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

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

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

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC)
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOA.

GENERAL CONSTRUCTION NOTES

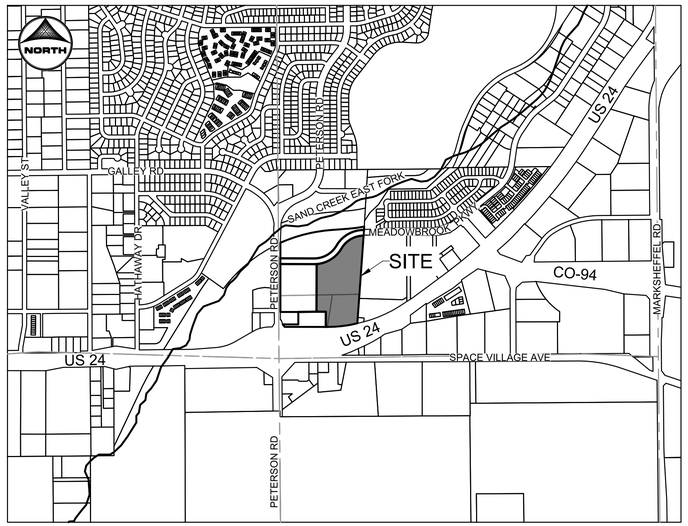
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND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

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF ALL EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" UPPER-LOWER CASE LETTERING ON A 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUVE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS REFER TO THE CDOT STANDARDS S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARDS S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ABBREVIATIONS

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



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

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

STORM SEWER

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

SANITARY SEWER

CLEAN OUT		
MANHOLE	Ⓢ	Ⓢ
PLUG		

WATER

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

PROJECT CONTACTS:

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MATRIX DESIGN GROUP
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SHEET INDEX

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EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA J PALMER — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

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

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

HR GREEN Xrefs: VICINITY-MAP; TB_24x36_2502477-CD

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

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM COVER & NOTES

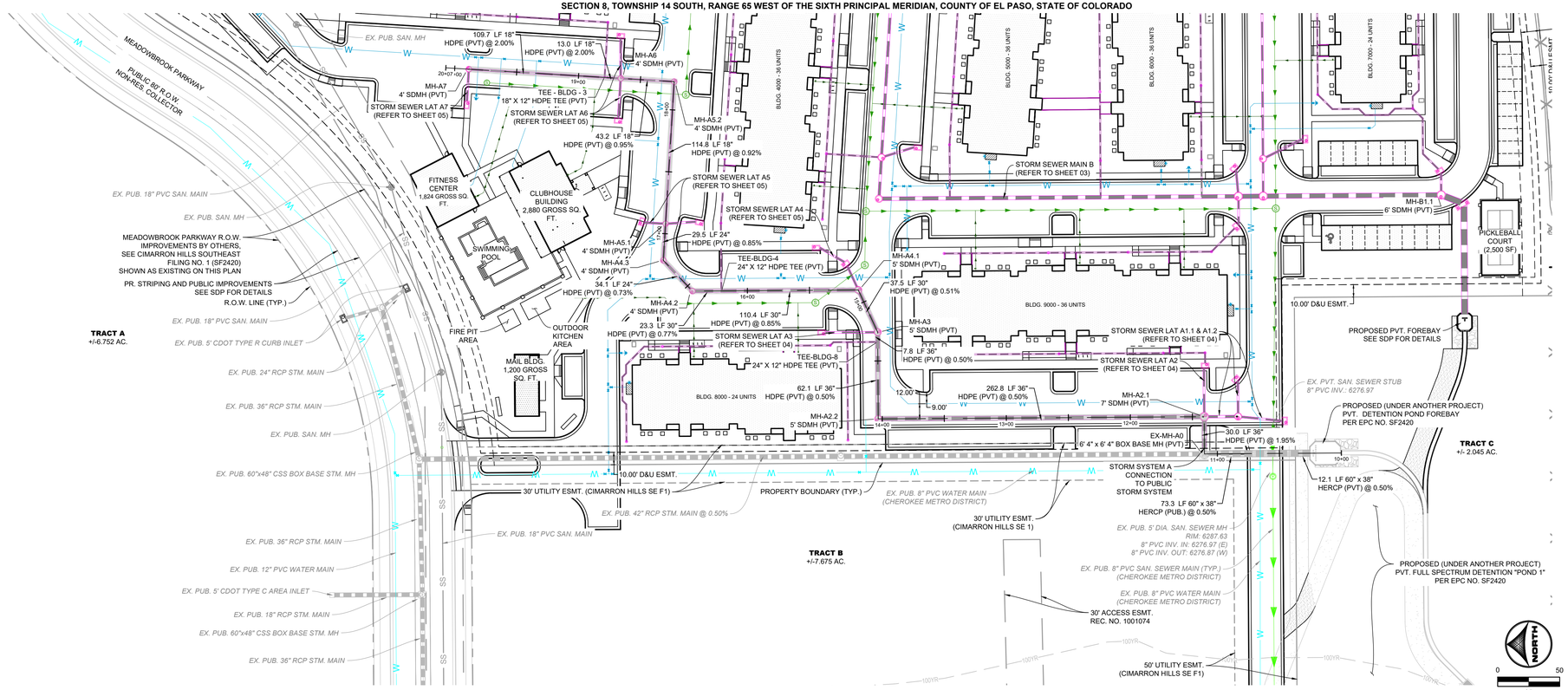
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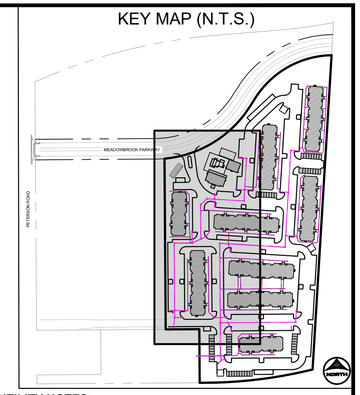
DOMBROWSKI, COLIN, 10/20/2026 11:22 AM

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

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



KEY MAP (N.T.S.)

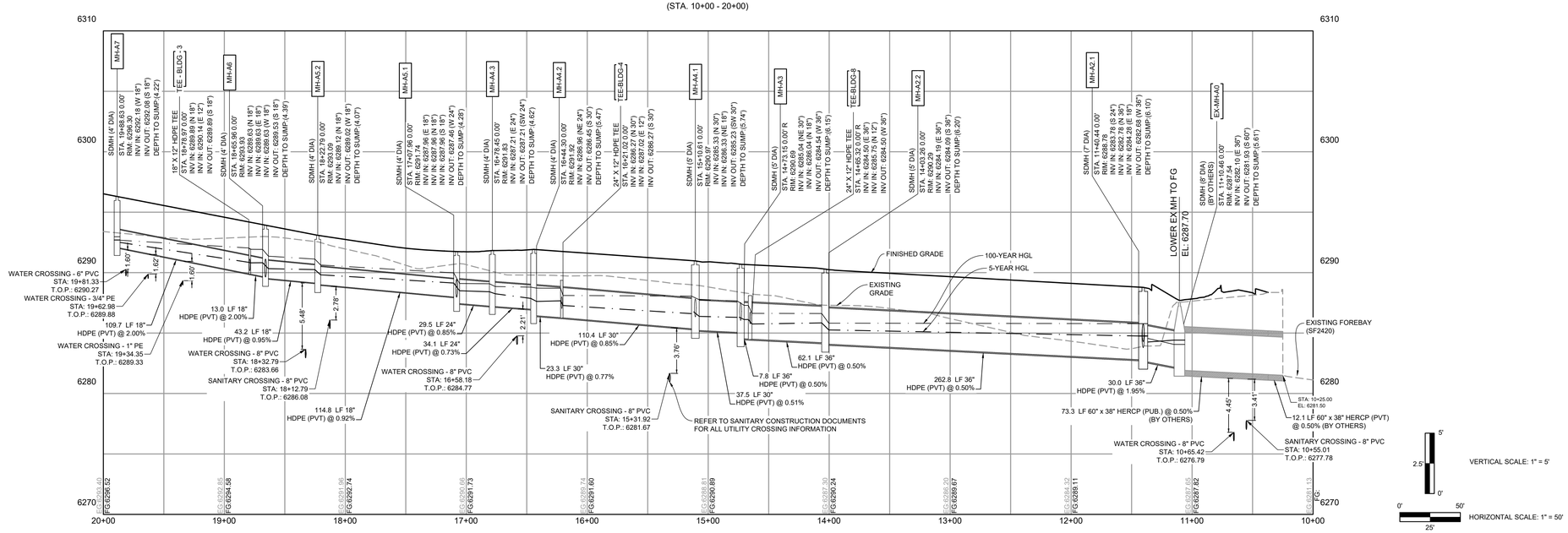


UTILITY NOTES:

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

PRIVATE STORM SEWER MAIN A

(STA. 10+00 - 20+00)



PCD FILE NO.: PPR2613

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APPROVED: RDL	JOB NUMBER: 2502477	0 — 1"
CAD DATE: 10/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm PP		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE I

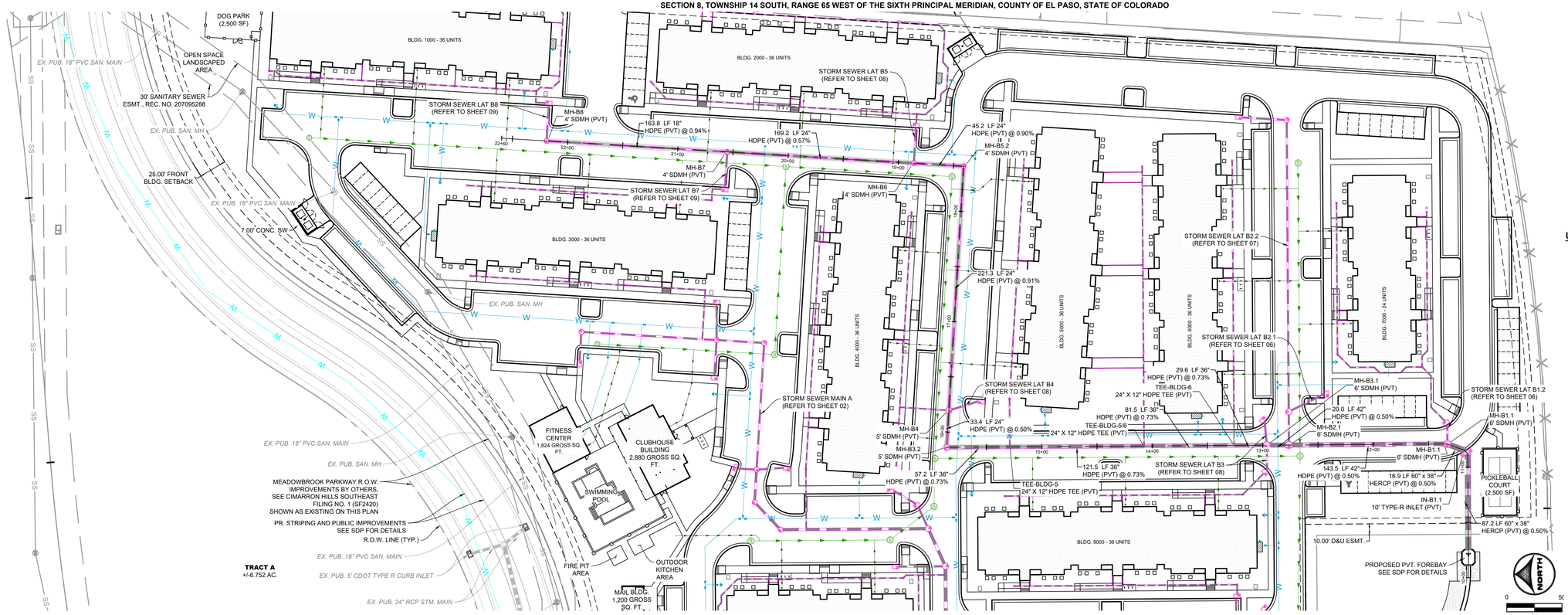
SHEET C.02 | 02

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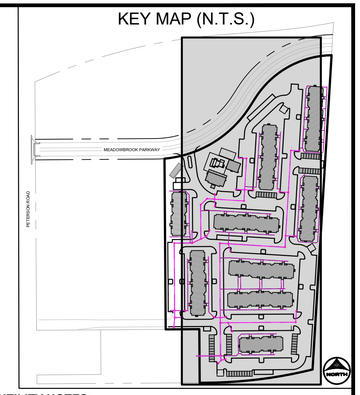
DOMBROWSKI, COLIN, 10/20/2026 11:23 AM

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

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



KEY MAP (N.T.S.)

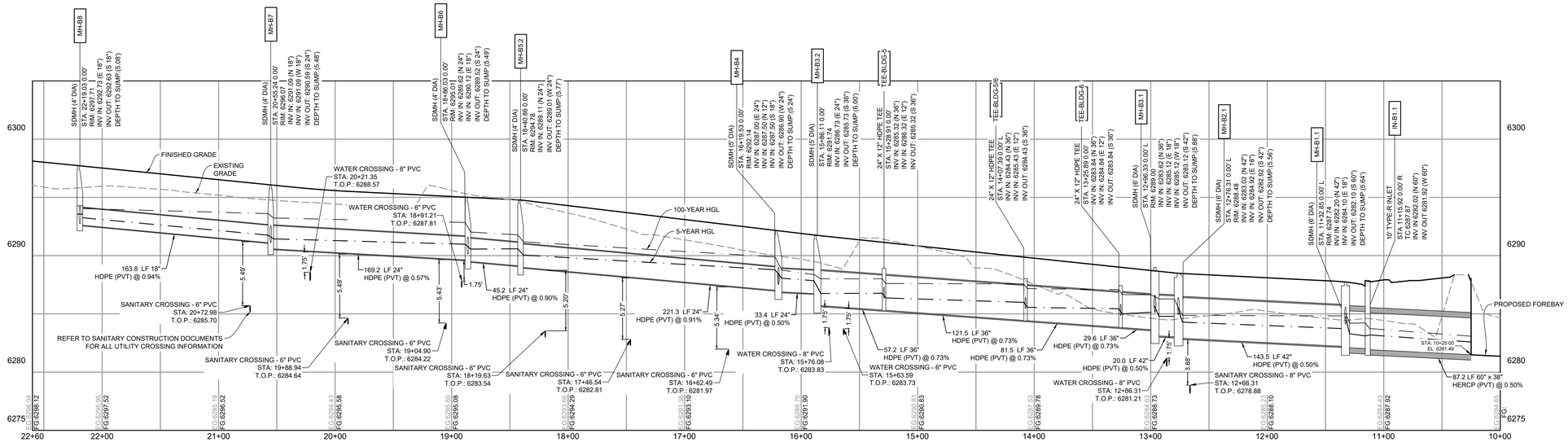


UTILITY NOTES:

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

(STA. 10+00 - 22+25)



VERTICAL SCALE: 1" = 5'

HORIZONTAL SCALE: 1" = 50'

COLORADO LICENSED
RICHARD D. LEVY
53924
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 10/20/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm PP			

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE II

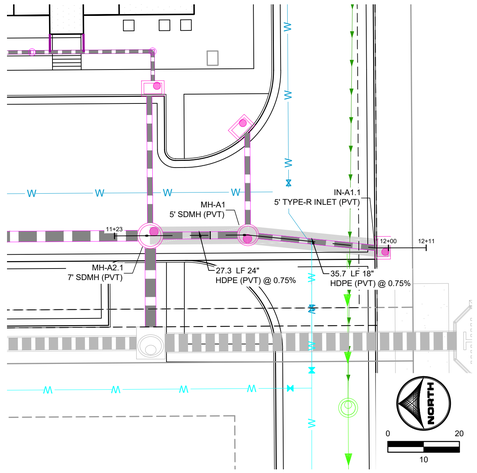
SHEET C.03 | 03

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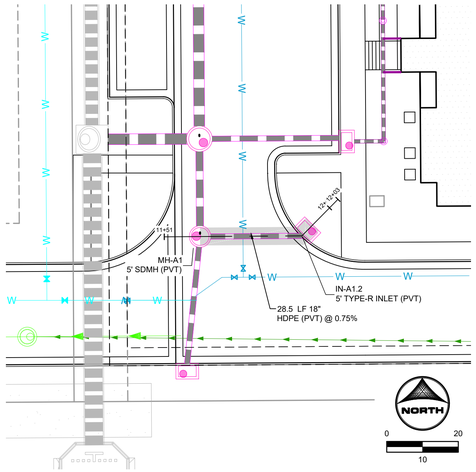
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

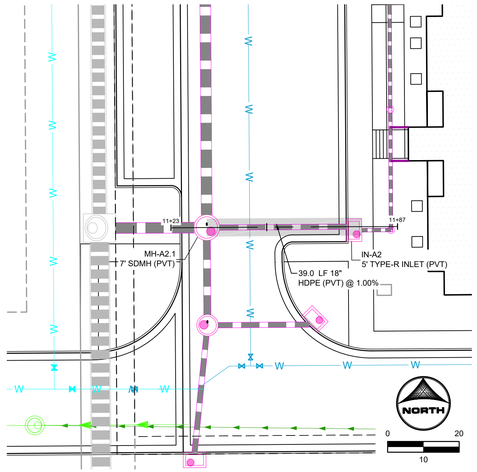
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



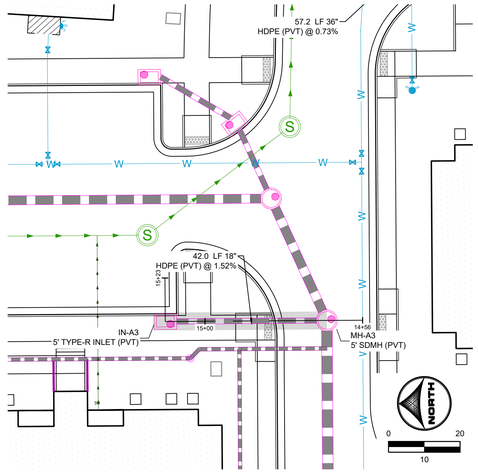
PRIVATE STORM SEWER LAT A1.1
(STA. 11+23 - 12+11)



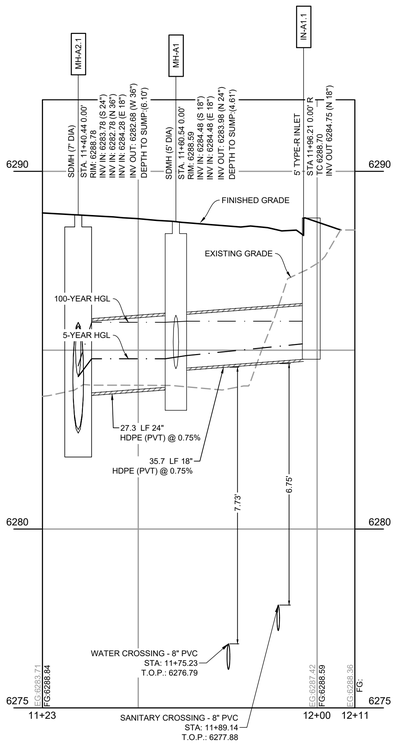
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(STA. 11+51 - 12+03)

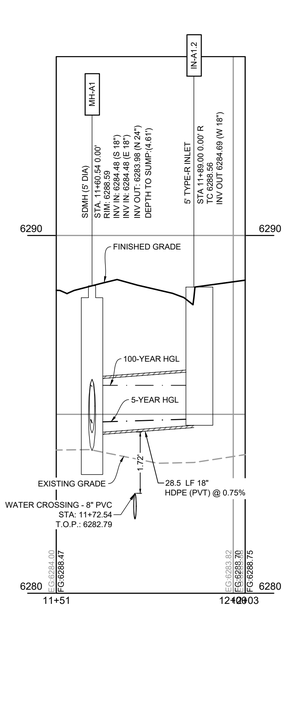


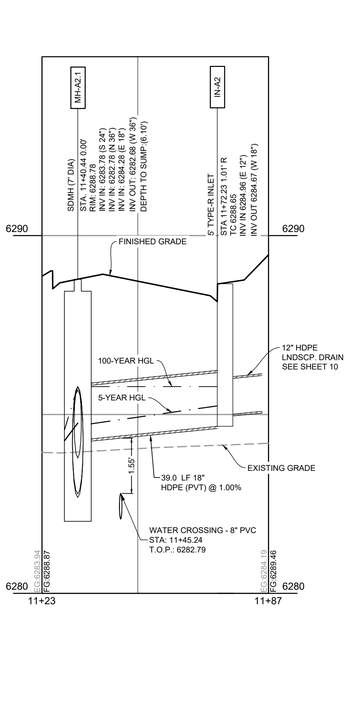
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(STA. 11+23 - 11+87)

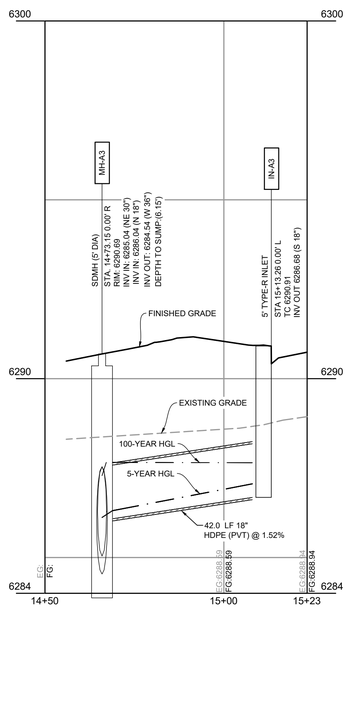


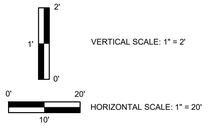
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(STA. 14+56 - 15+23)

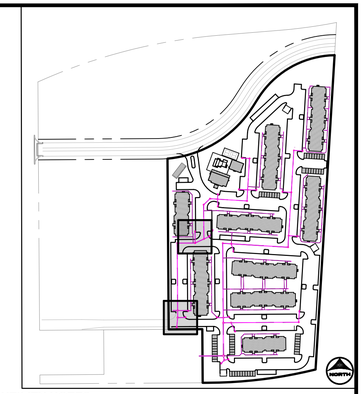












UTILITY NOTES:

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COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE III

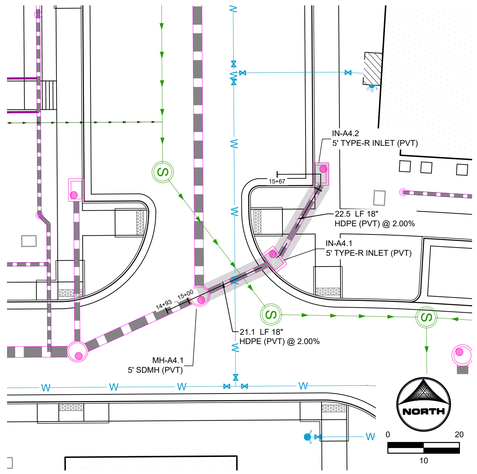
SHEET C.04

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

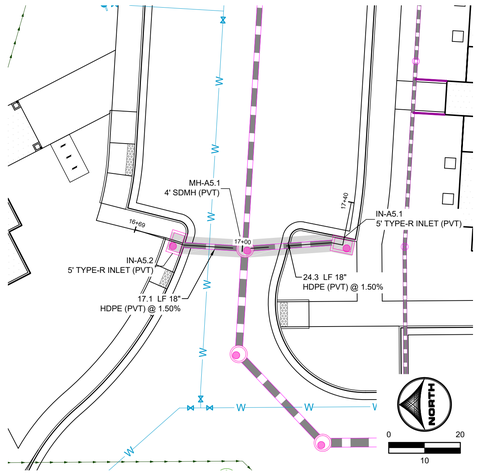
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



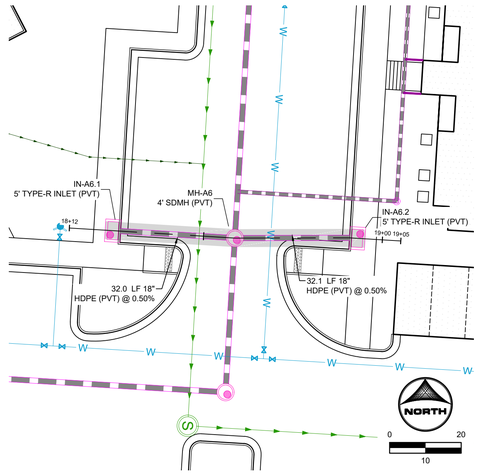
PRIVATE STORM SEWER LAT A4

(STA. 14+93 - 15+67)



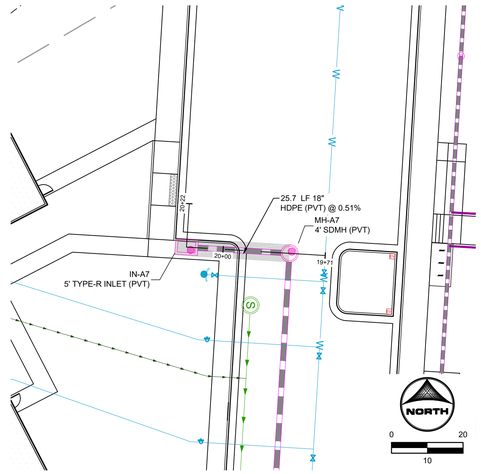
PRIVATE STORM SEWER LAT A5

(STA. 16+69 - 17+40)



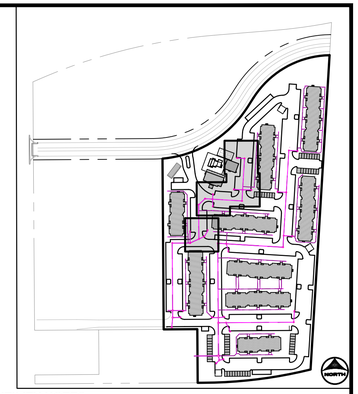
PRIVATE STORM SEWER LAT A6

(STA. 18+12 - 19+05)



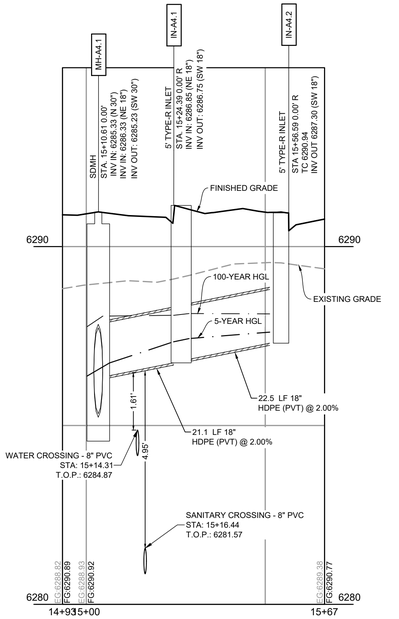
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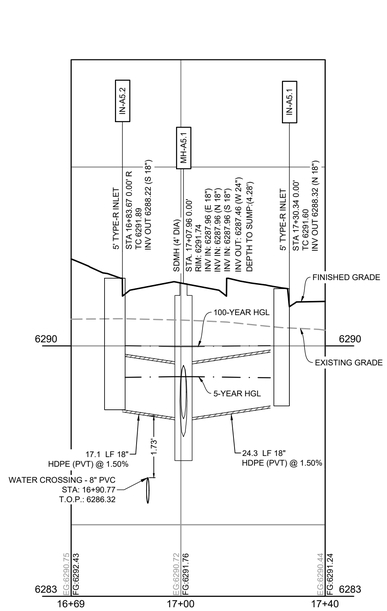
(STA. 19+71 - 20+22)

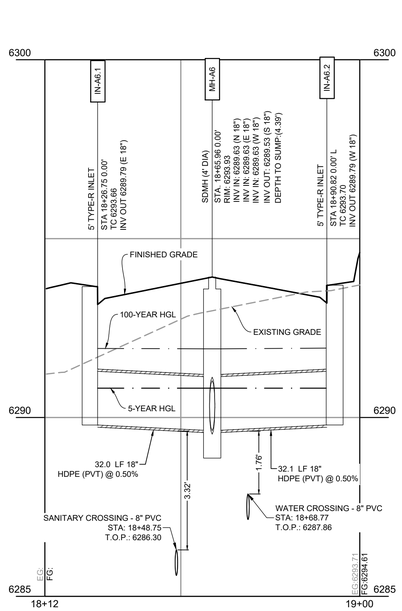


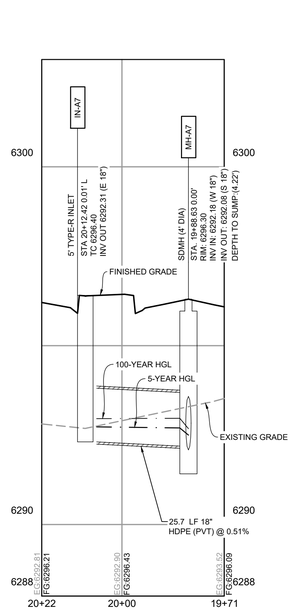
UTILITY NOTES:

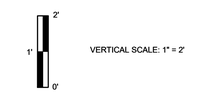
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   - 7.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
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   - 7.3. DOMESTIC SERVICE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













PCD FILE NO.: PPR2613

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APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm PP			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE IV

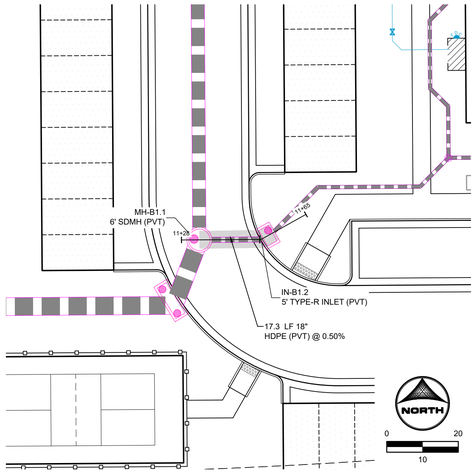
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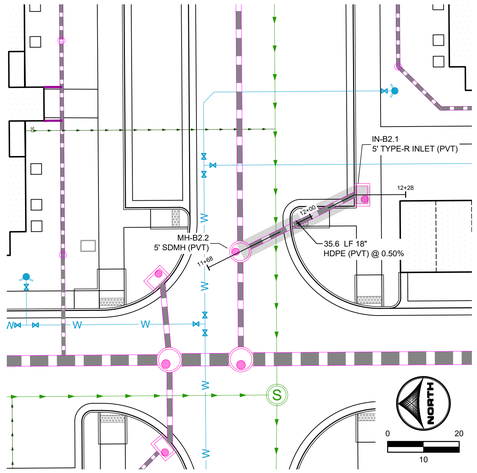
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



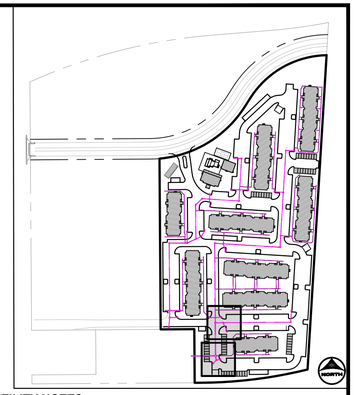
PRIVATE STORM SEWER LAT B1.2

(STA. 11+28 - 11+67)



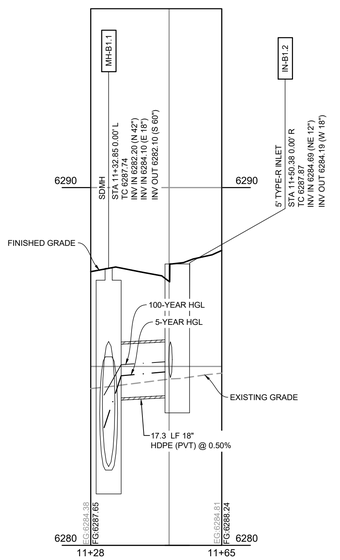
PRIVATE STORM SEWER LAT B2.1

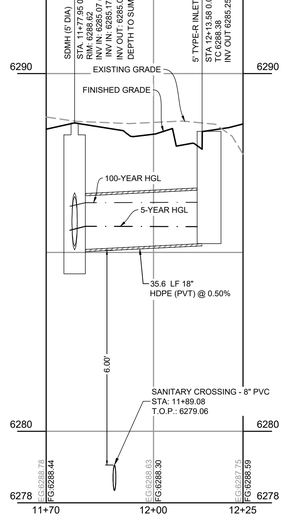
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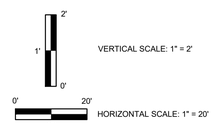


UTILITY NOTES:

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3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
5. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.
6. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
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COLORADO LICENSED
RICHARD D. LIKES
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 10/20/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE V

SHEET C.06

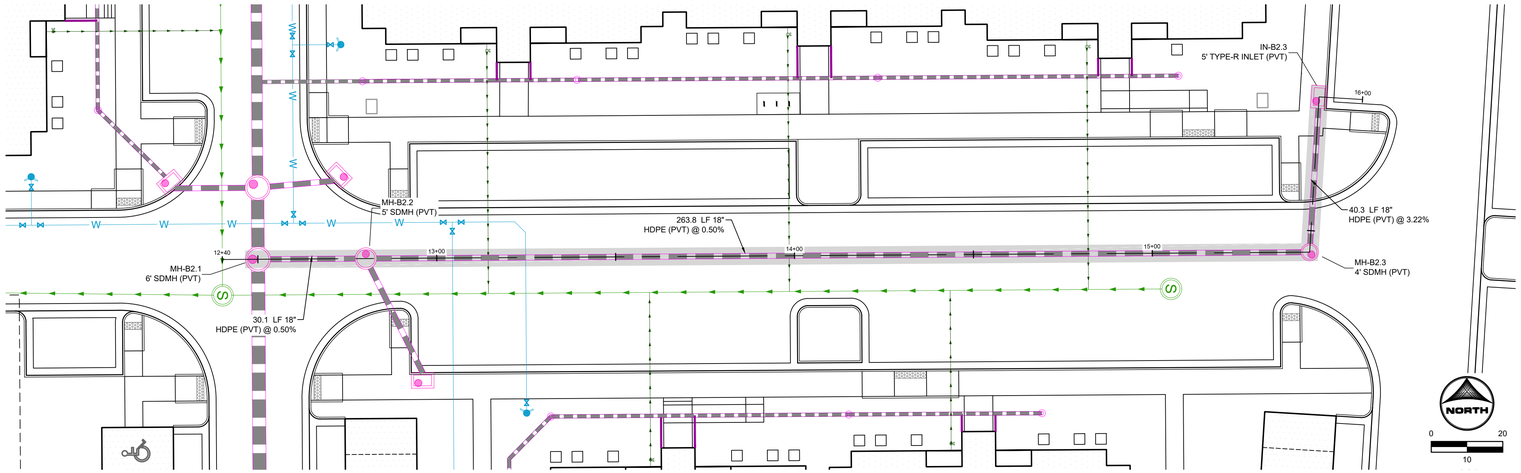
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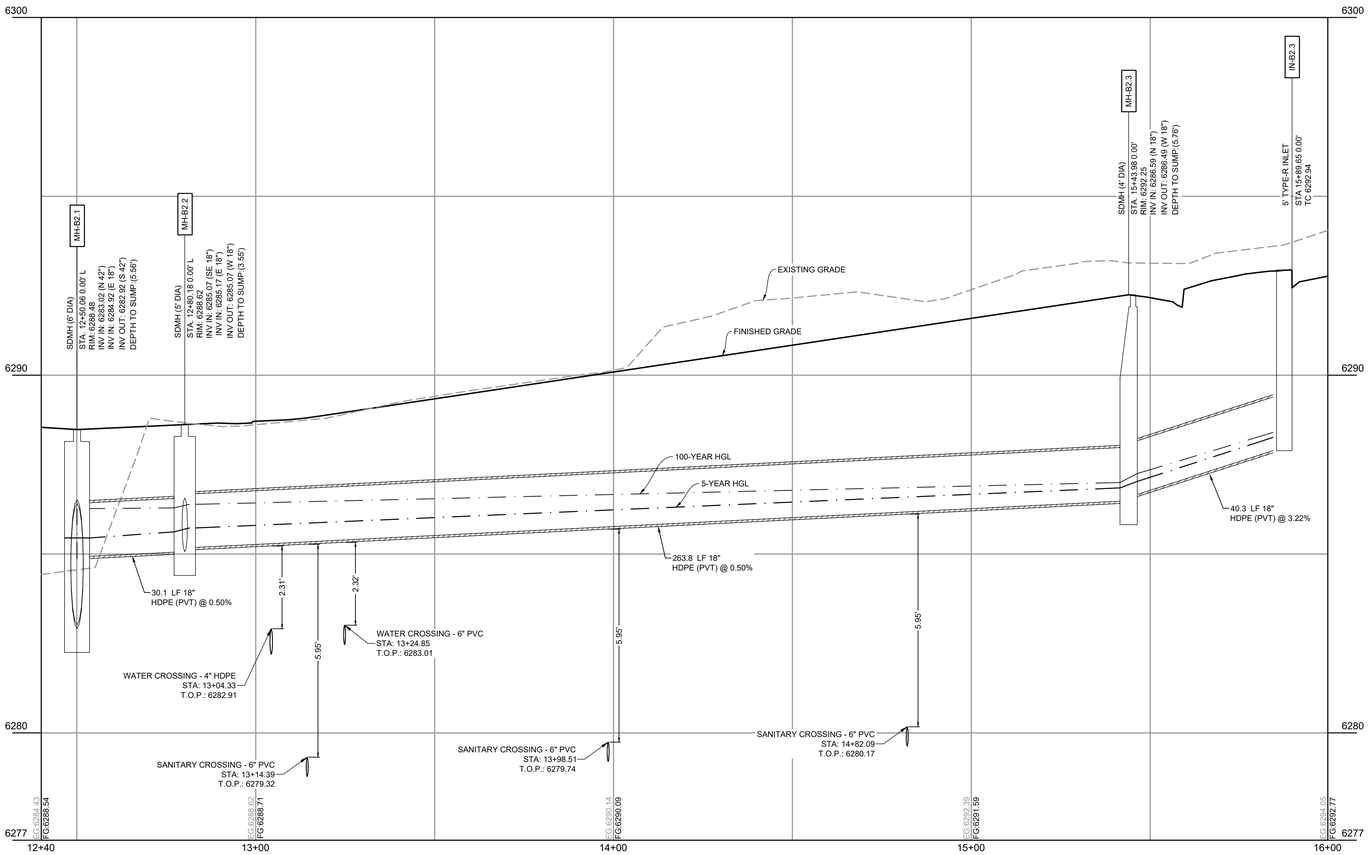
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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

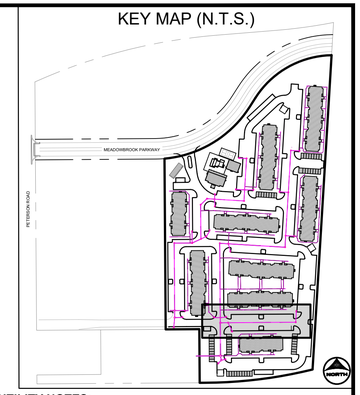


PRIVATE STORM SEWER LAT B2.2

(STA. 12+40 - 16+00)



KEY MAP (N.T.S.)



UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
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COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

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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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VI

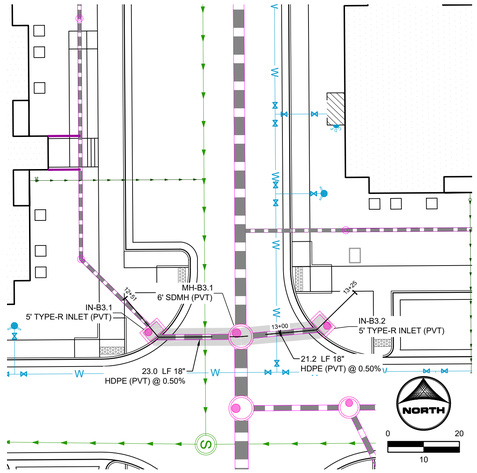
SHEET C.07 | 07

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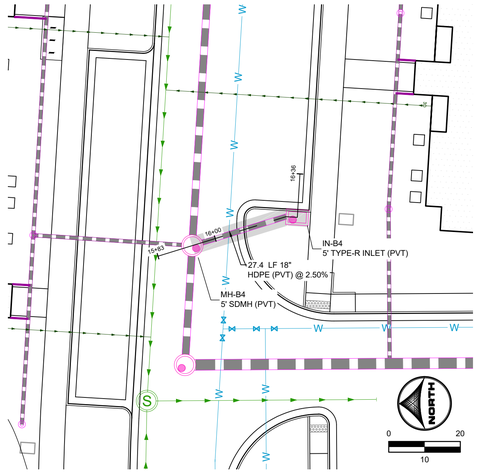
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



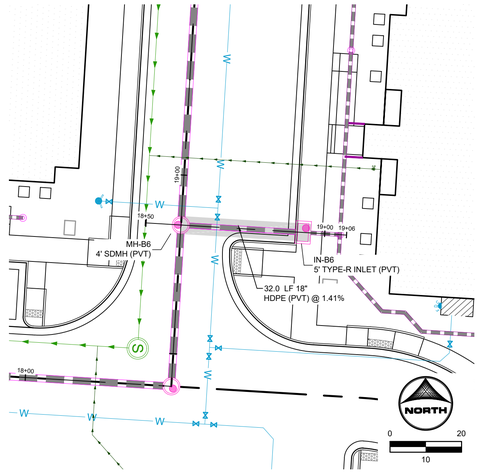
PRIVATE STORM SEWER LAT B3

(STA. 12+51 - 13+26)



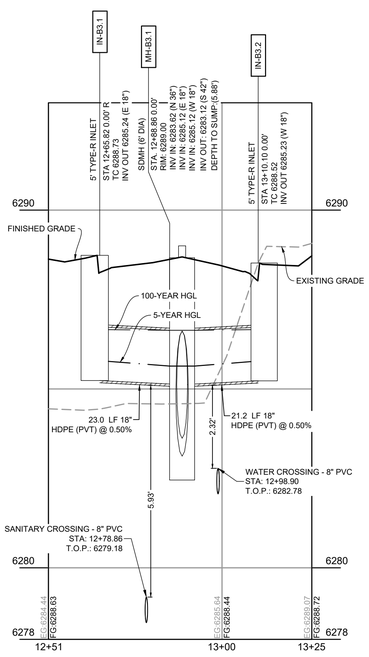
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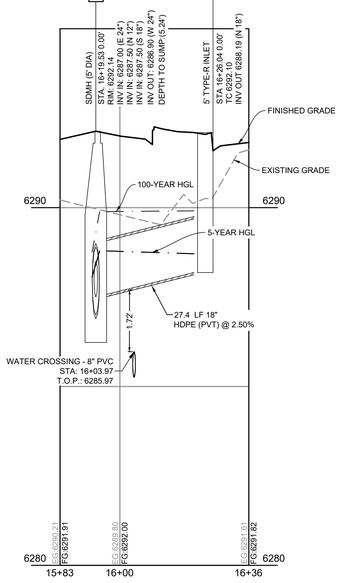
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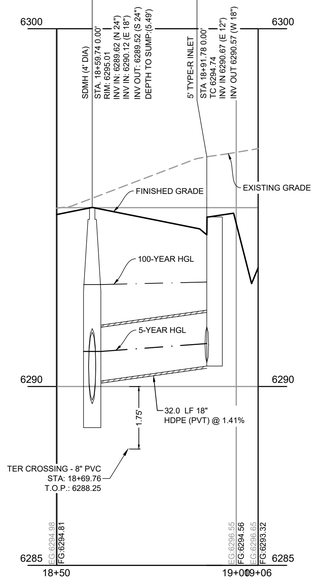


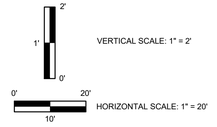
PRIVATE STORM SEWER LAT B6

(STA. 18+50 - 19+06)

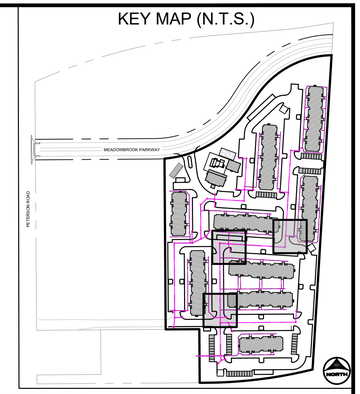








KEY MAP (N.T.S.)



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PCD FILE NO.: PPR2613

DRAWN BY:	CMD
APPROVED:	RDL
CAD DATE:	10/20/2026
CAD FILE:	J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm PP
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VII

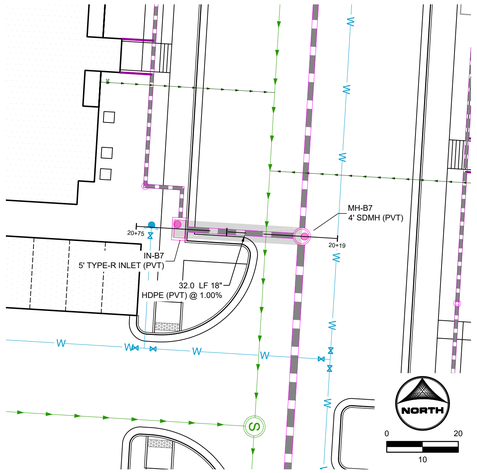
SHEET C.08 | 08

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

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

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

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



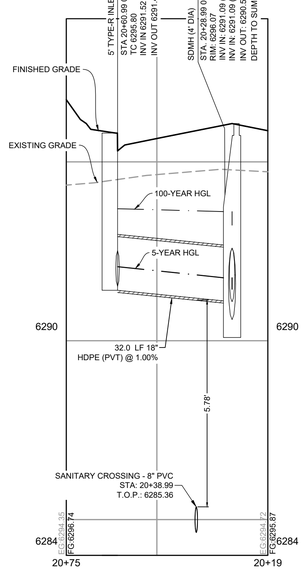
PRIVATE STORM SEWER LAT B7

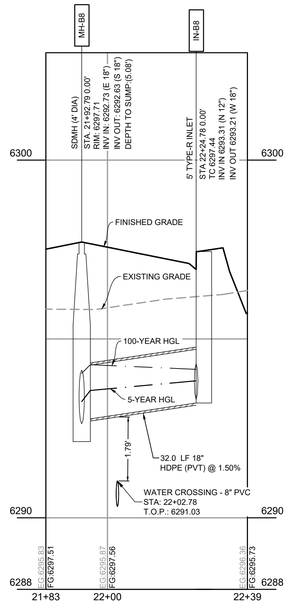
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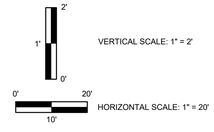


PRIVATE STORM SEWER LAT B8

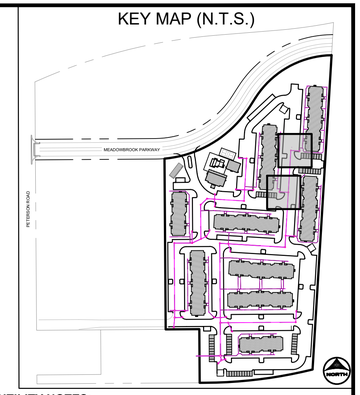
(STA. 21+83 - 22+39)







KEY MAP (N.T.S.)



UTILITY NOTES:

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

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VIII

SHEET C.09

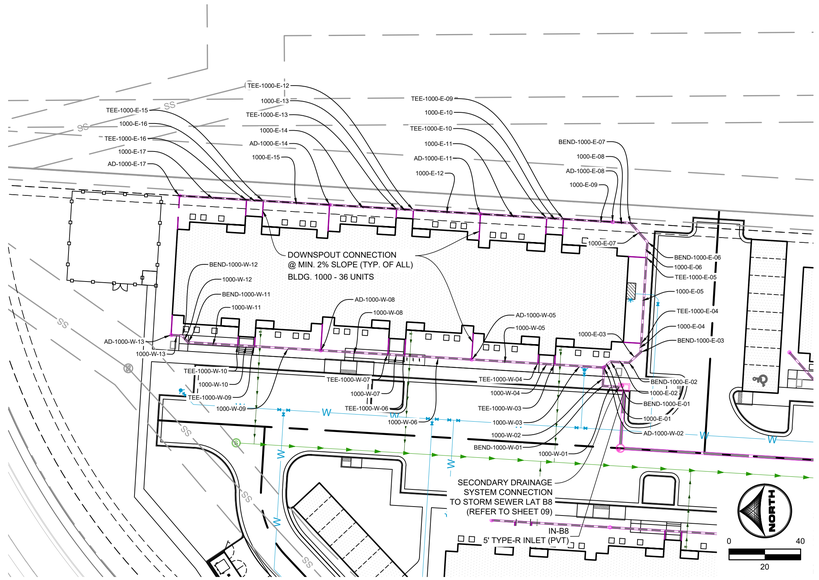
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HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

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

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

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



BLDG 1000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 1000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

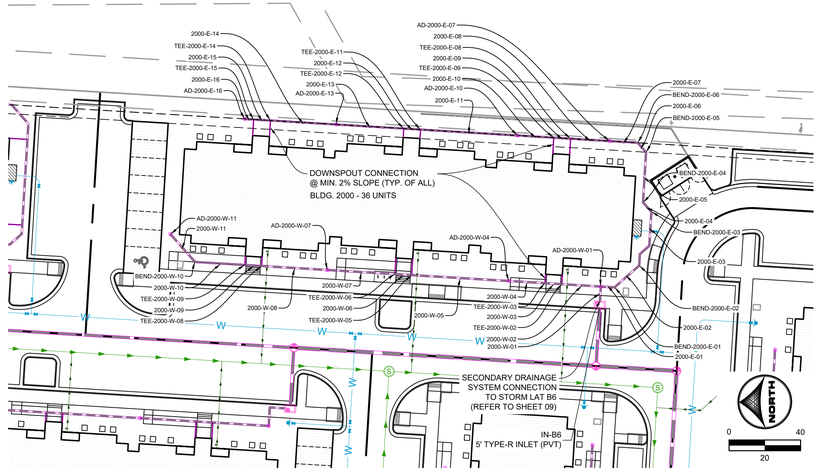
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN:	PIPES OUT
AD-1000-W-13 ADS 12" DOME GRATE INLET	12" RIM = 6300.30 SUMP = 6296.9 INV IN = 6297.86 INV OUT = 6297.36	Pipe - (119), 6" INV IN =6297.86	1000-W-13, 12" HDPE INV OUT =6297.36
AD-1000-E-17 ADS 12" DOME GRATE INLET	12" RIM = 6300.84 SUMP = 6297.1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

SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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



BLDG 2000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 2000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

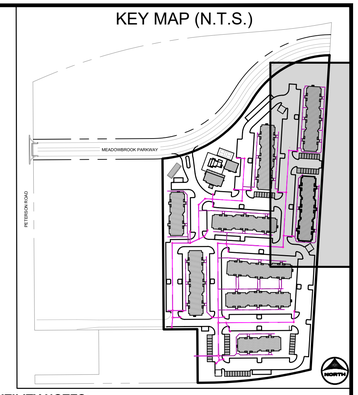
SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

KEY MAP (N.T.S.)



UTILITY NOTES:

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

SECONDARY DRAINAGE SYSTEM NOTES:

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

COLORADO LICENSED
RICHARD D. MURPHY
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN I

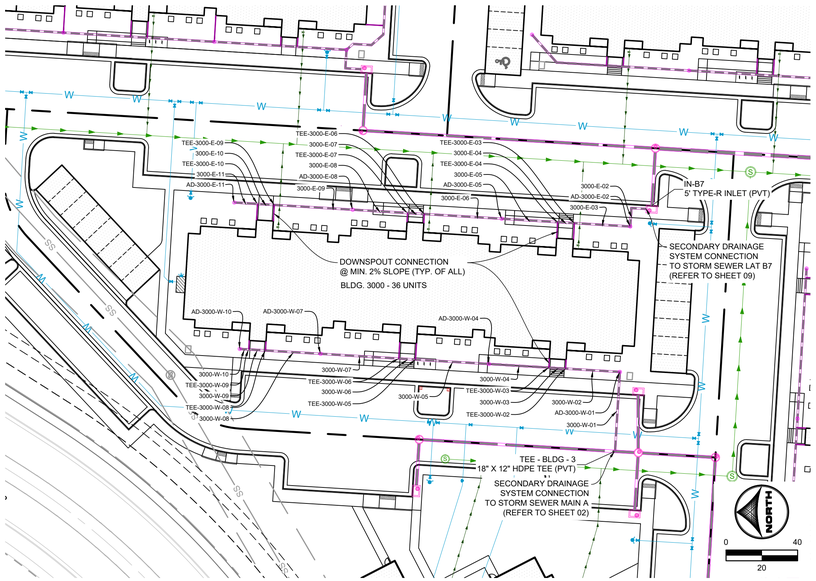
SHEET C.10 | 10

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

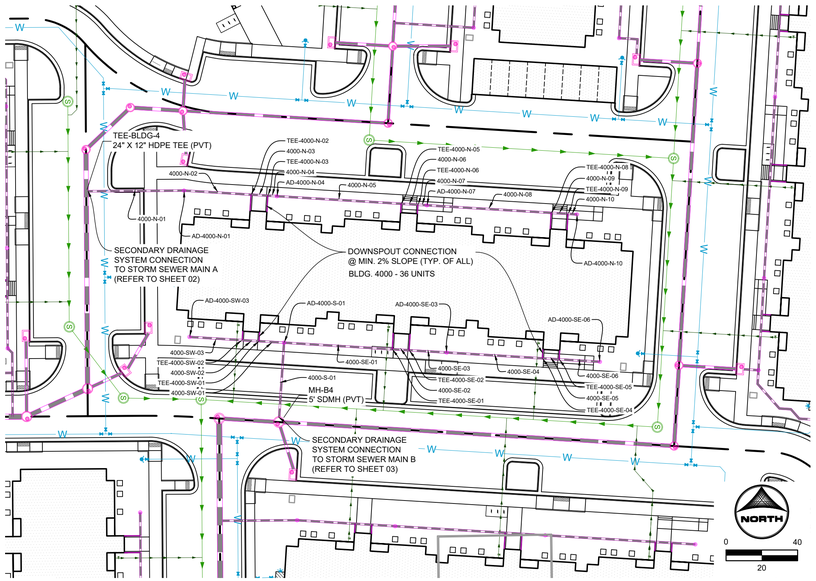
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



BLDG 3000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 4000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 3000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

APARTMENT BUILDING 4000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

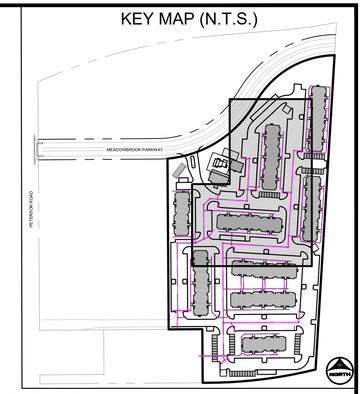
SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

KEY MAP (N.T.S.)



UTILITY NOTES:

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

SECONDARY DRAINAGE SYSTEM NOTES:

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

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

PCD FILE NO.: PPR2613

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

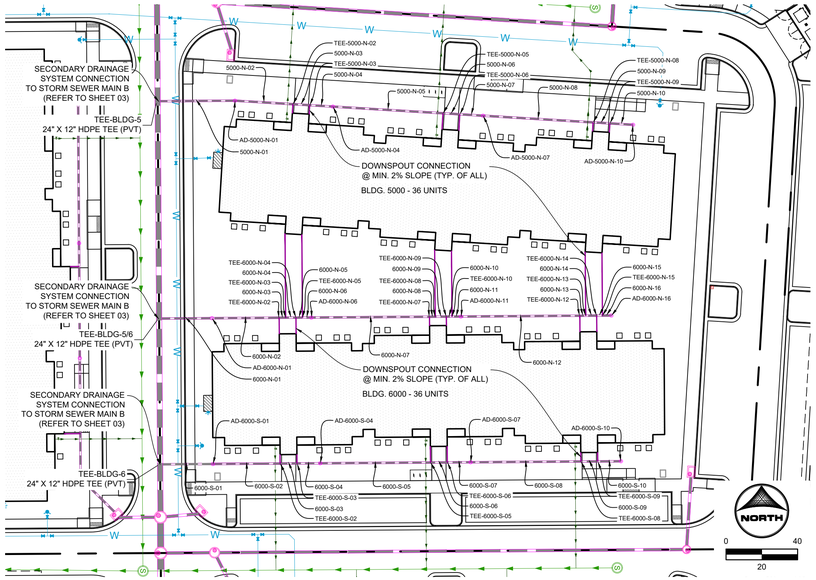
CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN II

SHEET C.11 | 11

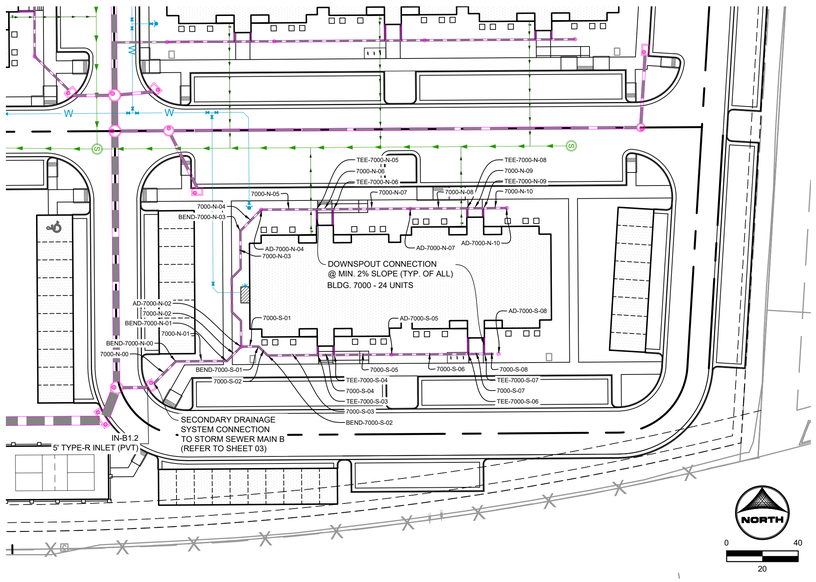
HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

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

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



BLDG 5000 & BLDG 6000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 7000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 5000 & BLDG 6000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

APARTMENT BUILDING 7000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

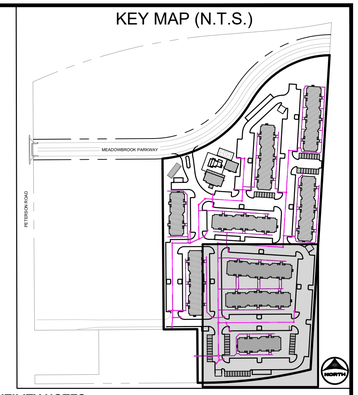
SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

KEY MAP (N.T.S.)



UTILITY NOTES:

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

SECONDARY DRAINAGE SYSTEM NOTES:

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

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

PCD FILE NO.: PPR2613

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

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

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

CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN III

SHEET C.12

12

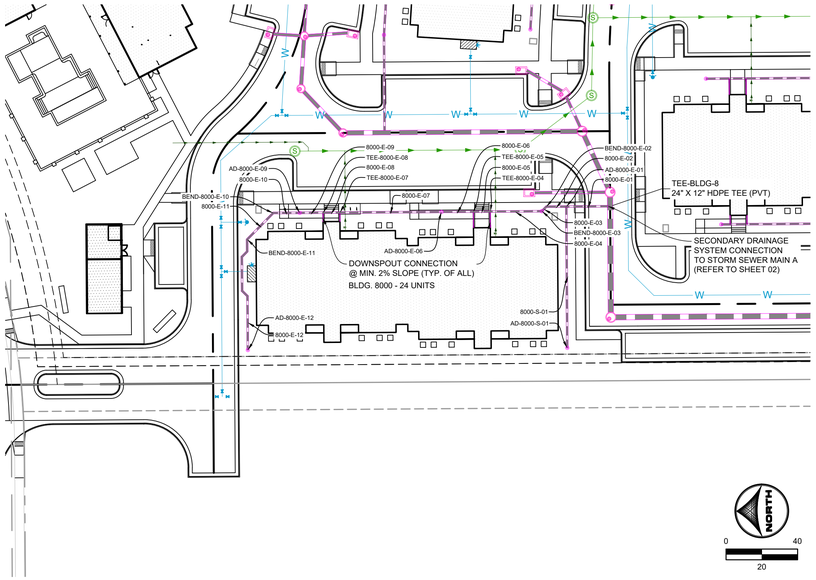
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HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-UTIL; 00-XC-UTIL; TB_24x36_2502477-CD; Storm Key Map

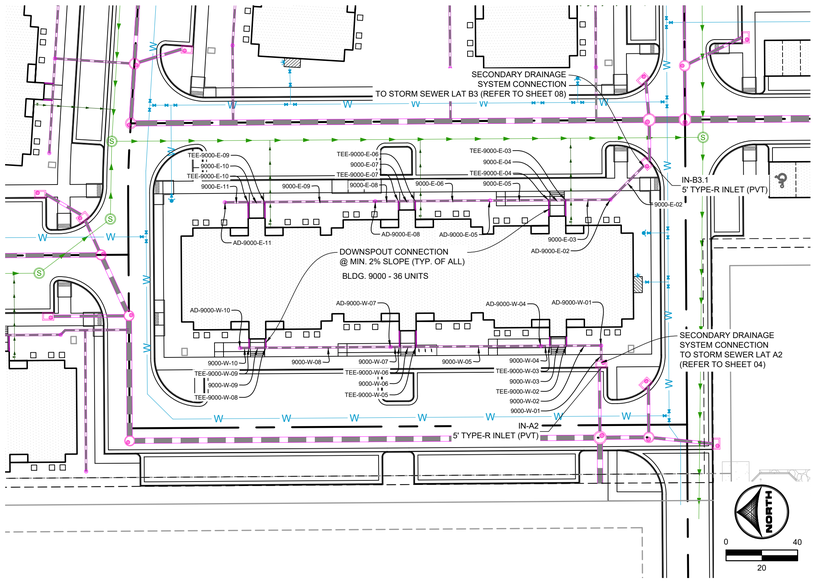
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



BLDG 8000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 9000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 8000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

APARTMENT BUILDING 9000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE

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

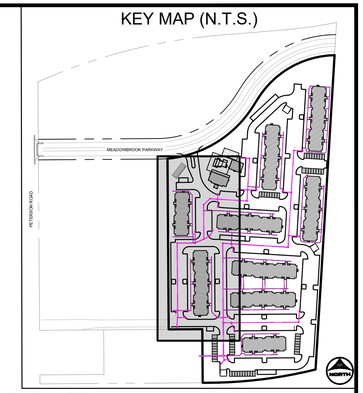
SECONDARY DRAINAGE FITTINGS TABLE

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

SECONDARY DRAINAGE SYSTEM PIPE TABLE

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

KEY MAP (N.T.S.)



UTILITY NOTES:

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

SECONDARY DRAINAGE SYSTEM NOTES:

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

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

PCD FILE NO.: PPR2613

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

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
SECONDARY DRAINAGE SYSTEM PLAN IV

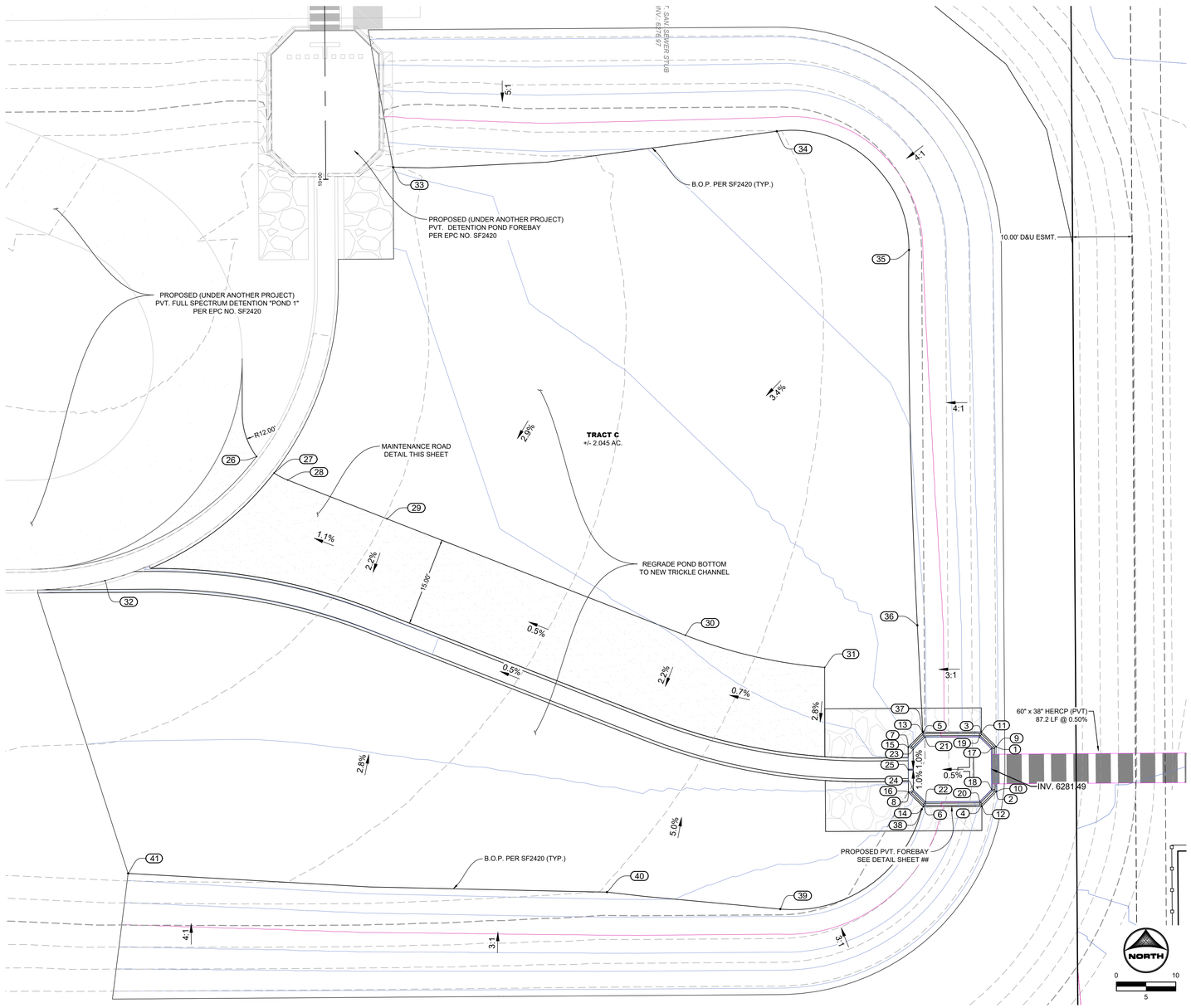
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13

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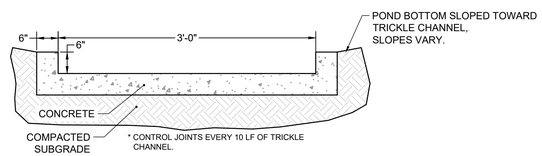
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - PCM PLAN & DETAILS

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



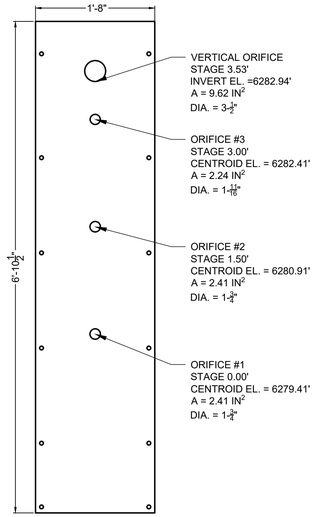
TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS



TYPICAL DETAIL – TRICKLE CHANNEL

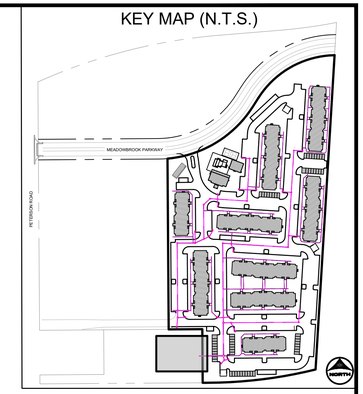
SCALE: NTS



ELEVATION VIEW

ORIFICE PLATE DETAIL

SCALE: 1" = 1'



Point Table

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



PCD FILE NO.: PPR2613

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

SITE DEVELOPMENT PLAN

PCM PLAN & DETAILS

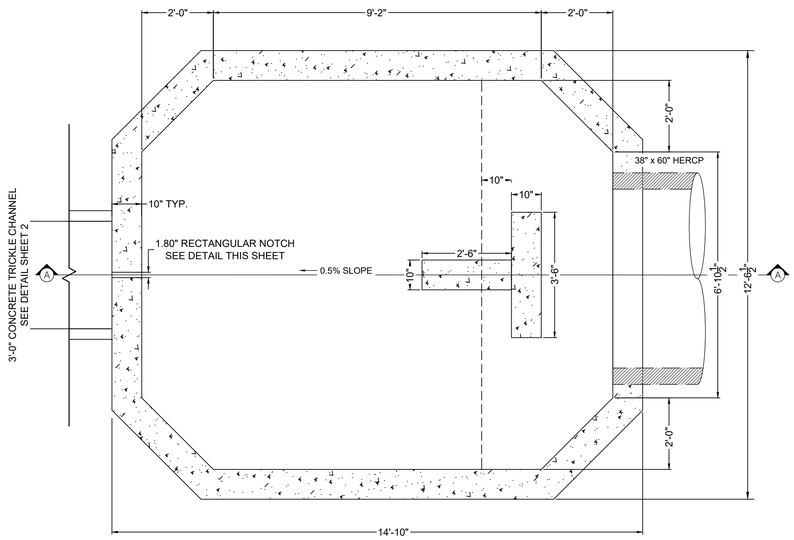
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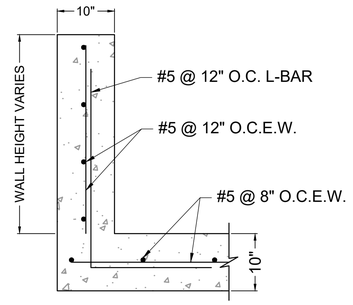
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - FOREBAY DETAILS

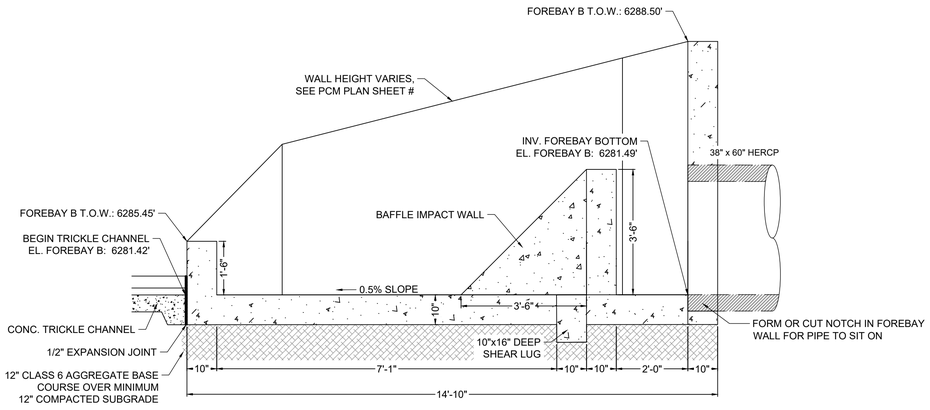
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



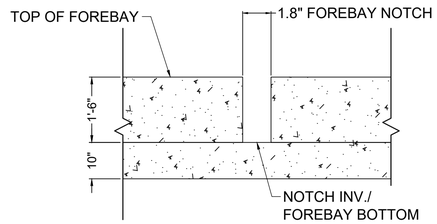
PLAN VIEW
FOREBAY B
SCALE: 1" = 2'



DETAIL VIEW
FOREBAY REINFORCEMENT
SCALE: NTS



SECTION A–A
FOREBAY B
SCALE: 1" = 2'



DETAIL VIEW
FOREBAY NOTCH
SCALE: NTS

COLORADO LICENSED
RICHARD D. LEMBKE
5392
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

NO.	DATE	BY	REVISION DESCRIPTION

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

SITE DEVELOPMENT PLAN
FOREBAY B DETAILS

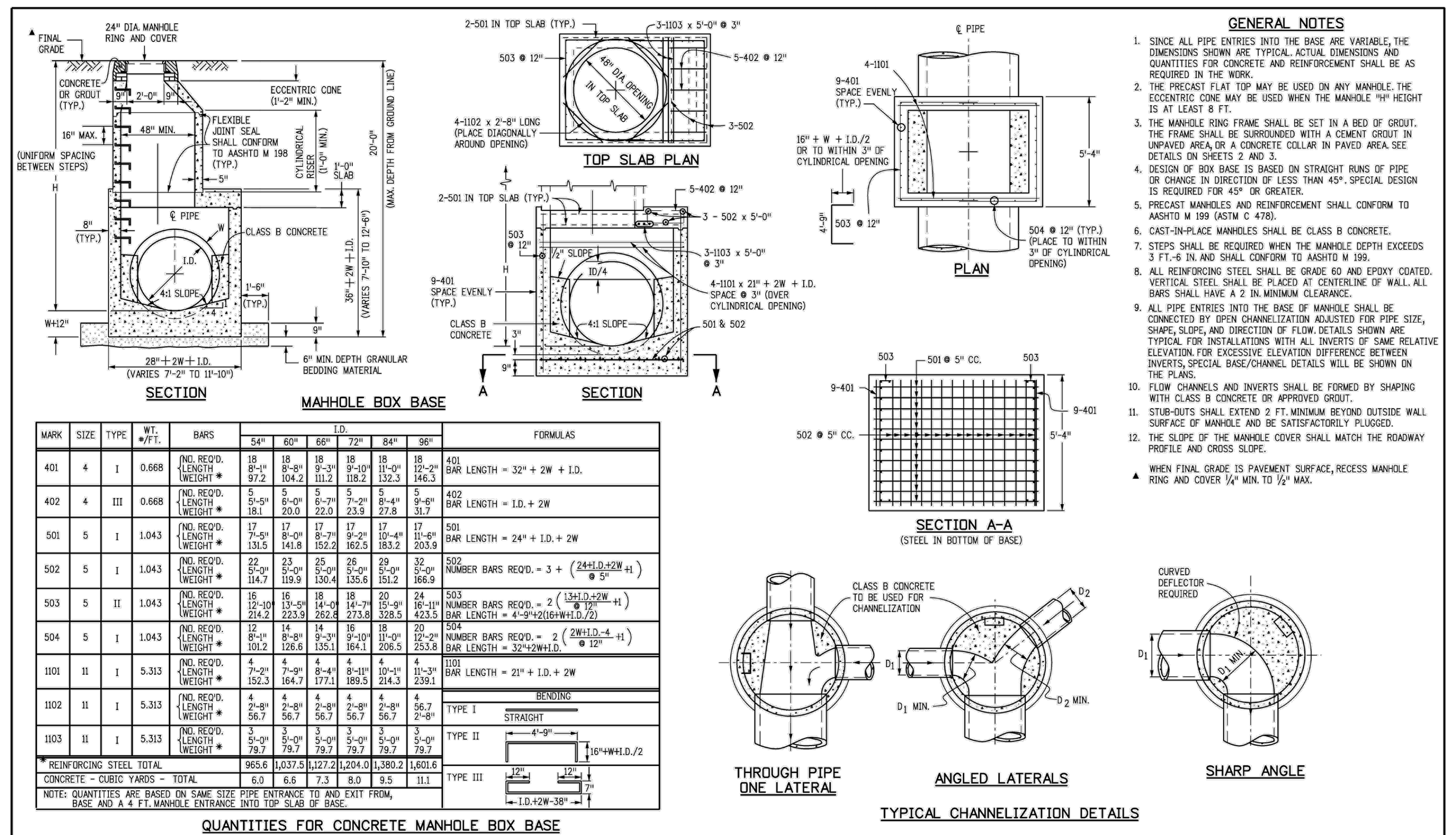
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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

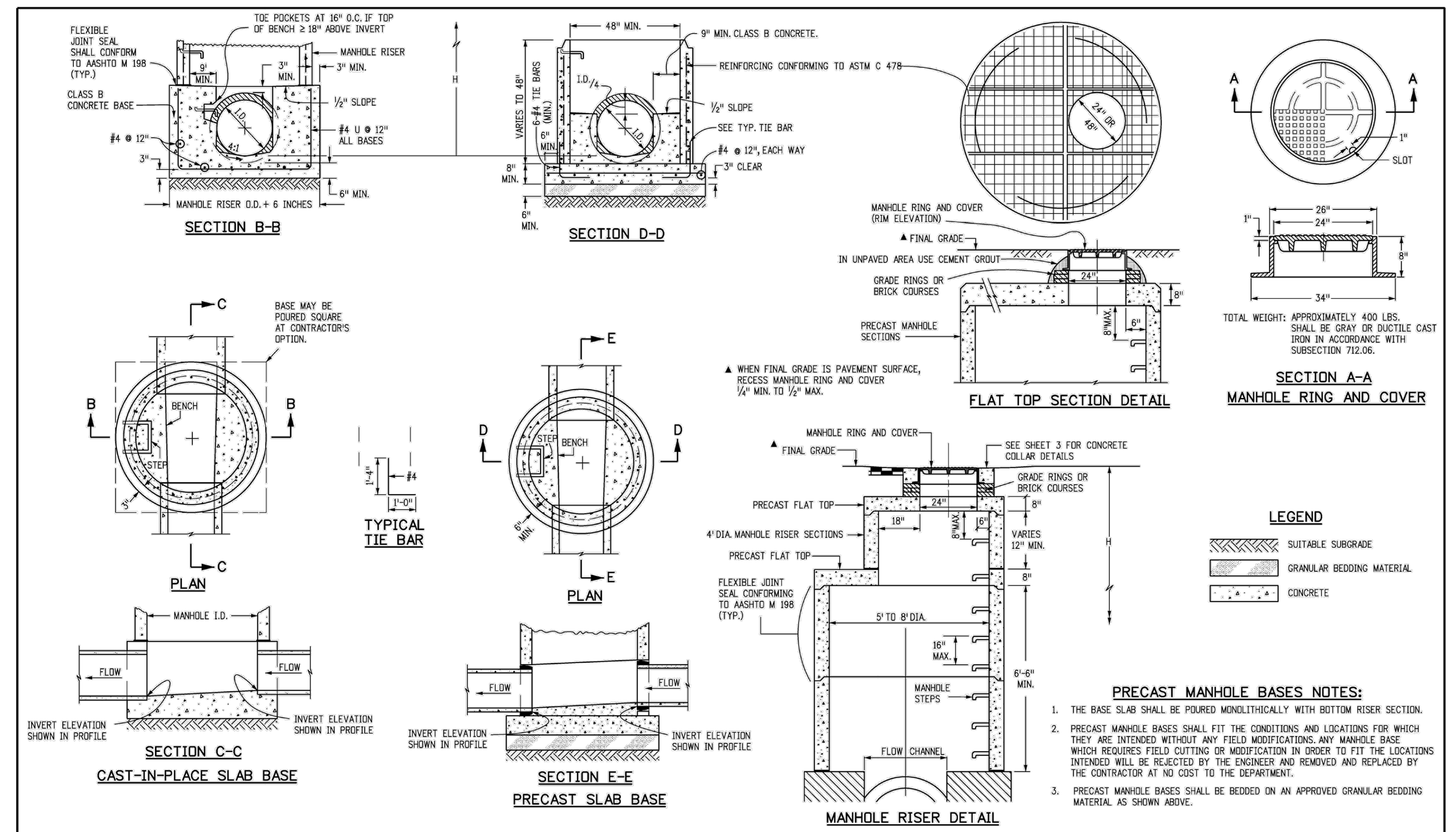


MARK	SIZE	TYPE	WT. */FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	NO. REQ'D. / LENGTH / WEIGHT*	18 / 8'-1" / 97.2	18 / 8'-8" / 104.2	18 / 9'-3" / 111.2	18 / 9'-10" / 118.2	18 / 11'-0" / 132.3	18 / 12'-2" / 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	NO. REQ'D. / LENGTH / WEIGHT*	5 / 5'-5" / 18.1	5 / 6'-0" / 20.0	5 / 6'-7" / 22.0	5 / 7'-2" / 23.9	5 / 8'-4" / 27.8	5 / 9'-6" / 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT*	17 / 7'-5" / 131.5	17 / 8'-0" / 141.8	17 / 8'-7" / 152.2	17 / 9'-2" / 162.5	17 / 10'-4" / 183.2	17 / 11'-6" / 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT*	22 / 5'-0" / 114.7	23 / 5'-0" / 119.9	25 / 5'-0" / 130.4	26 / 5'-0" / 135.6	29 / 5'-0" / 151.2	32 / 5'-0" / 166.9	502 NUMBER BARS REQ'D. = $3 + \left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	NO. REQ'D. / LENGTH / WEIGHT*	16 / 12'-10" / 214.2	16 / 13'-5" / 223.9	18 / 14'-0" / 262.8	18 / 14'-7" / 273.8	20 / 15'-9" / 328.5	24 / 16'-11" / 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT*	12 / 8'-1" / 101.2	14 / 8'-8" / 126.6	14 / 9'-3" / 135.1	16 / 9'-10" / 164.1	18 / 11'-0" / 206.5	20 / 12'-2" / 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT*	4 / 7'-2" / 152.3	4 / 7'-9" / 164.7	4 / 8'-4" / 177.1	4 / 8'-11" / 189.5	4 / 10'-1" / 214.3	4 / 11'-3" / 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT*	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 56.7 / 2'-8"	BENDING: TYPE I STRAIGHT
1103	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT*	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	TYPE II 4'-9", 16"+W+I.D./2
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III 12", 12", 7", I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

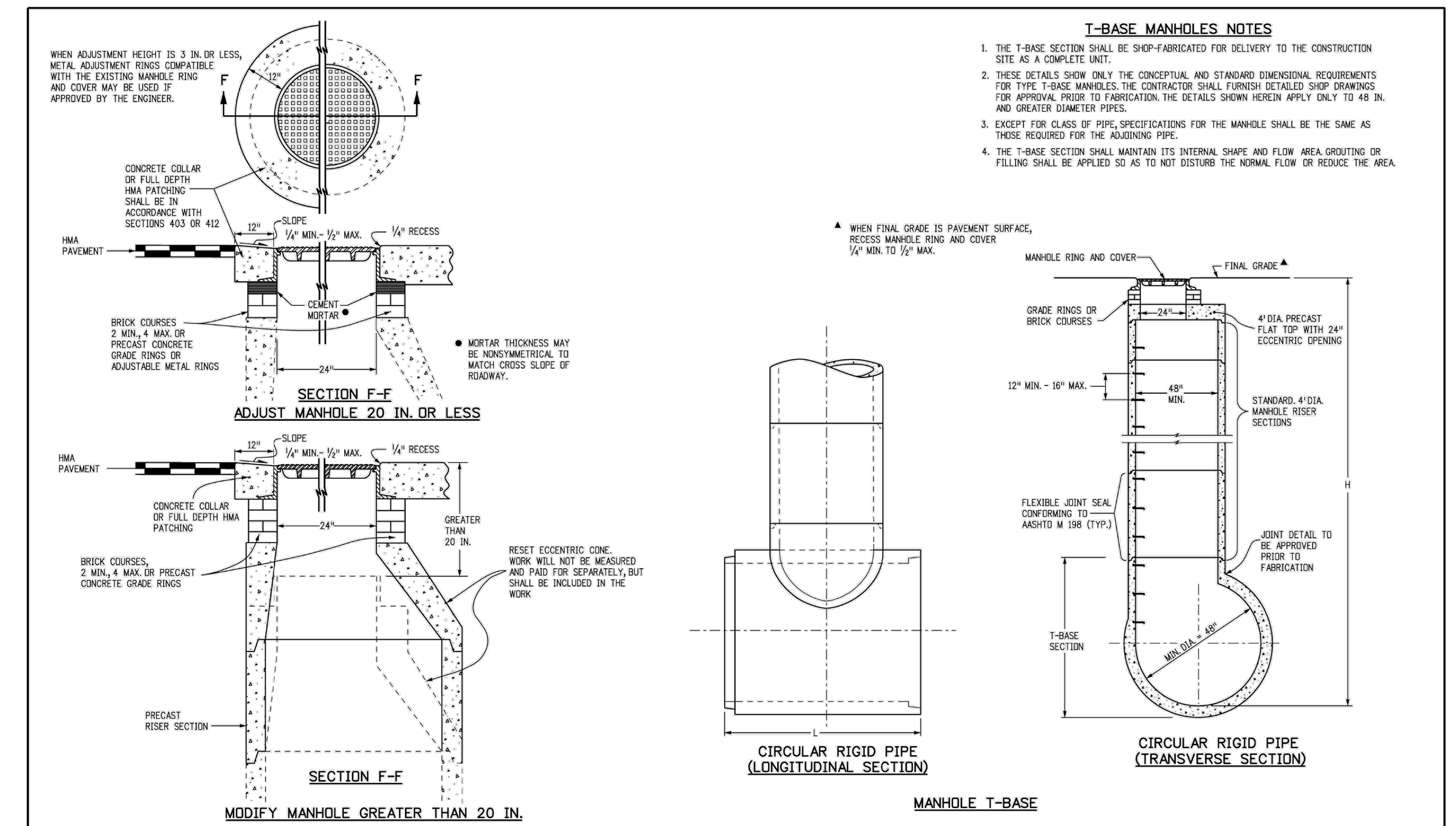
NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

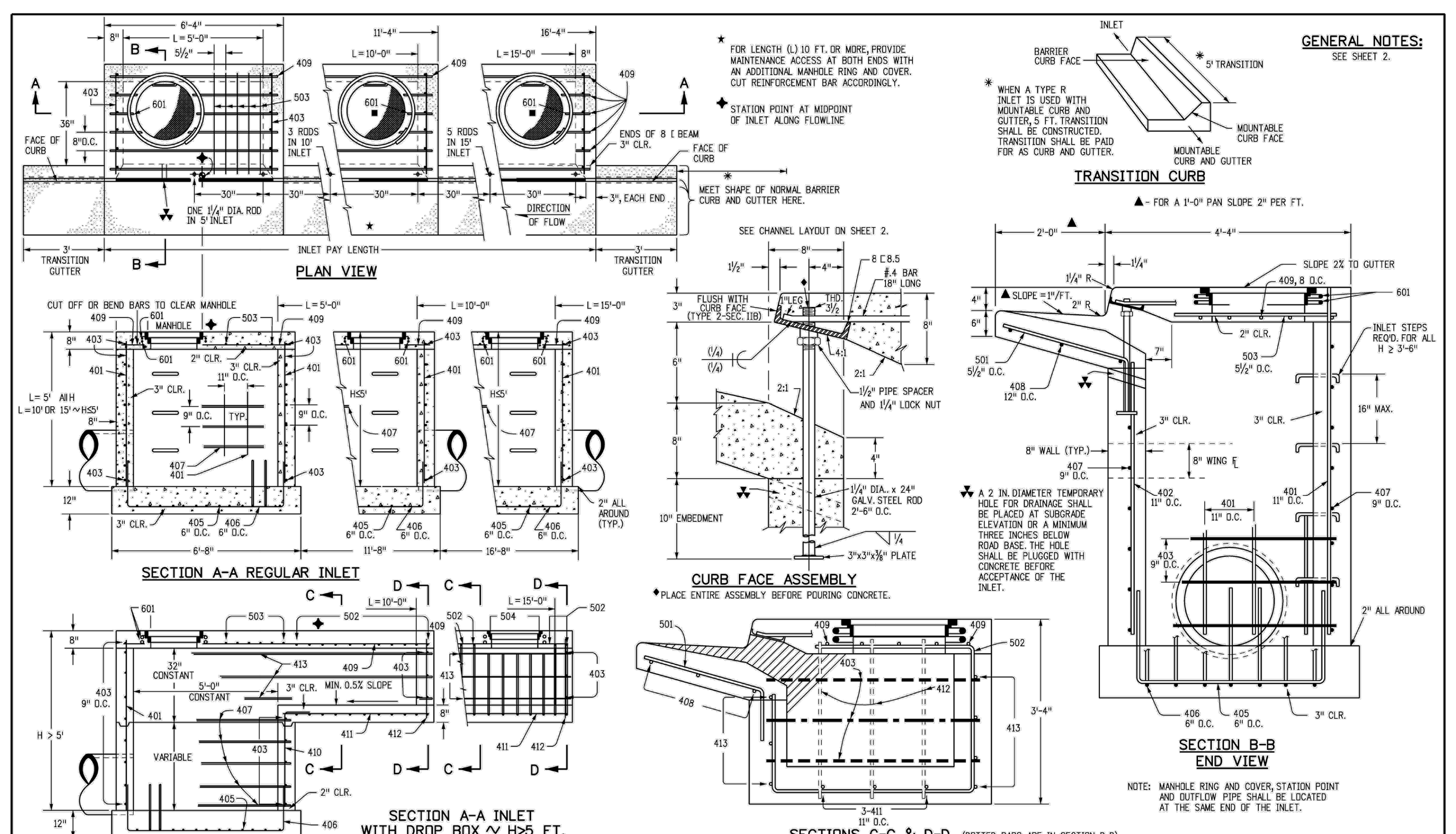
Computer File Information	Sheet Revisions	Colorado Department of Transportation		STANDARD PLAN NO.
Creation Date: 07/31/19	Date: / Comments	2829 West Howard Place, CDOT HQ, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868	MANHOLES	M-604-20
Designer Initials: JBK				Standard Sheet No. 1 of 3
Last Modification Date: 07/31/19		Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
Detailer Initials: LTA				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				



MANHOLES — STANDARD PLAN NO. M-604-20 — Standard Sheet No. 2 of 3 — Colorado Department of Transportation, Project Development Branch JBK — Issued by the Project Development Branch: July 31, 2019



MANHOLES — STANDARD PLAN NO. M-604-20 — Standard Sheet No. 3 of 3 — Colorado Department of Transportation, Project Development Branch JBK — Issued by the Project Development Branch: July 31, 2019



CURB INLET TYPE R — STANDARD PLAN NO. M-604-12 — Standard Sheet No. 1 of 2 — Colorado Department of Transportation, Project Development Branch JBK — Issued by the Project Development Branch: July 31, 2019

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	LENGTH	L = 15 FT. NO. REQ'D.	LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	LENGTH	L = 15 FT. NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ 8[8.5				1 (2 BARS, 1 RODS)	5'-10"	1 (4 BARS, 3 RODS)	10'-10"	1 (8 BARS, 5 RODS)	15'-10"	1 (4 BARS, 3 RODS)	10'-10"	1 (8 BARS, 5 RODS)	15'-10"

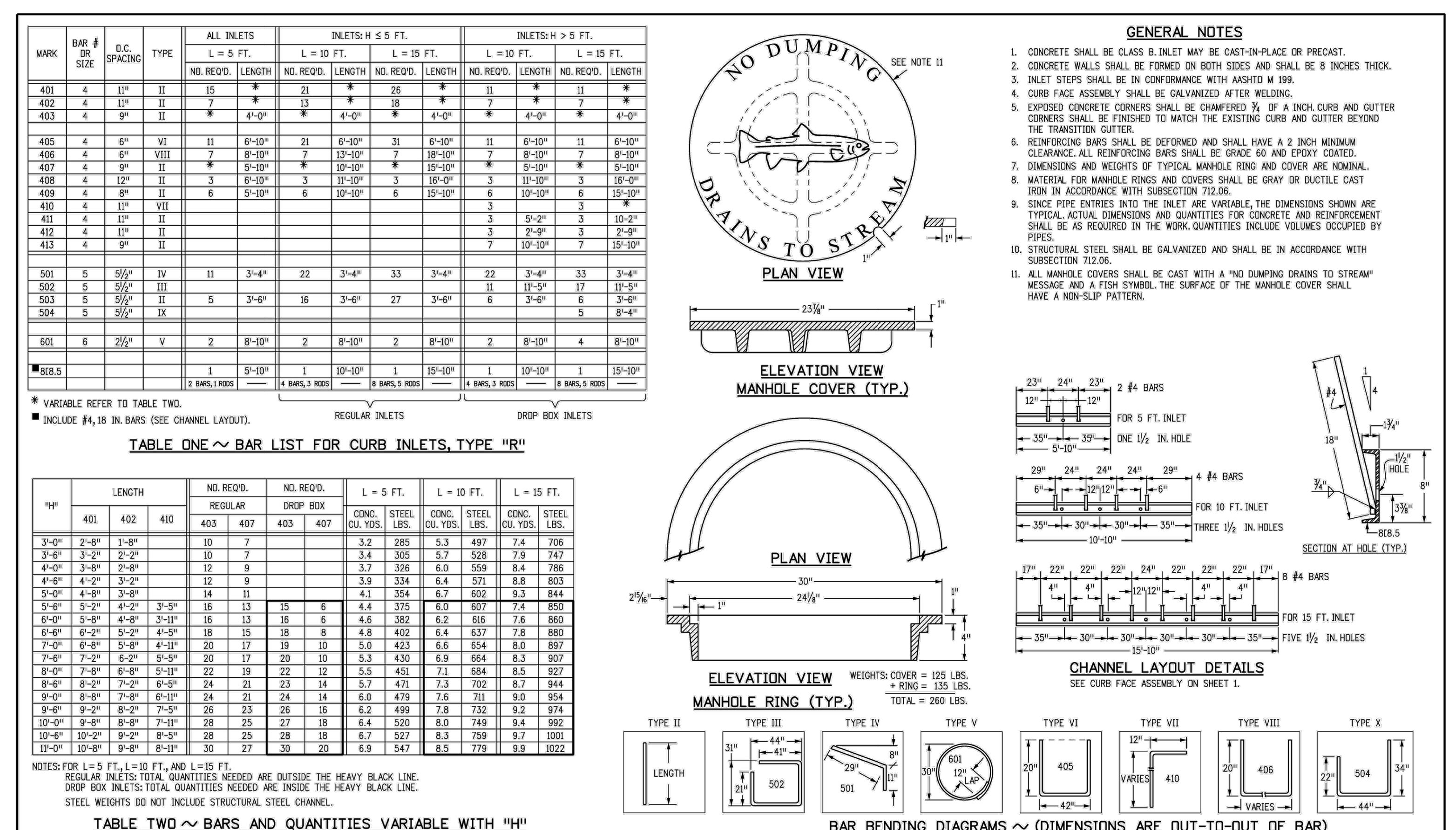
REGULAR INLETS — DROP BOX INLETS

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

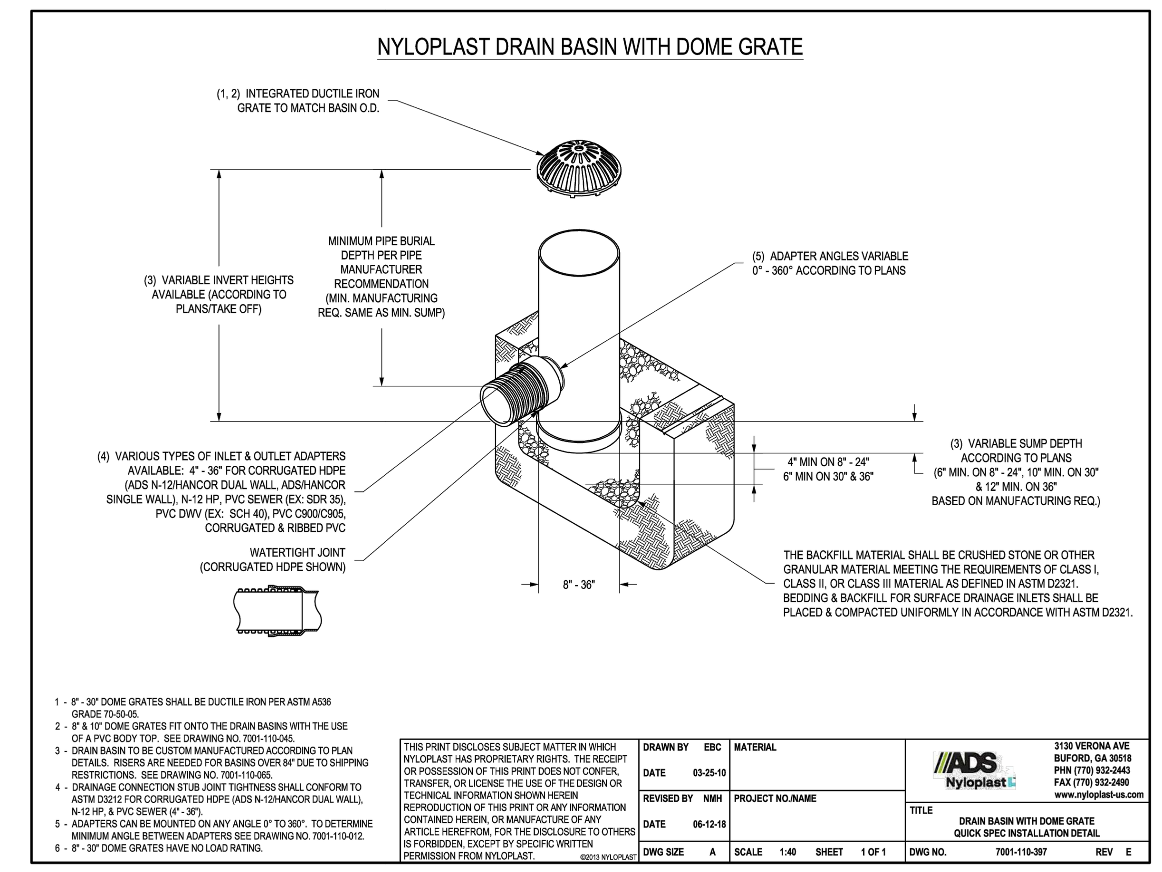
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

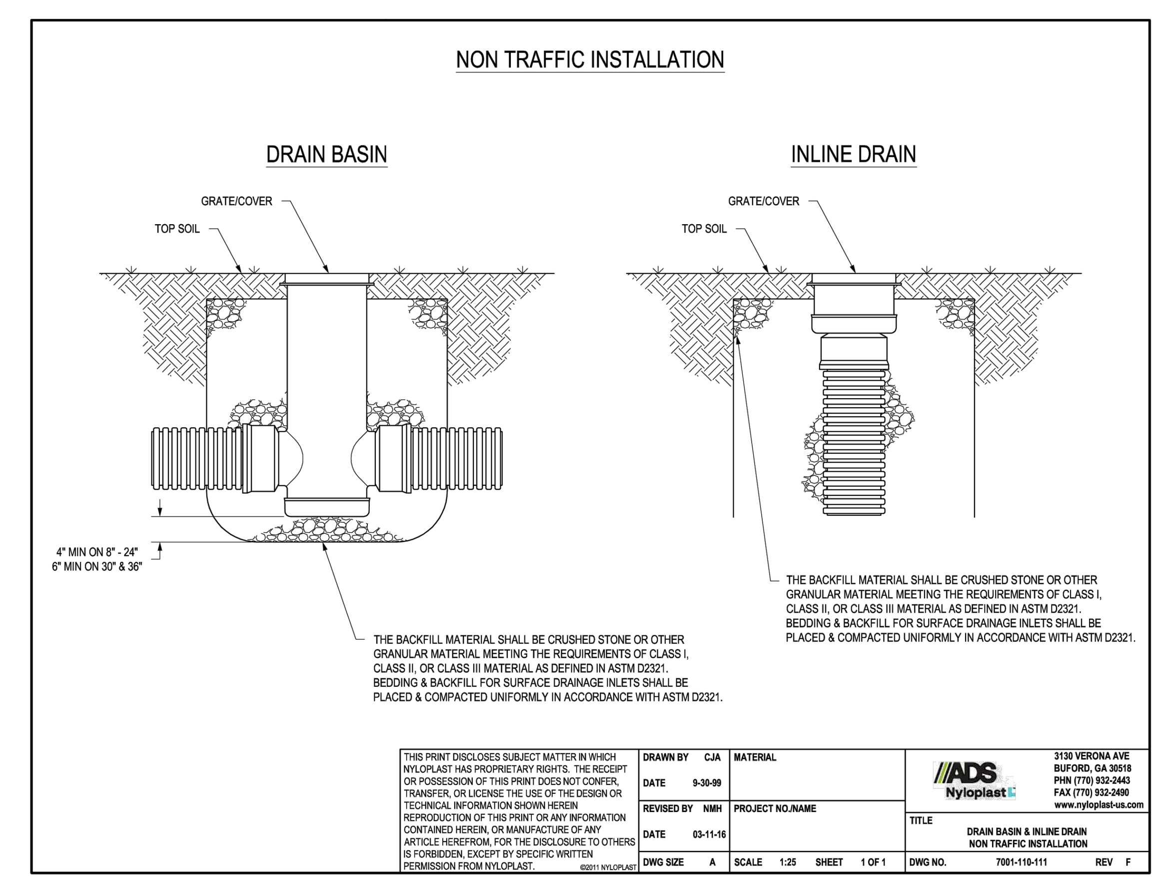
"H"	LENGTH 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L = 5 FT. CONC. CU. YDS.	STEEL LBS.	L = 10 FT. CONC. CU. YDS.	STEEL LBS.	L = 15 FT. CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.



CURB INLET TYPE R — STANDARD PLAN NO. M-604-12 — Standard Sheet No. 2 of 2 — Colorado Department of Transportation, Project Development Branch JBK — Issued by the Project Development Branch: July 31, 2019





COLORADO LICENSED PROFESSIONAL ENGINEER RICHARD D. 53921 10/5/2026

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 4/27/2026
APPROVED: RDL	JOB NUMBER: 2502477
CAD DATE: 10/5/2026	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\CD-Storm Details	

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
STORM DETAILS

HR GREEN Xrefs: TB_24x36_2502477-CD

DOMBROWSKI, COLIN, 8/26/2026 2:16 PM

HILLPOINTE APARTMENTS AT PETERSON
WASTEWATER CONSTRUCTION DRAWINGS

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

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

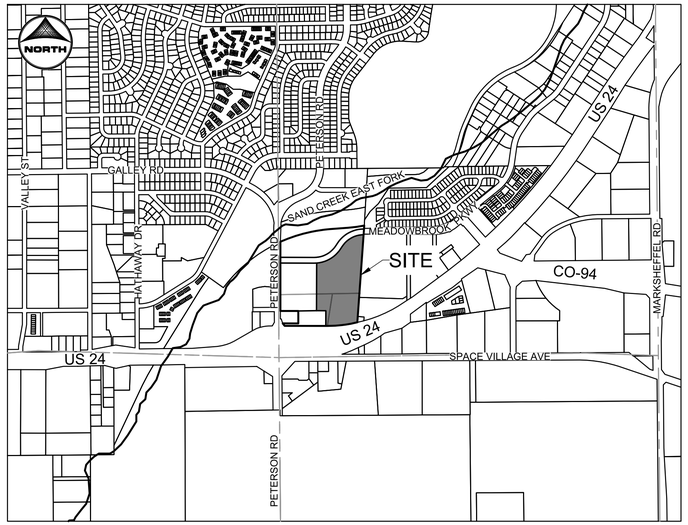
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC)
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOA.

GENERAL CONSTRUCTION NOTES

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

ABBREVIATIONS

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



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX:

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

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TRAFFIC ENGINEER
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EMAIL: MIKE@SMROCHA.COM

SURVEYOR
MATRIX DESIGN GROUP
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TELE: (719) 575-0100

LEGEND

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

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

OWNER/DEVELOPER PLAN APPROVAL

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

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

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

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

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

DBA: DBA HILLPOINTE ACQUISITIONS LLC.

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

PHONE: 303-910-5470

EMAIL: MFOSTER@HILLPOINTE.COM

CHEROKEE METROPLOITAN DISTRICT

WASTEWATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

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

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

CONSTRUCTION DRAWINGS
WASTEWATER COVER

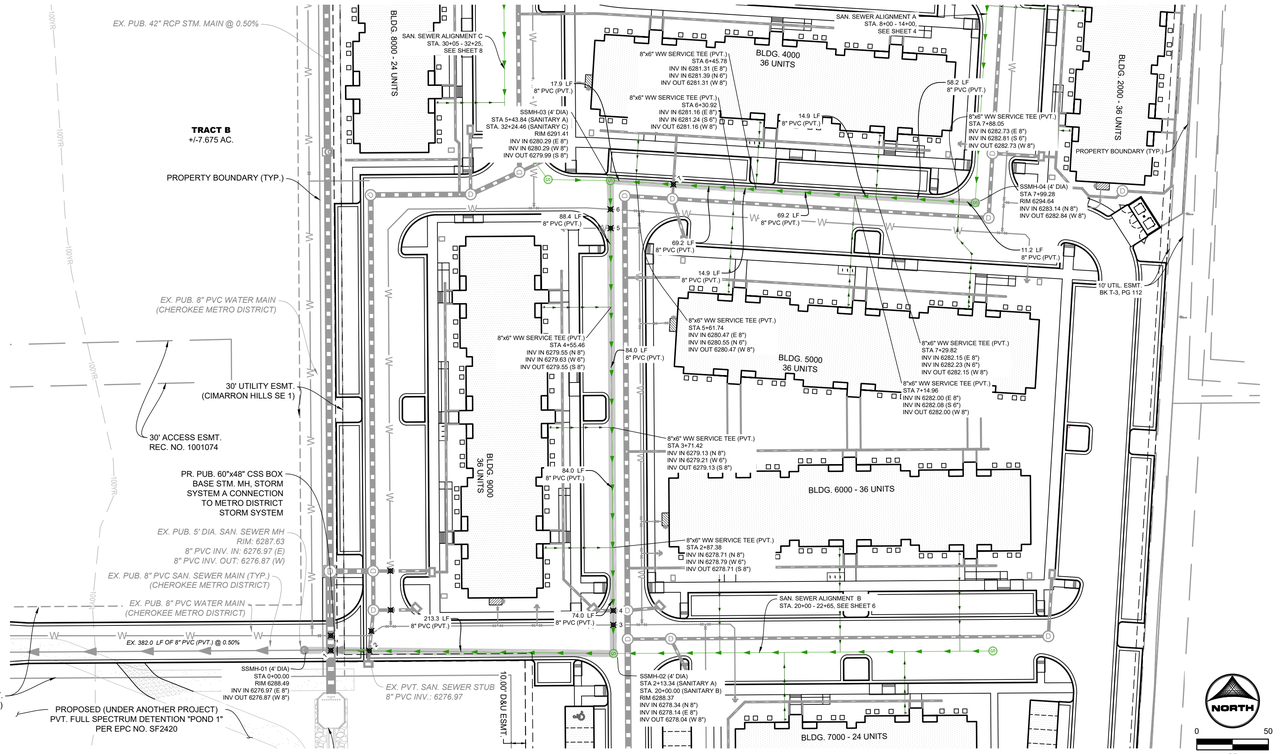
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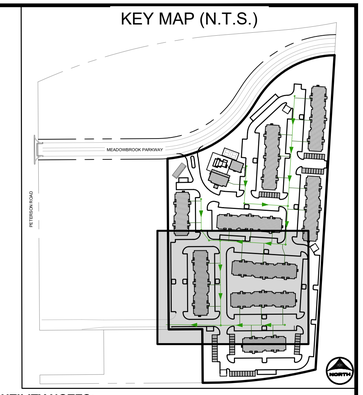
DOMBROWSKI, COLIN, 10/20/2026 11:28 AM

HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

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



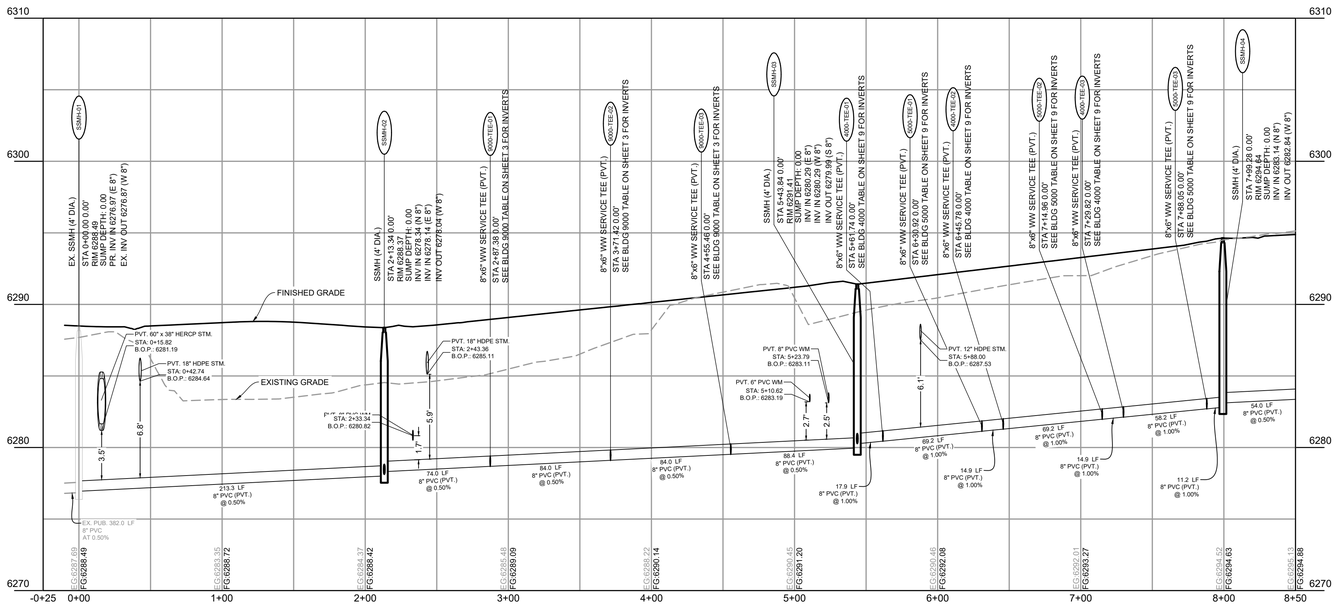


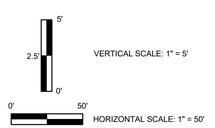
UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. POND AND RELATED INFRASTRUCTURE WITHIN THE DETENTION POND TRACT IS MAINTAINED BY THE TRACT OWNER. PROPOSED POND INFRASTRUCTURE UNDER FINAL PLAT SF2420 IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. FOR ANY STORM PIPE WHERE THE HGL IS ABOVE THE PIPE, WATER TIGHT SEALS ARE REQUIRED.
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6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
   - 6.1. WATER MAIN IS 8" PVC (C900 DR-14).
   - 6.1. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
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PRIVATE SANITARY SEWER MAIN A

(STA. 0+00 - 8+00)







PCD FILE NO.: PPR-26-13

DRAWN BY: CMD	JOB DATE: 10/19/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Sanitary PP			

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER A.1 MAIN PLAN & PROFILE

SHEET SAN 2

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

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

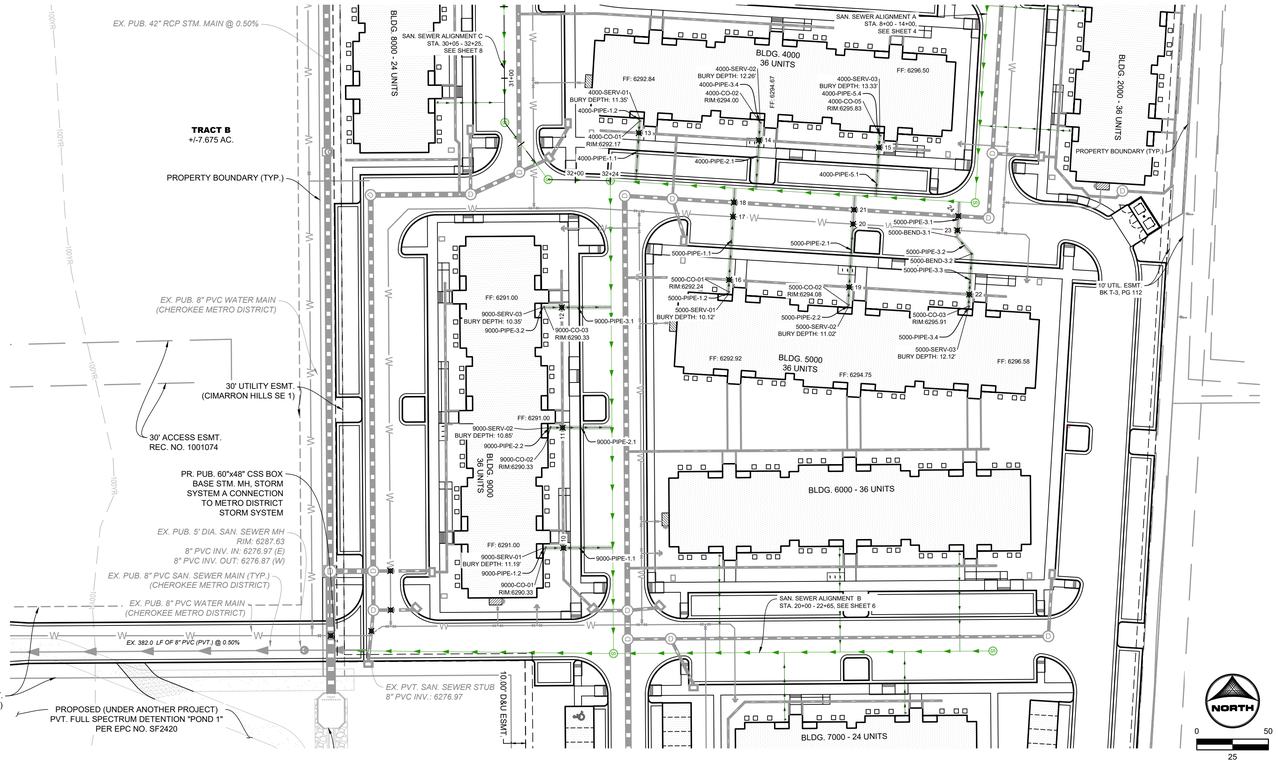
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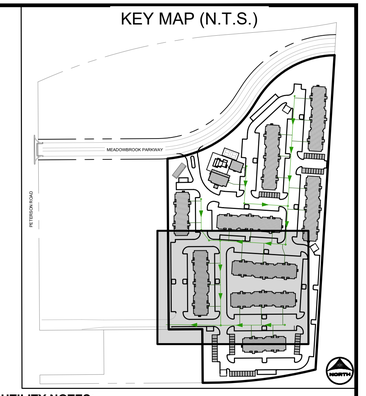
APARTMENT BUILDING 9000 SANITARY SERVICES INFORMATION:

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

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



KEY MAP (N.T.S.)



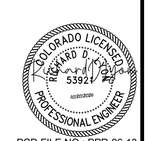
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PRIVATE SANITARY SEWER MAIN A

(STA. 0+00 - 8+00)

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



PCD FILE NO.: PPR-26-13

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NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER A.1 SERVICES

SHEET SAN 3

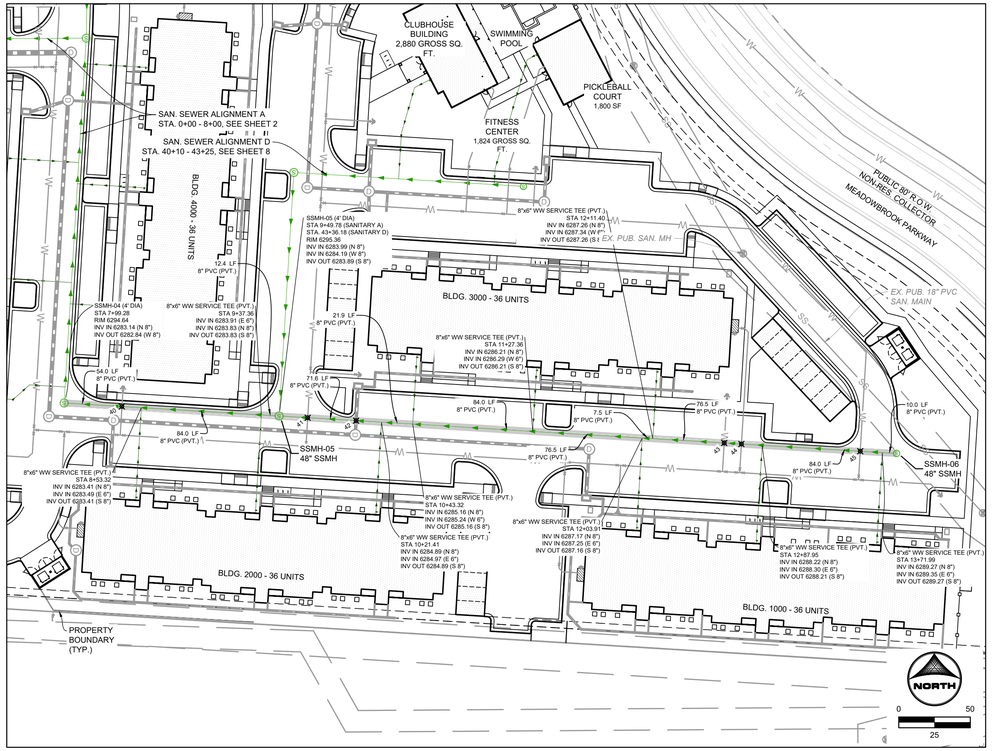
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

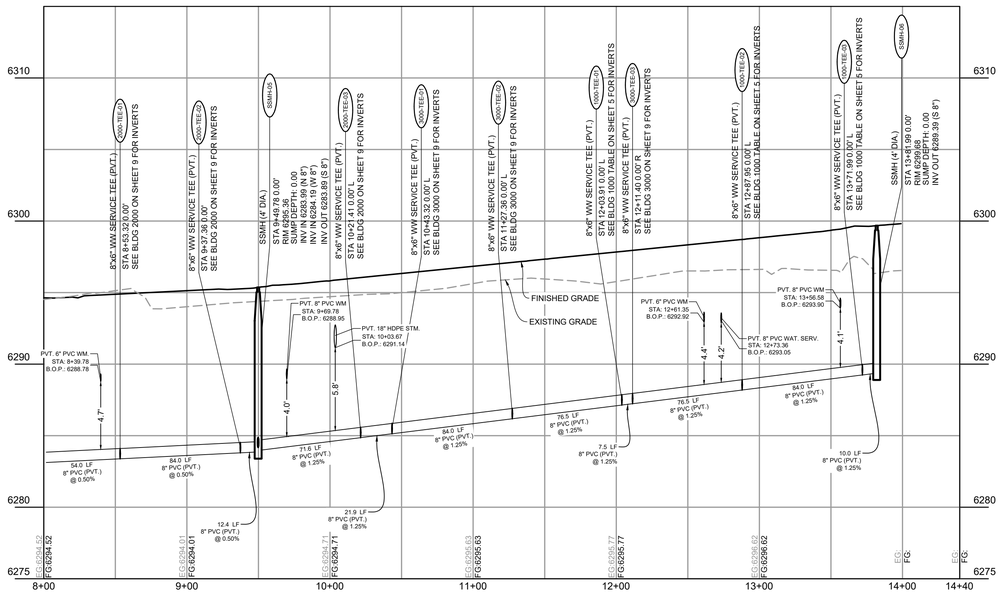
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40	6287.27 PR WATER CROSSINGS	6284.04 PR SANITARY	3.23
41	6287.85 PR WATER CROSSINGS	6284.93 PR SANITARY	2.92
42	6291.14 PR-STORM	6285.36 PR SANITARY	5.78
43	6292.92 PR WATER CROSSINGS	6288.57 PR SANITARY	4.35
44	6292.87 PR WATER CROSSINGS	6288.72 PR SANITARY	4.15
45	6293.90 PR WATER CROSSINGS	6289.77 PR SANITARY	4.13



PRIVATE SANITARY SEWER MAIN A

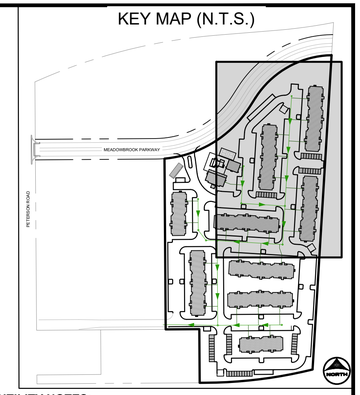
(STA. 8+00 - 14+40)



VERTICAL SCALE: 1" = 5'

HORIZONTAL SCALE: 1" = 50'

KEY MAP (N.T.S.)



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1975 RESEARCH PARKWAY SUITE 160
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CONSTRUCTION DRAWINGS
WASTEWATER A.2 MAIN PLAN & PROFILE

SHEET SAN 4

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

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

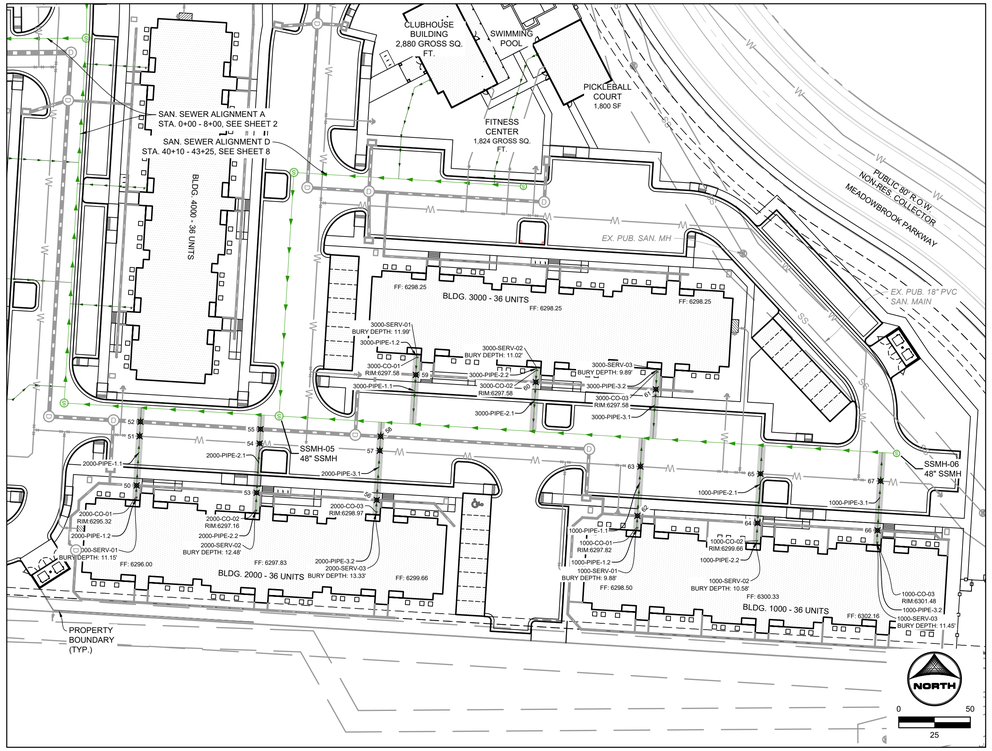
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

APARTMENT BUILDING 1000 SANITARY SERVICES INFORMATION:

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

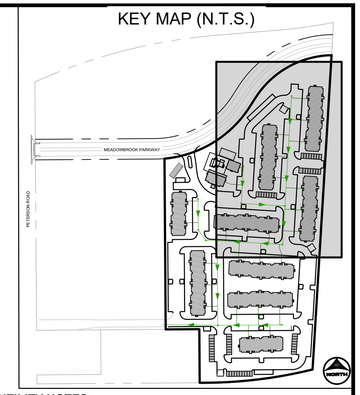
SANITARY SERVICES PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
1000-PIPE-1.1	6"	62.79'	2.10%	PVC SDR-26
1000-PIPE-1.2	6"	2.00'	2.10%	PVC SDR-26
1000-PIPE-2.1	6"	66.79'	2.10%	PVC SDR-26
1000-PIPE-2.2	6"	2.00'	2.10%	PVC SDR-26
1000-PIPE-3.1	6"	62.79'	2.10%	PVC SDR-26
1000-PIPE-3.2	6"	2.00'	2.10%	PVC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



PRIVATE SANITARY SEWER MAIN A

(STA. 8+00 - 14+40)

KEY MAP (N.T.S.)



UTILITY NOTES:

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

UTILITY CROSSINGS TABLE			
POINT #	BOTTOM OF UPPER PIPE	TOP OF BOTTOM PIPE	CLEARANCE (FT)
50	6290.91 PR-STORM	6285.16 PR SANITARY	5.75
51	6288.70 PR WATER CROSSINGS	6284.43 PR SANITARY	4.27
52	6289.64 PR-STORM	6284.22 PR SANITARY	5.42
53	6292.29 PR-STORM	6285.58 PR SANITARY	6.71
54	6289.12 PR WATER CROSSINGS	6284.85 PR SANITARY	4.27
55	6290.13 PR-STORM	6284.64 PR SANITARY	5.49
56	6294.07 PR-STORM	6286.64 PR SANITARY	7.43
57	6289.85 PR WATER CROSSINGS	6285.91 PR SANITARY	3.94
59	6292.23 PR-STORM	6286.49 PR SANITARY	5.74
60	6293.16 PR-STORM	6287.54 PR SANITARY	5.62
61	6294.10 PR-STORM	6288.59 PR SANITARY	5.51
62	6294.08 PR-STORM	6288.92 PR SANITARY	5.16
63	6291.67 PR WATER CROSSINGS	6288.19 PR SANITARY	3.48
64	6295.36 PR-STORM	6289.97 PR SANITARY	5.39
65	6292.51 PR WATER CROSSINGS	6289.24 PR SANITARY	3.27
66	6296.80 PR-STORM	6291.02 PR SANITARY	5.78
67	6293.35 PR WATER CROSSINGS	6290.29 PR SANITARY	3.06

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER A.2 SERVICES

SHEET SAN 5

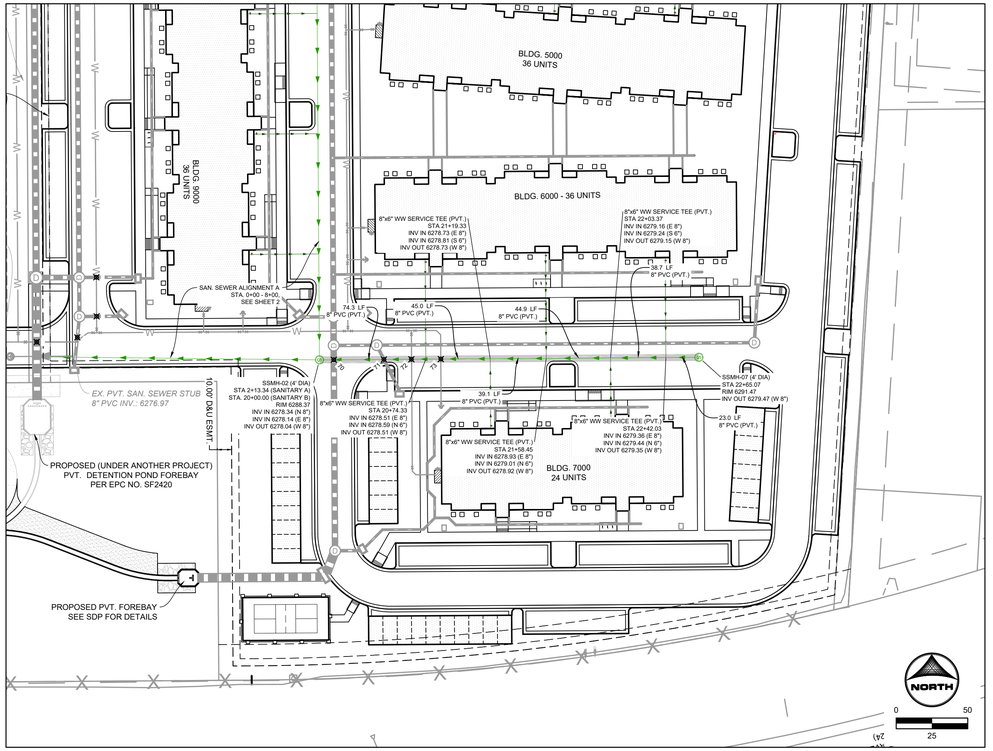
HR GREEN Xrefs: 00-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 01-XC-DSGN; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL_TB_24x36_2502477-SBP; 01-XC-UTIL; 00-XC-UTIL; Sanitary Key Map

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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

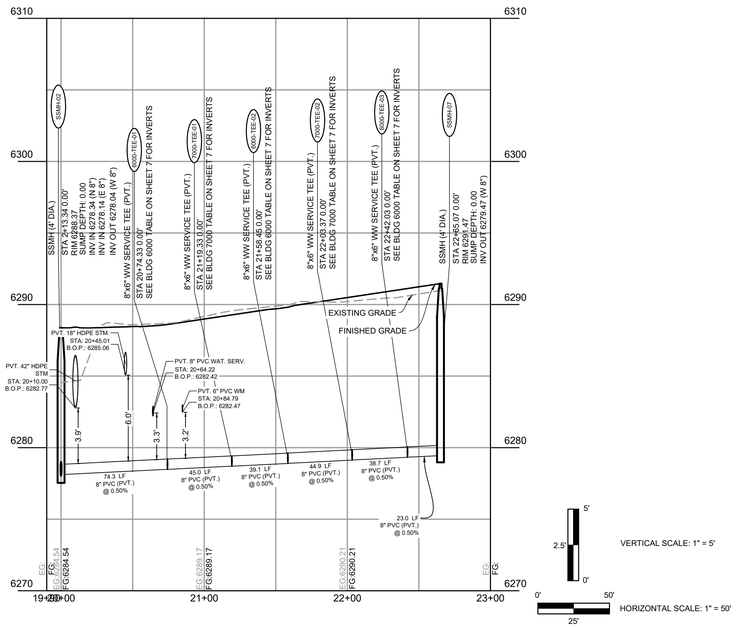
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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

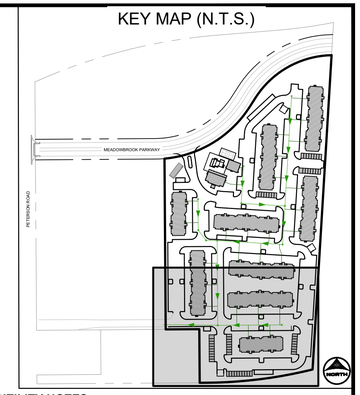


PRIVATE SANITARY SEWER MAIN B

(STA. 20+00 - 22+75)



KEY MAP (N.T.S.)



UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER, SANITARY SEWER, AND WATER INFRASTRUCTURE WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY AND UTILITY EASEMENTS UNDER FINAL PLAT SF2420 IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
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8. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
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12. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE.

COLORADO LICENSED
RICHARD D. LIKES
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

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CAD DATE: 10/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER B MAIN PLAN & PROFILE

SHEET
SAN

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

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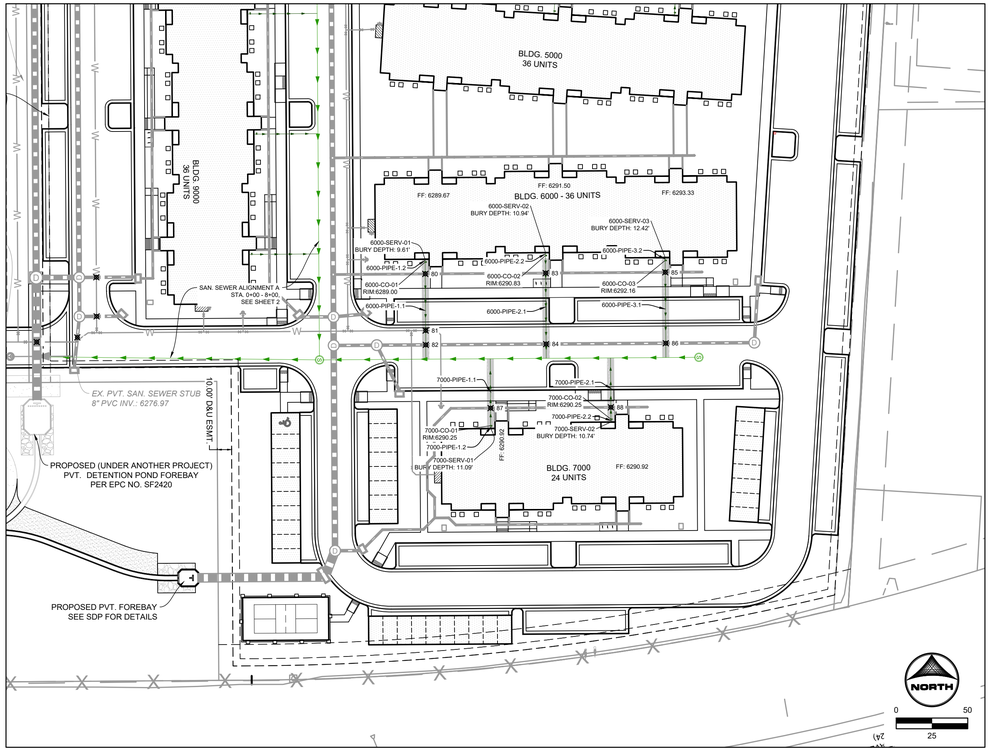
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

APARTMENT BUILDING 6000 SANITARY SERVICES INFORMATION:

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

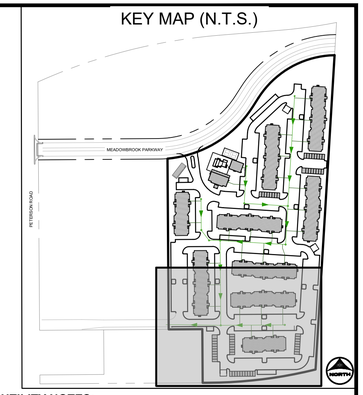
SANITARY SERVICES PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
6000-PIPE-1.1	6"	67.87'	2.10%	PVC SDR-26
6000-PIPE-1.2	6"	2.00'	2.10%	PVC SDR-26
6000-PIPE-2.1	6"	71.87'	2.10%	PVC SDR-26
6000-PIPE-2.2	6"	2.00'	2.10%	PVC SDR-26
6000-PIPE-3.1	6"	67.87'	2.10%	PVC SDR-26
6000-PIPE-3.2	6"	2.00'	2.10%	PVC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



PRIVATE SANITARY SEWER MAIN B

(STA. 20+00 - 22+75)

KEY MAP (N.T.S.)



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

APARTMENT BUILDING 7000 SANITARY SERVICES INFORMATION:

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

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

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

COLORADO LICENSED
RICHARD D. LITTLE
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER B SERVICES

SHEET SAN 7

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

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

HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

APARTMENT BUILDING 8000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

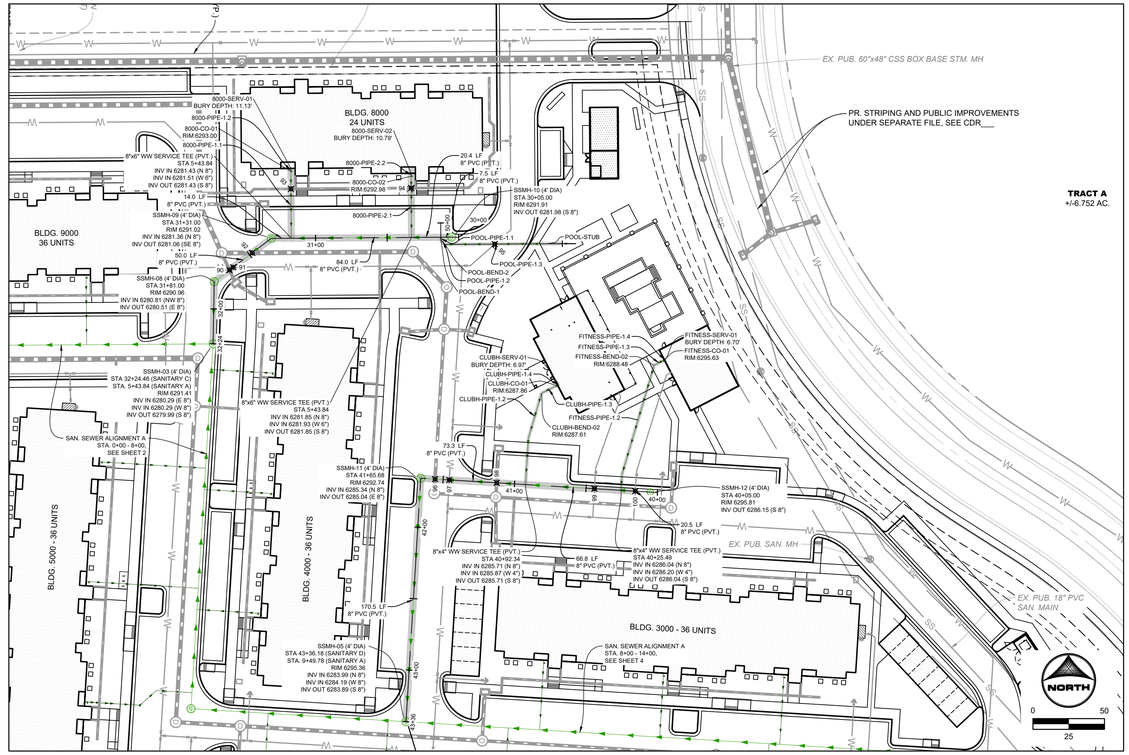
POOL DRAIN PIPES & STRUCTURES INFORMATION:

SANITARY FITTINGS TABLE

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

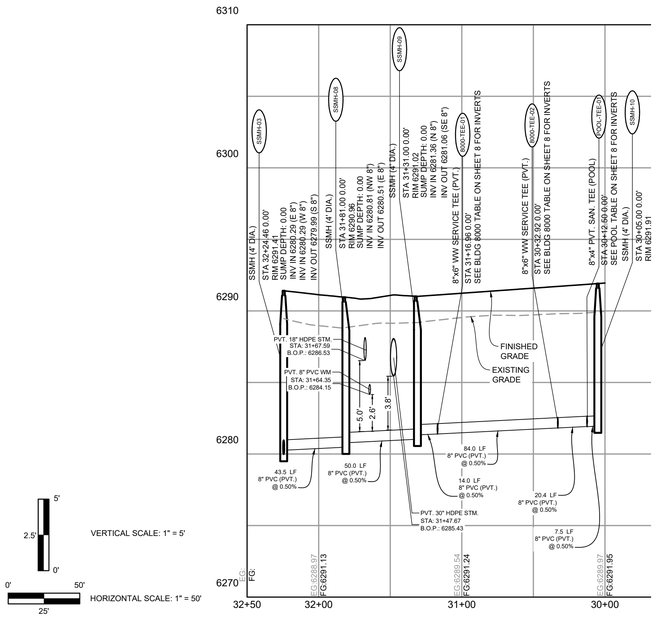
SANITARY SERVICES PIPE TABLE

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



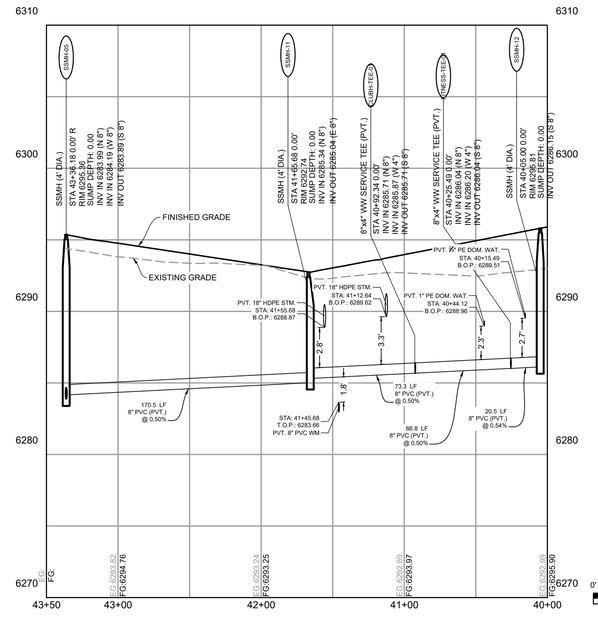
PRIVATE SANITARY SEWER MAIN C

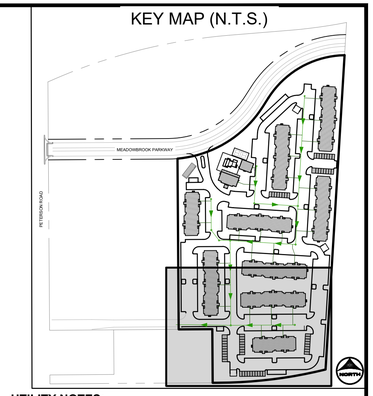
(STA. 30+00 - 32+50)



PRIVATE SANITARY SEWER MAIN D

(STA. 40+00 - 43+50)





UTILITY NOTES:

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

UTILITY CROSSINGS TABLE

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

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

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

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER C & D PLAN & PROFILE

SHEET SAN 8

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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

APARTMENT BUILDING 2000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

APARTMENT BUILDING 3000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

APARTMENT BUILDING 4000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

APARTMENT BUILDING 5000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

CLUBHOUSE SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

FITNESS CENTER SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE

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

SANITARY SERVICES PIPE TABLE

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

COLORADO LICENSED
RICHARD D. LEWIS
53924
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WASTEWATER SERVICES TABLES

SHEET
SAN
9

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

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

HILLPOINTE APARTMENTS AT PETERSON
WATER CONSTRUCTION DRAWINGS

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

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

WATER PLAN NOTES

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

GENERAL:

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

WATER PROJECT - SPECIFIC NOTES

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

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

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

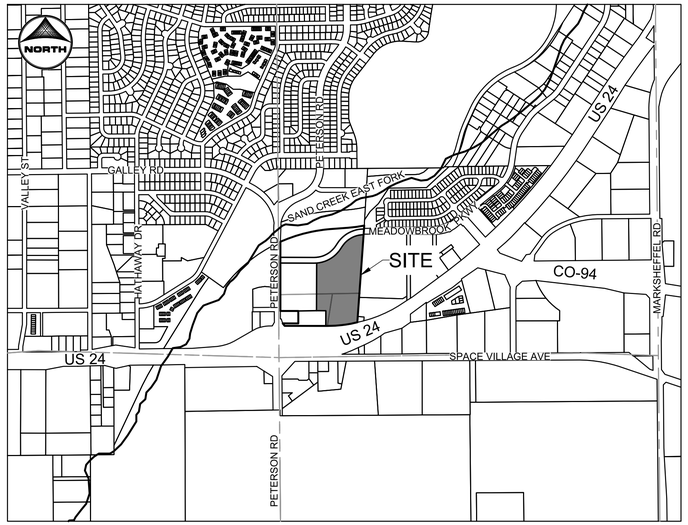
FIRE FLOW			
NODE	FIRE FLOW (GPM)	STATIC PRESSURE @MDD (PSI)	MAX STATIC PRESSURE @BURY DEPTH (PSI)

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

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

FIRE PROTECTION NOTES:

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



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX:

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

LEGEND

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

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

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

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

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

MISCELLANEOUS	
SIGN	
BOLLLARD	
ACCESSIBLE PARKING	
PARKING COUNT	10

PROJECT CONTACTS:

OWNER
JOVENCHI II, MARATHON HOLDINGS LLP, JOHN VENEZIA ESTATE
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TRAFFIC ENGINEER
SM ROCHA,LLC.
6 SOUTH TEJON STREET, SUITE 618
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ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

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

OWNER/DEVELOPER PLAN APPROVAL

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

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

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

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

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

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

CHEROKEE METROPLOITAN DISTRICT

WATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

CIMARRON HILLS FIRE DEPT. ACCEPTANCE

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

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

SIGNED: _____
CHFD., DIVISION OF THE FIRE MARSHAL

CHFD PLAN REVIEW NO.: _____

NOTICE OF FIRE SERVICE LINE INTEGRITY TEST:

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

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

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

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

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WATER COVER

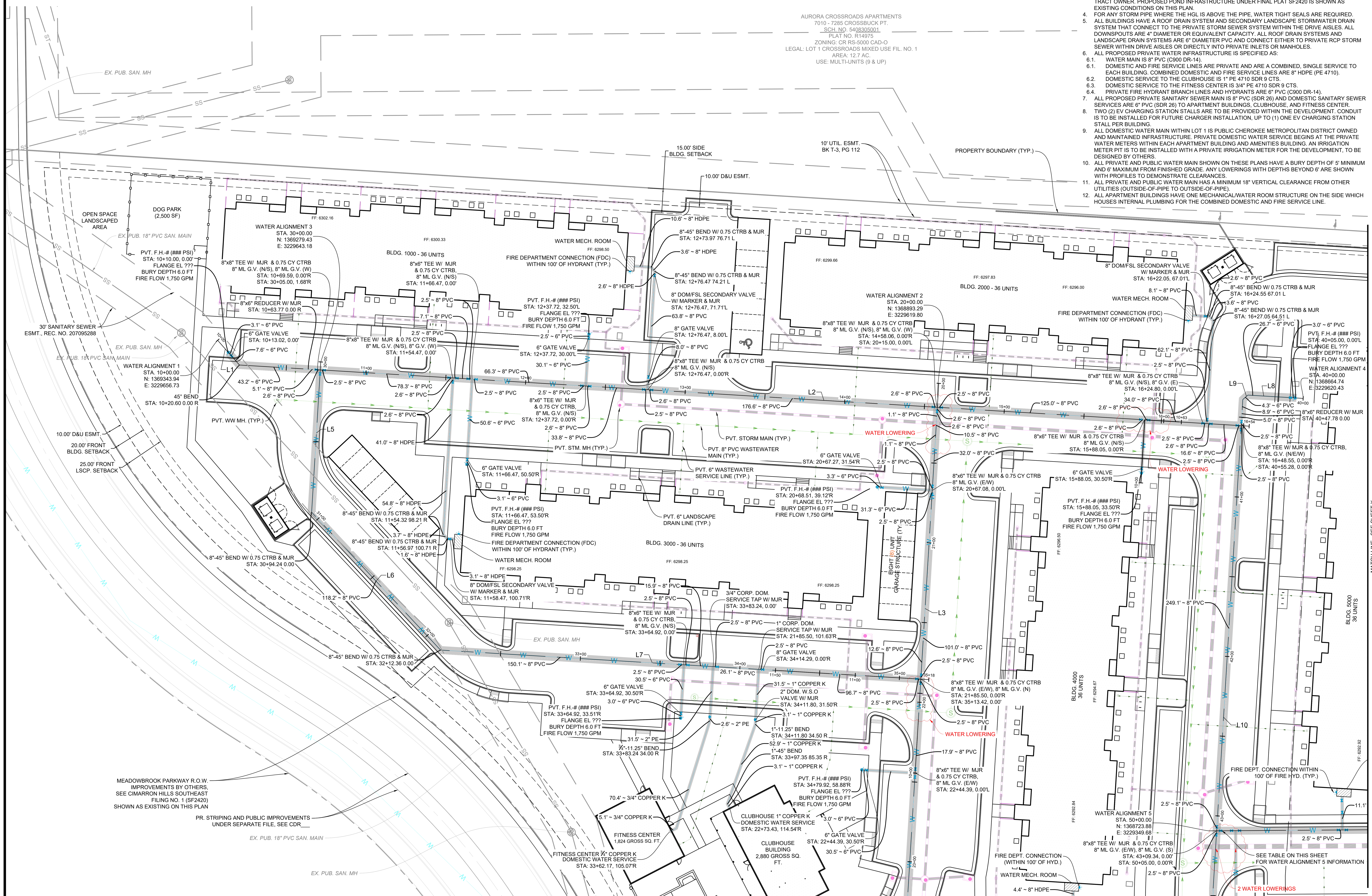
SHEET CV 1

HR GREEN Xrefs: VICINITY-MAP; TB_24x36_2502477-CD

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

HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WATER PLAN

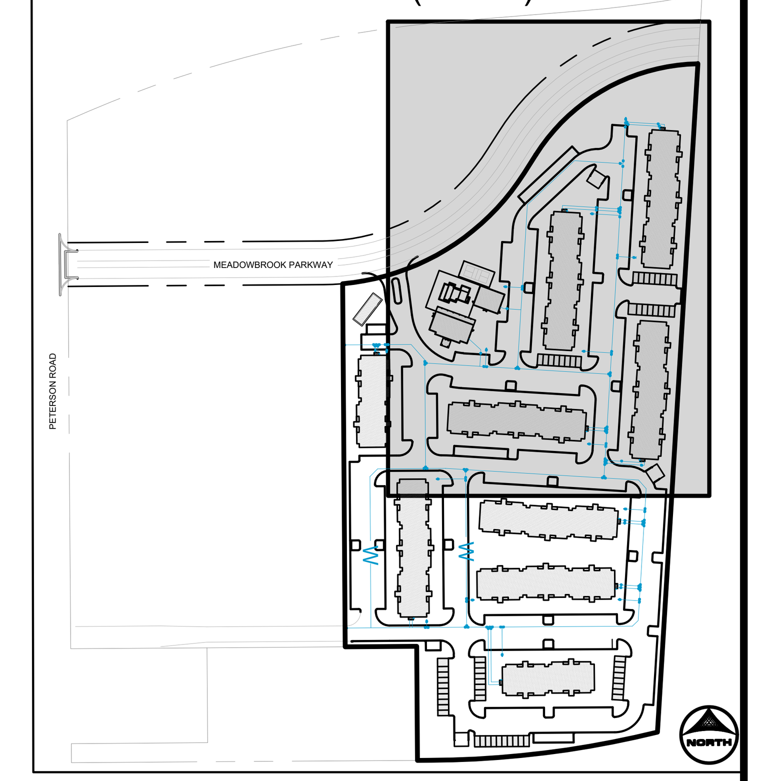
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



UTILITY NOTES:

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

KEY MAP (N.T.S.)



WATER ALIGNMENT 1

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L1	20.60	S48°35'02.11"W	(3229656.73,1369343.94)	(3229641.28,1369330.31)
L2	632.95	S3°28'03.42"W	(3229641.28,1369330.31)	(3229602.99,1368698.52)

WATER ALIGNMENT 2

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

WATER ALIGNMENT 3

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

WATER ALIGNMENT 4

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

WATER ALIGNMENT 5

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

WATER ALIGNMENT 6

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

WATER ALIGNMENT 7

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

NORTH

0 15 30

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

PCD FILE NO.: PPR-26-13

DRAWN BY: CMD	JOB DATE: 10/19/2026		BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: RDL	JOB NUMBER: 2502477		
CAD DATE: 10/20/2026			
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\Utilities - Cherokee Metro District\CD-Water Plan			

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WATER PLAN I

SHEET WAT 2

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

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

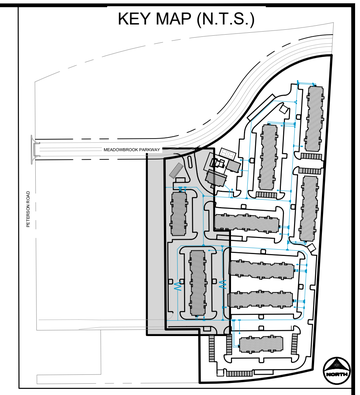
UTILITY NOTES:

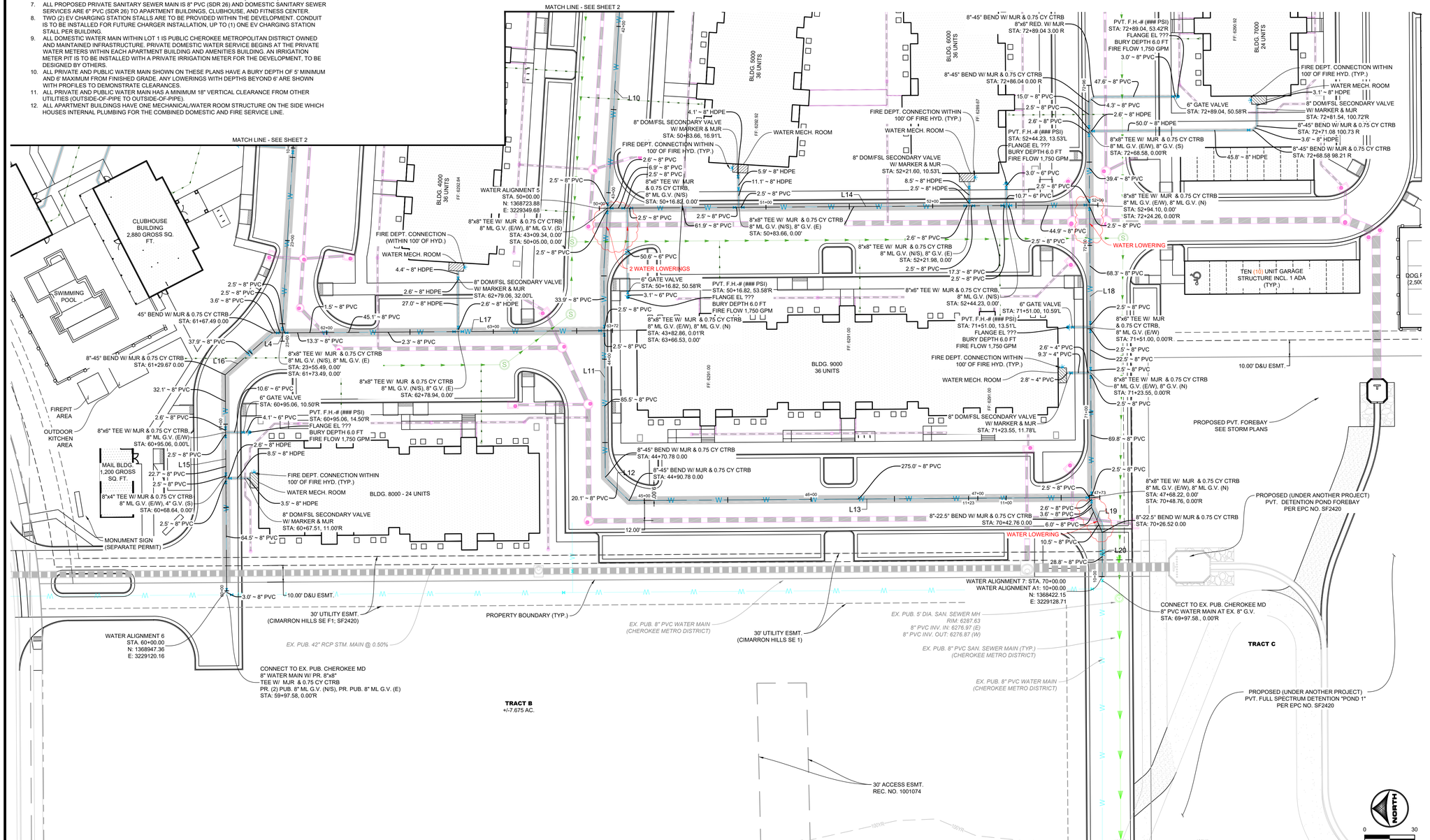
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HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WATER PLAN

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

KEY MAP (N.T.S.)





WATER ALIGNMENT 1

ALIGNMENT INFORMATION				
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WATER ALIGNMENT 2

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

WATER ALIGNMENT 3

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
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L13	282.44	S0°23'14.71"E	(3229174.29,1368706.03)	(3229176.20,1368423.60)

WATER ALIGNMENT 5

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

WATER ALIGNMENT 6

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

WATER ALIGNMENT 7

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

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

DRAWN BY:	CMD	JOB DATE:	10/19/2026
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BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS
WATER PLAN II

SHEET WAT 3

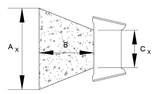
COLORADO LICENSED RICHARD D. LEWIS 53921 PROFESSIONAL ENGINEER 10/20/2026

PCD FILE NO.: PPR-26-13

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

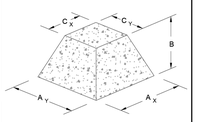
THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

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



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

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



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

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

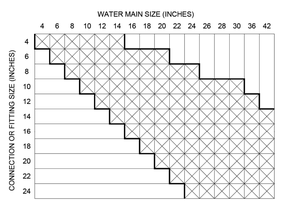
NOTES:

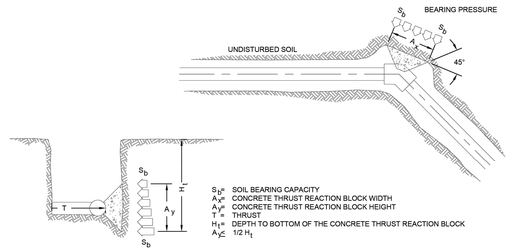
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23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

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

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS





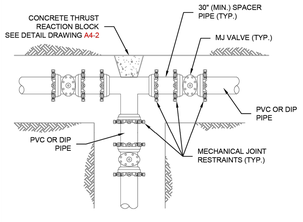
S_b = SOIL BEARING CAPACITY
A_x = CONCRETE THRUST REACTION BLOCK WIDTH
A_y = CONCRETE THRUST REACTION BLOCK HEIGHT
T = THRUST
H_t = DEPTH TO BOTTOM OF THE CONCRETE THRUST REACTION BLOCK
$A_y \leq$ 1/2 H_t

NOTES:

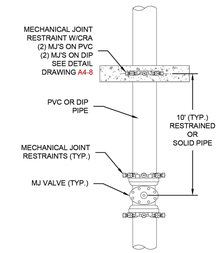
1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
3. THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN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

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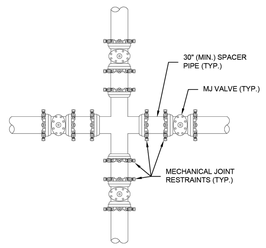
CONCRETE THRUST REACTION BLOCKS — A4-3 — DATED 03/2014



TEE INSTALLATION



IN LINE VALVE INSTALLATION



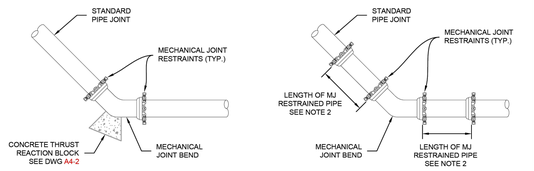
CROSS INSTALLATION

NOTES:

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

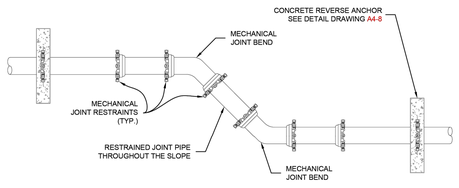
Colorado Springs Utilities — It's how we're all connected

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



HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB

HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB



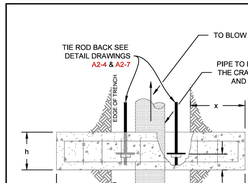
VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

NOTES:

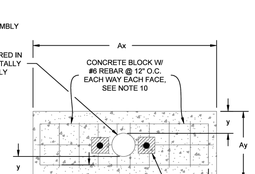
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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

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



PLAN
DEAD END OR REVERSE ANCHOR



ELEVATION
DEAD END OR REVERSE ANCHOR

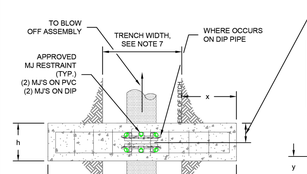
DIAMETER (in)	PRESSURE (psi)	x (in)	Ax (in)	y (in)	Ay (in)	Ab (sf)	h (in)	Vol (cy)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	156	18	53.40	44.05	24	4.25
16	250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

NOTES:

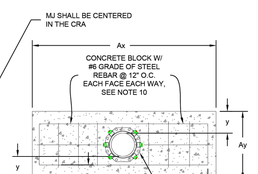
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTION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

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

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



PLAN
DEAD END OR REVERSE ANCHOR



ELEVATION
DEAD END OR REVERSE ANCHOR

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

NOTES:

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

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

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

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

PCD FILE NO.: PPR-26-13

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

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

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

NO.	DATE	BY	REVISION DESCRIPTION

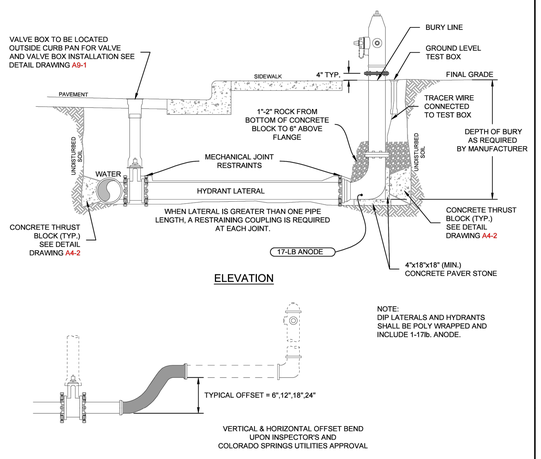
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

CONSTRUCTION DRAWINGS
DETAILS I

SHEET DT — 4

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

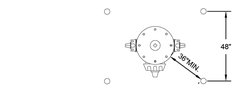


NOTE:
DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17lb. ANODE.

NOTES:

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

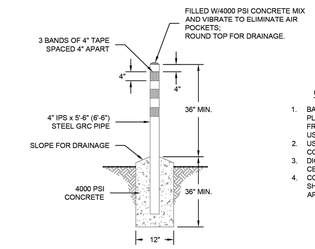
Colorado Springs Utilities	FIRE HYDRANT INSTALLATION	A5-3
		DATED 03/2014



BOLLARD PLACEMENT (TOP VIEW)

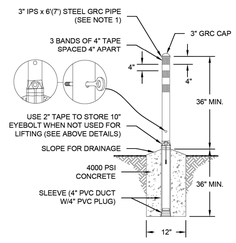
REFERENCE PROTECTION OF EQUIPMENT FROM VEHICULAR DAMAGE INFORMATION PACKET (COLORADO SPRINGS FIRE DEPARTMENT)

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



CONCRETE FILLED POST

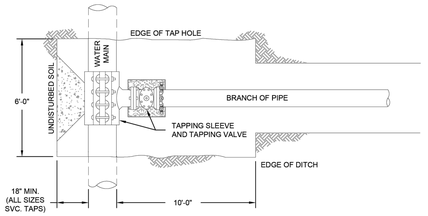
1. BARRICADE POSTS SHALL BE INSTALLED PLUMB AND LEVEL ACROSS THE TOPS FROM ONE TO ANOTHER WHEN TWO ARE USED.
2. USE 4" GRC PIPE AND PAINT WITH TWO COATS OF SILVER PAINT.
3. DIG 12" X 36" HOLE - CONDUIT TO BE CENTERED IN HOLE.
4. CONCRETE FOR ANCHORING POSTS SHALL BE 4000PSI MIX #2, APPROXIMATELY 8.3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



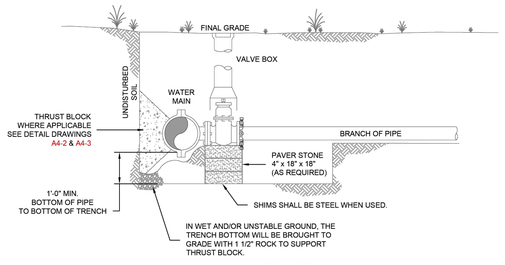
REMOVABLE CAPPED - PIPE POST (WITH APPROVAL OF CSFD)

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

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



PLAN VIEW

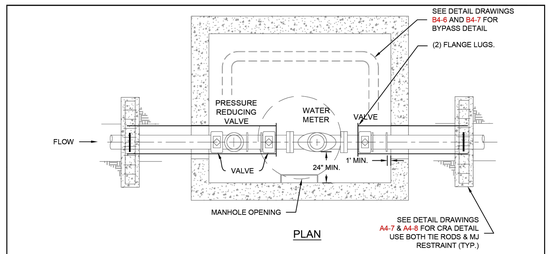


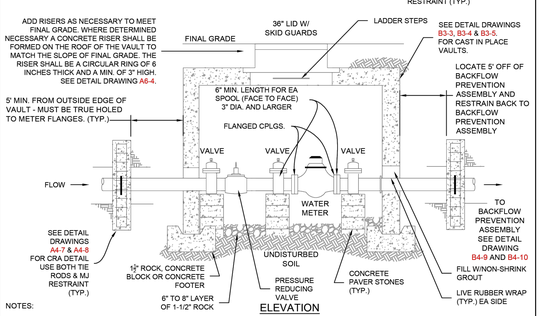
ELEVATION

NOTES:

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

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

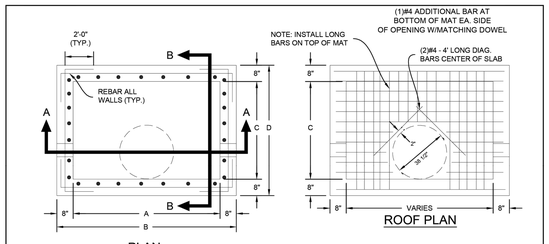


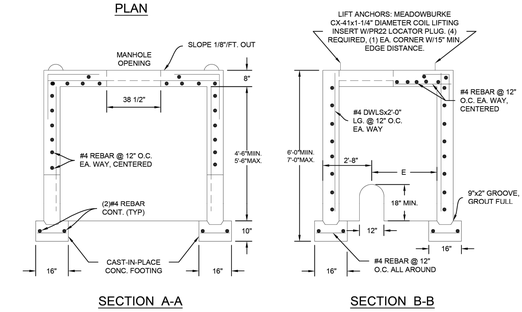


NOTES:

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

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



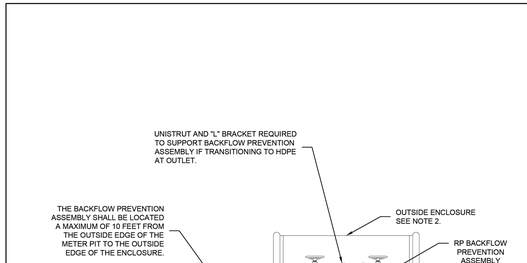


METER SIZE	A	B	C	D	E
3" & 4"	10'-0"	11'-4"	5'-0"	6'-4"	3'-8"
6"	11'-0"	12'-4"	5'-0"	6'-4"	3'-8"

PLAN:

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

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



NOTES:

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

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

COLORADO LICENSED
RICHARD D. LEWIS
53924
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR-26-13

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

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

CONSTRUCTION DRAWINGS
DETAILS II

SHEET DT | 5