DOMBROWSKI, COLIN, 10/5/2026 1:35 PM

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

LEGAL DESCRIPTION:

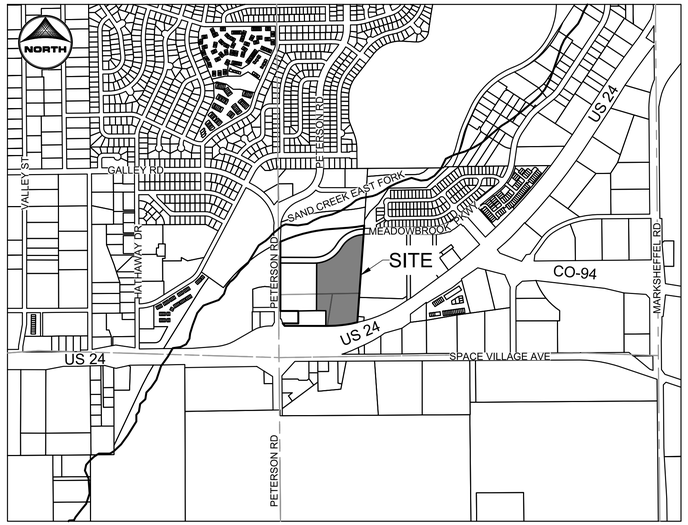
LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

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:

1. 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.
2. 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.
3. THERE ARE NO IDENTIFIED GEOHAZARDS ON THE SITE THAT WOULD PROHIBIT DEVELOPMENT PER THE GEOTECHNICAL REPORT BY VALLEYSHORE ENGINEERING, LLC. DATED OCTOBER 8, 2025.
4. THE SITE DOES NOT FALL WITHIN A FEMA FLOOD ZONE PER FIRM PANEL 08041C0754G, EFFECTIVE DATE OF DECEMBER 7, 2018.



VICINITY MAP

SCALE: 1" = 1000'

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.
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COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE:
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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:

1 - COVER
2 - SITE PLAN
3 - SIGNAGE AND STRIPING
4 - DETAILED PUBLIC ROADWAY IMPROVEMENTS
5 - PRELIMINARY GRADING PLAN
6 - UTILITY PLAN
7 - FIRE PROTECTION PLAN
8 - SECONDARY ACCESS PLAN
9 - SITE DETAILS I
10 - SITE DETAILS II
11 - SITE DETAILS III
12 - SITE DETAILS IV

LEGEND

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

STORM SEWER

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

SANITARY SEWER

CLEAN OUT	
MANHOLE	S
PLUG	

WATER

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

DRY UTILITIES

ELECTRIC METER	EM
ELECTRIC PEDESTAL	E
ELECTRICAL CABINET	E
ELECTRIC VAULT	EV
ELECTRIC VEHICLE CHARGER	EV
FIBER OPTIC PULL BOX	F
FIBER OPTIC MANHOLE	FO
FIBER OPTIC PEDESTAL	F
FIBER OPTIC SIGN	
FIBER OPTIC VAULT	FV
GAS METER	GM
GAS SIGN	
GAS VAULT	
TRANSFORMER	
LIGHT POLE	

MISCELLANEOUS

SIGN	
BOLLLARD	
ACCESSIBLE PARKING	
PARKING COUNT	10

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

PCD FILE NO.: PPR-26-13

HR GREEN Xrefs: TB_24x36_2502477-SDP; VICINITY-MAP

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APPROVED: RDL JOB NUMBER: 2502477
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HRGreen
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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


SITE DEVELOPMENT PLAN
COVER

SHEET
CV

1

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



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HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN

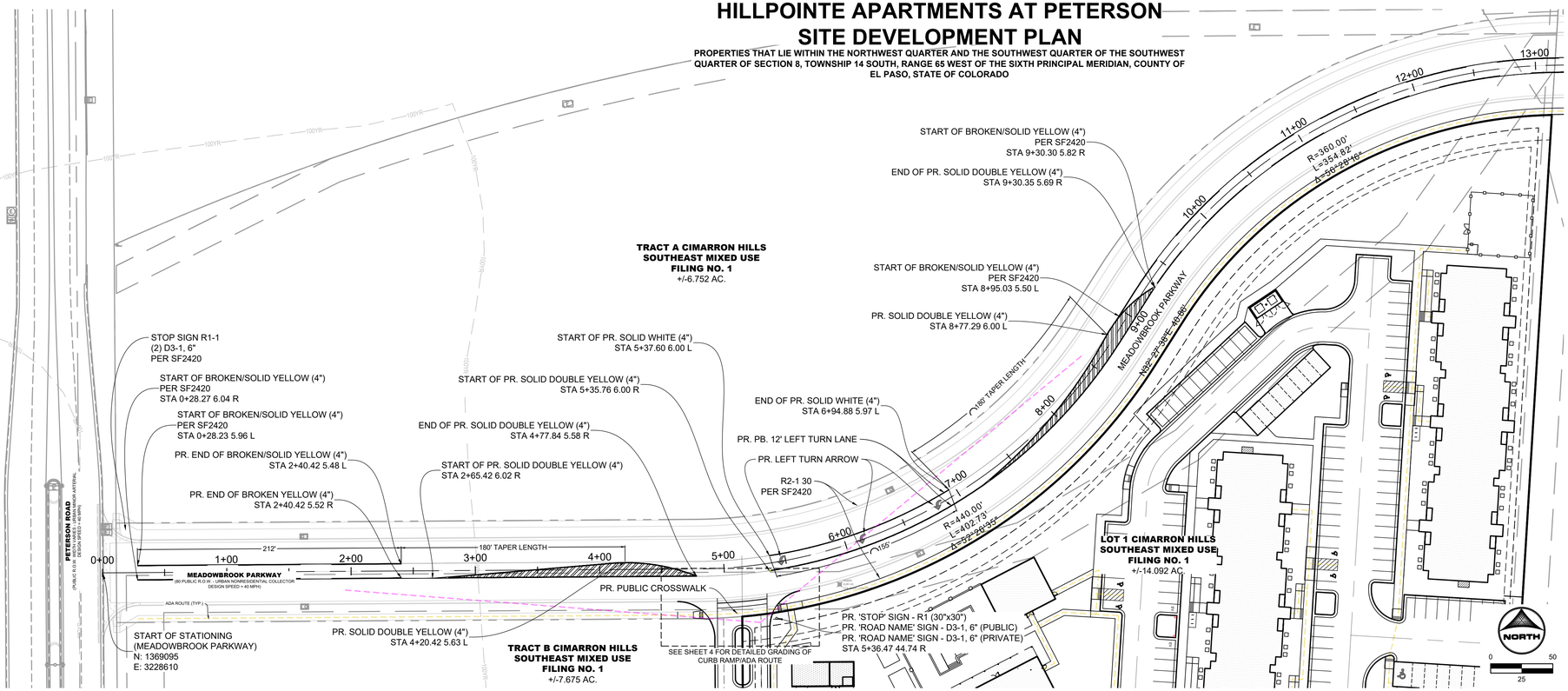
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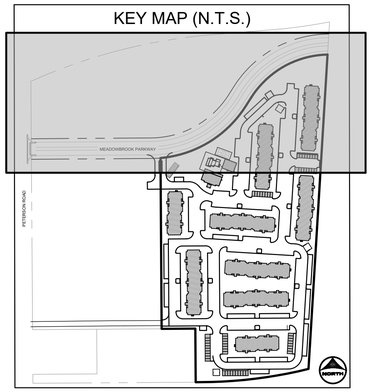
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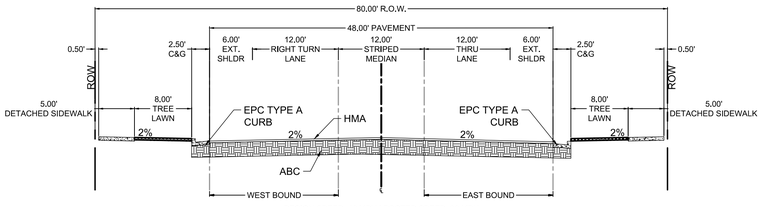
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SITE DEVELOPMENT PLAN

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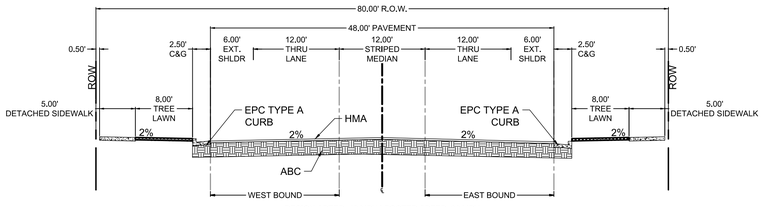






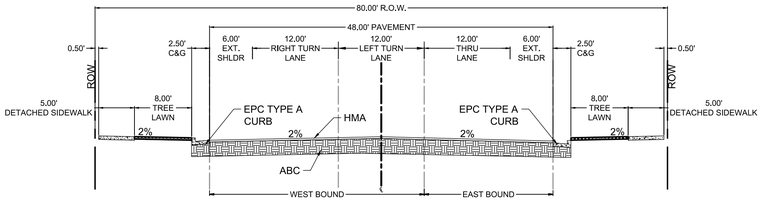
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URBAN MINOR COLLECTOR (PUBLIC) PER SF2420
MEADOWBROOK PARKWAY - STA 0+00
SCALE: 1"=10'



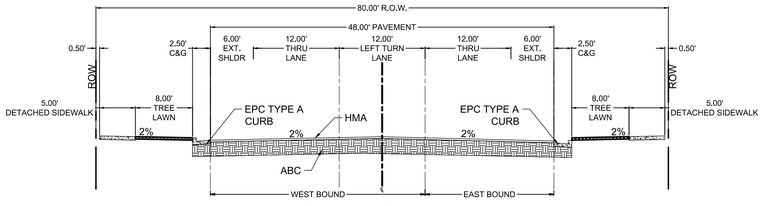
DESIGN SPEED: 40 MPH | POSTED SPEED: 30 MPH

URBAN MINOR COLLECTOR (PUBLIC) PER SF2420
MEADOWBROOK PARKWAY - STA 6+00
SCALE: 1"=10'



DESIGN SPEED: 40 MPH | POSTED SPEED: 30 MPH

PROPOSED URBAN MINOR COLLECTOR (PUBLIC)
MEADOWBROOK PARKWAY - STA 0+00
SCALE: 1"=10'



DESIGN SPEED: 40 MPH | POSTED SPEED: 30 MPH

PROPOSED URBAN MINOR COLLECTOR (PUBLIC)
MEADOWBROOK PARKWAY - STA 6+00
SCALE: 1"=10'

SIGNAGE LEGEND:



R-1
SINGLE LANE 30"X30"

R2-1
24"x30"

D3-1, 6"
GREEN

GENERAL NOTES:

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

LIGHT POLE NOTES:

1. LIGHT POLE LOCATIONS WITHIN URBAN COLLECTOR ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE URBAN COLLECTOR ROADWAY AREAS ARE 30' FROM EOA.

CONSTRUCTION NOTES:

1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
4. 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:

1. ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FORM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE 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 FWHA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"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 SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT 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 INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

PCD FILE NO.: PPR-26-13

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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
SIGNAGE AND STRIPING

SHEET RD

3

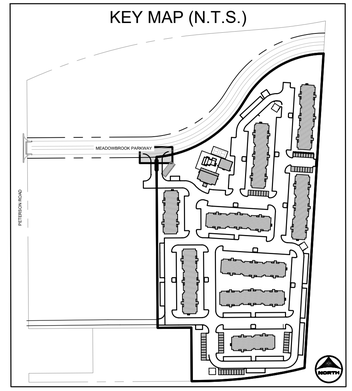
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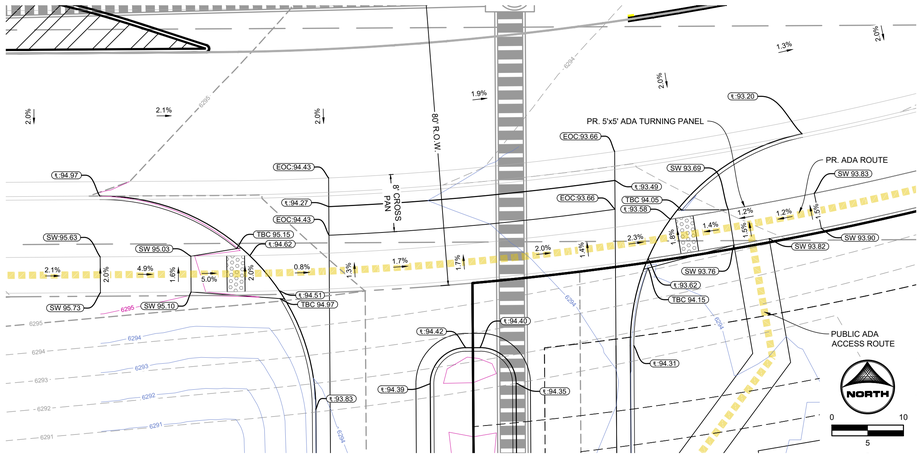
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SITE DEVELOPMENT PLAN

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KEY MAP (N.T.S.)



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

NORTH
0
50
25

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD JOB DATE: 8/14/2026
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CAD FILE: J:\2025\2502477\CAD\Dwgs\C\SDP\Public ROW Detailed Grading

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

SITE DEVELOPMENT PLAN
DETAILED PUBLIC ROADWAY IMPROVEMENTS

SHEET RD 4

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

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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 6" 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)

15.00' SIDE BLDG. SETBACK
10.00' D&U ESMT.
160 LF OF SITE WALL, AVG. HT. OF 24", MAX. HT. OF 36"
PROPERTY BOUNDARY (TYP.)
10' UTIL. ESMT. BK T-3, PG 112
E. PLATTE AVENUE (CO-24)
DOG PARK (2,500 SF)
OPEN SPACE LANDSCAPED AREA
30' SANITARY SEWER ESMT., REC. NO. 207095288
BLDG. 1000 - 36 UNITS
FF: 6302.16
FF: 6300.33
FF: 6298.50
BLDG. 2000 - 36 UNITS
FF: 6299.66
FF: 6297.83
FF: 6296.00
EIGHT (8) UNIT GARAGE STRUCTURE INCL. 1 ADA (TYP.)
LANDSCAPED AREAS (TYP.)
28' ASPHALT MAT DRIVE AISLES (TYP.)
25.00' FRONT BLDG. SETBACK
10.00' D&U ESMT. & LANDSCAPE BUFFER
7.00' CONC. SW
BLDG. 3000 - 36 UNITS
FF: 6298.25
BLDG. 4000 - 36 UNITS
FF: 6296.50
FF: 6294.67
BLDG. 5000 - 36 UNITS
FF: 6294.75
FF: 6292.92
BLDG. 6000 - 36 UNITS
FF: 6291.50
FF: 6289.67
BLDG. 7000 - 24 UNITS
FF: 6290.82
FF: 6288.99
LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1
+/-14.092 AC.
20' ESMT. AGREEMENT REC. NO. 222061001
MEADOWBROOK PARKWAY
PUBLIC 80' R.O.W.
NON-RES. COLLECTOR
CURB RAMP TYPE 3A (TYP.)
CURB RAMPS TYPE 3B (TYP.)
FITNESS CENTER 1,824 GROSS SQ. FT. FF: 6295.35
CLUBHOUSE BUILDING 2,880 GROSS SQ. FT. FF: 6294.50
SWIMMING POOL FF: 6294.37
OUTDOOR KITCHEN AREA
FIRE PIT AREA
MAIL BLDG. 1,000 GROSS SQ. FT. FF: 6293.83
BLDG. 8000 - 24 UNITS
FF: 6293.67
15.00' SIDE BLDG. SETBACK
BLDG. 9000 - 36 UNITS
FF: 6291.00
MEADOWBROOK PARKWAY R.O.W. IMPROVEMENTS BY OTHERS, SEE CIMARRON HILLS SOUTHEAST FILING NO. 1 (SF2420) SHOWN AS EXISTING ON THIS PLAN
R.O.W. LINE (TYP.)
PUBLIC ADA ACCESS ROUTE
ADA ACCESS ROUTE (TYP.)
TRACT A
+/-6.752 AC.
TRACT B
+/-7.675 AC.
TRACT C
+/- 2.045 AC.
10.00' D&U ESMT.
PROPERTY BOUNDARY (TYP.)
30' UTILITY ESMT. (CIMARRON HILLS SE 1)
30' ACCESS ESMT. REC. NO. 1001074
50' UTILITY & ACCESS ESMT. (CIMARRON HILLS SE F1)
EX. FENCE (TYP.)
15.00' REAR BLDG. SETBACK
10.00' D&U ESMT.
TEN (10) UNIT GARAGE STRUCTURE (TYP.)
25' LANDSCAPE BUFFER ALONG PRINICIPAL ARTERIAL/HIGHWAY
FF: 6287.48
PICKLEBALL COURT 1,800 SF
TEN (10) UNIT GARAGE STRUCTURE INCL. 1 ADA (TYP.)
15.00' REAR/SIDE BLDG. SETBACK
10.00' D&U ESMT.
EL: 6281.49
PROP. FOREBAY, MAINT. ACCESS PATH, CONC. TRICKLE CHANNEL AS A PART OF HILLPOINTE APARTMENTS DEVELOPMENT
PROPOSED (UNDER ANOTHER PROJECT) PVT. DETENTION POND FOREBAY PER EPC NO. SF2420
INV. EL: 6281.50
PROPOSED (UNDER ANOTHER PROJECT) PVT. FULL SPECTRUM DETENTION "POND 1" PER EPC NO. SF2420 (OWNED AND MAINTAINED BY HOA)

0 50
25

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 2502477	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/5/2026			
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\SDP\Preliminary Grading 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
PRELIMINARY GRADING PLAN

SHEET GR 5

DOMBROWSKI, COLIN, 10/5/2026 1:36 PM

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

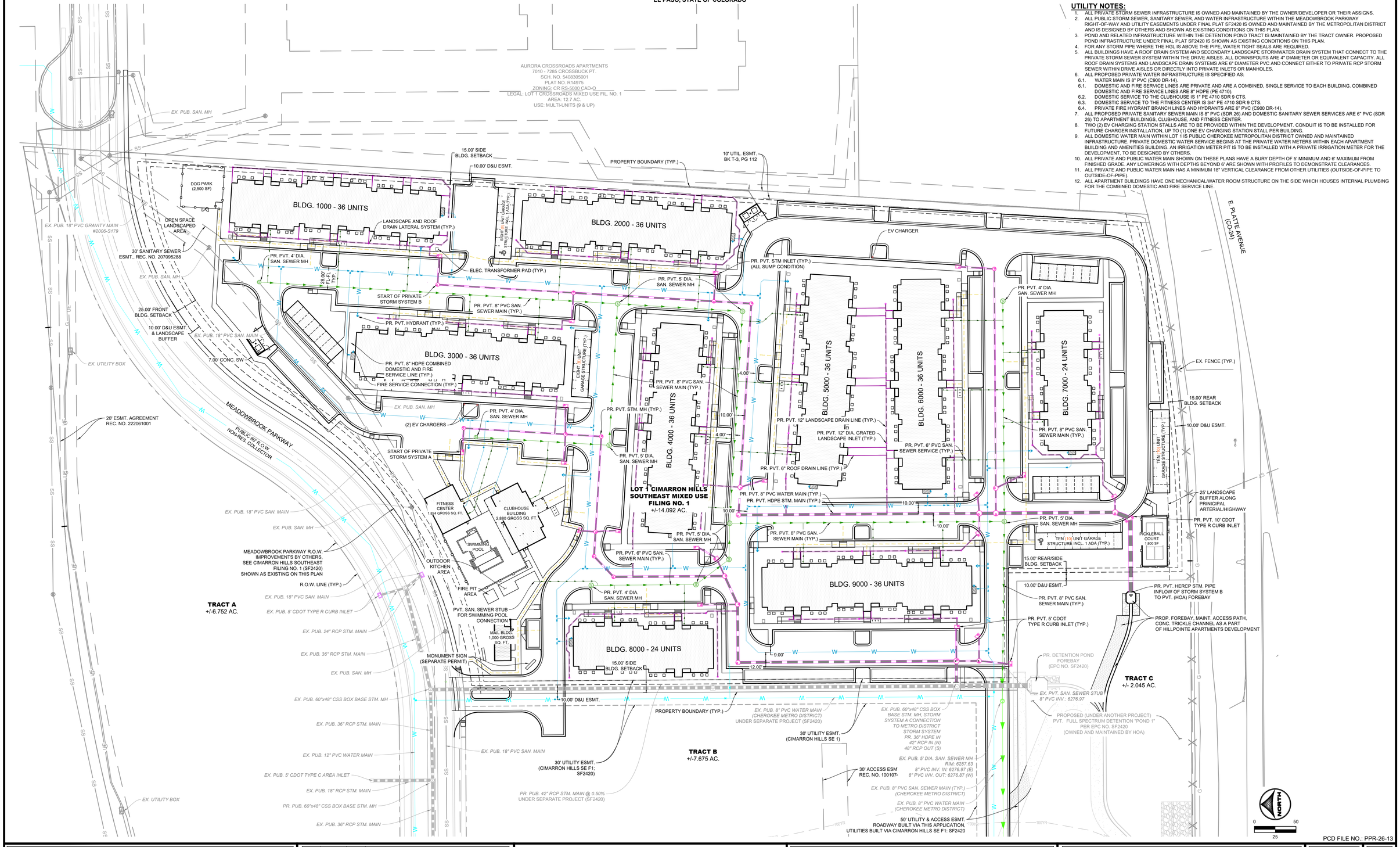
HILLPOINTE APARTMENTS AT PETERSON
SITE DEVELOPMENT PLAN

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

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)

UTILITY NOTES:

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



PCD FILE NO.: PPR-26-13

DRAWN BY:	CMD	JOB DATE:	8/26/2026
APPROVED:	RDL	JOB NUMBER:	2502477
CAD DATE:	10/20/2026		
CAD FILE:	J:\2025\2502477\CAD\Dwgs\C\SDP\Utility Plan		

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET UT

6

DOMBROWSKI, COLIN, 10/20/2026 12:08 PM
HR GREEN X-refs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; TB_24x36_2502477-SDP; 01-XC-UTIL; 00-XC-UTIL

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

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)

FIRE PROTECTION NOTES:

1. 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.
2. 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 AND FITNESS CENTER REQUIRE ONE (1) HYDRANT IN VICINITY.
3. HOSE LAY DISTANCES ARE 150 LF MAXIMUM PER CIMARRON HILLS FIRE DEPARTMENT STANDARDS.
4. HYDRANT-TO-TRUCK DISTANCES ARE A MAXIMUM OF 225 LF FOR APARTMENT BUILDING HYDRANTS AND 250 LF FOR THE CLUBHOUSE AND FITNESS CENTER.
5. ALL FIRE DEPARTMENT CONNECTIONS ARE WITHIN 100 LF OF A HYDRANT.
6. DEMONSTRATED ON THIS PLAN IS THE ACCESSIBILITY OF EACH DEFENSIBLE STRUCTURE BY AN EMERGENCY FIRE TRUCK APPARATUS.
7. 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

BLDG. 1000 - 36 UNITS
BLDG. 2000 - 36 UNITS
BLDG. 3000 - 36 UNITS
BLDG. 4000 - 36 UNITS
BLDG. 5000 - 36 UNITS
BLDG. 6000 - 36 UNITS
BLDG. 7000 - 24 UNITS
BLDG. 8000 - 24 UNITS
BLDG. 9000 - 36 UNITS
EIGHT (8) UNIT GARAGE STRUCTURE (TYP.)
TEN (10) UNIT GARAGE STRUCTURE INCL. 1 ADA (TYP.)
DOG PARK (2,500 SF)
OPEN SPACE LANDSCAPED AREA
30' SANITARY SEWER ESMT., REC. NO. 207095288
10.0' D&U ESMT.
25.0' FRONT BLDG. SETBACK
7.0' CONC. SW
15.0' SIDE BLDG. SETBACK
10.0' D&U ESMT.
PROPERTY BOUNDARY (TYP.)
10' UTIL. ESMT. BK T-3, PG 112
225.0'
260.0' FIRE HOSE LAY
PR. PVT. HYDRANT (TYP.)
FIRE SERVICE CONNECTION (TYP.)
144.2'
100.0'
E. PLATTE AVENUE (CO-24)
EX. FENCE (TYP.)
15.0' REAR BLDG. SETBACK
10.0' D&U ESMT.
44.2'
19.7'
20' ESMT. AGREEMENT REC. NO. 222061001
MEADOWBROOK PARKWAY
PUBLIC 100' R.O.W. MINOR ARTERIAL
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
R.O.W. LINE (TYP.)
PUBLIC ROADWAY STRIPING IMPROVEMENTS SEE SHEET 3
FITNESS CENTER 1,824 GROSS SQ. FT.
CLUBHOUSE BUILDING 2,880 GROSS SQ. FT.
SWIMMING POOL
OUTDOOR KITCHEN AREA
FIRE PIT AREA
MAIL BLDG. 1,200 GROSS SQ. FT.
TRACT A
+/-6.752 AC.
LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1
+/-14.092 AC.
PR. PVT. 6" PVC WATER MAIN (TYP.)
TEN (10) UNIT GARAGE STRUCTURE INCL. 1 ADA (TYP.)
PICKLEBALL COURT 1,800 SF
15.0' REAR/SIDE BLDG. SETBACK
10.0' D&U ESMT.
24.6'
CENTERLINE OF ROADWAYS/ DRIVE AISLES (TYP.)
12.0'
15.0' SIDE BLDG. SETBACK
10.0' 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)
TRACT B
+/-7.675 AC.
30' ACCESS ESMT. REC. NO. 1001074
EX. PUB. 8" PVC WATER MAIN (CHEROKEE METRO DISTRICT)
50' UTILITY & ACCESS ESMT. (CIMARRON HILLS SE F1)
PROPOSED PVT. DETENTION POND FOREBAY
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. POND MAINT. PATH
PR. SECONDARY ACCESS FROM PETERSON ROAD WIDTH VARIES, 24' MIN. ASPHALT MAT WIDTH HS-20 LOADING COMPLIANT (4" HMA OVER 6" A.B.C. OVER 12" COMPACT SUB-GRADE)
100YR
NORTH
0 50
25

PCD FILE NO.: PPR-26-13

DRAWN BY: CVW JOB DATE: 8/25/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 10/5/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\SDP\Fire Protection Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

SITE DEVELOPMENT PLAN
FIRE PROTECTION PLAN

SHEET FP 7

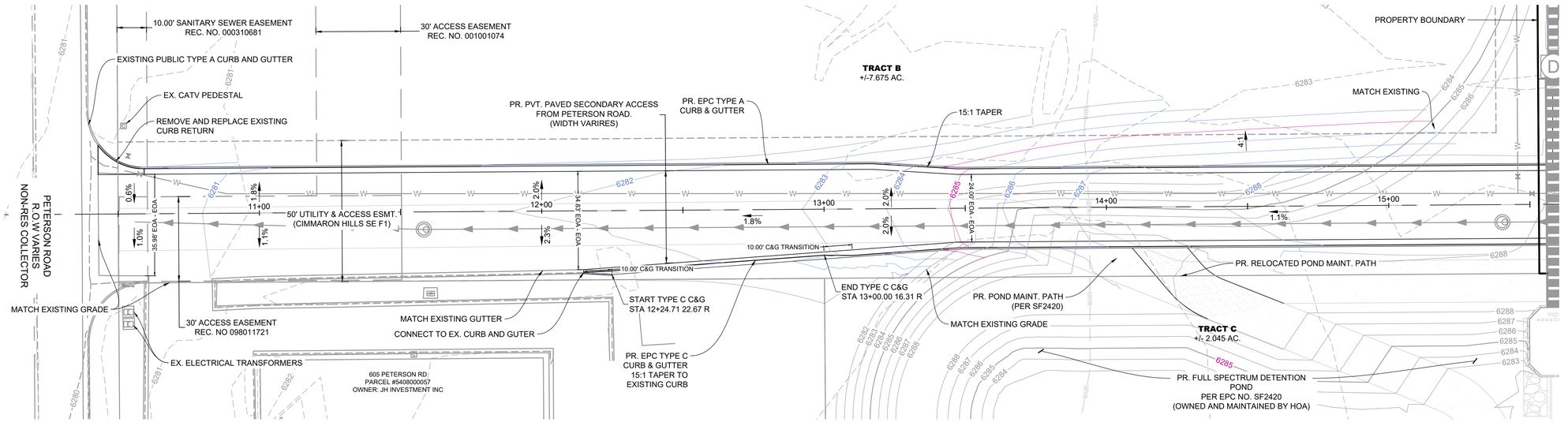
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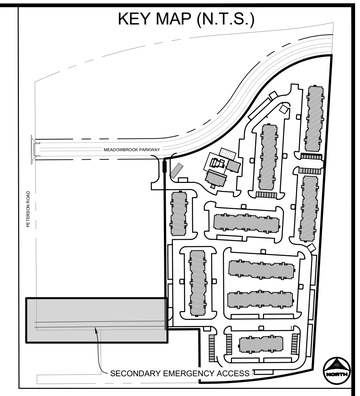
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HILLPOINTE APARTMENTS AT PETERSON
SECONDARY ACCESS PLAN

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

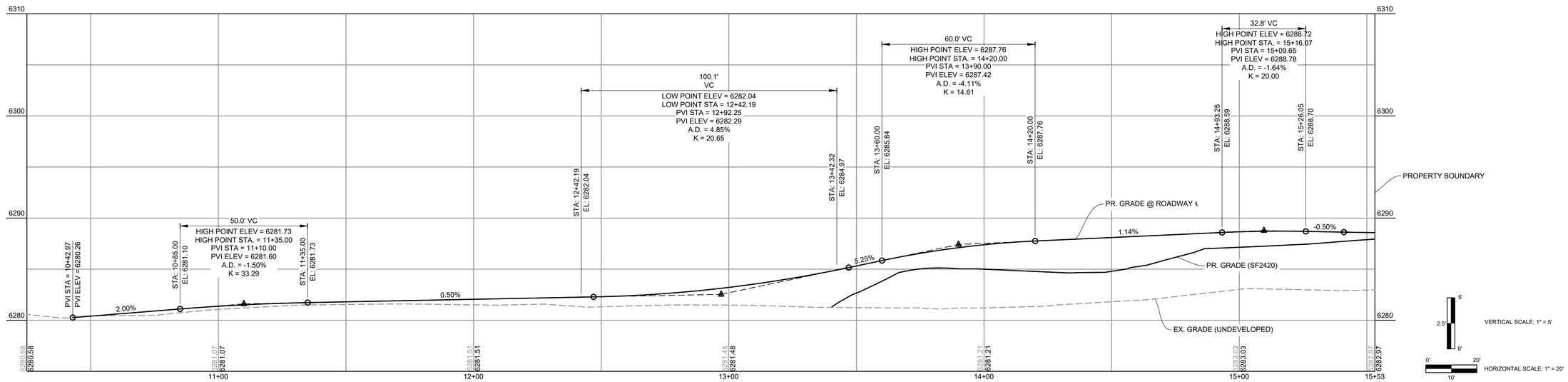


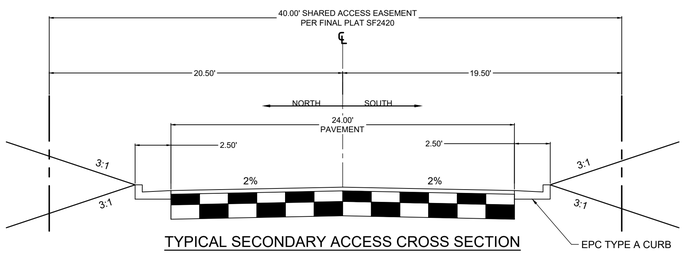
KEY MAP (N.T.S.)



SECONDARY ACCESS FROM PETERSON ROAD

(STA. 10+00 - 15+53)





TYPICAL SECONDARY ACCESS CROSS SECTION

DESIGN SPEED: 25 MPH

SCALE: 1"=5'

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 2502477	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/5/2026			
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\SDP\Secondary Access Plan			

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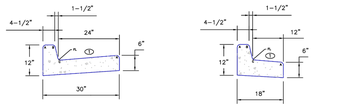
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
SECONDARY ACCESS PLAN

SHEET SA 8

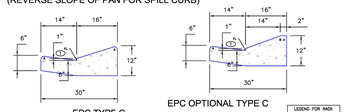
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DOMBROWSKI, COLLIN, 10/5/2026 1:37 PM



EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

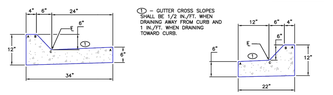
EPC TYPE B



EPC TYPE C
(REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC OPTIONAL TYPE C

LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1"-1/2"
C	1"-1/2" TO 3"



EPC TYPE D
(6" RAMP CURB)

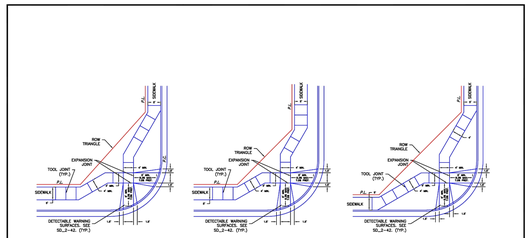
EPC TYPE E
(6" RAMP CURB)

⌀ – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

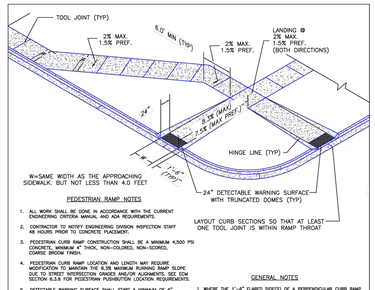
SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Joshua J. Palmer DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing	
	REVISION DATE: 7/18/23	FILE NAME: SD_2-20



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing	
	REVISION DATE: 6/23/20	FILE NAME: SD_2-40



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

PEDESTRIAN RAMP NOTES

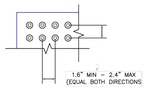
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.8 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-40. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

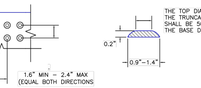
1. WHERE THE 1'-4" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF CURB RAMPS SHALL BE DESIGNED AND CONSTRUCTED CONCRETE SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUDING OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing	
	REVISION DATE: 6/23/20	FILE NAME: SD_2-41

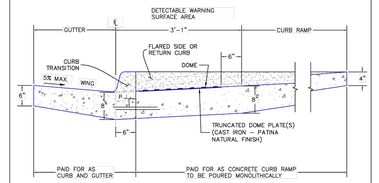
TRUNCATED DOME DETAILS



DOME SPACING



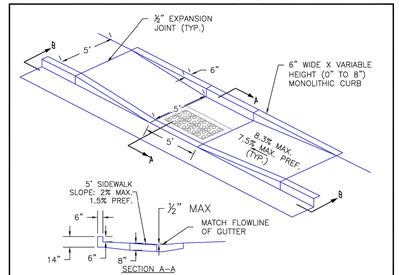
ELEVATION VIEW



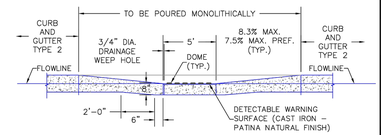
P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing	
	REVISION DATE: 6/23/20	FILE NAME: SD_2-42



SECTION A–A

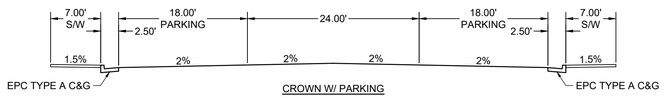


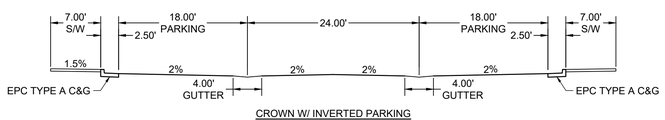
SECTION B–B

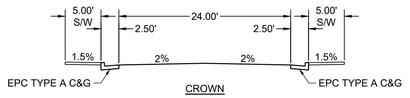
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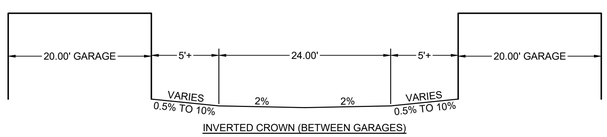
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing	
	REVISION DATE: 6/23/20	FILE NAME: SD_2-50

TYPICAL ROADWAY SECTIONS:









0 10
5

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 AGGREAGATE), OVER 6" CLASS 6 AGGREGATE BASE COURSE, OVER MIN. 12" COMPATED SUB-GRADE

PCD FILE NO.: PPR-26-13

HR GREEN Xrefs: TB_24x36_2502477-SDP

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/5/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\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

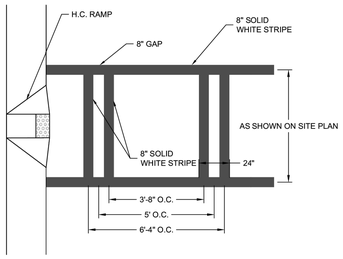
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN

SITE DETAILS I

SHEET DT

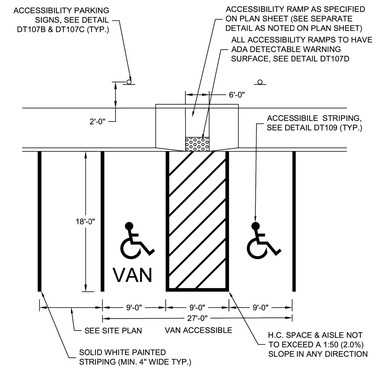
DOMBROWSKI, COLIN, 10/5/2026 1:37 PM



NOTES:

1. 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).
2. APPLY TRAFFIC STRIPE PAINT BY MACHINE.
3. WITHIN ROW ALL PEDESTRIAN CROSSWALKS SHALL MEET DOT STANDARDS

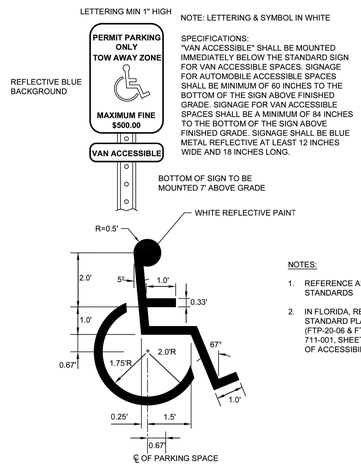
SCALE: NTS	DETAIL NAME: PRIVATE CROSSWALK STRIPING	
DATE: 07/01/2025		
# / REVISION DATE: 1 — 09/22/2025	HILLPOINTE	DETAIL NO: HP-200



NOTES:

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

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



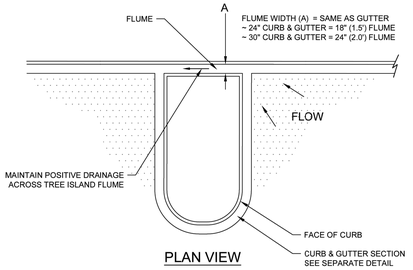
NOTE: LETTERING & SYMBOL IN WHITE

SPECIFICATIONS:
"VAN ACCESSIBLE" SHALL BE MOUNTED IMMEDIATELY BELOW THE STANDARD SIGN FOR VAN ACCESSIBLE SPACES. SIGNAGE FOR AUTOMOBILE ACCESSIBLE SPACES SHALL BE MINIMUM OF 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE FOR VAN ACCESSIBLE SPACES SHALL BE A MINIMUM OF 84 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE SHALL BE BLUE METAL REFLECTIVE AT LEAST 12 INCHES WIDE AND 18 INCHES LONG.

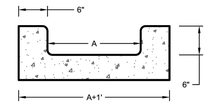
NOTES:

1. REFERENCE AHJ FOR APPLICABLE STANDARDS
2. 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: 1 — 09/22/2025	HILLPOINTE	DETAIL NO: HP-204D



PLAN VIEW

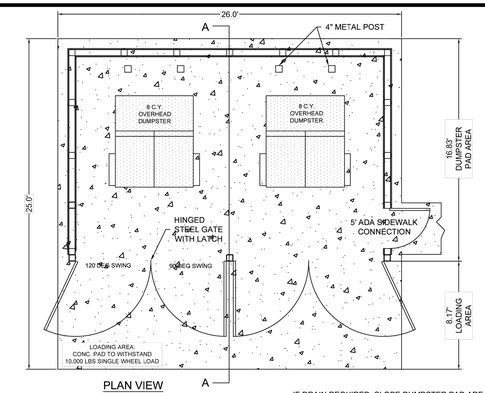


SECTION VIEW

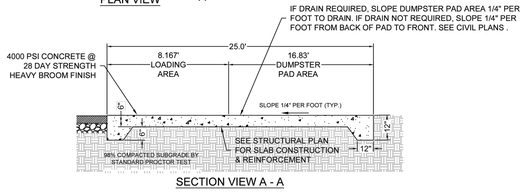
NOTES:

1. FLUME TO BE CONSTRUCTED WITH CLASS A, 3000 PSI CONCRETE.
2. REFER TO GRADING PLAN SPOTS FOR FLUME LONGITUDINAL SLOPE. AT MINIMUM CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE FOR PROPER DRAINAGE.
3. FLUME TO BE BROOM FINISHED. FLUME TO HAVE 1/4" WIDE BY 1/2" DEEP CONTRACTION JOINT EVERY 10 FEET.

SCALE: NTS	DETAIL NAME: TREE ISLAND FLUME	
DATE: 07/01/2025		
# / REVISION DATE: 1 —	HILLPOINTE	DETAIL NO: HP-205

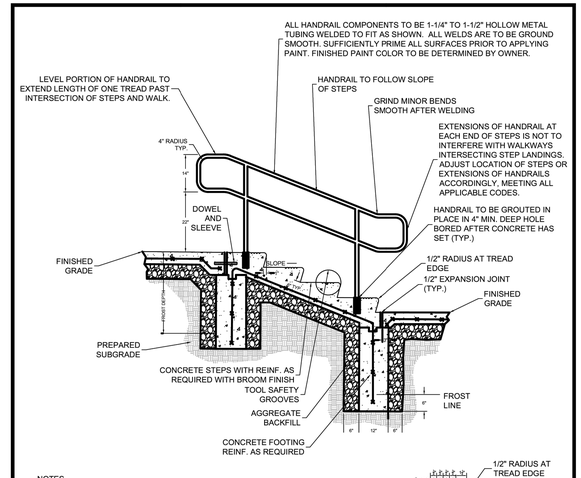


PLAN VIEW



SECTION VIEW A - A

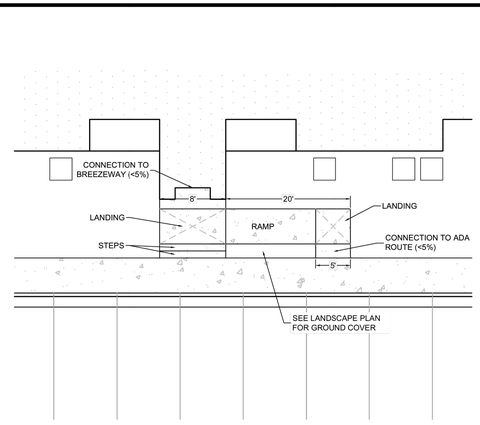
SCALE: NTS	DETAIL NAME: DUMPSTER PAD	
DATE: 07/01/2025		
# / REVISION DATE: 1 — 09/22/2025	HILLPOINTE	DETAIL NO: HP-206



NOTES

1. DETAIL SHOWS CONSTRUCTION TECHNIQUES ONLY. NUMBER OF RISERS REQUIRED TO BE DETERMINED BY CONTRACTOR ON SITE.
2. ALL TREADS TO BE OF UNIFORM DEPTH, BEING A MINIMUM OF 12" DEEP.
3. ALL RISERS TO BE OF UNIFORM HEIGHT, RANGING FROM 5" TO 7" HIGH.
4. HANDRAIL TO BE INSTALLED ON EACH SIDE OF STEPS.
5. REFERENCE 9031-L, DETAIL G ON SHEET 23 FOR COPING DETAILS.
6. COPING SHALL EXTEND 6" BELOW FINISHED GRADE

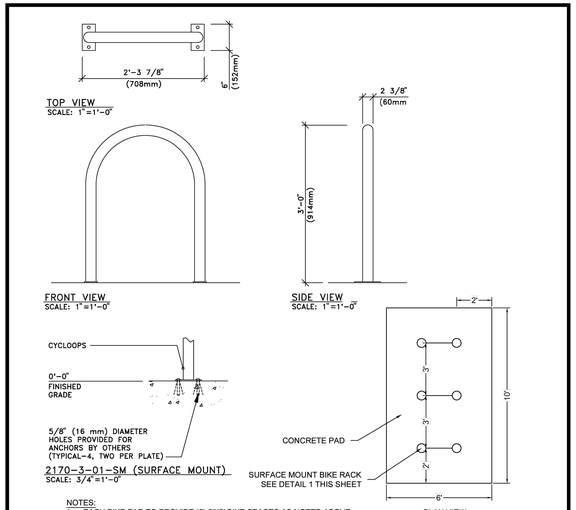
SCALE: NTS	DETAIL NAME: STEPS + HANDRAIL DETAIL	
DATE: 07/01/2025		
# / REVISION DATE: 1 —	HILLPOINTE	DETAIL NO: HP-207



NOTES

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

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



NOTES:

1. EACH BIKE PAD TO PROVIDE (6) 6'X2' BIKE SPACES AS NOTED ABOVE
2. CONCRETE TO BE PLACED 4" THICK (EXCEPT WHERE OTHERWISE SPECIFIED) AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF-BRISTLE BROOMS.
3. MAXIMUM RUNNING SLOPE NOT TO EXCEED 8.33%
4. MAXIMUM CROSS-SLOPE NOT TO EXCEED 2.00%

SCALE: NTS	DETAIL NAME: BIKE RACK	
DATE: 07/01/2025		
# / REVISION DATE: 1 —	HILLPOINTE	DETAIL NO: HP-212

PCD FILE NO.: PPR-26-13

HR GREEN Xrefs: TB_24x36_2502477-SDP

DRAWN BY: CMD | JOB DATE: 8/14/2026
APPROVED: RDL | JOB NUMBER: 2502477
CAD DATE: 10/5/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\SDP\Details

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

NO.	DATE	BY	REVISION DESCRIPTION

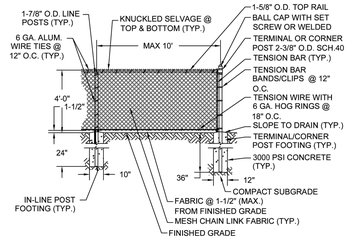
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

SITE DEVELOPMENT PLAN
SITE DETAILS II

SHEET DT 10

DOMBROWSKI, COLIN, 10/5/2026 1:37 PM

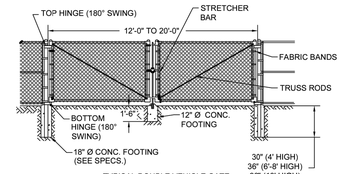


FENCE HEIGHT	USE
4'	POND / DOG PARK / RETAINING WALL
6'	-
8'	PICKLE BALL COURT

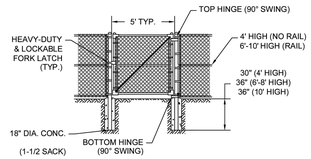
NOTES:

1. FABRIC SHALL BE 9 GA, 2" WEAVE AND WITH TOP AND BOTTOM SELVAGES KNUCKLED.
2. ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
3. 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.
4. 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.

SCALE: NTS	DETAIL NAME: CHAIN LINK FENCE	
DATE: 07/01/2025		
# / REVISION DATE: 1 — 09/22/2025		DETAIL NO: HP-213A



TYPICAL DOUBLE VEHICLE GATE

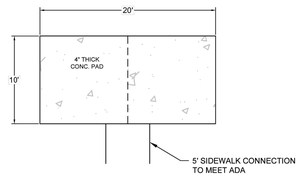


TYPICAL PEDESTRIAN GATE

NOTES:

1. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES FOR ALL TYPES CHAIN LINK FENCE INSTALLATIONS.
2. ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
3. 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: 1 —		DETAIL NO: HP-213B

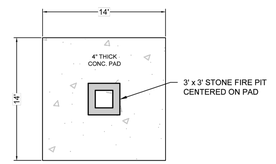


PLAN VIEW

NOTES:

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

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

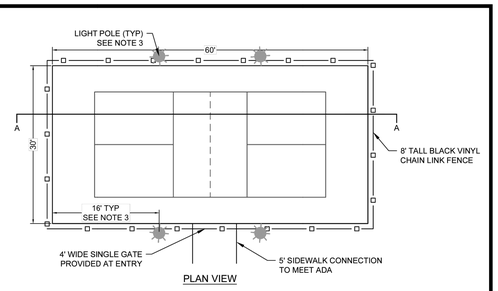


PLAN VIEW

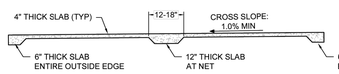
NOTES:

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

SCALE: NTS	DETAIL NAME: AMENITY - OUTDOOR FIRE PIT	
DATE: 07/01/2025		
# / REVISION DATE: 1 — 09/22/2025		DETAIL NO: HP-216



PLAN VIEW

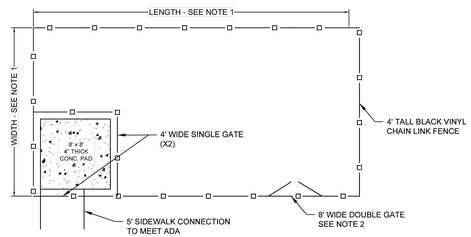


SECTION A-A

NOTES:

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

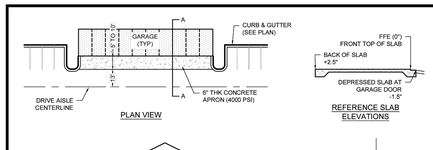
SCALE: NTS	DETAIL NAME: AMENITY - PICKLEBALL COURT	
DATE: 07/01/2025		
# / REVISION DATE: 1 — 09/22/2025		DETAIL NO: HP-217



NOTES:

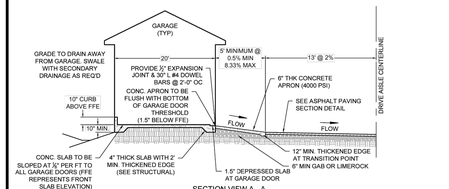
1. TYPICAL DIMENSIONS:
   50' x 50'
   50' x 75'
2. 8' WIDE DOUBLE GATE IS FOR MOWER ACCESS & SHALL BE LOCATED ADJACENT TO A TRAVERSABLE GRADE

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



PLAN VIEW

REFERENCE SLAB ELEVATIONS

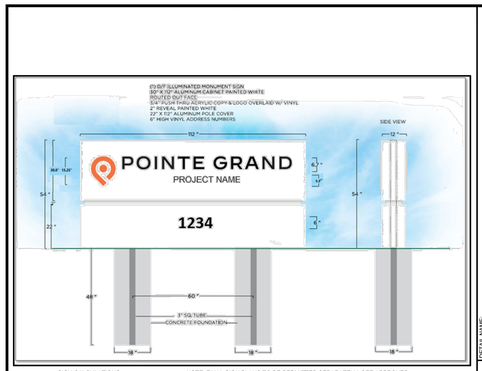


SECTION VIEW A - A

NOTES:

1. A TYPICAL GARAGE SPACE IS 10' X 20'. AN ADA GARAGE SPACE IS 15' X 20'.
2. GARAGES CAN STEP IN 6" OR 8" INCREMENTS. GARAGES MUST STEP IN PAIRS AT MINIMUM.
3. GRADE SHOULD DRAIN AWAY FROM GARAGES IN ALL DIRECTIONS. SWALES MAY BE REQUIRED BEHIND GARAGE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
4. DISTANCE BETWEEN DRIVE AISLE TRAVEL LANE AND GARAGE FACE MAY INCREASE TO ACHIEVE STEPPING REQUIREMENTS. RULE OF THUMB:
   RUNNING SLOPE <2%: 5 FT OFFSET FROM TRAVEL LANE
   RUNNING SLOPE >2%: 10 FT OFFSET FROM TRAVEL LANE
5. ENSURE CONCRETE APRON IN FRONT OF ALL ADA GARAGE SPACES IS MAX 2% SLOPE IN ANY DIRECTION
6. 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: 1 — 09/22/2025		DETAIL NO: HP-210



SIGN CALCULATIONS:
SIGN WIDTH: 112" (9' 4")
SIGN HEIGHT: 30" (2' 6")
TOTAL SIGN AREA: 23.33 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: 1 — 09/22/2025		DETAIL NO: HP-211

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/5/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\SDP\Details			

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

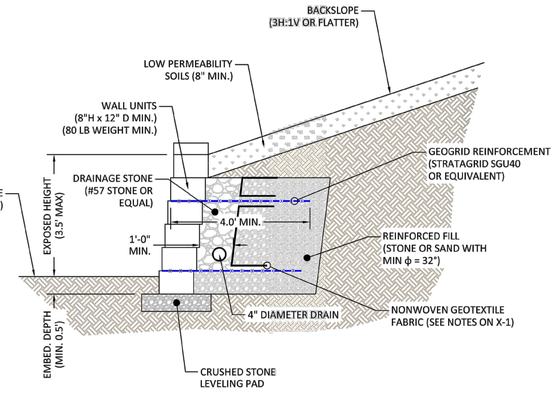
SITE DEVELOPMENT PLAN
SITE DETAILS III

SHEET DT

11

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TYPICAL BLOCK M.S.E WALL SECTION - MAX. HEIGHT 4 FT

DETAIL NO: HP-214A

HILLPOINTE

SCALE:	DATE:	#	REVISION DATE
NTS	07/01/2025	1	
		2	
		3	
		4	

GENERAL NOTES

1. THE WALL CONTRACTOR AND/OR CEI (CONSTRUCTION ENGINEER INSPECTION) STAFF SHALL VERIFY ALL CONDITIONS, GRADES, DIMENSIONS, AND TOPOGRAPHIC INFORMATION PRIOR TO CONSTRUCTION. IF THE WALL CONTRACTOR AND/OR CEI STAFF DISCOVERS ANY ERRORS, OMISSIONS, OR DISCREPANCIES, THEY SHALL CONTACT THE DESIGN PROFESSIONAL WHO WILL THEN ISSUE INSTRUCTIONS AS TO HOW TO PROCEED.
2. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBSERVING ALL APPLICABLE SAFETY LAWS AND REGULATIONS, INCLUDING BY NOT LIMITED TO SHORING, GUARDRAILS AND/OR FENCING, TEMPORARY EXCAVATION, LOCAL BUILDING CODES AND REGULATIONS, ETC.
3. EXCAVATION FOR CURB AND GUTTER, FENCING, GUARDRAILS, UTILITIES, AND FOUNDATIONS SHALL BE COORDINATED WITH WALL CONSTRUCTION AND SHALL BE COMPLETED WITHOUT DAMAGE TO THE WALL SYSTEM.
4. ALL WALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AS WELL AS APPLICABLE AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS.

WALL MATERIALS

1. CONCRETE: $f'c$ = 3,000 PSI
   SLUMP = 4±1 INCHES (BEFORE ADDITION OF WATER REDUCING ADMIXTURES)
   AIR CONTENT = 5±1.5 PERCENT (AIR ENTRAINMENT IS NOT REQUIRED IN CONCRETE NOT EXPOSED)
2. REINFORCING STEEL: f_y = 60 KSI (DEFORMED BARS)
   FIELD BENDING OF BARS IS PERMITTED PROVIDED HEATING OF THE BARS IS NOT REQUIRED.
   WELDING OF REINFORCING STEEL IS NOT PERMITTED.
3. SURCHARGE AND LOADING: THE RETAINING WALLS WERE DESIGNED WITH A FLAT BACKSLOPE, FLAT TOE SLOPE AND 100 PSF LIVE LOAD SURCHARGE.
   IF DISCREPANCIES ARE FOUND TO EXIST BETWEEN THE FIELD CONDITIONS AND THE DESIGN CONDITIONS, THE DESIGN ENGINEER SHALL BE NOTIFIED TO DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED PRIOR TO BEGINNING WALL CONSTRUCTION.
4. SOIL PROPERTIES:

SOIL	EFFECTIVE FRICTION	UNIT WEIGHT	COHESION	NOTES
RETAINED	PHI (ϕ') = 28 DEGREES	GAMMA (γ) = 125 PCF	C = 0 PSF	ALL WALLS
FOUNDATION	PHI (ϕ') = 28 DEGREES	GAMMA (γ) = 125 PCF	C = 0 PSF	ALL WALLS

5. ALLOWABLE BEARING PRESSURE: 1,500 PSF (TO BE EVALUATED PRIOR TO CONSTRUCTION BY TESTING COMPANY)

CONCRETE

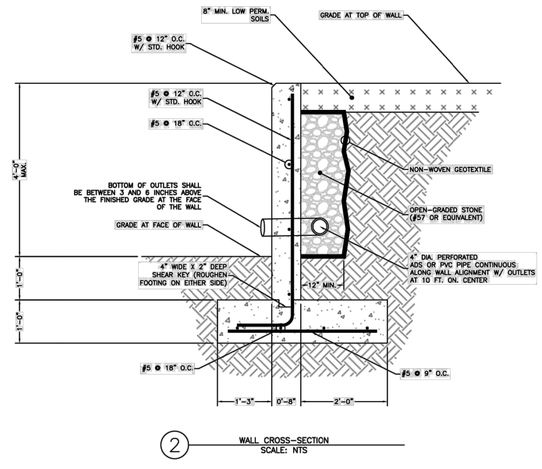
1. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318 AND ACI 301 AS WELL AS ALL LOCAL, STATE, AND FEDERAL CODES. IN THE EVENT OF CONFLICTING INFORMATION, THE MORE STRINGENT REQUIREMENT SHALL CONTROL.
2. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301 (FINISHES) ACI 117 (TOLERANCES), ACI 347 (FORMWORK), ACI 305 (HOT WEATHER CONCRETING), AND ACI 306 (COLD WEATHER CONCRETING).
3. ALL CONCRETE SHALL BE PROPORTIONED FOR A MAXIMUM WATER/CEMENTITIOUS MATERIALS RATIO OF 0.45 AS WELL AS THE REQUIREMENTS LISTED ABOVE. IF WATER REDUCING ADMIXTURES ARE USED, THE MAXIMUM SLUMP AFTER THE ADDITION OF HIGH RANGE WATER REDUCER SHALL BE 8 INCHES.
4. ALL CONCRETE SHALL BE CURED USING ONE OF THE METHODS IN ACI 301 FOR A MINIMUM OF 7 DAYS.
5. BAR SPLICES SHALL BE CLASS B TENSION LAP SPLICES IN ACCORDANCE WITH ACI AND AASHTO STANDARDS.
6. ALL HOOKS SHALL BE STANDARD HOOKS (90 DEGREES) PER ACI 318.
7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL A MINIMUM OF 7 DAYS PRIOR TO STEEL FABRICATION.

DRAINAGE PROVISIONS

1. DRAINAGE PROVISIONS SHALL INCLUDE A 4" PERFORATED ADS OR PVC PIPE, 4" DRAIN OUTLETS THROUGH THE WALL FACE, AND OPEN-GRADED STONE.
2. THE 4" PERFORATED PIPE SHALL BE CONTINUOUS ALONG THE ENTIRE LENGTH OF THE WALL. THE PERFORATED PIPE SHALL BE CONNECTED TO 4" OUTLETS THROUGH THE WALL FACE WITH A MAXIMUM CENTER TO CENTER SPACING OF NOT MORE THAN 20 FEET , AT ALL LOW POINTS IN THE WALL AND A MINIMUM OF 2 OUTLETS PER WALL. THE PERFORATED PIPE SHALL ALSO DAYLIGHT AT EACH END OF THE WALL. THE DRAIN OUTLET PIPES SHALL BE SLOPED AT 1% TOWARD THE WALL FACE.
3. A DRAINAGE POCKET COMPRISED OF OPEN-GRADED STONE SHALL BE PLACED BEHIND THE WALL AND ENCAPSULATE THE PERFORATED PIPE. THE DRAINAGE POCKET DIMENSIONS SHALL BE AS SHOWN IN THE DETAILS IN THIS SHEET.
4. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED BETWEEN THE DRAINAGE STONE AND THE RETAINED SOILS.
5. AT THE END OF EACH WORK DAY, THE GRADES ABOVE AND BELOW THE WALL SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE CONSTRUCTION AREA. UNDER NO CIRCUMSTANCES SHALL SURFACE RUNOFF BE PERMITTED TO ENTER THE CONSTRUCTION AREA.
6. THE GRADING CONTRACTOR SHALL PROVIDE MEANS AND METHODS TO PREVENT SURFACE RUNOFF FROM FLOWING OVER THE FACE OF THE WALL BOTH DURING AND AFTER CONSTRUCTION.
7. EROSION PROTECTION SHALL BE PROVIDED ON THE GROUND SURFACE BOTH ABOVE AND BELOW THE WALL DURING AND AFTER CONSTRUCTION.

TABLE 1 – WALL JOINT SPACING REQUIREMENTS

CONSTRUCTION	CONTRACTION	EXPANSION
40 FEET MAX	WALL HEIGHT < 8 FEET: 3x WALL HEIGHT MAX. WALL HEIGHT > 8 FEET: LESS THAN OR EQUAL TO WALL HEIGHT 25 FEET MAX JOINT SPACING WITHIN 8 FEET OF CORNERS	EVERY 4TH CONTRACTION JOINT



2 WALL CROSS-SECTION
SCALE: NTS

TYPICAL CONCRETE M.S.E WALL SECTION - MAX HEIGHT 4 FT

DETAIL NO: HP-214B

HILLPOINTE

SCALE:	DATE:	#	REVISION DATE
NTS	09/22/2025	1	
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN
SITE DETAILS IV

SHEET DT 12

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