

OTTERBY ADELLA 6/19/2026 11:00 AM

HR GREEN Xref6: VICINITY-MAP: TB-24x36_2502477-CD

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 DESIGNER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
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 PIPES SHALL BE, 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.
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 180h 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 STORING, 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

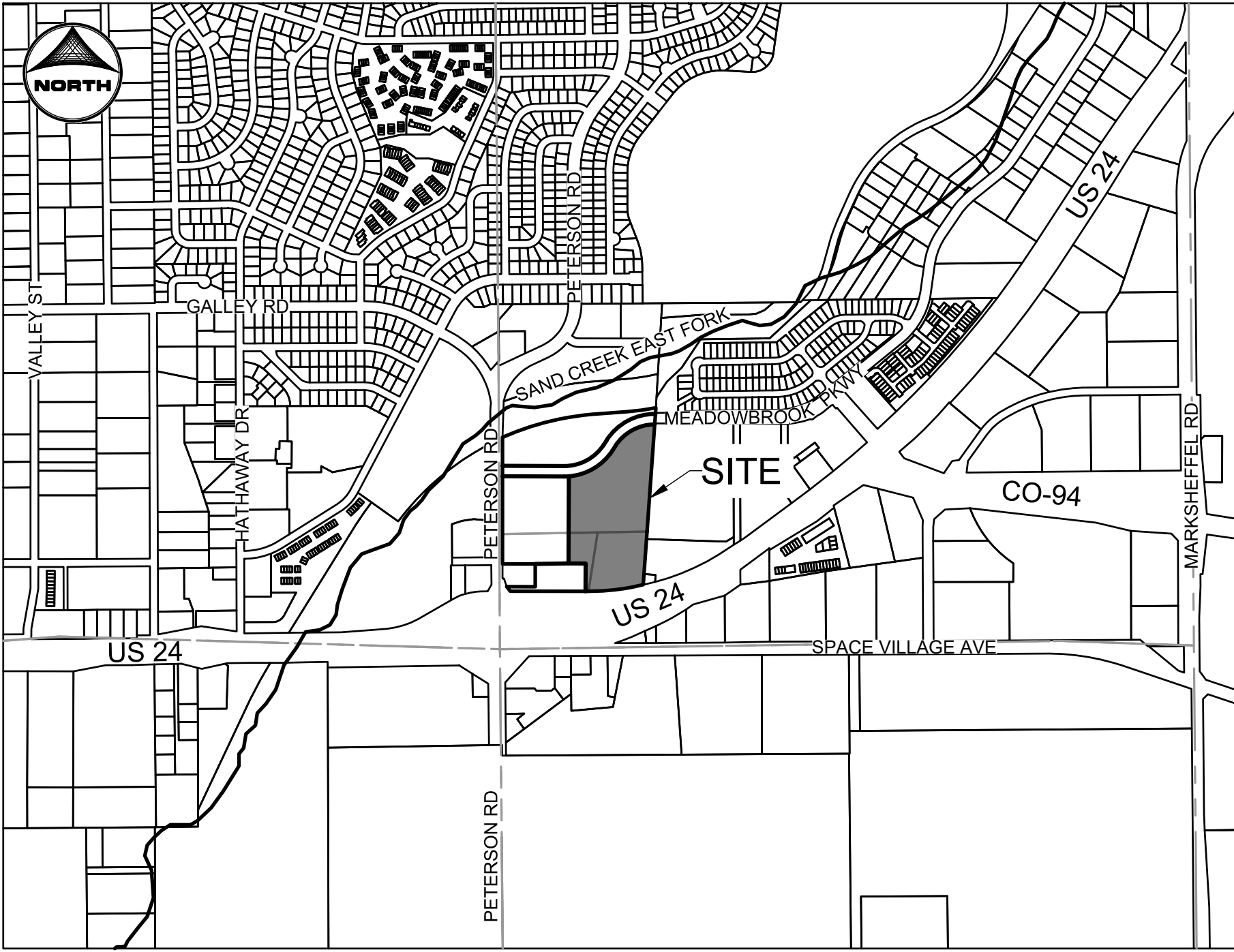
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF ALL EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT 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 TUBE 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 STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
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) 526-6819 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

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

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

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



VICINITY MAP
SCALE: 1" = 100'

LEGEND

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

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

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

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

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

MISCELLANEOUS	EXISTING	PROPOSED
SIGN	⊕	⊕
BOLLARD	⊕	⊕
ACCESSIBLE PARKING	⊕	⊕
PARKING COUNT	⊕	⊕

PROJECT CONTACTS:

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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 THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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.

JOSHUA J. PALMER
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

Insert this text below the signature block:

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

DRAWN BY: CMD JOB DATE: 6/19/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CD\Storm Cover

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

NO.	DATE	BY	REVISION DESCRIPTION



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

CONSTRUCTION DRAWINGS
STORM COVER & NOTES

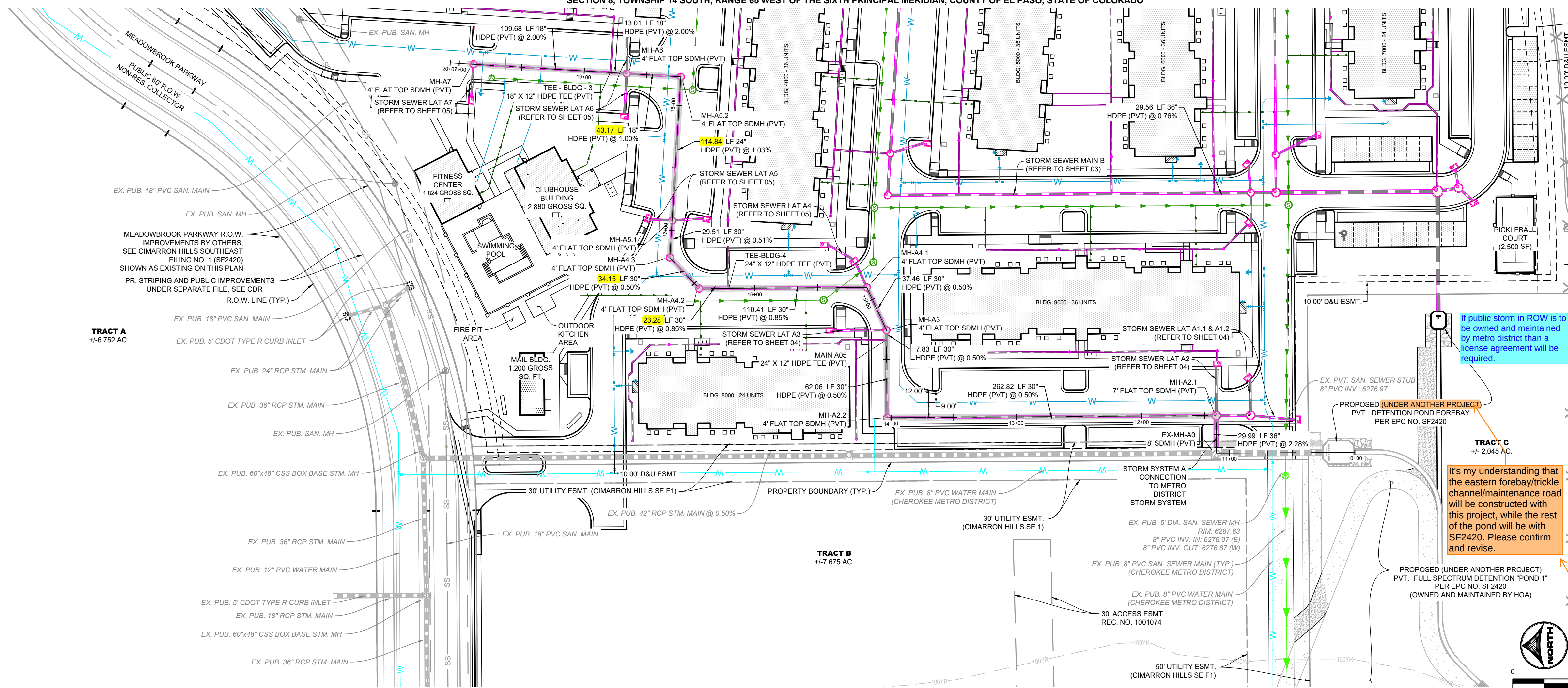
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HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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.)



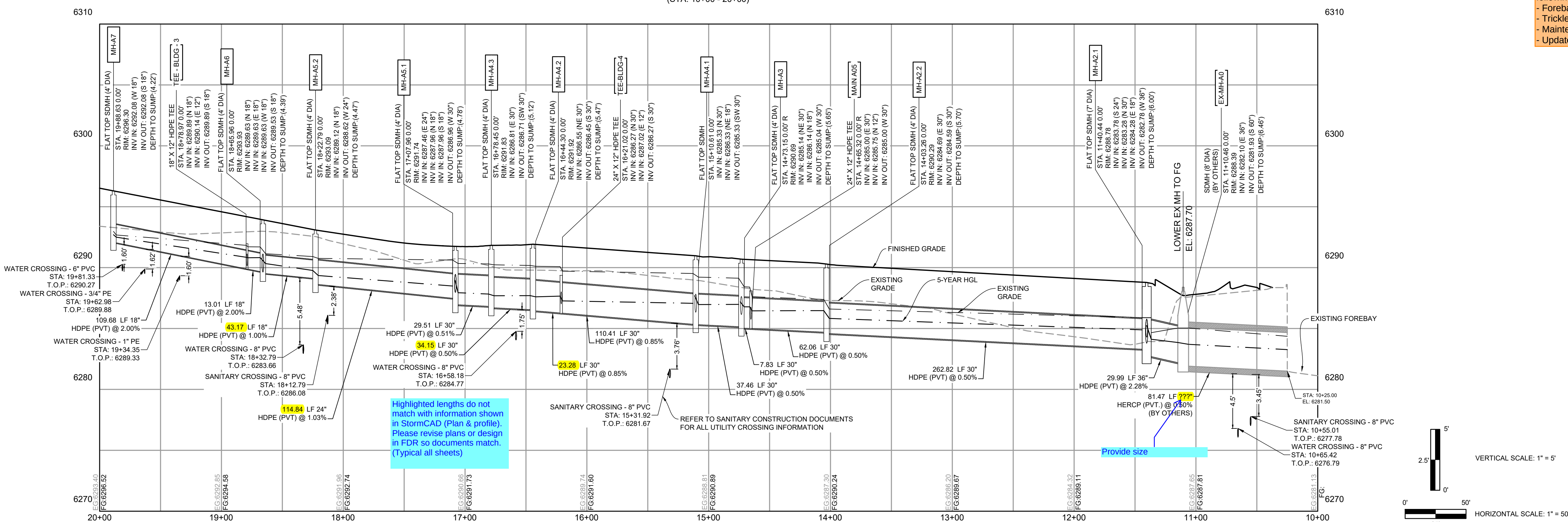
UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 8" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (SDR 26) TO ALL BUILDINGS.
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (SDR 26) DR-14.
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 8' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 5' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

Add note that for any storm pipe where HGL is outside of the pipe, water tight seals will be required.

Provide designs for the following:
- Forebay
- Trickle channel
- Maintenance access path
- Updated office plate

PRIVATE STORM SEWER MAIN A (STA. 10+00 - 20+00)



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APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
CAD FILE: J:\2502477\CAD\DWG\IC\CDs\CD-Storm PP

NO.	DATE	BY	REVISION DESCRIPTION

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

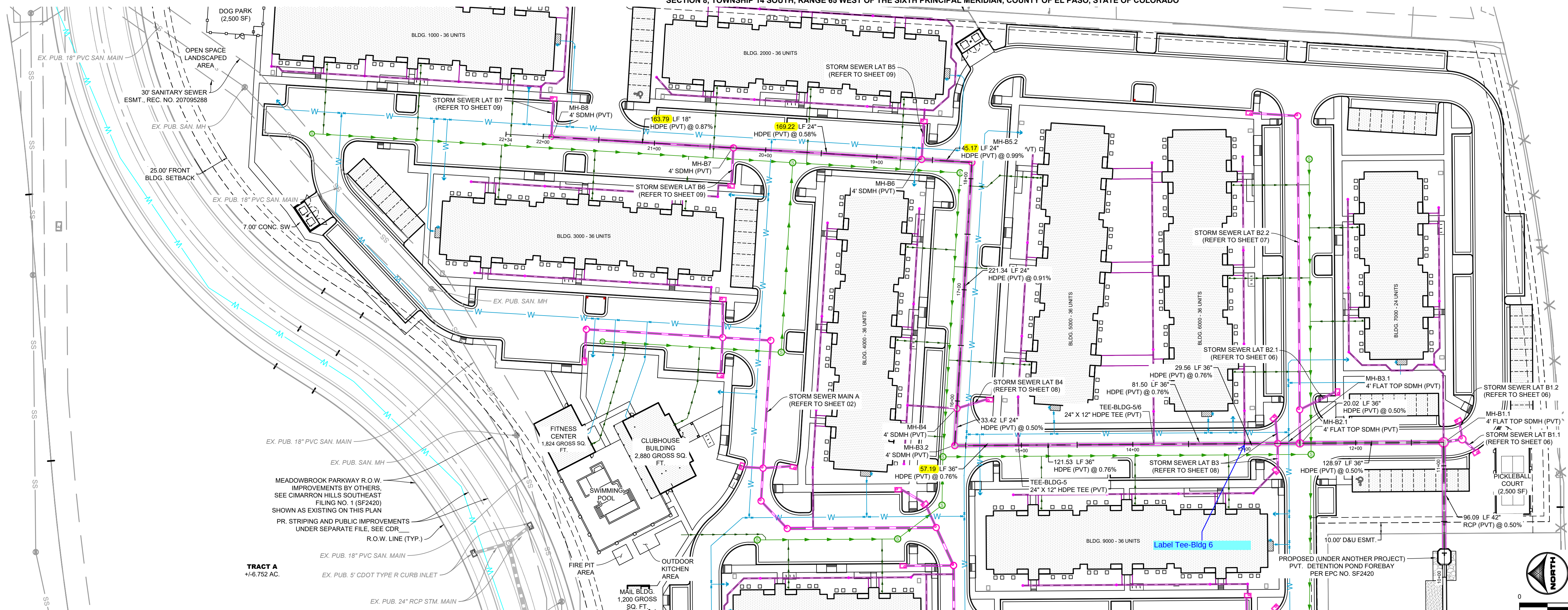
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE I

PCD FILE NO.: PPR2613
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02

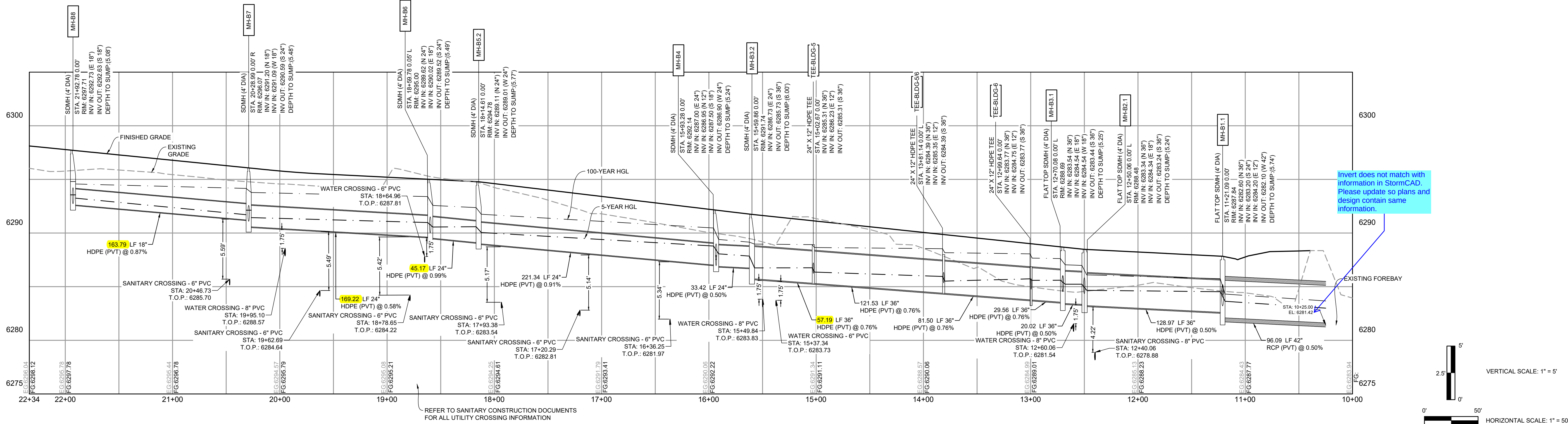
HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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



- UTILITY NOTES:**
1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
 5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 1" PE 4710 SDR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
 7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
 8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 8' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 8' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
 9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
 11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

PRIVATE STORM SEWER MAIN B
(STA 10+00 - 22+25)



DRAWN BY: CMD JOB DATE: 6/19/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
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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

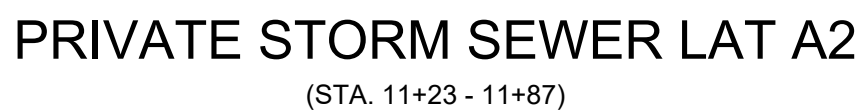
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE II

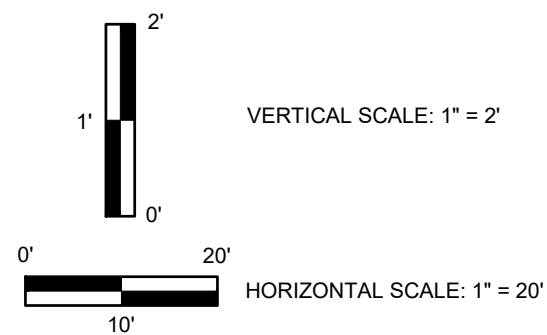
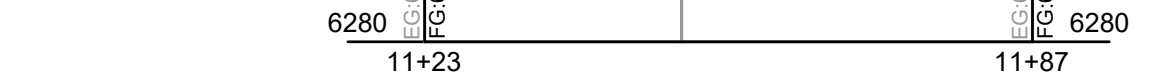
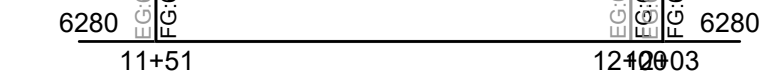
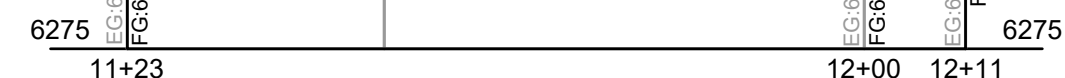
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SHEET
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03

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



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER INFRASTRUCTURE LOCATED UNDER BROWDER PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE SYSTEM. DRAINAGE SYSTEMS FOR 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. ALL DRAINAGE SYSTEMS TO PRIVATE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (3000 DR-14)
 - 5.2. FIRE SERVICE IS 8" PVC (HOPPE 4710) TO ALL BUILDINGS
 - 5.3. DOMESTIC SERVICES ARE 2" PVC (40 DR 9 CTS) TO APARTMENT BUILDINGS
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PVC (40 DR 9 CTS)
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PVC (40 DR 9 CTS)
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 4" PVC (40 DR-14)
6. ALL PROPOSED PRIVATE PRIVATE SEWER MAIN IS 8" PVC (SDR 26) AND DOWNSPOUT SANITARY IS 4" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER SYSTEM. UP TO TWO CHARGING STATIONS ARE ALLOWED PER BUILDING
8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERING WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES
9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT
11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.



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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 III

PCD FILE NO.: PPR2613

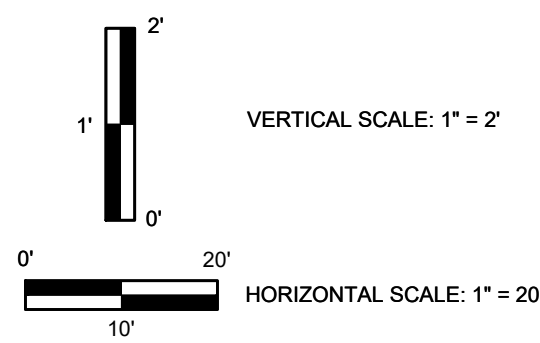
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

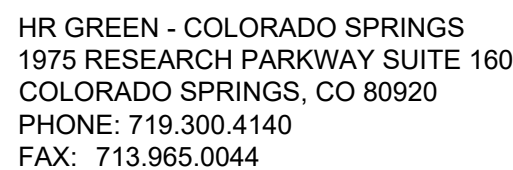


1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER INFRASTRUCTURE ALONG CHEROKEE PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL PROPOSED PRIVATE STORM SEWER SHALL BE INSTALLED AS 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 OR EQUIVALENT CAPACITY. EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (SDR 26)
 - 5.2. FIRE SERVICE LINE IS 8" HDPE (4710) TO ALL BUILDINGS
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE CHANGING ROOMS IS 1" PE 4710 SDR 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (C900 DR-14).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 8" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER CABLES. UP TO TWO CHARGING STATIONS ARE TO BE PROVIDED.
8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ALL DEPTHS WITHIN THESE BOUNDS 6" ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL PRIVATE AND PUBLIC SANITARY SEWER MAIN SHOWN ON THESE PLANS STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.



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

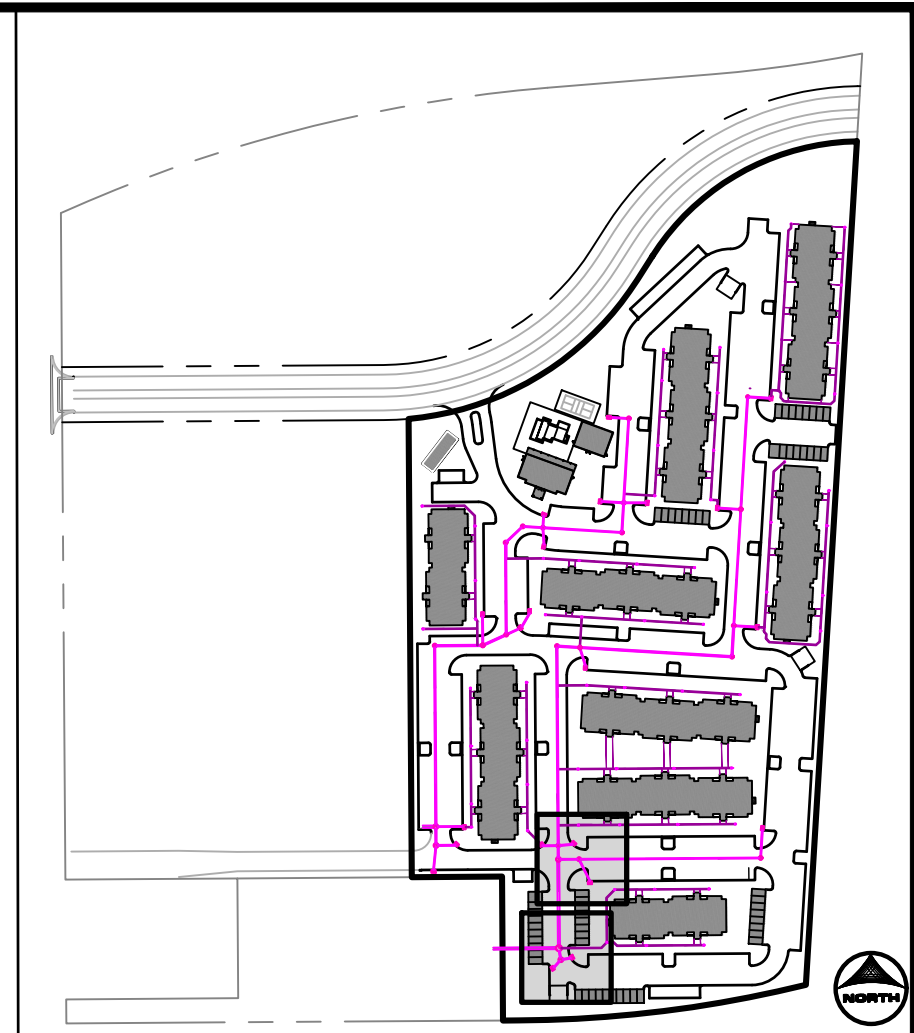
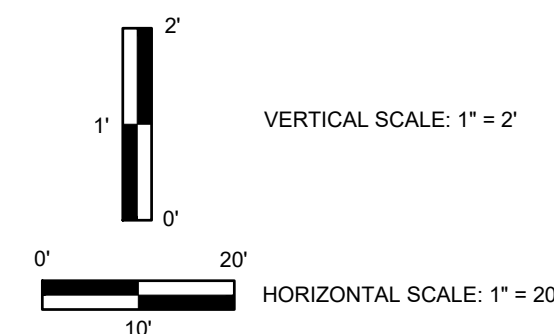
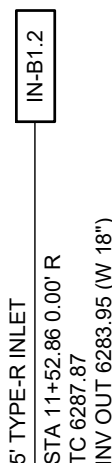
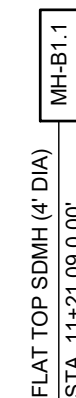
CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE IV

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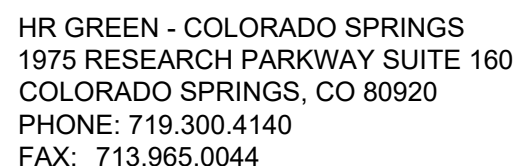
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWS PARKWAY DEVELOPMENT AREA IS OWNED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PRIVATE STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE SYSTEM. ALL ROOF DRAIN SYSTEMS AND ALL SECONDARY STORM SEWER SYSTEM WITHIN THE DRIVE ALLEYS, ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE ROOF DRAIN STORM SEWER WITHIN DRIVE OR TO EXISTING 8" OR LARGER DRAIN MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" P VC (C900 DR-14).
 - 5.2. FIRE SERVICE LINES ARE 8" P VC (C900 DR-14) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" P VC (C900 DR 20) 4710 S 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" P VC (C900 DR 20) 4710 S 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" P VC 4710 S 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (C900 DR-14).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOWNSPOUTS AND SANITARY SERVICE LINES ARE 4" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER STATION UPLIFT UP (1) TO THE CLUBHOUSE AND (2) TO THE FITNESS BUILDING.
8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BUILD DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL APARTMENT BUILDINGS HAVE A 2ND FLOOR MECHANICAL ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' - 6" METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

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

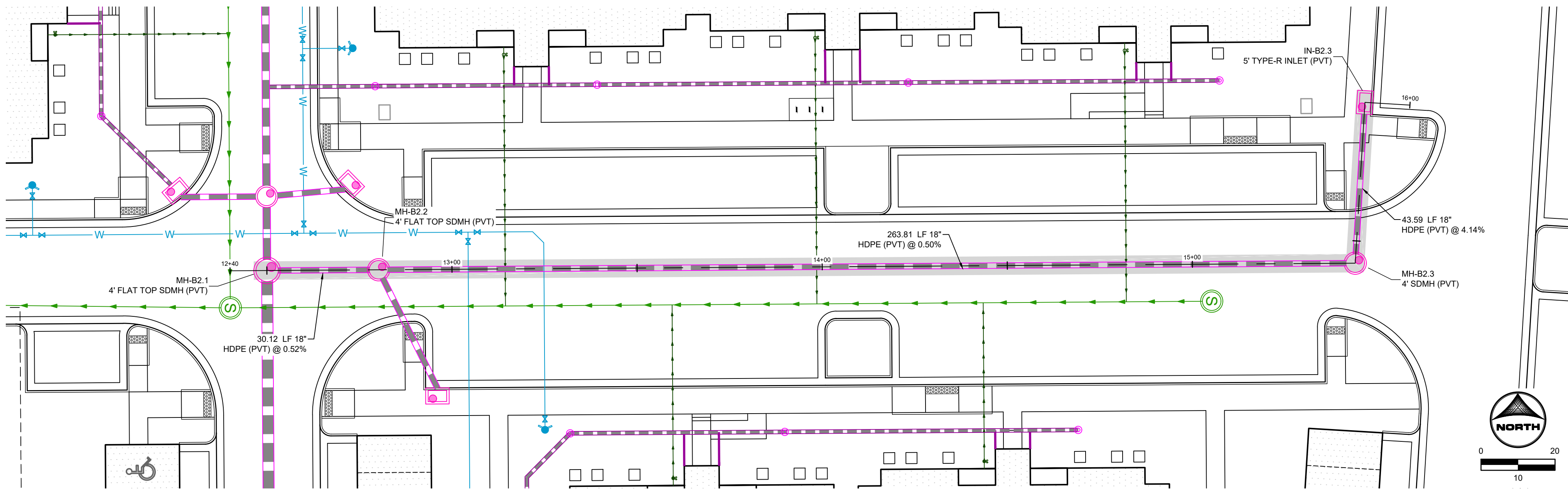
CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE V

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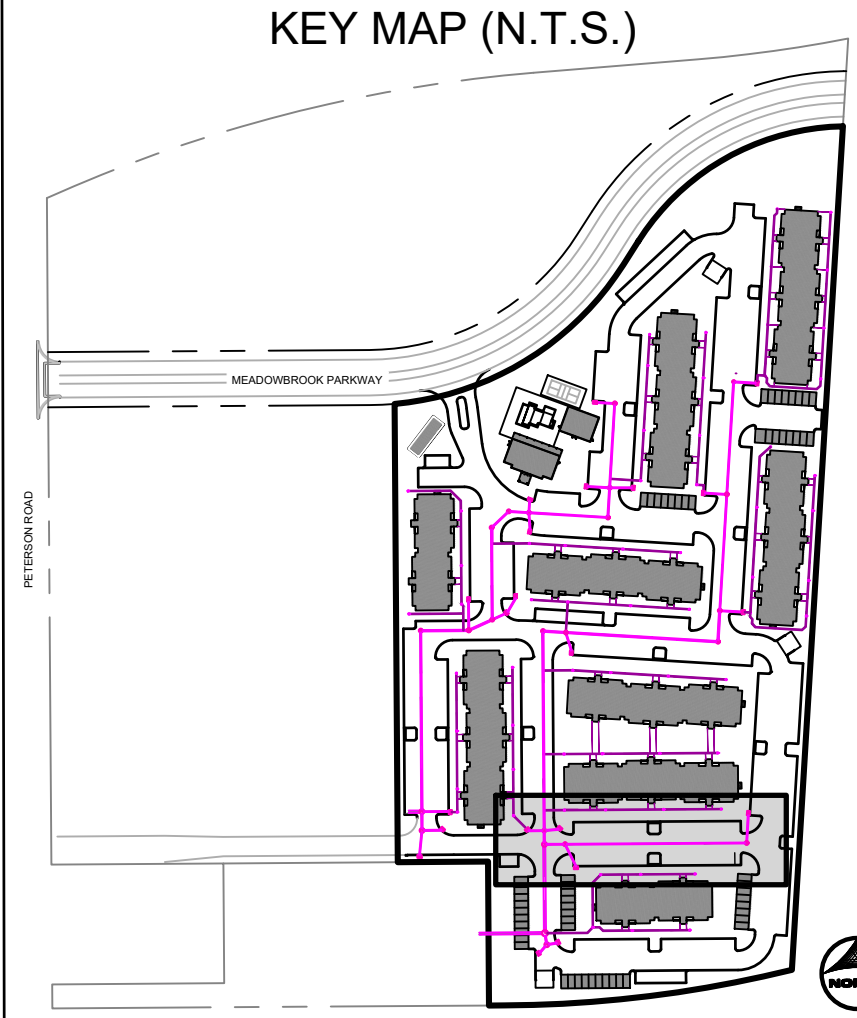
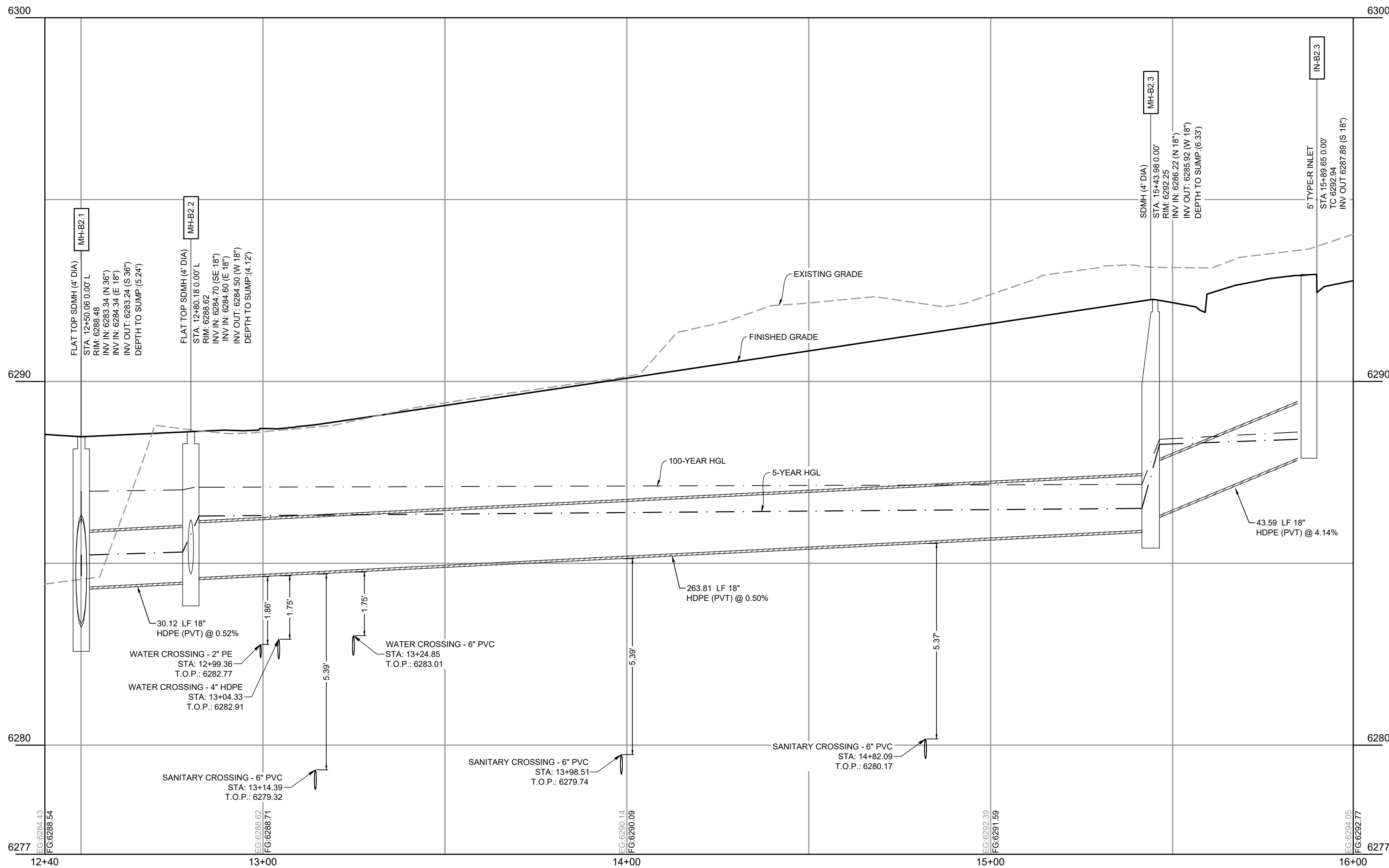
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HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

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 B2.2
(STA. 12+40 - 16+00)



UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
8. 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.
9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

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

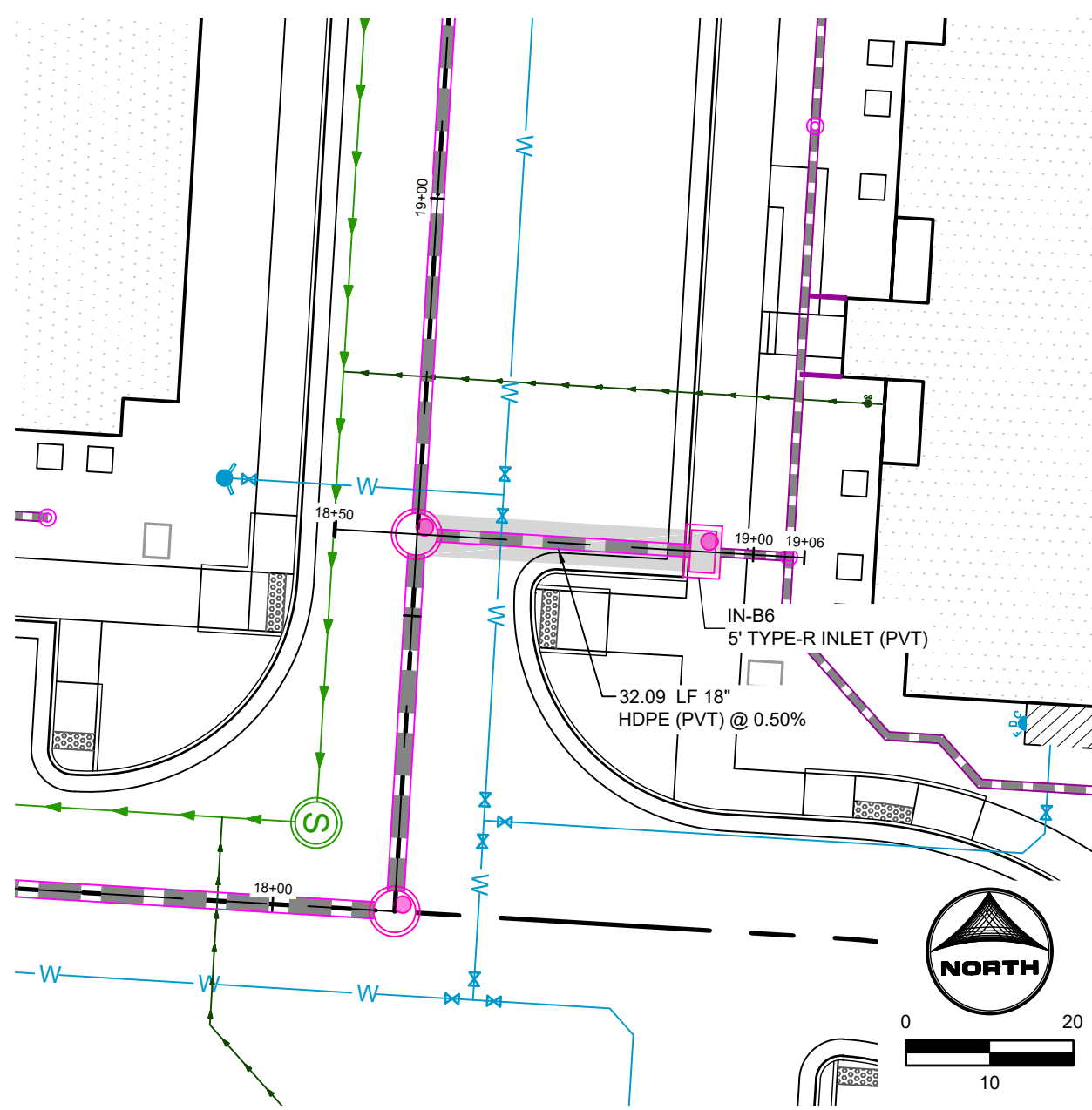
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VI

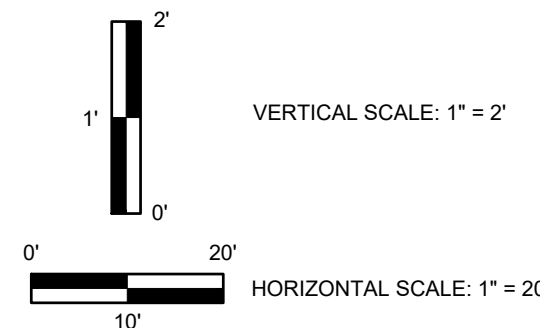
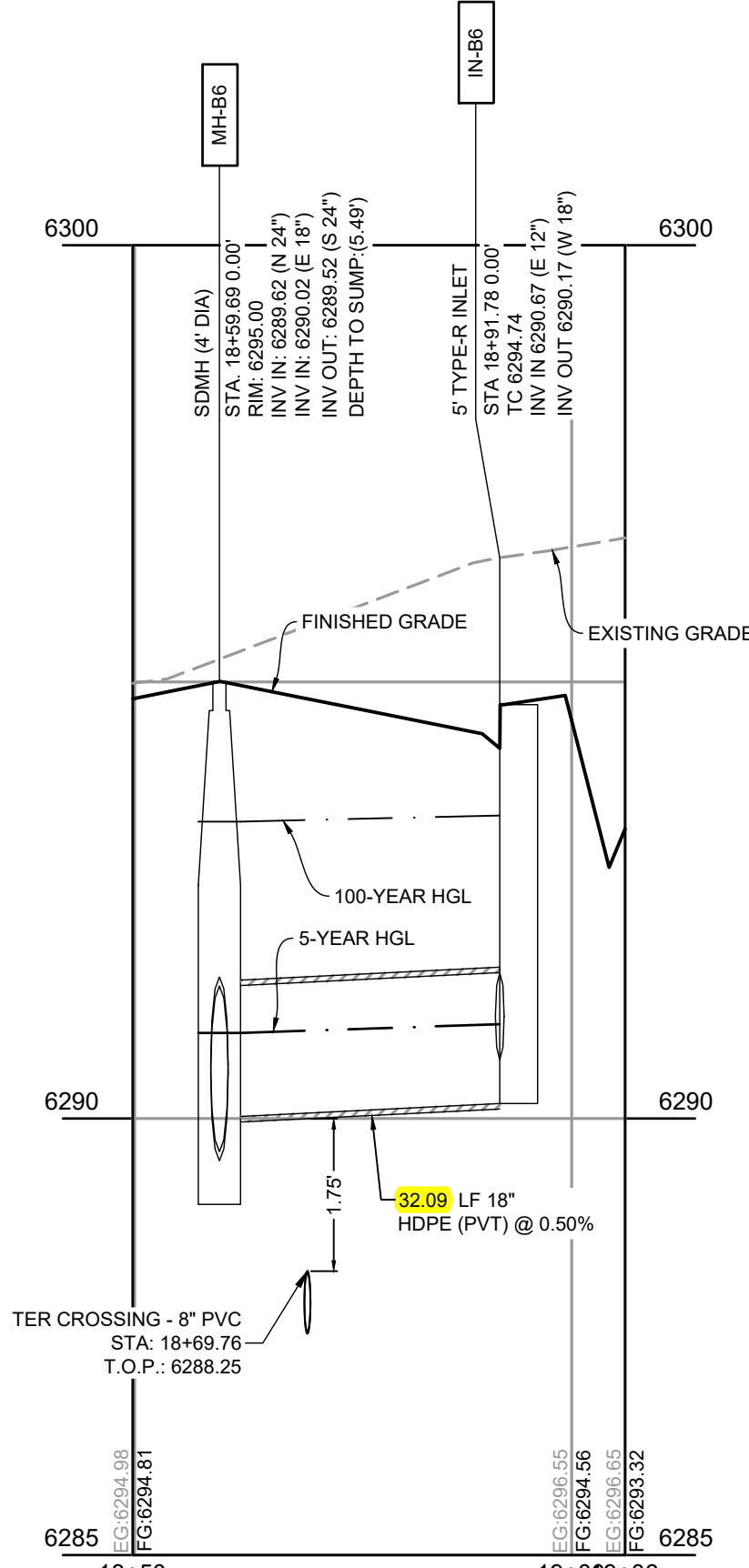
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



PRIVATE STORM SEWER LAT B6

(STA. 18+50 - 19+06)



KEY MAP (N.T.S.)

MEADOWBROOK PARKWAY

WESTWOOD ROAD

NORTH

2. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
3. ALL PUBLIC STORM SEWER INFRASTRUCTURE ON THE CROWDOOR PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
5. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE SYSTEM. THE ROOF DRAIN SYSTEM FOR 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 OF 6" DIAMETER OR GREATER SHALL BE CONNECTED TO PRIVATE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (3000 DR-14).
 - 5.2. FIRE SERVICE LINE IS 8" HDPE (4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 DR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" 4710 DR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 DR 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (300 DR-14).
7. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICE LINE IS 4" 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 CONNECTION. UP TO 10' DEPTH SHALL BE MAINTAINED FOR FUTURE PAVING.
9. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURIAL DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
10. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
11. ALL PRIVATE AND PUBLIC WATER MAIN SHALL BE INSTALLED PER STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
12. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

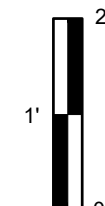
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



(STA. 20+19 - 20+75)



(STA. 21+83 - 22+39)



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY DEVELOPMENT IS OWNED BY THE CITY OF CHEROKEE. THE METROPOLITAN DISTRICT IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE. ROOF DRAINAGE SHALL BE 12" PVC (3000 DR 26) TO THE ROOF DRAIN SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 6" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE ROOF DRAIN SYSTEMS WITHIN OR WITHIN DRIVE DRAINAGE SYSTEMS. ALL MANHOLES SHALL BE 18" DIAMETER.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 1. WATER MAIN IS 8" PVC (3000 DR 40)
 2. FIRE SERVICE LINE IS 8" PVC (3000 DR 4710) TO ALL BUILDINGS.
 3. DOMESTIC SERVICES ARE 2" PE 4710 DR 9 CTS TO APARTMENT BUILDINGS.
 4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 DR 9 CTS.
 5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 DR 9 CTS.
 6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (3000 DR 40).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICE LINES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGING STATION INSTALLATION. UP TO TWO (2) CHARGING STATION BUILDING.
8. 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 CURVES.
9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
10. ALL APARTMENT BUILDING AND CLUBHOUSE WATER ROOM STRUCTURE ARE ON THE SIDE WHICH PROVIDES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 15' X 15' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
11. REFER TO SHEETS 10, 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VIII

SHEET C.09	09
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OTTERBY, ADELA, 6/19/2026 11:04 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

APARTMENT BUILDING 1000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
IN-B8 5' TYPE-R INLET	RM = 6297.44 SUMP = 6293.1 INV IN = 6293.39 INV OUT = 6293.09	1000-W-01, 12" HDPE INV IN +6293.59 Pipe - 881, 18" HDPE INV OUT +6293.09	
AD-1000-W-05 ADS 12" DOME GRATE INLET	12" RM = 6297.84 SUMP = 6294.1 INV IN = 6294.36 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" RM = 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 - (100), 6" INV IN +6296.36	1000-E-11, 12" HDPE INV OUT +6295.76
AD-1000-E-08 ADS 12" DOME GRATE INLET	12" RM = 6296.58 SUMP = 6295.02 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" RM = 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
AD-1000-E-17 ADS 12" DOME GRATE INLET	12" RM = 6297.84 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" RM = 6296.39 SUMP = 6295.5 INV IN = 6295.51 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" RM = 6296.24 SUMP = 6296.2 INV IN = 6296.46 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-13 ADS 12" DOME GRATE INLET	12" RM = 6300.51 SUMP = 6296.3 INV IN = 6297.65 INV OUT = 6297.36	Pipe - (119), 6" INV IN +6297.65	1000-W-13, 12" HDPE INV OUT +6297.36

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-1000-E-15 12" X 6" HDPE TEE	INV = 6297.17	1000-E-16, 12" HDPE INV IN +6297.17 Pipe - (103), 6" INV IN +6297.42	1000-E-15, 12" HDPE INV OUT +6297.17
TEE-1000-W-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-08 12" X 6" HDPE TEE	INV = 6296.66	1000-W-09, 12" HDPE INV IN +6296.66 Pipe - (115), 6" INV IN +6296.91	1000-W-07, 12" HDPE INV OUT +6296.66
TEE-1000-W-05 12" X 6" HDPE TEE	INV = 6296.47	1000-W-07, 12" HDPE INV IN +6296.47 Pipe - (114), 6" INV IN +6296.72	1000-W-06, 12" HDPE INV OUT +6296.47
TEE-1000-E-10 12" X 6" HDPE TEE	INV = 6296.39	1000-E-11, 12" HDPE INV IN +6296.39 Pipe - (107), 6" INV IN +6296.64	1000-E-10, 12" HDPE INV OUT +6296.39
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-16, 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-09 12" X 6" HDPE TEE	INV = 6296.50	1000-E-10, 12" HDPE INV IN +6296.50 Pipe - (108), 6" INV IN +6296.75	1000-E-09, 12" HDPE INV OUT +6296.50
BEND-1000-W-07 45° HDPE BEND	INV = 6294.82	1000-W-08, 12" HDPE INV IN +6294.82	1000-E-07, 12" HDPE INV OUT +6294.82
TEE-1000-W-04 12" X 6" HDPE TEE	INV = 6294.75	1000-W-05, 12" HDPE INV IN +6294.75 Pipe - (112), 6" INV IN +6294.50	1000-W-04, 12" HDPE INV OUT +6294.75
BEND-1000-E-03 45° HDPE BEND	INV = 6294.25	1000-W-05, 12" HDPE INV IN +6294.25 Pipe - (111), 6" INV IN +6294.50	1000-W-04, 12" HDPE INV OUT +6294.25
TEE-1000-E-05 12" X 6" HDPE TEE	INV = 6294.16	1000-E-06, 12" HDPE INV IN +6294.16 Pipe - (109), 6" INV IN +6294.41	1000-E-05, 12" HDPE INV OUT +6294.16
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° HDPE 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° HDPE 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° HDPE 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-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-01 90° HDPE BEND	INV = 6293.68	1000-W-02, 12" HDPE INV IN +6293.68	1000-W-01, 12" HDPE INV OUT +6293.68

SECONDARY DRAINAGE SYSTEM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
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"	4.87'	1.00%	HDPE SDR 26	
1000-W-02	12"	10.33'	1.00%	HDPE SDR 26	
1000-W-11	12"	27.83'	1.00%	HDPE SDR 26	
1000-W-08	12"	37.54'	2.00%	HDPE SDR 26	
1000-W-05	12"	37.08'	1.00%	HDPE SDR 26	
1000-W-10	12"	9.42'	1.00%	HDPE SDR 26	
1000-W-09	12"	37.08'	1.00%	HDPE SDR 26	
1000-W-07	12"	9.42'	2.00%	HDPE SDR 26	
1000-W-06	12"	37.54'	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"	46.00'	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-W-13	12"	6.21'	1.00%	HDPE SDR 26	
1000-W-12	12"	4.89'	1.00%	HDPE SDR 26	
1000-W-01	12"	8.77'	1.00%	HDPE SDR 26	

UTILITY NOTES:

- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN 8" 8' PVC (C900 DR-14).
 - FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
- ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
- TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
- ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 8' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 5' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.

SECONDARY DRAINAGE SYSTEM NOTES:

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

BLDG 1000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 2000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
IN-B6 5' TYPE-R INLET	RM = 6294.74 SUMP = 6290.7 INV IN = 6290.67 INV OUT = 6290.17	2000-W-01, 12" HDPE INV IN +6290.67 Pipe - 561, 18" HDPE INV OUT +6290.17	
AD-2000-E-13 ADS 12" DOME GRATE INLET	12" RM = 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" RM = 6296.79 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-16 ADS 12" DOME GRATE INLET	12" RM = 6297.75 SUMP = 6293.3 INV IN = 6294.19 INV OUT = 6294.19	2000-E-11, 12" HDPE INV IN +6292.05	2000-E-16, 12" HDPE INV OUT +6294.19
AD-2000-E-10 ADS 12" DOME GRATE INLET	12" RM = 6294.58 SUMP = 6291.4 INV IN = 6292.05 INV OUT = 6291.95	2000-E-11, 12" HDPE INV IN +6292.05	2000-E-10, 12" HDPE INV OUT +6291.95
AD-2000-E-07 ADS 12" DOME GRATE INLET	12" RM = 6294.06 SUMP = 6290.7 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" RM = 6294.34 SUMP = 6293.7 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" RM = 6292.88 SUMP = 6290.2 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-W-11 ADS 12" DOME GRATE INLET	12" RM = 6297.88 SUMP = 6294.8 INV IN = 6295.34		2000-W-11, 12" HDPE INV OUT +6295.34

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-2000-W-10 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
BEND-2000-E-05 45° HDPE 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-06 45° HDPE BEND	INV = 6291.28	2000-E-06, 12" HDPE INV IN +6291.28	2000-E-05, 12" HDPE INV OUT +6291.28
BEND-2000-E-04 45° HDPE BEND	INV = 6291.14	2000-E-05, 12" HDPE INV IN +6291.14 2000-W-08, 12" HDPE INV IN +6291.14	2000-E-04, 12" HDPE INV OUT +6291.14
BEND-2000-E-01 45° HDPE 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
TEE-2000-W-09 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-08 12" X 6" HDPE TEE	INV = 6292.59	2000-W-07, 12" HDPE INV IN +6292.59 Pipe - (80), 6" INV IN +6292.84	2000-W-06, 12" HDPE INV OUT +6292.59
TEE-2000-W-06 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 +6291.05	2000-W-03, 12" HDPE INV OUT +6291.05
BEND-2000-W-02 45° HDPE BEND	INV = 6290.98	2000-W-03, 12" HDPE INV IN +6290.98 Pipe - (79), 6" INV IN +6291.07	2000-W-02, 12" HDPE INV OUT +6290.98
BEND-2000-E-03 45° HDPE 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° HDPE BEND	INV = 6290.94	2000-E-03, 12" HDPE INV IN +6290.94	2000-E-02, 12" HDPE INV OUT +6290.94

SECONDARY DRAINAGE SYSTEM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
2000-W-10	12"	27.83	2.00%	HDPE SDR-26	
2000-W-04	12"	20.29	0.78%	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-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"	37.70	2.00%	HDPE SDR-26	
2000-W-03	12"	31.17	2.00%	HDPE SDR-26	
2000-W-02	12"	8.42	2.00%	HDPE SDR-26	
2000-W-06	12"	36.83	2.00%	HDPE SDR-26	
2000-W-08	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-08	12"	21.87	0.88%	HDPE SDR-26	
2000-W-11	12"	20.80	2.00%	HDPE SDR-26	

OTTERBY, ADELLA, 6/19/2026 11:01 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

APARTMENT BUILDING 3000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-3000-W-01 ADS 12" DOME GRATE INLET	12" RM = 6206.55 SUMP = 6209.1 INV IN = 6206.08 INV OUT = 6206.08	3000-W-02, 12" HDPE INV IN +6209.68	3000-W-01, 12" HDPE INV OUT +6206.58
AD-3000-E-02 ADS 12" DOME GRATE INLET	12" RM = 6206.53 SUMP = 6201.4 INV IN = 6202.00 INV OUT = 6201.90	3000-E-03, 12" HDPE INV IN +6202.00	3000-E-02, 12" HDPE INV OUT +6201.90
AD-3000-E-11 ADS 12" DOME GRATE INLET	12" RM = 6206.40 SUMP = 6203.9 INV IN = 6202.40 INV OUT = 6202.40		3000-E-11, 12" HDPE INV OUT +6202.40
AD-3000-E-05 ADS 12" DOME GRATE INLET	12" RM = 6206.53 SUMP = 6202.1 INV IN = 6202.81 INV OUT = 6202.71	3000-E-06, 12" HDPE INV IN +6202.81	3000-E-05, 12" HDPE INV OUT +6202.71
AD-3000-E-08 ADS 12" DOME GRATE INLET	12" RM = 6206.30 SUMP = 6203.4 INV IN = 6203.74 INV OUT = 6203.64	3000-E-08, 12" HDPE INV IN +6203.74	3000-E-08, 12" HDPE INV OUT +6203.64
AD-3000-W-07 ADS 12" DOME GRATE INLET	12" RM = 6206.44 SUMP = 6202.2 INV IN = 6203.22 INV OUT = 6203.12	3000-W-08, 12" HDPE INV IN +6203.22	3000-W-07, 12" HDPE INV OUT +6203.12
AD-3000-W-04 ADS 12" DOME GRATE INLET	12" RM = 6206.40 SUMP = 6201.5 INV IN = 6202.18 INV OUT = 6202.08	3000-W-05, 12" HDPE INV IN +6202.18	3000-W-04, 12" HDPE INV OUT +6202.08
AD-3000-W-10 ADS 12" DOME GRATE INLET	12" RM = 6206.32 SUMP = 6203.2 INV IN = 6203.67 INV OUT = 6203.57		3000-W-10, 12" HDPE INV OUT +6203.57
IN-B7 5" TYPE-R INLET (PVT)	RM = 6205.80 SUMP = 6201.5 INV IN = 6201.59 INV OUT = 6201.45	Pipe - (396), 12" HDPE INV IN +6201.59	Pipe - B7, 18" HDPE INV OUT +6201.45

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-3000-E-10 12" X 6" HDPE TEE	INV = 6204.27	3000-E-11, 12" HDPE INV IN +6204.27 Pipe - (156), 6" INV IN +6203.83	3000-E-10, 12" HDPE INV OUT +6204.27
TEE-3000-E-09 12" X 6" HDPE TEE	INV = 6204.18	3000-E-10, 12" HDPE INV IN +6204.18 Pipe - (160), 6" INV IN +6203.74	3000-E-09, 12" HDPE INV OUT +6204.18
TEE-3000-E-07 12" X 6" HDPE TEE	INV = 6203.33	3000-E-08, 12" HDPE INV IN +6203.33 Pipe - (170), 6" INV IN +6202.90	3000-E-07, 12" HDPE INV OUT +6203.33
TEE-3000-E-06 12" X 6" HDPE TEE	INV = 6203.24	3000-E-07, 12" HDPE INV IN +6203.24 Pipe - (171), 6" INV IN +6202.80	3000-E-06, 12" HDPE INV OUT +6203.24
TEE-3000-E-04 12" X 6" HDPE TEE	INV = 6202.40	3000-E-05, 12" HDPE INV IN +6202.40 Pipe - (172), 6" INV IN +6201.96	3000-E-04, 12" HDPE INV OUT +6202.40
TEE-3000-E-03 12" X 6" HDPE TEE	INV = 6202.31	3000-E-04, 12" HDPE INV IN +6202.31 Pipe - (173), 6" INV IN +6201.86	3000-E-03, 12" HDPE INV OUT +6202.31
TEE-3000-W-09 12" X 6" HDPE TEE	INV = 6202.82	3000-W-10, 12" HDPE INV IN +6202.82 Pipe - (184), 6" INV IN +6202.37	3000-W-09, 12" HDPE INV OUT +6202.82
TEE-3000-W-08 12" X 6" HDPE TEE	INV = 6203.53	3000-W-09, 12" HDPE INV IN +6203.53 Pipe - (185), 6" INV IN +6203.78	3000-W-08, 12" HDPE INV OUT +6203.53
TEE-3000-W-07 12" X 6" HDPE TEE	INV = 6202.69	3000-W-07, 12" HDPE INV IN +6202.69 Pipe - (186), 6" INV IN +6202.94	3000-W-06, 12" HDPE INV OUT +6202.69
TEE-3000-W-05 12" X 6" HDPE TEE	INV = 6202.59	3000-W-06, 12" HDPE INV IN +6202.59 Pipe - (187), 6" INV IN +6202.84	3000-W-05, 12" HDPE INV OUT +6202.59
TEE-3000-W-04 12" X 6" HDPE TEE	INV = 6201.44	3000-W-04, 12" HDPE INV IN +6201.44 Pipe - (188), 6" INV IN +6201.66	3000-W-03, 12" HDPE INV OUT +6201.44
TEE-3000-W-03 12" X 6" HDPE TEE	INV = 6201.26	3000-W-03, 12" HDPE INV IN +6201.26 Pipe - (189), 6" INV IN +6201.47	3000-W-02, 12" HDPE INV OUT +6201.26
TEE - BLDG - 3 18" X 12" HDPE TEE	INV = 6201.85	Pipe - AT4, 18" HDPE INV IN +6201.85 3000-W-01, 12" HDPE INV IN +6200.14	Pipe - AT3, 18" HDPE INV OUT +6201.85

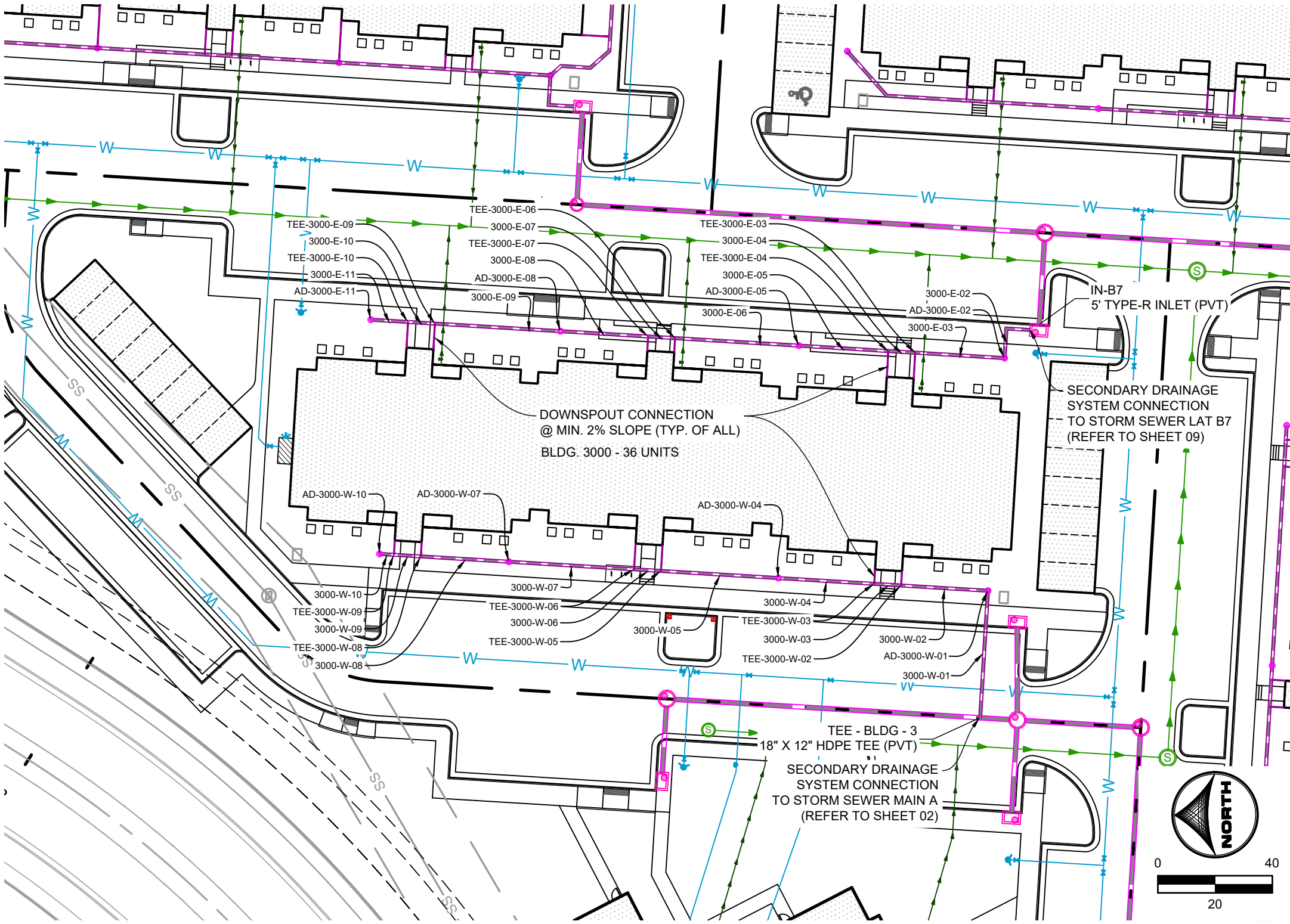
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
3000-E-11	12"	13.00'	1.00%	HDPE SDR-26
3000-E-10	12"	9.42'	0.96%	HDPE SDR-26
3000-E-09	12"	43.89'	1.00%	HDPE SDR-26
3000-E-08	12"	30.74'	1.00%	HDPE SDR-26
3000-E-07	12"	9.42'	1.00%	HDPE SDR-26
3000-E-06	12"	43.28'	1.00%	HDPE SDR-26
3000-E-05	12"	31.94'	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'	1.84%	HDPE SDR-26
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'	1.00%	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

UTILITY NOTES:

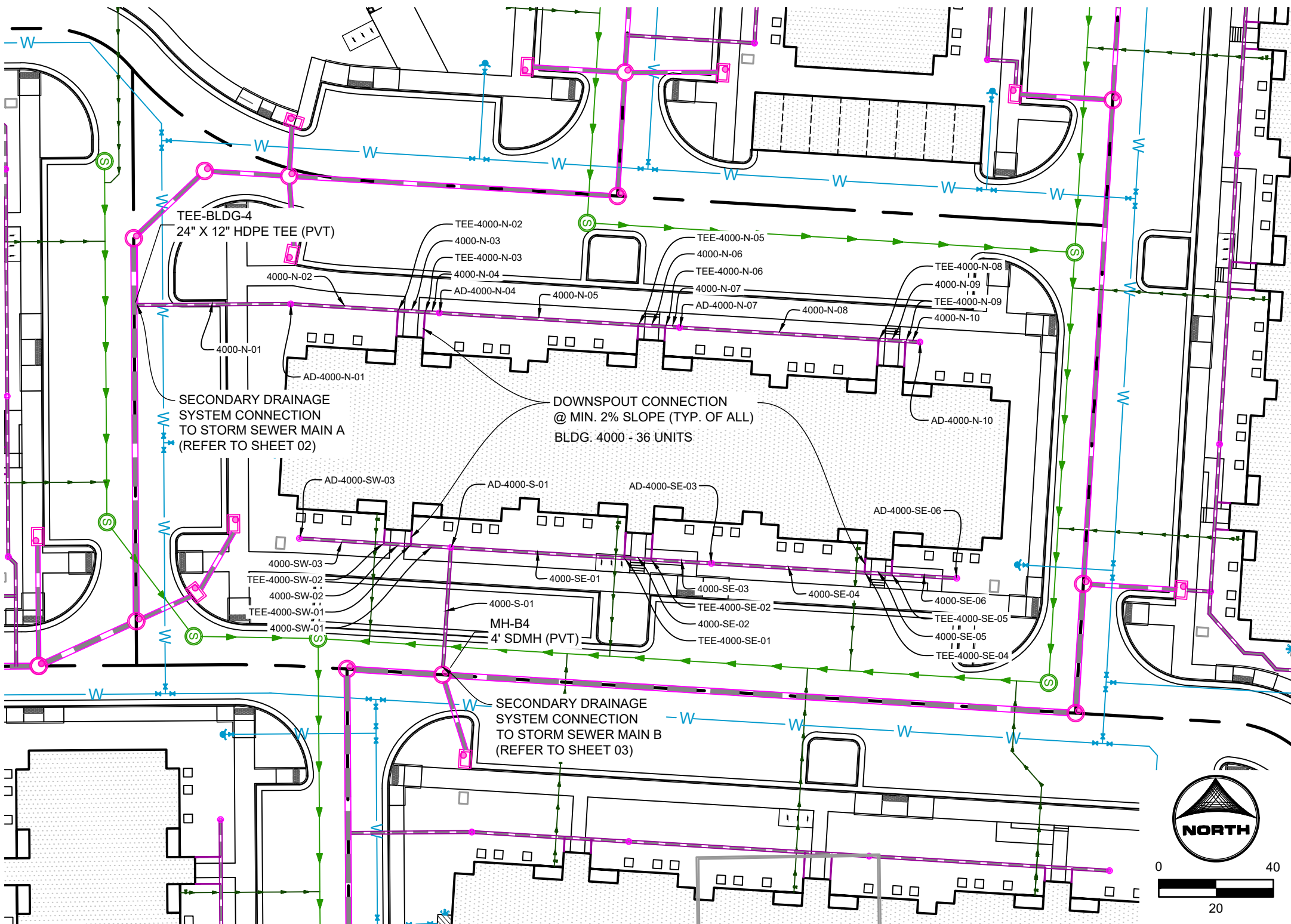
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
- ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
- TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
- ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.

SECONDARY DRAINAGE SYSTEM NOTES:

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



BLDG 3000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 4000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 4000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-4000-SE-06 ADS 12" DOME GRATE INLET	12" RM = 6205.02 SUMP = 6201.3 INV IN = 6201.77 INV OUT = 6201.77		4000-SE-06, 12" HDPE INV OUT +6201.77
AD-4000-N-10 ADS 12" DOME GRATE INLET	12" RM = 6204.50 SUMP = 6200.5 INV IN = 6200.98 INV OUT = 6200.98		4000-N-10, 12" HDPE INV OUT +6200.98
AD-4000-SE-03 ADS 12" DOME GRATE INLET	12" RM = 6203.94 SUMP = 6201.5 INV IN = 6202.05 INV OUT = 6201.95	4000-SE-04, 12" HDPE INV IN +6202.05	4000-SE-03, 12" HDPE INV OUT +6201.95
AD-4000-N-07 ADS 12" DOME GRATE INLET	12" RM = 6202.10 SUMP = 6208.7 INV IN = 6209.30 INV OUT = 6209.20	4000-N-08, 12" HDPE INV IN +6209.30	4000-N-07, 12" HDPE INV OUT +6209.20
AD-4000-S-01 ADS 12" DOME GRATE INLET	12" RM = 6201.43 SUMP = 6207.3 INV IN = 6208.14 INV OUT = 6207.84	4000-S-01, 12" HDPE INV IN +6208.14 4000-SW-01, 12" HDPE INV IN +6208.14	4000-S-01, 12" HDPE INV OUT +6207.84
AD-4000-N-04 ADS 12" DOME GRATE INLET	12" RM = 6201.33 SUMP = 6207.9 INV IN = 6208.36 INV OUT = 6208.36	4000-N-05, 12" HDPE INV IN +6208.36	4000-N-04, 12" HDPE INV OUT +6208.36
AD-4000-N-01 ADS 12" DOME GRATE INLET	12" RM = 6201.20 SUMP = 6207.2 INV IN = 6207.84 INV OUT = 6207.74	4000-N-02, 12" HDPE INV IN +6207.84	4000-N-01, 12" HDPE INV OUT +6207.74
AD-4000-SW-03 ADS 12" DOME GRATE INLET	12" RM = 6201.18 SUMP = 6208.2 INV IN = 6208.67 INV OUT = 6208.67		4000-SW-03, 12" HDPE INV OUT +6208.67
MH-B4 SDMH	48" RM = 6202.14 SUMP = 6208.9 INV IN = 6207.00 INV IN = 6206.95 INV IN = 6207.50 INV OUT = 6206.90	Pipe - BSM, 24" HDPE INV IN +6207.00 4000-S-01, 12" HDPE INV IN +6206.95 Pipe - B4, 18" HDPE INV IN +6207.50	Pipe - B4M, 24" HDPE INV OUT +6206.90

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-4000-N-08 12" X 6" HDPE TEE	INV = 6200.69	4000-N-09, 12" HDPE INV IN +6200.69 Pipe - (315), 6" INV IN +6200.94	4000-N-08, 12" HDPE INV OUT +6200.69
TEE-4000-SE-05 12" X 6" HDPE TEE	INV = 6201.31	4000-SE-06, 12" HDPE INV IN +6201.31 Pipe - (325), 6" INV IN +6201.56	4000-SE-05, 12" HDPE INV OUT +6201.31
TEE-4000-SE-04 12" X 6" HDPE TEE	INV = 6201.12	4000-SE-05, 12" HDPE INV IN +6201.12 Pipe - (324), 6" INV IN +6201.37	4000-SE-04, 12" HDPE INV OUT +6201.12
TEE-4000-N-09 12" X 6" HDPE TEE	INV = 6200.98	4000-N-10, 12" HDPE INV IN +6200.98 Pipe - (314), 6" INV IN +6201.13	4000-N-09, 12" HDPE INV OUT +6200.88
TEE-4000-SW-02 12" X 6" HDPE TEE	INV = 6208.37	4000-SW-03, 12" HDPE INV IN +6208.37 Pipe - (320), 6" INV IN +6208.62	4000-SW-02, 12" HDPE INV OUT +6208.37
TEE-4000-N-03 12" X 6" HDPE TEE	INV = 6208.31	4000-N-04, 12" HDPE INV IN +6208.31 Pipe - (316), 6" INV IN +6208.56	4000-N-03, 12" HDPE INV OUT +6208.31
TEE-4000-SW-01 12" X 6" HDPE TEE	INV = 6208.28	4000-SW-02, 12" HDPE INV IN +6208.28 Pipe - (321), 6" INV IN +6208.53	4000-SW-01, 12" HDPE INV OUT +6208.28
TEE-4000-N-02 12" X 6" HDPE TEE	INV = 6208.22	4000-N-03, 12" HDPE INV IN +6208.22 Pipe - (319), 6" INV IN +6208.47	4000-N-02, 12" HDPE INV OUT +6208.22
TEE-4000-SE-02 12" X 6" HDPE TEE	INV = 6209.53	4000-SE-03, 12" HDPE INV IN +6209.53 Pipe - (323), 6" INV IN +6209.78	4000-SE-02, 12" HDPE INV OUT +6209.53
TEE-4000-SE-01 12" X 6" HDPE TEE	INV = 6209.34	4000-SE-02, 12" HDPE INV IN +6209.34 Pipe - (322), 6" INV IN +6209.59	4000-SE-01, 12" HDPE INV OUT +6209.34
TEE-4000-N-06 12" X 6" HDPE TEE	INV = 6209.15	4000-N-07, 12" HDPE INV IN +6209.15 Pipe - (316), 6" INV IN +6209.40	4000-N-06, 12" HDPE INV OUT +6209.15
TEE-4000-N-05 12" X 6" HDPE TEE	INV = 6209.06	4000-N-06, 12" HDPE INV IN +6209.06 Pipe - (317), 6" INV IN +6209.31	4000-N-05, 12" HDPE INV OUT +6209.06
TEE - BLDG-4 24" X 12" HDPE TEE	INV = 6206.27	Pipe - AT4, 24" HDPE INV IN +6206.27 4000-N-01, 12" HDPE INV IN +6206.27	Pipe - AT4, 30" HDPE INV OUT +6206.27

SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
4000-S-01	12"	44.50'	2.00%	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
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"	72.79'	2.00%	HDPE SDR-26
4000-SE-05	12"	9.42'	2.00%	HDPE SDR-26
4000-SE-04	12"	53.96'	2.00%	HDPE SDR-26
4000-SE-03	12"	21.07'	2.00%	HDPE SDR-26
4000-SE-02	12"	9.42'	2.00%	HDPE SDR-26
4000-SE-01	12"	60.63'	1.98%	HDPE SDR-26
4000-SW-01	12"	14.09'	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

DRAWN BY: CMD JOB DATE: 4/30/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CDs\CD-Storm RD

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

PCD FILE NO.: PPR2613

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

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

APARTMENT BUILDING 5000 & BLDG 6000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
AD-5000-N-07 ADS 12" DOME GRATE INLET	12" RM = 6284.01 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
AD-5000-N-04 ADS 12" DOME GRATE INLET	12" RM = 6282.20 SUMP = 6287.2 INV IN = 6287.83 INV OUT = 6287.17	5000-N-05, 12" HDPE INV IN +6287.27	5000-N-04, 12" HDPE INV OUT +6287.17
AD-5000-N-01 ADS 12" DOME GRATE INLET	RM = 6282.19 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-6000-S-10 ADS 12" DOME GRATE INLET	12" RM = 6281.55 SUMP = 6288.4 INV IN = 6288.94 INV OUT = 6288.34	6000-S-08, 12" HDPE INV IN +6287.26	6000-S-10, 12" HDPE INV OUT +6288.94
AD-6000-S-07 ADS 12" DOME GRATE INLET	12" RM = 6281.53 SUMP = 6288.7 INV IN = 6287.16 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" RM = 6281.49 SUMP = 6288.9 INV IN = 6288.46 INV OUT = 6288.46	6000-N-16, 12" HDPE INV IN +6288.46	6000-N-16, 12" HDPE INV OUT +6288.46
AD-6000-N-10 ADS 12" DOME GRATE INLET	12" RM = 6286.67 SUMP = 6291.0 INV IN = 6291.50 INV OUT = 6291.50	6000-N-10, 12" HDPE INV IN +6286.67	6000-N-10, 12" HDPE INV OUT +6291.50
AD-6000-N-01 ADS 12" DOME GRATE INLET	12" RM = 6288.67 SUMP = 6296.1 INV IN = 6296.57 INV OUT = 6296.57	6000-N-02, 12" HDPE INV IN +6286.67	6000-N-01, 12" HDPE INV OUT +6296.57
AD-6000-S-04 ADS 12" DOME GRATE INLET	12" RM = 6286.63 SUMP = 6295.2 INV IN = 6295.85 INV OUT = 6295.75	6000-S-05, 12" HDPE INV IN +6286.85	6000-S-04, 12" HDPE INV OUT +6295.75
AD-6000-N-06 ADS 12" DOME GRATE INLET	12" RM = 6288.51 SUMP = 6296.9 INV IN = 6296.19 INV OUT = 6296.09	6000-N-07, 12" HDPE INV IN +6286.19	6000-N-06, 12" HDPE INV OUT +6296.09
AD-6000-N-11 ADS 12" DOME GRATE INLET	12" RM = 6286.54 SUMP = 6286.5 INV IN = 6287.62 INV OUT = 6287.62	6000-N-12, 12" HDPE INV IN +6287.62	6000-N-11, 12" HDPE INV OUT +6287.62
AD-6000-S-01 ADS 12" DOME GRATE INLET	12" RM = 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

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
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 +6291.05	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-5000-N-08 12" X 6" HDPE TEE	INV = 6287.39	5000-N-10, 12" HDPE INV IN +6287.39 Pipe = (362), 6" INV IN +6287.61	5000-N-09, 12" HDPE INV OUT +6287.39
TEE-6000-N-08 12" X 6" HDPE TEE	INV = 6287.29	6000-N-09, 12" HDPE INV IN +6287.29 Pipe = (356), 6" INV IN +6287.48	6000-N-08, 12" HDPE INV OUT +6287.29
TEE-6000-N-07 12" X 6" HDPE TEE	INV = 6287.24	6000-N-08, 12" HDPE INV IN +6287.24 Pipe = (353), 6" INV IN +6287.42	6000-N-07, 12" HDPE INV OUT +6287.24
TEE-BLDG-5 24" X 12" HDPE TEE	INV = 6285.31	Pipe = 83.2M, 36" HDPE INV IN +6285.31 5000-N-01, 12" HDPE INV IN +6286.23	Pipe = 87S, 36" HDPE INV OUT +6285.31
TEE-6000-S-06 12" X 6" HDPE TEE	INV = 6286.96	6000-S-07, 12" HDPE INV IN +6286.96 Pipe = (351), 6" INV IN +6287.12	6000-S-06, 12" HDPE INV OUT +6286.96
TEE-5000-N-02 12" X 6" HDPE TEE	INV = 6288.04	5000-N-03, 12" HDPE INV IN +6288.04 Pipe = (343), 6" INV IN +6287.93	5000-N-02, 12" HDPE INV OUT +6288.04
TEE-6000-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-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-5000-N-05 12" X 6" HDPE TEE	INV = 6289.33	5000-N-06, 12" HDPE INV IN +6289.33 Pipe = (354), 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 +6288.65	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-6000-S-06 12" X 6" HDPE TEE	INV = 6288.81	6000-S-05, 12" HDPE INV IN +6288.81 Pipe = (359), 6" INV IN +6289.06	6000-S-06, 12" HDPE INV OUT +6288.81
TEE-6000-N-05 12" X 6" HDPE TEE	INV = 6289.05	6000-N-06, 12" HDPE INV IN +6289.05 Pipe = (355), 6" INV IN +6289.35	6000-N-05, 12" HDPE INV OUT +6289.05
TEE-6000-N-04 12" X 6" HDPE TEE	INV = 6289.02	6000-N-05, 12" HDPE INV IN +6289.02 Pipe = (364), 6" INV IN +6289.31	6000-N-04, 12" HDPE INV OUT +6289.02
TEE-6000-N-03 12" X 6" HDPE TEE	INV = 6288.98	6000-N-04, 12" HDPE INV IN +6288.98 Pipe = (354), 6" INV IN +6289.25	6000-N-03, 12" HDPE INV OUT +6288.98
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 +6286.22	6000-N-02, 12" HDPE INV OUT +6285.95
TEE-BLDG-6 24" X 12" HDPE TEE	INV = 6284.39	Pipe = 87S, 36" HDPE INV IN +6284.39 5000-N-01, 12" HDPE INV IN +6286.35	Pipe = 87S, 36" HDPE INV OUT +6284.39
TEE-6000-S-02 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-BLDG-6 24" X 12" HDPE TEE	INV = 6283.77	Pipe = 87S, 36" HDPE INV IN +6283.77 6000-S-01, 12" HDPE INV IN +6284.75	Pipe = 87S, 36" HDPE INV OUT +6283.77

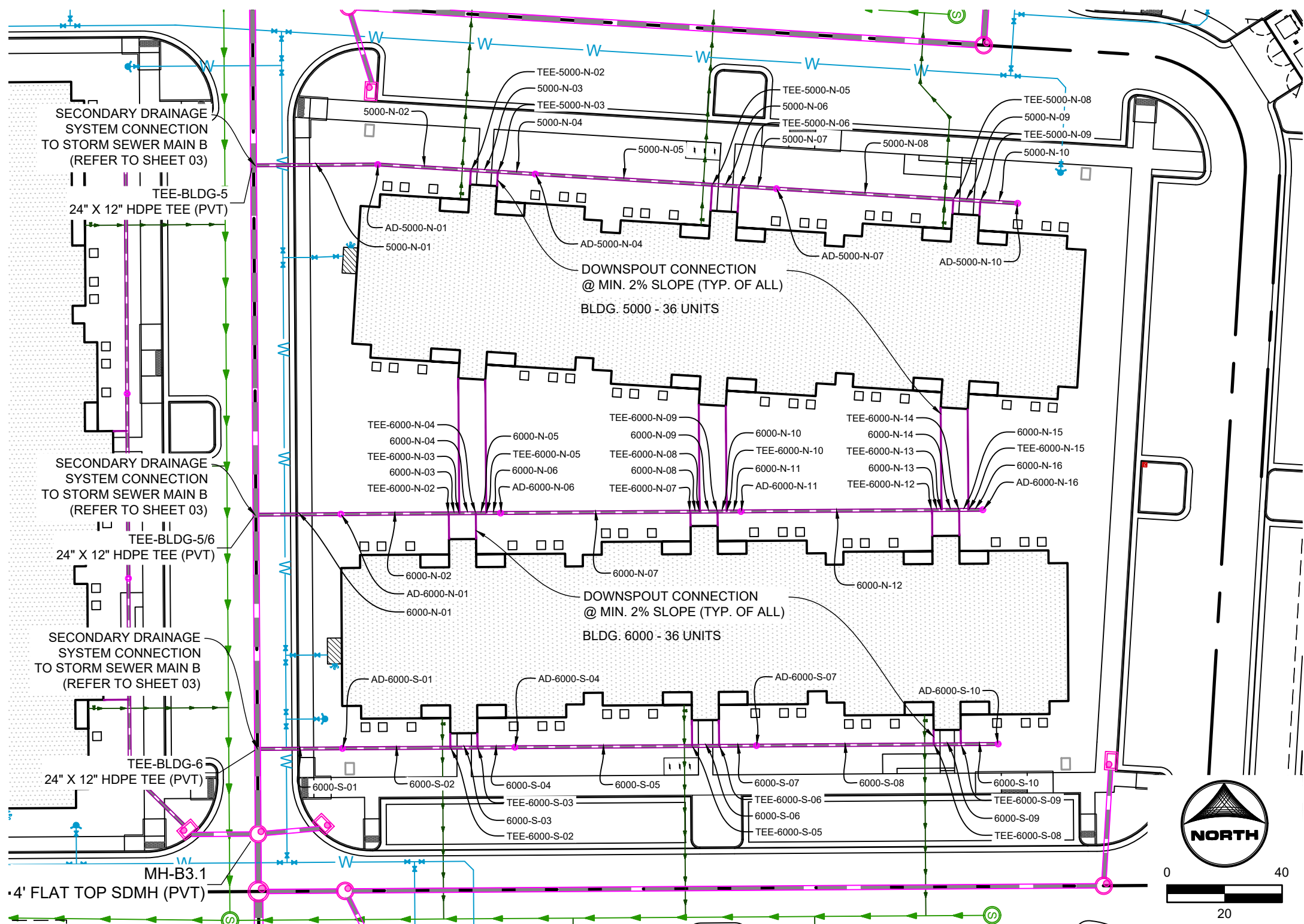
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
5000-N-10	12"	13.00'	2.00%	HDPE SDR-26
5000-N-09	12"	9.42'	2.00%	HDPE SDR-26
5000-N-08	12"	61.62'	2.00%	HDPE SDR-26
5000-N-07	12"	13.00'	1.73%	HDPE SDR-26
5000-N-06	12"	9.42'	1.73%	HDPE SDR-26
5000-N-05	12"	61.62'	1.73%	HDPE SDR-26
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"	32.49'	1.00%	HDPE SDR-26
5000-N-01	12"	43.19'	3.00%	HDPE SDR-26
6000-N-16	12"	5.00'	1.00%	HDPE SDR-26
6000-N-15	12"	3.31'	1.00%	HDPE SDR-26
6000-N-14	12"	6.16'	1.00%	HDPE SDR-26
6000-N-13	12"	3.34'	1.00%	HDPE SDR-26
6000-N-12	12"	66.49'	1.00%	HDPE SDR-26
6000-N-11	12"	5.00'	1.50%	HDPE SDR-26
6000-N-10	12"	3.14'	1.00%	HDPE SDR-26
6000-N-09	12"	6.26'	1.50%	HDPE SDR-26
6000-N-08	12"	3.16'	1.50%	HDPE SDR-26
6000-N-07	12"	66.03'	1.50%	HDPE SDR-26
6000-N-06	12"	5.00'	0.75%	HDPE SDR-26
6000-N-05	12"	3.90'	0.75%	HDPE SDR-26
6000-N-04	12"	5.90'	0.75%	HDPE SDR-26
6000-N-03	12"	3.62'	0.75%	HDPE SDR-26
6000-N-15	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'	1.50%	HDPE SDR-26
6000-S-06	12"	9.42'	1.50%	HDPE SDR-26
6000-S-05	12"	61.62'	1.50%	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'	1.00%	HDPE SDR-26

UTILITY NOTES:

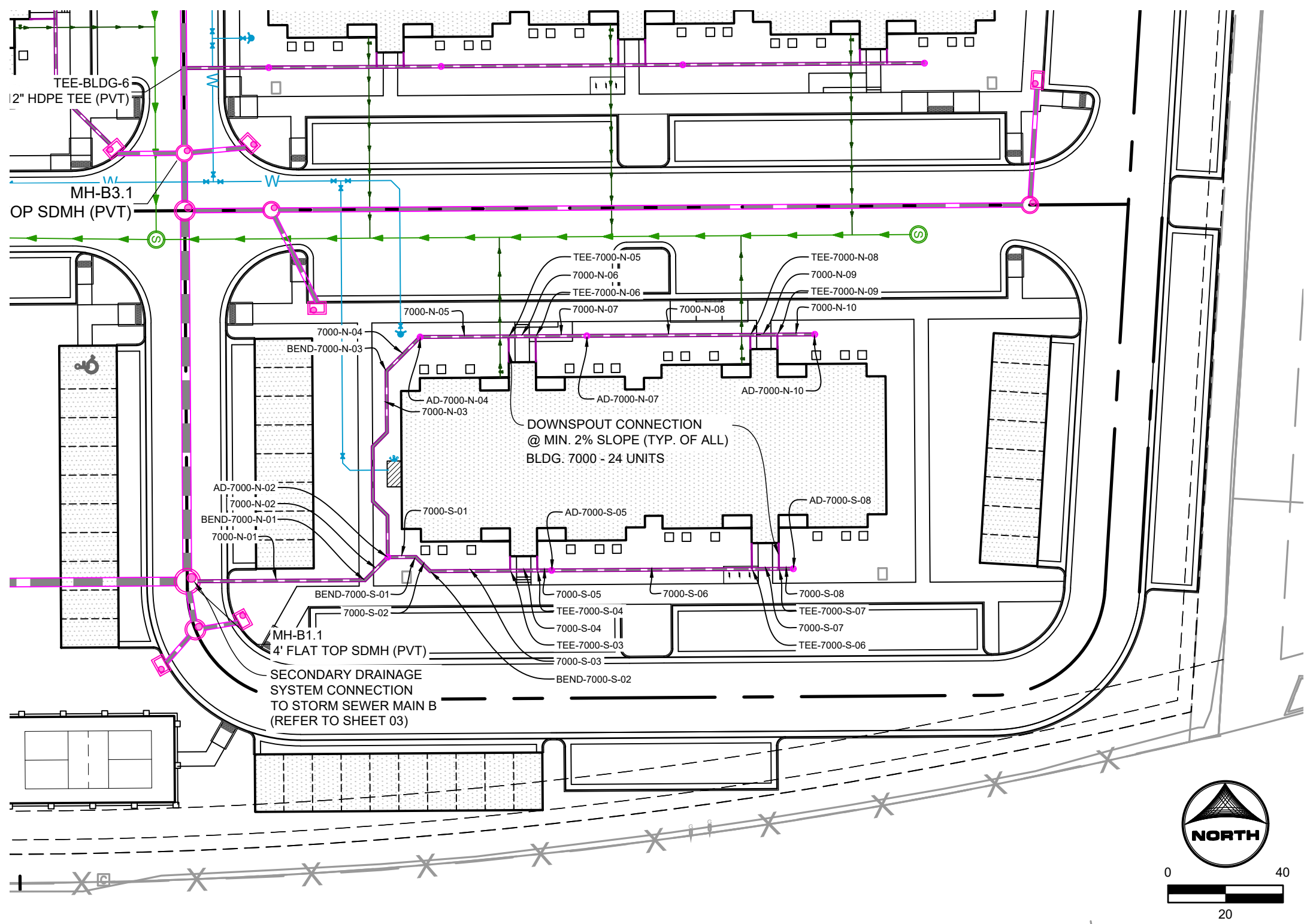
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C90 DR-14).
 - FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C90 DR-14).
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
- TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
- ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
- ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.

SECONDARY DRAINAGE SYSTEM NOTES:

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



BLDG 5000 & BLDG 6000
PRIVATE SECONDARY DRAINAGE SYSTEM



BLDG 7000
PRIVATE SECONDARY DRAINAGE SYSTEM

APARTMENT BUILDING 7000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
AD-7000-N-02 ADS 12" DOME GRATE INLET	12" RM = 6289.66 SUMP = 6294.2 INV IN = 6294.83 INV OUT = 6294.73	7000-N-03 (1), 12" HDPE INV IN +6284.83 7000-S-01, 12" HDPE INV IN +6284.83	7000-N-02, 12" HDPE INV OUT +6284.73
AD-7000-N-07 ADS 12" DOME GRATE INLET	12" RM = 6289.70 SUMP = 6296.3 INV IN = 6296.82 INV OUT = 6296.32	7000-N-08, 12" HDPE INV IN +6286.42	7000-N-07, 12" HDPE INV OUT +6286.32
AD-7000-N-10 ADS 12" DOME GRATE INLET	12" RM = 6289.43 SUMP = 6286.7 INV IN = 6287.21 INV OUT = 6287.21	7000-N-09, 12" HDPE INV IN +6286.71 Pipe = (371), 6" INV IN +6286.96	7000-N-10, 12" HDPE INV OUT +6287.21
AD-7000-N-04 ADS 12" DOME GRATE INLET	12" RM = 6289.36 SUMP = 6286.1 INV IN = 6286.74 INV OUT = 6286.64	7000-N-05, 12" HDPE INV IN +6285.74	7000-N-04, 12" HDPE INV OUT +6286.64
AD-7000-S-05 ADS 12" DOME GRATE INLET	12" RM = 6290.42 SUMP = 6295.3 INV IN = 6295.91 INV OUT = 6295.91	7000-S-06, 12" HDPE INV IN +6286.01	7000-S-05, 12" HDPE INV OUT +6286.01
AD-7000-S-08 ADS 12" DOME GRATE INLET	12" RM = 6290.27 SUMP = 6286.4 INV IN = 6286.85 INV OUT = 6286.85	7000-S-09, 12" HDPE INV IN +6286.85	7000-S-08, 12" HDPE INV OUT +6286.85

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN	PIPES OUT
TEE-7000-N-09 12" X 6" HDPE TEE	INV = 6287.08	7000-N-10, 12" HDPE INV IN +6287.08 Pipe = (369), 6" INV IN +6287.33	7000-N-09, 12" HDPE INV OUT +6287.08
TEE-7000-N-08 12" X 6" HDPE TEE	INV = 6286.96	7000-N-09, 12" HDPE INV IN +6286.96 Pipe = (368), 6" INV IN +6287.24	7000-N-08, 12" HDPE INV OUT +6286.96
TEE-7000-S-07 12" X 6" HDPE TEE	INV = 6286.80	7000-S-08, 12" HDPE INV IN +6286.80 Pipe = (370), 6" INV IN +6287.05	7000-S-07, 12" HDPE INV OUT +6286.80
BEND-7000-N-01 45° HDPE BEND	INV = 6284.62	7000-N-02, 12" HDPE INV IN +6284.62	7000-N-01, 12" HDPE INV OUT +6284.62
BEND-7000-N-03 45° HDPE BEND	INV = 6285.49	7000-N-04, 12" HDPE INV IN +6285.49	7000-N-03, 12" HDPE INV OUT +6285.49
TEE-7000-S-06 12" X 6" HDPE TEE	INV = 6286.71	7000-S-07, 12" HDPE INV IN +6286.71 Pipe = (371), 6" INV IN +6286.96	7000-S-06, 12" HDPE INV OUT +6286.71
TEE-7000-N-06 12" X 6" HDPE TEE	INV = 6286.14	7000-N-07, 12" HDPE INV IN +6286.14 Pipe = (367), 6" INV IN +6286.39	7000-N-06, 12" HDPE INV OUT +6286.14
TEE-7000-N-05 12" X 6" HDPE TEE	INV = 6286.05	7000-N-06, 12" HDPE INV IN +6286.05 Pipe = (360), 6" INV IN +6286.30	7000-N-05, 12" HDPE INV OUT +6286.05
TEE-7000-S-04 12" X 6" HDPE TEE	INV = 6285.91	7000-S-05, 12" HDPE INV IN +6285.91 Pipe = (372), 6" INV IN +6286.16	7000-S-04, 12" HDPE INV OUT +6285.91
TEE-7000-S-03 12" X 6" HDPE TEE	INV = 6285.72	7000-S-04, 12" HDPE INV IN +6285.72 Pipe = (373), 6" INV IN +6285.97	7000-S-03, 12" HDPE INV OUT +6285.72
BEND-7000-S-02 45° HDPE BEND	INV = 6285.17	7000-S-03, 12" HDPE INV IN +6285.17	7000-S-02, 12" HDPE INV OUT +6285.17
BEND-7000-S-01 45° HDPE BEND	INV = 6285.02	7000-S-02, 12" HDPE INV IN +6285.02	7000-S-01, 12" HDPE INV OUT +6285.02

SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
7000-N-10	12"	13.00'	1.00%	HDPE SDR-26
7000-N-09	12"	9.42'	1.00%	HDPE SDR-26
7000-N-08	12"	56.83'	1.00%	HDPE SDR-26
7000-N-07	12"	17.79'	1.00%	HDPE SDR-26
7000-N-06	12"	9.42'	1.00%	HDPE SDR-26
7000-N-05	12"	30.76'	1.00%	HDPE SDR-26
7000-N-04	12"	16.66'	0.95%	HDPE SDR-26
7000-N-03	12"	21.30'	0.95%	HDPE SDR-26
7000-N-02	12"	11.27'	1.00%	HDPE SDR-26
7000-N-01	12"	61.82'	0.68%	HDPE SDR-26
7000-S-08	12"	5.00'	1.00%	HDPE SDR-26
7000-S-07	12"	9.42'	1.00%	HDPE SDR-26
7000-S-06	12"	69.63'	1.00%	HDPE SDR-26
7000-S-05	12"	5.00'	2.00%	HDPE SDR-26
7000-S-04	12"	9.42'	2.00%	HDPE SDR-26
7000-S-03	12"	27.83'	2.00%	HDPE SDR-26
7000-S-02	12"	7.07'	2.00%	HDPE SDR-26
7000-S-01	12"	9.71'	2.00%	HDPE SDR-26

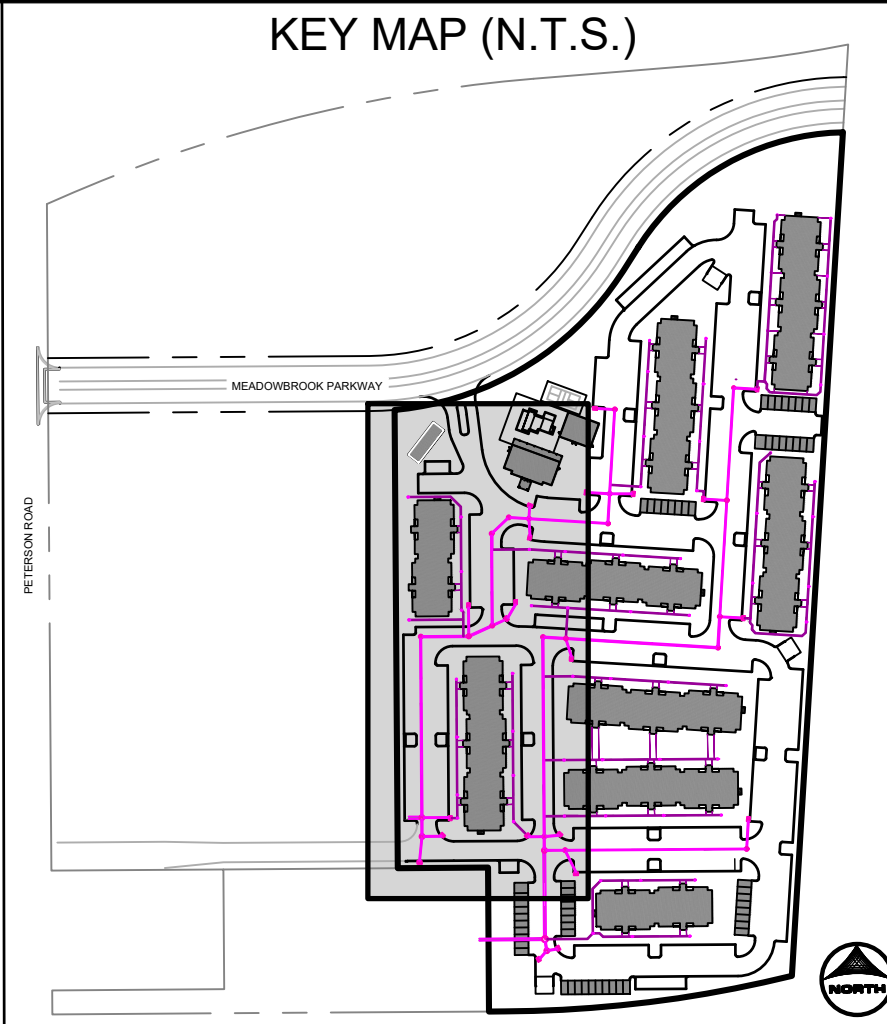
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS:	PIPES IN:	PIPES OUT
BEND-800G-E-03 ADS 12" DOME GRATE INLET	12" RM = 6292.23 SLUMP = 6286.2 INV OUT = 6295.98 INV OUT = 6295.65	800G-E-04, 12" HDPE INV IN = 6286.88	800G-E-03, 12" HDPE INV OUT = 6296.68
AD-800G-E-09 ADS 12" DOME GRATE INLET	12" RM = 6292.17 SLUMP = 6287.8 INV IN = 6289.43 INV OUT = 6286.33	800G-E-10, 12" HDPE INV IN = 6288.43	800G-E-09, 12" HDPE INV OUT = 6286.33
AD-800G-E-06 ADS 12" DOME GRATE INLET	12" RM = 6292.08 SLUMP = 6287.9 INV IN = 6287.54 INV OUT = 6287.44	800G-E-07, 12" HDPE INV IN = 6287.54	800G-E-06, 12" HDPE INV OUT = 6287.44
AD-800G-E-12 ADS 12" DOME GRATE INLET	12" RM = 6291.59 SLUMP = 6289.9 INV OUT = 6289.40		800G-E-12, 12" HDPE INV OUT = 6289.40
AD-800G-S-01 ADS 12" DOME GRATE INLET	12" RM = 6291.56 SLUMP = 6287.8 INV OUT = 6288.11		800G-S-01, 12" HDPE INV OUT = 6288.11

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME AND DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
BEND-8000-E-11 45° HOPE BEND	INV = 6298.78	9000-E-12 (1), 12" HDPE INV = 6298.78	8000-E-11, 12" HDPE INV OUT = 6298.78
BEND-8000-E-10 90° HOPE BEND	INV = 6298.57	9000-E-11, 12" HDPE INV IN = 6298.57	8000-E-10, 12" HDPE INV OUT = 6298.57
TEE-8000-E-48 12" X 6" HOPE TEE	INV = 6298.20	9000-E-08, 12" HDPE INV IN = 6298.20 Pipe = (329), 6" HDPE IN = 6298.45	8000-E-08, 12" HDPE INV OUT = 6298.20
BEND-8000-GT 12" X 6" HOPE BEND	INV = 6288.11	9000-E-58, 12" HDPE INV IN = 6288.11 Pipe = (329), 6" HDPE IN = 6290.36	8000-E-07, 12" HDPE INV OUT = 6288.11
BEND-8000-E-62 45° HOPE BEND	INV = 6299.60	9000-E-03, 12" HDPE INV IN = 6299.60	8000-E-02, 12" HDPE INV OUT = 6299.60
AD-8000-E-01 12" X 6" HOPE TEE	INV = 6296.33	9000-E-01, 12" HDPE INV IN = 6296.33 Pipe = (329), 6" HDPE IN = 6296.52	8000-E-01, 12" HDPE INV OUT = 6296.33
BEND-8000-E-06 12" X 6" HOPE TEE	INV = 6297.71	9000-E-06, 12" HDPE INV IN = 6297.76 Pipe = (327), 6" HDPE IN = 6297.51	8000-E-05, 12" HDPE INV OUT = 6297.26
BEND-8000-E-04 12" X 6" HOPE TEE	INV = 6295.00	9000-E-05, 12" HDPE INV IN = 6297.17 Pipe = (329), 6" HDPE IN = 6295.00	8000-E-04, 12" HDPE INV OUT = 6297.17
MAN-AS 24" X 12" HOPE TEE	INV = 6295.00	Pipe = AS, 30" HDPE INV IN = 6295.00 9000-E-01, 12" HDPE INV IN = 6295.75	Pipe = A78, 30" HDPE INV OUT = 6297.01

NAME	SIZE	LENGTH	SYNTE	MATERIAL
8000-E-02	12"	3.54	2.35%	HDPE SDR-26
8000-E-03	12"	11.29	2.38%	HDPE SDR-26
8000-E-04	12"	24.50	2.38%	HDPE SDR-26
8000-E-12	12"	30.11	0.98%	HDPE SDR-26
8000-E-11	12"	20.82	0.98%	HDPE SDR-26
8000-E-10	12"	14.82	0.88%	HDPE SDR-26
8000-E-09	12"	13.07	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-E-01	12"	79.01	2.26%	HDPE SDR-26



- 1 ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- 2 ALL PUBLIC STORM SEWER INFRASTRUCTURE ALONG DOWNBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- 3 ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- 4 ALL PROPOSED PRIVATE SANITARY SEWER MAINS SHALL BE A SECONDARY LANDSCAPE WATERSTORM DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR SMALLER. CAPABLE OF ACCEPTING 100% OF THE RAINFALL FROM THE DRIVE AISLES. SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
- 5 ALL PROPOSED PRIVATE SANITARY SEWER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1 WATER MAIN IS 8" PVC (C900 14.2)
 - 5.2 FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3 DOMESTIC SERVICES ARE 4" PE 4710 RCP 9 CTS TO APARTMENT BUILDINGS
 - 5.4 DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 RCP 9 CTS
 - 5.5 DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 RCP 9 CTS
 - 5.6 PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 14.2)
- 6 ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (RCP 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (RCP 26) TO APARTMENT BUILDINGS AND CLUBHOUSE. ALL PRIVATE SANITARY SEWER MAINS SHALL BE TWO (2) EV CHARGING STATION TALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER CONNECTION UP TO THE CHARGING STATION.
- 7 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 EXISTING DEPTHS.
- 8 ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
- 9 ALL PRIVATE AND PUBLIC WATER MAIN SHALL BE INSTALLED IN PIPE STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2' DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A BACKFLOW PREVENTER AS APPROVED BY CHEROKEE WATER DISTRICT.

1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR AGENT.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTION PIPES ARE 6" DIAMETER HOPE FROM THE DOWNSPOUT CONNECTION LOCATION TO THE SECONDARY DRAINAGE SYSTEM MAIN LINE. SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HOPE AND ALL DOWNSPOUTS ARE 12" DIAMETER ADS DRAINAGE BASINS WITH A 12" DOME TOP. SECONDARY DRAINAGE SYSTEMS CONNECT EITHER TO PRIVATE HOPE STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR 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. ALL DOWNSPOUTS ARE TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

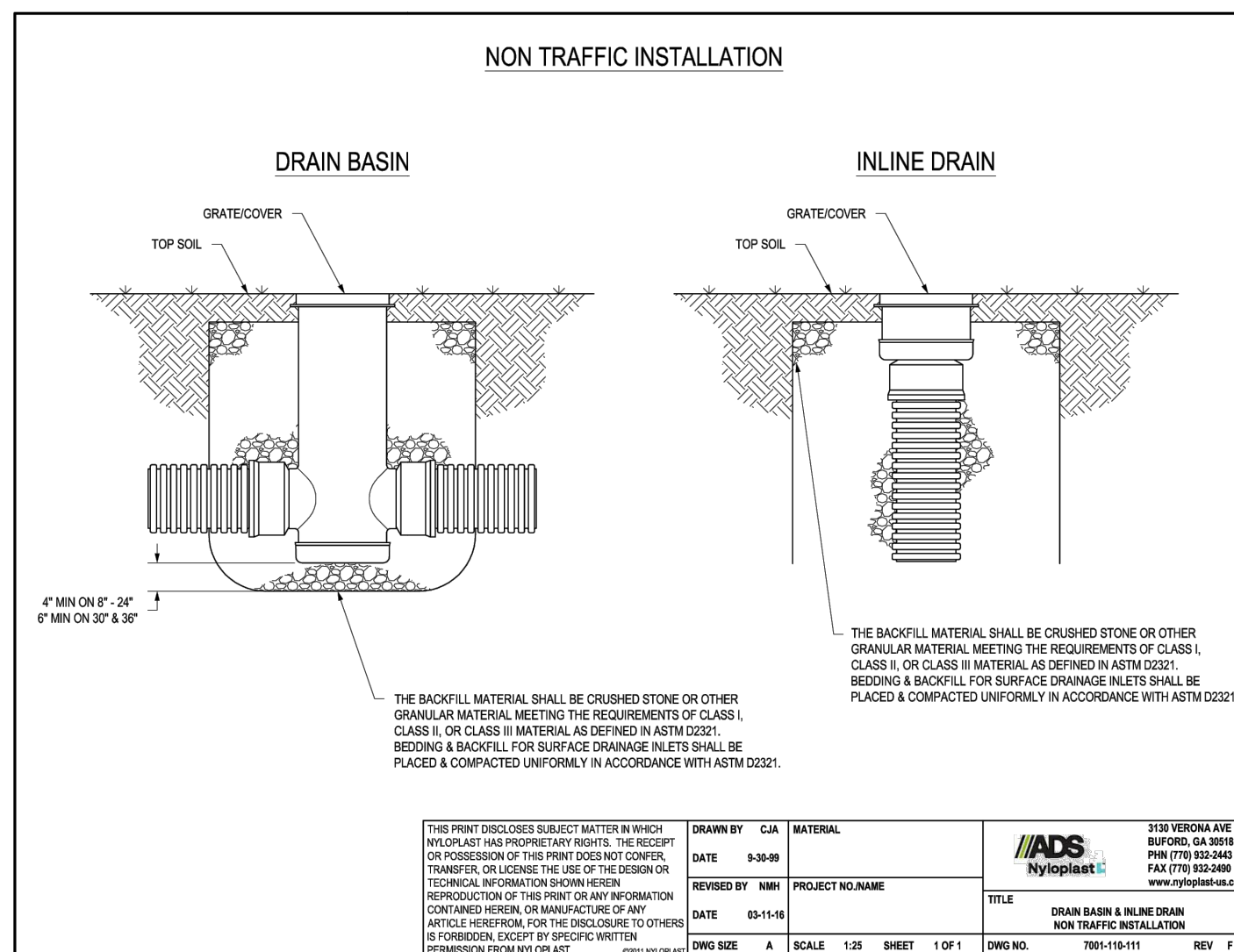
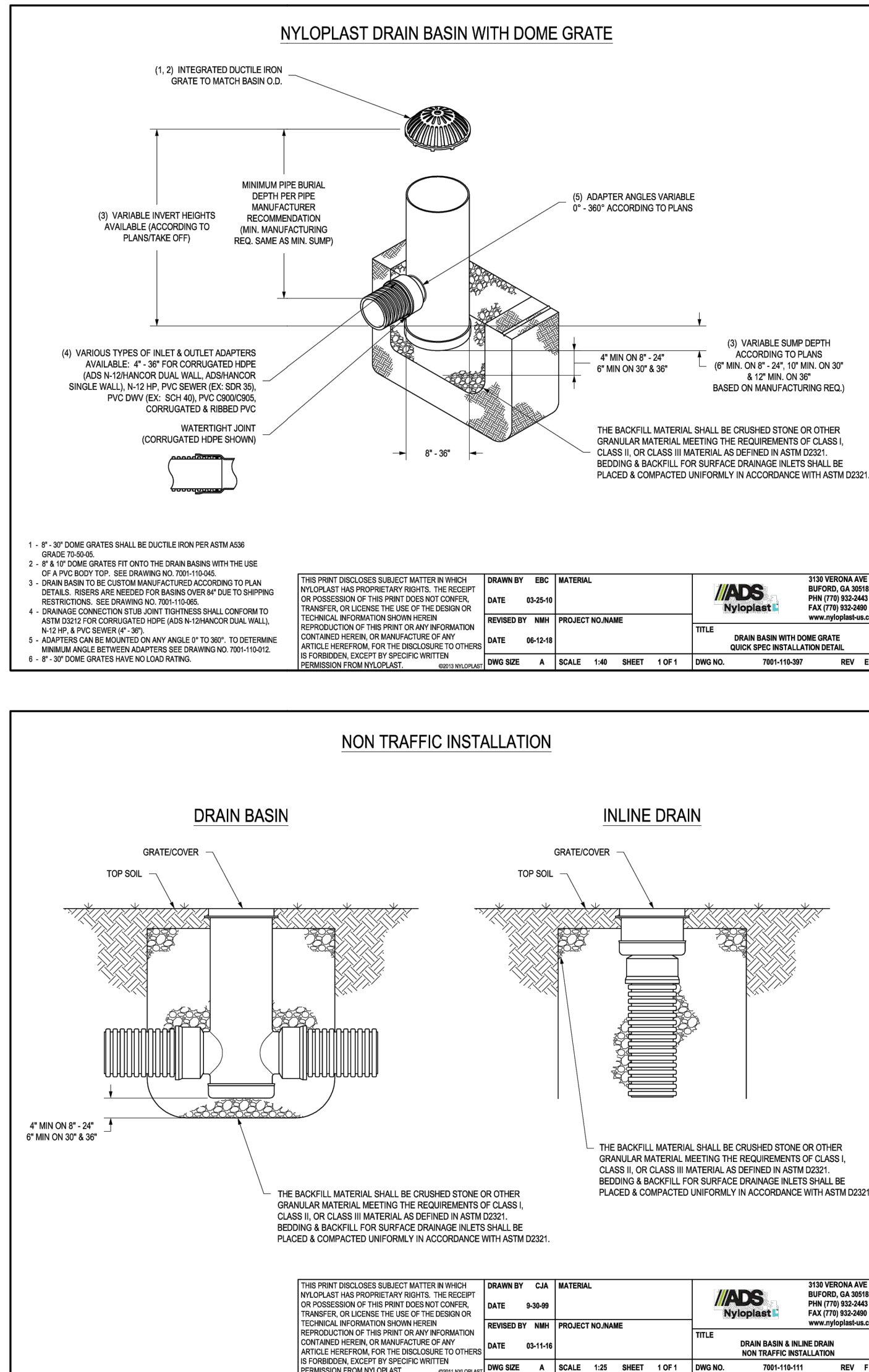
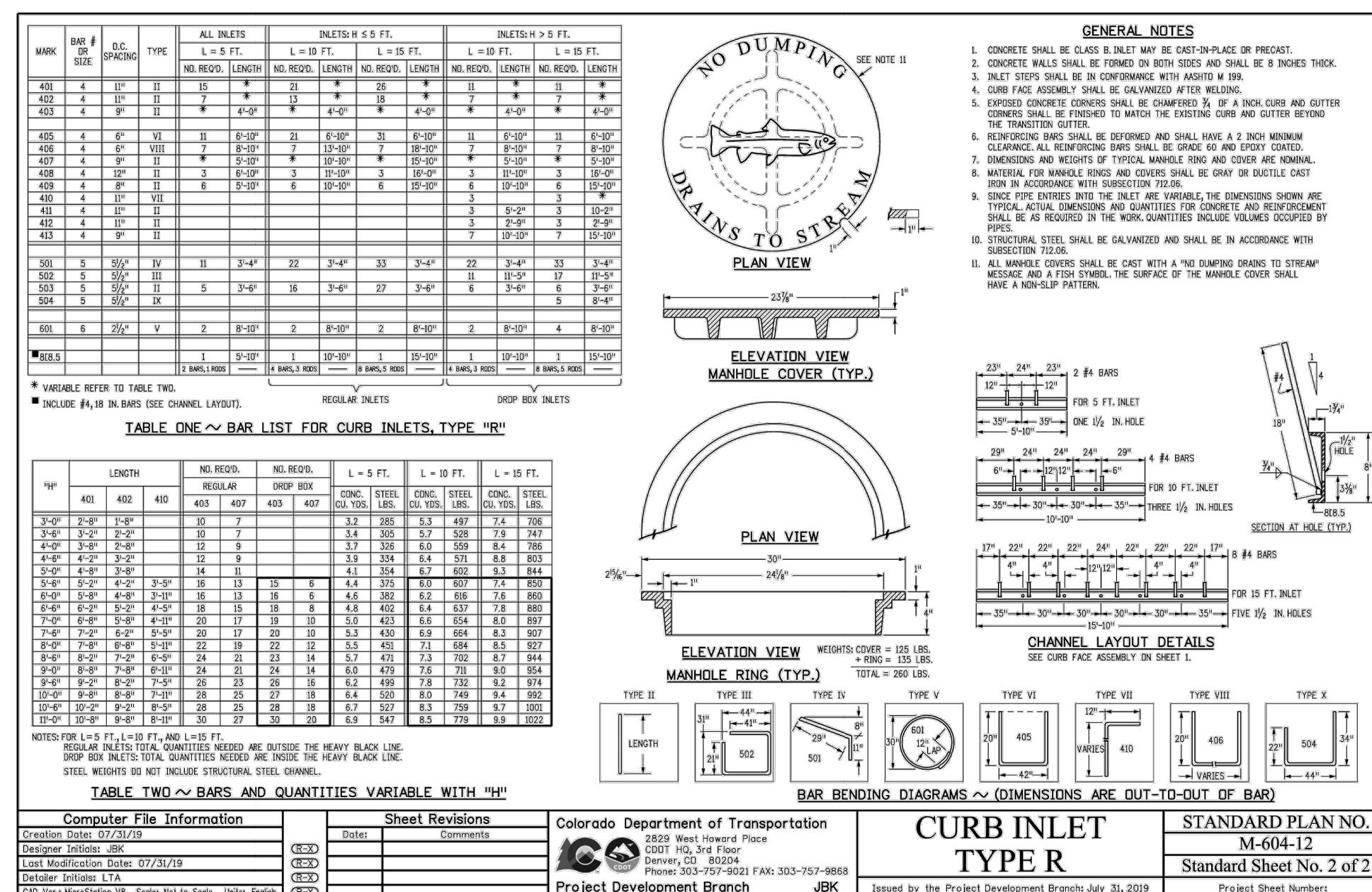
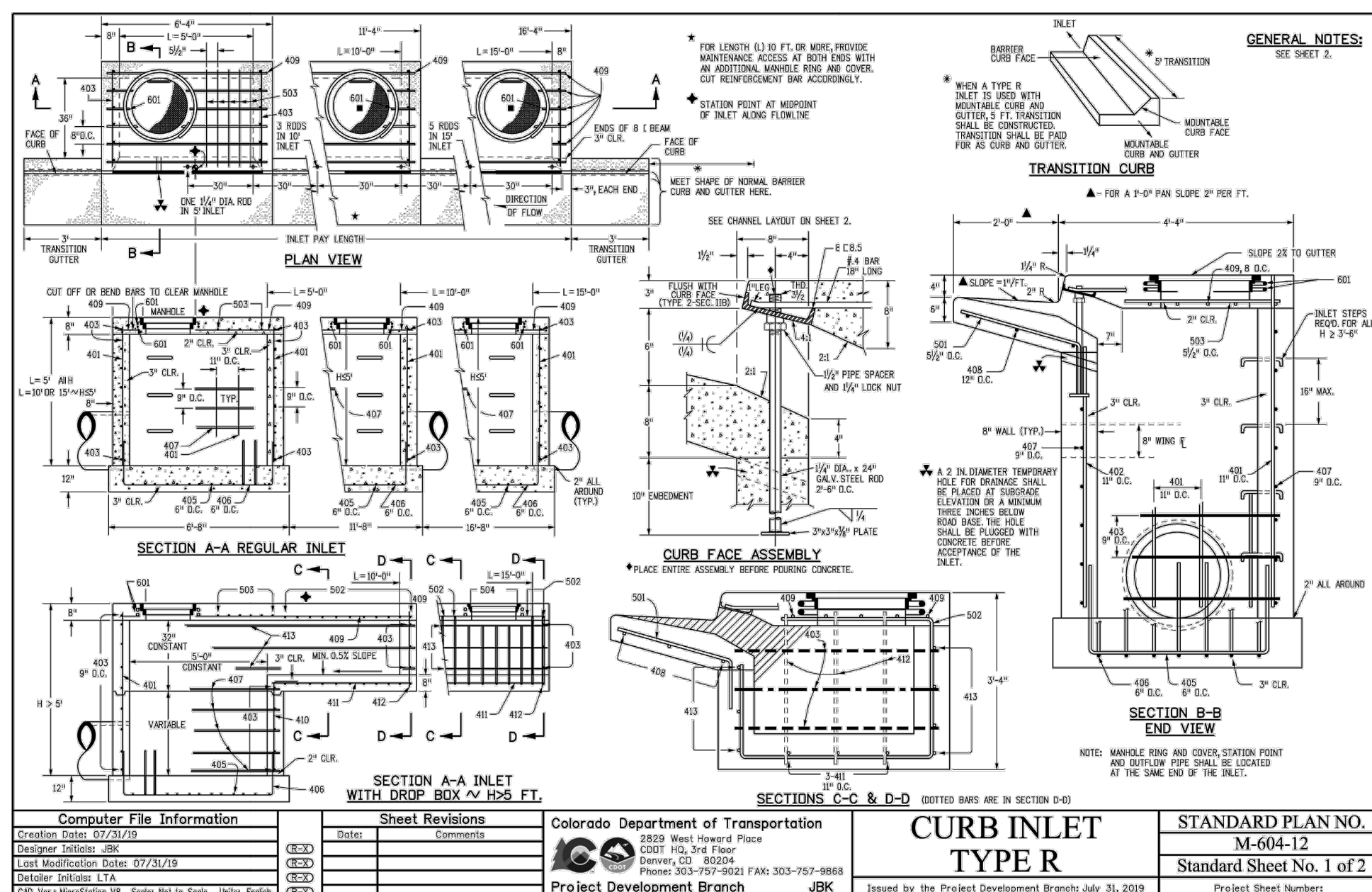
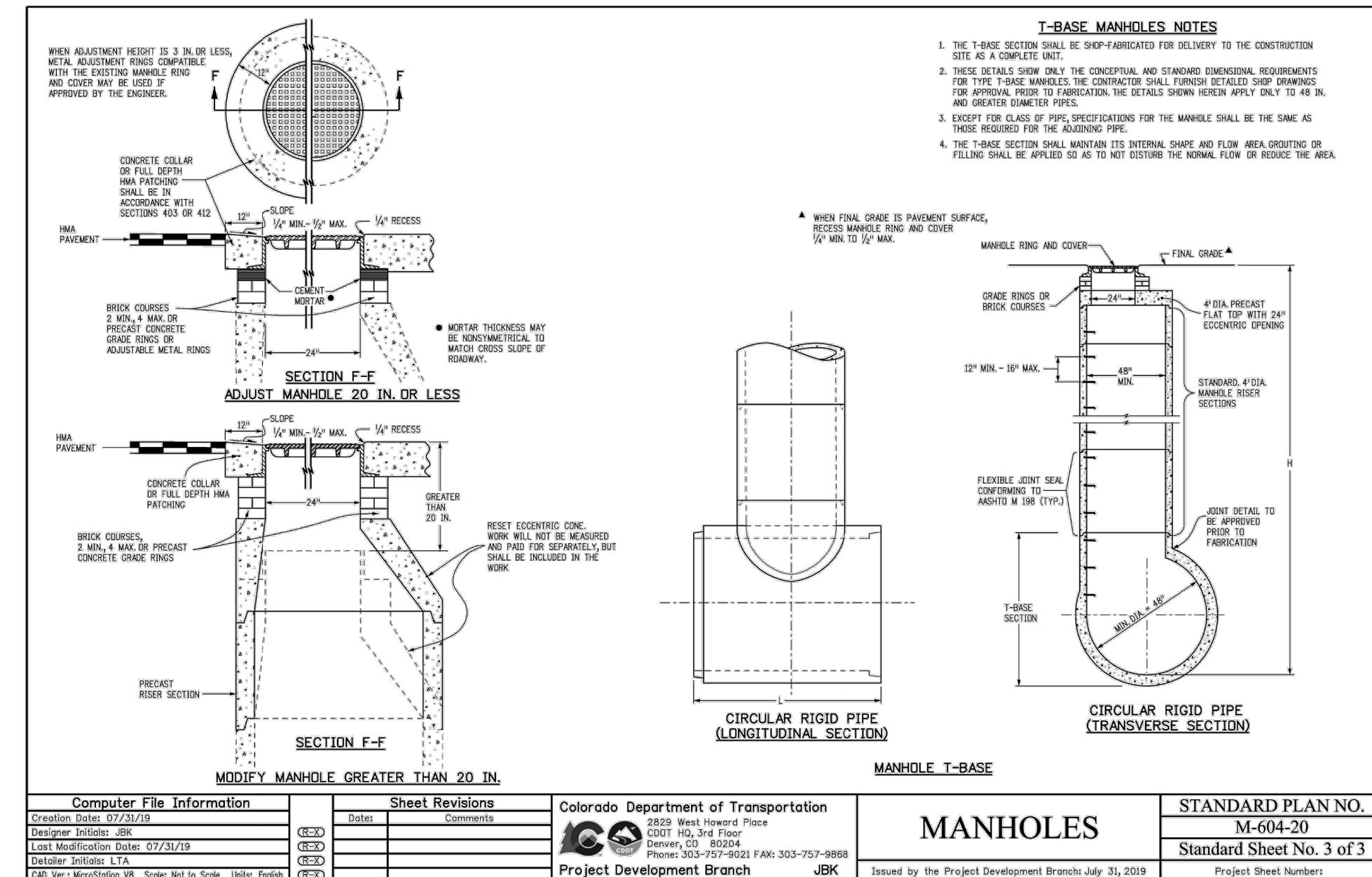
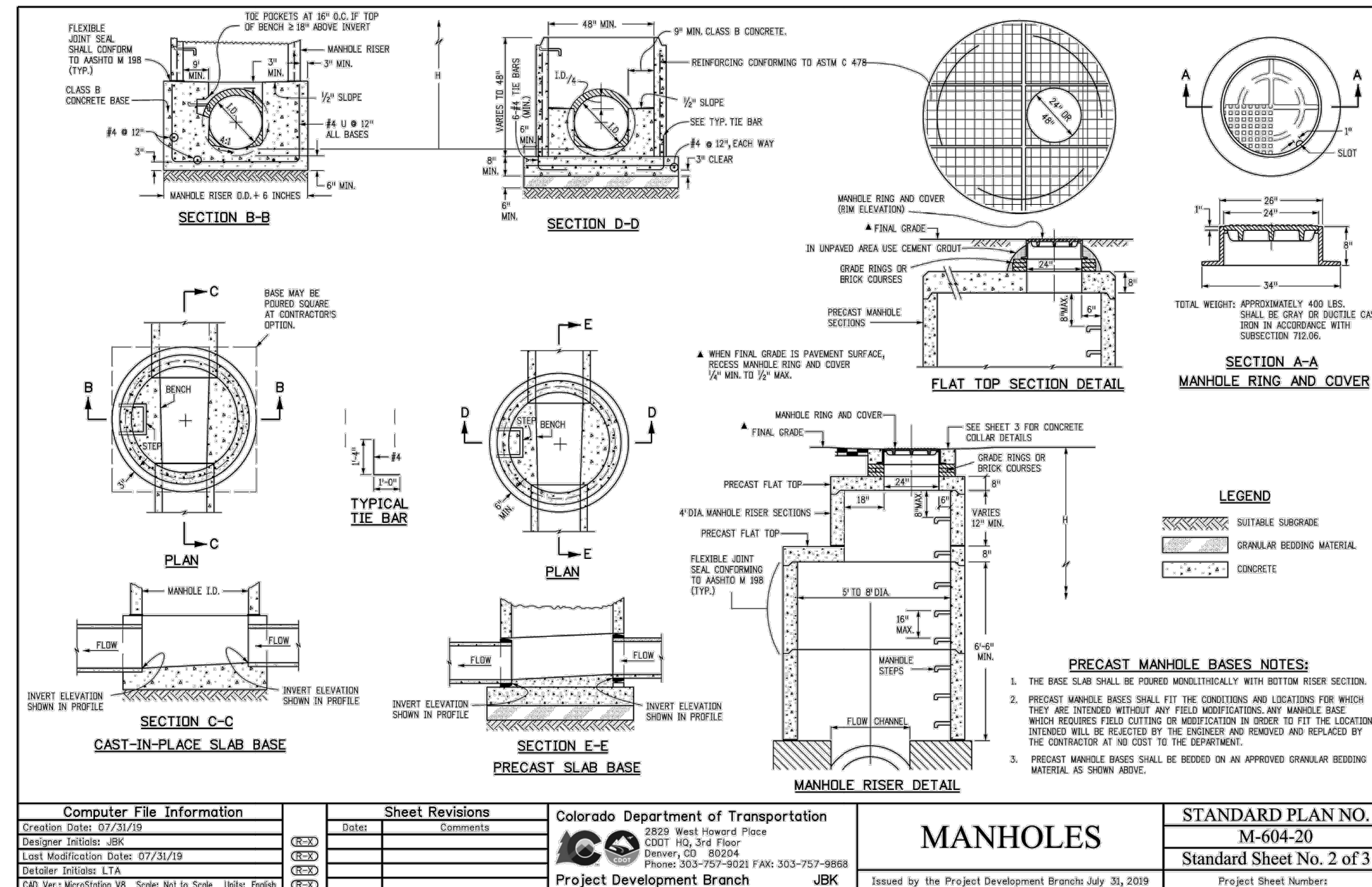
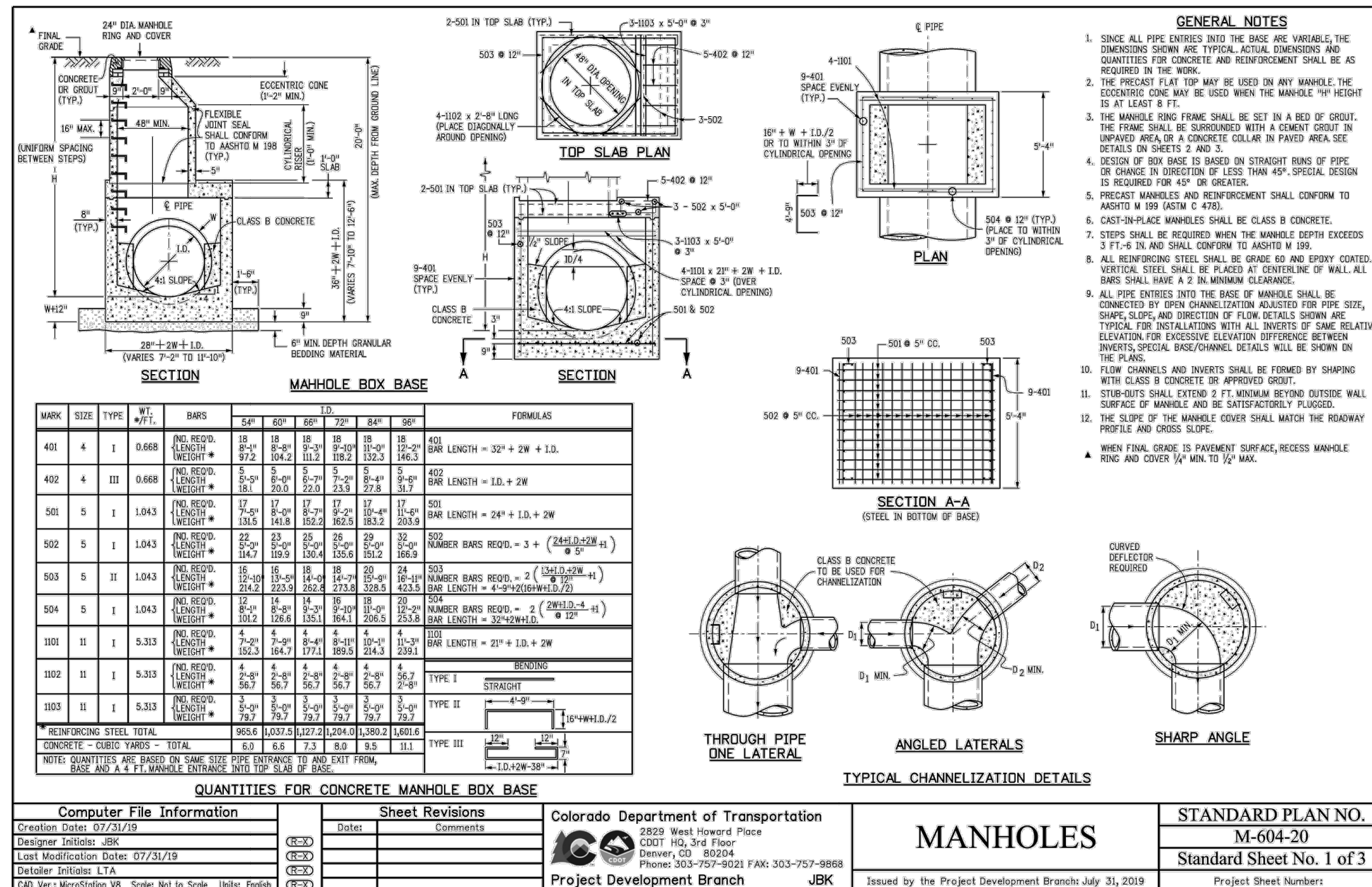
SECONDARY DRAINAGE STRUCTURES TABLE				
STRUCTURE NAME & DESCRIPTION		DETAILS	PIPES IN	PIPES OUT
	IN-42 Ø TYPE-R INLET	7"?? RM = 6285.05 SLUMP = 6284.7 INV IN = 6285.96 INV OUT = 6284.67	9000-W-01, 12" HDPE INV IN = 6284.96	Pipe = A21, 18" HDPE INV OUT = 6284.67
AD-9000-E-08	ADS 12" DOME GRATE INLET	12" RM = 6290.27 SLUMP = 6286.4 INV IN = 6290.27 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" RM = 6290.96 SLUMP = 6287.0 INV IN = 6287.45		9000-W-10, 12" HDPE INV OUT = 6287.45
AD-9000-W-07	ADS 12" DOME GRATE INLET	12" RM = 6289.75 SLUMP = 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" RM = 6289.70 SLUMP = 6285.7 INV IN = 6285.27 INV OUT = 6286.17	9000-E-06, 12" HDPE INV IN = 6286.27	9000-E-05, 12" HDPE INV OUT = 6286.17
AD-9000-E-11	ADS 12" DOME GRATE INLET	12" RM = 6290.96 SLUMP = 6287.4 INV IN = 6287.85		9000-E-11, 12" HDPE INV OUT = 6287.85
AD-9000-E-02	ADS 12" DOME GRATE INLET	12" RM = 6289.20 SLUMP = 6284.9 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	RM = 6293.41 SLUMP = 6285.1 INV IN = 6293.07 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	RM = 6289.27 SLUMP = 6284.8 INV IN = 6285.38 INV OUT = 6285.09	9000-W-02, 12" HDPE INV IN = 6285.26	9000-W-01, 12" HDPE INV OUT = 6285.09

SECONDARY ORANGE FITTINGS TABLE				
STRUCTURE NAME & LOCATION	DETAILS	PIPES IN	PIPES OUT	
TEE-0000-6-10 12" X 6" HDPE TEE	INV-6297.74	9000-6-10 12" HDPE INV IN-6297.74 Pipe (341) 6" INV IN-6297.97	9000-6-10 12" HDPE INV OUT-6297.72	
TEE-0000-6-09 12" X 6" HDPE TEE	INV-6297.63	9000-6-10 12" HDPE INV IN-6297.63 Pipe (341) 6" INV IN-6297.86	9000-6-09 12" HDPE INV OUT-6297.63	
TEE-0000-W-09 12" X 6" HDPE TEE	INV-6297.60	9000-0-10 12" HDPE INV IN-6297.60 Pipe (330) 6" INV IN-6297.85	9000-0-09 12" HDPE INV OUT-6297.60	
TEE-0000-6-07 12" X 6" HDPE TEE	INV-6296.78	9000-6-08 12" HDPE INV IN-6296.78 Pipe (333) 6" INV IN-6296.94	9000-6-07 12" HDPE INV OUT-6296.78	
TEE-0000-6-02 12" X 6" HDPE TEE	INV-6296.69	9000-6-07 12" HDPE INV IN-6296.69 Pipe (338) 6" INV IN-6296.94	9000-6-02 12" HDPE INV OUT-6296.69	
TEE-0000-W-06 12" X 6" HDPE TEE	INV-6296.31	9000-0-07 12" HDPE INV IN-6296.45 Pipe (333) 6" INV IN-6296.66	9000-0-06 12" HDPE INV OUT-6296.45	
TEE-0000-W-05 12" X 6" HDPE TEE	INV-6296.36	9000-0-07 12" HDPE INV IN-6296.37 Pipe (333) 6" INV IN-6296.62	9000-W-05 12" HDPE INV OUT-6296.37	
TEE-0000-5-04 12" X 6" HDPE TEE	INV-6295.84	9000-5-05 12" HDPE INV IN-6295.84 Pipe (333) 6" INV IN-6296.08	9000-5-04 12" HDPE INV OUT-6295.84	
TEE-0000-5-03 12" X 6" HDPE TEE	INV-6295.75	9000-5-04 12" HDPE INV IN-6295.75 Pipe (336) 6" INV IN-6296.00	9000-5-03 12" HDPE INV OUT-6295.75	
TEE-0000-W-04 12" X 6" HDPE TEE	INV-6295.52	9000-0-04 12" HDPE INV IN-6295.52 Pipe (334) 6" INV IN-6295.77	9000-W-04 12" HDPE INV OUT-6295.52	
TEE-0000-W-02 12" X 6" HDPE TEE	INV-6295.45	9000-W-03 12" HDPE INV IN-6295.43 Pipe (335) 6" INV IN-6295.68	9000-W-02 12" HDPE INV OUT-6295.43	
TEE-0000-W-01 12" X 6" HDPE TEE	INV-6297.31	9000-W-02 12" HDPE INV IN-6297.31 Pipe (333) 6" INV IN-6297.56	9000-W-01 12" HDPE INV OUT-6297.31	

SECONDARY DRAIN SYSTEM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
90004-01	24"	25.04	1.00%	HDPE DSR-26	
90004-02	12"	26.42	0.95%	HDPE DSR-26	
90004-03	10"	5.00	1.00%	HDPE DSR-26	
90004-04	12"	26.42	0.95%	HDPE DSR-26	
90004-05	12"	26.42	0.95%	HDPE DSR-26	
90004-06	12"	26.42	0.95%	HDPE DSR-26	
90004-07	12"	26.42	0.95%	HDPE DSR-26	
90004-08	12"	26.42	0.95%	HDPE DSR-26	
90004-09	12"	26.42	0.95%	HDPE DSR-26	
90004-10	12"	26.42	0.95%	HDPE DSR-26	
90004-11	12"	26.42	0.95%	HDPE DSR-26	
90004-12	12"	26.42	0.95%	HDPE DSR-26	
90004-13	12"	26.42	0.95%	HDPE DSR-26	
90004-14	12"	26.42	0.95%	HDPE DSR-26	
90004-15	12"	26.42	0.95%	HDPE DSR-26	
90004-16	12"	26.42	0.95%	HDPE DSR-26	
90004-17	12"	26.42	0.95%	HDPE DSR-26	
90004-18	12"	26.42	0.95%	HDPE DSR-26	
90004-19	12"	26.42	0.95%	HDPE DSR-26	
90004-20	12"	26.42	0.95%	HDPE DSR-26	
90004-21	12"	26.42	0.95%	HDPE DSR-26	
90004-22	12"	26.42	0.95%	HDPE DSR-26	
90004-23	12"	26.42	0.95%	HDPE DSR-26	
90004-24	12"	26.42	0.95%	HDPE DSR-26	
90004-25	12"	26.42	0.95%	HDPE DSR-26	
90004-26	12"	26.42	0.95%	HDPE DSR-26	
90004-27	12"	26.42	0.95%	HDPE DSR-26	
90004-28	12"	26.42	0.95%	HDPE DSR-26	
90004-29	12"	26.42	0.95%	HDPE DSR-26	
90004-30	12"	26.42	0.95%	HDPE DSR-26	
90004-31	12"	26.42	0.95%	HDPE DSR-26	
90004-32	12"	26.42	0.95%	HDPE DSR-26	
90004-33	12"	26.42	0.95%	HDPE DSR-26	
90004-34	12"	26.42	0.95%	HDPE DSR-26	
90004-35	12"	26.42	0.95%	HDPE DSR-26	
90004-36	12"	26.42	0.95%	HDPE DSR-26	
90004-37	12"	26.42	0.95%	HDPE DSR-26	
90004-38	12"	26.42	0.95%	HDPE DSR-26	
90004-39	12"	26.42	0.95%	HDPE DSR-26	
90004-40	12"	26.42	0.95%	HDPE DSR-26	
90004-41	12"	26.42	0.95%	HDPE DSR-26	
90004-42	12"	26.42	0.95%	HDPE DSR-26	
90004-43	12"	26.42	0.95%	HDPE DSR-26	
90004-44	12"	26.42	0.95%	HDPE DSR-26	
90004-45	12"	26.42	0.95%	HDPE DSR-26	
90004-46	12"	26.42	0.95%	HDPE DSR-26	
90004-47	12"	26.42	0.95%	HDPE DSR-26	
90004-48	12"	26.42	0.95%	HDPE DSR-26	
90004-49	12"	26.42	0.95%	HDPE DSR-26	
90004-50	12"	26.42	0.95%	HDPE DSR-26	
90004-51	12"	26.42	0.95%	HDPE DSR-26	
90004-52	12"	26.42	0.95%	HDPE DSR-26	
90004-53	12"	26.42	0.95%	HDPE DSR-26	
90004-54	12"	26.42	0.95%	HDPE DSR-26	
90004-55	12"	26.42	0.95%	HDPE DSR-26	
90004-56	12"	26.42	0.95%	HDPE DSR-26	
90004-57	12"	26.42	0.95%	HDPE DSR-26	
90004-58	12"	26.42	0.95%	HDPE DSR-26	
90004-59	12"	26.42	0.95%	HDPE DSR-26	
90004-60	12"	26.42	0.95%	HDPE DSR-26	
90004-61	12"	26.42	0.95%		

**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



NO.	DATE	BY	REVISION DESCRIPTION

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

CONSTRUCTION DRAWINGS
STORM DETAILS

HILLPOINTE APARTMENTS AT PETERSON
WASTEWATER CONSTRUCTION DRAWINGS

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



VICINITY MAP

SCALE: 1" = 100'

SHEET INDEX:

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

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 ON-SITE AND OFF-SITE, 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 FLUTIGUE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RIP-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 APPROVAL FOR ANY EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

Add note 16 from storm cover sheet

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 CONTRACTOR'S 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 B) 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 ACCESSSES 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 M19A1 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH M19A1 FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE PLING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

ABBREVIATIONS

A	DEFLECTION ANGLE
Q, DIA	DIAMETER
ASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	ASPHALT BASE COURSE
ABD	ABANDONED
AC	ACRE
ADA	THE AMERICANS WITH DISABILITIES ACT
ASPH	ASPHALT
ASSM	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
FCC	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
NO	NORTH/NORTHING
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
P UAE	PUBLIC UTILITY AND ACCESS ESMT
P UAE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
PVC	POLYVINYL CHLORIDE
REC	RADIUS
REC	RECEPTION
RCBC	REINFORCED CONCRETE BOX CULVERT
S	SOUTH
SHT	SHEET
SQ	SQUARE
SW	TOP BACK OF CURB
TBC	TRICKLE CHANNEL
TC	TOP OF POND
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
W	WEST
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
WTH	WITH
WO	WITHOUT
YO	YARD

LEGEND

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

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

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

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

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

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

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Provide county signature block

OWNER/DEVELOPER PLAN APPROVAL

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

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

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

SIGNED: _____ OWNER/DEVELOPER _____ DATE: _____

OWNER/DEVELOPER (PRINT NAME) _____

DBA: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

CHEROKEE METROPOLITAN DISTRICT

WASTEWATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

PCD FILE NO.: PPR2613

DRAWN BY: CMD JOB DATE: 6/17/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 2502477 0"=1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 6/19/2026
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CDs\Utilities - Cherokee Metro District\CD-Sanitary Cover

NO.	DATE	BY	REVISION DESCRIPTION



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

CONSTRUCTION DRAWINGS
WASTEWATER COVER

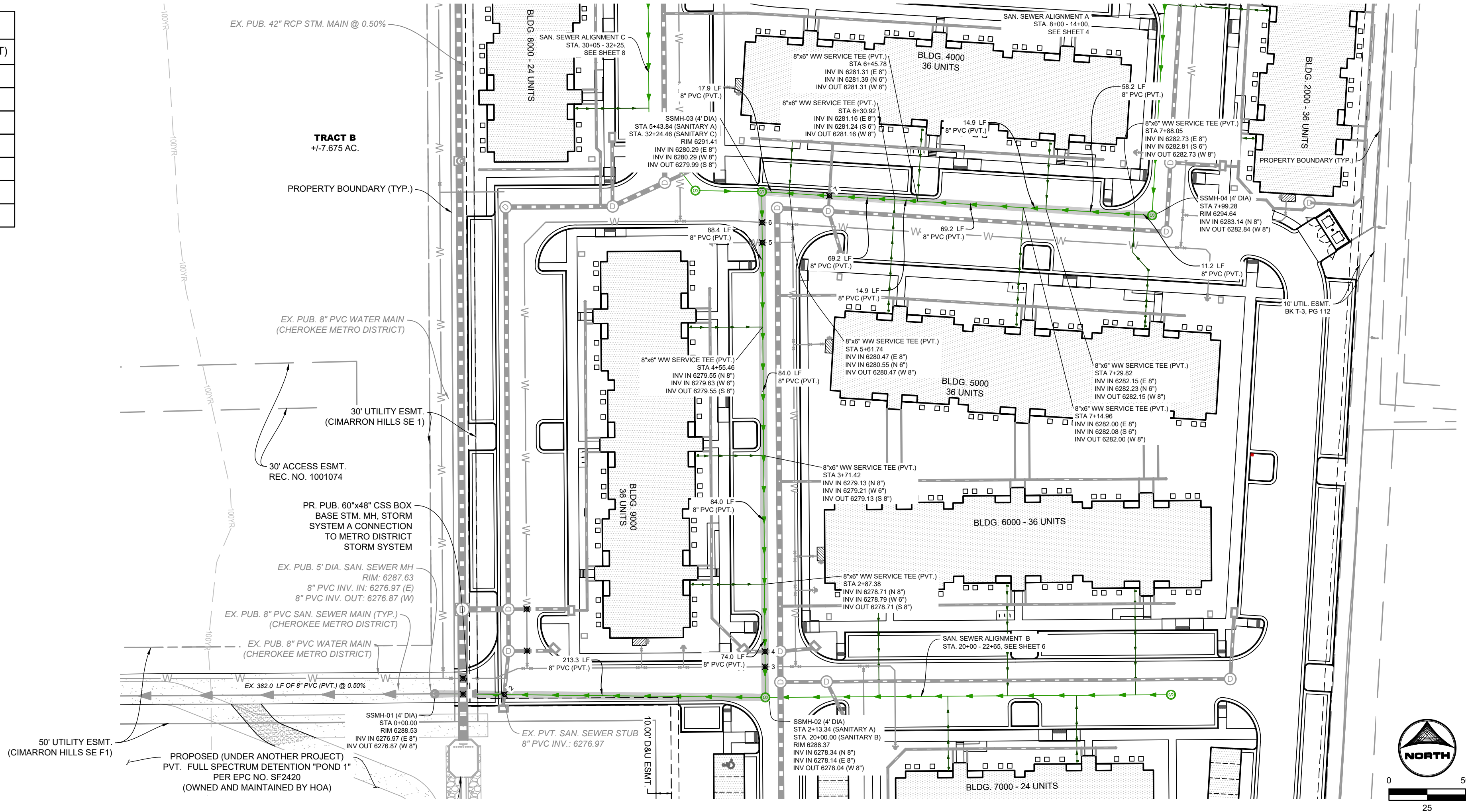
SHEET
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1

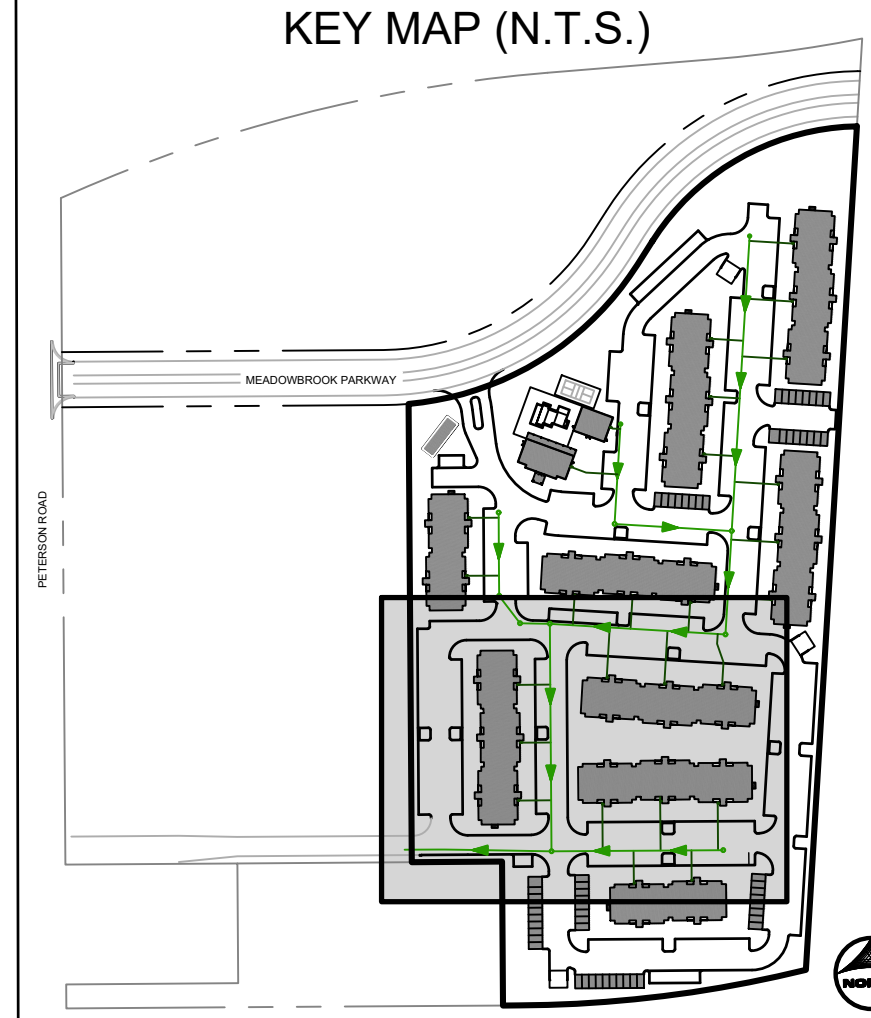
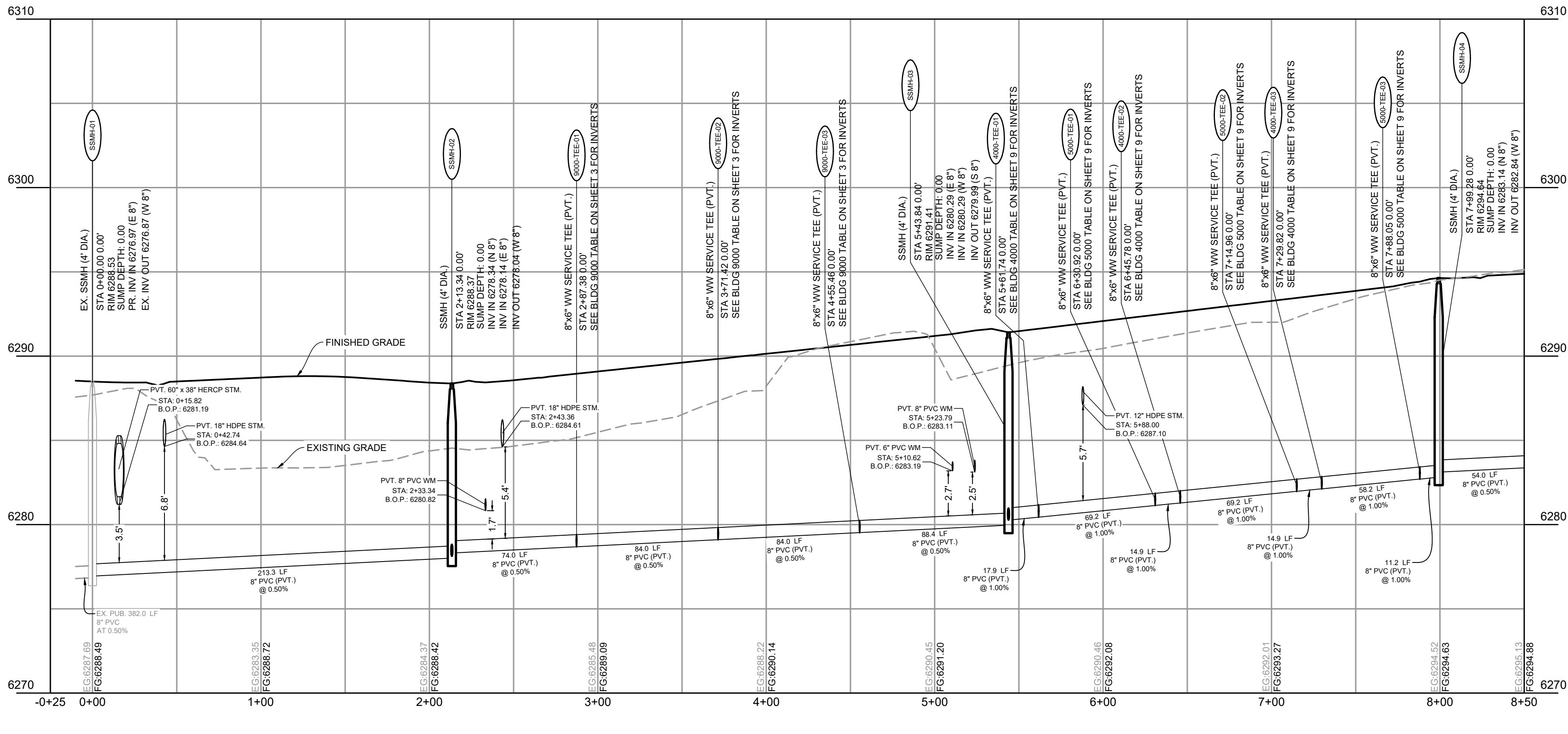
HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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)
	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



PRIVATE SANITARY SEWER MAIN A
(STA. 0+00 - 8+00)



- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
 - ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 - ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
 - 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 8" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
 - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 - ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
 - TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
 - SANITARY SEWER AND STORM SEWER MANHOLE STRUCTURE SIZES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
 - UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

NO.	DATE	BY	REVISION DESCRIPTION

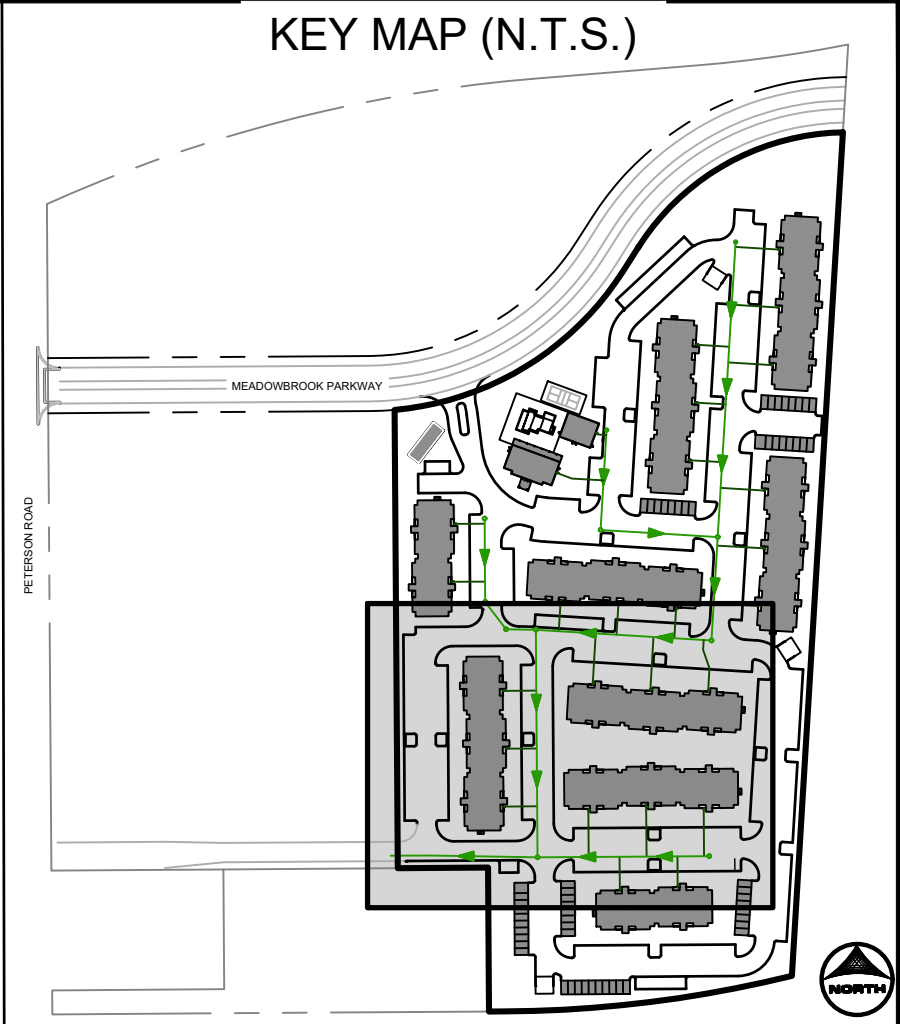
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (NE)
9000-CO-01	SANITARY A STA. ±287.38 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. ±287.38 O/S: -48.79 L	BLDG. 9000 - VW SERVICE #1 9000-PIPE-1.2 INV OUT (E) = 6279.81	N 1368483.359 E 3229282.508
9000-TEE-01	SANITARY A STA. ±287.38 O/S: 0.00'	8"Ø" VW SERVICE TEE (PVT.) SSWR PIPE-02e INV IN (N) = 6278.71 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. ±371.42 O/S: -42.86 L	6" CLEANOUT 9000-PIPE-2.2 INV IN (W) = 6280.11 9000-PIPE-2.1 INV OUT (E) = 6280.11	N 1368567.439 E 3229287.81
9000-SERV-02	SANITARY A STA. ±371.42 O/S: -44.79 L	BLDG. 9000 - VW SERVICE #2 9000-PIPE-2.1 INV OUT (E) = 6280.15	N 1368567.426 E 3229285.940
9000-TEE-02	SANITARY A STA. ±371.42 O/S: 0.00'	8"Ø" VW SERVICE TEE (PVT.) SSWR PIPE-02e INV IN (N) = 6279.13 9000-PIPE-2.1 INV IN (W) = 6279.21 9000-PIPE-2.0 INV OUT (S) = 6279.13	N 1368567.728 E 3229330.731
9000-CO-03	SANITARY A STA. ±455.46 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. ±455.46 O/S: -48.79 L	BLDG. 9000 - VW SERVICE #3 9000-PIPE-3.2 INV OUT (E) = 6280.65	N 1368651.438 E 3229281.972
9000-TEE-03	SANITARY A STA. ±455.46 O/S: 0.00'	8"Ø" VW SERVICE TEE (PVT.) SSWR PIPE-02g INV IN (N) = 6279.55 9000-PIPE-3.1 INV IN (W) = 6279.65 SSWR PIPE-02e INV OUT (S) = 6279.55	N 1368651.768 E 3229330.163

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



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



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER INFRASTRUCTURE WITHIN THE METROPOLITAN DISTRICT RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE ASILES. ALL DOWNSPOUTS ARE 4" DIAMETER OR SMALLER AND CAPABLE OF RECEIVING 100% OF THE RAINFALL. ALL DOWNSPUT SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE ASILES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE STORMWATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN 8" S PVC (C900 DR14)
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 OR 9CTS TO APARTMENT BUILDINGS.
 - 5.4. SEWER SERVICE TO THE CLUBHOUSE AND FITNESS CENTER ARE 8" PVC.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 OR 9CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR14)
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (DR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 8" PVC (DR 26) TO THE APARTMENT BUILDINGS, CLUBHOUSE AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION SHALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION SHALL PER BUILDING.
8. ALL PRIVATE SANITARY SEWER MAINS AND SERVICES ARE TO BE SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
9. UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DRAWINGS
WASTEWATER A.1 SERVICES

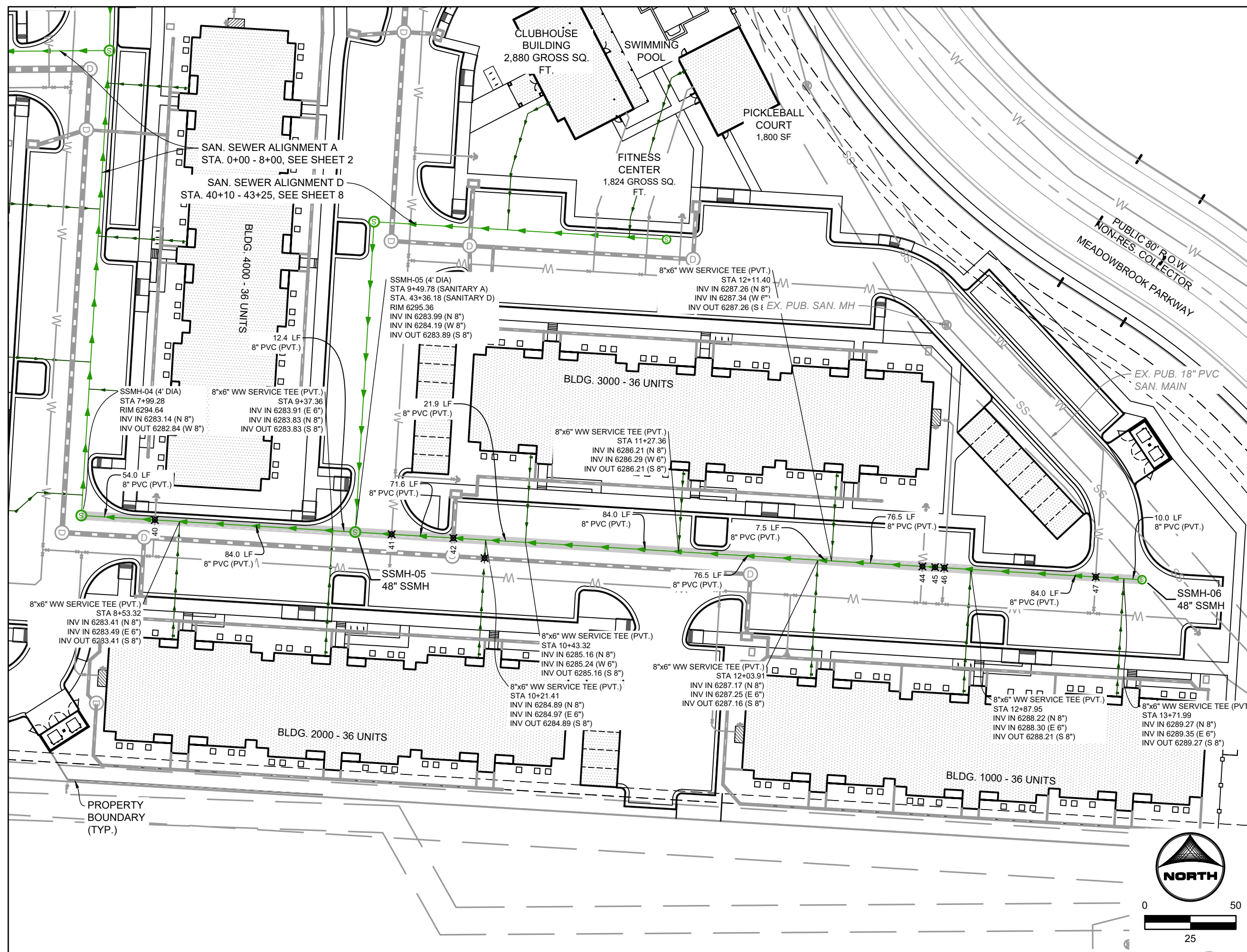
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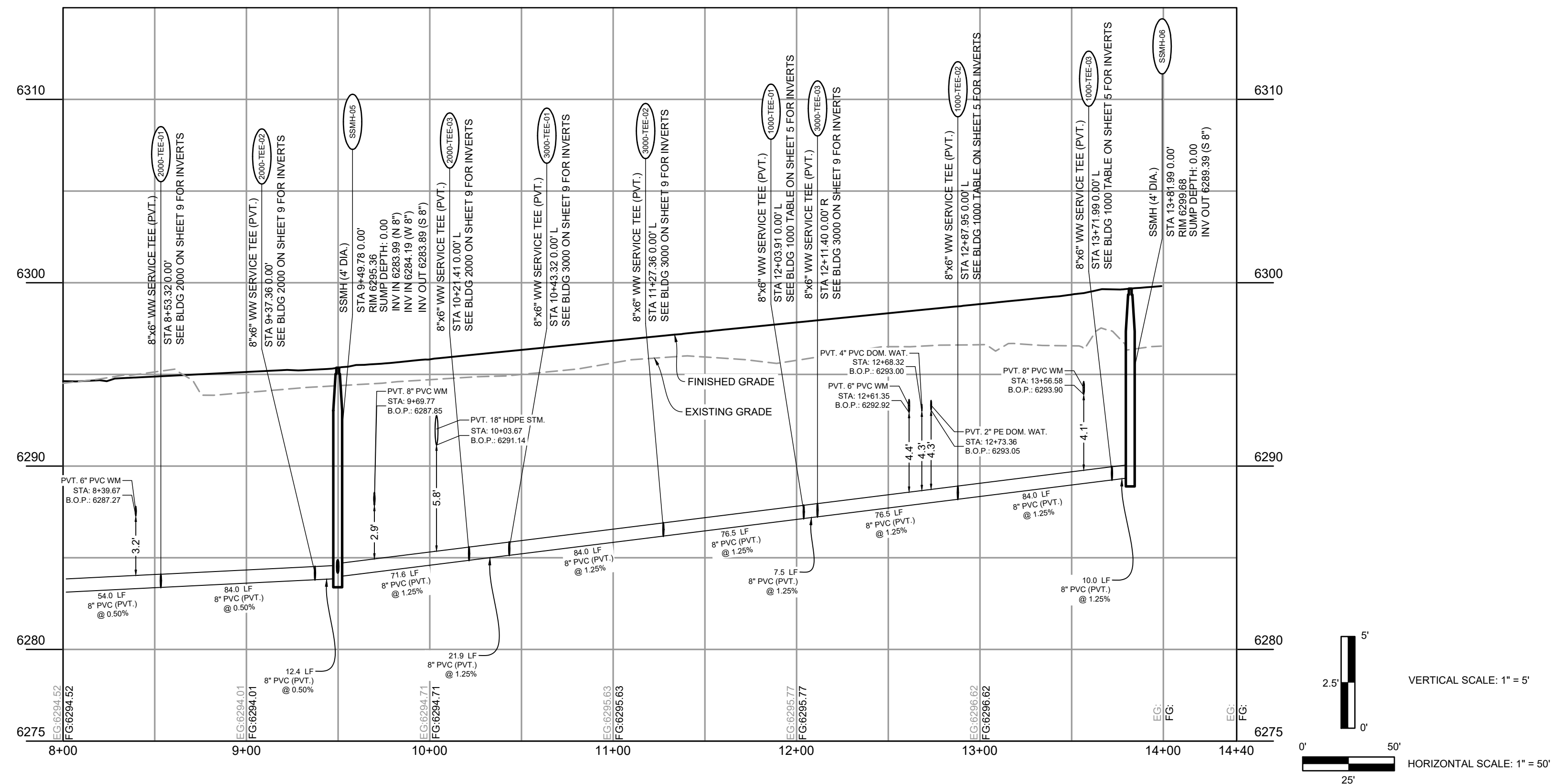
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CROSSINGS TABLE			
POINT #	BOTTOM OF UPPER PIPE	TOP OF BOTTOM PIPE	CLEARANCE (FT)
	6291.29 PR-STORM	6285.70 PR SANITARY	5.59
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
44	6292.92 PR WATER CROSSINGS	6288.57 PR SANITARY	4.35
45	6293.00 PR WATER CROSSINGS	6288.66 PR SANITARY	4.34
46	6293.05 PR WATER CROSSINGS	6288.72 PR SANITARY	4.32
47	6293.90 PR WATER CROSSINGS	6289.77 PR SANITARY	4.13



PRIVATE SANITARY SEWER MAIN A

(STA. 8+00 - 14+40)

**UTILITY NOTES:**

- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER INFRASTRUCTURE WITHIN THE DOWNBOWB PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AS IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL EXISTING SANITARY SEWER MAINS ARE 18" PVC (SDR 26) SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR GREATER. ALL CAPACITIES ARE 100 GPM. ALL EXISTING SANITARY SEWER SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLE.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 18" DIAMETER PVC (SDR 26).
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 Pvc @ 6 CTS TO APARTMENT BUILDINGS AND 1" PE 4710 Pvc @ 6 CTS TO CLUBHOUSE AND FITNESS CENTER.
 - 5.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 8" PVC (C905 SDR 26).
- 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.
- ALL CHARGING STATION SHALL BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION SHALL PER BUILDING.
- ALL POWER AND CABLE TRAYS SHALL BE INSTALLED WITHIN THE CONDUIT SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
- UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

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

CONSTRUCTION DRAWINGS

WASTEWATER A.2 MAIN PLAN & PROFILE

PCD FILE NO. PPR-2013-33

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HILLPOINTE APARTMENTS AT PETERSON

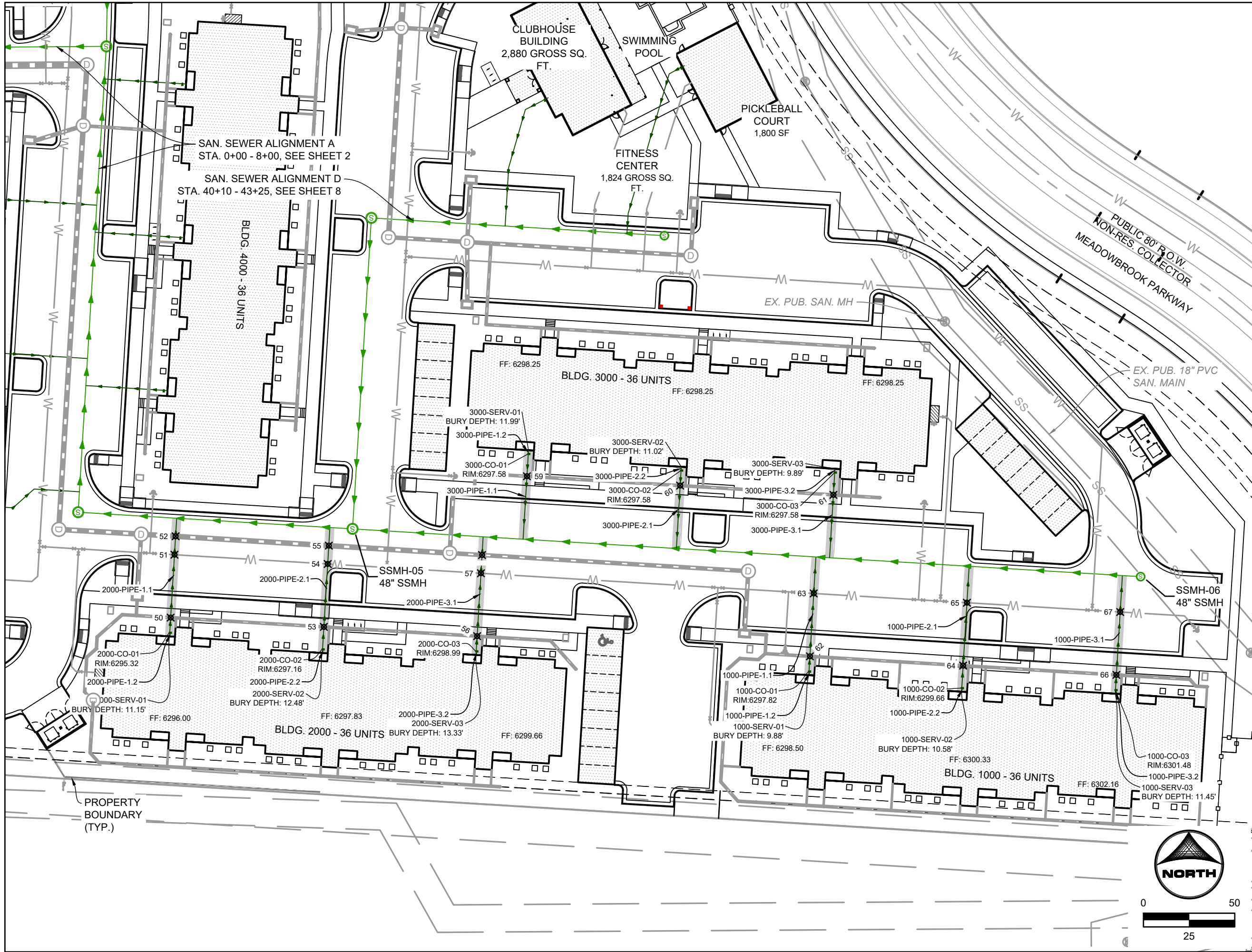
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

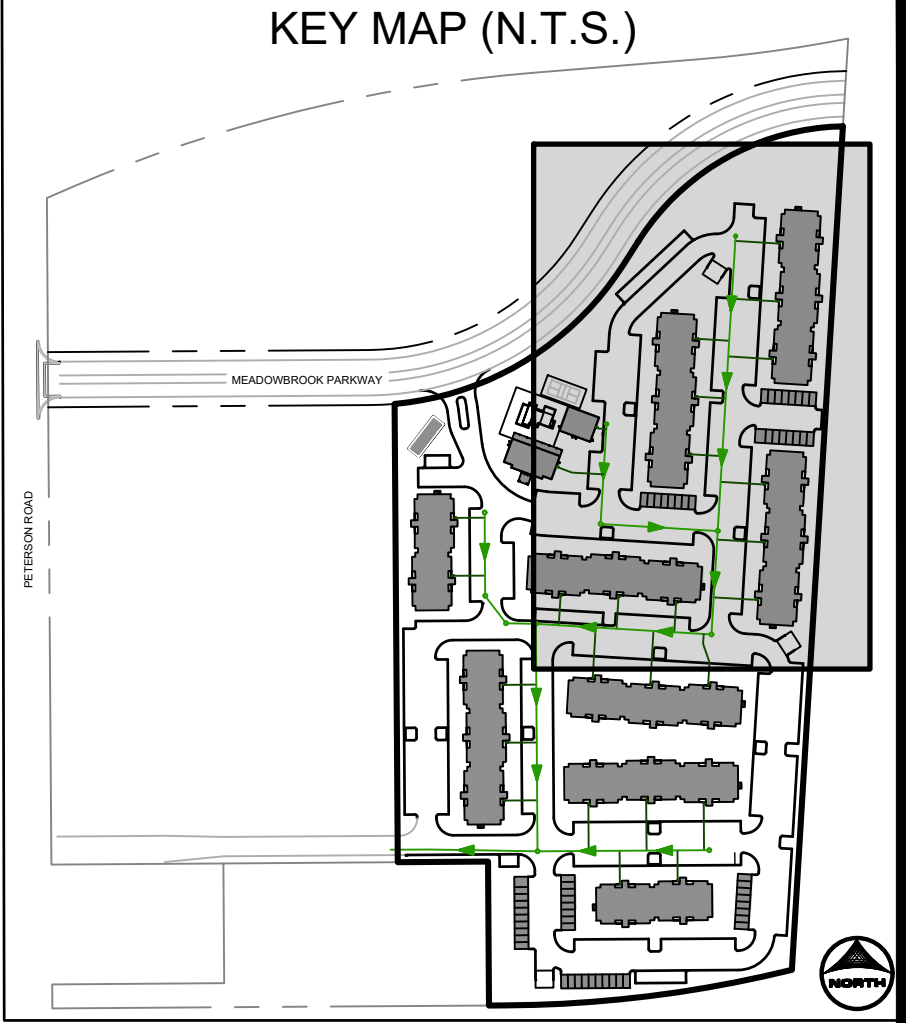
APARTMENT BUILDING 1000 SANITARY SERVICES INFORMATION:

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

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



PRIVATE SANITARY SEWER MAIN A
(STA. 8+00 - 14+40)



UTILITY NOTES:

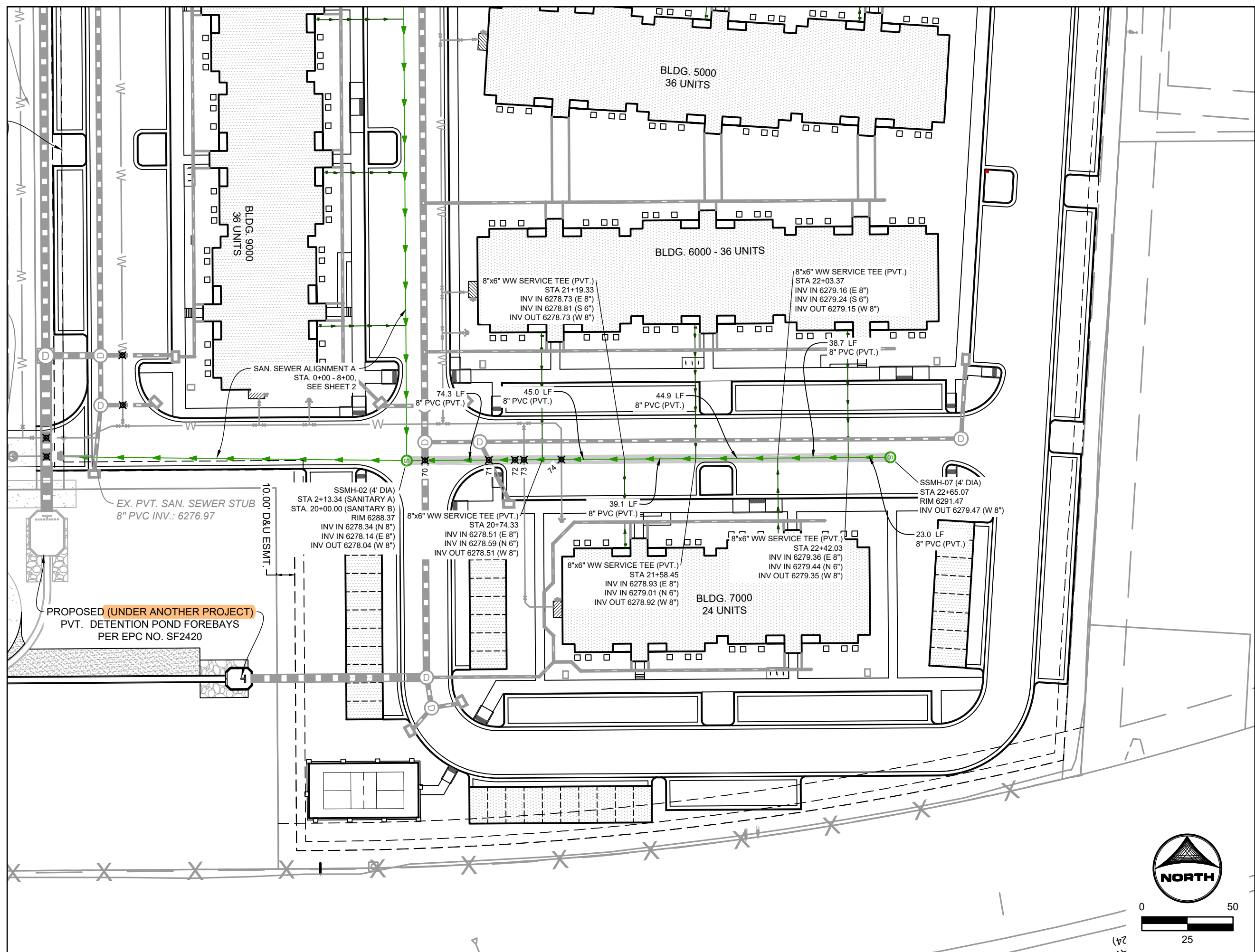
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - WATER MAIN IS 8" PVC (C900 DR-14).
 - FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
- ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
- TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
- SANITARY SEWER AND STORM SEWER MANHOLE STRUCTURE SIZES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
- UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

UTILITY CROSSINGS TABLE			
POINT #	BOTTOM OF UPPER PIPE	TOP OF BOTTOM PIPE	CLEARANCE (FT)
	6281.25 PR-STORM	6276.79 PR WATER CROSSINGS	4.45
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

NO.	DATE	BY	REVISION DESCRIPTION

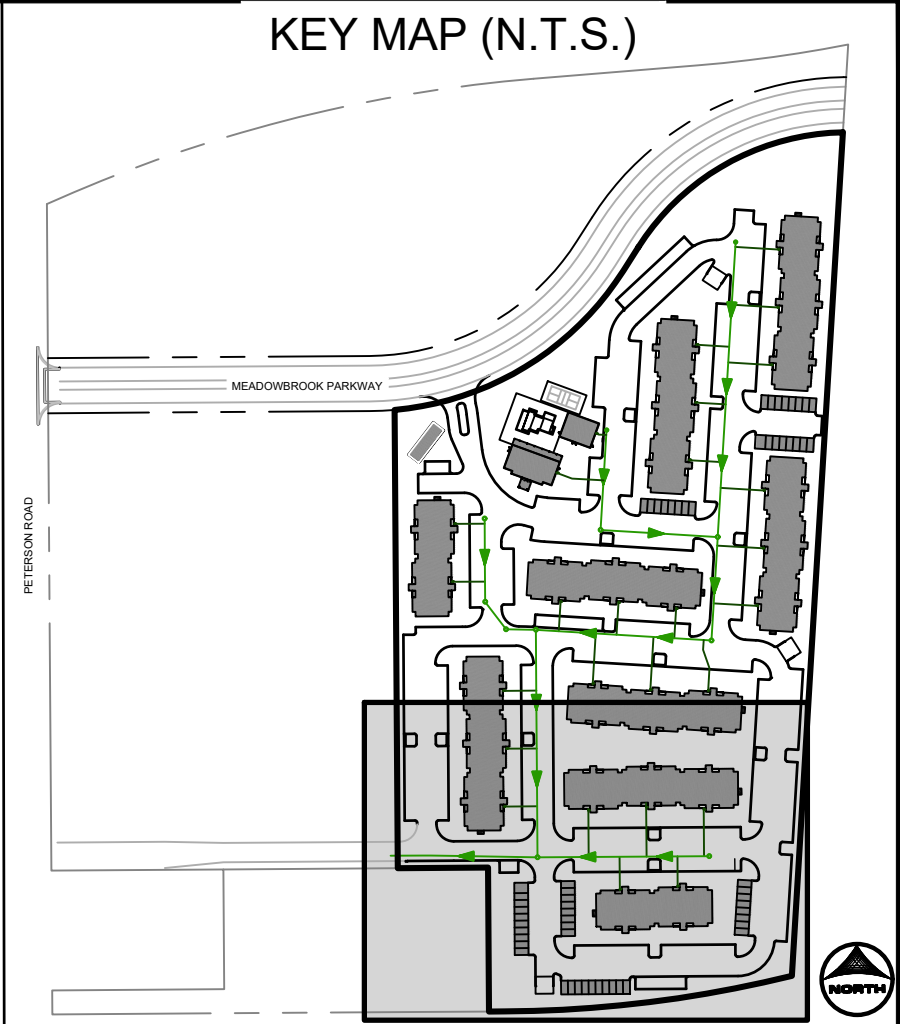
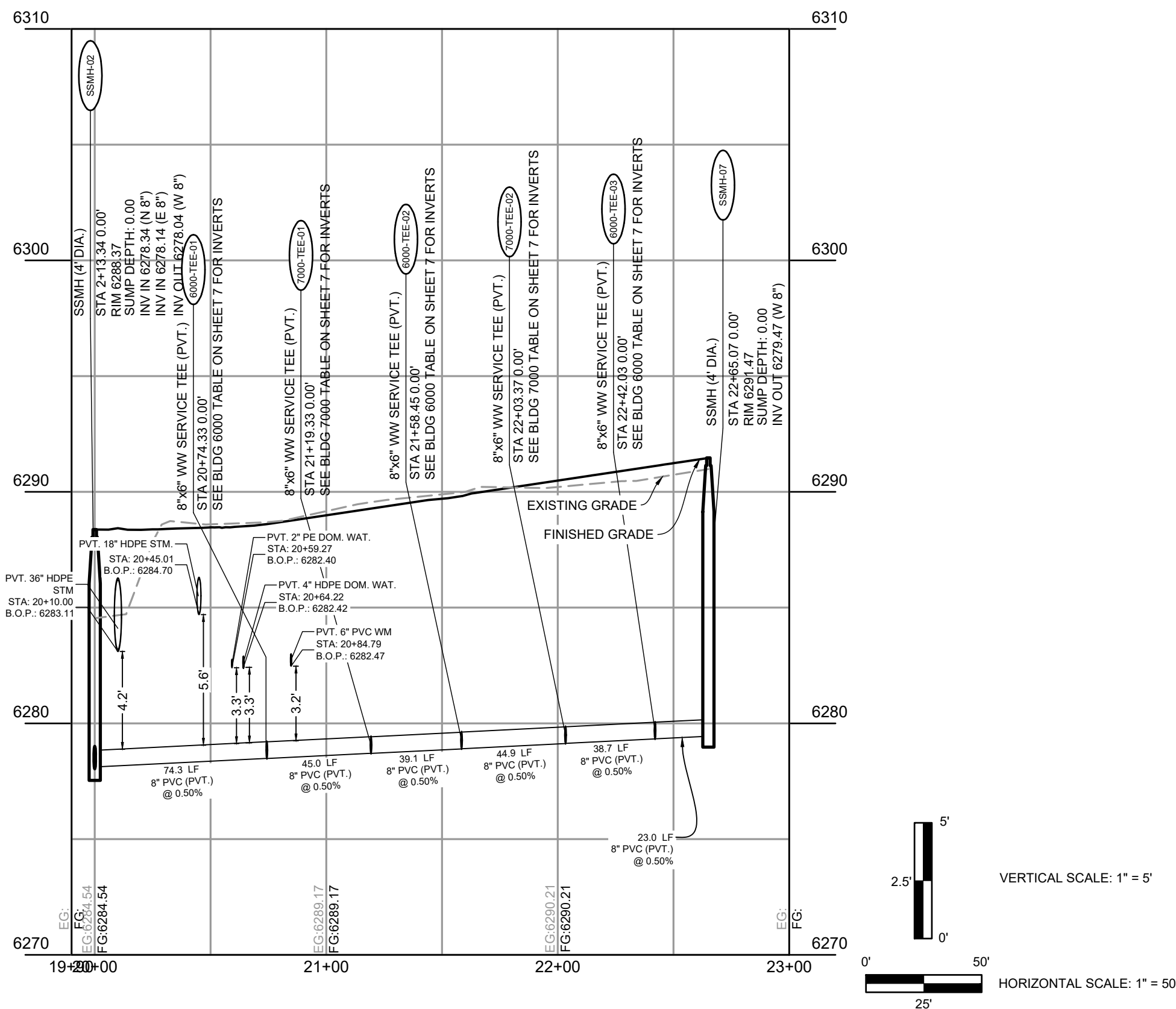
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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	6282.40 PR WATER CROSSINGS	6279.13 PR SANITARY	3.27
73	6282.37 PR WATER CROSSINGS	6279.15 PR SANITARY	3.21
74	6282.47 PR WATER CROSSINGS	6279.25 PR SANITARY	3.21



PRIVATE SANITARY SEWER MAIN B

(STA. 20+00 - 22+75)

**UTILITY NOTES:**

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER INFRASTRUCTURE ALONG THE SLOWBROW PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL DOWNPOUNTS ARE TO BE CONNECTED TO THE SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE ASILES. ALL DOWNPOUNTS ARE 4" DIAMETER OR SMALLER THAT CAPABLE OF HANDLING 100 YEAR RAINFALL.
5. ALL PRIVATE STORM SEWER SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE ASILES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
6. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAINS ARE 18" DIA.
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PV 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PVC 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE ARE 2" PVC 4710 SDR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PVC 4710 SDR 9 CTS.
 - 5.6. 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. ALL CHARGING STATIONS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION SHALL PER BUILDING.
9. ALL UTILITY LOCATIONS AND DEPTHS ARE TO BE DETERMINED BY THE OWNER. THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
10. UTILITY CONDUITS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DRAWINGS

WASTEWATER B MAIN PLAN & PROFILE

PCD FILE NO. PPR-26433

SHEET
SAN

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

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
6000-CO-01	SANITARY B STA. 20+74.33 O/S: -87.87 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 3229405.66
6000-SERV-01	SANITARY B STA. 20+74.33 O/S: -89.87 L	BLDG. 6000- VVV 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"6" 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- VVV SERVICE #2 6000-PIPE-2.2 INV OUT (S) = 6280.56	N 1368484.593 E 3229489.764
6000-TEE-02	SANITARY B STA. 21+58.45 O/S: 0.00'	8"6" WW SERVICE TEE (PVT.) SSWR PIPE-06g INV IN (E) = 6278.93 6000-PIPE-2.1 INV IN (N) = 6279.01 SSWR PIPE-06b INV OUT (W) = 6278.92	N 1368490.721 E 3229480.126
6000-CO-03	SANITARY B STA. 22+42.03 O/S: -87.87 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: -89.87 L	BLDG. 6000- VVV 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"6" 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 1368481.1286 E 3229573.826

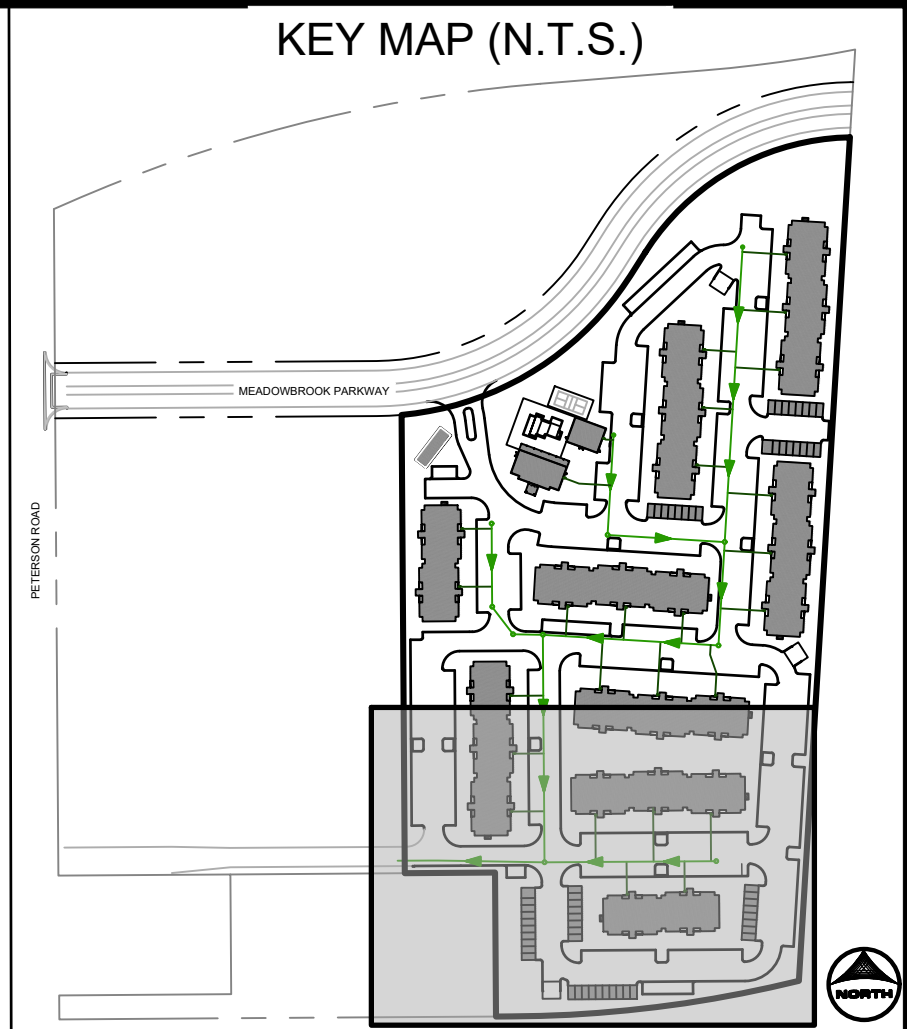
NAME	SIZE	LENGTH	SLOPE	MATERIAL
6000-PIPE-1.1	6"	67.87'	2.10%	PVC SDR-26
6000-PIPE-1.2	6"	2.00'	2.10%	PVC SDR-26
6000-PIPE-2.1	6"	71.87'	2.10%	PVC SDR-26
6000-PIPE-2.2	6"	2.00'	2.10%	PVC SDR-26
6000-PIPE-3.1	6"	67.87'	2.10%	PVC SDR-26
6000-PIPE-3.2	6"	2.00'	2.10%	PVC SDR-26



SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
7000-TEE-01	SANITARY B STA 21+10.33 O/S: 0.00'	6"Ø W/V SERVICE TEE (PVT.) SSWR PIPE-06e INV IN (E) = 6279.73 1" INV IN (N) = 6278.81 SSWR PIPE-06c INV OUT (W) = 6278.73	N 1368410.456 E 3229451.122
7000-CO-01	SANITARY B STA 21+10.33 O/S: 46.80 R	6"Ø CLEANOUT 7000-PIPE-1.2 INV IN (S) = 6279.79 1" INV OUT (N) = 6279.79	N 1368363.661 E 3229451.440
7000-SERV-01	SANITARY B STA 21+10.33 O/S: 48.79 R	BLDG. 7000 - W/V SERVICE #1 7000-PIPE-1.2 INV OUT (N) = 6279.83	N 1368361.665 E 3229451.444
7000-TEE-02	SANITARY B STA 22+03.37 O/S: 0.00'	6"Ø W/V SERVICE TEE (PVT.) SSWR PIPE-06b INV IN (E) = 6279.18 7000-PIPE-2.1 INV IN (S) = 6279.24 SSWR PIPE-06g INV OUT (W) = 6279.15	N 1368411.1024 E 3229535.1624
7000-CO-02	SANITARY B STA 22+03.37 O/S: 46.80 R	6"Ø CLEANOUT 7000-PIPE-2.2 INV IN (S) = 6280.14 1" INV OUT (N) = 6280.14	N 1368366.229 E 3229535.453
7000-SERV-02	SANITARY B STA 22+03.37 O/S: 44.79 R	BLDG. 7000 - W/V SERVICE #2 7000-PIPE-2.2 INV OUT (N) = 6280.18	N 1368366.234 E 3229535.467

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

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



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER INFRASTRUCTURE WITHIN THE METROPOLITAN PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE ALLEYS. ALL DOWNSPOUTS ARE 4" DIAMETER OR SMALLER AND CAPABLE OF RECEIVING 100% OF THE RAINFALL. ALL DOWNSPUT SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE ALLEYS OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE STORMWATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN 8" S PVC (C900 DR14)
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 OR 9CTS TO APARTMENT BUILDINGS.
 - 5.4. SEWER SERVICE TO THE CLUBHOUSE AND FITNESS CENTER ARE 8" PVC.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 OR 9CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR14)
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (DR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 8" PVC (DR 26) TO THE APARTMENT BUILDINGS, CLUBHOUSE AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
8. ALL PRIVATE SANITARY SEWER MAIN AND SERVICES ARE TO BE SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
9. UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

NO.	DATE	BY	REVISION DESCRIPTION



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

CONSTRUCTION DRAWINGS
WASTEWATER B SERVICES

PCD FILE NO. PPR-2013-33

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HILLPOINTE APARTMENTS AT PETERSON

CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

APARTMENT BUILDING 8000 SANITARY SERVICES INFORMATION:

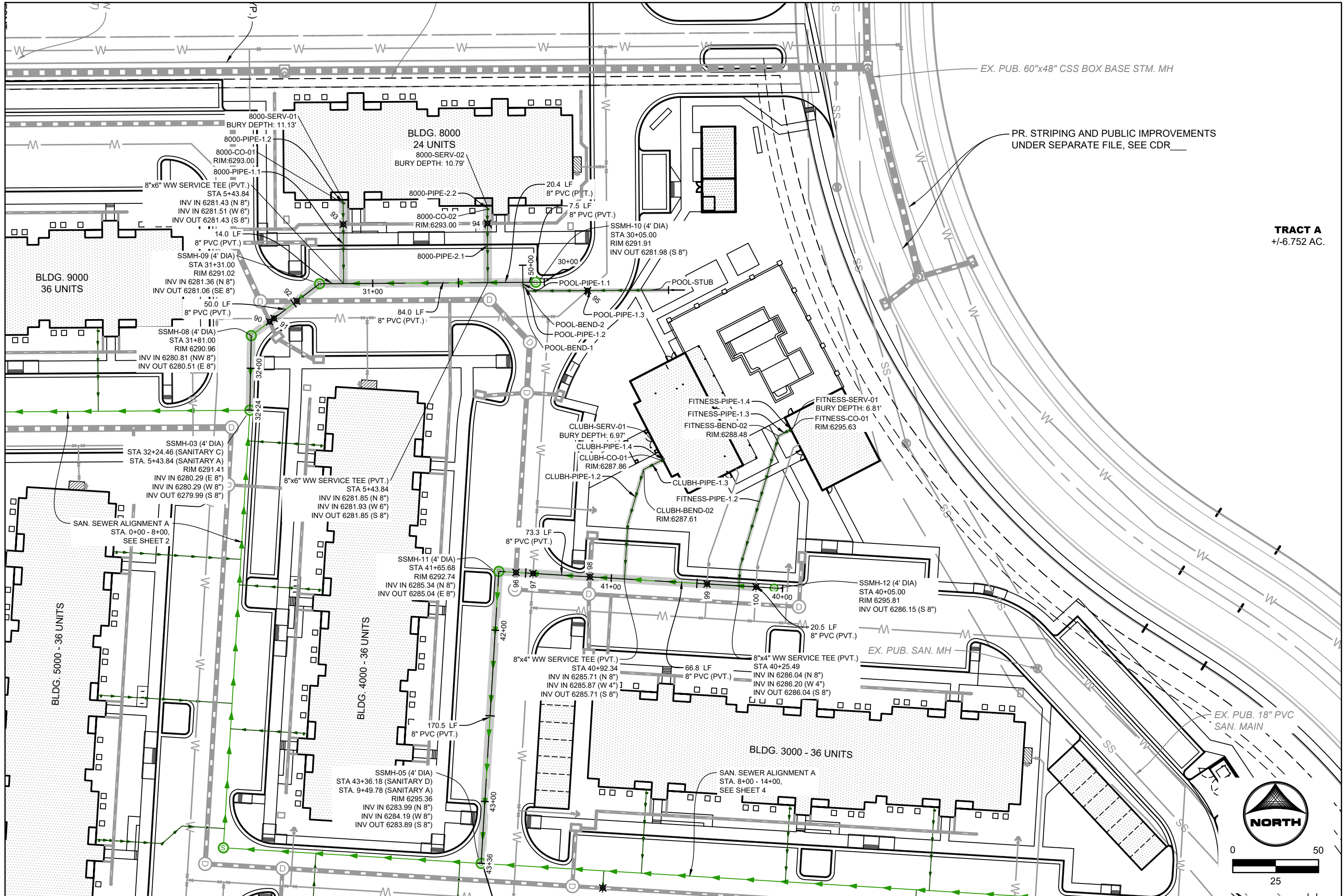
SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
8000-TEE-01	SANITARY A STA. 5+43.84 O/S: -91.83' L	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-09c INV IN (N) = 6281.43 8000-PIPE-1.1 INV IN (W) = 6281.51 SSWR PIPE-09a INV OUT (S) = 6281.43	N:1368794.769 E:3229255.750
8000-CO-01	SANITARY A STA. 5+43.84 O/S: -132.27' L	6" CLEANOUT 8000-PIPE-1.2 INV IN (W) = 6282.49 8000-PIPE-1.1 INV OUT (E) = 6282.49	N:1368794.452 E: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:3229208.960
8000-TEE-02	SANITARY A STA. 5+43.84 O/S: -157.30' 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:13688974.120 E:3229259.592

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

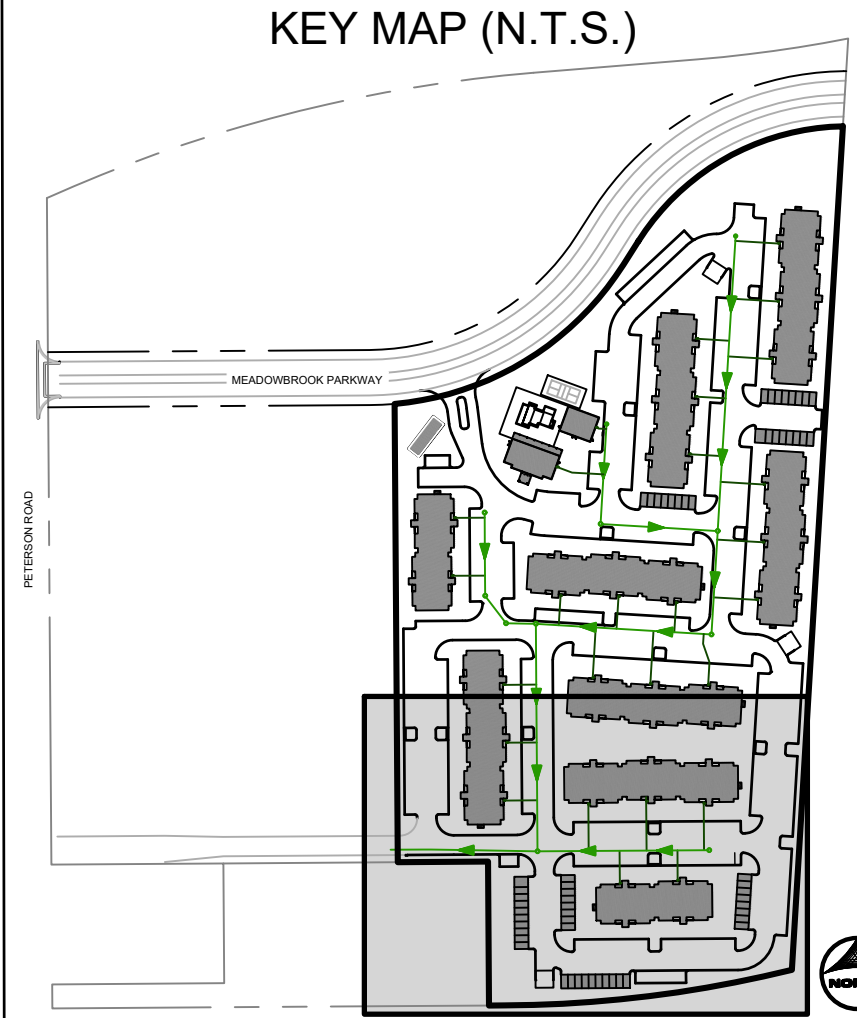
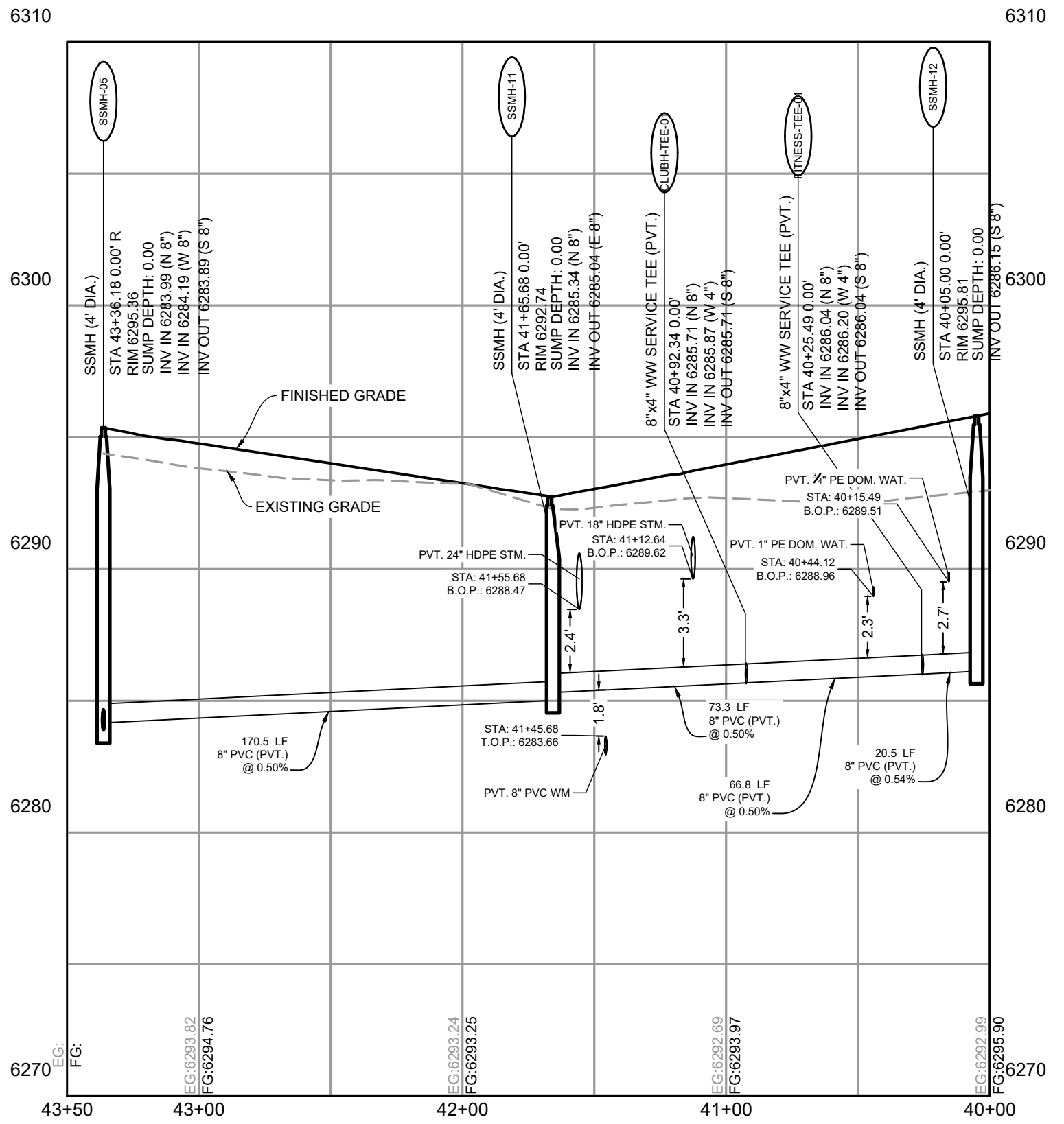
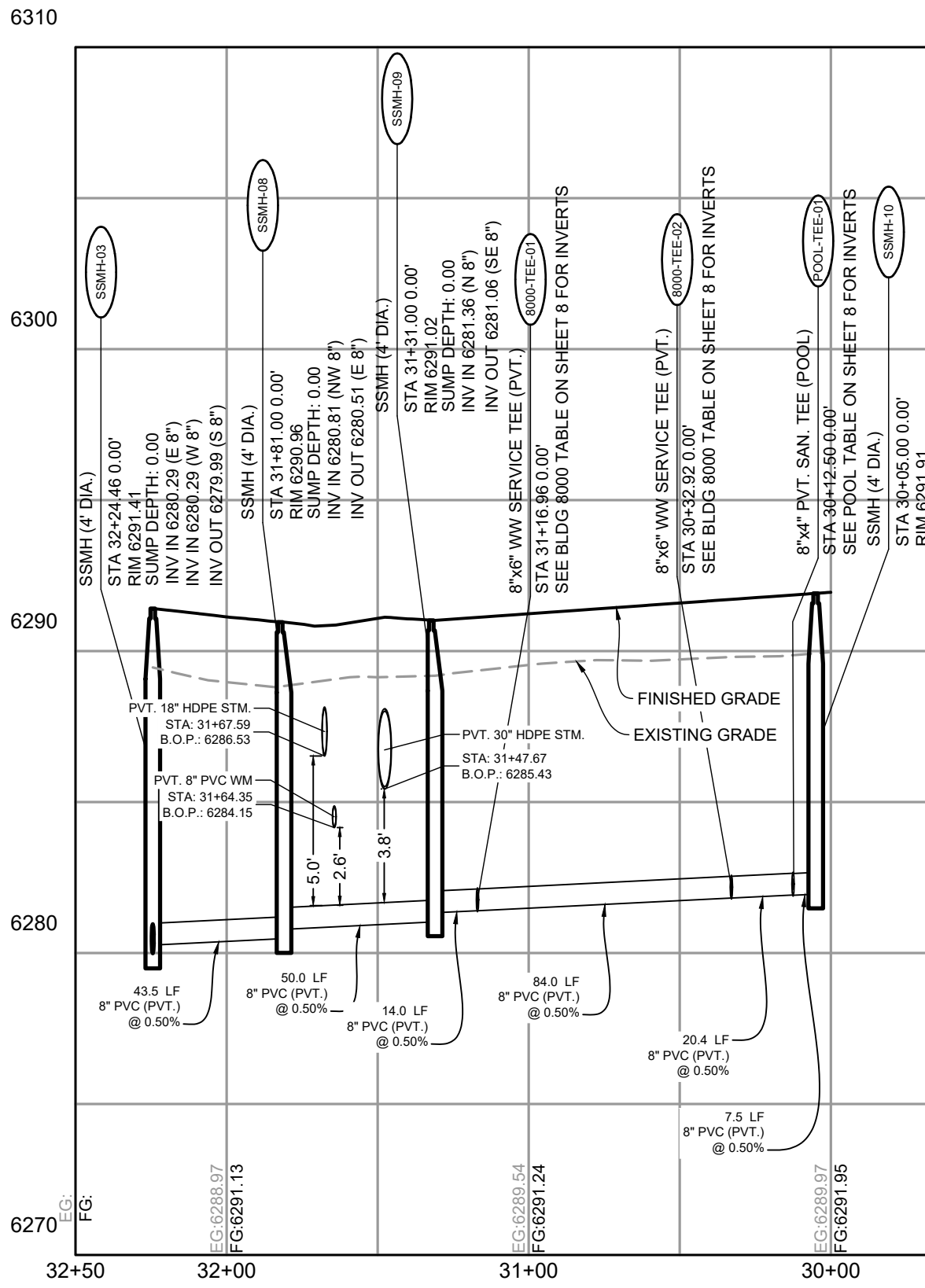


PRIVATE SANITARY SEWER MAIN C

(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 WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
8. SANITARY SEWER AND STORM SEWER MANHOLE STRUCTURE SIZES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
9. UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

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

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:3229567.811
2000-CO-01	SANITARY A STA. 8+53.32 O/S: 62.79' R	6" CLEANOUT 2000-PIPE-1.2 INV IN (E) = 6284.81 2000-PIPE-1.1 INV OUT (W) = 6284.81	N:1368774.832 E:3229650.488
2000-SERV-01	SANITARY A STA. 8+53.32 O/S: 64.79' R	BLDG. 2000 - WW SERVICE #1 2000-PIPE-1.2 INV OUT (W) = 6284.85	N:1368774.711 E:3229652.484
2000-TEE-02	SANITARY A STA. 9+37.36 O/S: 0.00'	8"x6" WW SERVICE TEE (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:3229562.894
2000-CO-02	SANITARY A STA. 9+37.36 O/S: 66.79' R	6" CLEANOUT 2000-PIPE-2.2 INV IN (E) = 6285.31 2000-PIPE-2.1 INV OUT (W) = 6285.31	N:1368858.478 E:3229659.564
2000-SERV-02	SANITARY A STA. 9+37.36 O/S: 68.79' R	BLDG. 2000 - WW SERVICE #2 2000-PIPE-2.2 INV OUT (W) = 6285.35	N:1368868.357 E:3229661.560
2000-TEE-03	SANITARY A STA. 10+21.41 O/S: 0.00' L	8"x6" WW SERVICE TEE (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-05h 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 (E) = 6280.47 4000-PIPE-1.1 INV IN (N) = 6280.55 SSWR PIPE-03a INV OUT (W) = 6280.47	N:1368739.055 E:3229347.436
4000-CO-02	SANITARY A STA. 6+45.78 O/S: -46.79' L	6" CLEANOUT 4000-PIPE-3.4 INV IN (N) = 6282.37 4000-PIPE-2.1 INV OUT (S) = 6282.37	N:1368780.673 E:3229434.154
4000-SERV-02	SANITARY A STA. 6+45.78 O/S: -48.79' L	BLDG. 4000 - WW SERVICE #2 4000-PIPE-3.4 INV OUT (S) = 6282.41	N:1368782.669 E:3229434.274
4000-TEE-02	SANITARY A STA. 6+45.78 O/S: 0.00'	8"x6" WW SERVICE TEE (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 (N) = 6282.00 5000-PIPE-2.1 INV IN (S) = 6282.08 SSWR PIPE-03g INV OUT (W) = 6282.00	N:1368729.787 E:3229500.377
5000-CO-02	SANITARY A STA. 7+14.96 O/S: 76.45' R	6" CLEANOUT 5000-PIPE-2.2 INV IN (S) = 6283.69 5000-PIPE-2.1 INV OUT (N) = 6283.69	N:1368653.476 E:3229495.752
5000-SERV-02	SANITARY A STA. 7+14.96 O/S: 78.45' R	BLDG. 5000 - WW SERVICE #2 5000-PIPE-2.2 INV OUT (N) = 6283.73	N:1368651.480 E:3229495.631
5000-TEE-03	SANITARY A STA. 7+88.05 O/S: 0.00'	8"x6" WW SERVICE TEE (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:3229356.674
CLUBH-BEND-02	SANITARY D STA. 40+85.12 O/S: 64.28' R	4"x45" HORIZ. BEND CLUBH-PIPE-1.3 INV IN (NW) = 6287.24 CLUBH-PIPE-1.2 INV OUT (E) = 6287.24	N:1368969.519 E:3229364.165
CLUBH-TEE-01	SANITARY D STA. 40+92.34 O/S: 0.00'	8"x4" WW SERVICE TEE (PVT.) SSWR PIPE-11b INV IN (N) = 6285.71 CLUBH-PIPE-1.1 INV IN (W) = 6285.67 SSWR PIPE-11a INV OUT (S) = 6285.71	N:1368958.427 E:3229427.891

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

FITNESS CENTER SANITARY SERVICES INFORMATION:

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

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

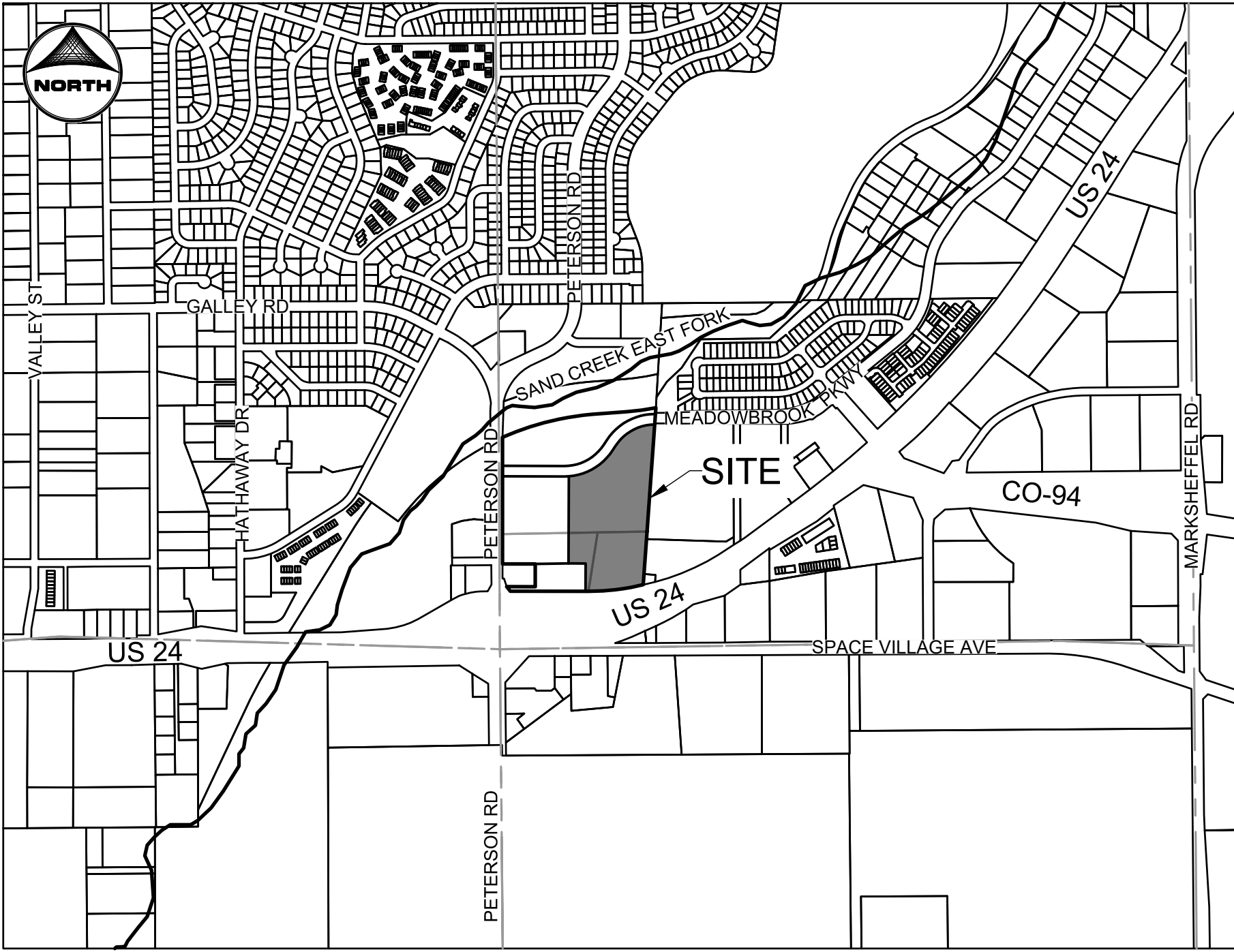
CONSTRUCTION DRAWINGS
WASTEWATER SERVICES TABLES

SHEET
SAN

9

HILLPOINTE APARTMENTS AT PETERSON
WATER CONSTRUCTION DRAWINGS

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



VICINITY MAP

SCALE: 1" = 100'

SHEET INDEX:

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

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

WATER PLAN NOTES

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

GENERAL:

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

WATER PROJECT - SPECIFIC NOTES

- APPLICABLE NOT APPLICABLE
- ☒ ☐ 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.
 - ☒ ☐ 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.
 - ☐ ☒ 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.
 - ☐ ☒ 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)

¹THE MAXIMUM PRESSURE LISTED FOR EACH NODE DEFINES THE MAXIMUM DESIGN WORKING PRESSURE FOR MATERIAL SELECTION IN WATER L.E.S.S. TABLE 2-2. IF THE MAXIMUM DESIGN WORKING PRESSURE IS GREATER THAN 177 PSI, PVC SHALL NOT BE USED.
²BURY DEPTH IS ASSUMED TO BE 9 FEET BELOW THE HYDRANT FLANGE ELEVATION.

FIRE PROTECTION NOTES:

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

LEGEND

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

MISCELLANEOUS

SIGN

BOLLARD

ACCESSIBLE PARKING

PARKING COUNT

10

10

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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.: _____

PROJECT CONTACTS:

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TELE: (719) 203-6639
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

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

Provide county signature block

OWNER/DEVELOPER PLAN APPROVAL

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

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

- ☒ PUBLIC WATER MAIN PROPOSED ☐ PUBLIC WASTEWATER MAIN PROPOSED ☒ PRIVATE WATER SERVICE LINE (<4") AND/OR PRIVATE WASTEWATER SERVICE LINE (<6")
- ☒ PRIVATE WATER MAIN PROPOSED ☐ PRIVATE WASTEWATER MAIN PROPOSED

SIGNED: OWNER/DEVELOPER

DATE: _____

OWNER/DEVELOPER (PRINT NAME)

DBA: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

CHEROKEE METROPLITAN DISTRICT

WATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

NOTICE OF FIRE SERVICE LINE INTEGRITY TEST:

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

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

PRESSURE TEST

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

FLUSH TEST

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

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 6/17/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502477	0" = 1" ADJUST SCALE ACCORDINGLY.
CAD DATE: 6/18/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502477\CAD\DWG\IC\CDs\Utilities - Cherokee Metro District\CD-Water Cover		

NO.	DATE	BY	REVISION DESCRIPTION

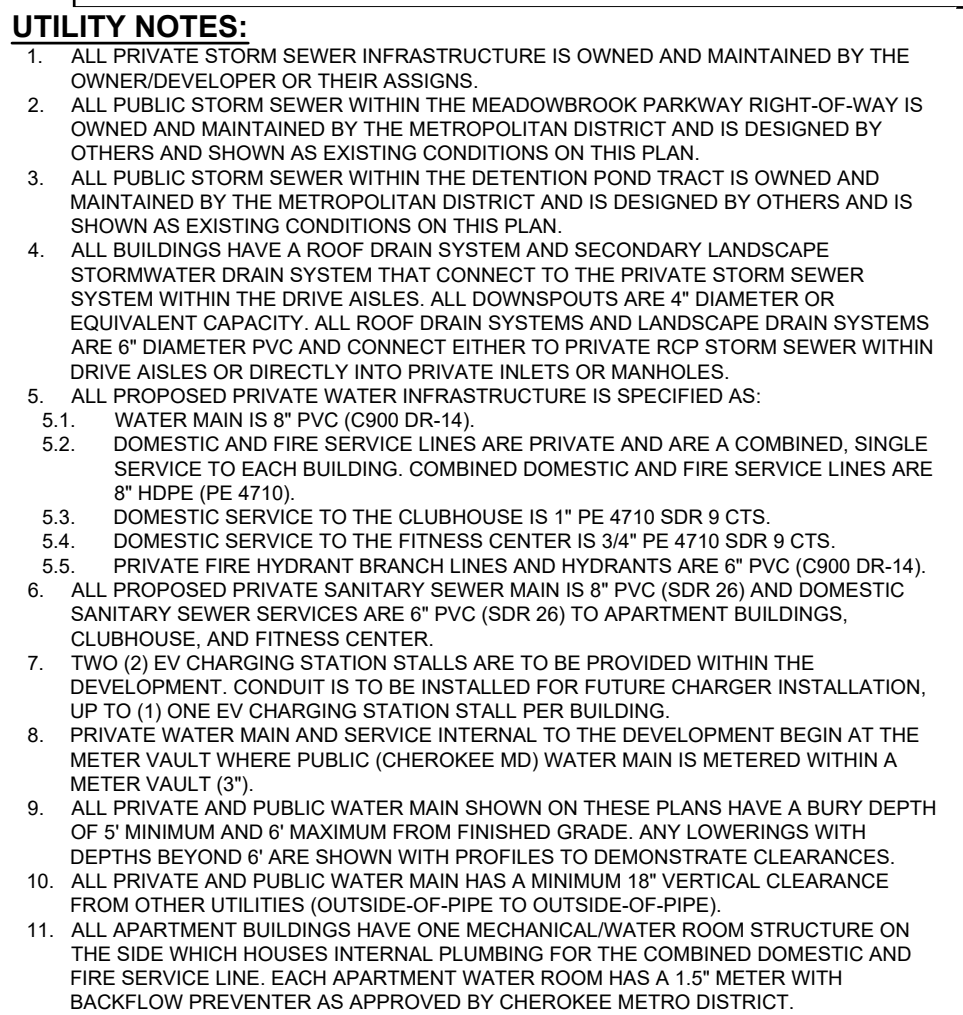
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

CONSTRUCTION DRAWINGS
WATER COVER

SHEET
CV

1



<u>WATER ALIGNMENT 7</u> ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L18	253.28	N89°30'42.28"E	(3229170.17, 1368428.56)	(3229423.45, 1368430.27)
L19	16.47	N87°00'43.81"E	(3229154.59, 1368422.15)	(3229170.17, 1368428.56)
L20	28.28	N87°00'50.75"E	(3229128.71, 1368422.15)	(3229154.59, 1368422.15)

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.)

UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
3. ALL PUBLIC STORM SEWER WITHIN THE DETENTION POND TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
4. ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (C900 DR-14).
 - 5.2. DOMESTIC AND FIRE SERVICE LINES ARE PRIVATE AND ARE A COMBINED, SINGLE SERVICE TO EACH BUILDING. COMBINED DOMESTIC AND FIRE SERVICE LINES ARE 8" HDPE (PE 4710).
 - 5.3. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
 - 5.4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
 - 5.5. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
 6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
 7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
 8. PRIVATE WATER MAIN AND SERVICE INTERNAL TO THE DEVELOPMENT BEGIN AT THE METER VAULT WHERE PUBLIC (CHEROKEE MD) WATER MAIN IS METERED WITHIN A METER VAULT (3').
 9. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
 10. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
 11. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE COMBINED DOMESTIC AND FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.

WATER ALIGNMENT 1

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L1	20.60	S44°35'02.11"W	(3228656.73, 1369343.94)	(3229641.28, 1369330.31)
L2	632.95	S3°28'03.42"W	(3228641.28, 1369330.31)	(3229602.96, 1368898.52)

WATER ALIGNMENT 2

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L3	340.50	N86°31'56.81"W	(3229618.81, 1368913.36)	(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	N89°31'32.13"W	(3229643.20, 1369279.43)	(3229549.14, 1369285.14)
L6	118.12	S44°56'17.98"W	(3229549.14, 1369285.14)	(3229462.54, 1369204.49)
L7	306.06	S3°28'03.76"W	(3229462.54, 1369204.49)	(3229444.33, 1368898.98)

WATER ALIGNMENT 4

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L8	34.87	N3°28'03.38"E	(3229602.96, 1368898.52)	(3229622.46, 1368909.35)
L9	4.24	N41°31'56.62"W	(3229622.46, 1368899.35)	(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, 1368705.03)
L13	282.44	S0°23'14.71"E	(3229174.29, 1368705.03)	(3229176.26, 1368422.60)

WATER ALIGNMENT 5

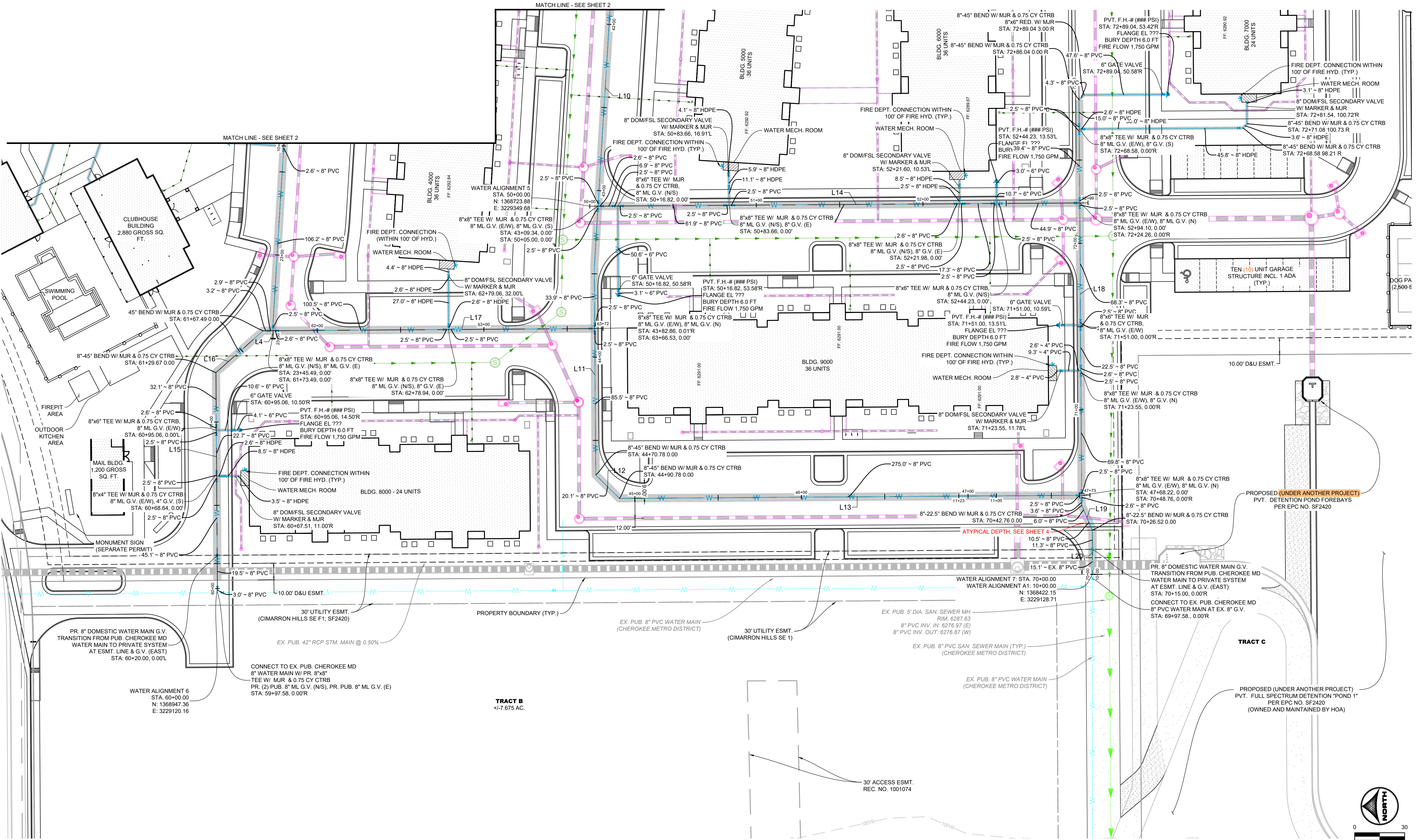
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L14	295.10	S0°23'14.74"E	(3229346.68, 1368723.88)	(3229351.76, 1368424.78)

WATER ALIGNMENT 6

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L15	129.67	N89°36'42.38"E	(3229120.16, 1368947.36)	(3229433.45, 1368430.27)
L16	37.83	S41°31'56.82"E	(3229433.45, 1368430.27)	(3229170.17, 1368438.56)
L17	204.04	S0°23'14.02"E	(3229170.17, 1368438.56)	(3229276.26, 1368715.89)

WATER ALIGNMENT 7

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L18	253.28	N89°36'42.38"E	(3229170.17, 1368438.56)	(3229433.45, 1368430.27)
L19	16.47	N67°06'43.81"E	(3229154.99, 1368432.15)	(3229170.17, 1368438.56)
L20	28.28	N89°36'42.38"E	(3229170.17, 1368438.56)	(3229154.99, 1368432.15)



DRAWN BY: CMD JOB DATE: 6/17/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 2502477 OFFICIAL DRAWINGS.
CAD DATE: 6/18/2026 IF NOT ONE INCH,
CAD FILE: J:\2025\2502477\CAD\DWG\CICD\Utilities - Cherokee Metro District\CD-Water Plan ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

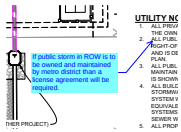
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WATER PLAN II
SHEET
WAT
3

PCD FILE NO. PCD133

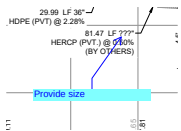
V2_Construction Drawings (PlansProfiles).pdf Markup Summary

Callout (7)



Subject: Callout
Page Label: [2] 02 STORM PLAN & PROFILE I
Author: CDurham
Date: 7/9/2026 9:13:43 AM
Status:
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Layer:
Space:

If public storm in ROW is to be owned and maintained by metro district than a license agreement will be required.



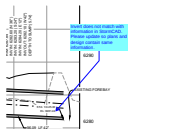
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Author: CDurham
Date: 7/9/2026 10:53:05 AM
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Provide size



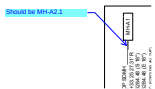
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Author: CDurham
Date: 7/9/2026 11:19:20 AM
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Label Tee-Bldg 6



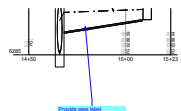
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Invert does not match with information in StormCAD. Please update so plans and design contain same information.



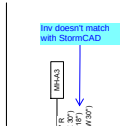
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Author: CDurham
Date: 7/9/2026 12:29:06 PM
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Should be MH-A2.1



Subject: Callout
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Author: CDurham
Date: 7/9/2026 12:31:12 PM
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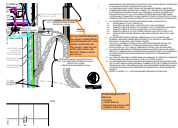
Provide pipe label



Subject: Callout
Page Label: [4] 04 STORM PLAN & PROFILE III
Author: CDurham
Date: 7/9/2026 12:32:53 PM
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Space:

Inv doesn't match with StormCAD

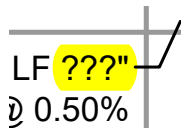
Group (1)



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Author: EPC Stormwater- Zachary
Date: 7/8/2026 10:08:37 AM
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Space:

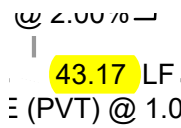
It's my understanding that the eastern forebay/trickle channel/maintenance road will be constructed with this project, while the rest of the pond will be with SF2420. Please confirm and revise.

Highlight (35)



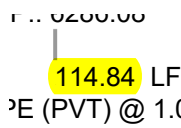
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Author: CDurham
Date: 7/9/2026 10:52:49 AM
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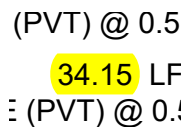
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Author: CDurham
Date: 7/9/2026 10:53:19 AM
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43.17



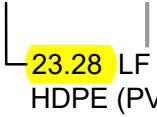
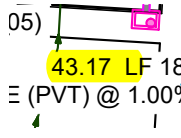
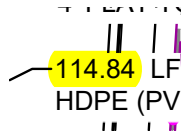
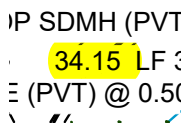
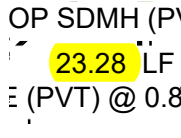
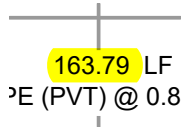
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Author: CDurham
Date: 7/9/2026 10:53:24 AM
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114.84



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Author: CDurham
Date: 7/9/2026 10:53:33 AM
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34.15

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169.22 LF
HDPE (PV1

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Author: CDurham
Date: 7/9/2026 11:03:59 AM
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57.19 LF
HDPE (P'

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Date: 7/9/2026 11:04:10 AM
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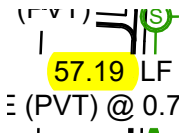
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HDPE (P

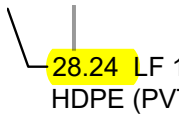
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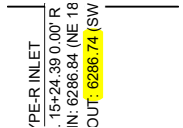
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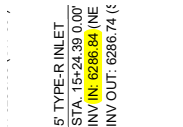
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Author: CDurham
Date: 7/9/2026 12:32:34 PM
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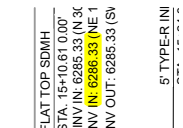
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Author: CDurham
Date: 7/9/2026 12:35:01 PM
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Author: CDurham
Date: 7/9/2026 12:35:47 PM
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27.91 LF
HDPE (PV

Subject: Highlight

Page Label: [5] 05 STORM PLAN & PROFILE IV

Author: CDurham

Date: 7/9/2026 12:48:42 PM

Status:

Color:

Layer:

Space:

27.91

28.91 LF
HDPE (P'

Subject: Highlight

Page Label: [5] 05 STORM PLAN & PROFILE IV

Author: CDurham

Date: 7/9/2026 2:26:14 PM

Status:

Color:

Layer:

Space:

28.91

17.01 LF
HDPE (PV

Subject: Highlight

Page Label: [6] 06 STORM PLAN & PROFILE V

Author: CDurham

Date: 7/9/2026 2:35:32 PM

Status:

Color:

Layer:

Space:

17.01

21.24 LF
HDPE (PV

Subject: Highlight

Page Label: [8] 08 STORM PLAN & PROFILE VII

Author: CDurham

Date: 7/9/2026 2:41:32 PM

Status:

Color:

Layer:

Space:

1.24

23.04 L
: (PVT) @ 1

Subject: Highlight

Page Label: [8] 08 STORM PLAN & PROFILE VII

Author: CDurham

Date: 7/9/2026 2:42:50 PM

Status:

Color:

Layer:

Space:

23.0

5" TYPE-R INLET
STA 12+465.82 (0.00' R
TC 62887.75
INV OUT 6284.84 (E 18")
FLAT TOP SDMH (4" DIA)
STA 12+488.86 (0.00'
R 12+488.86 (0.00'
INV IN 6285.54 (N 38")
INV IN 6284.54 (E 18")
INV IN 6284.54 (W 18")

Subject: Highlight

Page Label: [8] 08 STORM PLAN & PROFILE VII

Author: CDurham

Date: 7/9/2026 2:43:15 PM

Status:

Color:

Layer:

Space:

INV OUT 6284.84

INV OUT 6284.54
FLAT TOP SDMH (4' D
RM: 6288.69
INV IN 6283.54 (N 36'
TO 6284.54 (N 18'
INV IN 6284.54 (N 11'
INV OUT 6283.44 (S 3'
DEPTH TO SUMP (5.2
R' TYPE-R IN FT

Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:43:20 PM
Status:
Color: 
Layer:
Space:

INV IN: 6284.54

FLAT TOP SDMH (4' D
RM: 6288.69
INV IN 6283.54 (N 36'
TO 6284.54 (N 18'
INV IN 6284.54 (N 11'
INV OUT 6283.44 (S 3'
DEPTH TO SUMP (5.2
5' TYPE-R INLET
STA 13+10.00

Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:43:23 PM
Status:
Color: 
Layer:
Space:

INV IN: 6284.54 (

31.17 LF
HDPE (P

Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:44:02 PM
Status:
Color: 
Layer:
Space:

31.17

5' TYPE-R INLET
STA 16+26.04 0.00'
TO 6282.10
INV OUT 6288.16 (N 18'
FINISHED C

Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:44:33 PM
Status:
Color: 
Layer:
Space:

INV OUT 6288.16

SDMH (4' DIA)
RM: 6282.14
INV IN 6287.00 (E 24'
TO 6288.95 (N 12'
INV IN 6288.95 (N 12'
INV OUT 6286.90 (W 1'
DEPTH TO SUMP (5.2
5' TYPE-R INLET

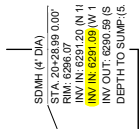
Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:44:38 PM
Status:
Color: 
Layer:
Space:

INV IN: 6287.50 (

32.09 LF
HDPE (P'

Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:45:24 PM
Status:
Color: 
Layer:
Space:

32.09



Subject: Highlight
Page Label: [9] 09 STORM PLAN & PROFILE VIII
Author: CDurham
Date: 7/9/2026 2:46:54 PM
Status:
Color:
Layer:
Space:

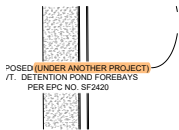
INV IN: 6291.09

SW - Highlight (4)



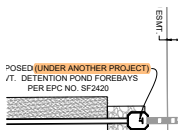
Subject: SW - Highlight
Page Label: [1] 01 STORM COVER & NOTES
Author: EPC Stormwater- Zachary
Date: 7/6/2026 1:48:14 PM
Status:
Color:
Layer:
Space:

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.



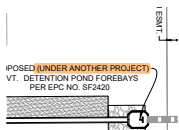
Subject: SW - Highlight
Page Label: [3] 3 WATER PLAN II
Author: EPC Stormwater- Zachary
Date: 7/8/2026 9:19:21 AM
Status:
Color:
Layer:
Space:

(UNDER ANOTHER PROJECT)



Subject: SW - Highlight
Page Label: [7] 7 WASTEWATER B SERVICES
Author: EPC Stormwater- Zachary
Date: 7/8/2026 9:19:53 AM
Status:
Color:
Layer:
Space:

(UNDER ANOTHER PROJECT)



Subject: SW - Highlight
Page Label: [6] 6 WASTEWATER B MAIN PLAN & PROFILE
Author: EPC Stormwater- Zachary
Date: 7/8/2026 9:20:03 AM
Status:
Color:
Layer:
Space:

(UNDER ANOTHER PROJECT)

SW - Textbox with Arrow (1)

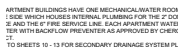


Subject: SW - Textbox with Arrow
Page Label: [1] 01 STORM COVER & NOTES
Author: EPC Stormwater- Zachary
Date: 7/8/2026 9:04:35 AM
Status:
Color: ■
Layer:
Space:

Insert this text below the signature block:

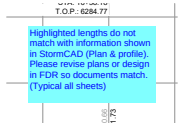
Condition of Approval:
CONSTRUCTION OF ANY IMPERVIOUS
SURFACES (ROADWAYS, SIDEWALKS, ETC)
WITHIN THE
HILLPOINTE APARTMENTS SITE
DEVELOPMENT PLAN SHALL NOT BEGIN
UNTIL POND 1 AND
ACCOMPANYING STORMWATER
INFRASTRUCTURE REQUIRED TO DIRECT
FLOWS FROM HILLPOINTE
APARTMENTS SITE DEVELOPMENT PLAN TO
POND 1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

Text Box (5)



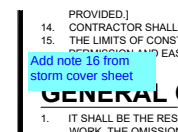
Subject: Text Box
Page Label: [2] 02 STORM PLAN & PROFILE I
Author: CDurham
Date: 7/9/2026 9:14:48 AM
Status:
Color: ■
Layer:
Space:

Add note that for any storm pipe where HGL is outside of the pipe, water tight seals will be required.



Subject: Text Box
Page Label: [2] 02 STORM PLAN & PROFILE I
Author: CDurham
Date: 7/9/2026 10:59:40 AM
Status:
Color: ■
Layer:
Space:

Highlighted lengths do not match with information shown in StormCAD (Plan & profile). Please revise plans or design in FDR so documents match. (Typical all sheets)



Subject: Text Box
Page Label: [1] 1 WASTEWATER COVER
Author: CDurham
Date: 7/9/2026 2:59:37 PM
Status:
Color: ■
Layer:
Space:

Add note 16 from storm cover sheet



Subject: Text Box
Page Label: [1] 1 WASTEWATER COVER
Author: CDurham
Date: 7/9/2026 3:00:11 PM
Status:
Color: ■
Layer:
Space:

Provide county signature block

E: (719) 394-2455
M: BLAINE PERKINS
M: BLAINE.PERKINS@HARRISGREEN.COM

Provide county signature block

WATERCOVERED BY AN ADOPTIVE

Subject: Text Box
Page Label: [1] 1 WATER COVER
Author: CDurham
Date: 7/9/2026 3:01:01 PM
Status:
Color: 
Layer:
Space:

Provide county signature block