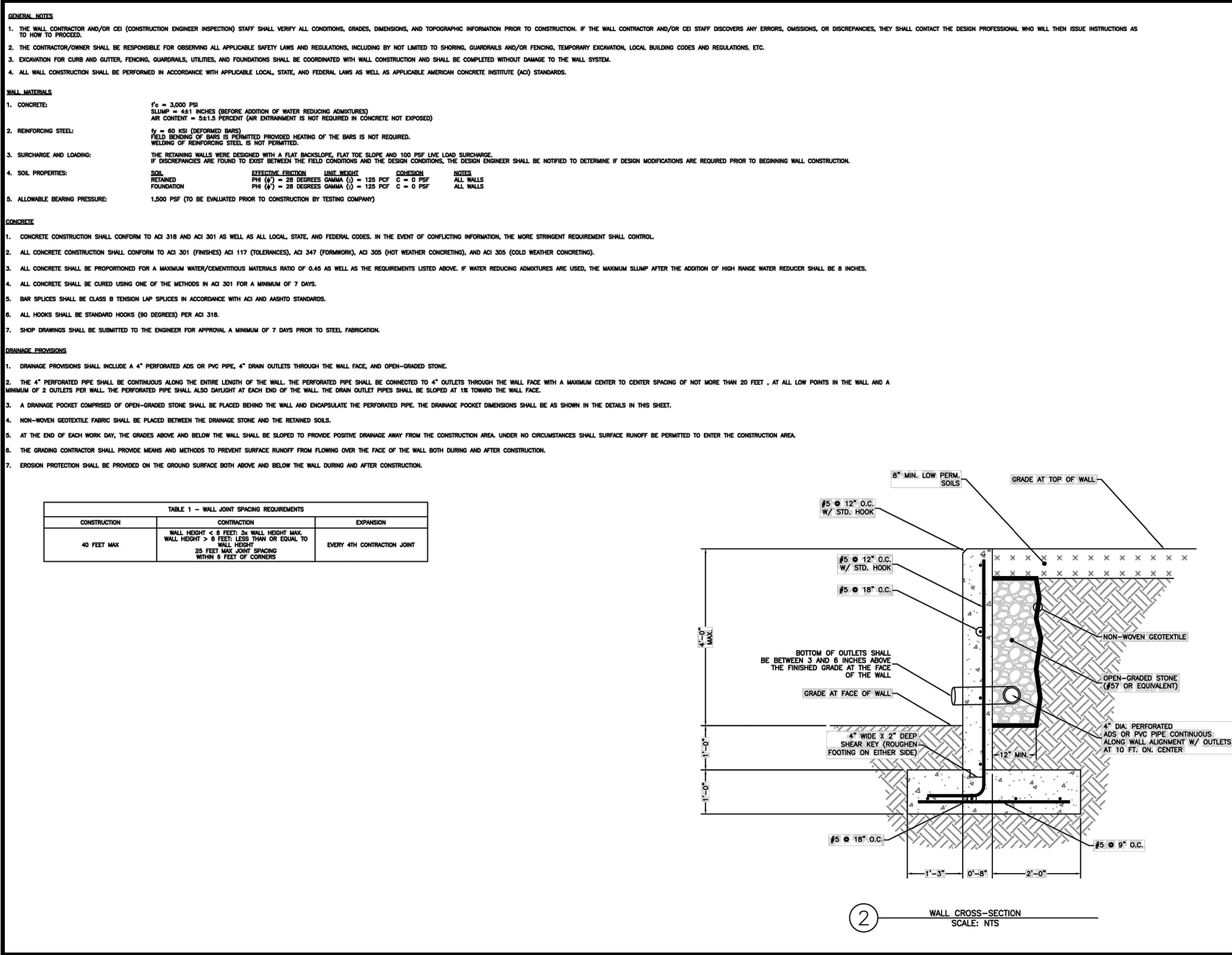
SITE DEVELOPMENT PLAN
SITE DETAILS III

SHEET

9



DETAIL NAME:		TYPICAL BLOCK M.S.E WALL SECTION - MAX. HEIGHT 4 FT		DETAIL NO:		HP-214A	
SCALE:	NTS						
DATE:	07/01/2025						
#	REVISION DATE						
1							
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
1							
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
1							
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
1							
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
#	REVISION DATE						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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DETAIL NAME:		TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT		DETAIL NO:		HP-214B	
SCALE:	NTS						
DATE:	09/22/2025						
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