

OTTERBY ADELLA 6/19/2026 11:00 AM

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 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.
- 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).
- 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.
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.
- 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

- 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.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 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.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

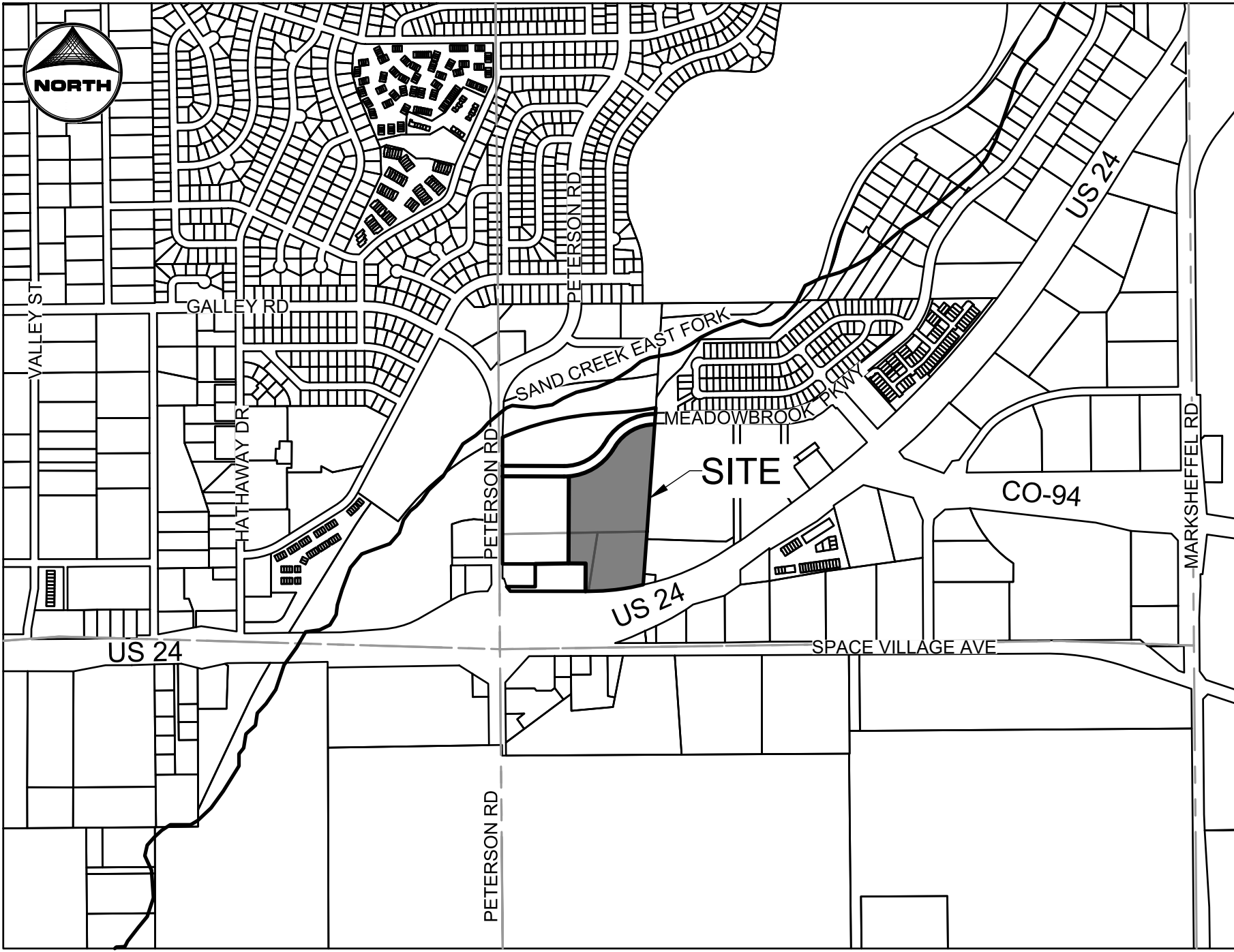
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF ALL EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "10" 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- 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.
- ALL SIGNS SHALL BE ALUMINUM SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 526-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY 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	EL	EAST/EASTING	PC	POINT OF CURVATURE
ADA	THE AMERICANS WITH DISABILITIES ACT	ELEC	ELECTRIC	PCC	POINT OF COMPOUND CURVATURE
ASPH	ASPHALT	EOG	EDGE OF GUTTER	PCR	POINT OF CURB RETURN
ASSY	ASSEMBLY	EOP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ESMT	EASEMENT	PT	POINT OF TANGENCY
BFE	BASE FLOOD ELEVATION	EW	ENDWALL	PRC	PROPOSED
BLDG	BUILDING	EX	EXISTING	PRC	POINT OF REVERSE CURVATURE
BLVD	BOULEVARD	FD	FRENCH DRAIN	PRV	PRESSURE REDUCING VALVE
BM	BENCH MARK	FE	FLANGE ELEVATION	PVT	PRIVATE
BNDY	BOUNDARY	FES	FLARED END SECTION	PUAE	PUBLIC UTILITY AND ACCESS ESMT
BOP	BOTTOM OF POND	FG	FINISHED GRADE	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
BO	BOTTOM OF WALL	FI	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE
CA	CABLE TELEVISION	FW	FEDERAL HIGHWAY ADMINISTRATION	R	RADIUS
CB	CHORD BEARING/CATCH BASIN	FOC	FIBER OPTICS CABLE	REC	RECEPTION
CS	CUBIC FEET PER SECOND	FT	FOOT OR FEET	RCBC	REINFORCED CONCRETE BOX CULVERT
CIP	CAST IRON PIPE	GB	GRADE BREAK	S	SOUTH
CL	CENTER LINE	HDPE	HIGH DENSITY POLYETHYLENE	SHT	SHEET
CM	CORRUGATED METAL PIPE	HC RAMP	HANDICAP RAMP	SQ	SQUARE
COMP	COMPOSITE	HW	HEADWALL	SW	SPILLWAY
CONC	CONCRETE	INV	INVERT	TBC	TOP BACK OF CURB
CONST	CONSTRUCT OR CONSTRUCTION	KM	KILOMETER	TC	TRICKLE CHANNEL
CSP	CORRUGATED STEEL PIPE	L	LENGTH	TOP	TOP OF POND
CSU	COLORADO SPRINGS UTILITIES	LF	LINEAR FEET	TW	TOP OF WALL
CT	COURT	L	LENGTH	TYP	TYPICAL
CTR	CENTER	MIN	MINIMUM	UG	UNDERGROUND
CU	COPPER	MISC	MISCELLANEOUS	VERT	VERTICAL
CY	CUBIC YARD	MAINT	MAINTENANCE	W	WEST
DBL	DOUBLE	MAX	MAXIMUM	WW	WASTEWATER
DEG	DEGREE	MH	MANHOLE	WWF	WELDED WIRE FABRIC
DET	DETAIL	MP	MIDPOINT	W	WITH
				W/O	WITHOUT
				YD	YARD

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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14	C.14	DETAILS

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 PERIOD, 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:

Revised

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.

PCD FILE NO.: PPR2613

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 Cover

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

CONSTRUCTION DRAWINGS
STORM COVER & NOTES

SHEET
C.01

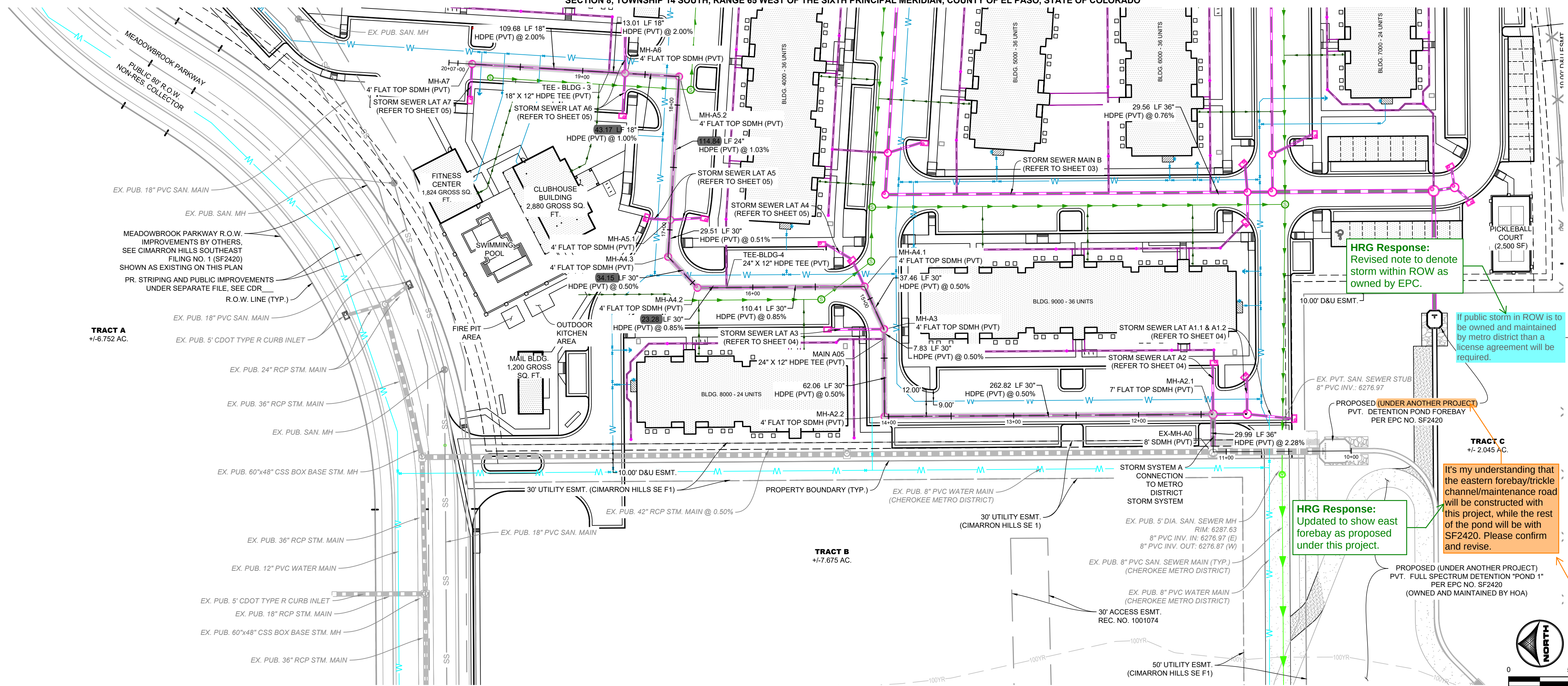
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HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

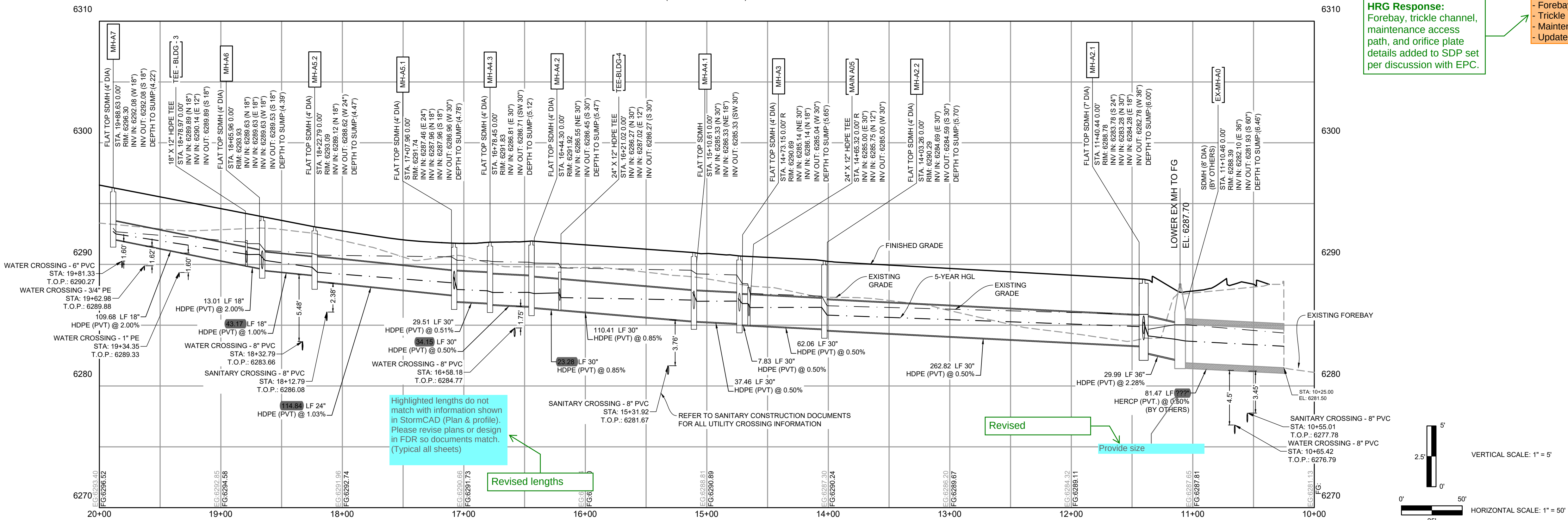
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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.

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



HRG Response:
Forebay, trickle channel, maintenance access path, and orifice plate details added to SDP set per discussion with EPC.

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

DRAWN BY: CMD JOB DATE: 6/19/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/19/2026
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NO.	DATE	BY	REVISION DESCRIPTION

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

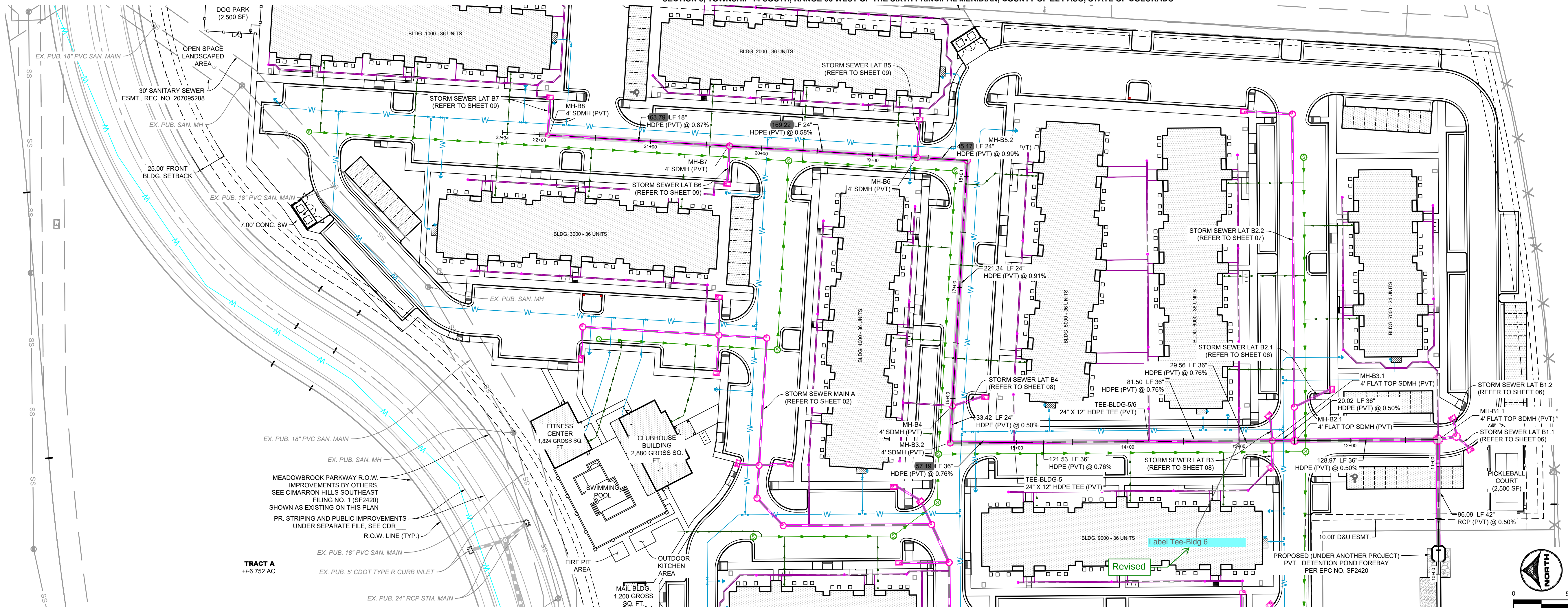
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE I

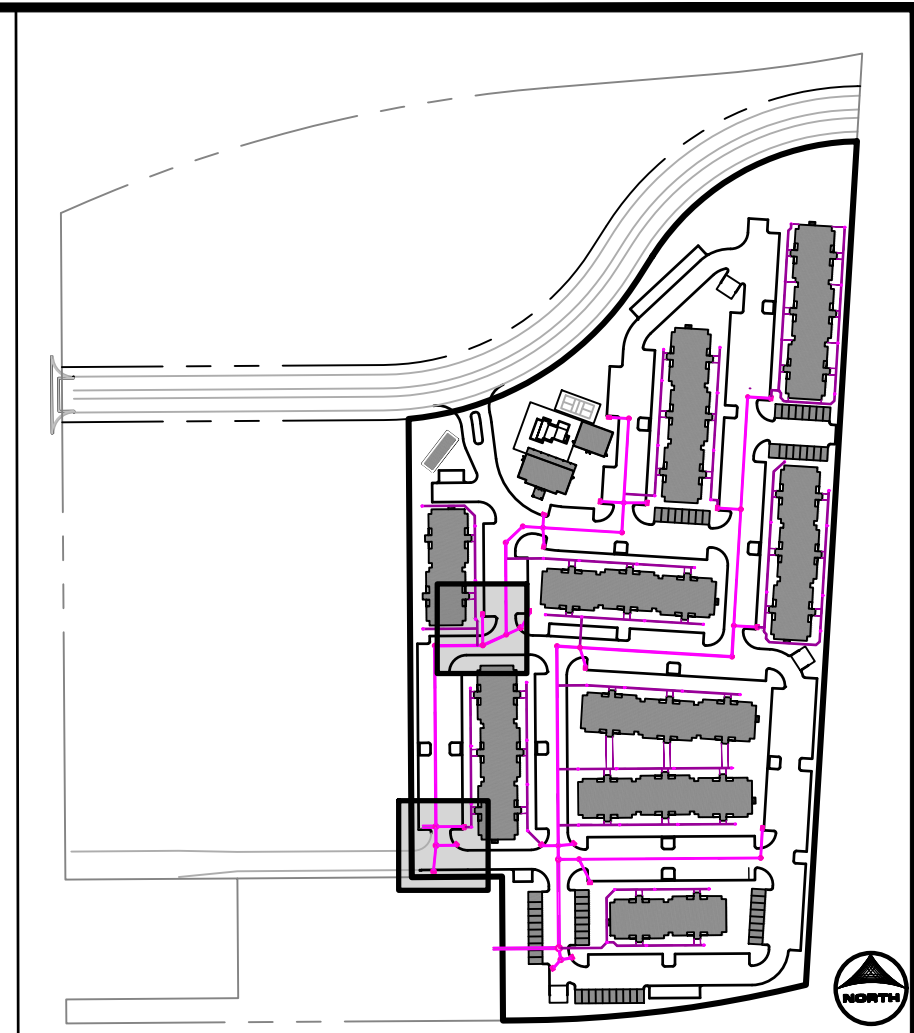
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HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

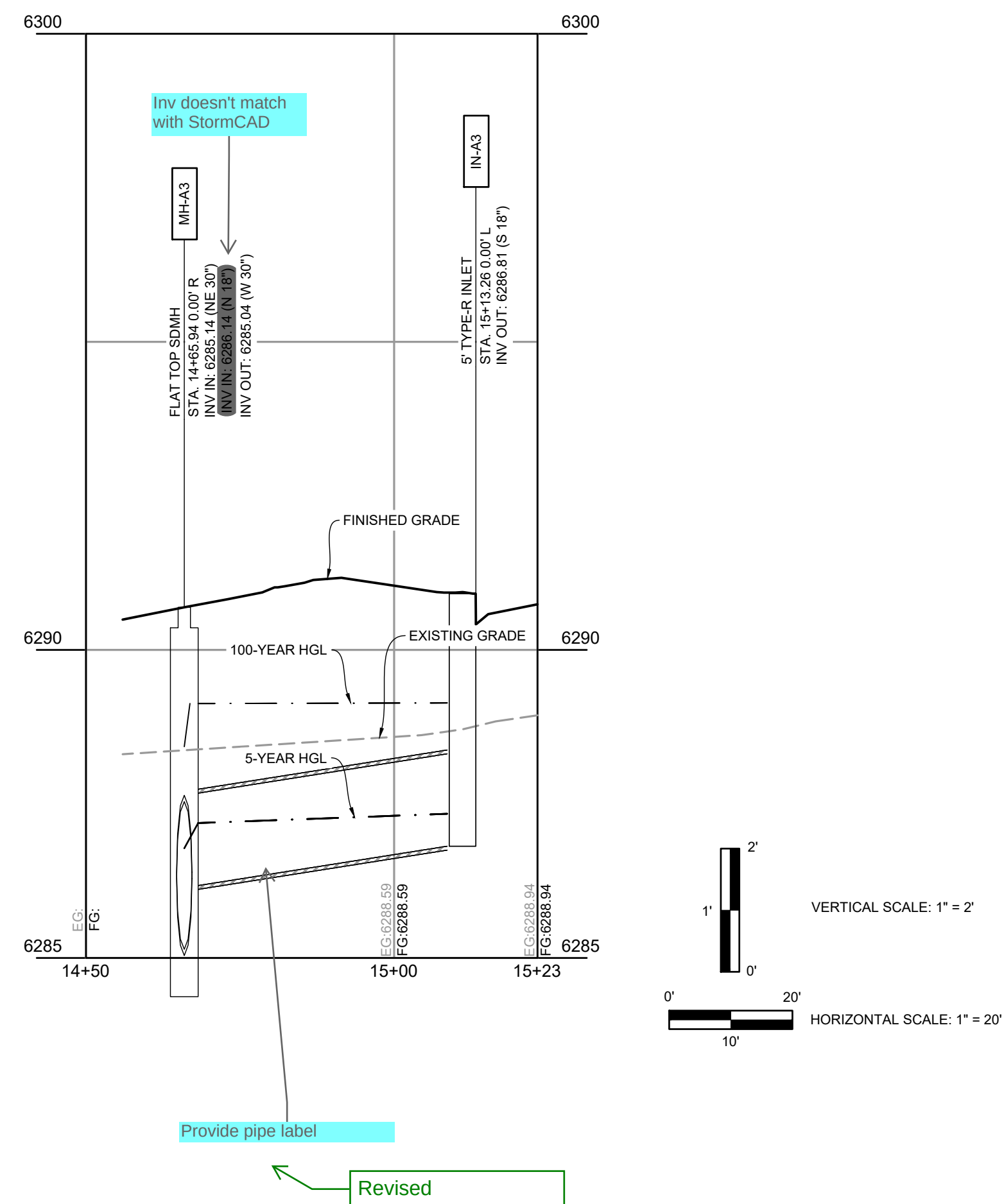
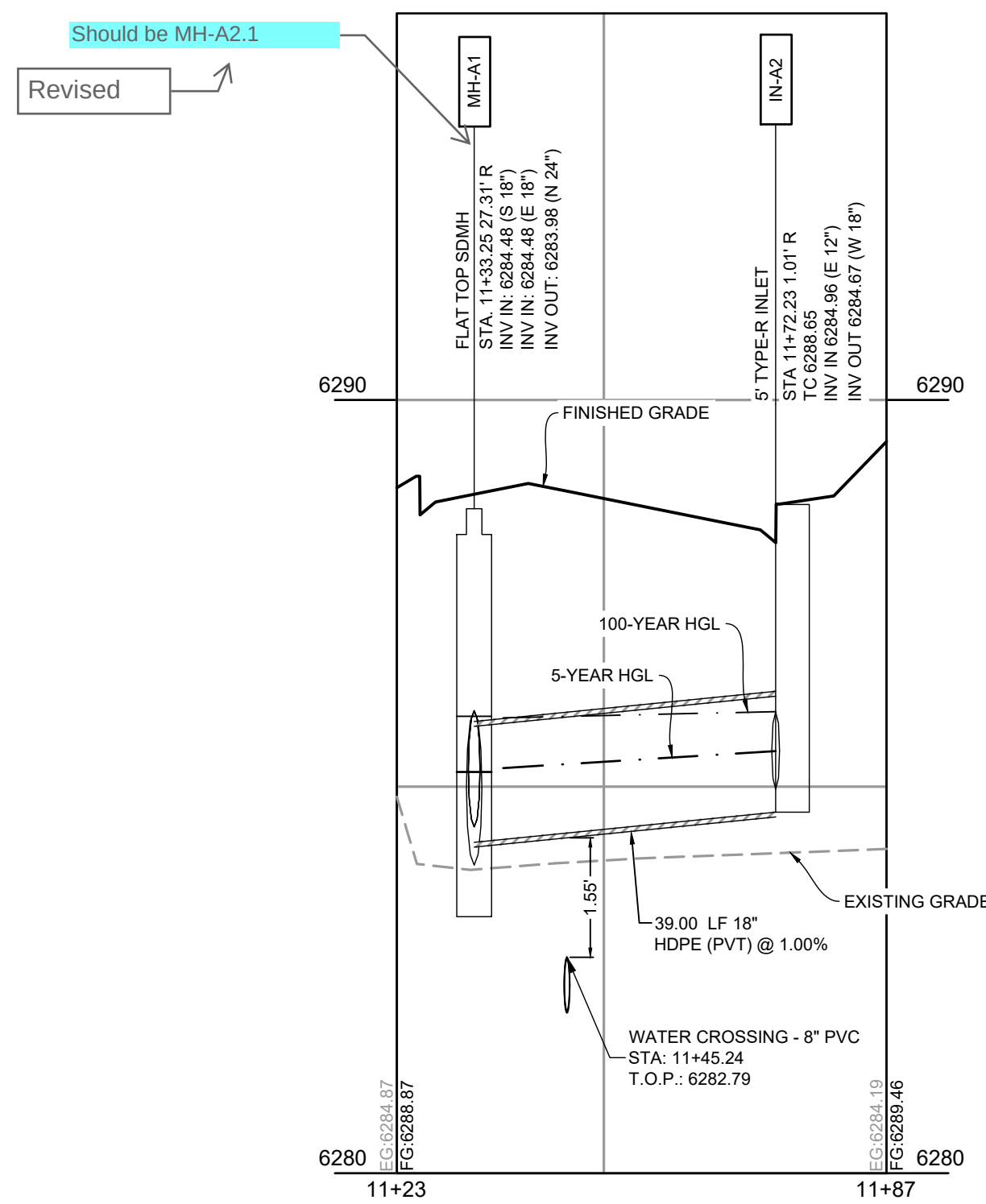
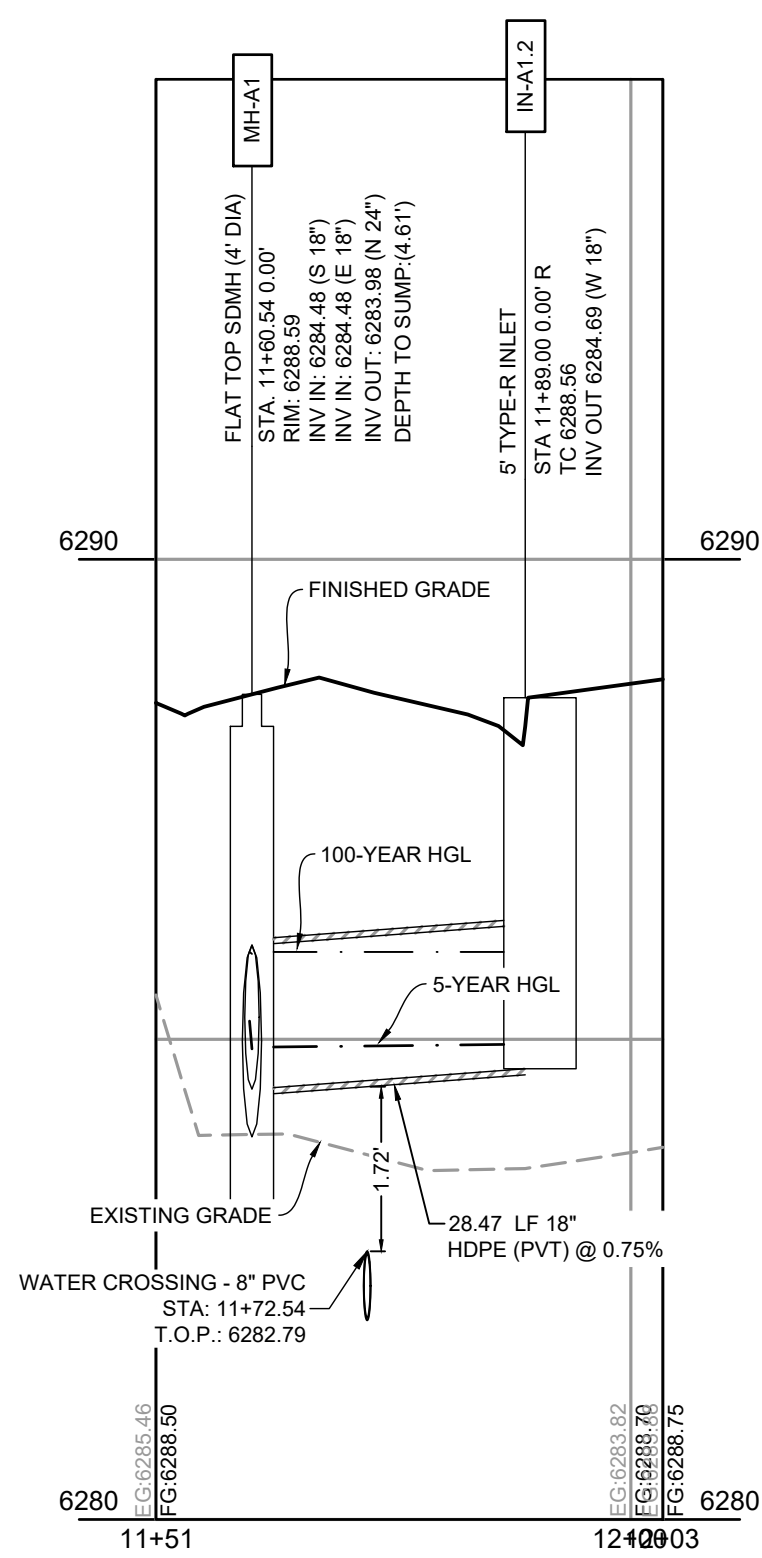
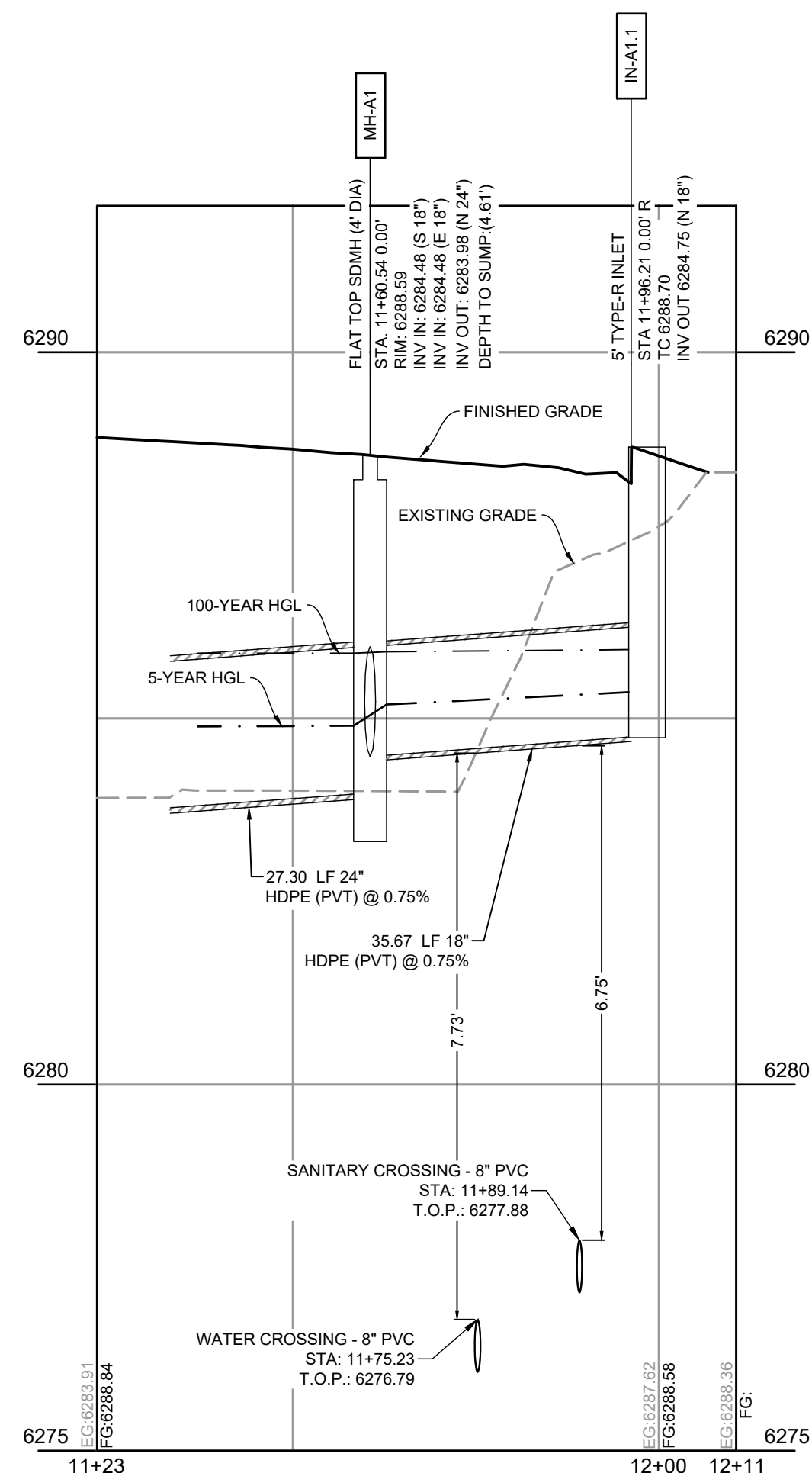
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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 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 2" PVC (40 DR 9 CTS)
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 110 DR 9 CTS
 - 5.6. DOMESTIC SERVICE TO THE CLUBHOUSE IS 3/4" PE 110 DR 9 CTS
 - 5.7. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (40 DR-14)
6. ALL PROPOSED PRIVATE PRIVATE SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC 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

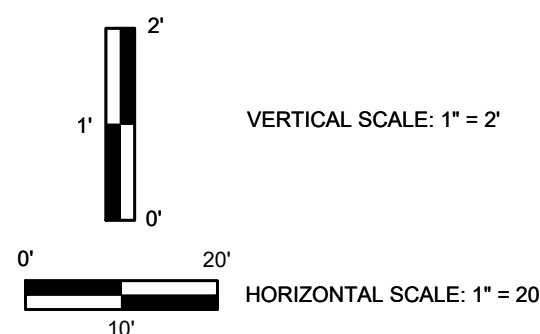
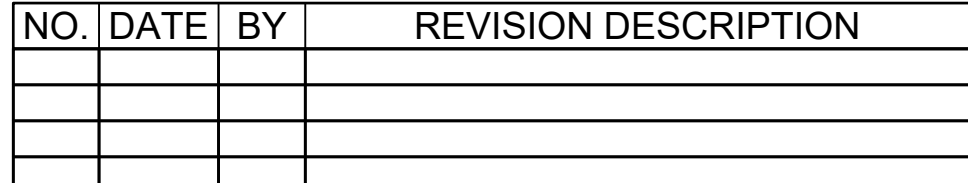
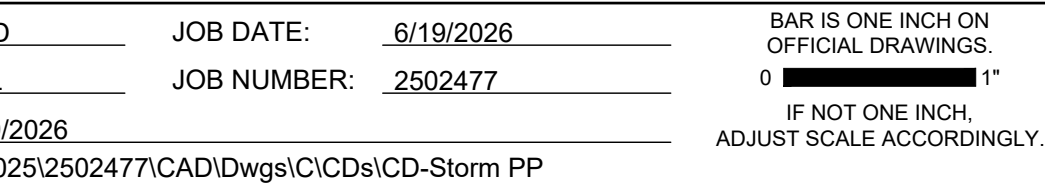
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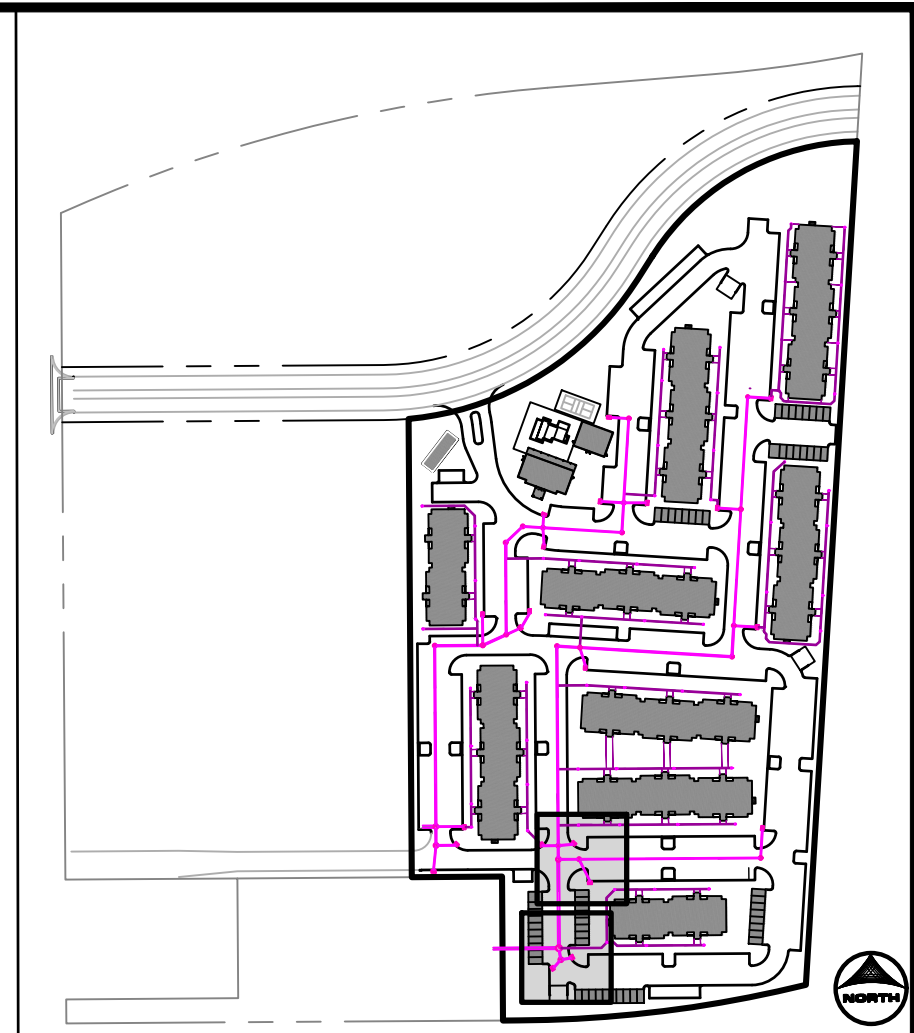
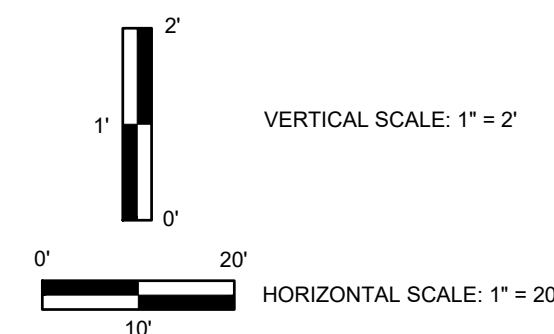
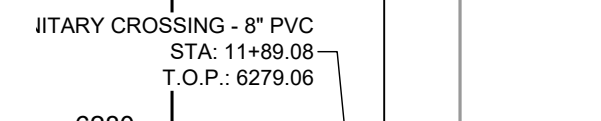
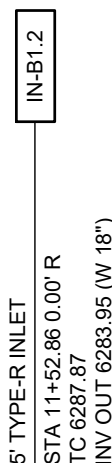
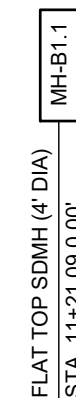
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY OVERPASS 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 DRAIN TRAP SYSTEMS. ALL ROOF DRAIN SYSTEMS FOR STORM SEWER SYSTEMS WITHIN THE DRIVE ALLEYS, 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 RCP STORM SEWER WITHIN DRIVE OR TO PUBLIC STATION. ALL DOWNSPOUTS HAVE 1" DIAMETER MANHOLES.
5. ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 1. WATER MAIN IS 8" PVC (3000 DR-14).
 2. FIRE SERVICE LINE IS 8" PVC (3000 DR-14) (SERVICE 4710) TO ALL BUILDINGS.
 3. DOMESTIC SERVICES TO 6" PVC 4710 DR 9 CTS TO APARTMENT BUILDINGS.
 4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 8" PVC 4710 DR 9 CTS.
 5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 14" PVC 4710 DR 9 CTS.
 6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (300 DR-14).
6. ALL PROPOSED PRIVATE PRIVATE SEWER MAIN IS 8" PVC (300 DR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (300 DR 26) TO APARTMENT BUILDINGS, CHARGING STATION 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 CABLE LAYOUT, UP TO THE CHARGING STATION AND FITNESS 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 EXISTING PRIVATE WATER MAINS ARE 12" DIAMETER WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PUMPING 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.



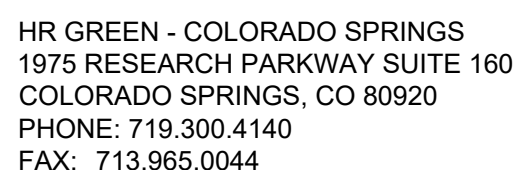
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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" PVC (C900 DR-14).
 - 5.2. FIRE SERVICE LINES ARE 8" PVC (C900 DR 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE (4710) 8 GCTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 8 GCTS.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 8 GCTS.
 - 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 CHARGING STATION BUILDING.
8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BUILDING 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 SECONDARY DRAINAGE 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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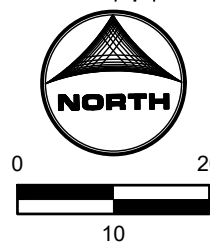


HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

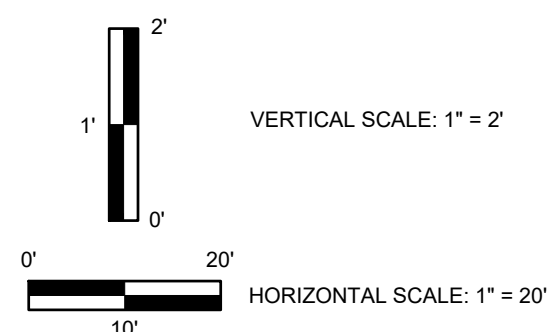
CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE V

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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. 12+40 - 16+00)



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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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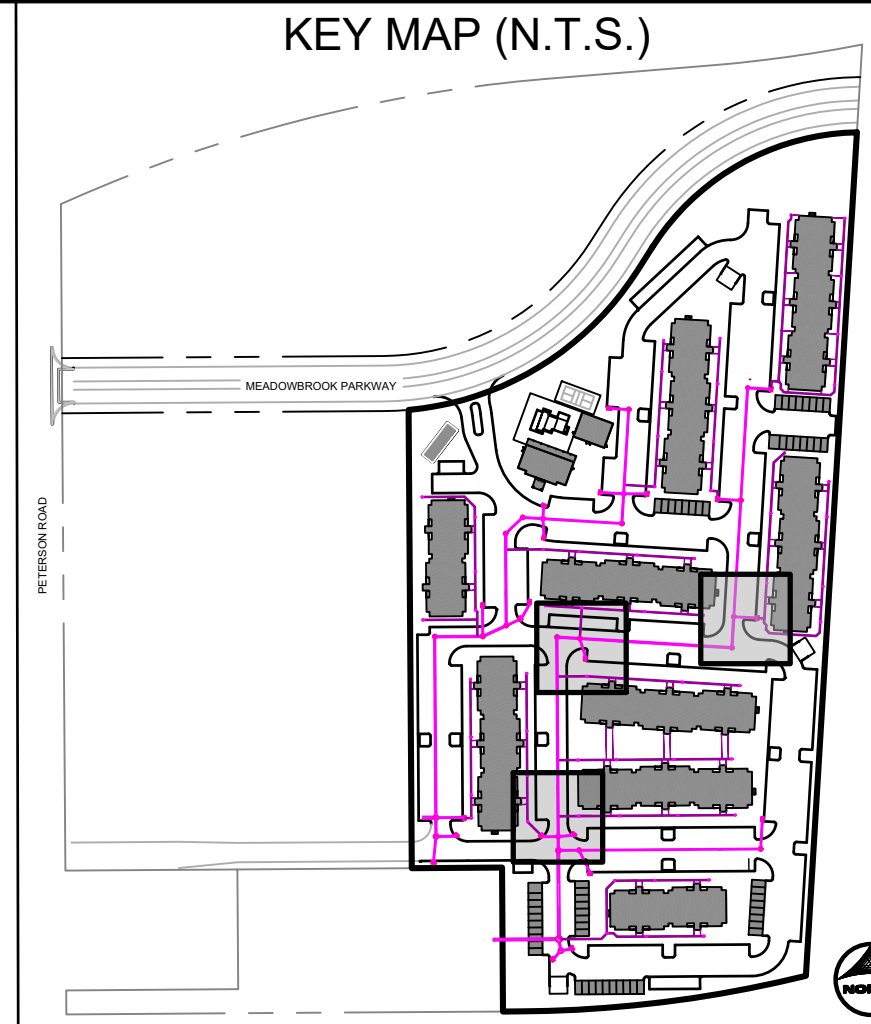
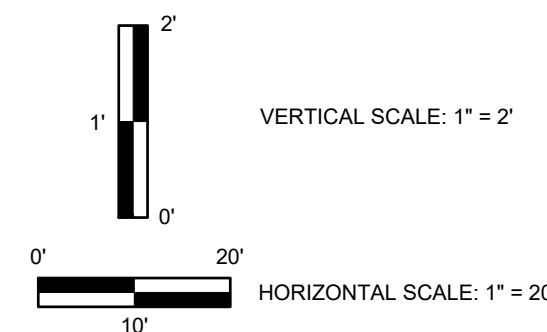
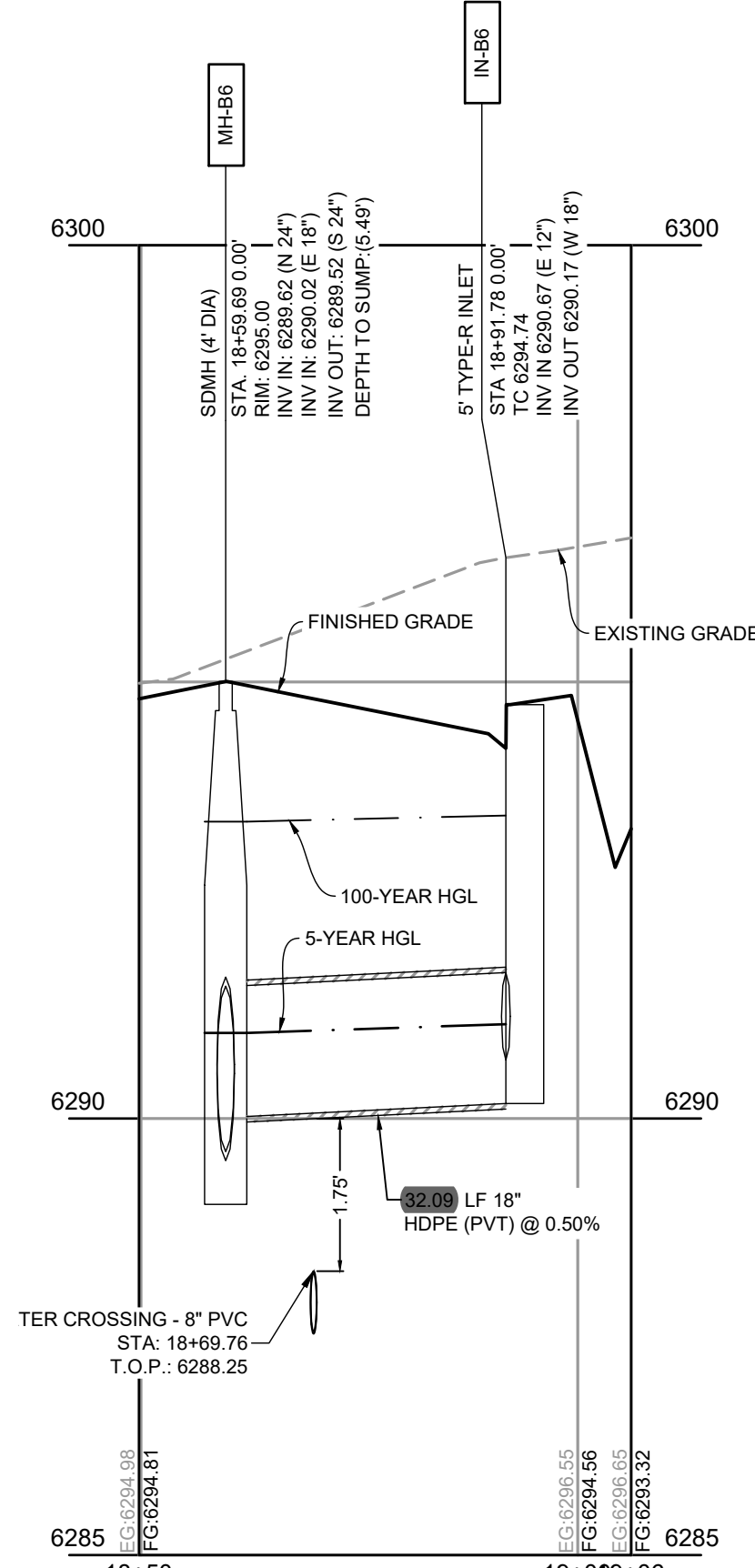
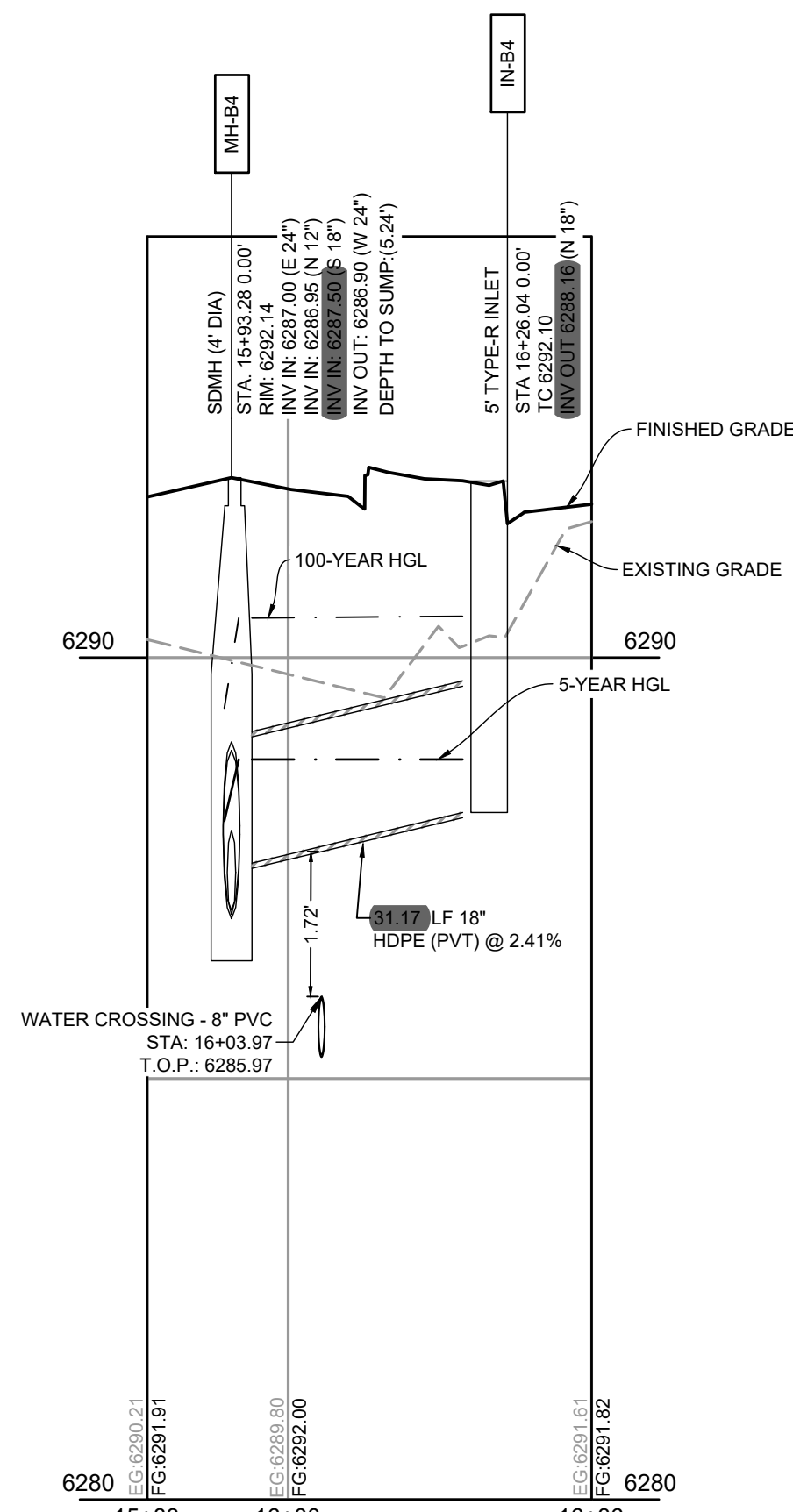
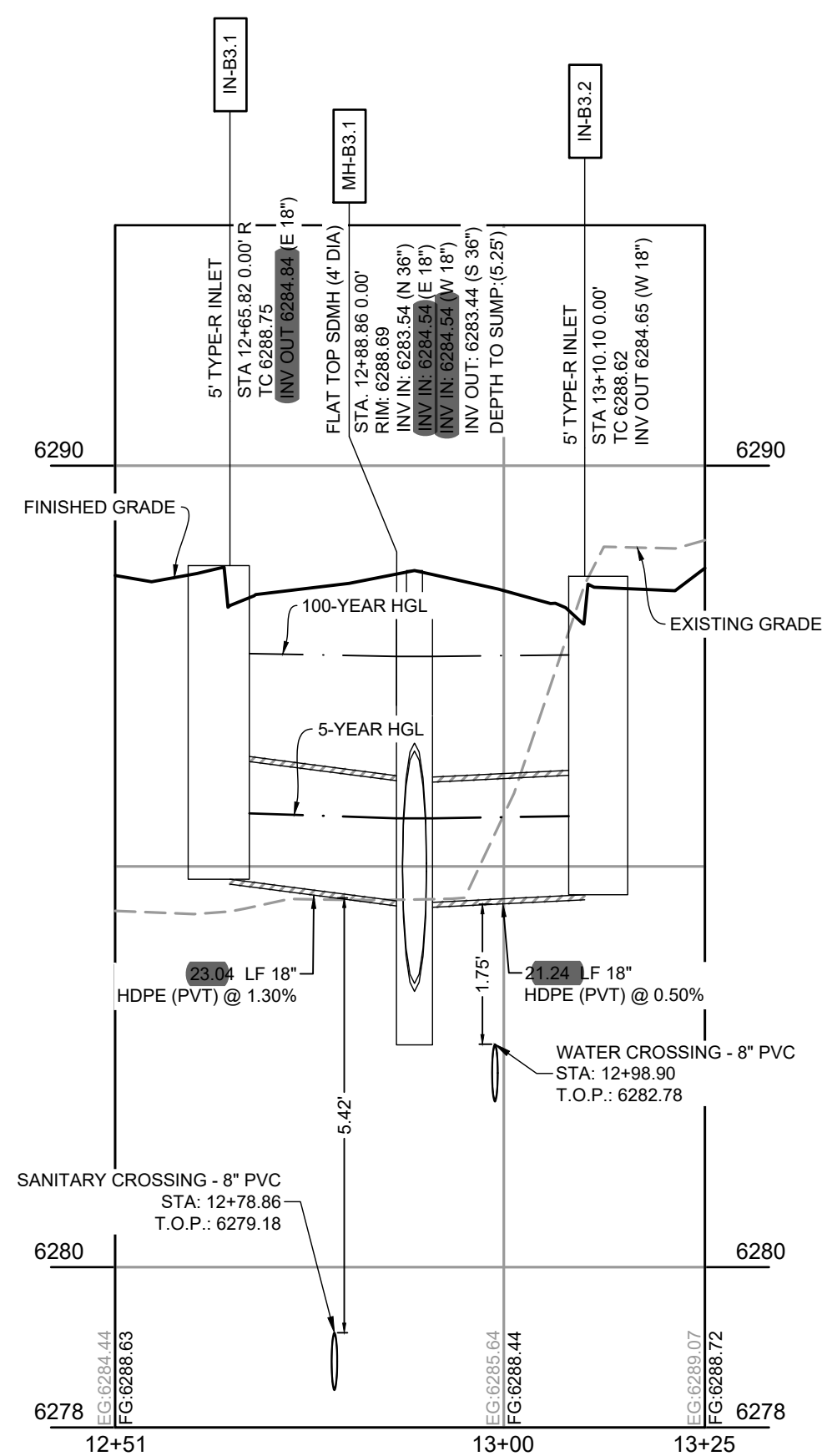
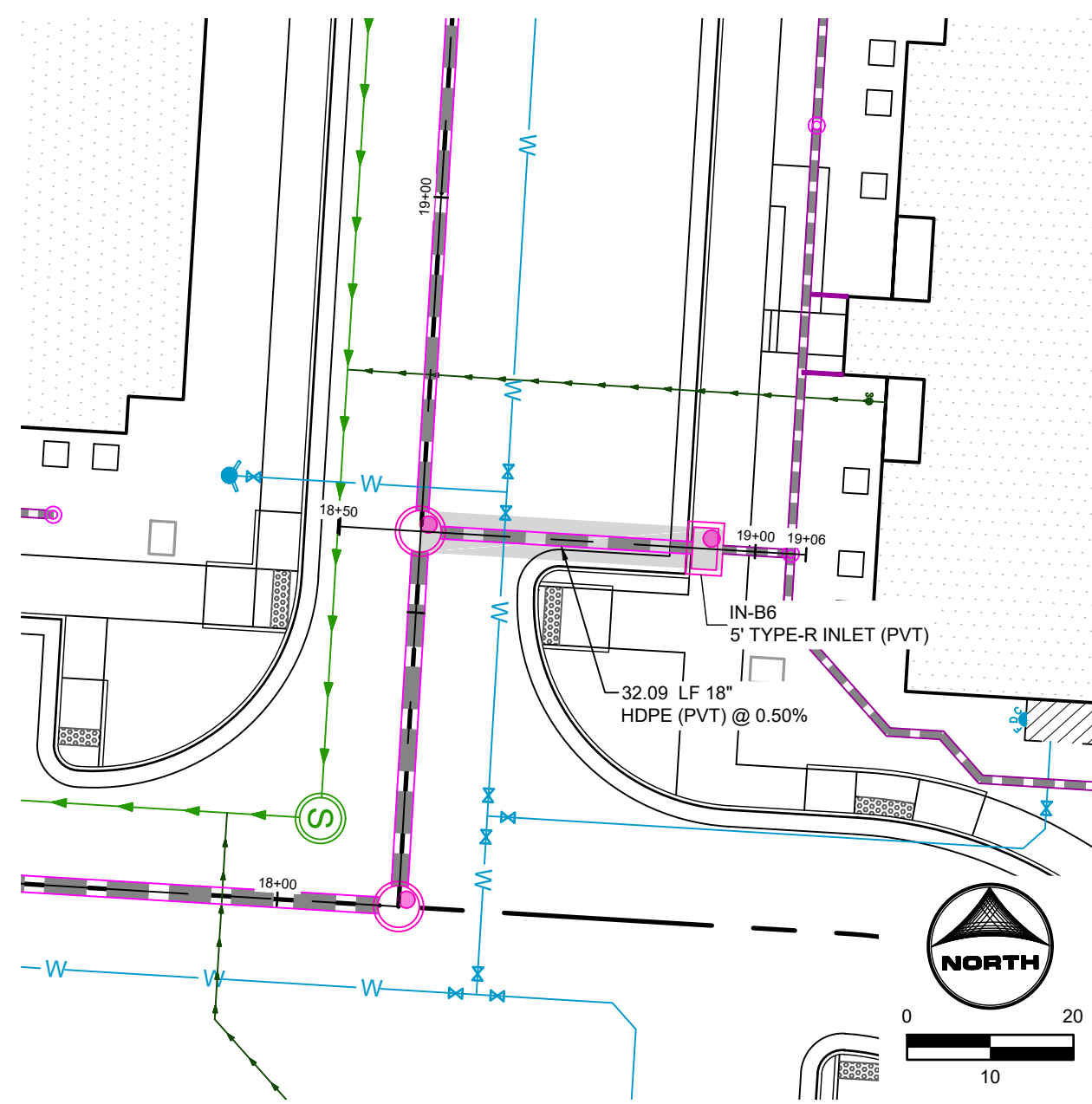
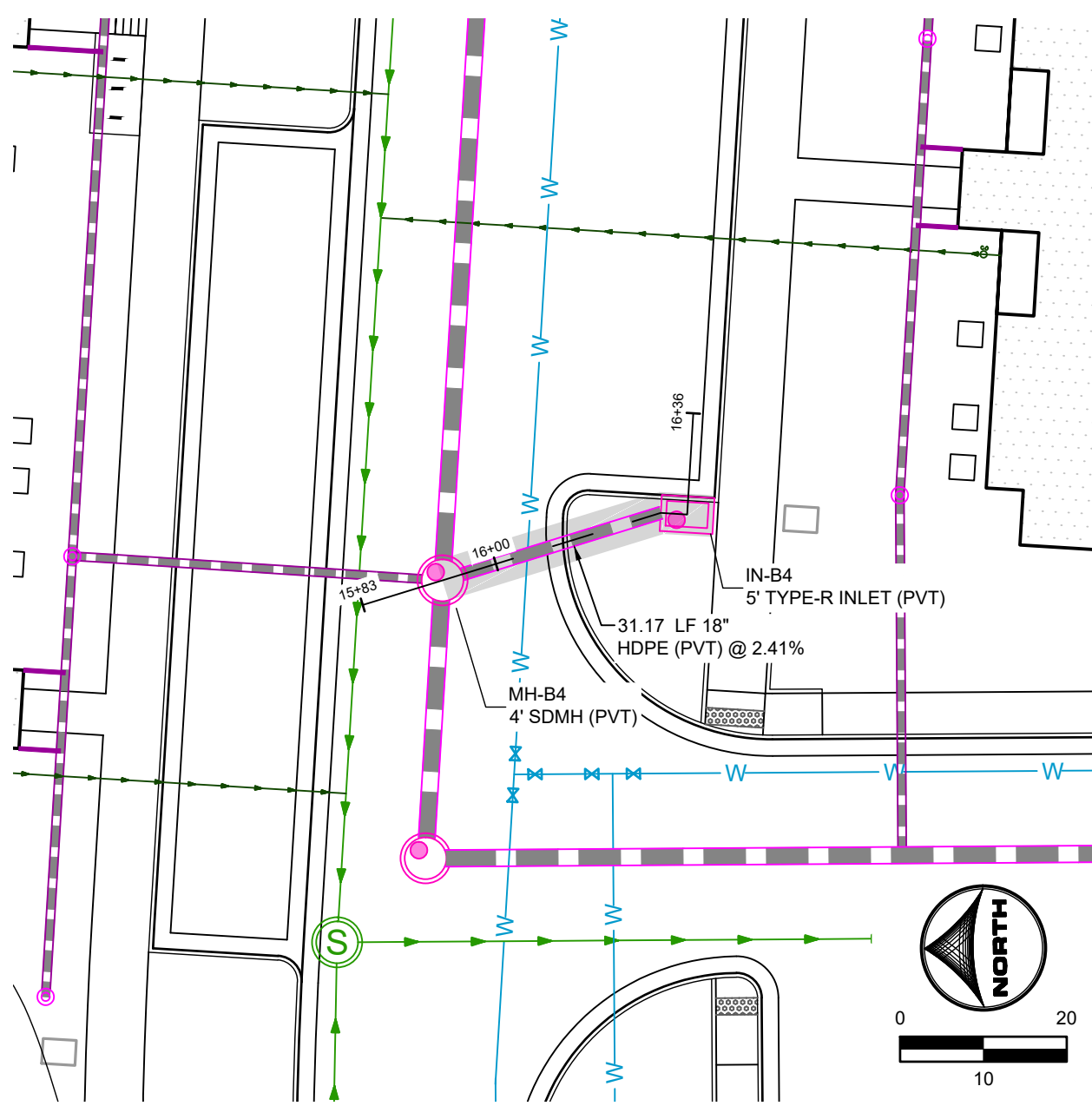
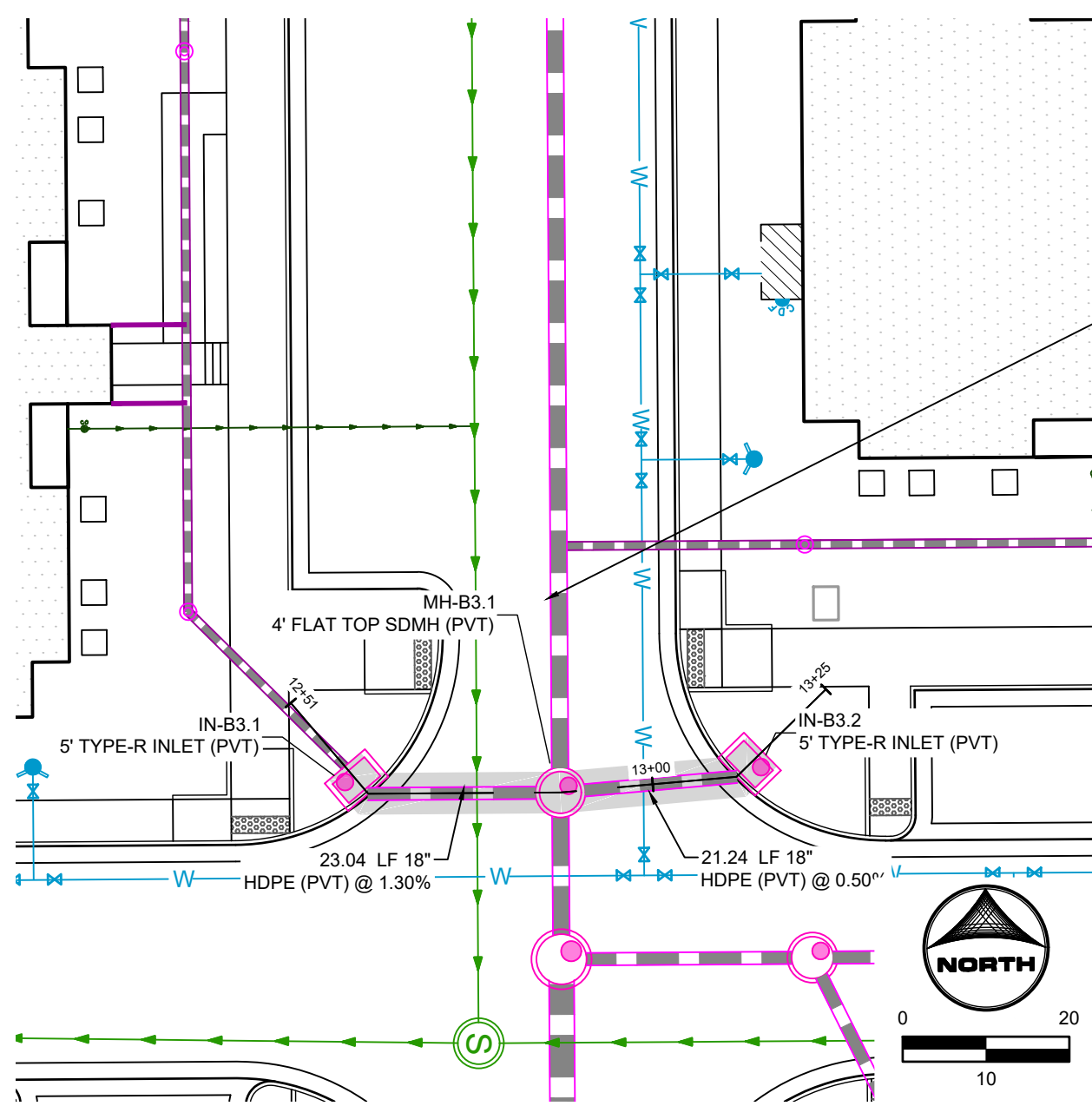


UTILITY NOTES:

1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
2. ALL PUBLIC STORM SEWER WITHIN THE MEADOWCROCK 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 ROOF DRAIN SYSTEMS ARE CONNECTED TO THE PRIVATE 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 STORM SEWER WITHIN DRIVE OR TO EXISTING PUBLIC STORM SEWER THROUGH 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 10" (C900 DR 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" PE 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 (C900 DR 4710).
6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND 6" PVC (SDR 26) SANITARY SEWER SERVICES 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 UP TO THE CHARGING STATION. CHARGING STATION BUILDING.
8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURIED DEPTH OF 5' MINIMUM AND 8" MAXIMUM FROM FINISHED GRADE, ANY LOWERINGS WITH DEPTHS BEYOND 8' SHOWN WITH NOTES 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 BUILDING INTERIOR PLUMBING SHALL BE INSTALLED TO THE 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.

**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 BY THE CITY OF 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. THE DRAIN SYSTEMS ARE TO BE DESIGNED TO THE METROPOLITAN DISTRICT EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE ALLEYS OR DIRECTLY INTO PRIVATE INLETS OR MANHOLE.
5. UNDESIGNED PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
1. WATER MAIN IS 8" PVC (C900 DR-14).
 2. FIRE SERVICE LINES ARE 4" HDPE (UP 4710) TO ALL BUILDINGS.
 3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
 4. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3" PE 4710 SDR 9 CTS.
 5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3" PE 4710 SDR 9 CTS.
 6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 4" PVC (C900 DR-14).
6. UNDESIGNED 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 CHARGER AND DEPICTED CORRESPONDING TO THE NEW EV CHARGING STATION 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 LINGERING UTILITY DEPTH 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 EXISTING AND PROPOSED BULKHEADS ARE TO BE 18" MINIMUM 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 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 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 2502477 OFFICIAL DRAWINGS.
CAD DATE: 6/19/2026 0 1"
CAD FILE: J:\2025\2502477\CAD\DWG\CI\CD\SI\CD-Storm PP 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
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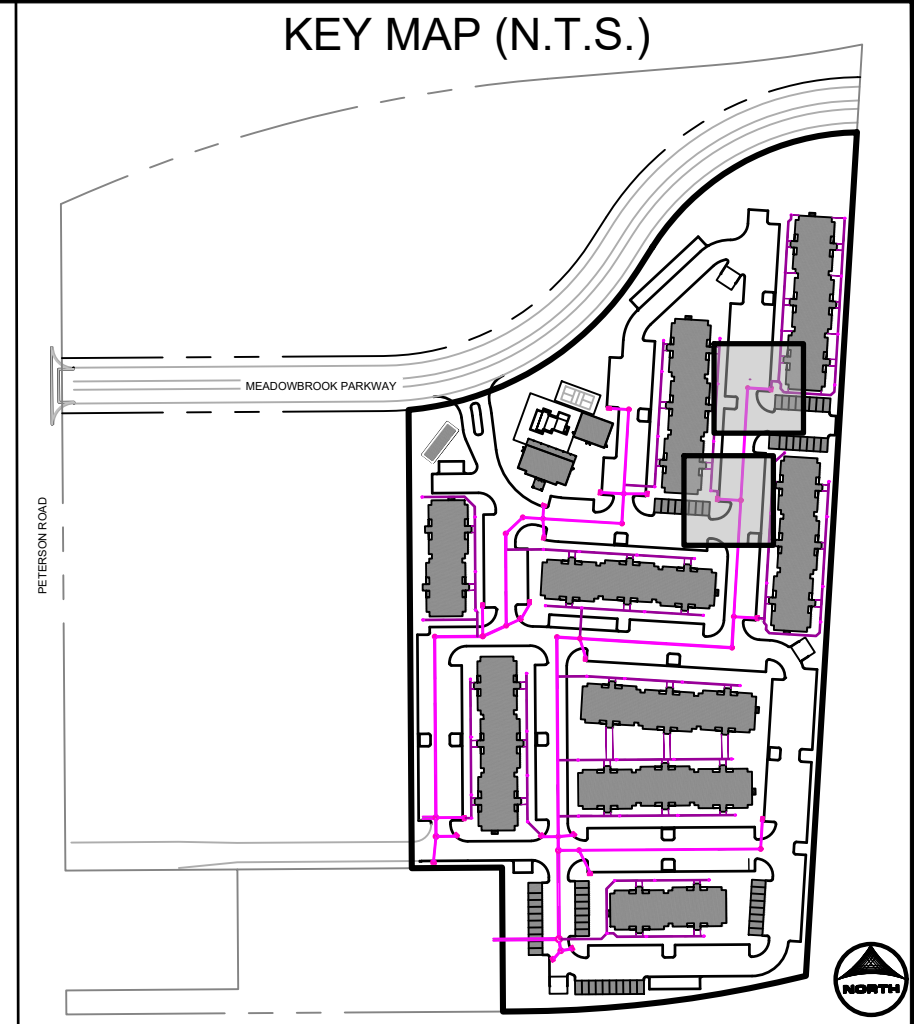
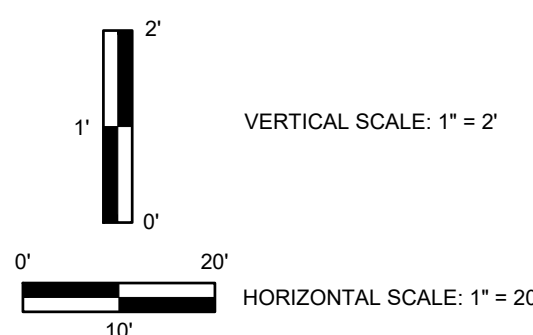
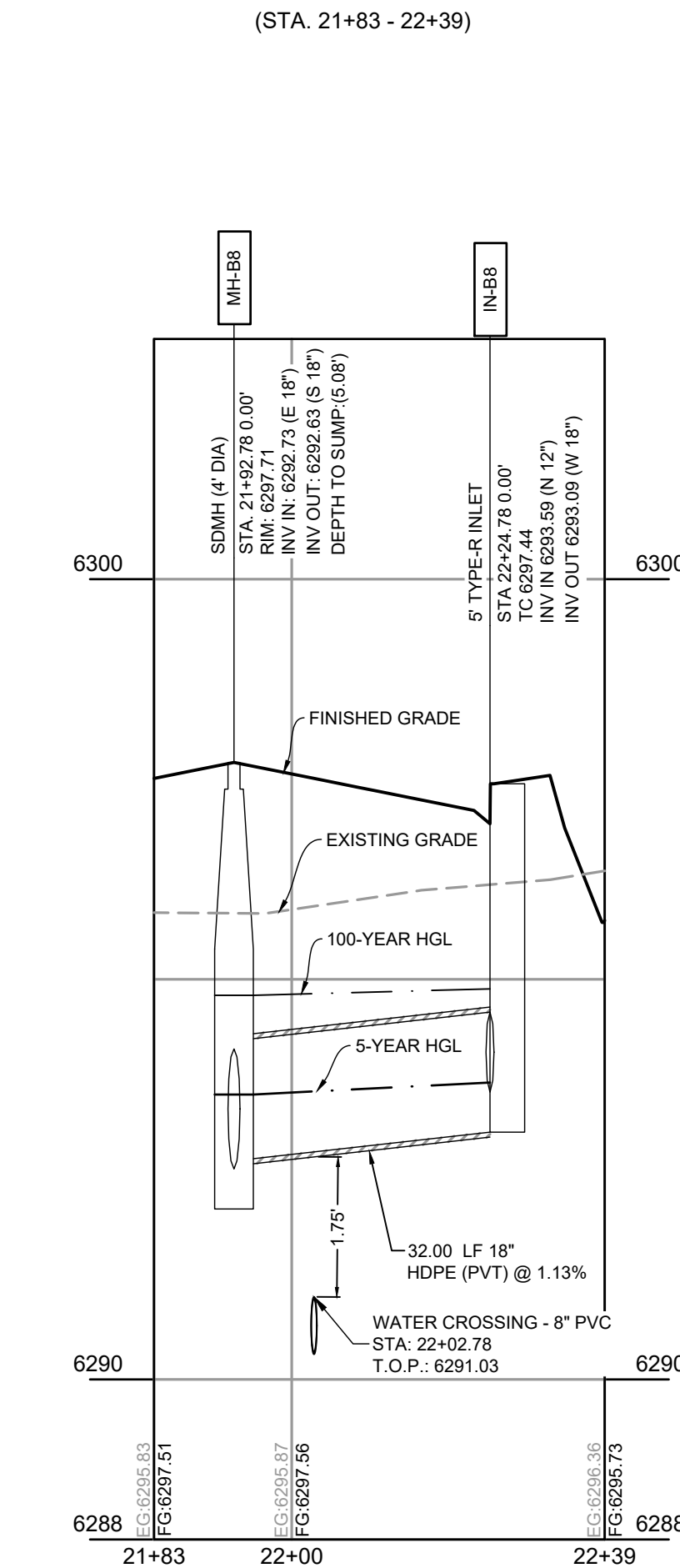
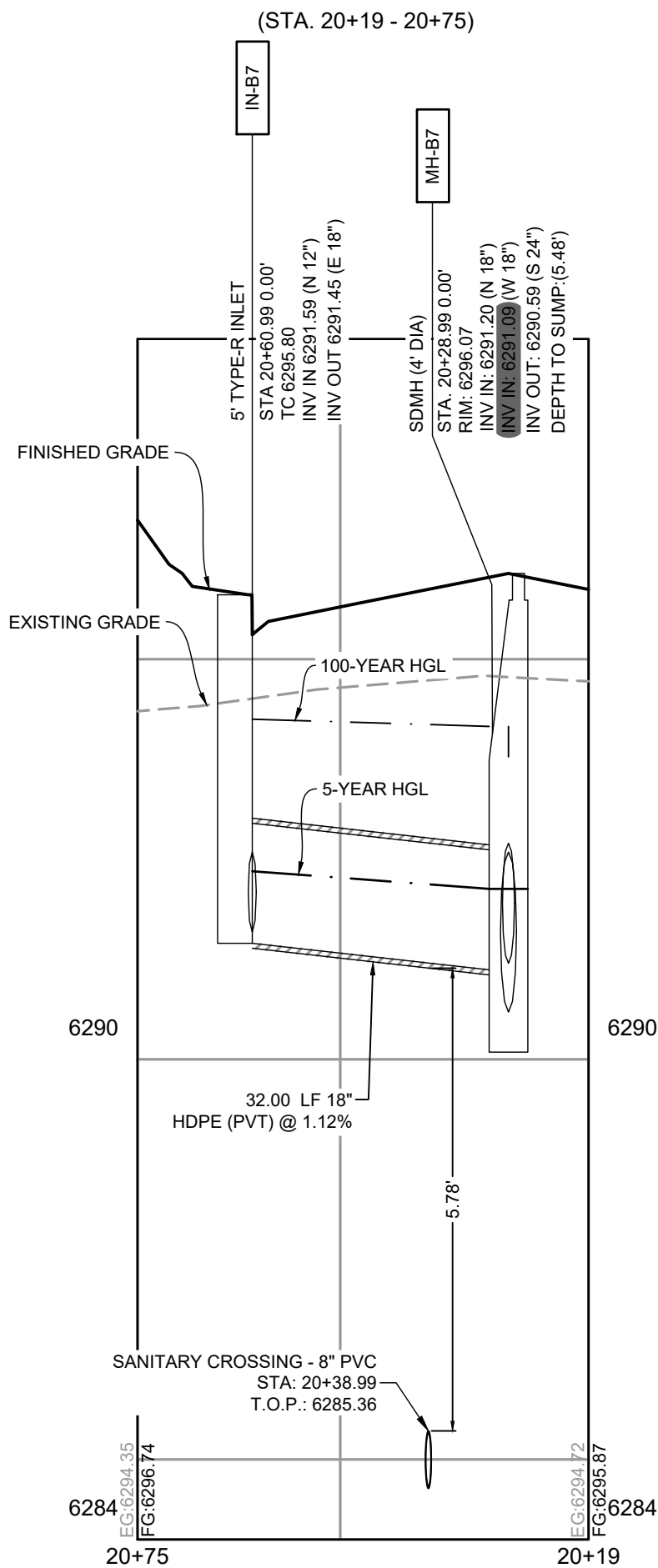
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VII

PCD FILE NO.: PPR261

SHEET
C.08 08

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 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 BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE DRAINAGE SYSTEM DRAINAGE SYSTEMS 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 SHALL DRAIN TO THE 6" DRAINAGE PIPES TO THE W/PC 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 IS 8" PVC (C900 DR 14) TO HOPE 4710) TO ALL BUILDINGS
 - 5.3. DOMESTIC SERVICES ARE 2" FC 4710 DR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 3" FC 4710 DR 9 CTS
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3" FC 4710 DR 9 CTS.
 - 5.6. FIRE FIGHTER FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR 14).
6. ALL PROPOSED PRIVATE PRIVATE SEWER MAIN IS 8" PVC (C90 DR 26) AND ALL SANITARY MAINS ARE 8" PVC (C90 DR 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 THE EV CHARGING STATION STALLS 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 BETWEEN 6" ARE SHOWN WITH PROFILES TO DEMONSTRATE CONDUITS.
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 SHALL BE INSTALLED TO THE STRUCTURE 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 1.5" METEER 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
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE VIII

PCD FILE NO.: PPR2613

SHEET

C.09

09

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:

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE STRUCTURES TABLE		
	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 - B81, 18" HDPE INV OUT +6293.09
AD-1000-W-05 ADS 12" DOME GRATE INLET	12" RM = 6297.84 SUMP = 6294.1 INV IN = 6294.38 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 = 6295.88 INV IN = 6296.36 INV OUT = 6295.76	1000-E-12, 12" HDPE INV IN +6295.88 Pipe - (109), 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 = 6295.3 INV IN = 6295.81 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 = 6296.86 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

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE FITTINGS TABLE		
	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 = 6296.98	1000-W-10, 12" HDPE INV IN +6296.98 Pipe - (117), 6" INV IN +6297.13	1000-W-09, 12" HDPE INV OUT +6296.98
TEE-1000-E-13 12" X 6" HDPE TEE	INV = 6296.33	1000-E-14, 12" HDPE INV IN +6296.33 Pipe - (104), 6" INV IN +6296.58	1000-E-13, 12" HDPE INV OUT +6296.33
TEE-1000-E-12 12" X 6" HDPE TEE	INV = 6296.24	1000-E-13, 12" HDPE INV IN +6296.24 Pipe - (105), 6" INV IN +6296.49	1000-E-12, 12" HDPE INV OUT +6296.24
TEE-1000-W-07 12" X 6" HDPE TEE	INV = 6296.66	1000-W-08, 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-06 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 = 6295.30	1000-E-10, 12" HDPE INV IN +6295.30 Pipe - (108), 6" INV IN +6295.54	1000-E-09, 12" HDPE INV OUT +6295.30
BEND-1000-W-12 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-18 12" X 6" HDPE TEE	INV = 6297.26	1000-E-18, 12" HDPE INV IN +6297.26 Pipe - (101), 6" INV IN +6297.51	1000-E-18, 12" HDPE INV OUT +6297.26
TEE-1000-E-05 12" X 6" HDPE TEE	INV = 6295.30	1000-E-06, 12" HDPE INV IN +6295.30 Pipe - (108), 6" INV IN +6295.54	1000-E-05, 12" HDPE INV OUT +6295.30
BEND-1000-W-11 45° HDPE BEND	INV = 6297.25	1000-W-12, 12" HDPE INV IN +6297.25	1000-W-11, 12" HDPE INV OUT +6297.25
TEE-1000-W-05 12" X 6" HDPE TEE	INV = 6294.25	1000-W-06, 12" HDPE INV IN +6294.25 Pipe - (112), 6" INV IN +6294.50	1000-W-05, 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° BEND	INV = 6294.07	1000-E-04, 12" HDPE INV IN +6294.07	1000-E-03, 12" HDPE INV OUT +6294.07
BEND-1000-E-02 45° BEND	INV = 6293.99	1000-E-03, 12" HDPE INV IN +6293.99	1000-E-02, 12" HDPE INV OUT +6293.99
BEND-1000-E-01 45° BEND	INV = 6293.93	1000-E-02, 12" HDPE INV IN +6293.93	1000-E-01, 12" HDPE INV OUT +6293.93
BEND-1000-W-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:

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE STRUCTURES TABLE		
	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 - B61, 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 = 6293.19	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 = 6290.7 INV IN = 6291.31 INV OUT = 6291.21	2000-W-05, 12" HDPE INV IN +6291.31	2000-W-04, 12" HDPE INV OUT +6291.21
AD-2000-W-01 ADS 12" DOME GRATE INLET	12" 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

STRUCTURE NAME & DESCRIPTION	SECONDARY DRAINAGE FITTINGS TABLE		
	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° 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° BEND	INV = 6291.28	2000-E-08, 12" HDPE INV IN +6291.28	2000-E-05, 12" HDPE INV OUT +6291.28
BEND-2000-E-04 45° BEND	INV = 6291.14	2000-E-05, 12" HDPE INV IN +6291.14 2000-E-06, 12" HDPE INV IN +6291.14	2000-E-04, 12" HDPE INV OUT +6291.14
BEND-2000-E-01 45° BEND	INV = 6290.85	2000-E-02, 12" HDPE INV IN +6290.85	2000-E-01, 12" HDPE INV OUT +6290.85
BEND-2000-W-10 45° HDPE BEND	INV = 6294.92	2000-W-11, 12" HDPE INV IN +6294.92	2000-W-10, 12" HDPE INV OUT +6294.92
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
TEE-2000-W-02 12" X 6" HDPE TEE	INV = 6290.98	2000-W-03, 12" HDPE INV IN +6290.98 Pipe - (79), 6" INV IN +6291.07	2000-W-02, 12" HDPE INV OUT +6290.98
BEND-2000-E-03 45° BEND	INV = 6291.10	2000-E-04, 12" HDPE INV IN +6291.10	2000-E-03, 12" HDPE INV OUT +6291.10
BEND-2000-E-02 45° BEND	INV = 6290.94	2000-E-03, 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"	28.06	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"	37.79	2.00%	HDPE SDR-26	
2000-W-03	12"	31.17	0.78%	HDPE SDR-26	
2000-W-02	12"	8.42	2.00%	HDPE SDR-26	
2000-W-01	12"	36.83	2.00%	HDPE SDR-26	
2000-W-06	12"	9.42	2.00%	HDPE SDR-26	
2000-W-05	12"	54.33	2.00%	HDPE SDR-26	
2000-W-03	12"	9.42	0.78%	HDPE SDR-26	
2000-W-02	12"	21.87	0.78%	HDPE SDR-26	
2000-E-15	12"	9.42	2.00%	HDPE SDR-26	
2000-E-14	12"	36.83	2.00%	HDPE SDR-26	
2000-E-12	12"	9.42	1.00%	HDPE SDR-26	
2000-E-11	12"	54.33	1.00%	HDPE SDR-26	
2000-E-10	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 = 6203.12 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 = 6203.67		3000-W-10, 12" HDPE INV OUT +6203.67
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 = 6203.34	3000-E-07, 12" HDPE INV IN +6203.34 Pipe - (171), 6" INV IN +6202.80	3000-E-06, 12" HDPE INV OUT +6203.34
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 +6201.90	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 +6203.62 Pipe - (184), 6" INV IN +6203.07	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

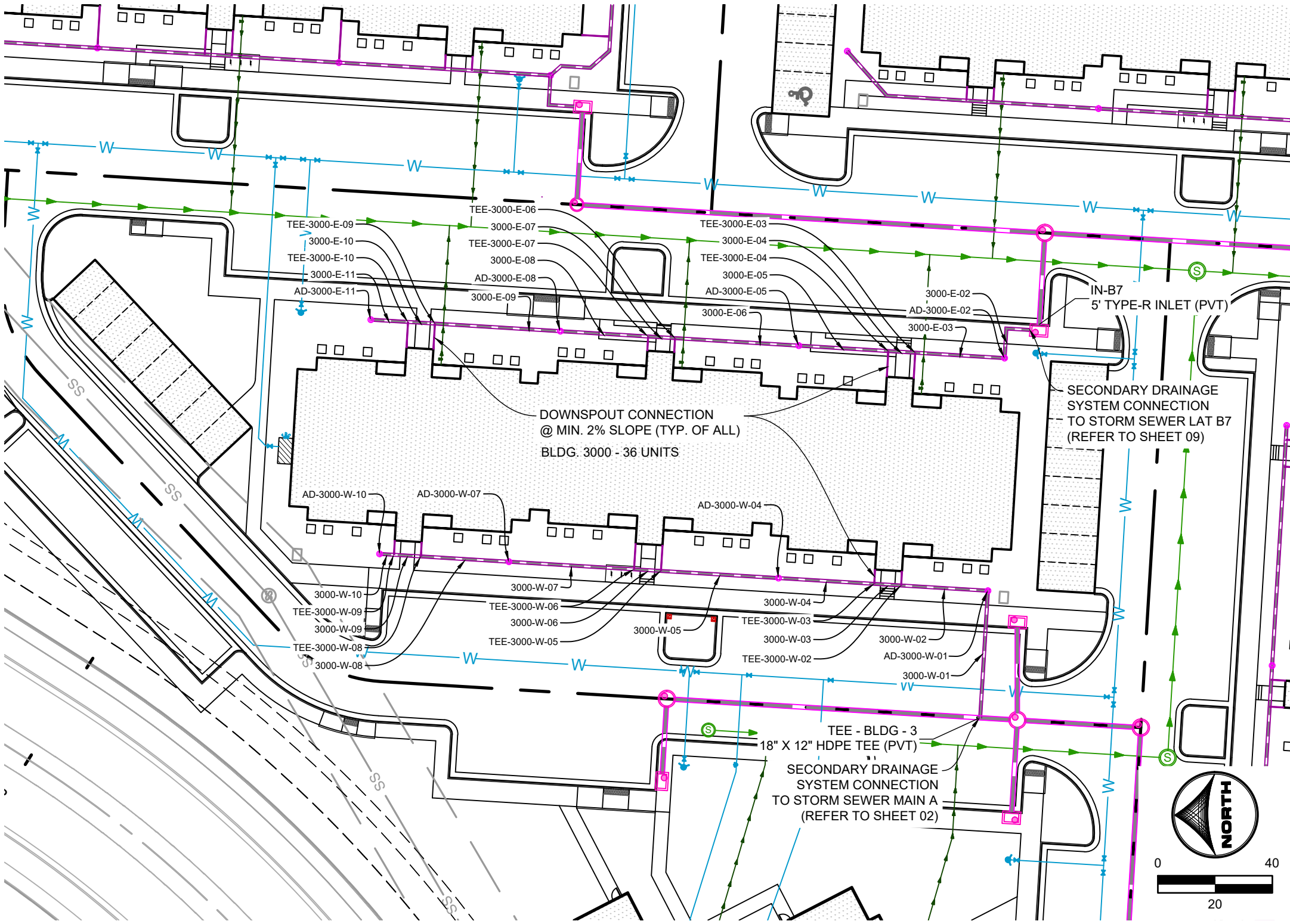
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
3000-E-11	12"	13.00'	1.00%	HDPE SDR-26
3000-E-10	12"	9.42'	0.96%	HDPE SDR-26
3000-E-09	12"	43.89'	1.00%	HDPE SDR-26
3000-E-08	12"	30.74'	1.00%	HDPE SDR-26
3000-E-07	12"	9.42'	1.00%	HDPE SDR-26
3000-E-06	12"	43.28'	1.00%	HDPE SDR-26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

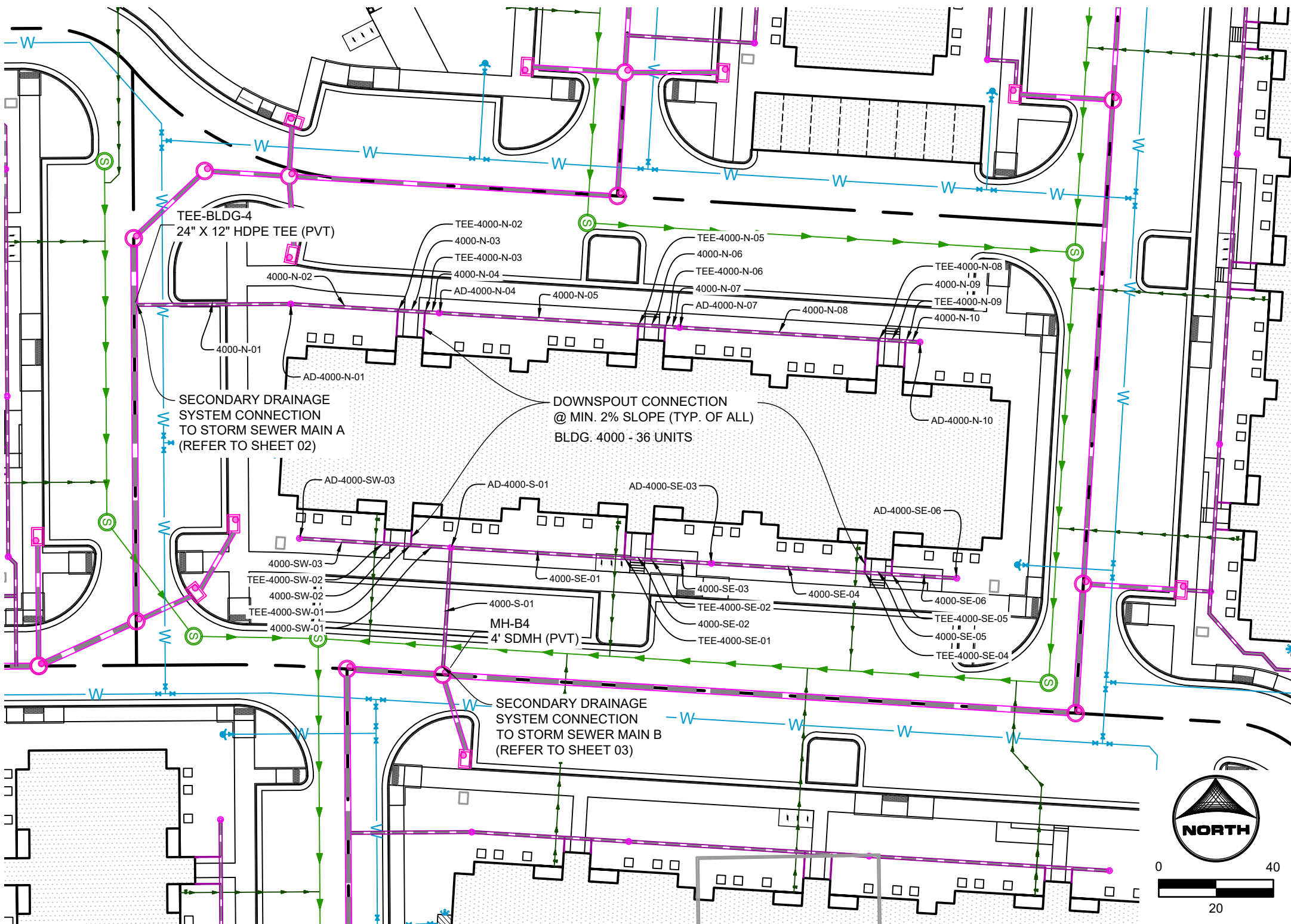
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- 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-03	12"	14.09'	1.00%	HDPE SDR-26
4000-SW-02	12"	9.42'	1.00%	HDPE SDR-26
4000-SW-01	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\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: 719.965.0044

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 = 6289.2 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 = 6287.7 INV IN = 6287.7 INV OUT = 6288.17	5000-N-05, 12" HDPE INV IN +6288.27	5000-N-04, 12" HDPE INV OUT +6288.17
AD-5000-N-01 ADS 12" DOME GRATE INLET	RM = 6282.19 SUMP = 6287.0 INV IN = 6287.0 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 = 6288.4 INV OUT = 6288.94		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 = 6288.7 INV OUT = 6289.16	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 = 6288.9 INV OUT = 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 = 6291.0 INV OUT = 6291.50		5000-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 = 6296.1 INV OUT = 6296.57	6000-N-02, 12" HDPE INV IN +6285.67	6000-N-01, 12" HDPE INV OUT +6285.57
AD-6000-S-04 ADS 12" DOME GRATE INLET	12" RM = 6288.63 SUMP = 6295.2 INV IN = 6295.2 INV OUT = 6295.75	6000-S-05, 12" HDPE INV IN +6285.85	6000-S-04, 12" HDPE INV OUT +6285.75
AD-6000-N-06 ADS 12" DOME GRATE INLET	12" RM = 6288.51 SUMP = 6296.19 INV IN = 6296.19 INV OUT = 6296.09	6000-N-07, 12" HDPE INV IN +6286.19	6000-N-06, 12" HDPE INV OUT +6286.09
AD-6000-N-11 ADS 12" DOME GRATE INLET	12" RM = 6289.34 SUMP = 6296.5 INV IN = 6296.5 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 = 6284.5 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 +6291.49	5000-N-09, 12" HDPE INV OUT +6291.24
TEE-5000-N-08 12" X 6" HDPE TEE	INV = 6291.05	5000-N-09, 12" HDPE INV IN +6291.05 Pipe = (346), 6" INV IN +6291.30	5000-N-08, 12" HDPE INV OUT +6291.05
TEE-5000-N-09 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 +6287.15	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 = 6288.02	6000-N-05, 12" HDPE INV IN +6288.02 Pipe = (364), 6" INV IN +6288.91	6000-N-04, 12" HDPE INV OUT +6288.02
TEE-6000-N-03 12" X 6" HDPE TEE	INV = 6285.98	6000-N-04, 12" HDPE INV IN +6285.98 Pipe = (354), 6" INV IN +6286.15	6000-N-03, 12" HDPE INV OUT +6285.98
TEE-6000-N-02 12" X 6" HDPE TEE	INV = 6285.95	6000-N-03, 12" HDPE INV IN +6285.95 Pipe = (365), 6" INV IN +6286.82	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 5000-S-01, 12" HDPE INV IN +6284.75	Pipe = 87S, 36" HDPE INV OUT +6283.77

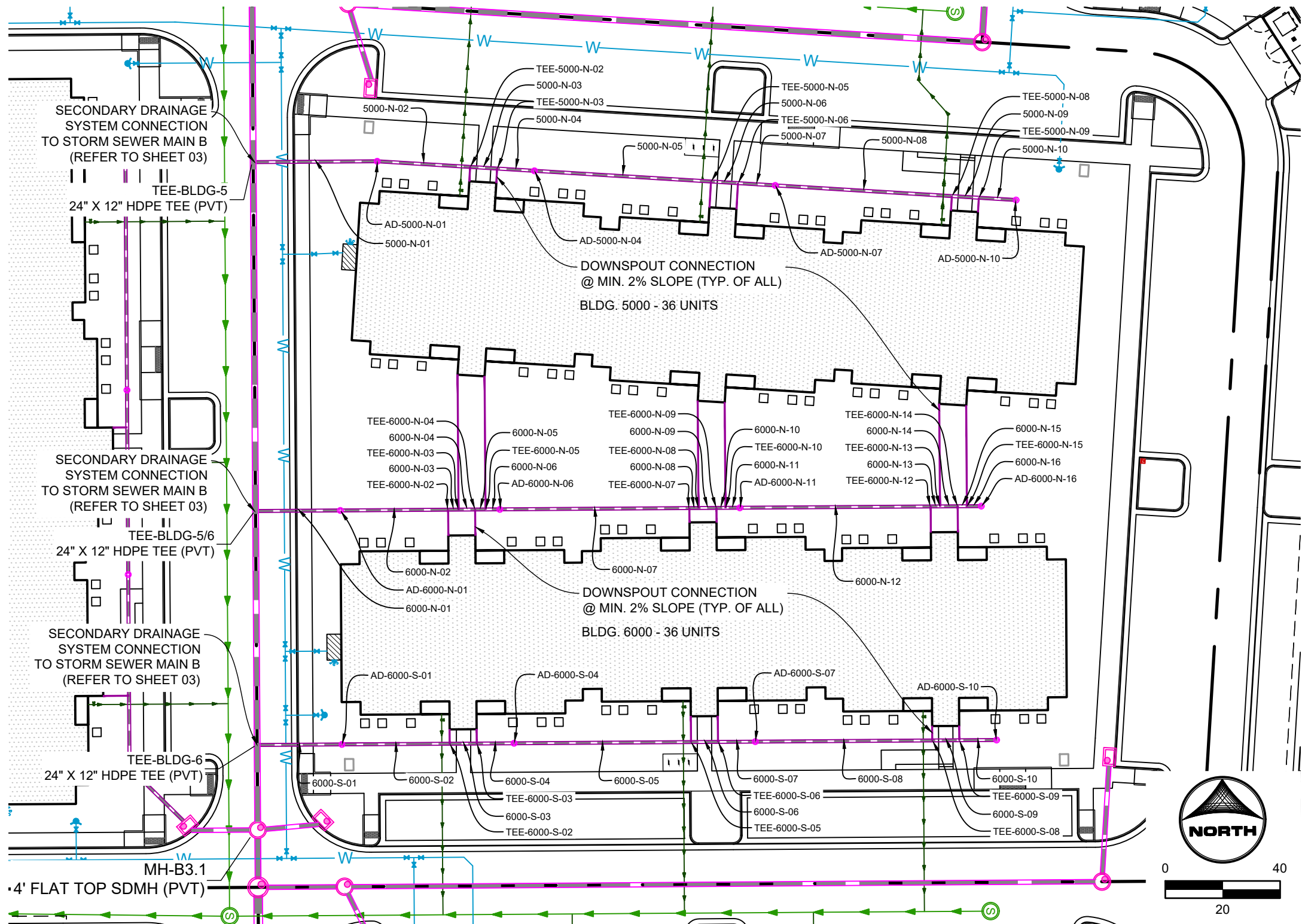
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
5000-N-10	12"	13.00'	2.00%	HDPE SDR-26
5000-N-09	12"	9.42'	2.00%	HDPE SDR-26
5000-N-08	12"	61.62'	2.00%	HDPE SDR-26
5000-N-07	12"	13.00'	1.73%	HDPE SDR-26
5000-N-06	12"	9.42'	1.73%	HDPE SDR-26
5000-N-05	12"	61.62'	1.73%	HDPE SDR-26
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:

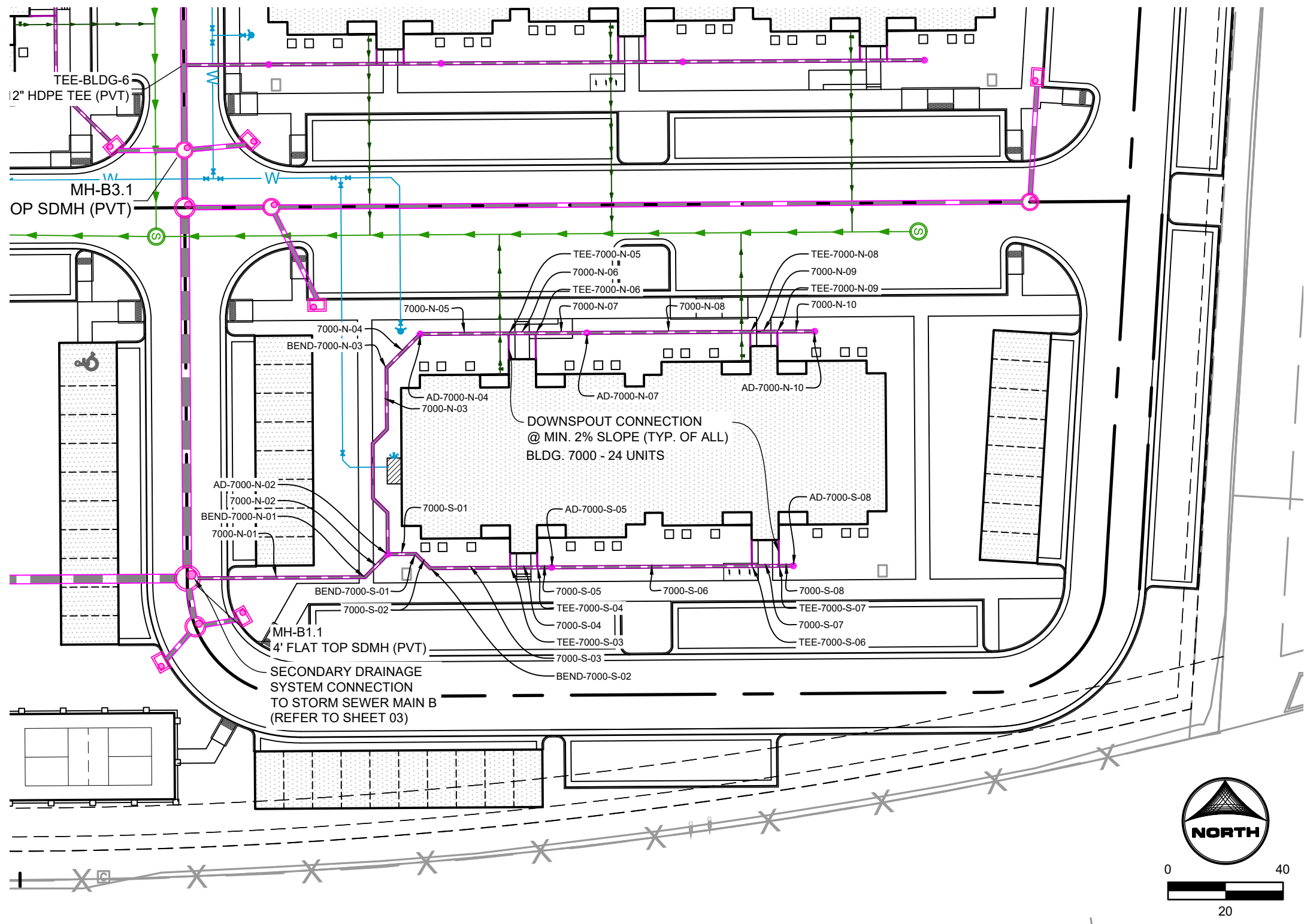
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
- ALL PUBLIC STORM SEWER WITHIN THE MEADOWBROOK PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
- 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 = 6294.03 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 = 6296.3 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 = 6286.7 INV OUT = 6287.21		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 = 6286.1 INV OUT = 6286.46	7000-N-05, 12" HDPE INV IN +6285.74	7000-N-04, 12" HDPE INV OUT +6285.64
AD-7000-S-05 ADS 12" DOME GRATE INLET	12" RM = 6290.42 SUMP = 6295.3 INV IN = 6295.3 INV OUT = 6296.01	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 = 6286.4 INV OUT = 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 = (360), 6" INV IN +6287.30	7000-N-09, 12" HDPE INV OUT +6287.08
TEE-7000-N-08 12" X 6" HDPE TEE	INV = 6286.99	7000-N-09, 12" HDPE INV IN +6286.99 Pipe = (368), 6" INV IN +6287.24	7000-N-08, 12" HDPE INV OUT +6286.99
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

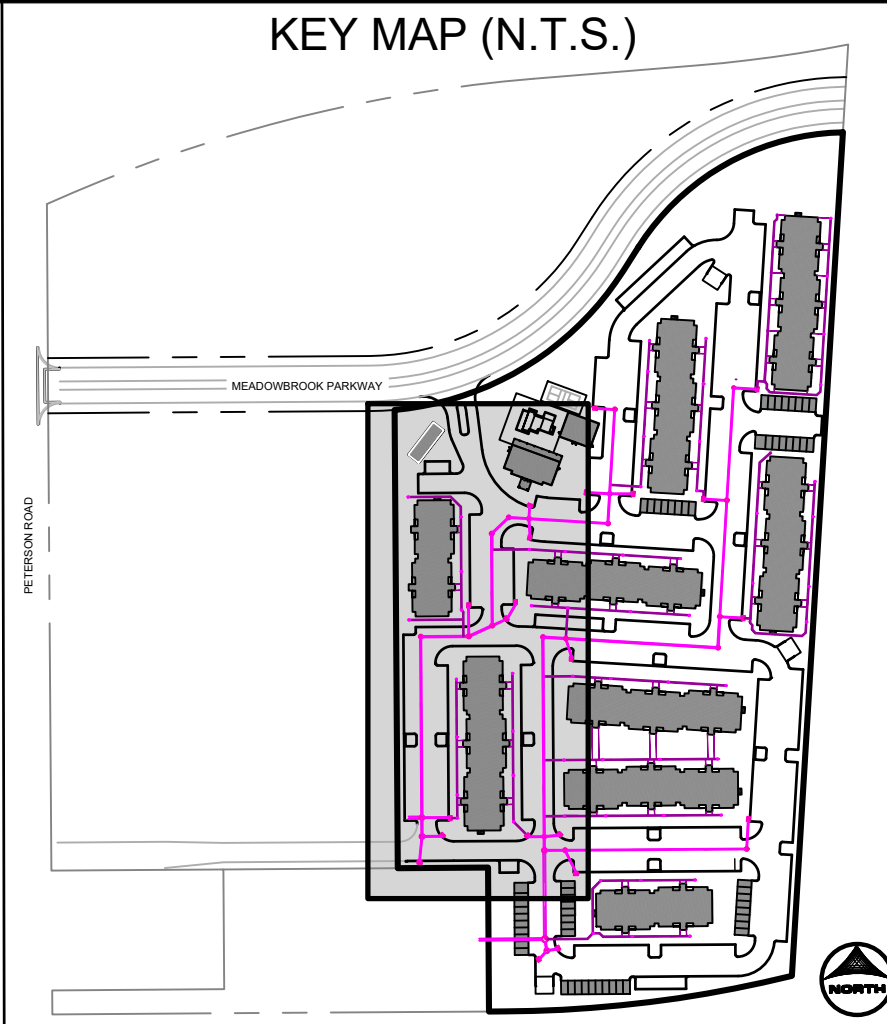
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION:	DETAILS	PIPES IN	PIPES OUT
AD5-BEND-8000-E-03 AD5 12" DOME GRATE INLET	12" RIM = 6292.23 SLUMP = 6286.2 INV IN = 6286.68 INV OUT = 6286.68	8000-E-04, 12" HDPE INV IN = 6286.88	8000-E-03, 12" HDPE INV OUT = 6286.68
AD5-8000-E-09 AD5 12" DOME GRATE INLET	12" RIM = 6292.17 SLUMP = 6287.8 INV IN = 6288.43 INV OUT = 6288.33	8000-E-10, 12" HDPE INV IN = 6288.43	8000-E-09, 12" HDPE INV OUT = 6288.33
AD5-8000-E-06 AD5 12" DOME GRATE INLET	12" RIM = 6292.08 SLUMP = 6287.54 INV IN = 6287.54 INV OUT = 6287.44	8000-E-07, 12" HDPE INV IN = 6287.54	8000-E-06, 12" HDPE INV OUT = 6287.44
AD5-8000-E-12 AD5 12" DOME GRATE INLET	12" RIM = 6291.59 SLUMP = 6288.9 INV IN = 6289.40		8000-E-12, 12" HDPE INV OUT = 6289.40
AD5-8000-S-01 AD5 12" DOME GRATE INLET	12" RIM = 6291.56 SLUMP = 6287.6 INV IN = 6288.11 INV OUT = 6288.11		8000-S-01, 12" HDPE INV OUT = 6288.11

SECONDARY DRAINAGE FITTINGS TABLE				
STRUCTURE NAME & LOCATION	DETAILS:	PIPES IN	PIPES OUT	
BEND-8000-E-11 45° HOPE BEND	INV = 6258.78	9000-E-12 (1), 12" HOPE INV IN-6258.78	6000-E-11, 12" HOPE INV OUT-6258.78	
BEND-8000-E-10 45° HOPE BEND	INV = 6258.50	9000-E-11, 12" HOPE INV IN-6258.57	6000-E-10, 12" HOPE INV OUT-6258.57	
TEE-8000-E-08 12" X 6" HOPE TEE	INV = 6258.25	9000-E-08, 12" HOPE INV IN-6258.20 Pipe = (329), 6" INV IN-6258.45	6000-E-08, 12" HOPE INV OUT-6258.20	
BEND-8000-E-07 45° HOPE BEND	INV = 6258.11	9000-E-08, 12" HOPE INV IN-6258.20 Pipe = (329), 6" INV IN-6258.45	6000-E-07, 12" HOPE INV OUT-6258.10	
BEND-8000-E-02 45° HOPE BEND	INV = 6256.60	9000-E-03, 12" HOPE INV IN-6256.60	6000-E-02, 12" HOPE INV OUT-6256.60	
AD-8000-E-01 12" X 2" HOPE TEE	INV = 6256.33	9000-E-01, 12" HOPE INV IN-6256.33 Pipe = (329), 6" INV IN-6256.52	6000-E-01, 12" HOPE INV OUT-6256.33	
BEND-8000-E-05 12" X 6" HOPE TEE	INV = 6257.71	9000-E-06, 12" HOPE INV IN-6257.26 Pipe = (327), 6" INV IN-6257.51	6000-E-05, 12" HOPE INV OUT-6257.26	
BEND-8000-E-04 12" X 6" HOPE TEE	INV = 6258.00	9000-E-05, 12" HOPE INV IN-6257.17 Pipe = (329), 6" INV IN-6257.42	6000-E-04, 12" HOPE INV OUT-6257.17	
MAN AOS 24" X 12" HOPE TEE	INV = 6258.00	Pipe = ASM, 30" HOPE INV IN-6258.00 9000-E-01, 12" HOPE INV IN-6258.00	Pipe = A78, 30" HOPE INV OUT-6258.00	

NAME	SIZE	LENGTH	SLOPE	MATERIAL
8000-E-03	12"	3.54'	2.35%	HDPE SDR-26
8000-E-02	12"	11.20'	2.36%	HDPE SDR-26
8000-E-01	12"	24.50'	2.38%	HDPE SDR-26
8000-E-12	12"	30.11'	0.98%	HDPE SDR-26
8000-E-10	12"	24.82'	0.98%	HDPE SDR-26
8000-E-11	12"	18.62'	0.98%	HDPE SDR-26
8000-E-09	12"	13.00'	1.00%	HDPE SDR-26
8000-E-08	12"	9.42'	1.00%	HDPE SDR-26
8000-E-07	12"	56.83'	1.00%	HDPE SDR-26
8000-E-06	12"	17.79'	1.00%	HDPE SDR-26
8000-E-05	12"	9.42'	1.00%	HDPE SDR-26
8000-E-04	12"	28.83'	1.00%	HDPE SDR-26
8000-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 IS OWNED AND MAINTAINED BY THE TOWN OF BROWNSBORO. 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 6" DIAMETER OR 6" DIAMETER CAP WITH CAPS. PRIVATE STORM SEWER SYSTEMS AND DRAINAGE 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 STORM SEWER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 8" PVC (C900 DR-14)
 - 5.2. FIRE SERVICE LINES ARE 4" PIPE (PE 4710) TO ALL BUILDINGS.
 - 5.3. ALL SEWER SERVICES TO ALL BUILDINGS ARE 6" PVC (SDR 26) 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 CONNECTION UP TO THE CHARGING STATION.
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 DEPTHS.
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 MAINS ARE TO BE INSTALLED IN TRENCH 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 TRENCH WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE WATER DISTRICT.

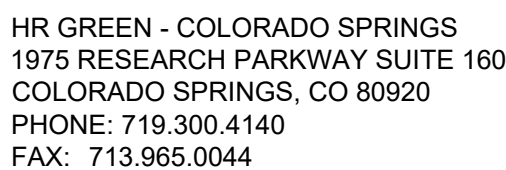
1. ALL SECONDARY DRAINAGE SYSTEM STORM SEWER INFRASTRUCTURE IS PRIVATE AND OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR AGENT.
2. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL DOWNSPOUT CONNECTION PIPES ARE 6" DIAMETER HOPE FROM THE DOWNSPOUT CONNECTION LOCATION TO THE SECONDARY DRAINAGE SYSTEM MAIN LINE. SECONDARY DRAINAGE SYSTEM MAIN LINES ARE 12" DIAMETER HOPE AND ALL DOWNSPOUT DRAIN ARE 12" DIAMETER ADS DRAIN 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 AND COVER OF 18" IS 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-03 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"	10.00	1.00%	HDPE DSR-26	
90004-05	12"	10.00	1.00%	HDPE DSR-26	
90004-06	12"	10.00	1.00%	HDPE DSR-26	
90004-07	12"	10.00	1.00%	HDPE DSR-26	
90004-08	12"	10.00	1.00%	HDPE DSR-26	
90004-09	12"	10.00	1.00%	HDPE DSR-26	
90004-10	12"	10.00	1.00%	HDPE DSR-26	
90004-11	12"	10.00	1.00%	HDPE DSR-26	
90004-12	12"	10.00	1.00%	HDPE DSR-26	
90004-13	12"	10.00	1.00%	HDPE DSR-26	
90004-14	12"	10.00	1.00%	HDPE DSR-26	
90004-15	12"	10.00	1.00%	HDPE DSR-26	
90004-16	12"	10.00	1.00%	HDPE DSR-26	
90004-17	12"	10.00	1.00%	HDPE DSR-26	
90004-18	12"	10.00	1.00%	HDPE DSR-26	
90004-19	12"	10.00	1.00%	HDPE DSR-26	
90004-20	12"	10.00	1.00%	HDPE DSR-26	
90004-21	12"	10.00	1.00%	HDPE DSR-26	
90004-22	12"	10.00	1.00%	HDPE DSR-26	
90004-23	12"	10.00	1.00%	HDPE DSR-26	
90004-24	12"	10.00	1.00%	HDPE DSR-26	
90004-25	12"	10.00	1.00%	HDPE DSR-26	
90004-26	12"	10.00	1.00%	HDPE DSR-26	
90004-27	12"	10.00	1.00%	HDPE DSR-26	
90004-28	12"	10.00	1.00%	HDPE DSR-26	
90004-29	12"	10.00	1.00%	HDPE DSR-26	
90004-30	12"	10.00	1.00%	HDPE DSR-26	
90004-31	12"	10.00	1.00%	HDPE DSR-26	
90004-32	12"	10.00	1.00%	HDPE DSR-26	
90004-33	12"	10.00	1.00%	HDPE DSR-26	
90004-34	12"	10.00	1.00%	HDPE DSR-26	
90004-35	12"	10.00	1.00%	HDPE DSR-26	
90004-36	12"	10.00	1.00%	HDPE DSR-26	
90004-37	12"	10.00	1.00%	HDPE DSR-26	
90004-38	12"	10.00	1.00%	HDPE DSR-26	
90004-39	12"	10.00	1.00%	HDPE DSR-26	
90004-40	12"	10.00	1.00%	HDPE DSR-26	
90004-41	12"	10.00	1.00%	HDPE DSR-26	
90004-42	12"	10.00	1.00%	HDPE DSR-26	
90004-43	12"	10.00	1.00%	HDPE DSR-26	
90004-44	12"	10.00	1.00%	HDPE DSR-26	
90004-45	12"	10.00	1.00%	HDPE DSR-26	
90004-46	12"	10.00	1.00%	HDPE DSR-26	
90004-47	12"	10.00	1.00%	HDPE DSR-26	
90004-48	12"	10.00	1.00%	HDPE DSR-26	
90004-49	12"	10.00	1.00%	HDPE DSR-26	
90004-50	12"	10.00	1.00%	HDPE DSR-26	
90004-51	12"	10.00	1.00%	HDPE DSR-26	
90004-52	12"	10.00	1.00%	HDPE DSR-26	
90004-53	12"	10.00	1.00%	HDPE DSR-26	
90004-54	12"	10.00	1.00%	HDPE DSR-26	
90004-55	12"	10.00	1.00%	HDPE DSR-26	
90004-56	12"	10.00	1.00%	HDPE DSR-26	
90004-57	12"	10.00	1.00%	HDPE DSR-26	
90004-58	12"	10.00	1.00%	HDPE DSR-26	
90004-59	12"	10.00	1.00%	HDPE DSR-26	
90004-60	12"	10.00	1.00%	HDPE DSR-26	
90004-61	12"	10.00	1.00%		

NO.	DATE	BY	REVISION DESCRIPTION



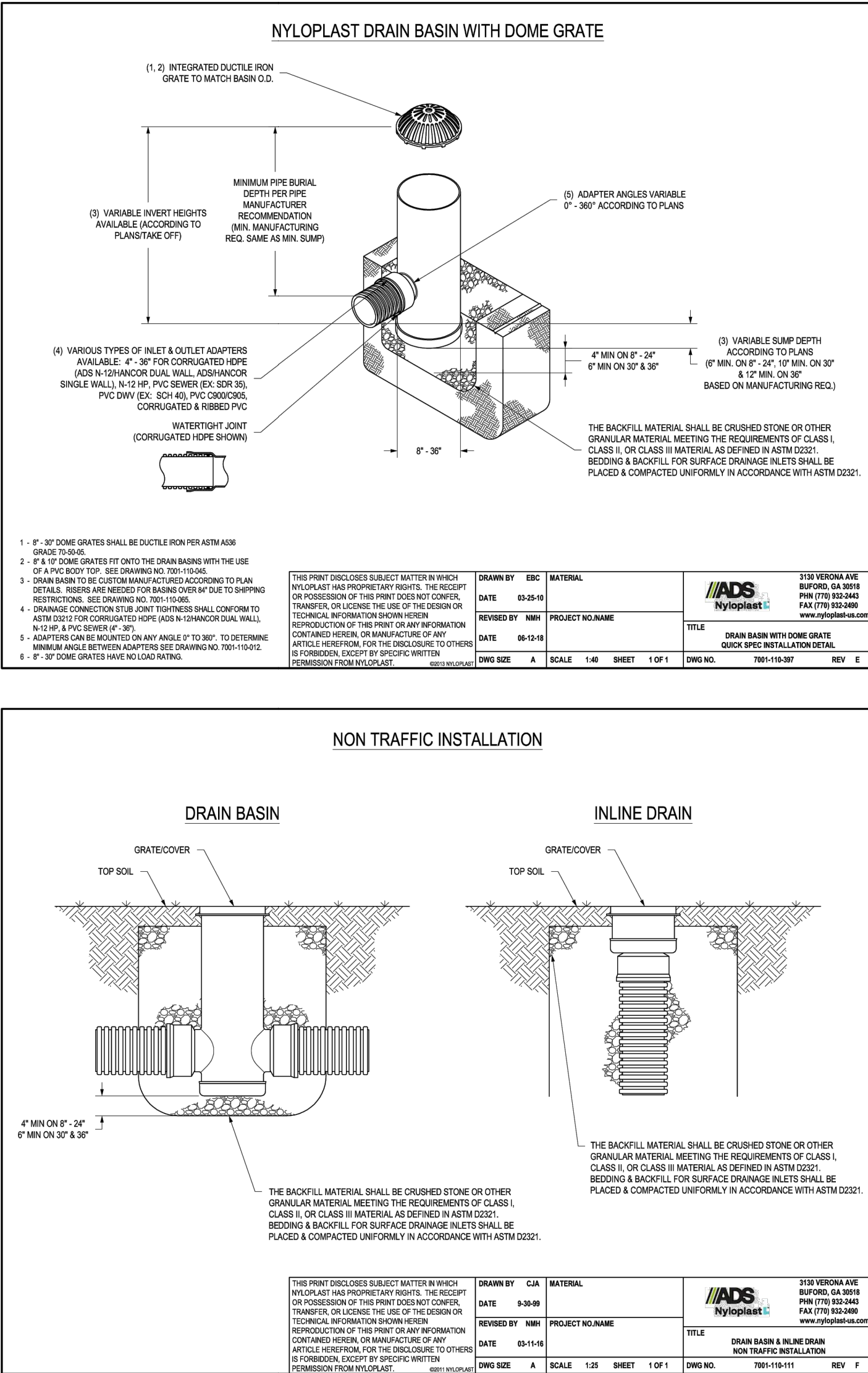
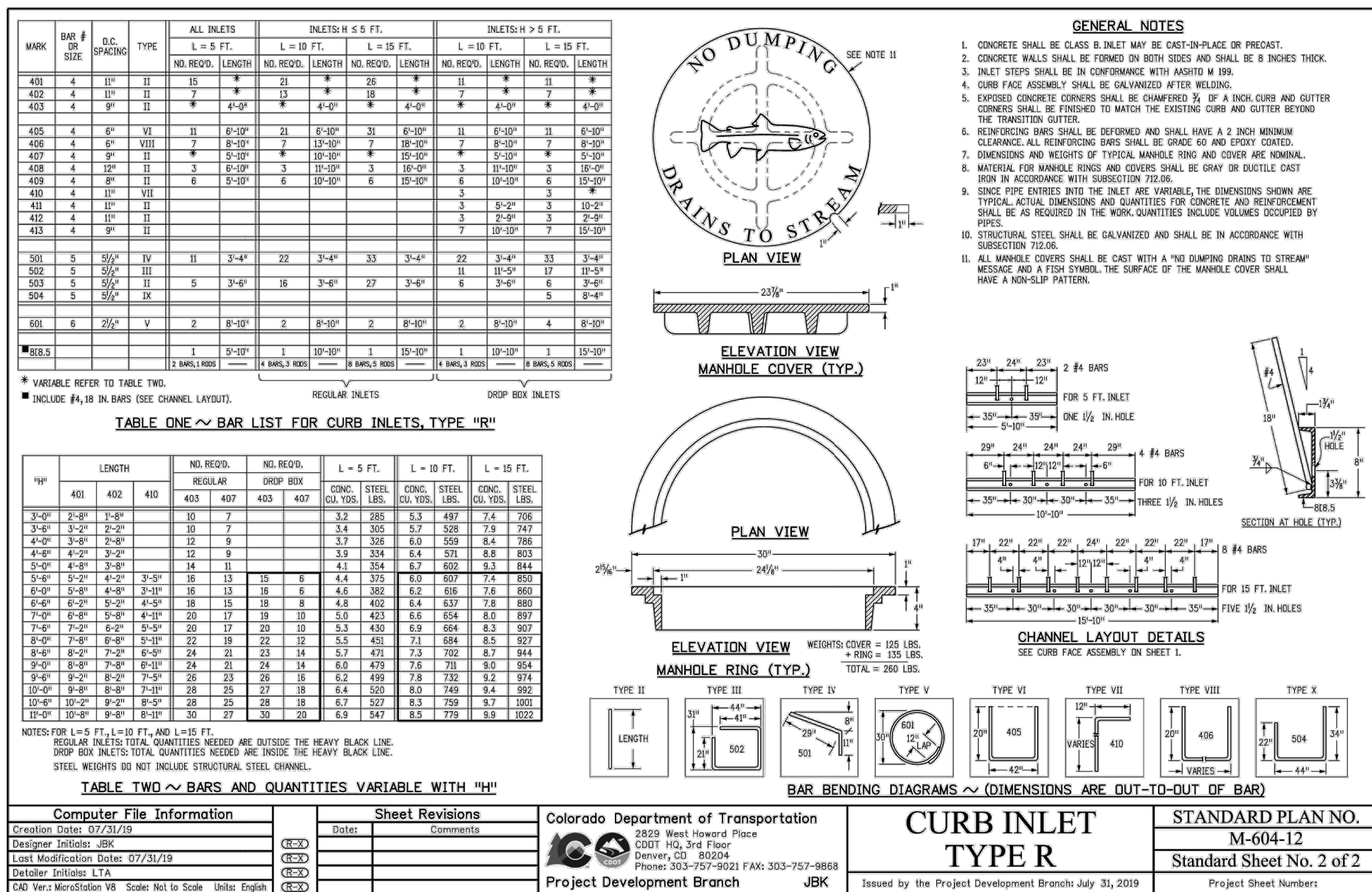
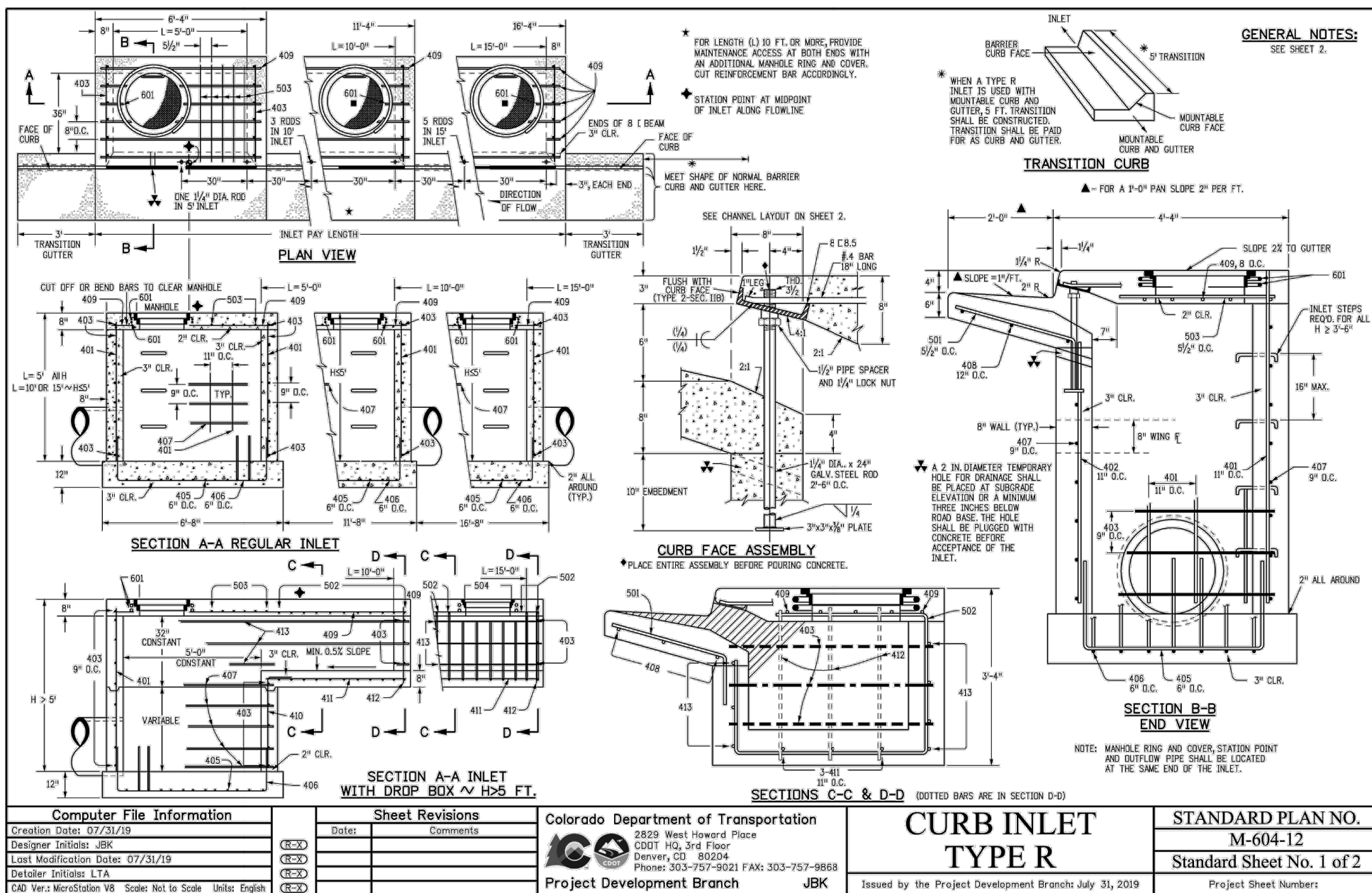
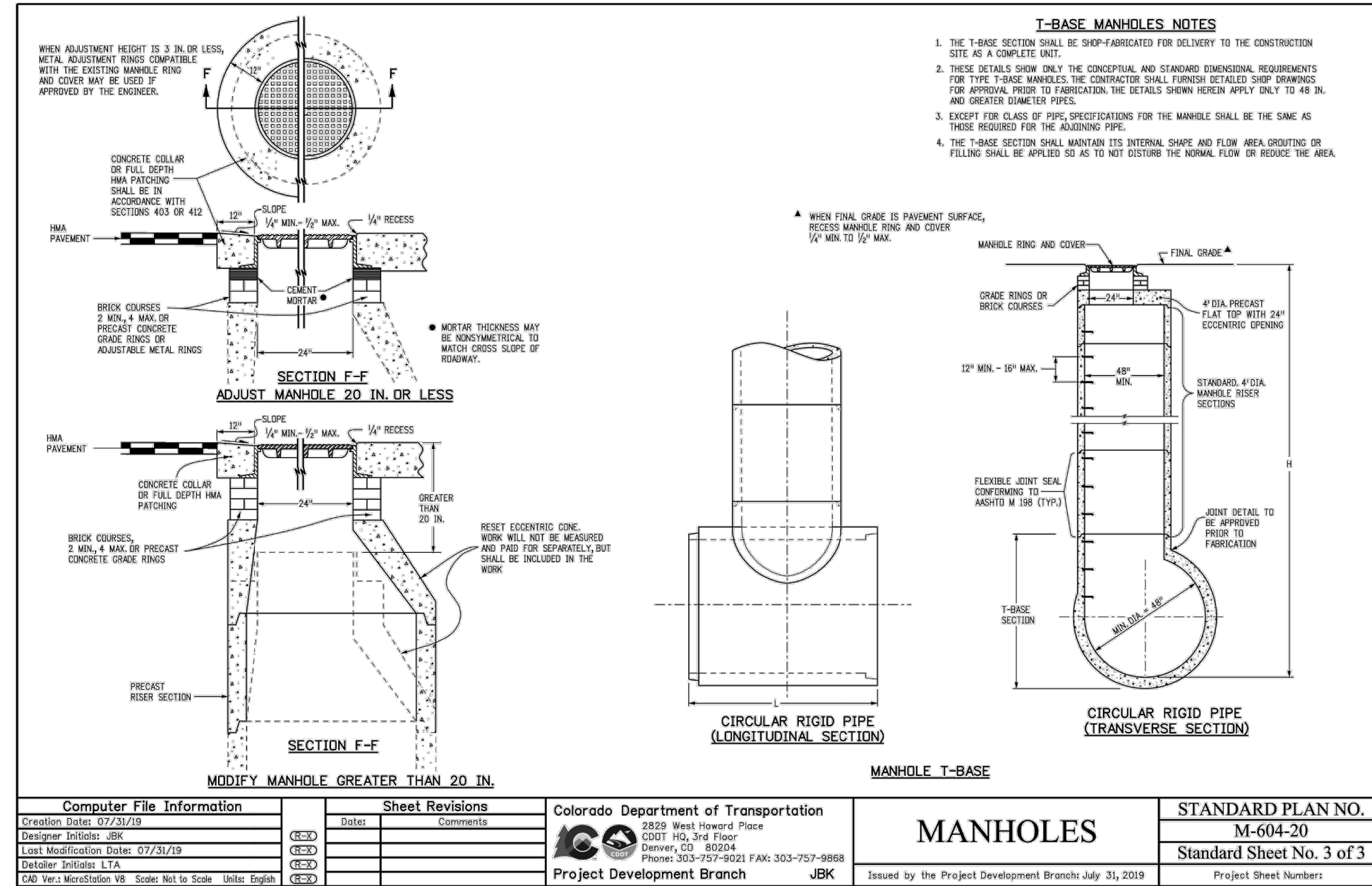
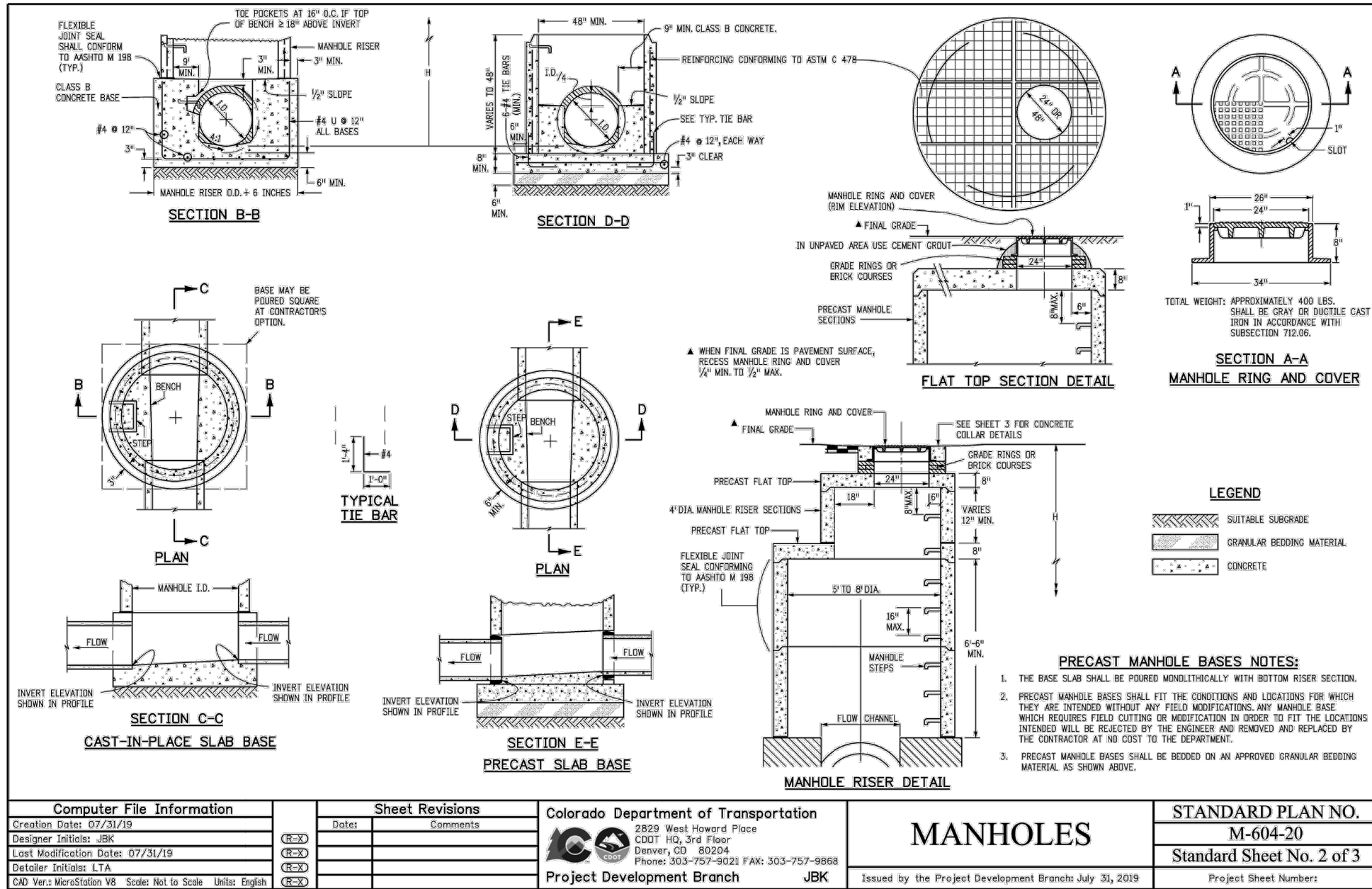
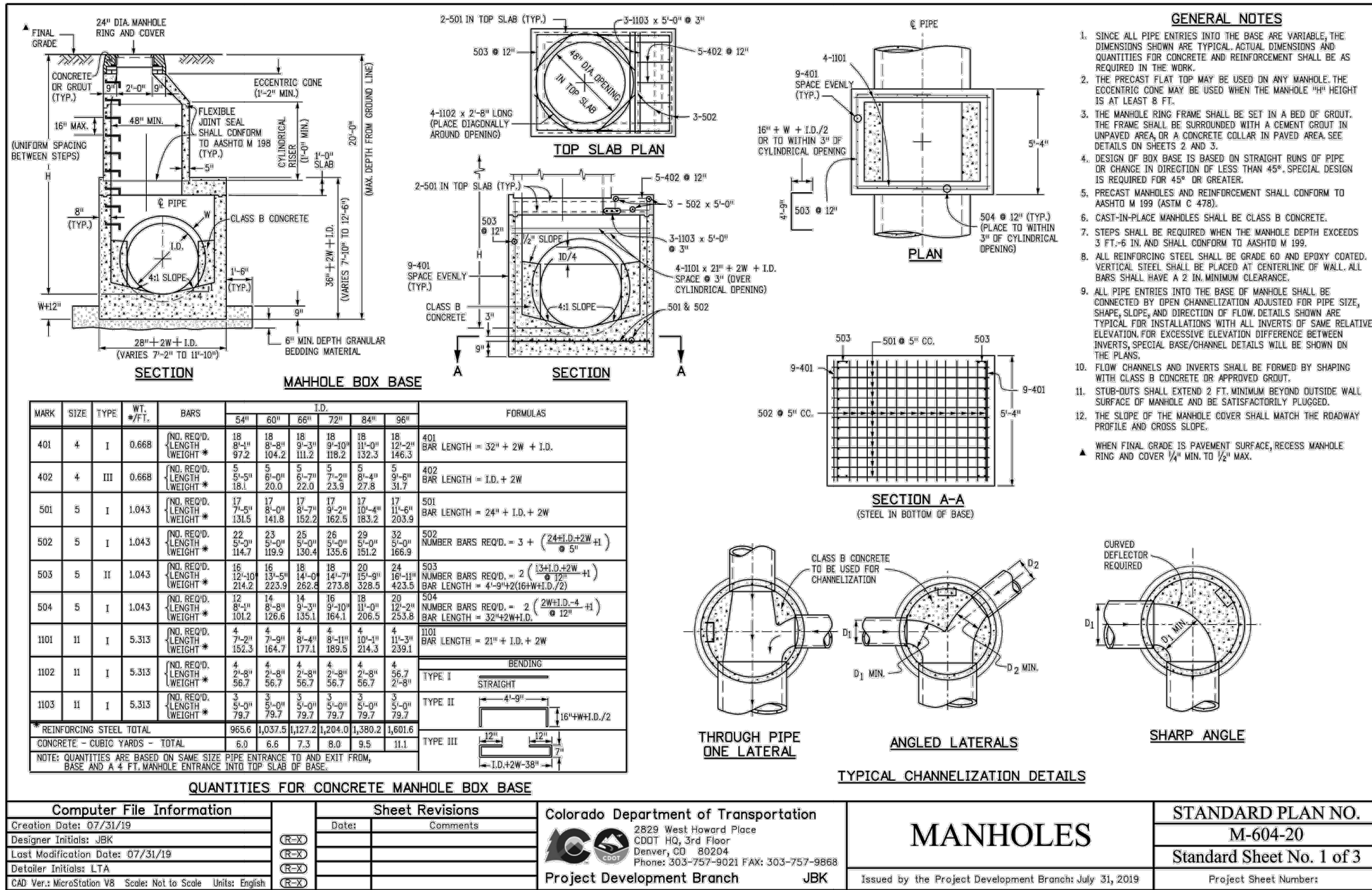
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS

SECONDARY DRAINAGE SYSTEM PLAN IV

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



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
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- 3 - WASTEWATER A.1 SERVICES
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- 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

HRG Response:
Is county signature
block required for
private WW and water
under Cherokee MD?

Provide county signature block

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

Add note 10 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 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 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 PLATED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

ABBREVIATIONS

A	DEFLECTION ANGLE
Q, DIA	DIAMETER
ASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	ASPHALT BASE COURSE
ABO	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
FOC	FIBER OPTICS CABLE
FT	FOOT OR FEET
GB	GRADE BREAK
GAL	GALLON
HDPE	HIGH DENSITY POLYETHYLENE
HC RAMP	HANDICAP RAMP
HW	HEADWALL
INV	INVERT
KM	KILOMETER
L	LENGTH
LF	LINEAR FEET
M	METER
MIN	MINIMUM
MISC	MISCELLANEOUS
MAINT	MAINTENANCE
MAX	MAXIMUM
MH	MANHOLE
MP	MIDPOINT
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	RECEPTION
RCBC	REINFORCED CONCRETE BOX CULVERT
S	SOUTH
SHT	SHEET
SQ	SQUARE
SW	SPILLWAY
TBC	TOP BACK OF CURB
TC	TRICKLE CHANNEL
TOP	TOP OF POND
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
W	WEST
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
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		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		
DRY UTILITIES		
ELECTRIC METER		
ELECTRIC PEDESTAL		
ELECTRICAL CABINET		
ELECTRIC VAULT		
ELECTRIC VEHICLE CHARGER		
FIBER OPTIC PULL BOX		
FIBER OPTIC MANHOLE		
FIBER OPTIC PEDESTAL		
FIBER OPTIC SIGN		
FIBER OPTIC VAULT		
GAS METER		
GAS SIGN		
GAS VAULT		
TRANSFORMER		
LIGHT POLE		
MISCELLANEOUS		
SIGN		
BOLLARD		
ACCESSIBLE PARKING		
PARKING COUNT		

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ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

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 RESUBMITTAL 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



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 COVER

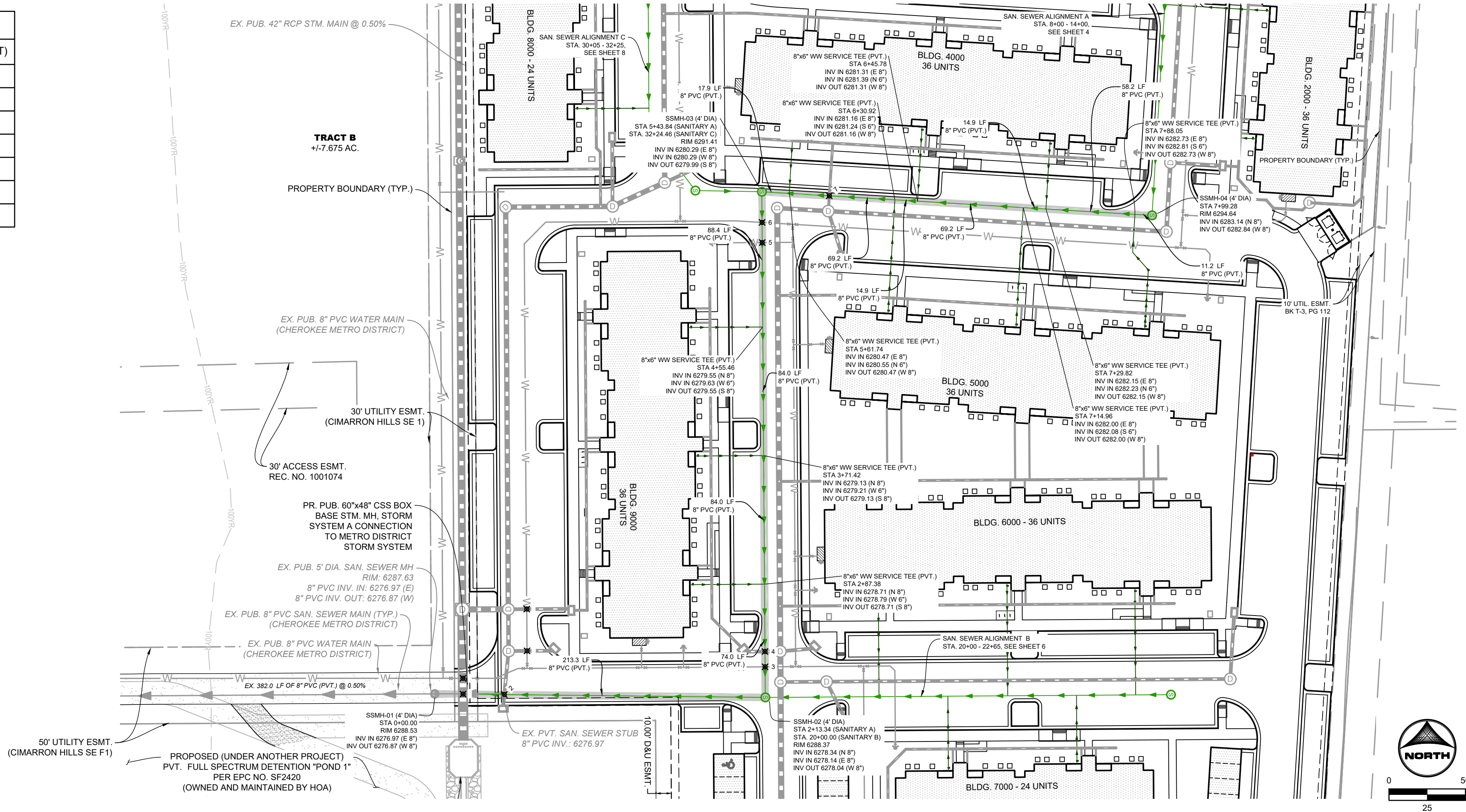
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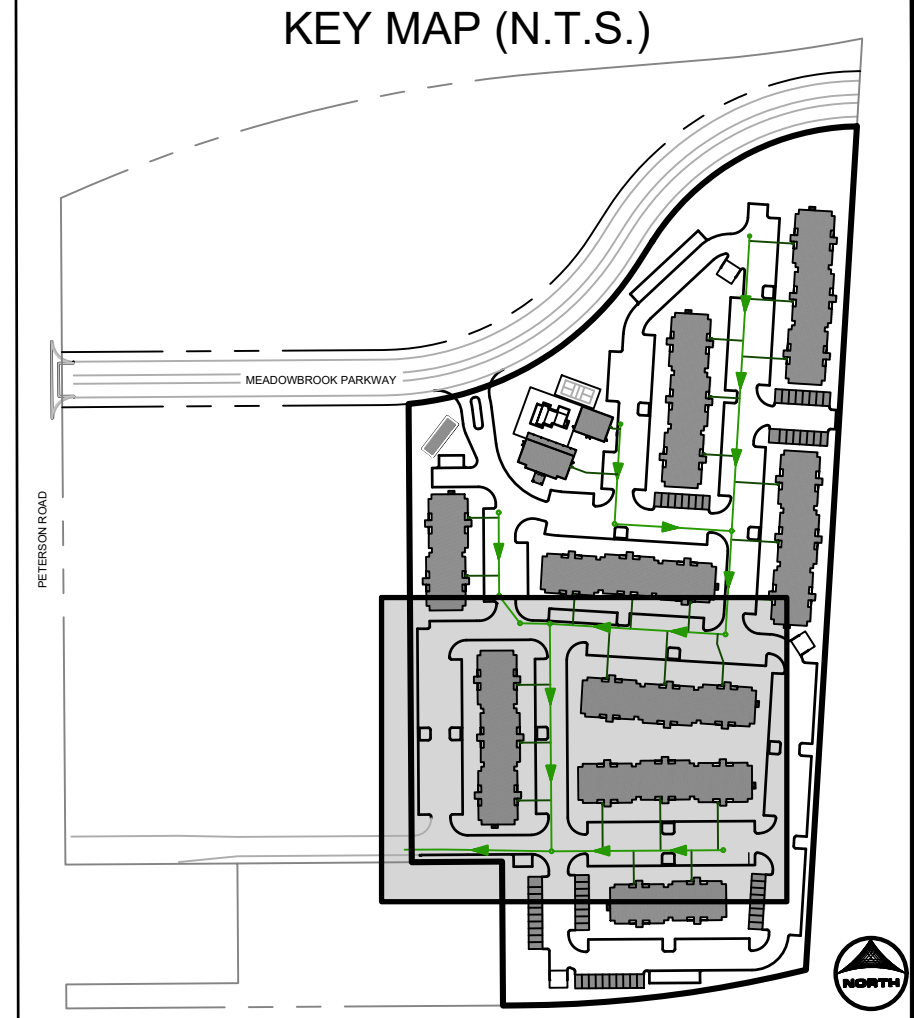
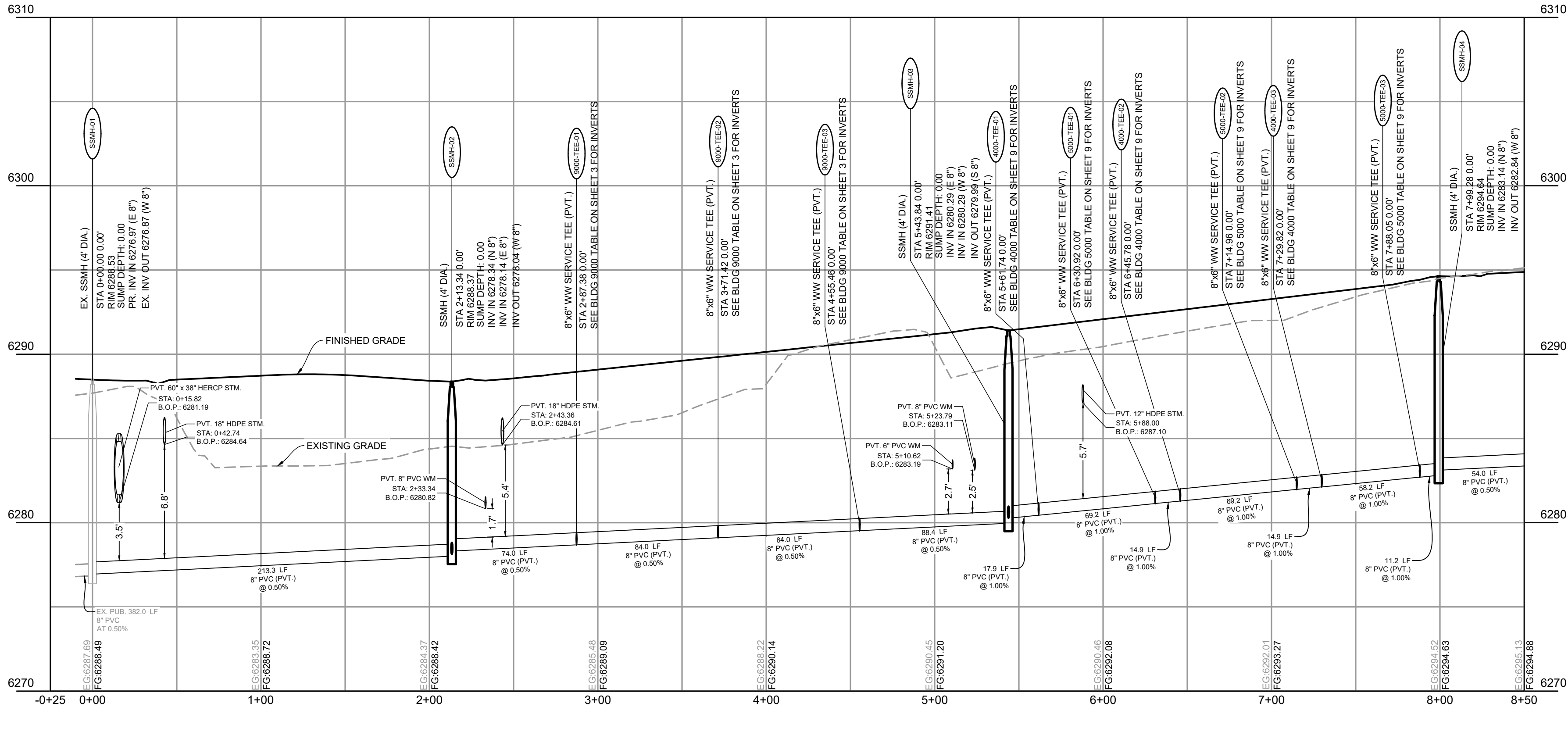
HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

UTILITY CROSSINGS TABLE			
POINT #	BOTTOM OF UPPER PIPE	TOP OF BOTTOM PIPE	CLEARANCE (FT)
	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:**
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 (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.

NO.	DATE	BY	REVISION DESCRIPTION

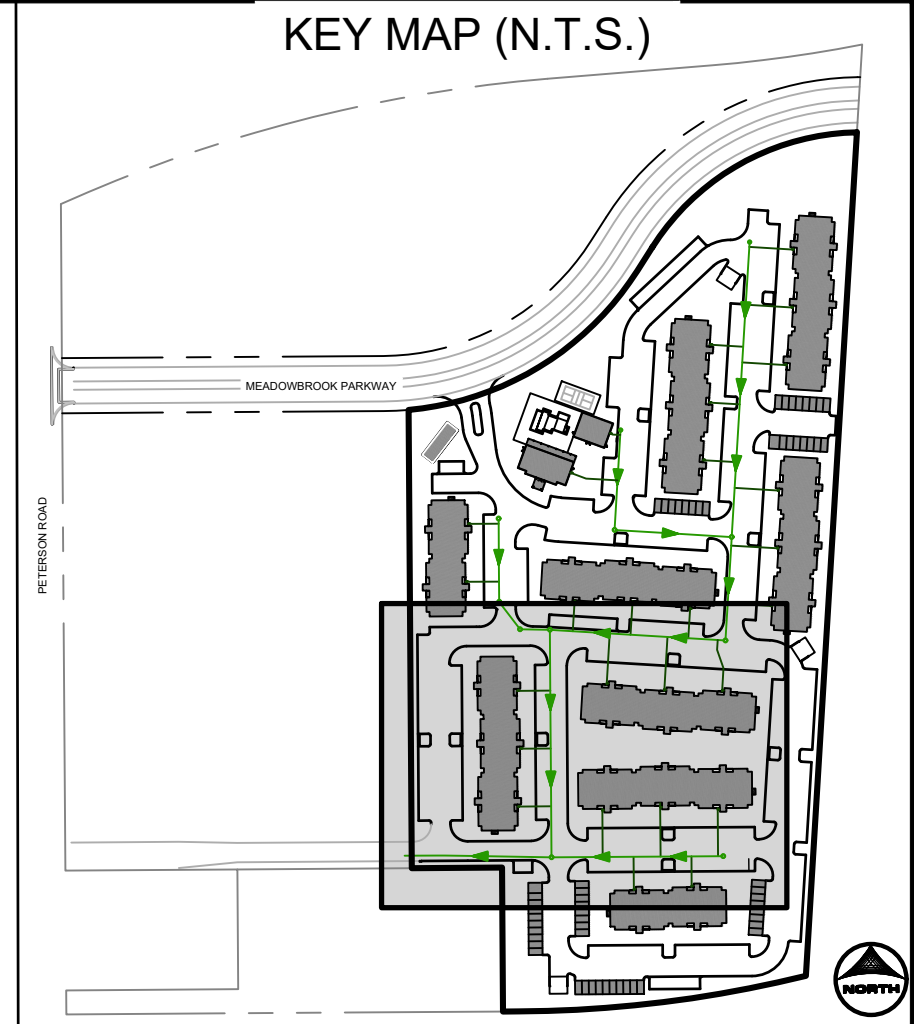
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
9000-CO-01	SANITARY A STA. 2+87.38 O/S: -46.79 L	6" CLEANOUT 9000-PIPE-1.2 INV IN (W) = 6279.77 9000-PIPE-1.1 INV OUT (E) = 6273.77	N 1366843.372 E 3229832.508
9000-SERV-01	SANITARY A STA. 2+87.38 O/S: -48.79 L	BLDG. 9000 - WW SERVICE #1 9000-PIPE-1.2 INV OUT (E) = 6279.81	N 1366843.359 E 3229822.508
9000-TEE-01	SANITARY A STA. 2+87.38 O/S: 0.00'	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-02e INV IN (N) = 6278.71 1" INV IN (W) = 6278.79 SSWR PIPE-02a INV OUT (S) = 6278.71	N 1366843.689 E 3229831.299
9000-SERV-02	SANITARY A STA. 3+71.42 O/S: -42.86 L	6" CLEANOUT 9000-PIPE-2.2 INV IN (W) = 6280.11 9000-PIPE-2.1 INV OUT (E) = 6280.11	N 1366857.439 E 3229287.81
9000-SERV-02	SANITARY A STA. 3+71.42 O/S: -44.79 L	BLDG. 9000 - WW SERVICE #2 9000-PIPE-2.2 INV OUT (E) = 6280.15	N 1366857.426 E 3229285.940
9000-TEE-02	SANITARY A STA. 3+71.42 O/S: 0.00'	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-02e INV IN (N) = 6279.13 9000-PIPE-2.1 INV IN (W) = 6279.21 SSWR PIPE-02e INV OUT (S) = 6279.13	N 1366857.728 E 3229393.721
9000-CO-03	SANITARY A STA. 4+55.46 O/S: -46.79 L	6" CLEANOUT 9000-PIPE-3.2 INV IN (W) = 6280.61 9000-PIPE-3.1 INV OUT (E) = 6280.61	N 1366851.452 E 3229283.372
9000-SERV-03	SANITARY A STA. 4+55.46 O/S: -48.79 L	BLDG. 9000 - WW SERVICE #3 9000-PIPE-3.2 INV OUT (E) = 6280.65	N 1366851.438 E 3229281.932
9000-TEE-03	SANITARY A STA. 4+55.46 O/S: 0.00'	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-02g INV IN (N) = 6279.55 9000-PIPE-3.1 INV IN (W) = 6279.63 SSWR PIPE-02e INV OUT (S) = 6279.55	N 1366851.768 E 3229393.163

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 OF THE KNOWBROW 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 AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR GREATER CAPACITY. ALL DOWNSPOUTS ARE TO BE CONNECTED TO THE 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 STORM SEWER 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 4" PVC #710 SDR 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE AND CLUBHOUSE DR. ARE 4" PVC.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER AND 3/4" 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 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE AND CLUBHOUSE DR. AND 4" PVC TO THE FITNESS CENTER.
7. TWO (2) EV CHARGING STATION SLOTS 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. THE LOCATION OF THE SEWER AND SANITARY ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
8. ALL 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
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HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

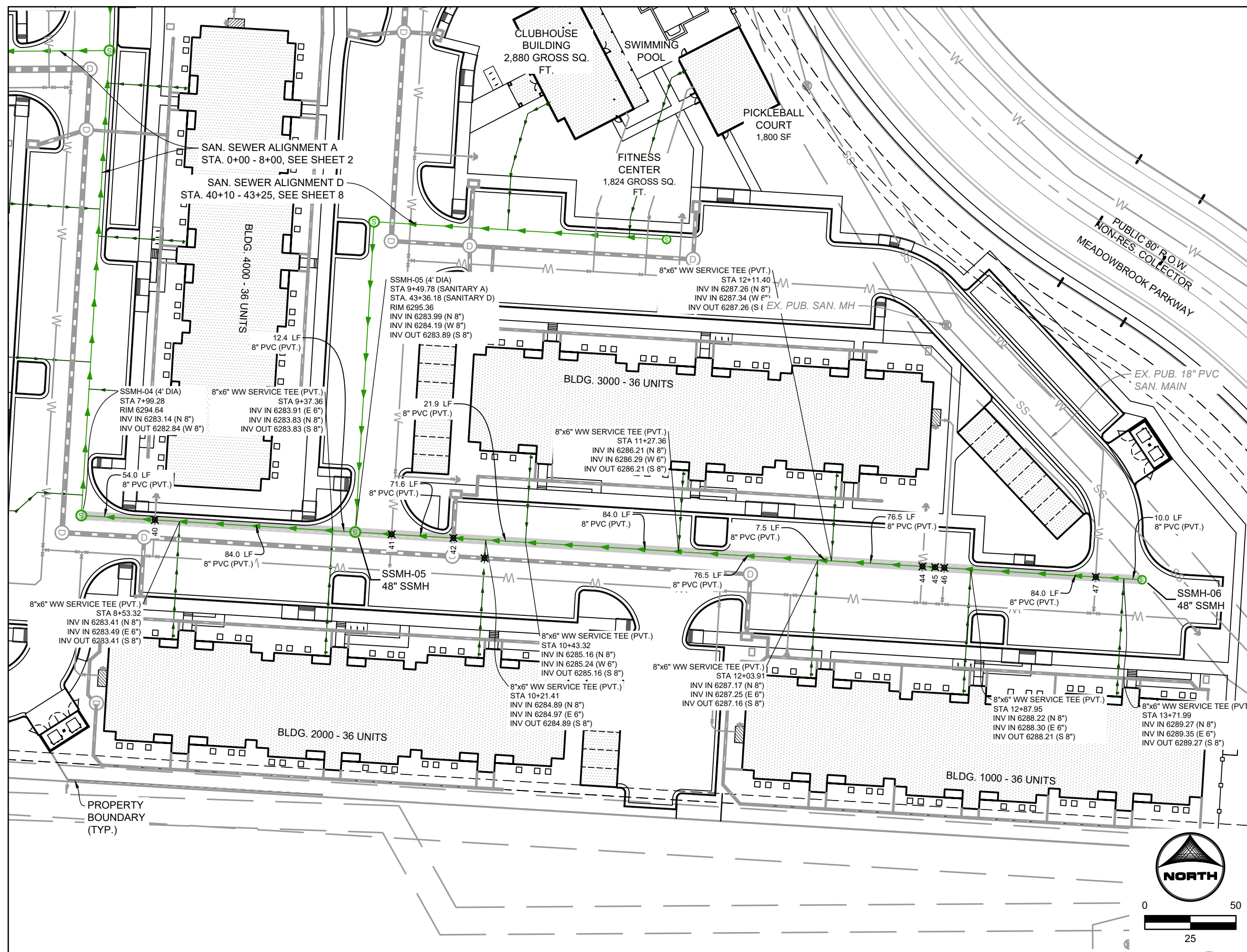
CONSTRUCTION DRAWINGS
WASTEWATER A.1 SERVICES

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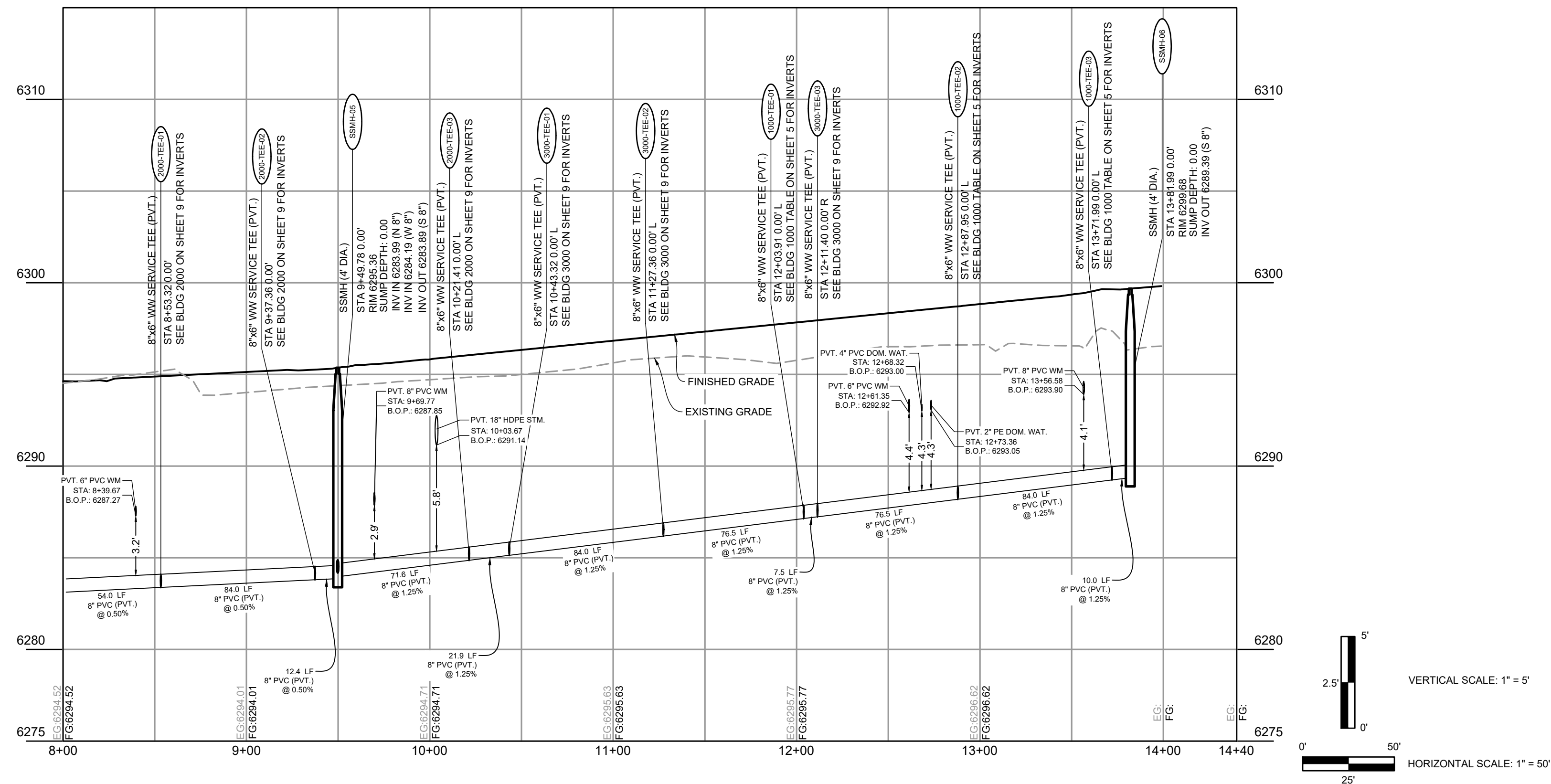
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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 STORM SEWER INFRASTRUCTURE ALONG THE DOWNBOW 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 EXISTING SANITARY SEWER LINES ARE 12" OR LARGER SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR LARGER. 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 MANHOLES.
- ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN IS 18" OR 24" DIAMETER
 - 5.2. FIRE SERVICE LINES ARE 4" HDPE (PF 4710) TO ALL BUILDINGS.
 - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 9 CTS TO APARTMENT BUILDINGS.
 - 5.4. DOMESTIC SERVICES ARE 2" PE 4710 9 CTS TO CHARGING STATION.
 - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 9 CTS.
 - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR15).
- 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 SANITARY SEWER SERVICES BY CHARGING STATION 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.
- ALL PRIVATE SANITARY SEWER AND STORM SEWER LINES ARE SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE TO BE FINALIZED AT CONSTRUCTION DRAWING LEVEL.
- UTILITY CONFLICTS REQUIRING LOWERMENTS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

NO.	DATE	BY	REVISION DESCRIPTION



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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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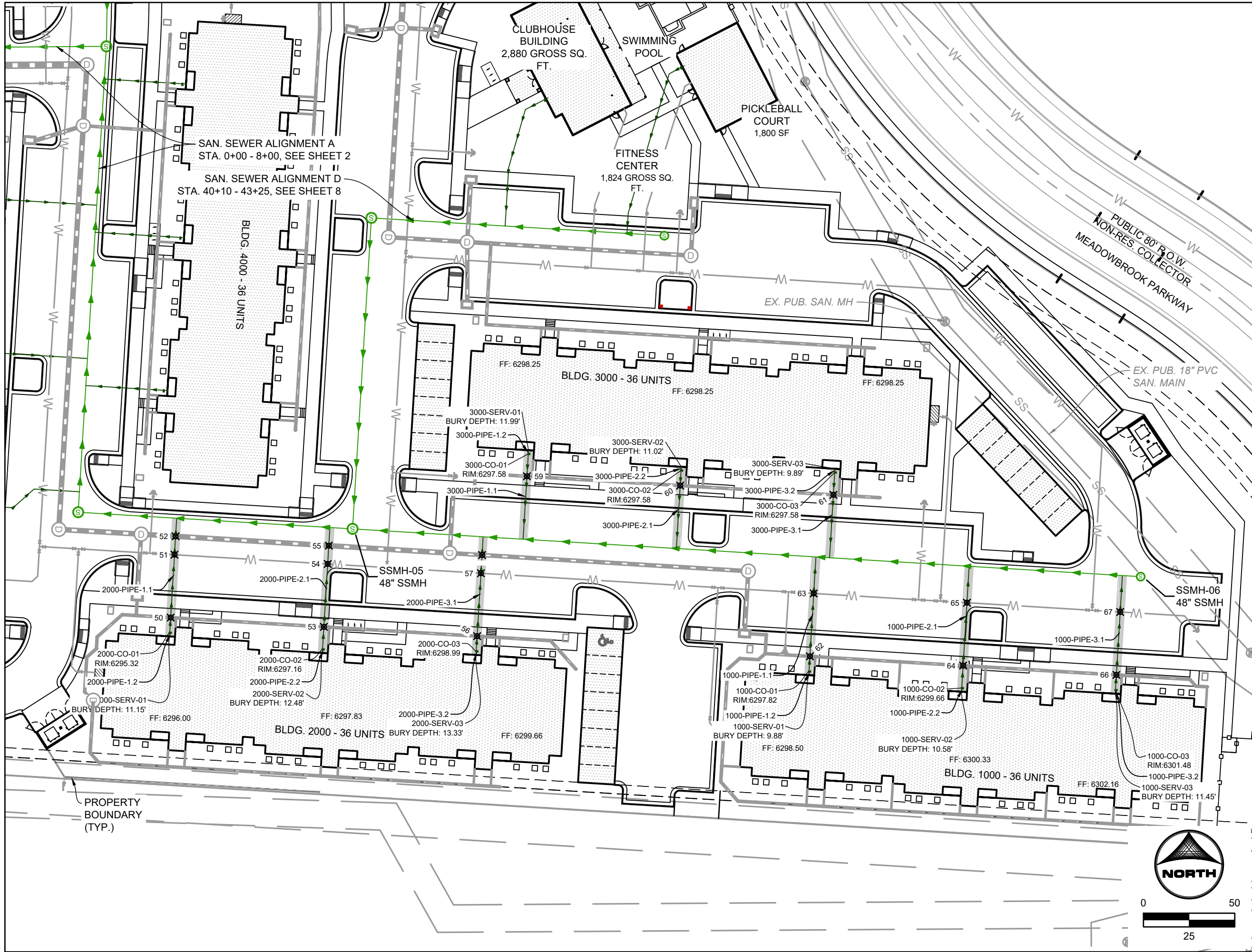
HILLPOINTE APARTMENTS AT PETERSON
CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

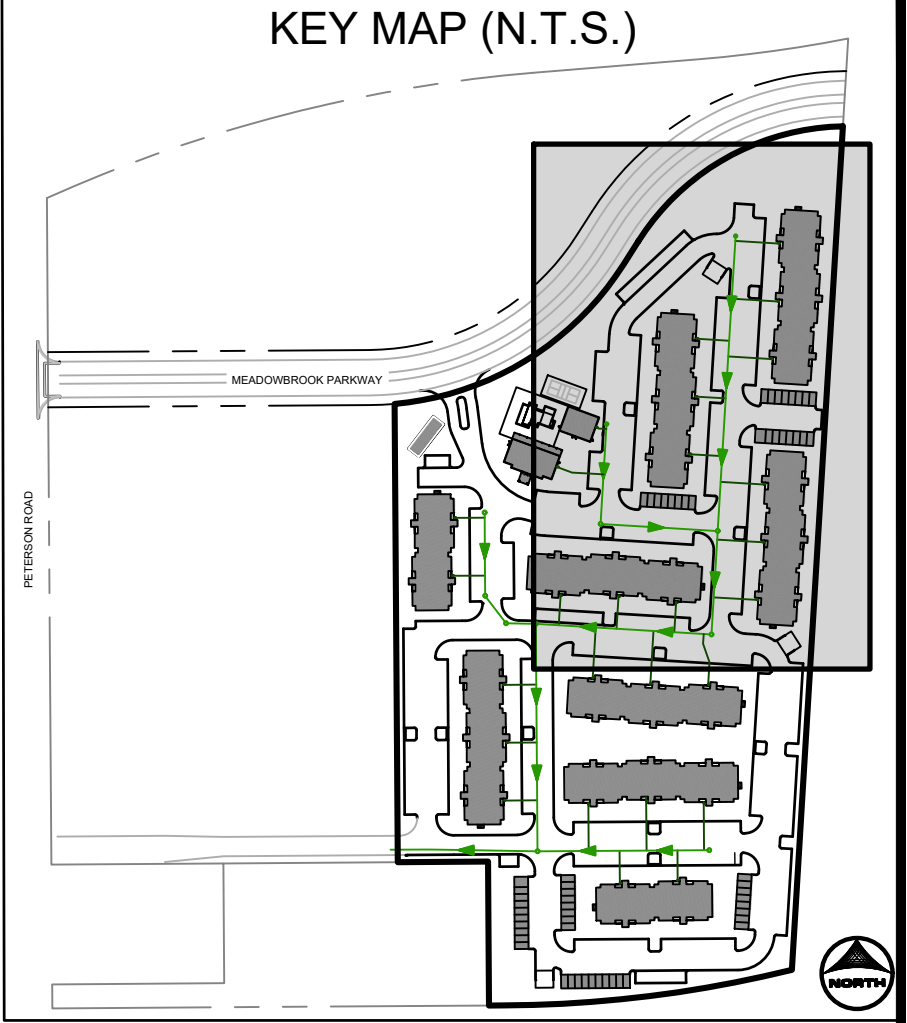
APARTMENT BUILDING 1000 SANITARY SERVICES INFORMATION:

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

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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

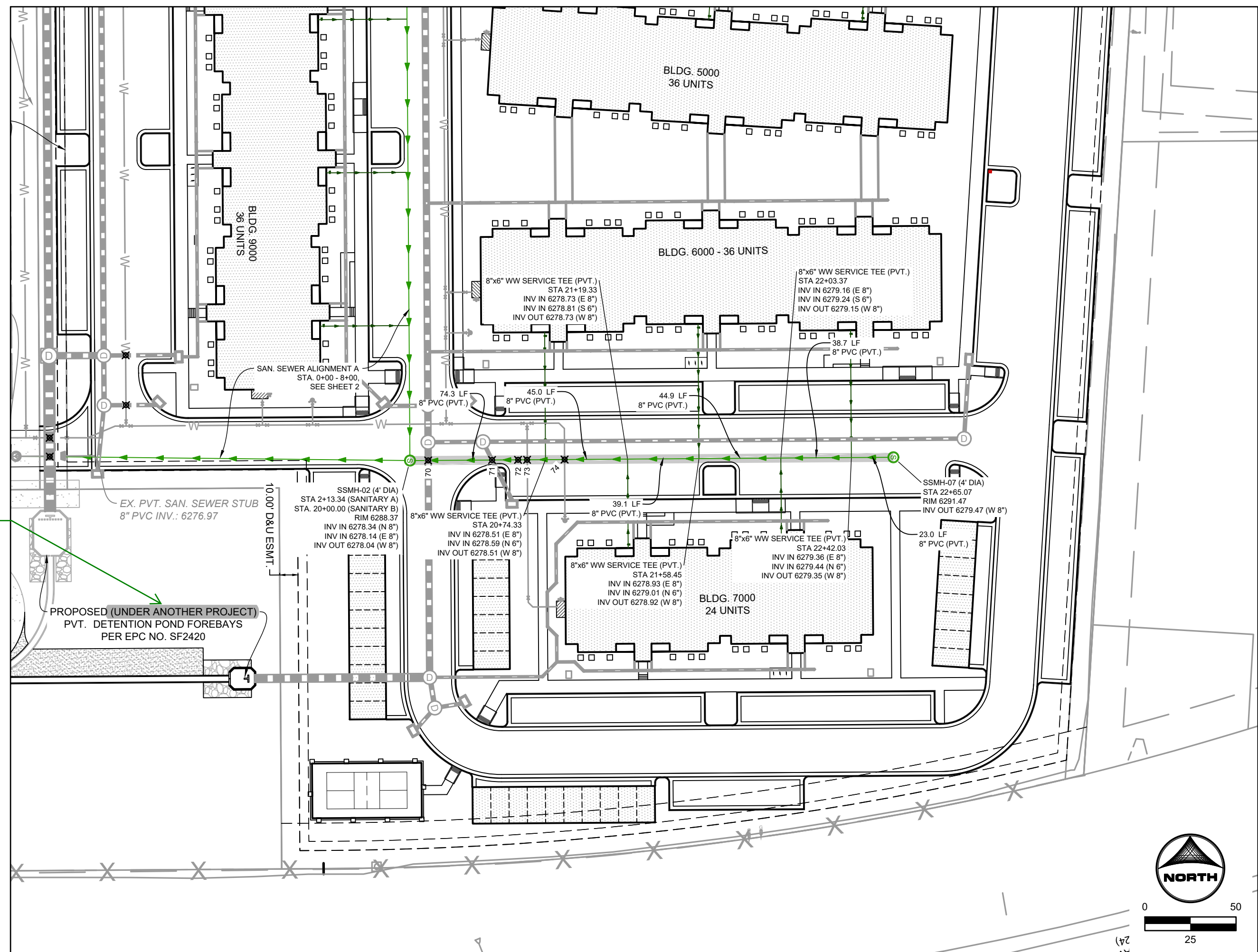
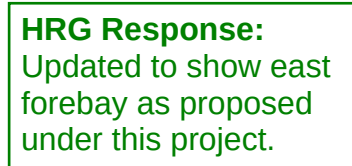
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WASTEWATER A.2 SERVICES

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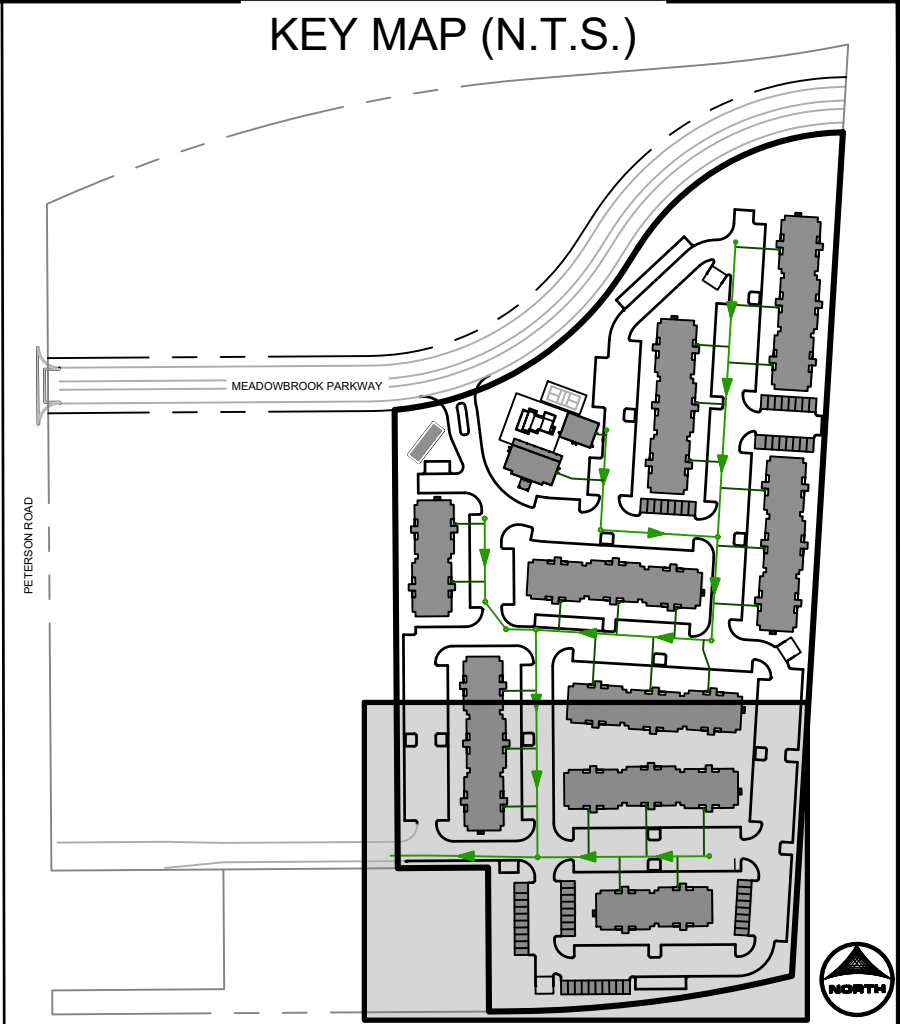
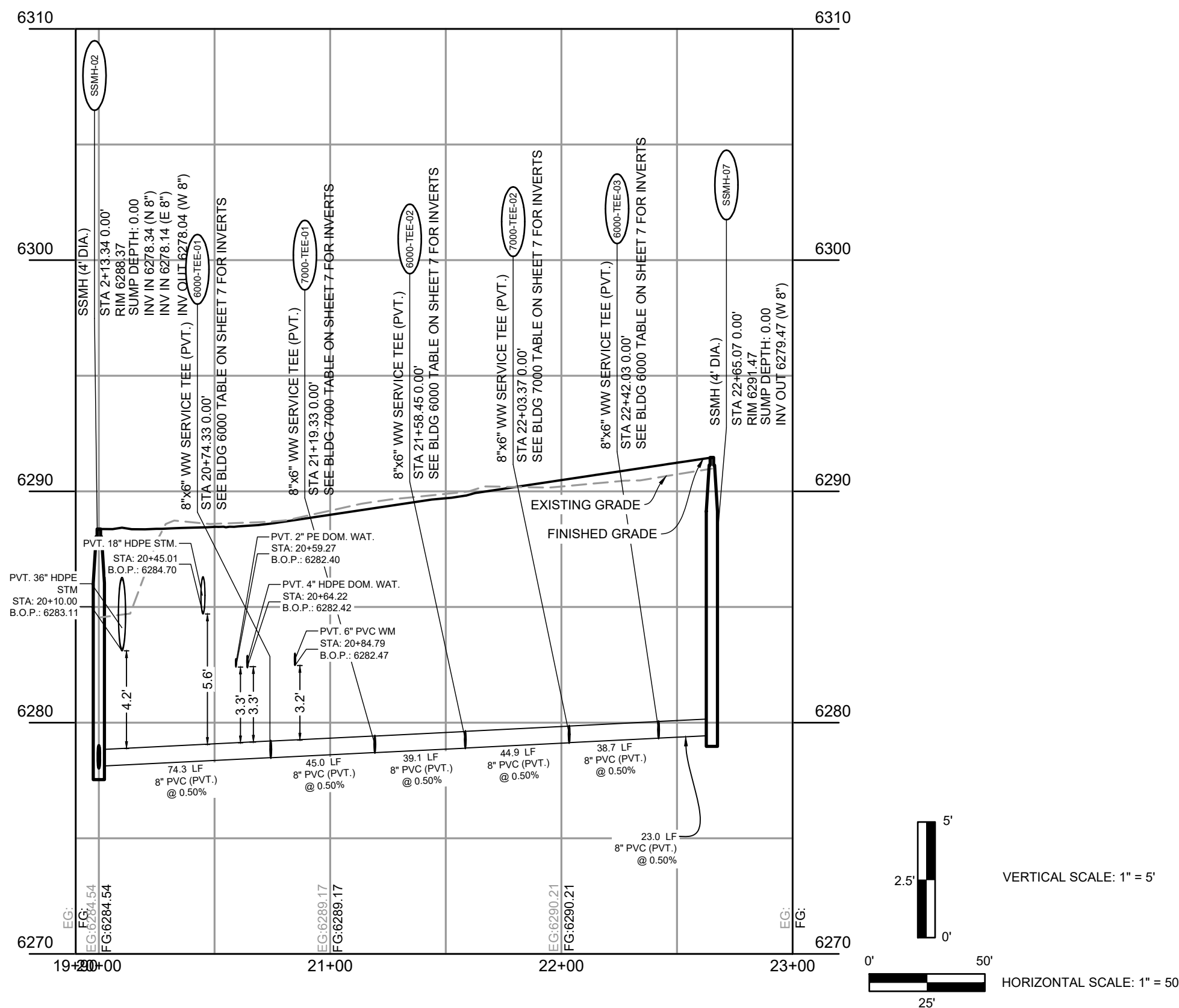
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CROSSINGS TABLE			
POINT #	BOTTOM OF UPPER PIPE	TOP OF BOTTOM PIPE	CLEARANCE (FT)
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 WITHIN THE SPOONBOW 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 SANITARY SEWER WITHIN THE SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE ASILES, ALL DOWNSPOUTS ARE 4" DIAMETER OR SMALLER CAPACITY. ALL PROPOSED SANITARY SEWER WITHIN THE DRIVE ASILES 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 SANITARY INFRASTRUCTURE IS SPECIFIED AS:
 - 5.1. WATER MAIN 8" IS 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 ARE 2" 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 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 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. THE LOCATION OF SANITARY SEWER MAIN AND SERVICE LINES 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.

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

CONSTRUCTION DRAWINGS

WASTEWATER B MAIN PLAN & PROFILE

PCD FILE NO. PPR-26433

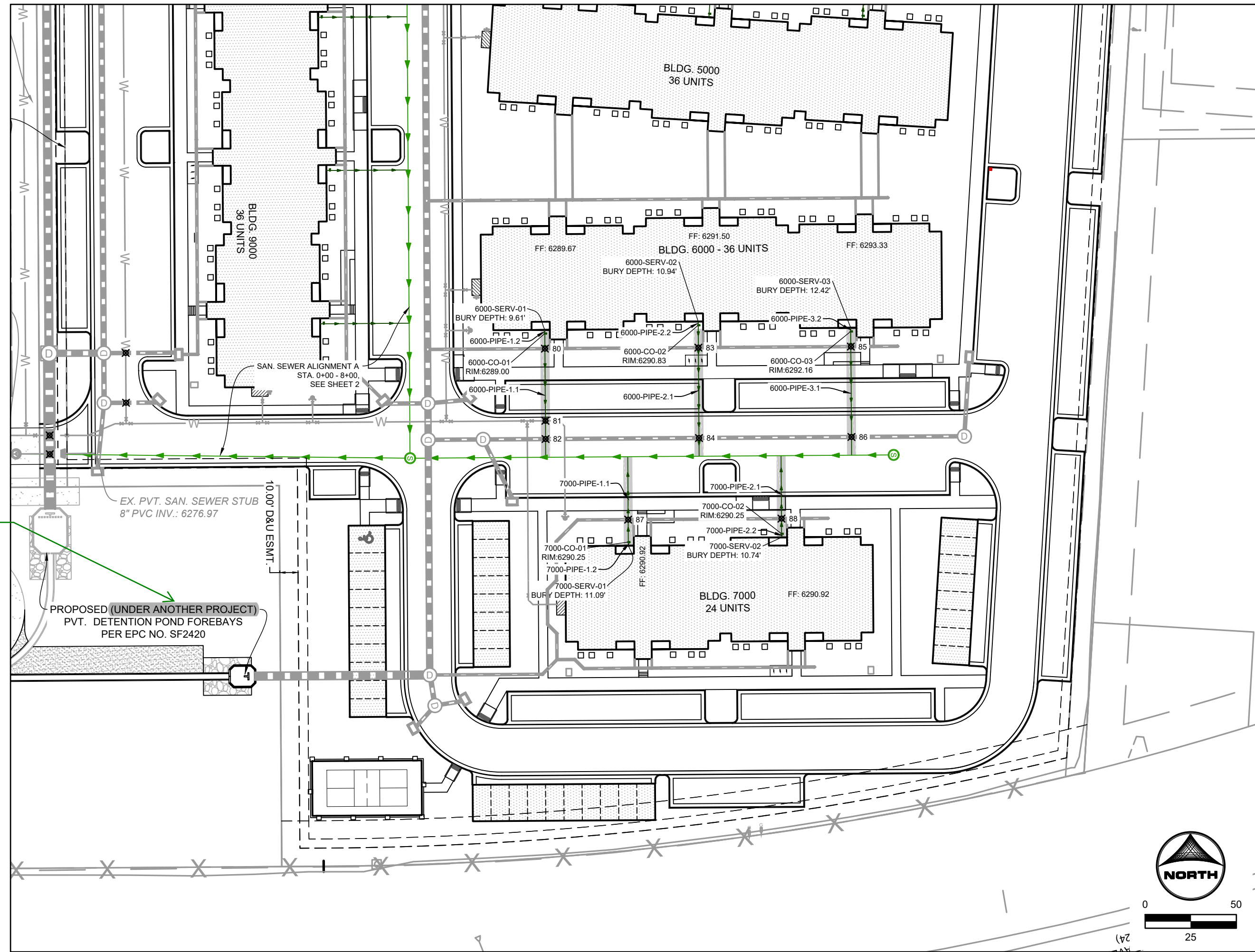
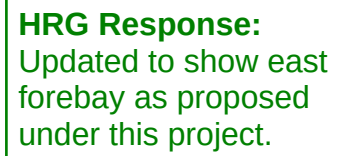
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PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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) = 6279.32	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



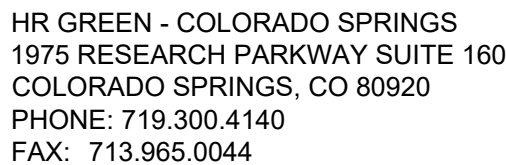
SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
7000-TEE-01	SANITARY B STA 21+10.33 O/S: 0.00'	6"Ø W/V SERVICE TEE (PVT.) SSWR PIPE-06e INV IN (E) = 6279.73 1" INV IN (N) = 6278.81 SSWR PIPE-06c INV OUT (W) = 6278.73	N 1368410.456 E 3229451.124
7000-CO-01	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 3229535.164
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

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

NO.	DATE	BY	REVISION DESCRIPTION



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

CONSTRUCTION DRAWINGS
WASTEWATER B SERVICES

PCD FILE NO. PPR-261-33

SHEET
SAN

7

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:

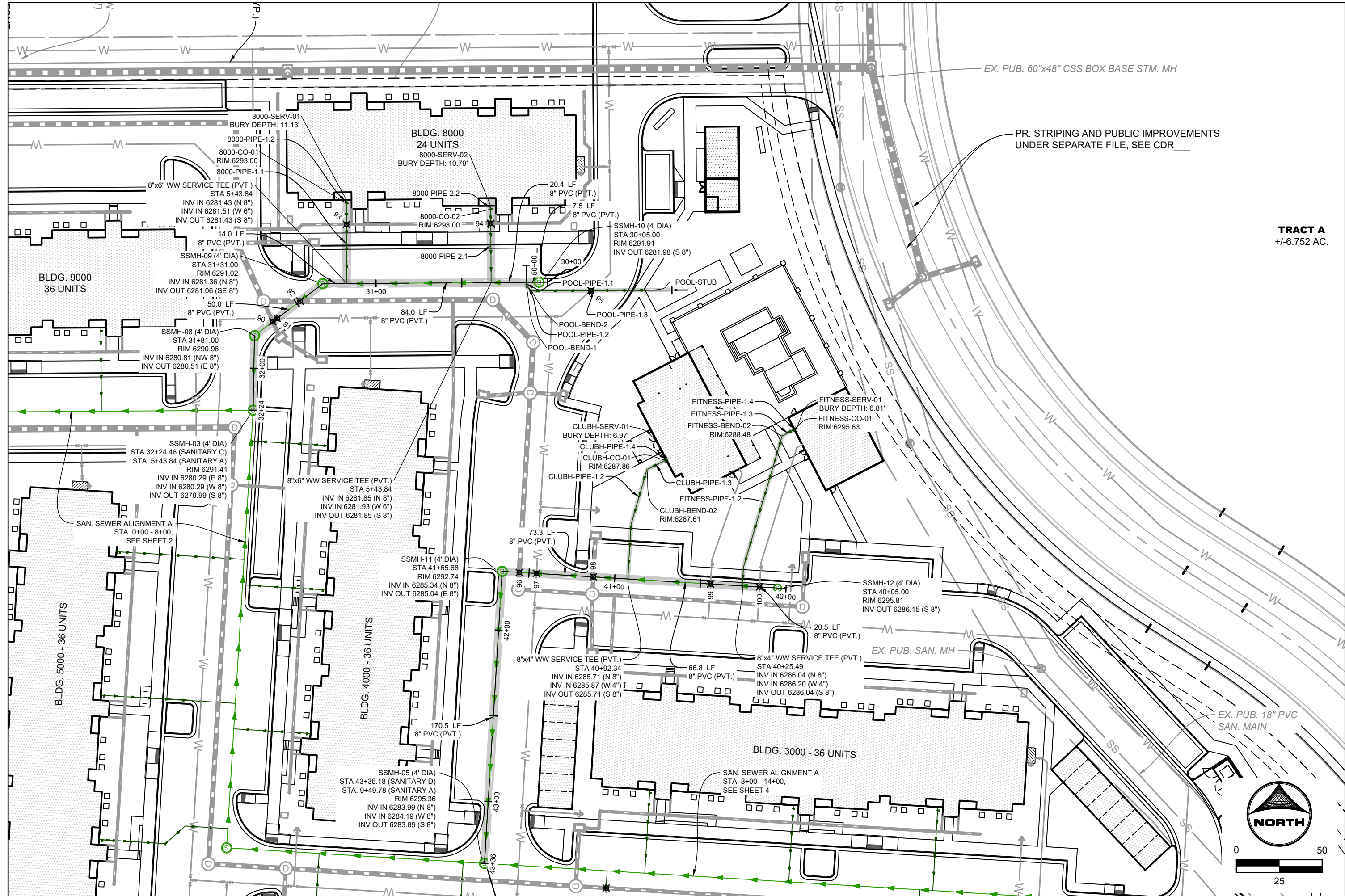
SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
8000-TEE-01	SANITARY A STA. 5+43.84 O/S: -91.83' L	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-09c INV IN (N) = 6281.43 8000-PIPE-1.1 INV IN (W) = 6281.51 SSWR PIPE-09a INV OUT (S) = 6281.43	N:1368794.769 E:3229255.750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

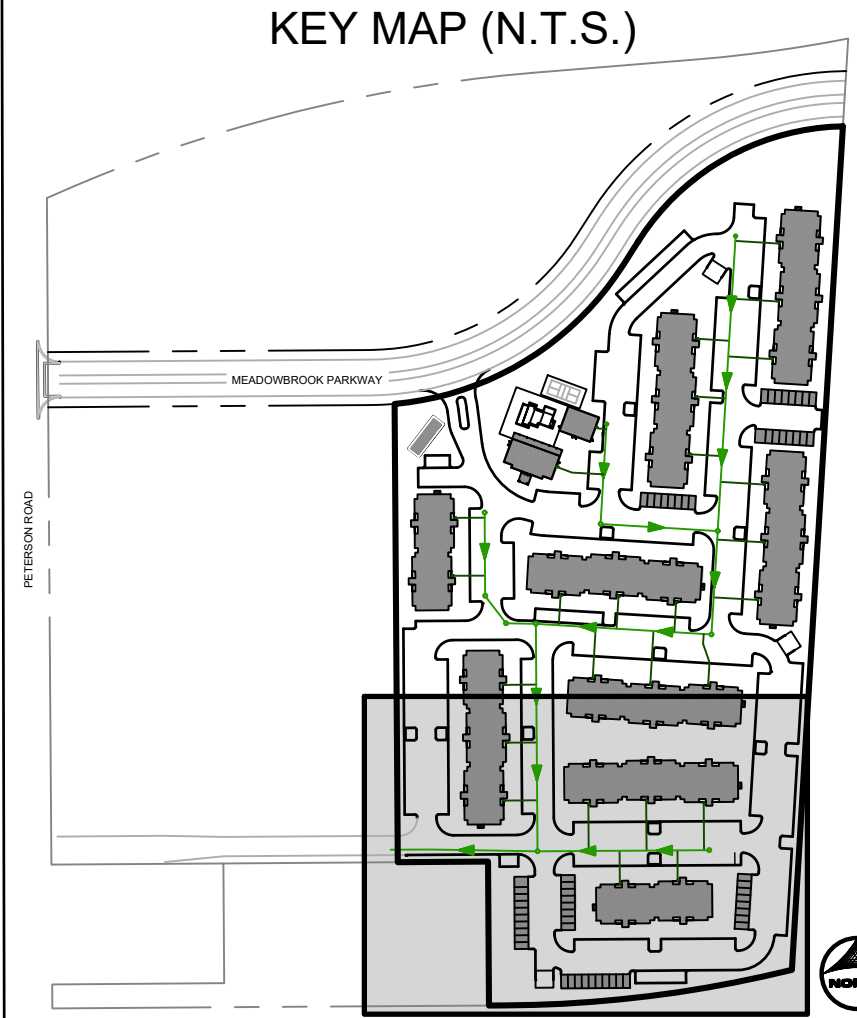
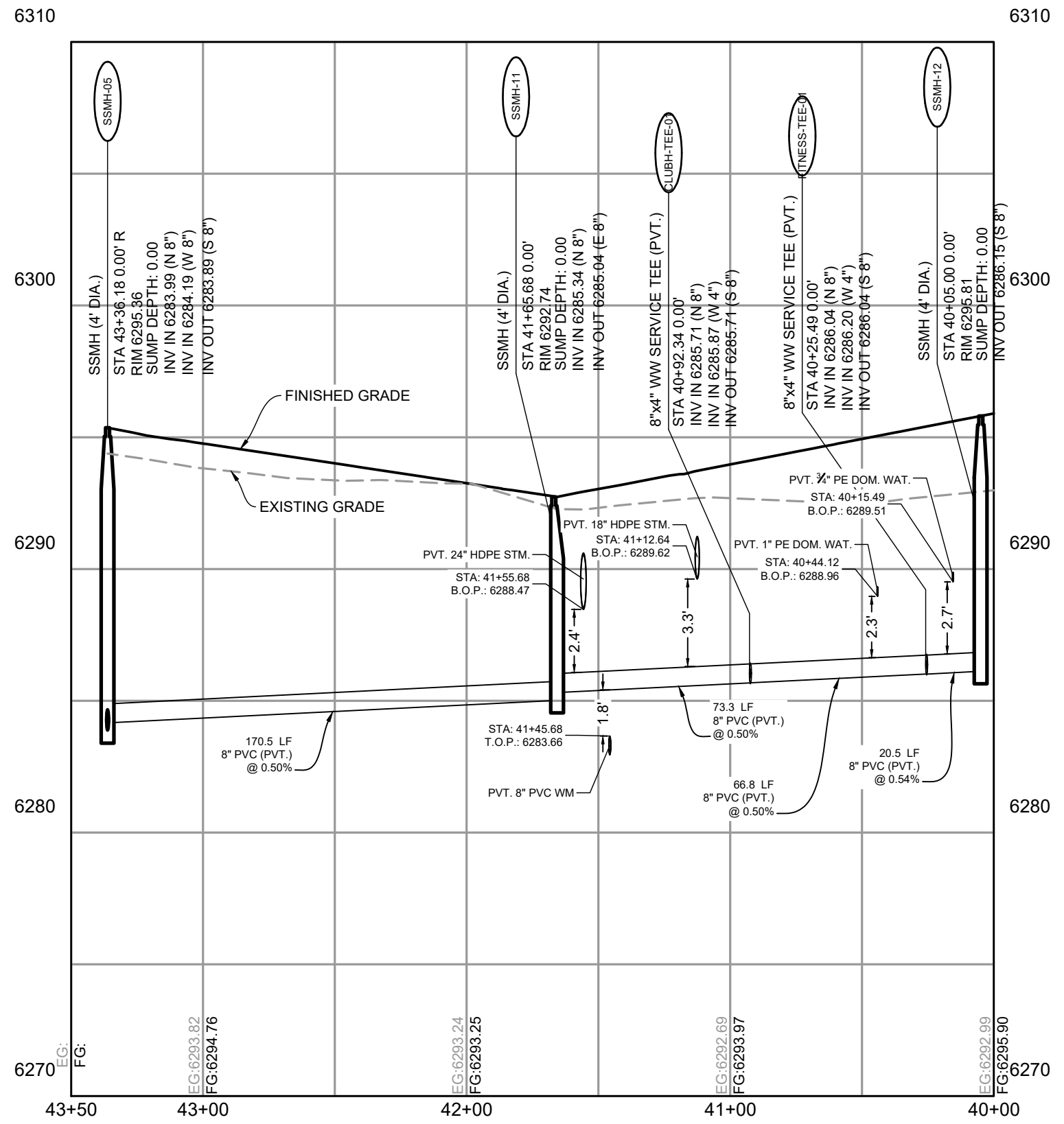
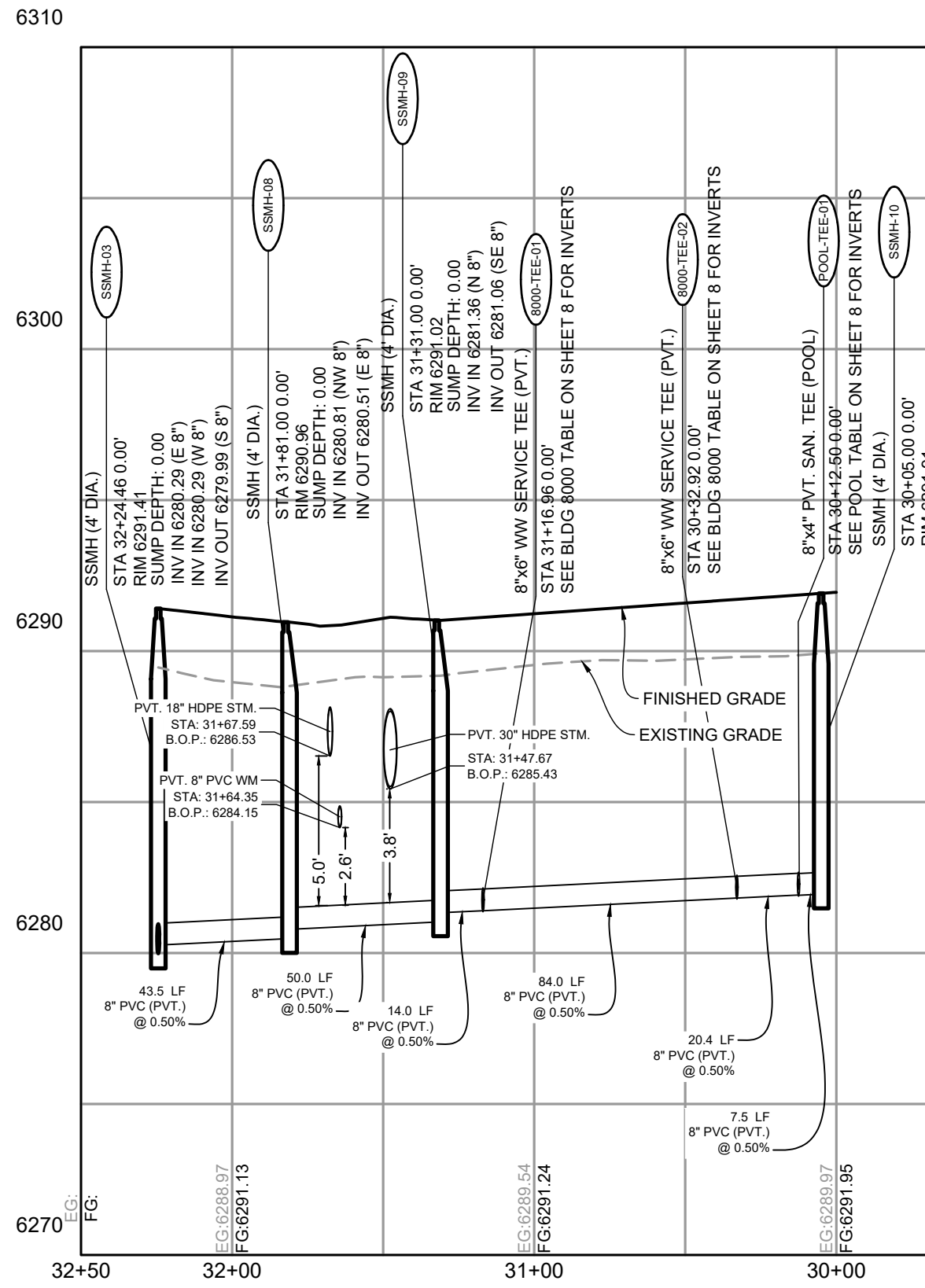
SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
POOL-TEE-01	SANITARY E STA. 50+10.00 O/S: 0.00' L	8"x4" PVT. SAN. TEE (POOL) SSWR PIPE-09f INV IN (N) = 6281.94 POOL-PIPE-1.1 INV IN (E) = 6282.11 SSWR PIPE-09e INV OUT (S) = 6281.95	N:1368899.225 E:3229255.044
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:1368888.357 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-05k 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
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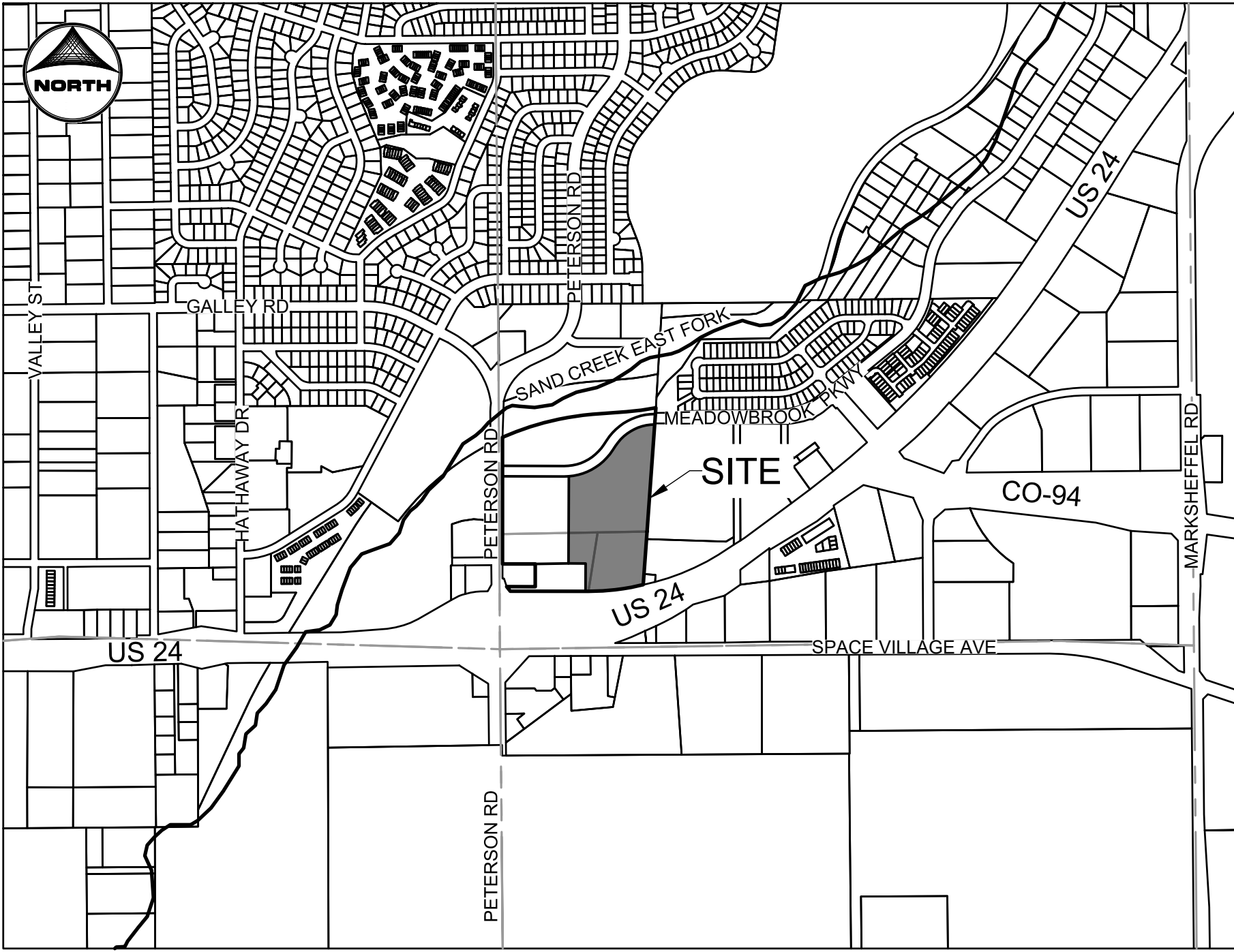
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

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" = 1000'

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 CHOROKEE 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

HRG Response:
Is county signature block required for private WW and water under Cherokee MD?

Provide county signature block

PROJECT CONTACTS:

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

OWNER/DEVELOPER PLAN APPROVAL

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

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

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

SIGNED: _____	DATE: _____
OWNER/DEVELOPER (PRINT NAME)	
DBA: _____	
ADDRESS: _____	
PHONE: _____	
EMAIL: _____	

CHEROKEE METROPOLITAN DISTRICT

WATER PLAN APPROVAL

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

APPROVED BY: _____ DATE: _____

CIMARRON HILLS FIRE DEPT. ACCEPTANCE

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

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

SIGNED: _____
CHFD, DIVISION OF THE FIRE MARSHAL
CHFD PLAN REVIEW NO.: _____

NOTICE OF FIRE SERVICE LINE INTEGRITY TEST:

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

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

PRESSURE TEST

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

FLUSH TEST

THE FIRE SERVICE LINE SHALL BE FLUSHED AT PER NFA 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"
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
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FAX: 713.965.0044

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

CONSTRUCTION DRAWINGS
WATER COVER

SHEET
CV

1

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 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 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 MTD) WATER MAIN IS METERED WITHIN A METER VAULT (3'0").
 9. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE, UNLESS OTHERWISE NOTED. 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	20.80	S48°35'02.11"W	(3229656.73, 1369343.94)	(3229641.28, 1369330.31)
L2	632.95	S3°28'03.42"W	(3229641.28, 1369330.31)	(3229602.95, 1368988.52)

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, 1368893.36)	(3229579.93, 1368913.95)
L4	9.98	S89°36'45.98"W	(3229579.93, 1368913.95)	(3229569.95, 1368913.98)

WATER ALIGNMENT 3

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L5	94.24	N89°31'32.13"W	(3229543.20, 1369279.43)	(3229549.14, 1369285.14)
L6	118.12	S46°56'17.98"W	(3229543.20, 1369279.43)	(3229462.84, 1369204.49)
L7	306.06	S3°28'03.76"W	(3229462.84, 1369204.49)	(3229444.33, 1368998.98)

WATER ALIGNMENT 4

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L8	34.87	N3°28'03.38"E	(3229602.95, 1368988.52)	(3229602.46, 1368989.35)
L9	4.24	N41°31'56.62"W	(3229602.46, 1368989.35)	(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, 1368702.27)
L12	20.00	S44°36'45.29"W	(3229188.34, 1368702.27)	(3229174.29, 1368706.03)
L13	282.44	S0°23'14.71"E	(3229174.29, 1368706.03)	(3229176.20, 1368423.60)

WATER ALIGNMENT 5

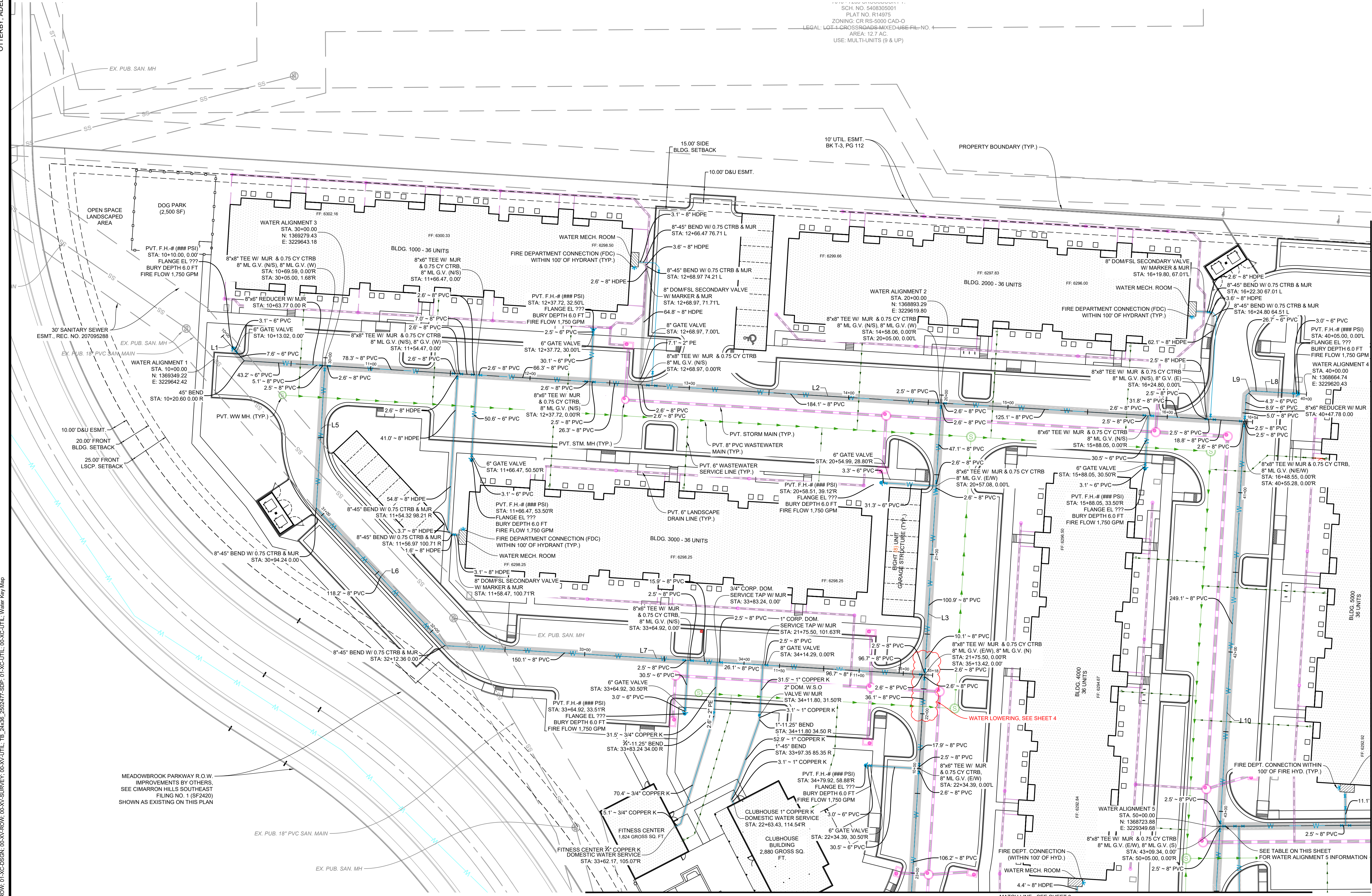
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L14	295.10	S0°23'14.71"E	(3229176.20, 1368423.60)	(3229151.70, 1368424.78)

WATER ALIGNMENT 6

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L15	129.67	N89°36'45.98"E	(3229120.16, 1368947.36)	(3229149.82, 1368948.23)
L16	37.83	S41°31'56.82"E	(3229149.82, 1368948.23)	(3229170.17, 1368943.95)
L17	204.04	S0°23'14.02"E	(3229170.17, 1368943.95)	(3229126.71, 1368422.15)

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, 1368422.15)	(3229433.45, 1368430.27)
L19	16.47	N67°06'43.81"E	(3229154.99, 1368432.15)	(3229170.17, 1368430.27)
L20	28.28	N89°36'07.72"E	(3229170.17, 1368430.27)	(3229154.99, 1368432.15)



DRAWN BY: CMD JOB DATE: 6/17/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/18/2026
CAD FILE: J:\2025\2502477\CAD\DWG\CICD\Utilities - Cherokee Metro District\CD-Water Plan

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
WATER PLAN I

SHEET
WAT
2

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 LANDSCAPE DRAIN SYSTEMS ARE 6" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY TO 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	S49°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, 1369889.52)

WATER ALIGNMENT 2

ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L3	340.50	N89°31'56.81"W	(3229618.81, 1368953.36)	(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	S46°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, 1368998.98)

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, 1368998.52)	(3229622.46, 1368999.35)
L9	4.24	N41°31'56.62"W	(3229622.46, 1368999.35)	(3229619.64, 1368702.52)
L10	307.66	N89°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)	(3229351.70, 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	(3229170.17, 1368426.56)	(3229433.45, 1368430.27)
L16	37.83	S41°31'56.82"E	(3229433.45, 1368430.27)	(3229170.17, 1368430.27)
L17	204.04	S0°23'14.02"E	(3229170.17, 1368430.27)	(3229276.26, 1368715.89)

WATER ALIGNMENT 7

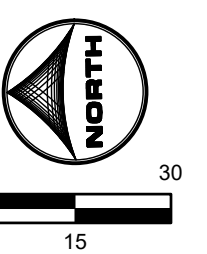
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L18	253.28	N89°36'42.38"E	(3229170.17, 1368426.56)	(3229433.45, 1368430.27)
L19	16.47	N67°06'43.81"E	(3229154.99, 1368432.15)	(3229170.17, 1368430.27)
L20	28.28	N89°36'42.38"E	(3229170.17, 1368430.27)	(3229154.99, 1368432.15)

HRG Response:
Updated to show east
forebay as proposed
under this project.

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

TRACT C

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



DRAWN BY: CMD JOB DATE: 6/17/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 6/18/2026
CAD FILE: J:\2025\2502477\CAD\DWG\CICDs\Utilities - Cherokee Metro District\CD-Water Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

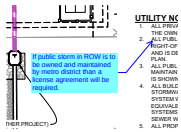
HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS
WATER PLAN II
SHEET
WAT
3

PCD FILE NO. PCD133

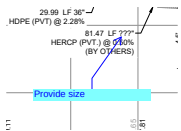
V2_Construction Drawings (PlansProfiles).pdf Markup Summary

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



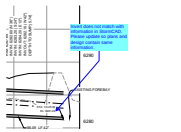
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Author: CDurham
Date: 7/9/2026 10:53:05 AM
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Color: ■
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Space:

Provide size



Subject: Callout
Page Label: [3] 03 STORM PLAN & PROFILE II
Author: CDurham
Date: 7/9/2026 11:19:20 AM
Status:
Color: ■
Layer:
Space:

Label Tee-Bldg 6



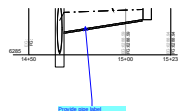
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Author: CDurham
Date: 7/9/2026 11:21:34 AM
Status:
Color: ■
Layer:
Space:

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



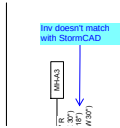
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Author: CDurham
Date: 7/9/2026 12:29:06 PM
Status:
Color: ■
Layer:
Space:

Should be MH-A2.1



Subject: Callout
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Author: CDurham
Date: 7/9/2026 12:31:12 PM
Status:
Color: ■
Layer:
Space:

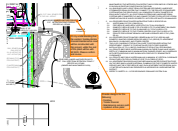
Provide pipe label



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

Inv doesn't match with StormCAD

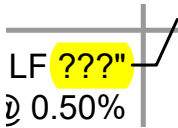
Group (1)



Subject: Group
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Author: EPC Stormwater- Zachary
Date: 7/8/2026 10:08:37 AM
Status:
Color: ■
Layer:
Space:

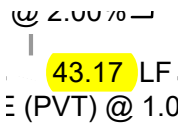
It's my understanding that the eastern forebay/trickle channel/maintenance road will be constructed with this project, while the rest of the pond will be with SF2420. Please confirm and revise.

Highlight (35)



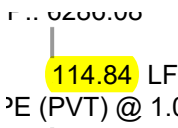
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Author: CDurham
Date: 7/9/2026 10:52:49 AM
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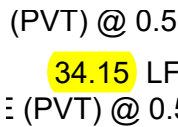
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Author: CDurham
Date: 7/9/2026 10:53:19 AM
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Color: ■
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43.17



Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I
Author: CDurham
Date: 7/9/2026 10:53:24 AM
Status:
Color: ■
Layer:
Space:

114.84



Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I
Author: CDurham
Date: 7/9/2026 10:53:33 AM
Status:
Color: ■
Layer:
Space:

34.15

23.28 LF
HDPE (PV

Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I 23.28
Author: CDurham
Date: 7/9/2026 10:53:38 AM
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Color: 
Layer:
Space:

05) 43.17 LF 18
E (PVT) @ 1.00%

Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I 43.17 L
Author: CDurham
Date: 7/9/2026 10:58:16 AM
Status:
Color: 
Layer:
Space:

114.84 LF
HDPE (PV

Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I 114.84
Author: CDurham
Date: 7/9/2026 10:58:28 AM
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OP SDMH (PVT
34.15 LF
E (PVT) @ 0.50%

Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I 34.15
Author: CDurham
Date: 7/9/2026 10:58:51 AM
Status:
Color: 
Layer:
Space:

OP SDMH (P
23.28 LF
E (PVT) @ 0.8

Subject: Highlight
Page Label: [2] 02 STORM PLAN & PROFILE I 23.28
Author: CDurham
Date: 7/9/2026 10:59:22 AM
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Color: 
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163.79 LF
PE (PVT) @ 0.8

Subject: Highlight
Page Label: [3] 03 STORM PLAN & PROFILE II 163.79
Author: CDurham
Date: 7/9/2026 11:03:46 AM
Status:
Color: 
Layer:
Space:

169.22 LF
HDPE (PV1

Subject: Highlight
Page Label: [3] 03 STORM PLAN & PROFILE II 169.22
Author: CDurham
Date: 7/9/2026 11:03:54 AM
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Color: 
Layer:
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45.17 LF
E (PVT) @ 0.9

Subject: Highlight
Page Label: [3] 03 STORM PLAN & PROFILE II 45.17
Author: CDurham
Date: 7/9/2026 11:03:59 AM
Status:
Color: 
Layer:
Space:

57.19 LF
HDPE (P'

Subject: Highlight
Page Label: [3] 03 STORM PLAN & PROFILE II 57.19
Author: CDurham
Date: 7/9/2026 11:04:10 AM
Status:
Color: 
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Space:

63.79 LF
HDPE (PV

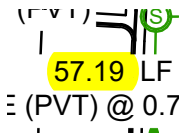
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169.22 LF
PE (PVT) @ 0.5

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45.17 LF
HDPE (P

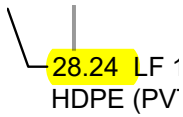
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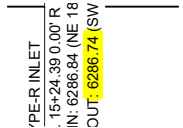
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Space:



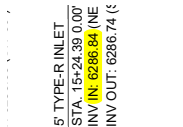
Subject: Highlight
Page Label: [4] 04 STORM PLAN & PROFILE III INV IN: 6286.14 (N 18")
Author: CDurham
Date: 7/9/2026 12:32:34 PM
Status:
Color:
Layer:
Space:



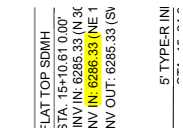
Subject: Highlight
Page Label: [5] 05 STORM PLAN & PROFILE IV 28.24
Author: CDurham
Date: 7/9/2026 12:33:56 PM
Status:
Color:
Layer:
Space:



Subject: Highlight
Page Label: [5] 05 STORM PLAN & PROFILE IV : 6286.74
Author: CDurham
Date: 7/9/2026 12:34:58 PM
Status:
Color:
Layer:
Space:



Subject: Highlight
Page Label: [5] 05 STORM PLAN & PROFILE IV IN: 6286.84
Author: CDurham
Date: 7/9/2026 12:35:01 PM
Status:
Color:
Layer:
Space:



Subject: Highlight
Page Label: [5] 05 STORM PLAN & PROFILE IV N: 6286.33 (
Author: CDurham
Date: 7/9/2026 12:35:47 PM
Status:
Color:
Layer:
Space:

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 12.00' (12.00' R)
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
STA 12+488.86 TO 0.00'
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
INV IN: 6284.54
Status:
Color: 
Layer:
Space:

FLAT TOP SDMH (4' D
STA 13+130.10 TO 0.00'
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+130.10 TO 0.00'

Subject: Highlight
Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:43:23 PM
INV IN: 6284.54 (
Status:
Color: 
Layer:
Space:

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
31.17
Status:
Color: 
Layer:
Space:

5' TYPE-R INLET
STA 16+260.4 TO 0.00'
TO 6282.10
INV OUT 6288.16 (N 18'
FINISHED C

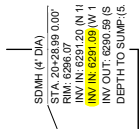
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Page Label: [8] 08 STORM PLAN & PROFILE VII
Author: CDurham
Date: 7/9/2026 2:44:33 PM
INV OUT 6288.16
Status:
Color: 
Layer:
Space:

SDMH (4' DIA)
STA 16+260.4 TO 0.00'
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
INV IN: 6287.50 (
Status:
Color: 
Layer:
Space:

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
32.09
Status:
Color: 
Layer:
Space:



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

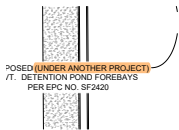
INV IN: 6291.09

SW - Highlight (4)



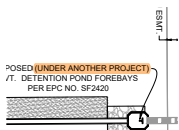
Subject: SW - Highlight
Page Label: [1] 01 STORM COVER & NOTES
Author: EPC Stormwater- Zachary
Date: 7/6/2026 1:48:14 PM
Status:
Color:
Layer:
Space:

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.



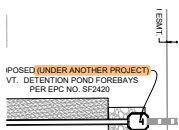
Subject: SW - Highlight
Page Label: [3] 3 WATER PLAN II
Author: EPC Stormwater- Zachary
Date: 7/8/2026 9:19:21 AM
Status:
Color:
Layer:
Space:

(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)

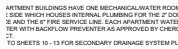


Subject: SW - Textbox with Arrow
Page Label: [1] 01 STORM COVER & NOTES
Author: EPC Stormwater- Zachary
Date: 7/8/2026 9:04:35 AM
Status:
Color: ■
Layer:
Space:

Insert this text below the signature block:

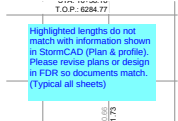
Condition of Approval:
CONSTRUCTION OF ANY IMPERVIOUS
SURFACES (ROADWAYS, SIDEWALKS, ETC)
WITHIN THE
HILLPOINTE APARTMENTS SITE
DEVELOPMENT PLAN SHALL NOT BEGIN
UNTIL POND 1 AND
ACCOMPANYING STORMWATER
INFRASTRUCTURE REQUIRED TO DIRECT
FLOWS FROM HILLPOINTE
APARTMENTS SITE DEVELOPMENT PLAN TO
POND 1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

Text Box (5)



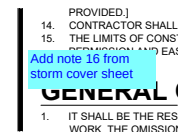
Subject: Text Box
Page Label: [2] 02 STORM PLAN & PROFILE I
Author: CDurham
Date: 7/9/2026 9:14:48 AM
Status:
Color: ■
Layer:
Space:

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

Provide county signature block

UNRECORDED FILED BY AN ABBOT/CLERK

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