

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:

- 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 DESIGN AND FILED NOTIFICATION OF ALL EXISTING UTILITIES... 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS... 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS... 5. IT IS THE DESIGNER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS... 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING... 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES... 8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL... 9. ALL STORM DRAINAGE SHALL BE CLASSIFIED UNLESS OTHERWISE NOTED AND APPROVED BY GPC... 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS... 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... 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA... 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW... 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE... 16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS...

GENERAL CONSTRUCTION NOTES

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES... 2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES... 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... 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED... 6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES... 7. ALL INTERSECTION ACCESS ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE... 8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS) SHALL BE PER DESIGN REPORT... 9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180s OR EQUAL MAY BE SUBSTITUTED... 10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS... 11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS... 12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS... 13. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS...

SIGNING AND STRIPING NOTES

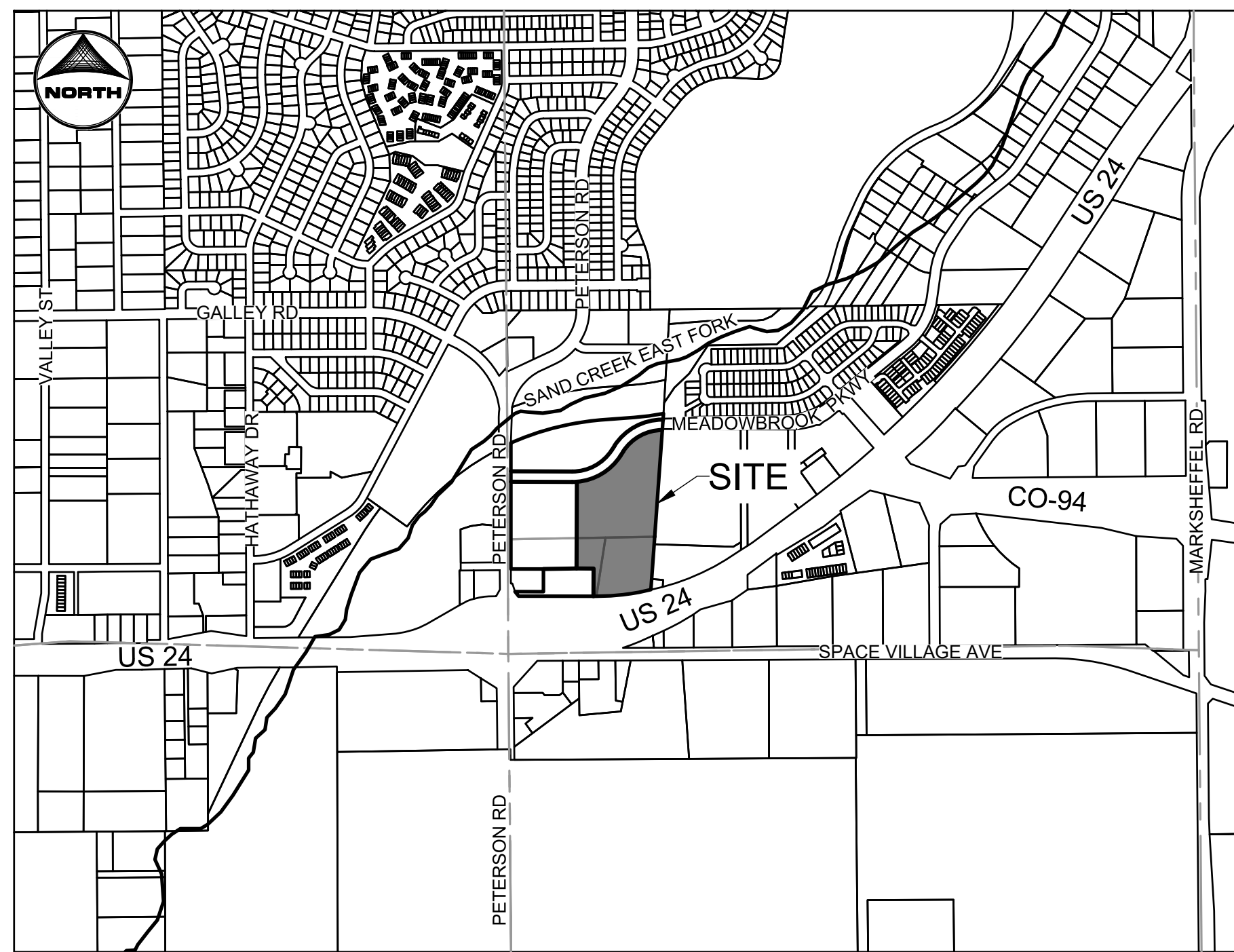
- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)... 2. REMOVAL OF ALL EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT... 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)... 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS... 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS... 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER... 7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS... 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING... 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUVE SIGN POST... 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS... 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS... 12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE... 13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT... 14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-414.1 OR MUTCD FIGURE 2A-2... 15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 526-8819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING... 16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK...

ABBREVIATIONS

Table with 4 columns: DEPT, DEPARTMENT, N, NORTH/NORTHING. Lists various abbreviations like DIA, AASHTO, ABC, ABD, AC, ADA, ASPH, ASSY, ASTM, BFE, BLDG, BLVD, BM, BNDY, BP, BO, CAG, CA, CATV, CB, CFS, CIP, CL, COMP, CONC, CONST, CSP, CSU, CT, CTR, CU, CY, DBL, DEG, DET.

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

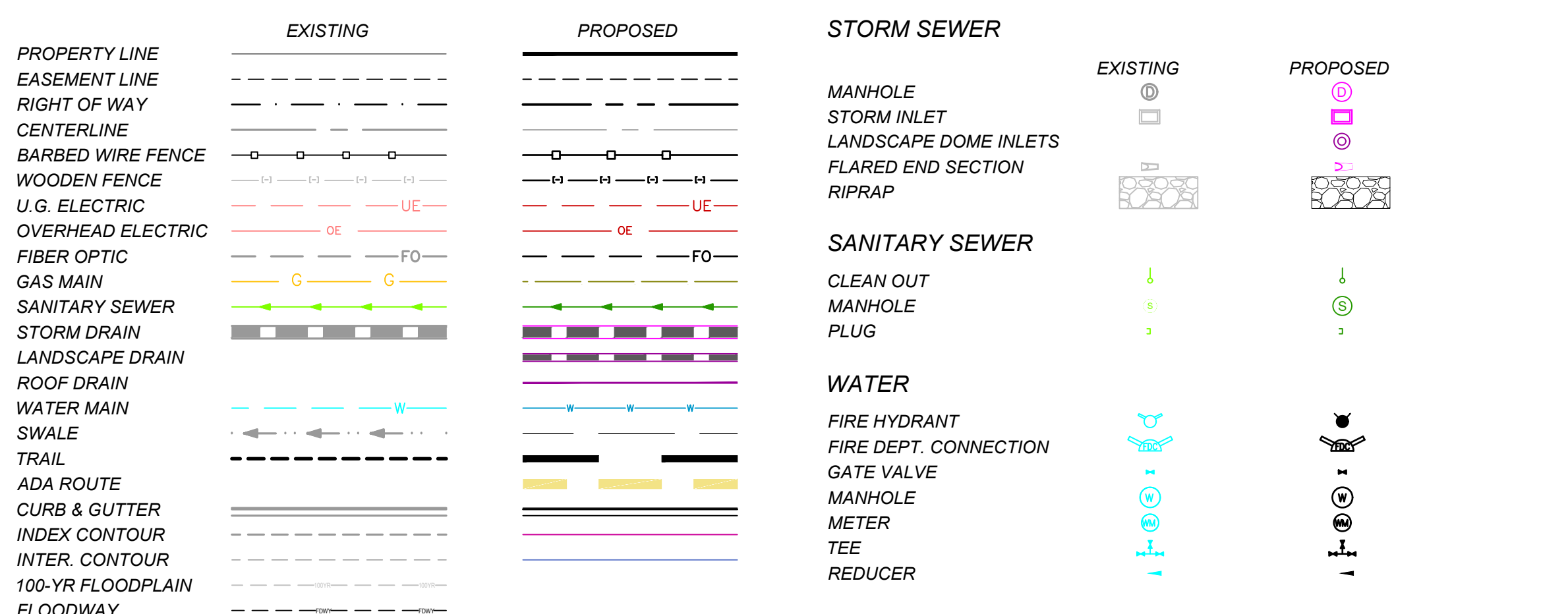
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 1000'

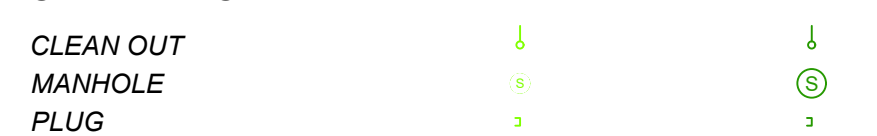
LEGEND



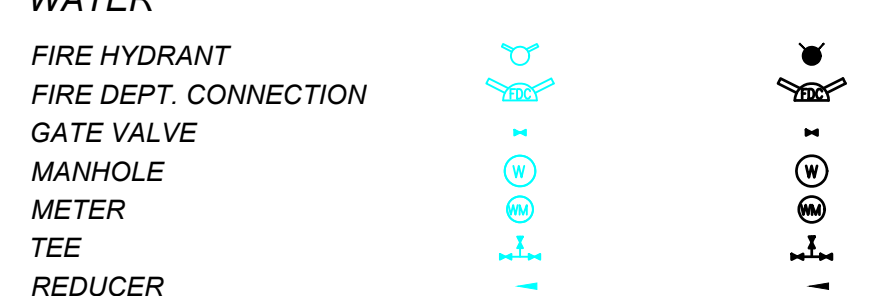
STORM SEWER



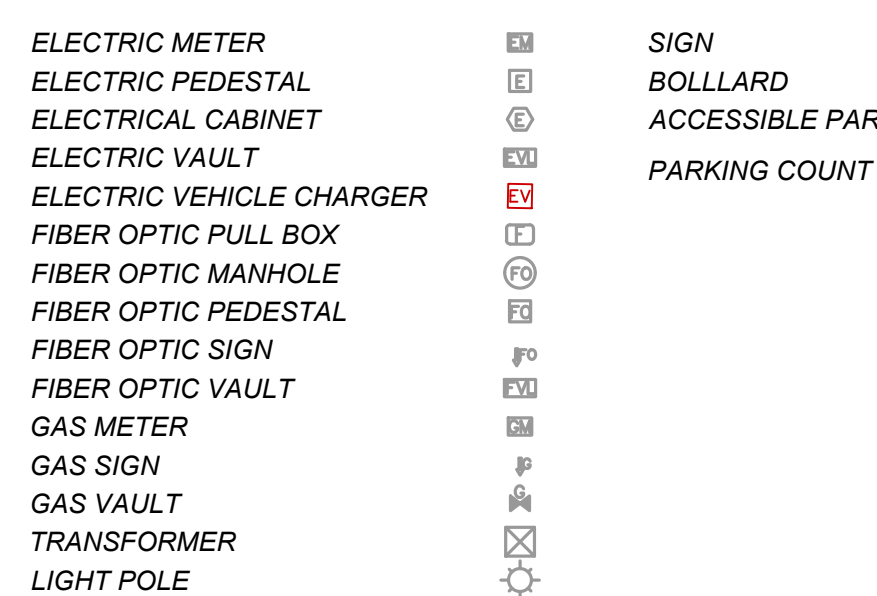
SANITARY SEWER



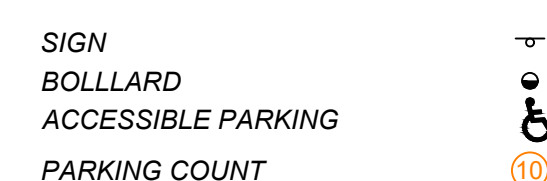
WATER



DRY UTILITIES



MISCELLANEOUS



PROJECT CONTACTS:

OWNER: JOVENCHI II, MARATHON HOLDINGS LLP, JOHN VENEZIA EST. ATTY, 4779 N. ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918. EMAIL: DEAN@VINTAGEDEV.COM, TELE: 719-491-2158.

DEVELOPER: HILLPOINTE, LLC, 3773 CHERRY CREEK DRIVE NORTH, SUITE 801 EAST TOWER, DENVER, CO 80209. CONTACT: MARK FOSTER, EMAIL: MFOSTER@HILLPOINTE.COM.

APPLICANT/OWNER'S REPRESENTATIVE: HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PKWY SUITE 160, COLORADO SPRINGS, CO 80921. TELE: (719) 394-2435. ATTN: COLLEEN MONAHAN, EMAIL: CMONAHAN@HRGREEN.COM.

CIVIL ENGINEER: HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PKWY SUITE 160, COLORADO SPRINGS, CO 80921. TELE: (719) 394-2435. ATTN: RICHIE LYON, P.E., EMAIL: RICHIE.LYON@HRGREEN.COM.

PLANNING & LANDSCAPE ARCHITECTURE: HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PKWY SUITE 160, COLORADO SPRINGS, CO 80921. TELE: (719) 394-2435. ATTN: BLAINE PERKINS, EMAIL: BLAINE.PERKINS@HRGREEN.COM.

GEOTECHNICAL ENGINEER: VALLEYSHORE ENGINEERING, LLC, 127 GRAND VISTA, VONORE, TENNESSEE 37885. TELE: (865) 900-3286. ATTN: SAUL MOSLEHY, PHD.

TRAFFIC ENGINEER: SM ROCHA LLC, 6 SOUTH TEJON STREET, SUITE 618, COLORADO SPRINGS, CO 80903. ATTN: MIKE ROCHA, EMAIL: MIKE@SMROCHA.COM.

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

SHEET INDEX table with columns: SHEET NUMBER, SHEET DESCRIPTION, SHEET TITLE. Lists sheets 01 through 14, including cover & notes, plan & profile I-IV, secondary drainage system plans I-III, and 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.

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 2 YEAR PERIOD, THESE 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

HR GREEN Xref6: VICINITY-MAP: TB-24x36\_2502477-CD

Table with columns: DRAWN BY, JOB DATE, APPROVED, JOB NUMBER, CAD DATE, CAD FILE. Includes drawing details and scale information.

Table with columns: NO., DATE, BY, REVISION DESCRIPTION. Revision table for the drawing.

HRGreen logo and contact information: 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 COVER & NOTES.

PCD FILE NO.: PPR2613, SHEET C.01, 01.

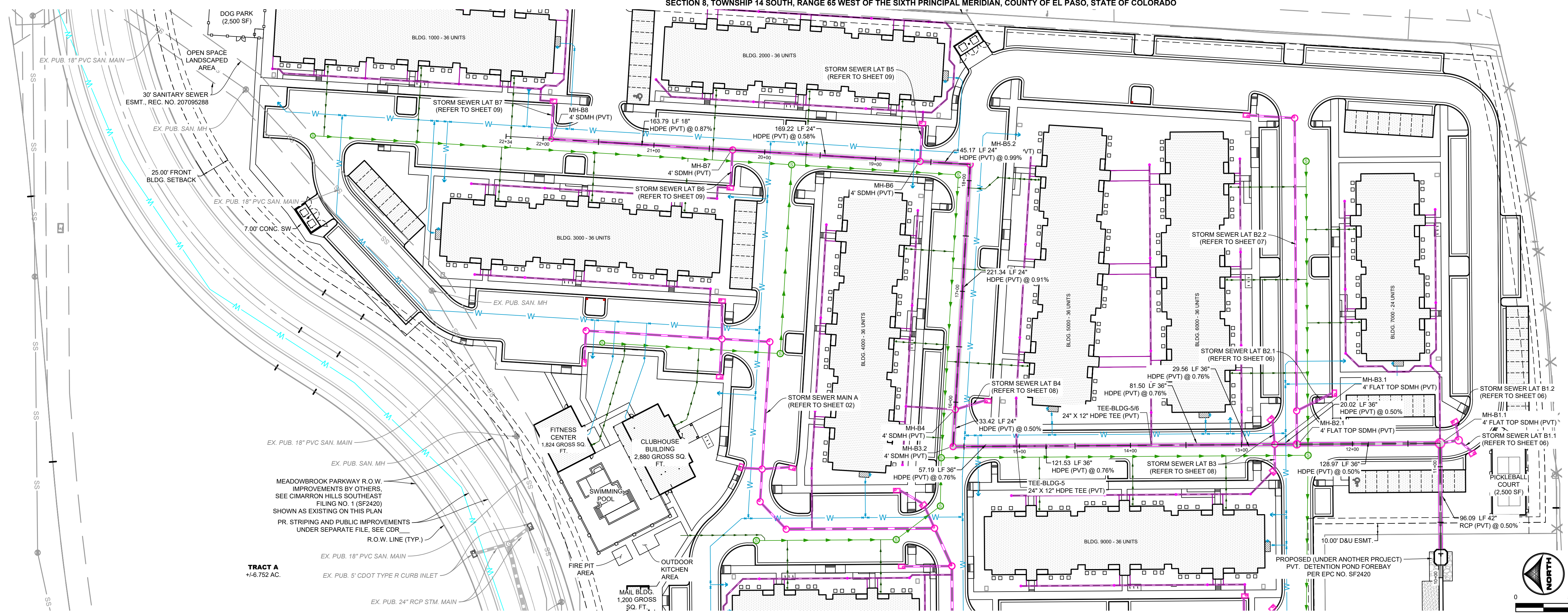
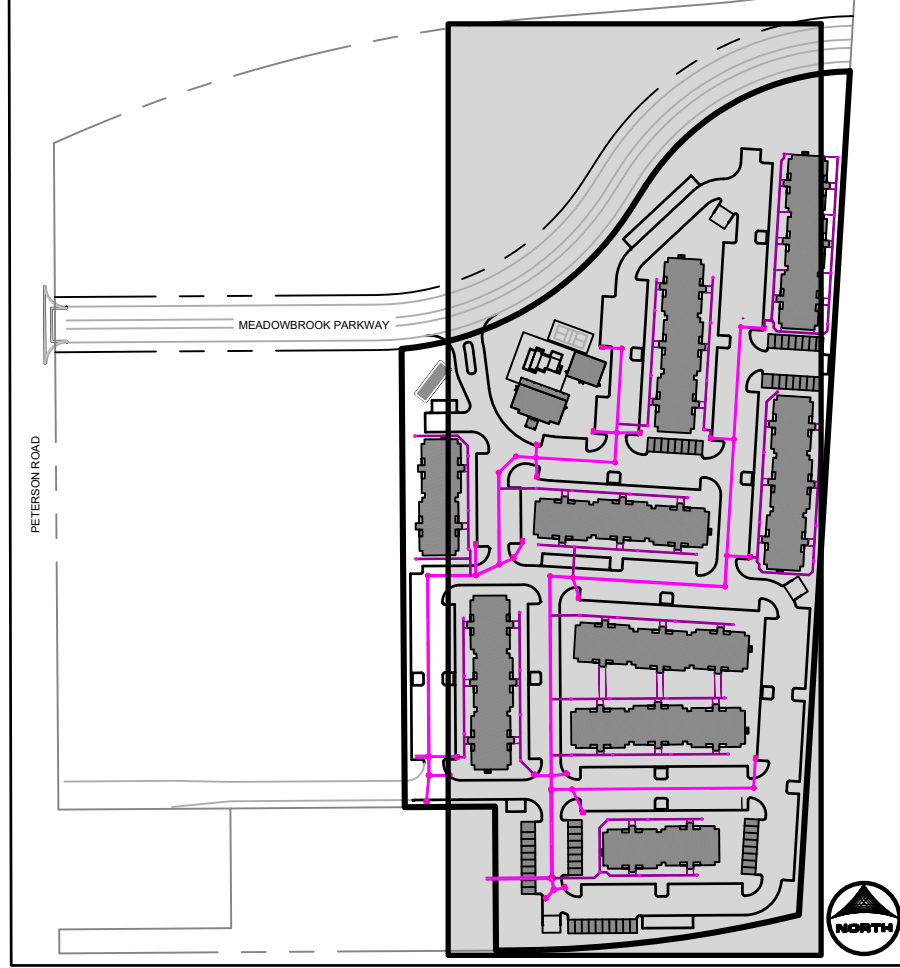


OTTERBY, ADELLA, 6/19/2026 11:03 AM

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

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

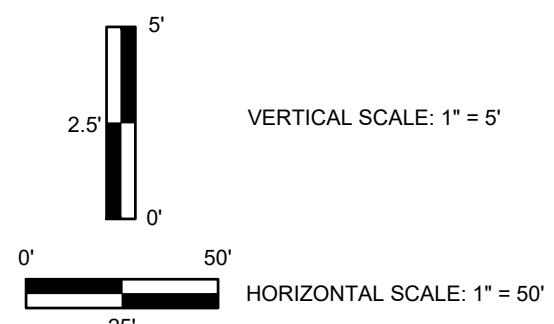
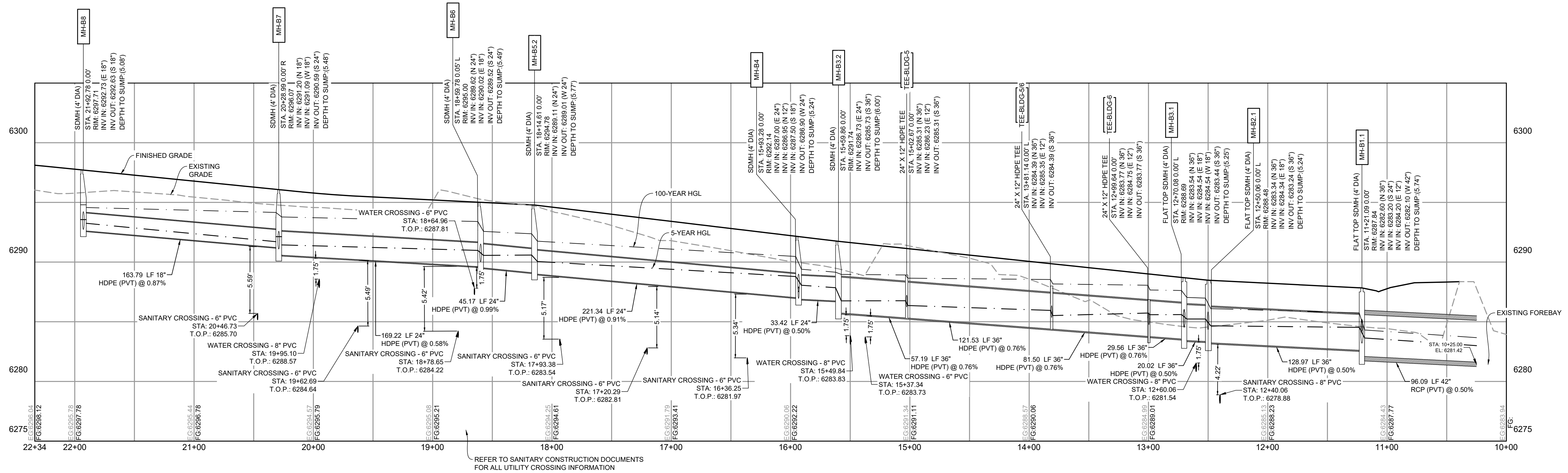
KEY MAP (N.T.S.)



- UTILITY NOTES:**
- 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 8' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 8' 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.
  - REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.

TRACT A  
+1.6752 AC.

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



DRAWN BY: CMD JOB DATE: 6/19/2026  
 APPROVED: RDL JOB NUMBER: 2502477  
 CAD DATE: 6/19/2026  
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

**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

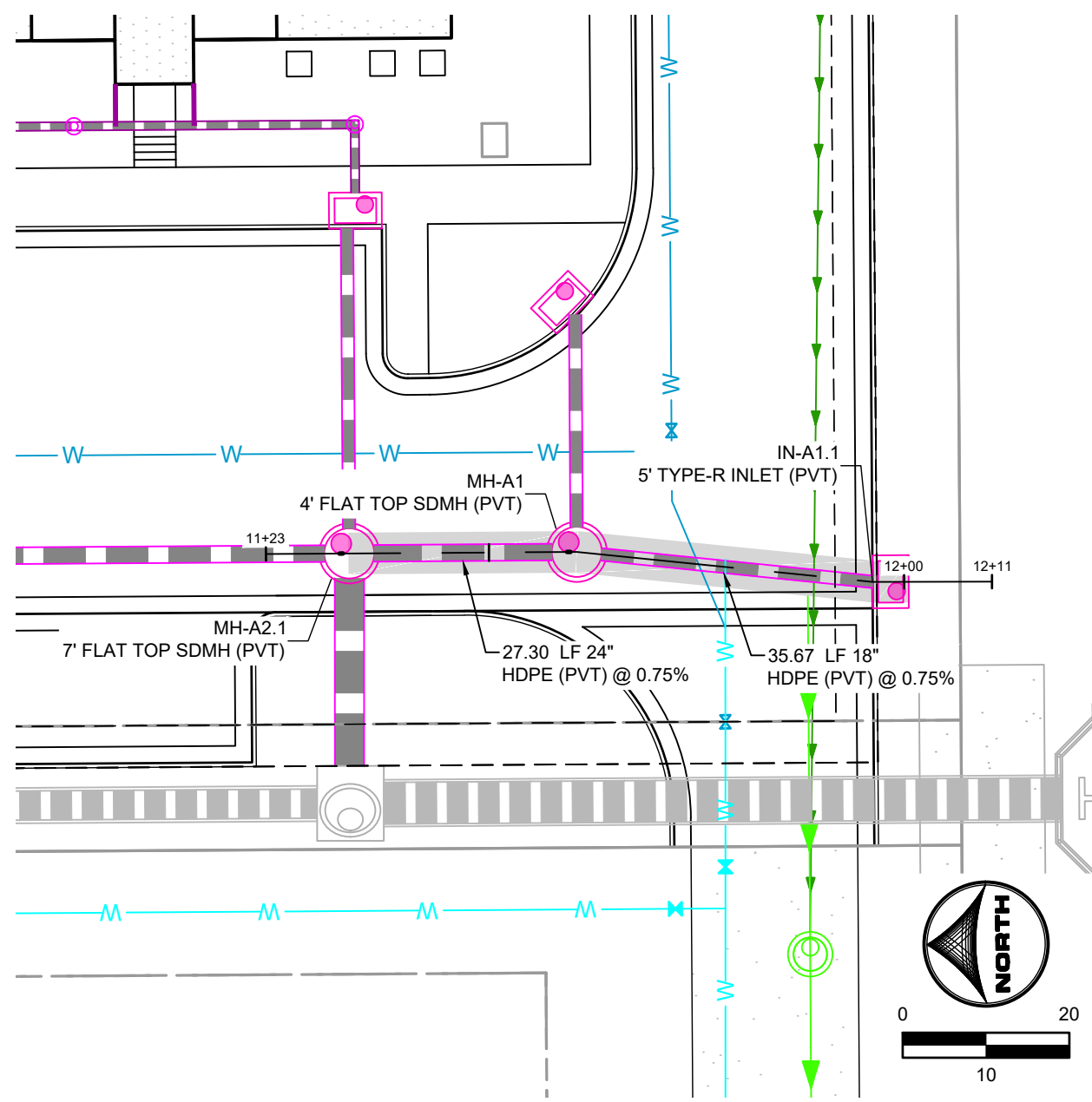
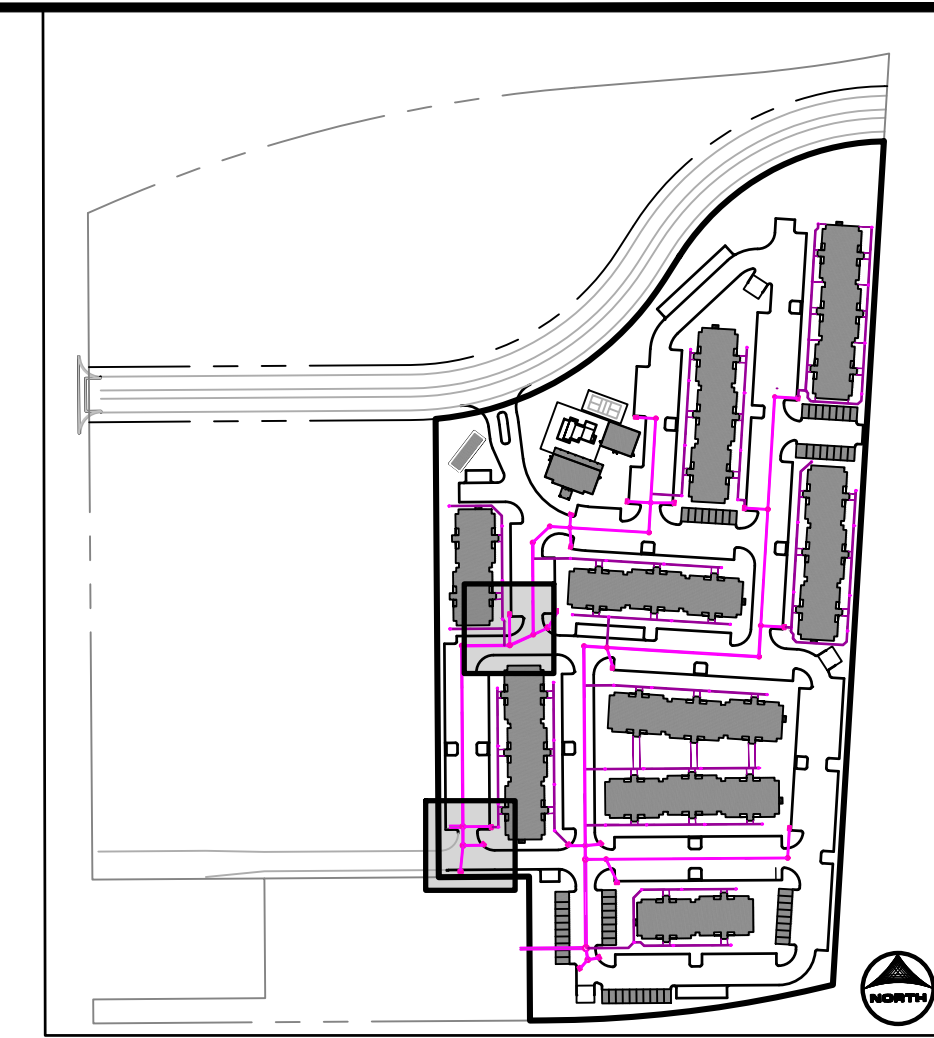
CONSTRUCTION DRAWINGS  
 STORM PLAN & PROFILE II

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**C.03** 03

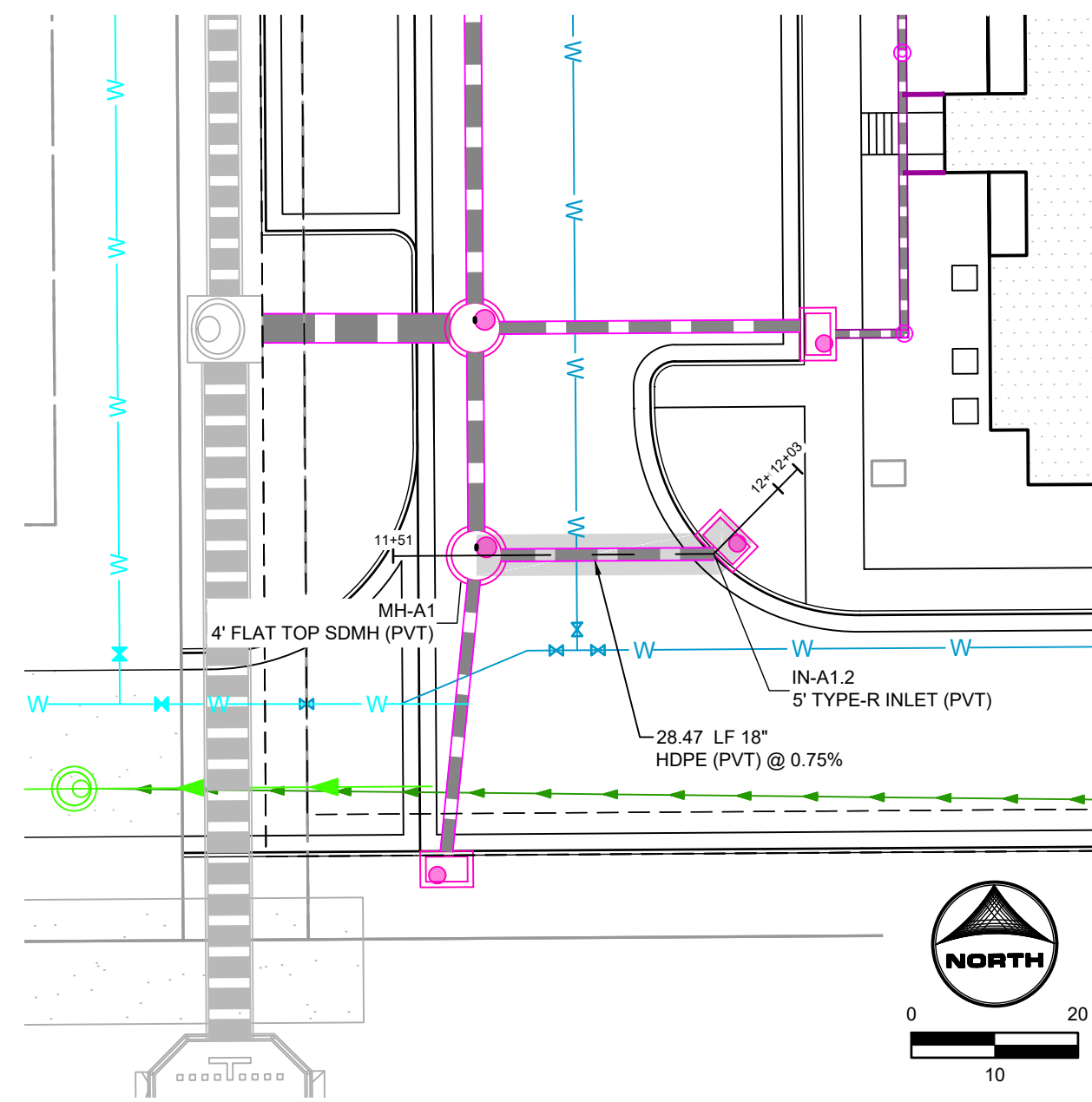
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# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - STORM SEWER PLAN & PROFILES

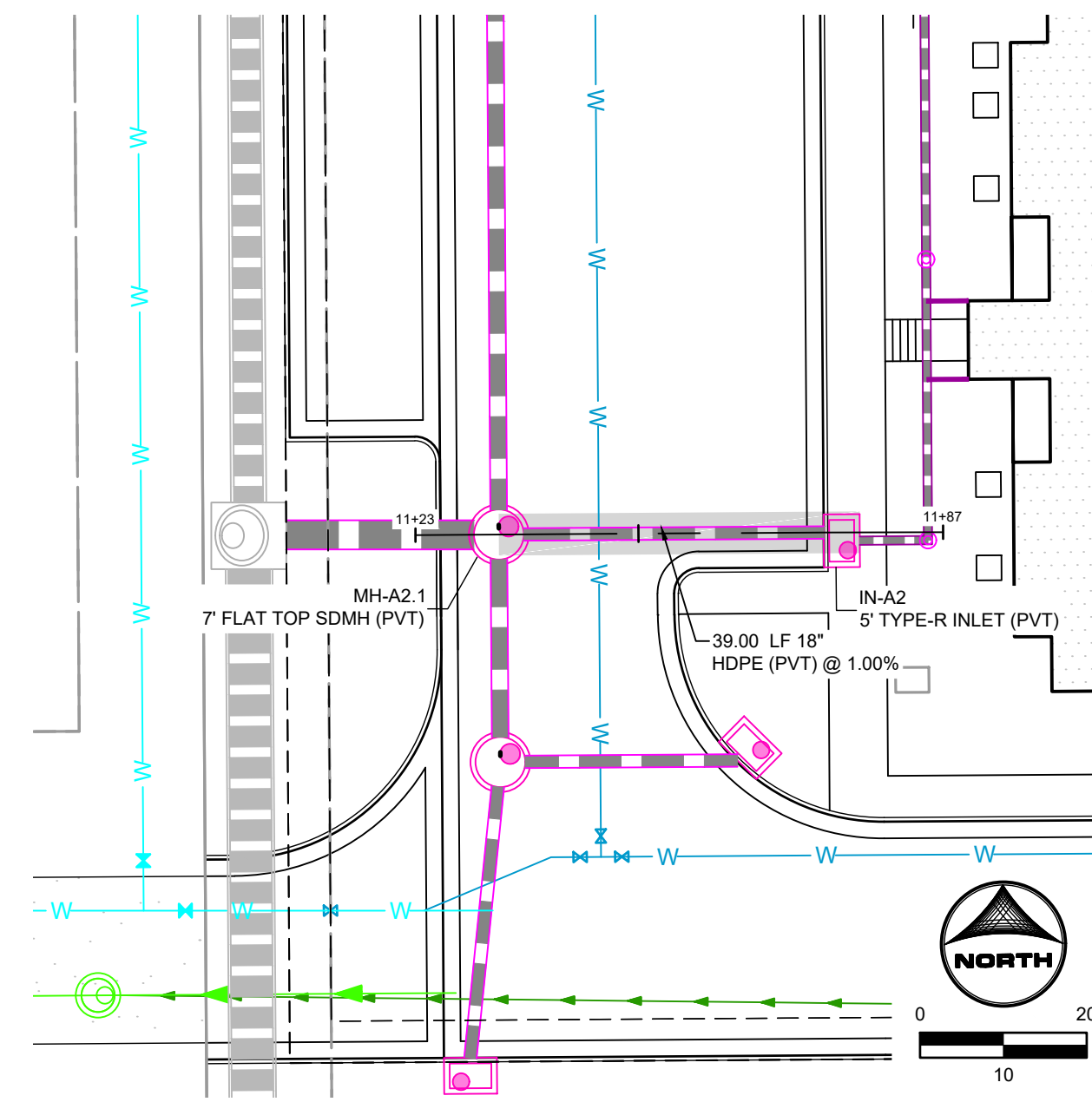
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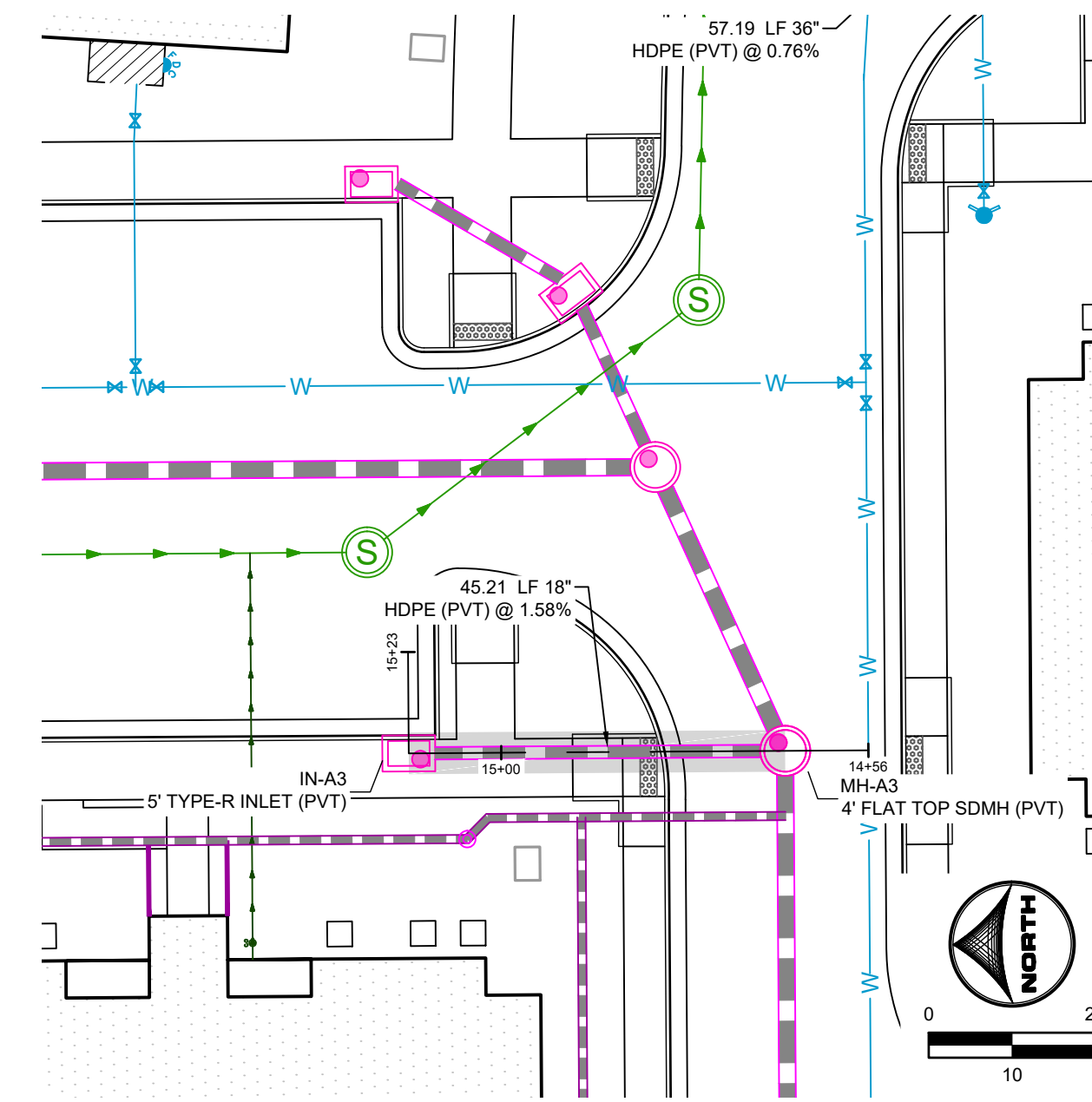
**PRIVATE STORM SEWER LAT A1.1**  
(STA. 11+23 - 12+11)



**PRIVATE STORM SEWER LAT A1.2**  
(STA. 11+51 - 12+03)

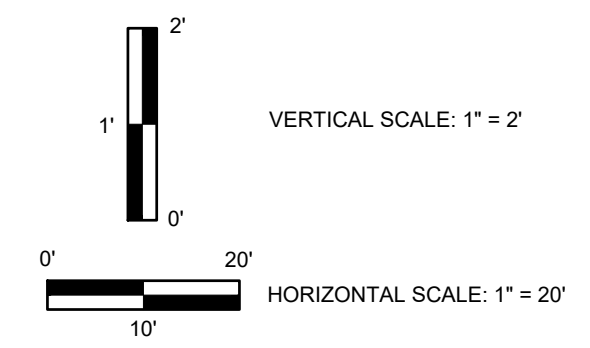
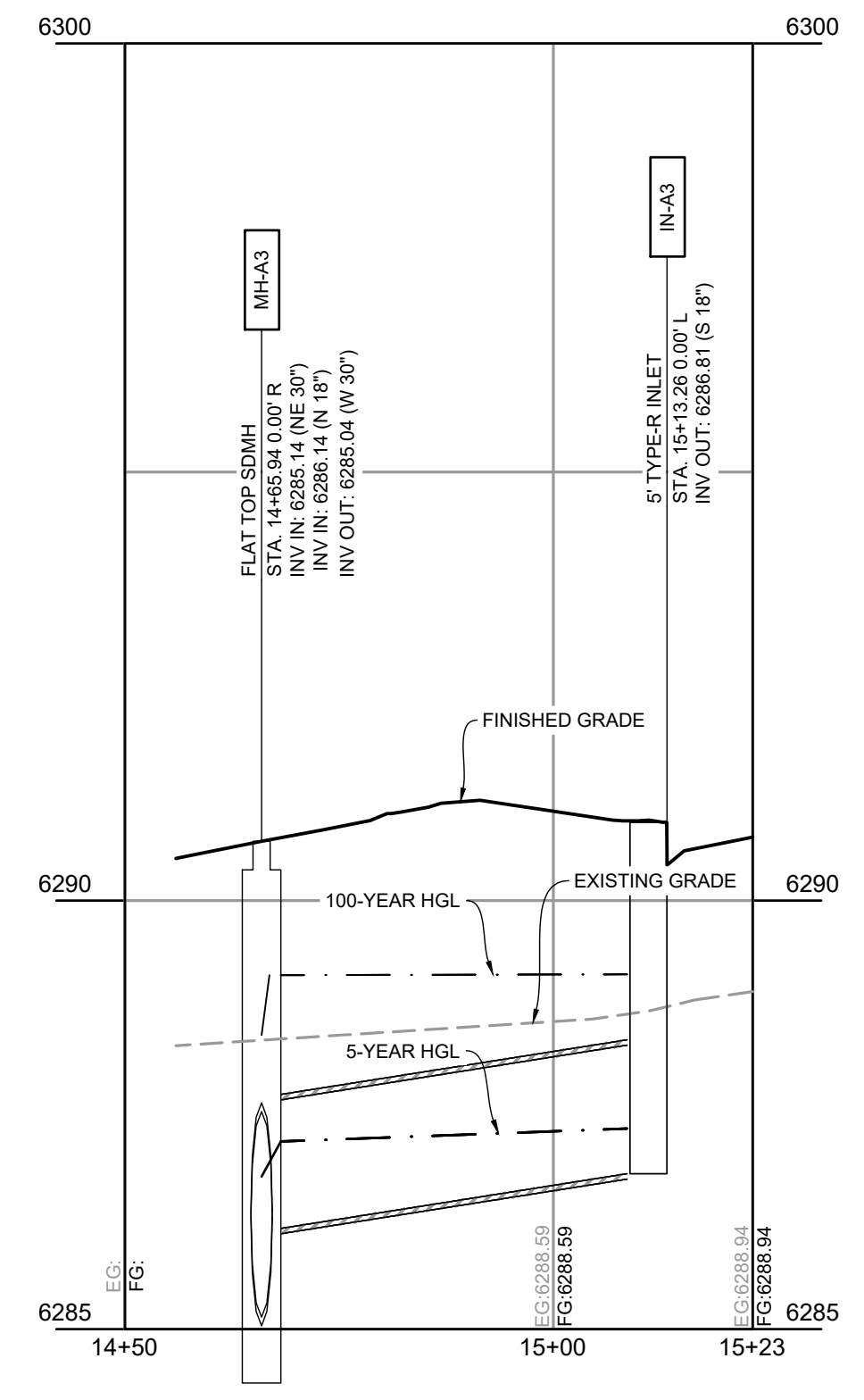
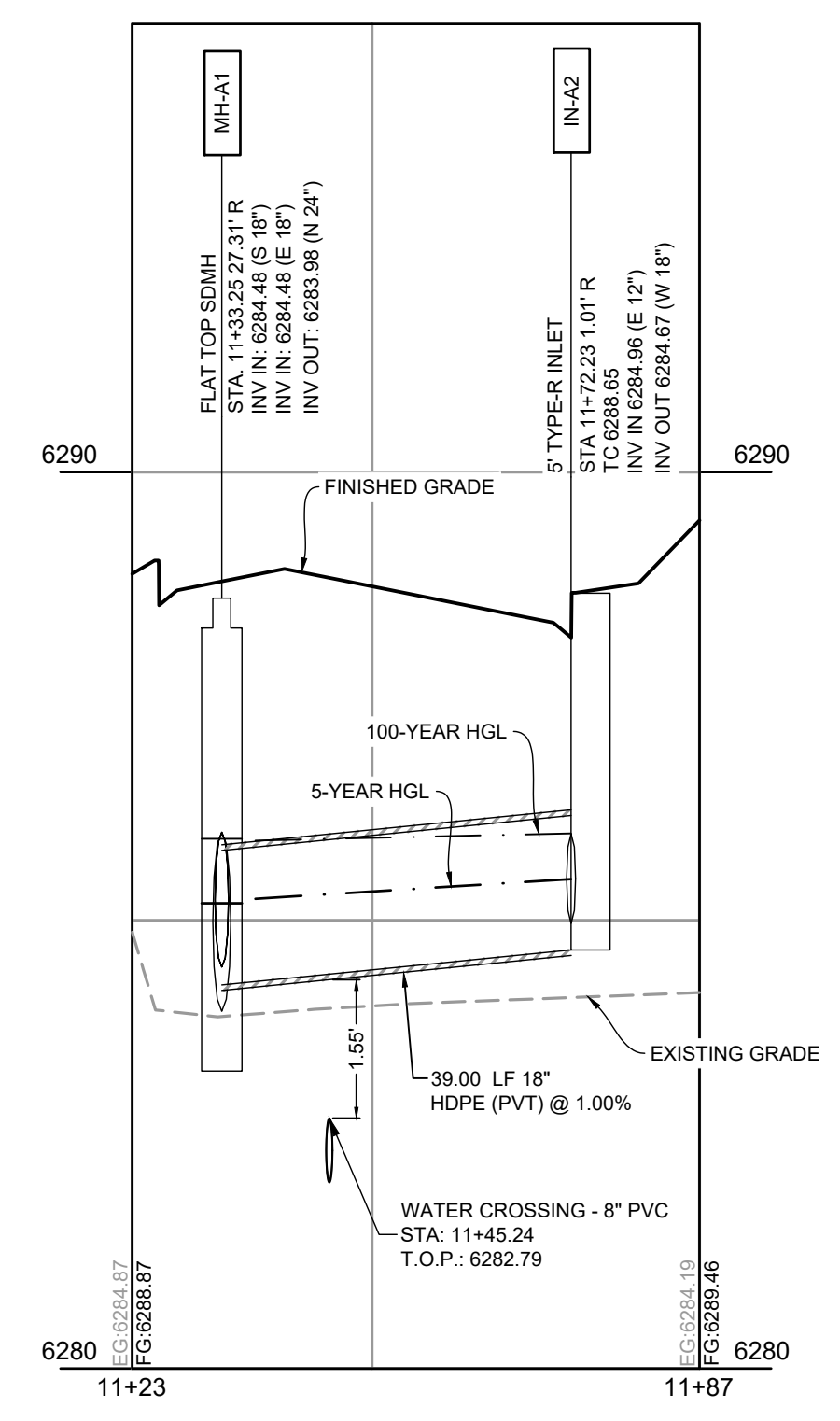
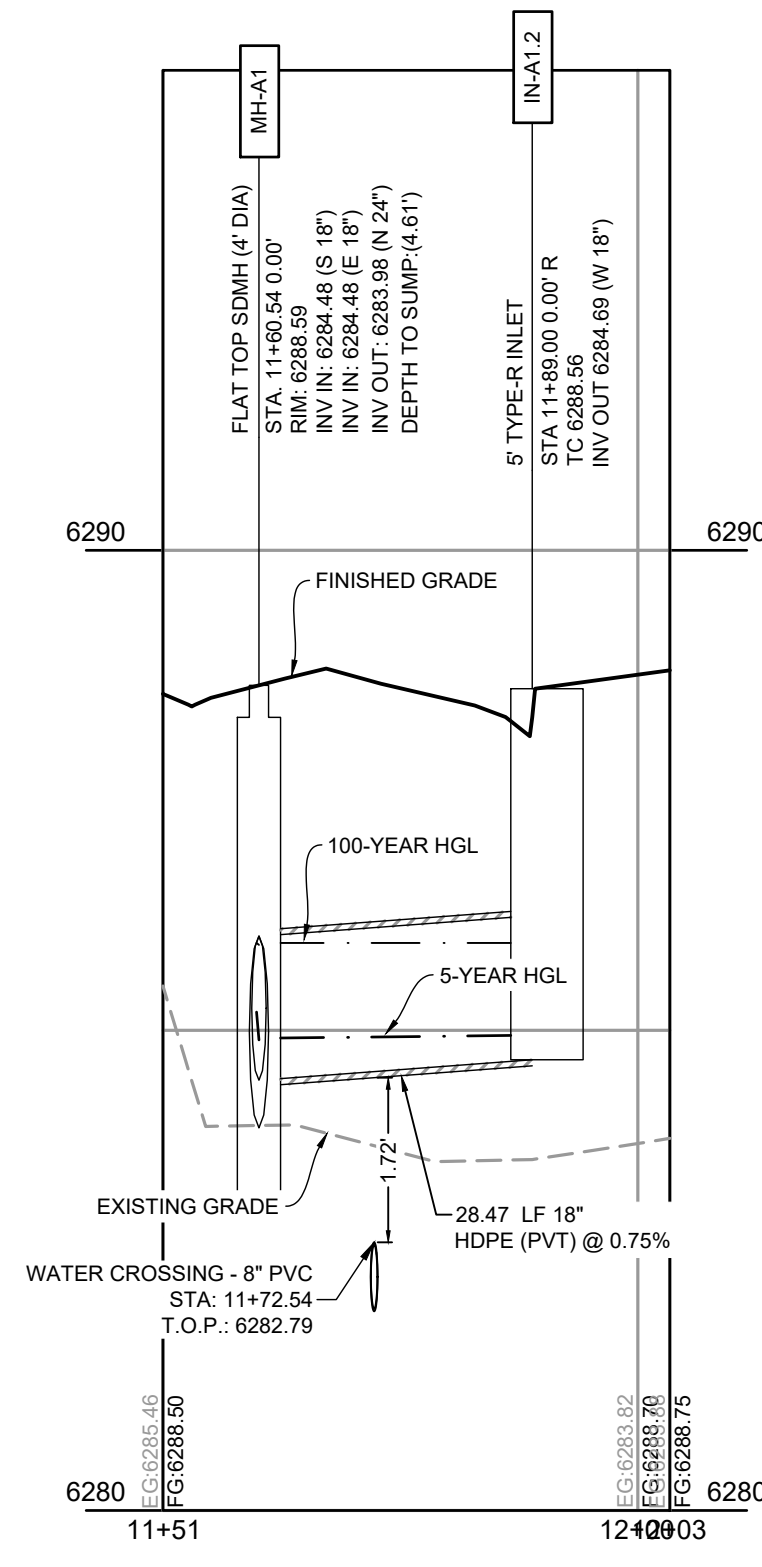
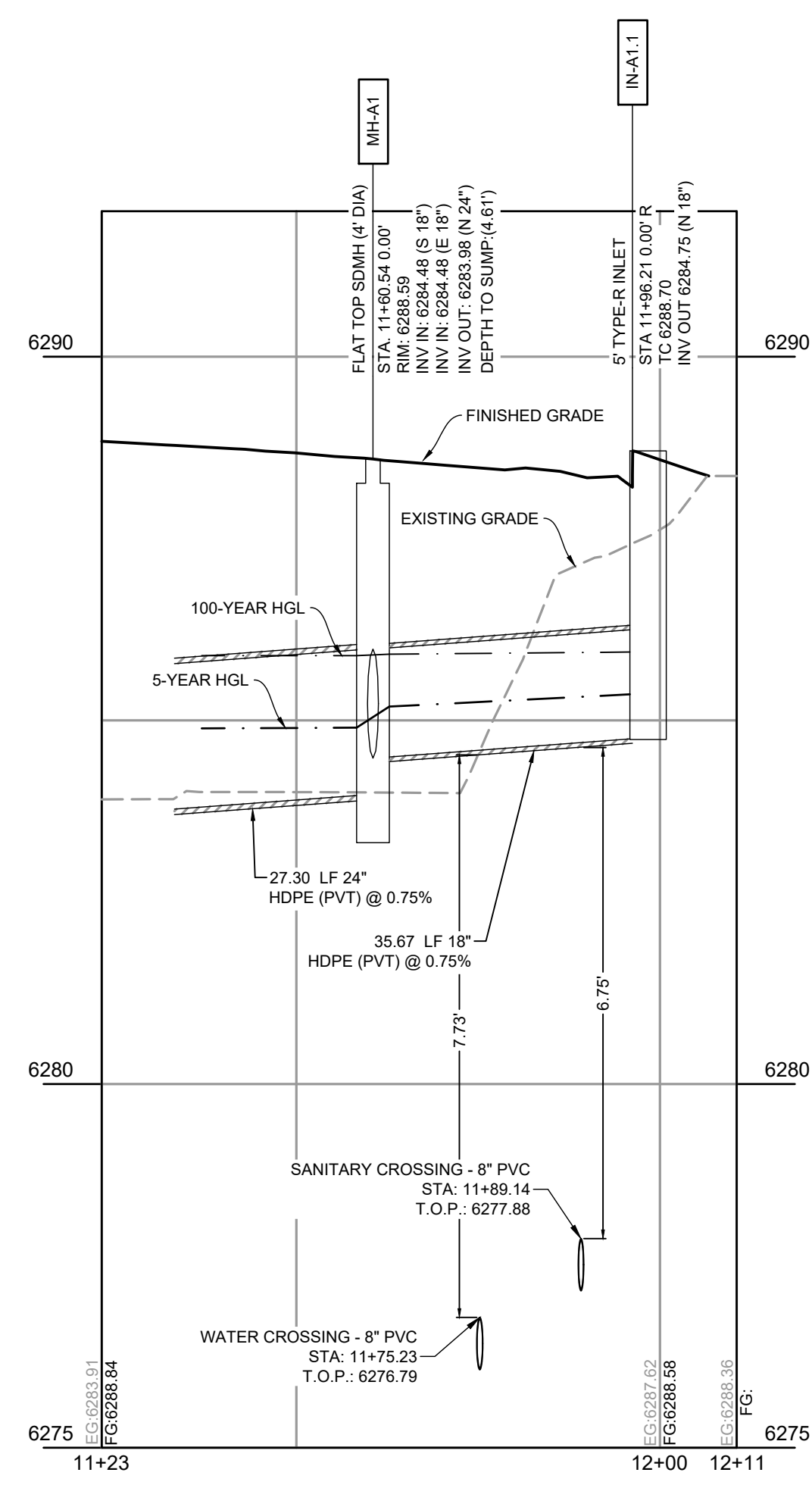


**PRIVATE STORM SEWER LAT A2**  
(STA. 11+23 - 11+87)



**PRIVATE STORM SEWER LAT A3**  
(STA. 14+56 - 15+23)

- 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.
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  9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
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  11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.



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

NO.	DATE	BY	REVISION DESCRIPTION

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

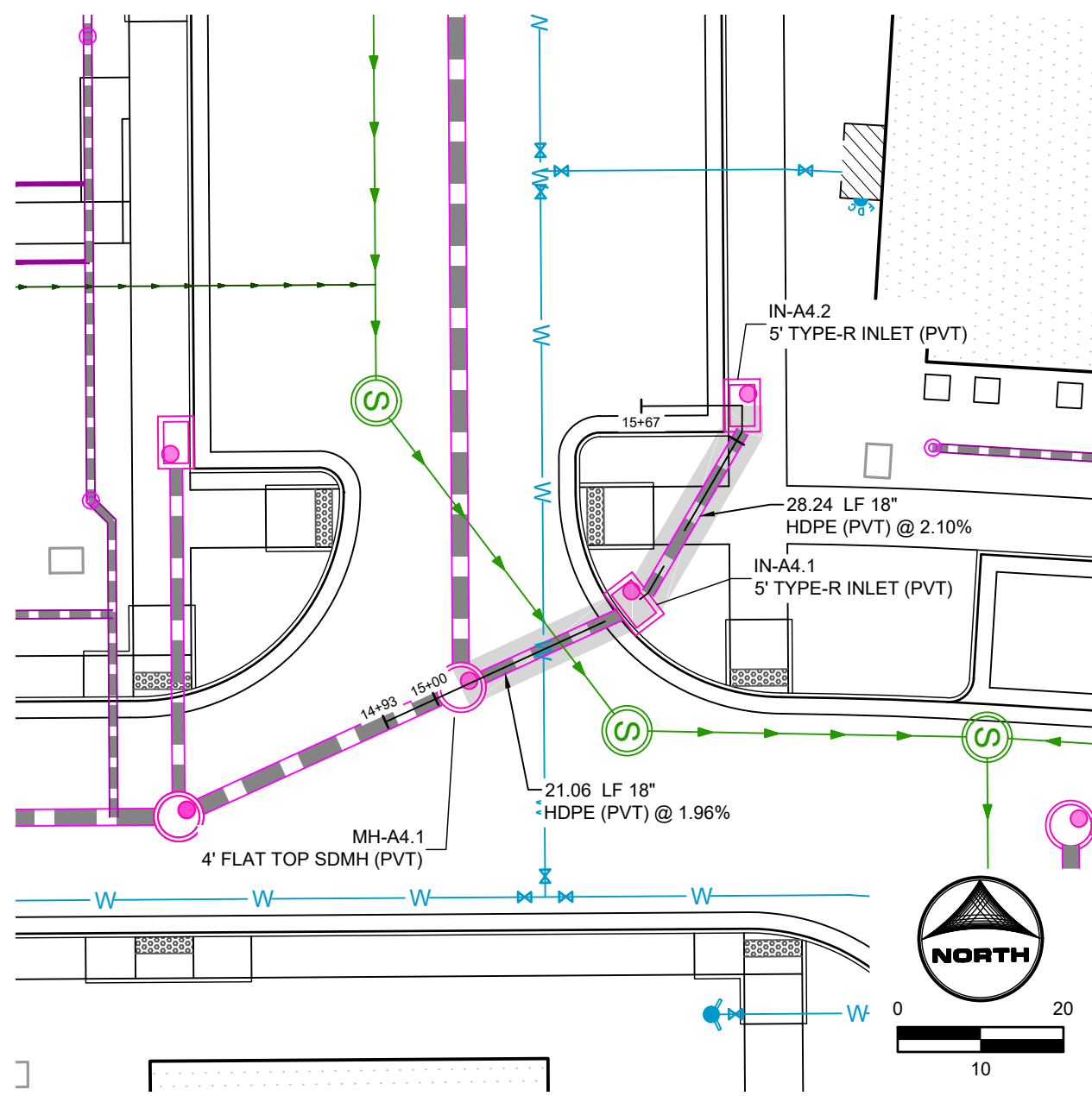
**HILLPOINTE APARTMENTS AT PETERSON**  
 HILLPOINTE, LLC.  
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS  
 STORM PLAN & PROFILE III

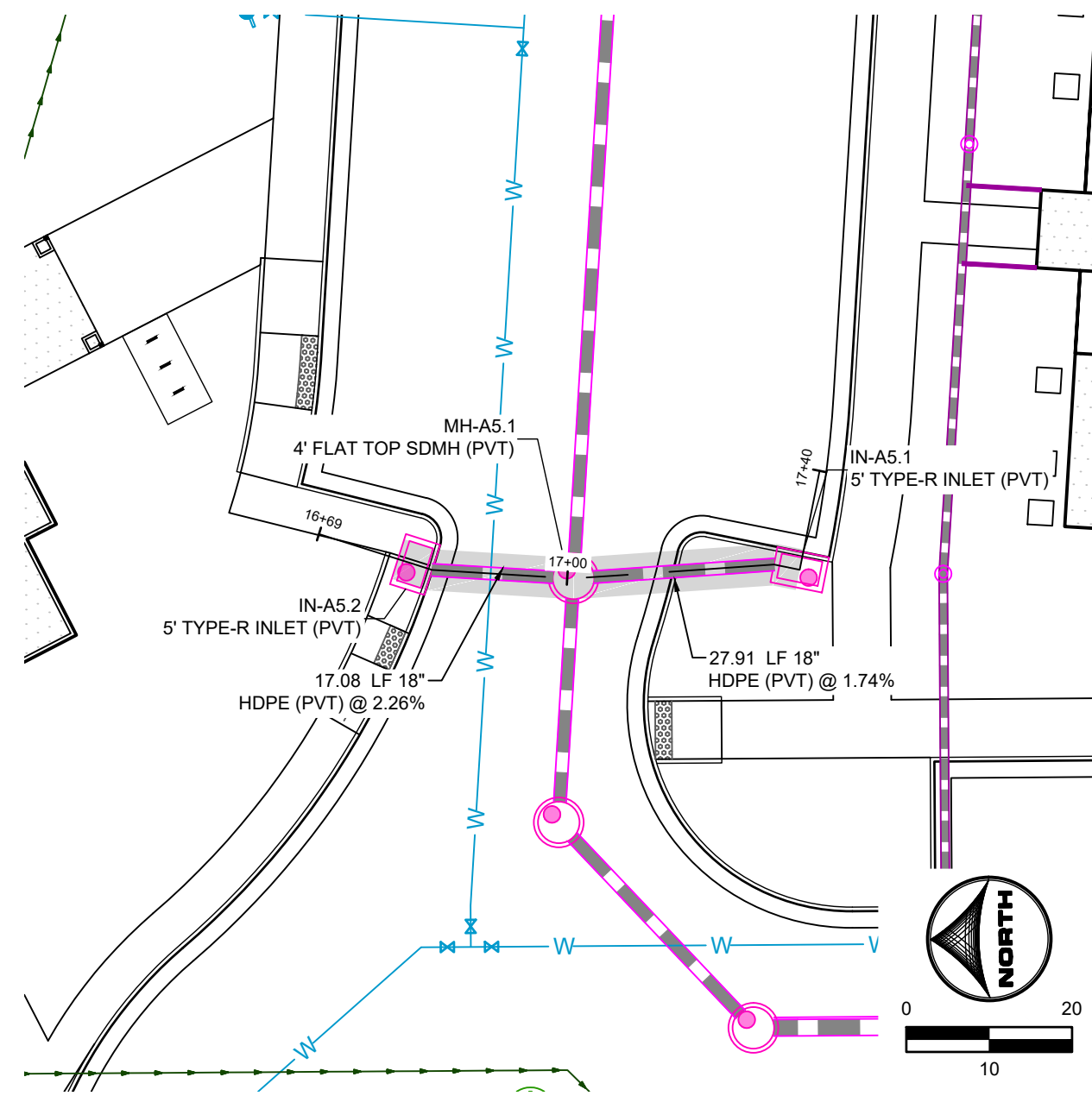
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**C.04**      **04**

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

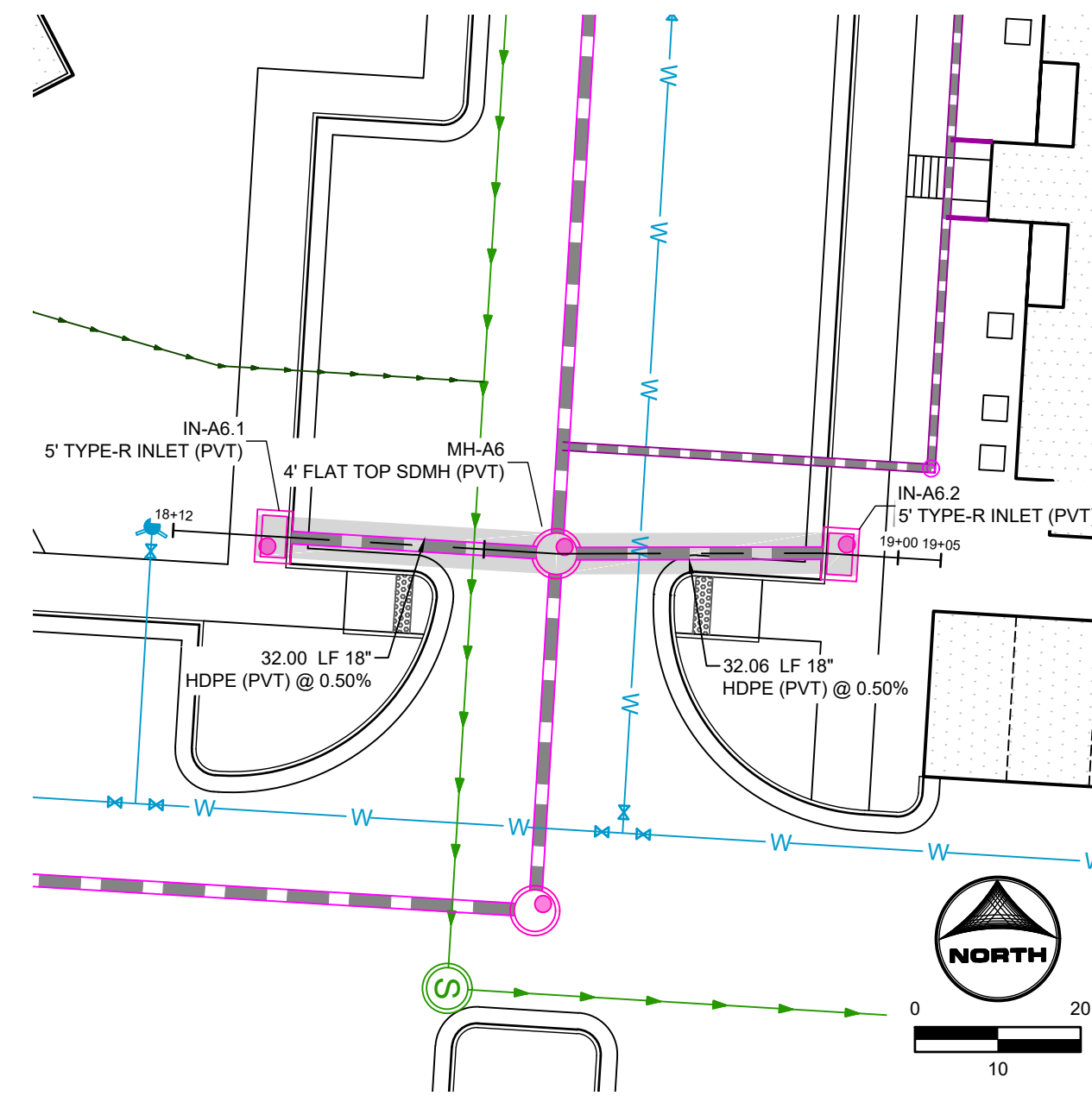
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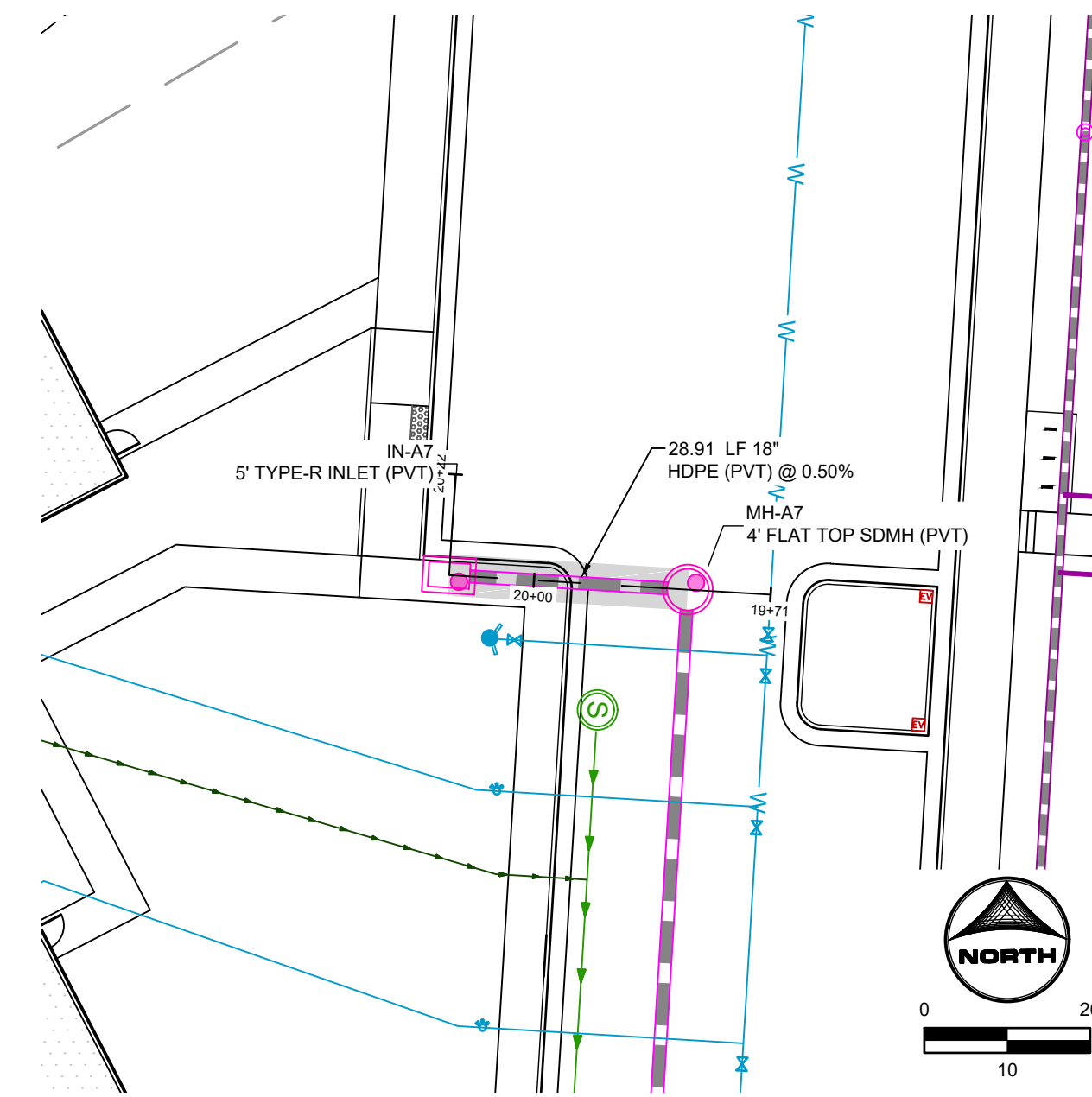
PRIVATE STORM SEWER LAT A4  
(STA. 14+93 - 15+67)



PRIVATE STORM SEWER LAT A5  
(STA. 16+69 - 17+40)

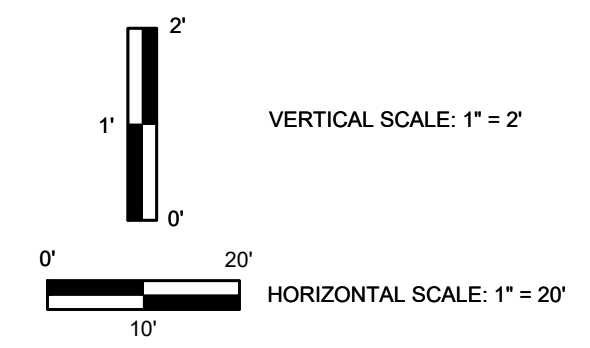
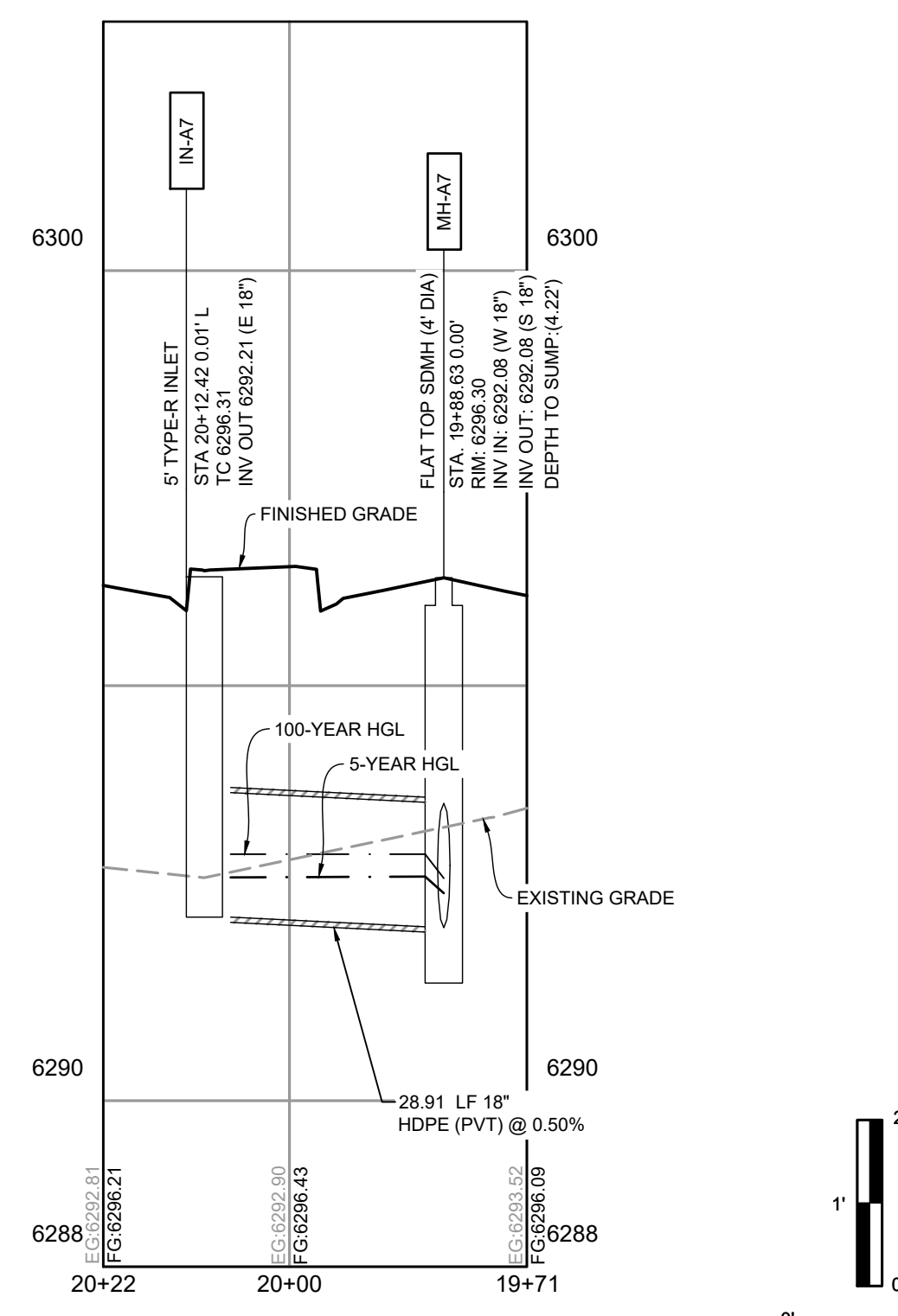
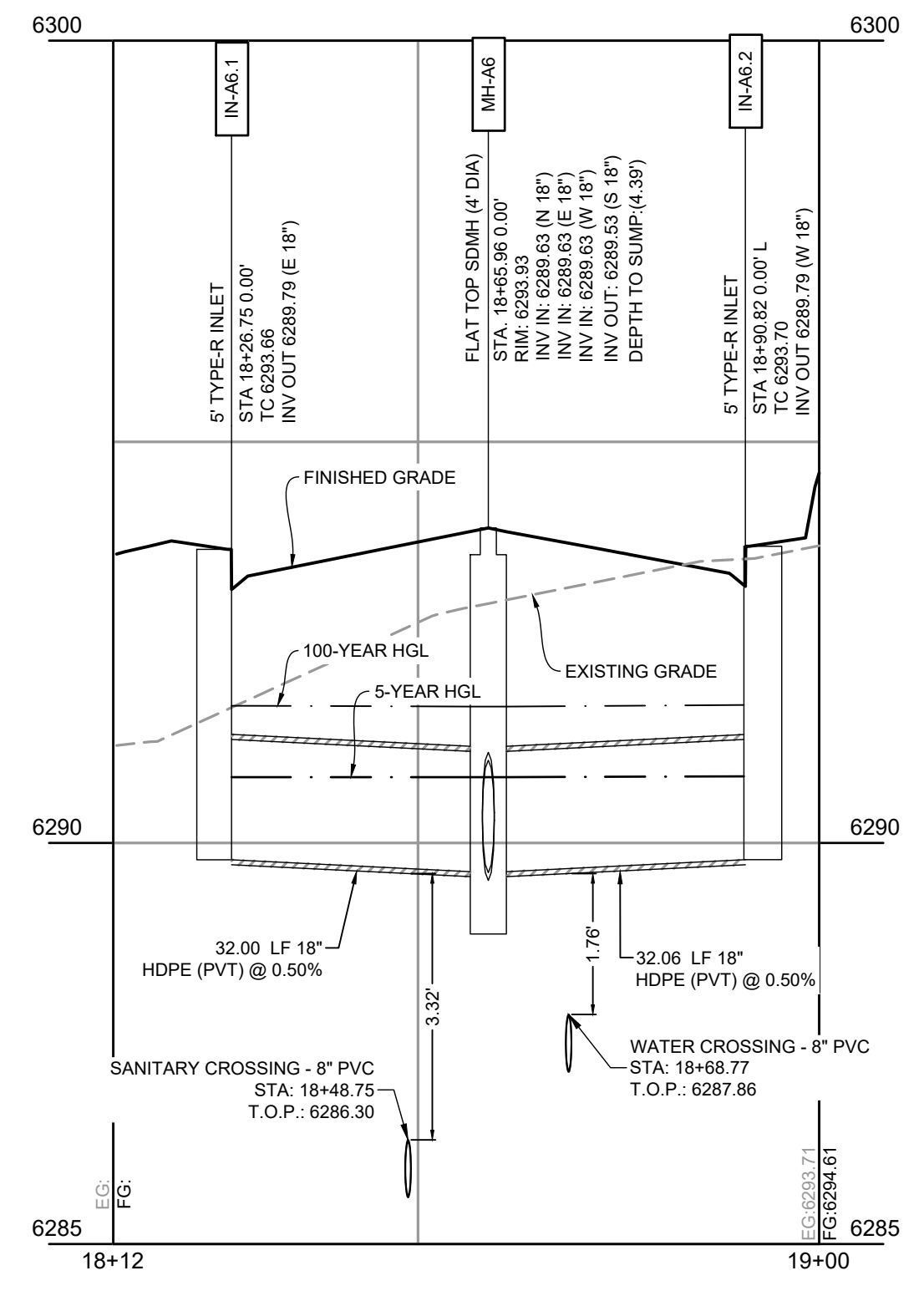
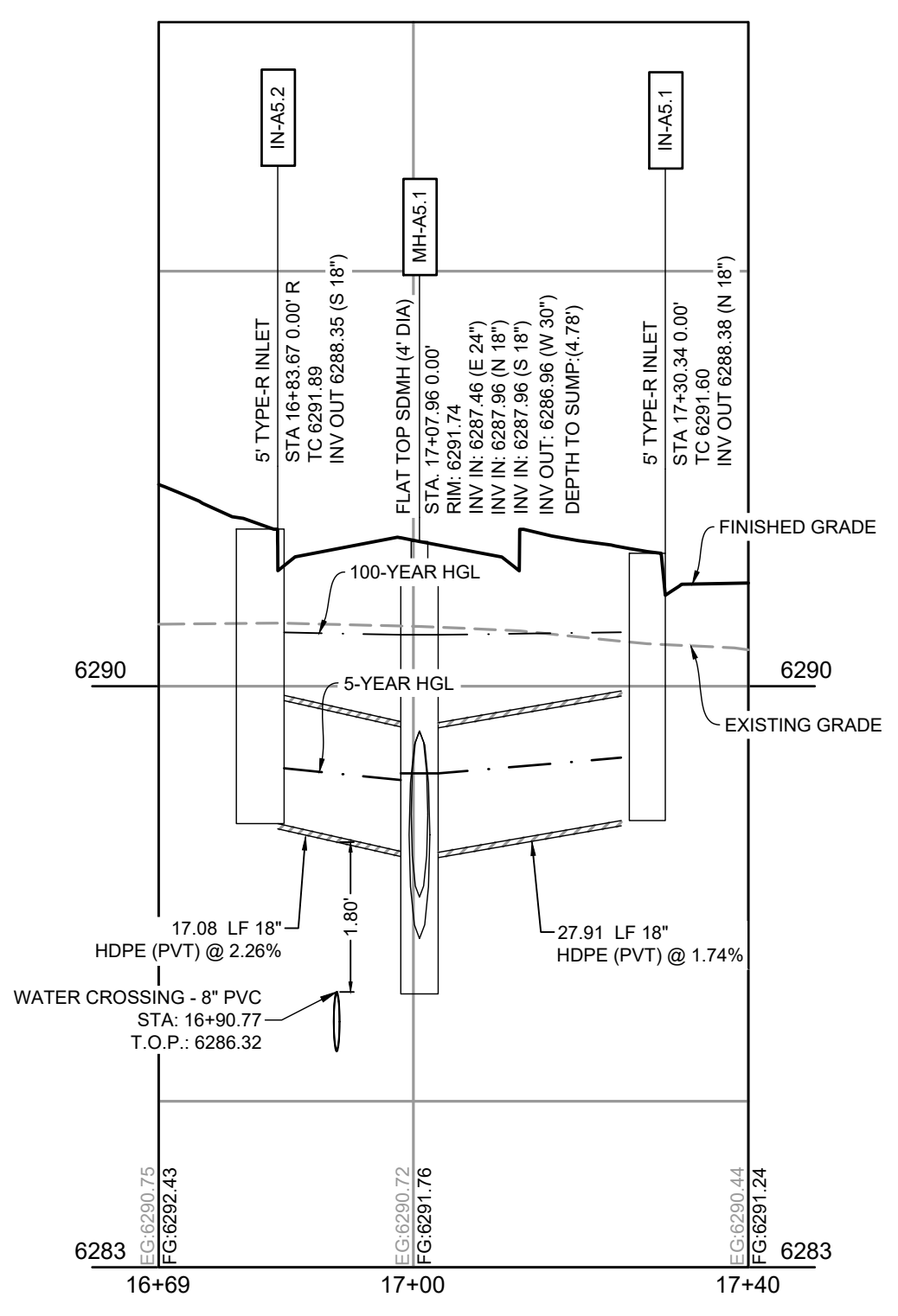
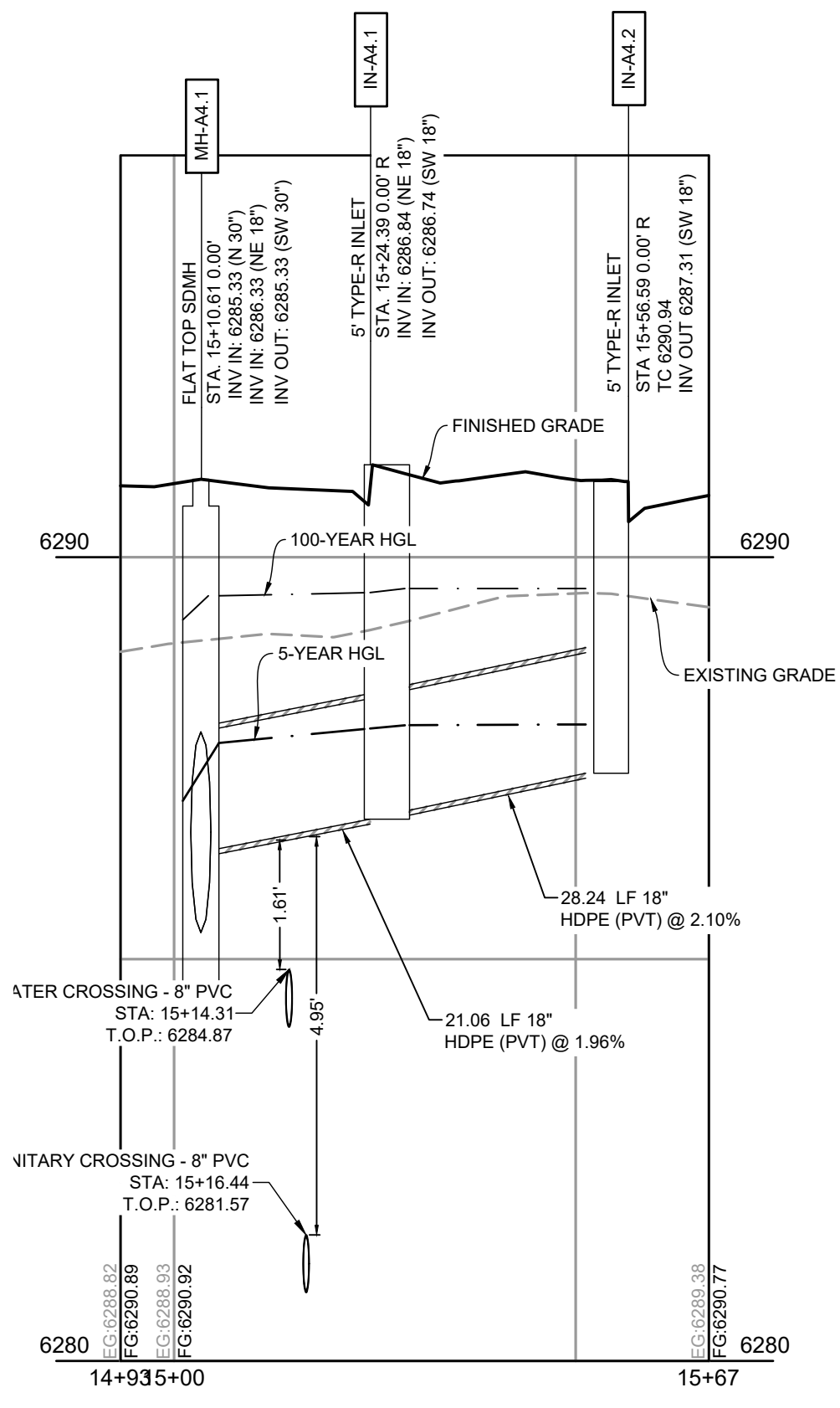
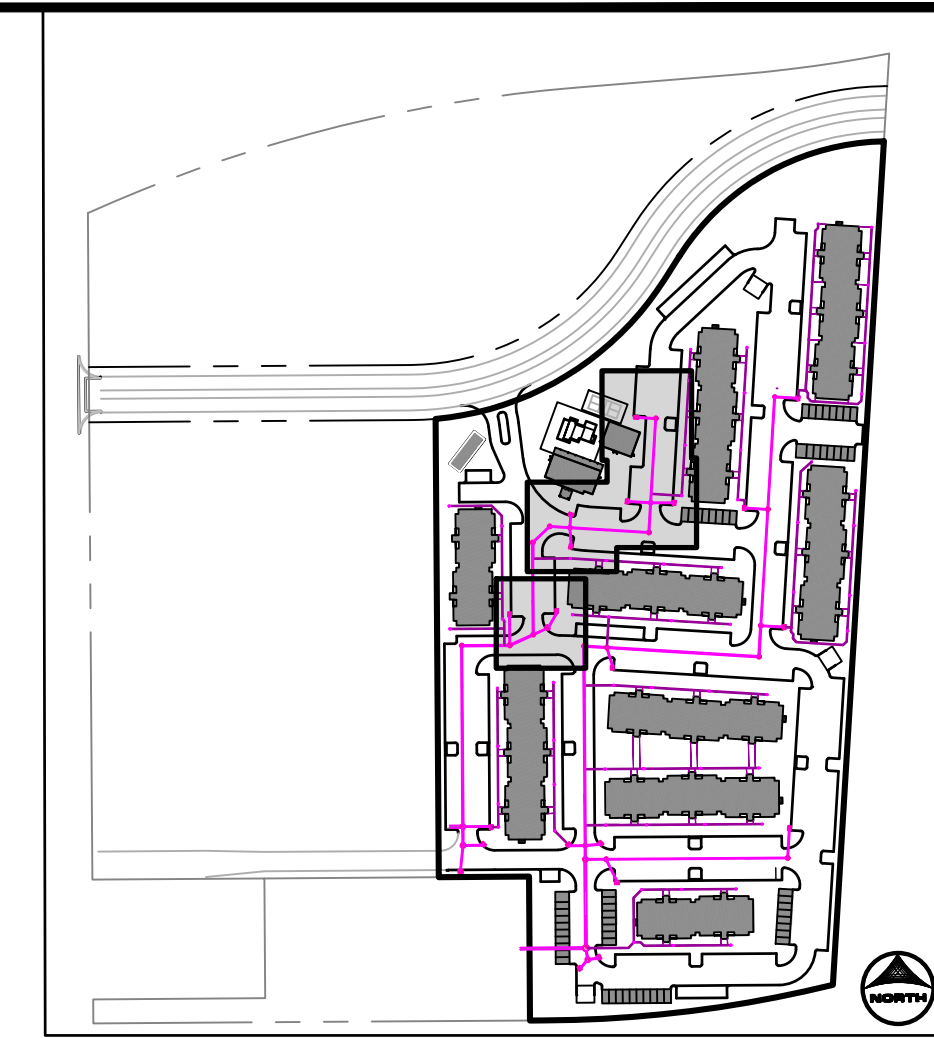


PRIVATE STORM SEWER LAT A6  
(STA. 18+12 - 19+05)



PRIVATE STORM SEWER LAT A7  
(STA. 19+71 - 20+22)

- 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) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
  7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION, UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
  8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
  9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
  10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL/WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.
  11. REFER TO SHEETS 10 - 13 FOR SECONDARY DRAINAGE SYSTEM PLAN.



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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS  
 STORM PLAN & PROFILE IV

PCD FILE NO.: PPR2613  
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**C.05** **05**

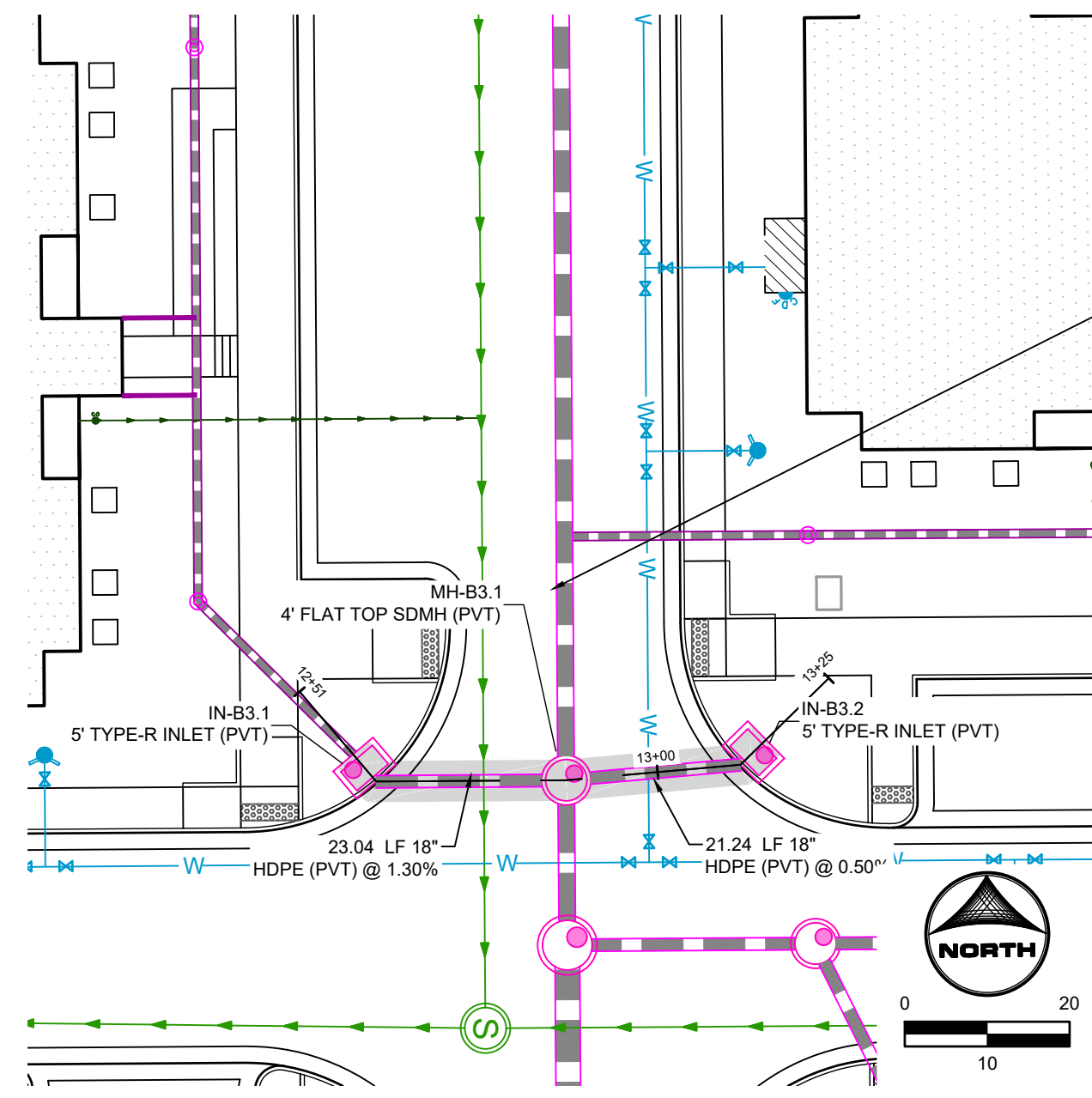
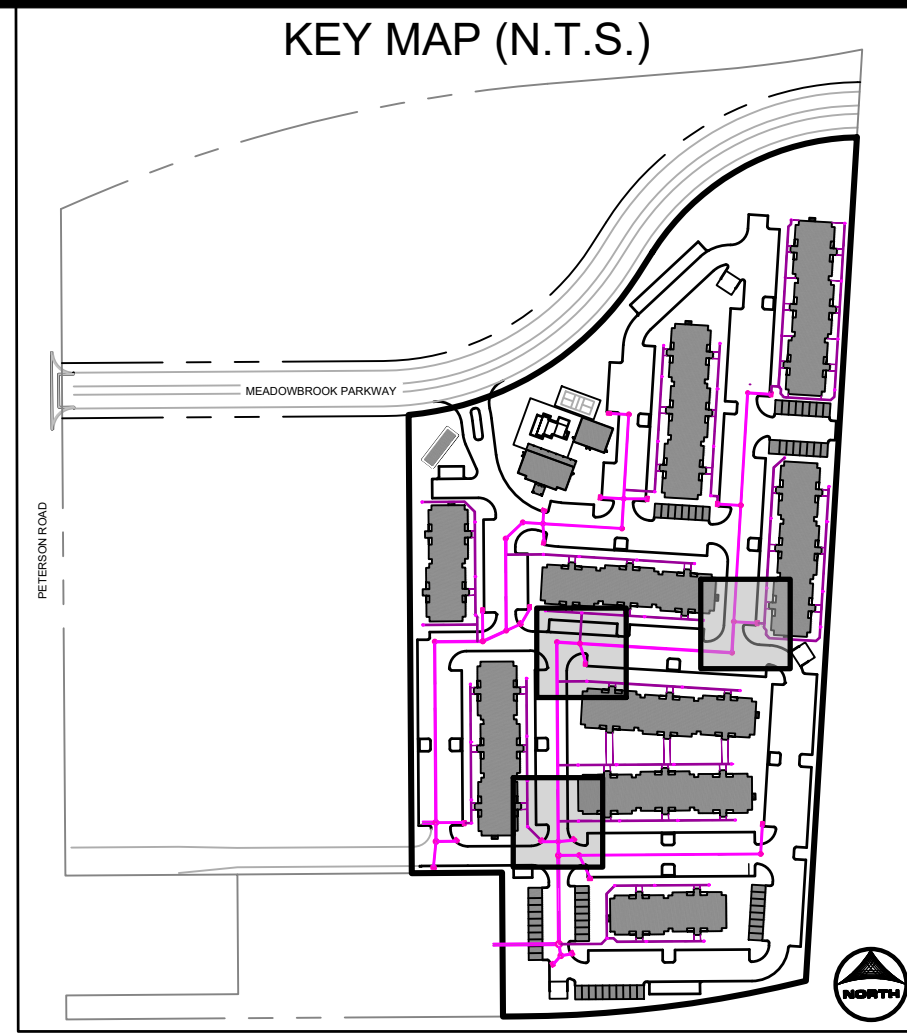




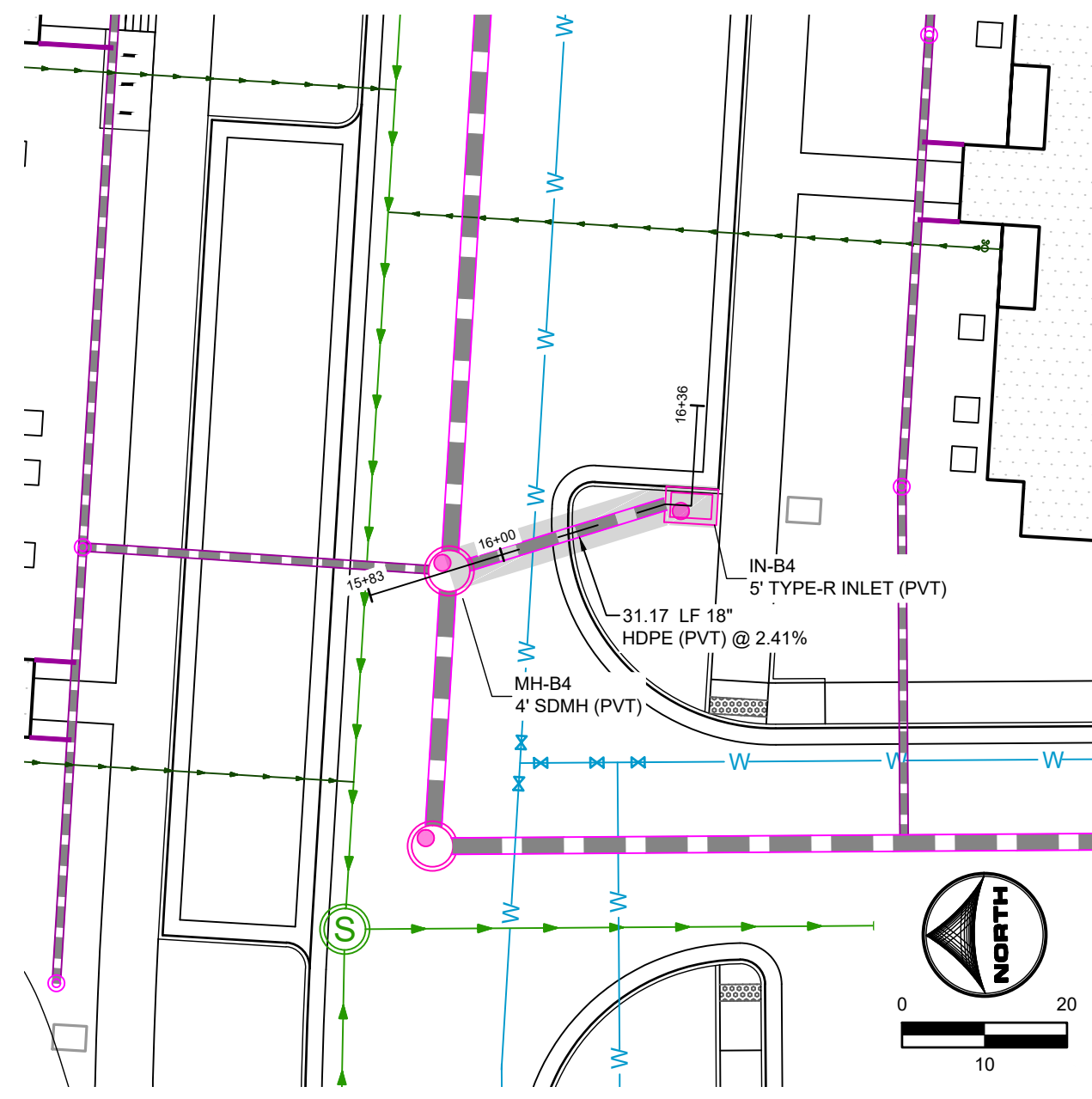
OTTERBY, ADELLA, 6/19/2026 11:02 AM

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

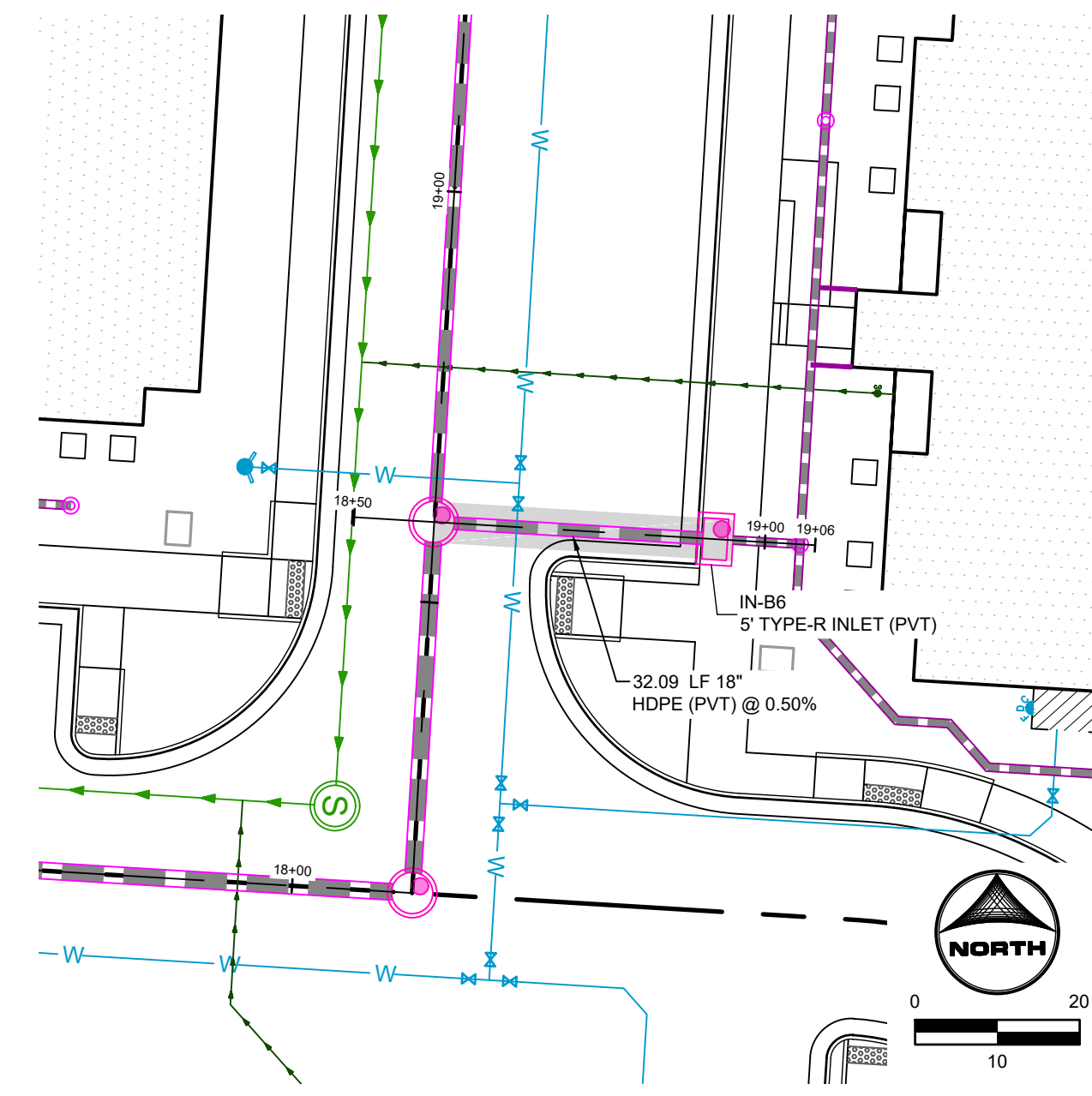
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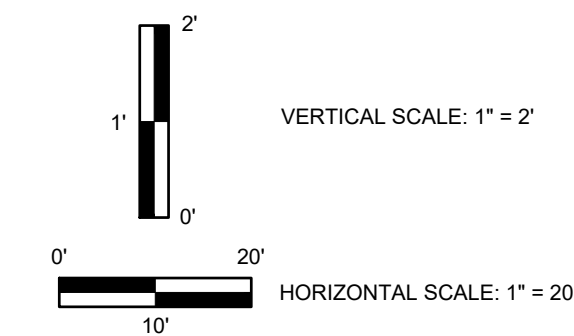
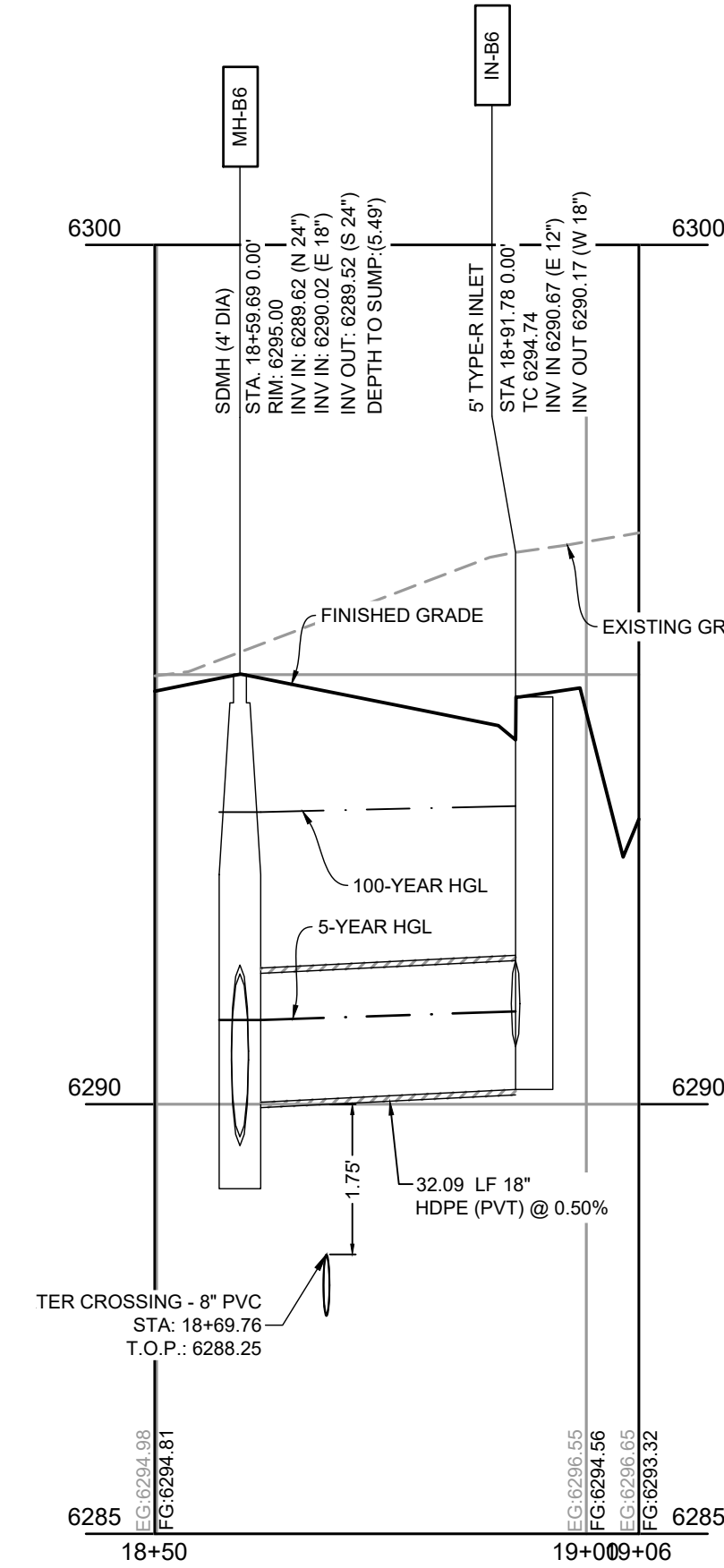
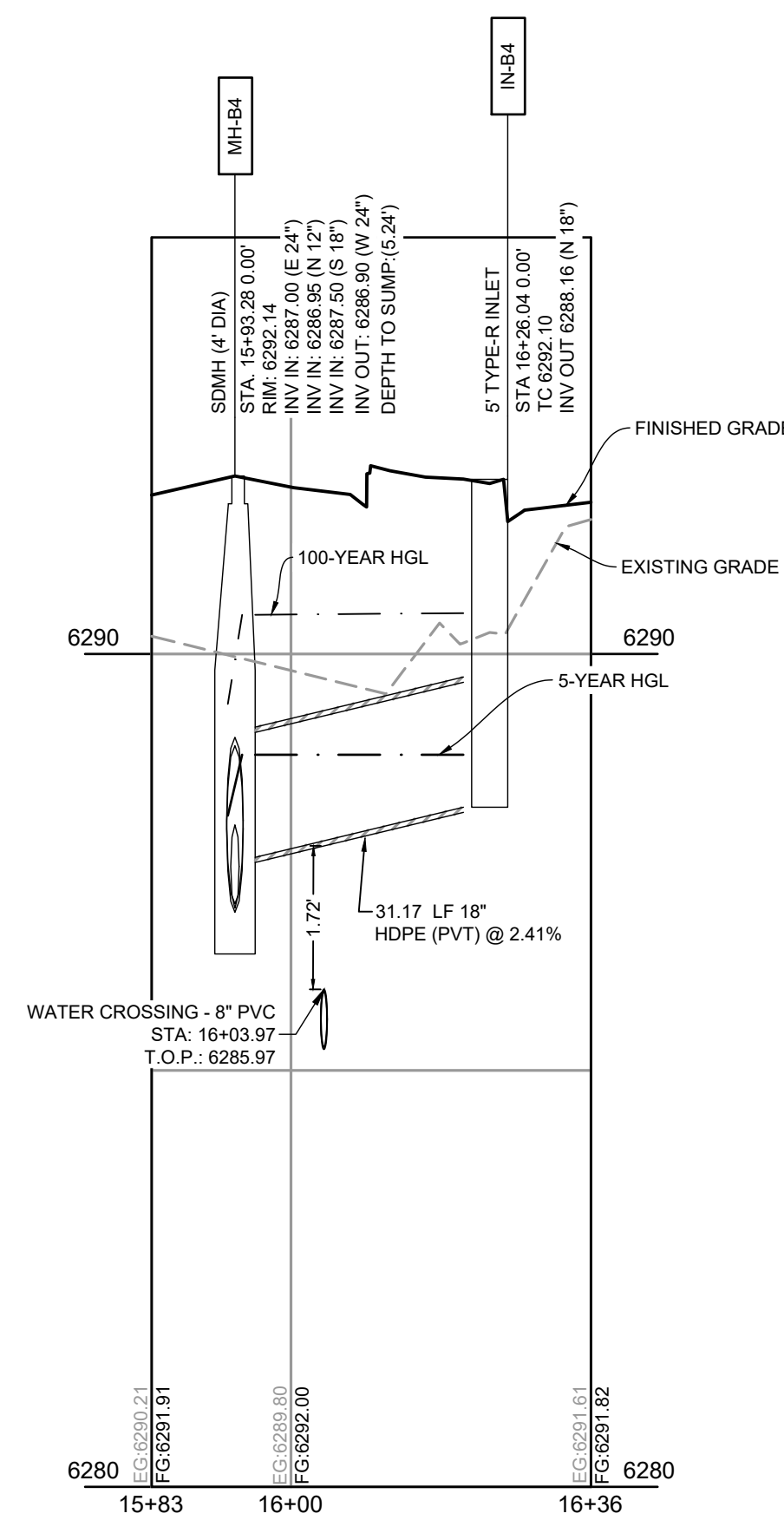
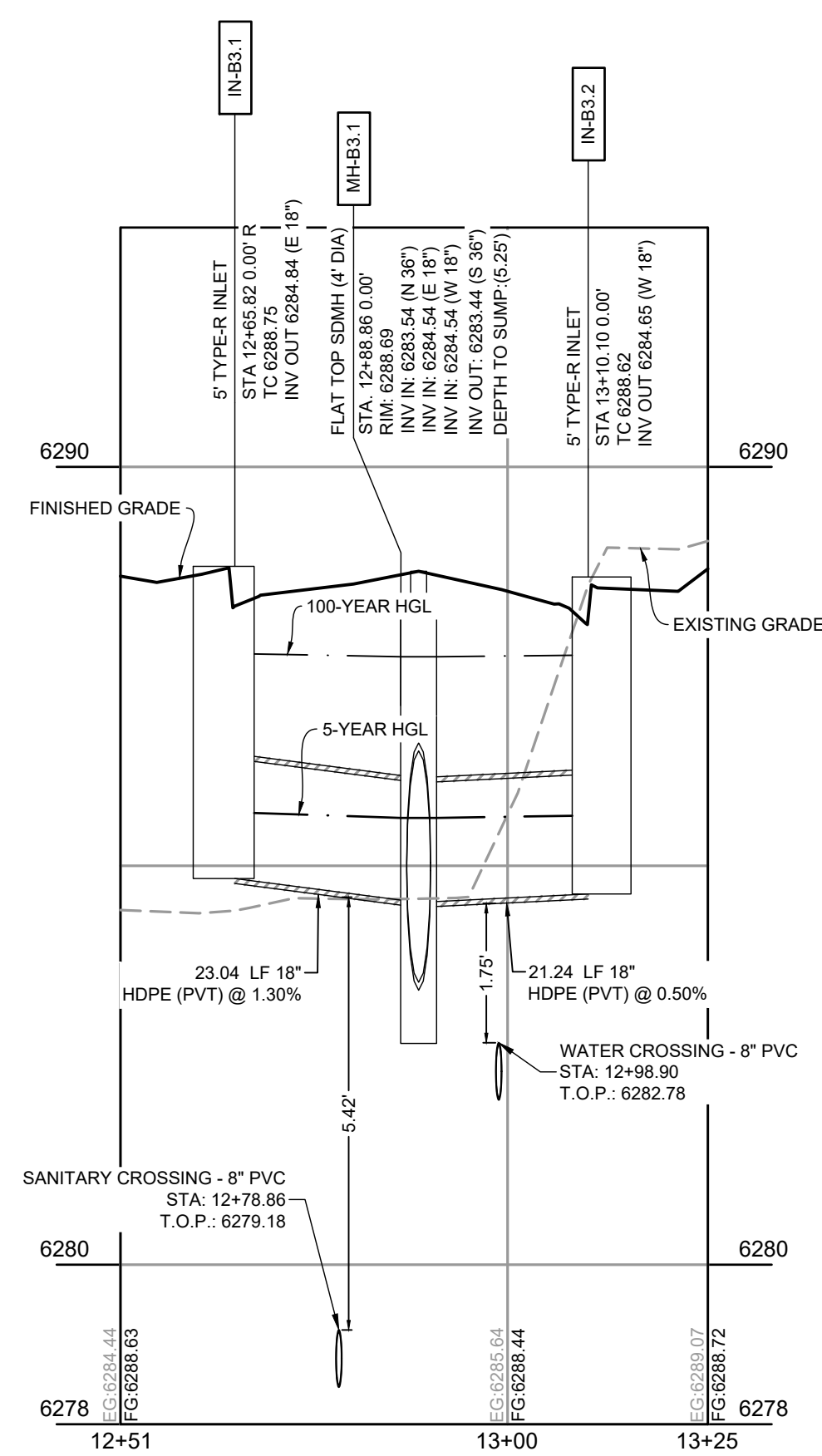
PRIVATE STORM SEWER LAT B3  
(STA. 12+51 - 13+26)



PRIVATE STORM SEWER LAT B4  
(STA. 15+83 - 16+36)



PRIVATE STORM SEWER LAT B6  
(STA. 18+50 - 19+06)



- UTILITY NOTES:**
1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
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    - 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.
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  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.

HR GREEN - 06-XC-ROW, 00-XC-ROW, 00-XV-SURVEY, 00-XV-UTIL, 01-XC-UTIL, 00-XC-UTIL, TB\_24x36\_2502477-CD\_Storm Key Map

DRAWN BY: CMD JOB DATE: 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 VII

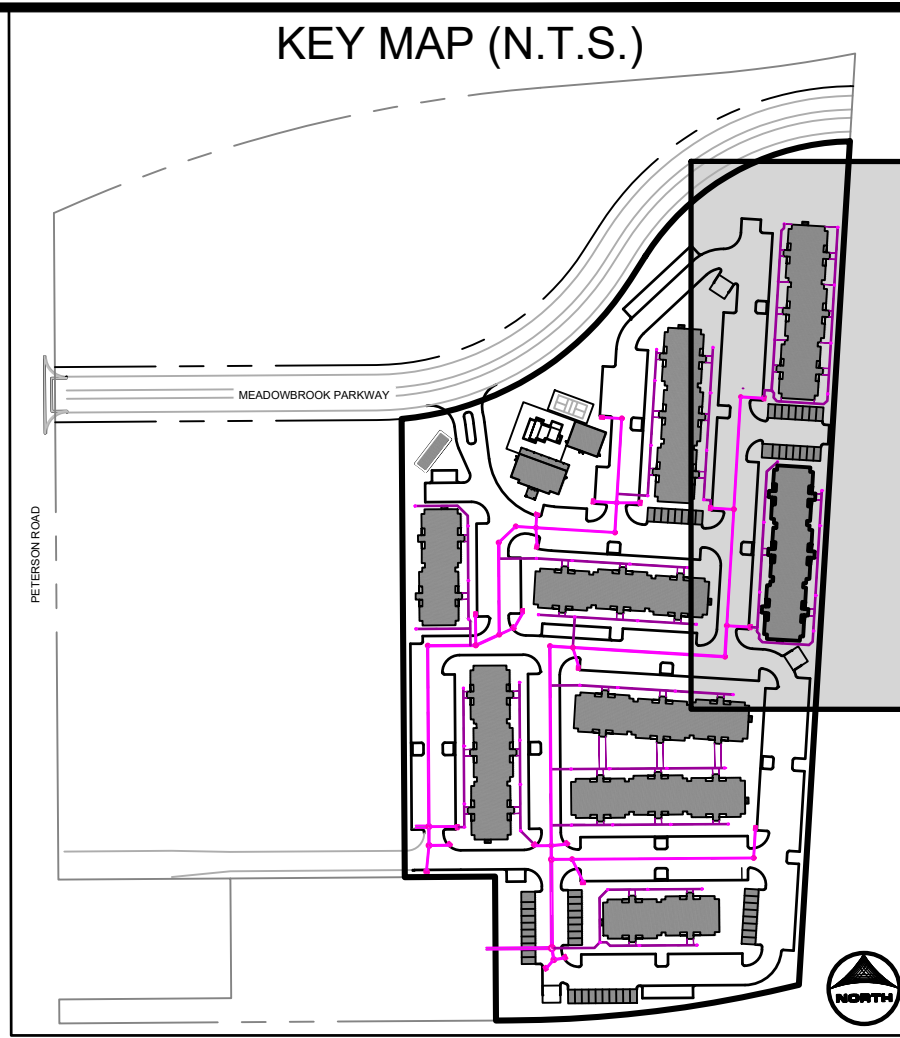
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**C.08** **08**



OTTERBY, ADELLA, 6/19/2026 11:04 AM

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

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

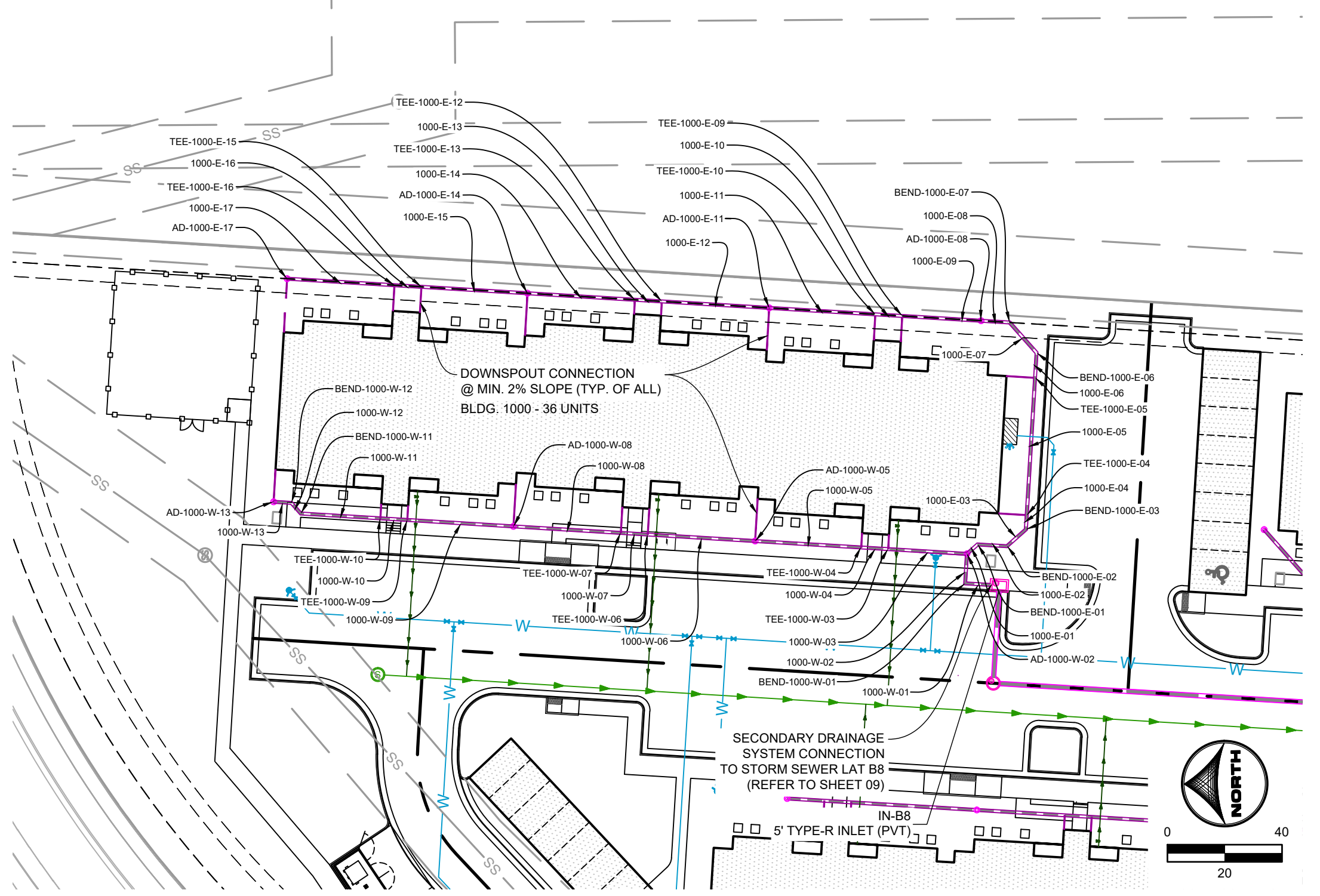


### APARTMENT BUILDING 1000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
IN-B6 5' TYPE-R INLET	7"7" RIM = 6297.44 SUMP = 6293.1 INV IN = 6293.39 INV OUT = 6293.99	1000-W-01, 12" HDPE INV IN #6293.59	Pipe - 881, 18" HDPE INV OUT #6293.09
AD-1000-W-05 ADS 12" DOME GRATE INLET	12" RIM = 6297.64 SUMP = 6294.1 INV IN = 6294.72 INV IN = 6294.72 INV OUT = 6294.62	1000-W-06, 12" HDPE INV IN #6294.72	1000-W-05, 12" HDPE INV OUT #6294.62
AD-1000-E-11 ADS 12" DOME GRATE INLET	12" RIM = 6297.42 SUMP = 6295.3 INV IN = 6295.82 INV IN = 6295.82 INV OUT = 6295.76	1000-E-12, 12" HDPE INV IN #6295.86	1000-E-11, 12" HDPE INV OUT #6295.76
AD-1000-E-08 ADS 12" DOME GRATE INLET	12" RIM = 6296.58 SUMP = 6295.2 INV IN = 6295.62 INV IN = 6295.62 INV OUT = 6294.92	1000-E-09, 12" HDPE INV IN #6295.62	1000-E-08, 12" HDPE INV OUT #6294.92
AD-1000-W-02 ADS 12" DOME GRATE INLET	12" RIM = 6295.96 SUMP = 6293.3 INV IN = 6293.88 INV IN = 6293.88 INV OUT = 6293.78	1000-E-01, 12" HDPE INV IN #6293.88	1000-W-02, 12" HDPE INV OUT #6293.78
AD-1000-E-17 ADS 12" DOME GRATE INLET	12" RIM = 6296.84 SUMP = 6297.1 INV IN = 6298.14 INV IN = 6298.14 INV OUT = 6297.64	Pipe - (110), 6" INV IN #6298.14	1000-E-17, 12" HDPE INV OUT #6297.64
AD-1000-W-08 ADS 12" DOME GRATE INLET	12" RIM = 6296.39 SUMP = 6295.3 INV IN = 6295.81 INV IN = 6295.81 INV OUT = 6295.41	1000-W-09, 12" HDPE INV IN #6295.81	1000-W-08, 12" HDPE INV OUT #6295.41
AD-1000-E-14 ADS 12" DOME GRATE INLET	12" RIM = 6296.24 SUMP = 6296.2 INV IN = 6296.2 INV IN = 6296.2 INV OUT = 6296.75	1000-E-15, 12" HDPE INV IN #6296.80	1000-E-14, 12" HDPE INV OUT #6296.70
AD-1000-W-13 ADS 12" DOME GRATE INLET	12" RIM = 6297.51 SUMP = 6296.5 INV IN = 6297.36 INV IN = 6297.36 INV OUT = 6297.36	Pipe - (110), 6" INV IN #6297.36	1000-W-13, 12" HDPE INV OUT #6297.36

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-1000-E-12 12" X 6" HDPE TEE	1000-E-16, 12" HDPE INV IN #6297.17 Pipe - (102), 6" INV IN #6297.42	1000-E-15, 12" HDPE INV IN #6297.17	1000-E-12, 12" HDPE INV OUT #6296.97
TEE-1000-W-13 12" X 6" HDPE TEE	1000-W-11, 12" HDPE INV IN #6296.98 Pipe - (118), 6" INV IN #6297.23	1000-W-10, 12" HDPE INV IN #6296.97	1000-W-13, 12" HDPE INV OUT #6296.97
TEE-1000-W-08 12" X 6" HDPE TEE	1000-W-10, 12" HDPE INV IN #6296.98 Pipe - (117), 6" INV IN #6297.13	1000-W-09, 12" HDPE INV IN #6296.98	1000-W-08, 12" HDPE INV OUT #6296.98
TEE-1000-E-13 12" X 6" HDPE TEE	1000-E-14, 12" HDPE INV IN #6296.33 Pipe - (104), 6" INV IN #6296.58	1000-E-13, 12" HDPE INV IN #6296.33	1000-E-13, 12" HDPE INV OUT #6296.33
TEE-1000-E-12 12" X 6" HDPE TEE	1000-E-13, 12" HDPE INV IN #6296.34 Pipe - (105), 6" INV IN #6296.49	1000-E-12, 12" HDPE INV IN #6296.24	1000-E-12, 12" HDPE INV OUT #6296.24
TEE-1000-W-07 12" X 6" HDPE TEE	1000-W-08, 12" HDPE INV IN #6295.66 Pipe - (119), 6" INV IN #6295.91	1000-W-07, 12" HDPE INV IN #6295.66	1000-W-07, 12" HDPE INV OUT #6295.66
TEE-1000-W-05 12" X 6" HDPE TEE	1000-W-07, 12" HDPE INV IN #6295.47 Pipe - (114), 6" INV IN #6295.72	1000-W-06, 12" HDPE INV IN #6295.47	1000-W-05, 12" HDPE INV OUT #6295.47
TEE-1000-E-10 12" X 6" HDPE TEE	1000-E-11, 12" HDPE INV IN #6295.39 Pipe - (107), 6" INV IN #6295.64	1000-E-10, 12" HDPE INV IN #6295.39	1000-E-10, 12" HDPE INV OUT #6295.39
BEND-1000-W-11 45° HDPE BEND	1000-W-12, 12" HDPE INV IN #6297.25	1000-W-11, 12" HDPE INV IN #6297.25	1000-W-11, 12" HDPE INV OUT #6297.25
BEND-1000-E-16 45° HDPE BEND	1000-E-18, 12" HDPE INV IN #6297.28 Pipe - (101), 6" INV IN #6297.51	1000-E-16, 12" HDPE INV IN #6297.28	1000-E-16, 12" HDPE INV OUT #6297.28
BEND-1000-E-09 45° HDPE BEND	1000-E-10, 12" HDPE INV IN #6295.30 Pipe - (108), 6" INV IN #6295.55	1000-E-09, 12" HDPE INV IN #6295.30	1000-E-09, 12" HDPE INV OUT #6295.30
BEND-1000-E-07 45° HDPE BEND	1000-E-08, 12" HDPE INV IN #6294.82 Pipe - (101), 6" INV IN #6297.51	1000-E-07, 12" HDPE INV IN #6294.82	1000-E-07, 12" HDPE INV OUT #6294.82
BEND-1000-E-05 45° HDPE BEND	1000-W-07, 12" HDPE INV IN #6294.75	1000-E-05, 12" HDPE INV IN #6294.75	1000-E-05, 12" HDPE INV OUT #6294.75
BEND-1000-W-05 45° HDPE BEND	1000-W-05, 12" HDPE INV IN #6294.25 Pipe - (112), 6" INV IN #6294.50	1000-W-04, 12" HDPE INV IN #6294.25	1000-W-05, 12" HDPE INV OUT #6294.25
BEND-1000-E-05 45° HDPE BEND	1000-E-06, 12" HDPE INV IN #6294.81 Pipe - (109), 6" INV IN #6294.86	1000-E-05, 12" HDPE INV IN #6294.81	1000-E-05, 12" HDPE INV OUT #6294.81
BEND-1000-W-02 45° HDPE BEND	1000-W-04, 12" HDPE INV IN #6294.16 Pipe - (111), 6" INV IN #6294.41	1000-W-03, 12" HDPE INV IN #6294.16	1000-W-02, 12" HDPE INV OUT #6294.16
BEND-1000-E-04 45° HDPE BEND	1000-E-05, 12" HDPE INV IN #6294.13 Pipe - (110), 6" INV IN #6294.38	1000-E-04, 12" HDPE INV IN #6294.13	1000-E-04, 12" HDPE INV OUT #6294.13
BEND-1000-E-03 45° HDPE BEND	1000-E-04, 12" HDPE INV IN #6294.07 Pipe - (110), 6" INV IN #6294.38	1000-E-03, 12" HDPE INV IN #6294.07	1000-E-03, 12" HDPE INV OUT #6294.07
BEND-1000-E-02 45° HDPE BEND	1000-E-03, 12" HDPE INV IN #6293.99	1000-E-02, 12" HDPE INV IN #6293.99	1000-E-02, 12" HDPE INV OUT #6293.99
BEND-1000-E-01 45° HDPE BEND	1000-E-02, 12" HDPE INV IN #6293.93	1000-E-01, 12" HDPE INV IN #6293.93	1000-E-01, 12" HDPE INV OUT #6293.93
BEND-1000-W-12 45° HDPE BEND	1000-W-13, 12" HDPE INV IN #6297.30	1000-W-12, 12" HDPE INV IN #6297.30	1000-W-12, 12" HDPE INV OUT #6297.30
BEND-1000-W-01 90° HDPE BEND	1000-W-02, 12" HDPE INV IN #6293.68	1000-W-01, 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"	10.07	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"	8.87	0.80%	HDPE SDR 26
1000-E-02	12"	10.24	0.63%	HDPE SDR 26
1000-E-01	12"	4.97	1.00%	HDPE SDR 26
1000-W-02	12"	10.33	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"	27.83	1.00%	HDPE SDR 26
1000-W-04	12"	5.00	1.25%	HDPE SDR 26
1000-E-05	12"	48.00	1.00%	HDPE SDR 26
1000-E-09	12"	27.54	1.00%	HDPE SDR 26
1000-E-10	12"	9.42	1.00%	HDPE SDR 26
1000-E-12	12"	37.54	1.00%	HDPE SDR 26
1000-E-13	12"	9.42	1.00%	HDPE SDR 26
1000-E-15	12"	37.08	1.00%	HDPE SDR 26
1000-E-16	12"	9.42	1.00%	HDPE SDR 26
1000-W-13	12"	6.21	1.00%	HDPE SDR 26
1000-W-12	12"	4.99	1.00%	HDPE SDR 26
1000-W-01	12"	8.77	1.00%	HDPE SDR 26



BLDG 1000  
PRIVATE SECONDARY DRAINAGE SYSTEM

### APARTMENT BUILDING 2000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
IN-B6 5' TYPE-R INLET	7"7" RIM = 6294.74 SUMP = 6290.2 INV IN = 6290.67 INV OUT = 6291.17	2000-W-01, 12" HDPE INV IN #6290.67	Pipe - 881, 18" HDPE INV OUT #6290.17
AD-2000-E-13 ADS 12" DOME GRATE INLET	12" RIM = 6296.80 SUMP = 6293.2 INV IN = 6293.74 INV IN = 6293.74 INV OUT = 6293.07	2000-E-14, 12" HDPE INV IN #6293.74	2000-E-13, 12" HDPE INV OUT #6293.07
AD-2000-W-07 ADS 12" DOME GRATE INLET	12" RIM = 6296.79 SUMP = 6292.8 INV IN = 6293.44 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" RIM = 6297.75 SUMP = 6293.3 INV IN = 6293.84 INV IN = 6293.84 INV OUT = 6294.18	2000-E-16, 12" HDPE INV IN #6294.18	2000-E-16, 12" HDPE INV OUT #6294.18
AD-2000-E-10 ADS 12" DOME GRATE INLET	12" RIM = 6294.58 SUMP = 6291.4 INV IN = 6292.05 INV IN = 6292.05 INV OUT = 6291.85	2000-E-11, 12" HDPE INV IN #6292.05	2000-E-10, 12" HDPE INV OUT #6291.85
AD-2000-E-07 ADS 12" DOME GRATE INLET	12" RIM = 6294.06 SUMP = 6290.7 INV IN = 6291.49 INV IN = 6291.49 INV OUT = 6291.39	2000-E-08, 12" HDPE INV IN #6291.49	2000-E-07, 12" HDPE INV OUT #6291.39
AD-2000-W-04 ADS 12" DOME GRATE INLET	12" RIM = 6294.34 SUMP = 6291.21 INV IN = 6291.51 INV IN = 6291.51 INV OUT = 6291.21	2000-W-05, 12" HDPE INV IN #6291.51	2000-W-04, 12" HDPE INV OUT #6291.21
AD-2000-W-01 ADS 12" DOME GRATE INLET	12" RIM = 6292.88 SUMP = 6290.2 INV IN = 6290.81 INV IN = 6290.81 INV OUT = 6290.81	2000-E-01, 12" HDPE INV IN #6290.81	2000-W-01, 12" HDPE INV OUT #6290.81
AD-2000-W-11 ADS 12" DOME GRATE INLET	12" RIM = 6297.88 SUMP = 6294.8 INV IN = 6295.34	2000-W-11, 12" HDPE INV IN #6295.34	2000-W-11, 12" HDPE INV OUT #6295.34

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-2000-W-09 12" X 6" HDPE TEE	2000-W-10, 12" HDPE INV IN #6294.37 Pipe - (84), 6" INV IN #6294.62	2000-W-09, 12" HDPE INV IN #6294.37	2000-W-09, 12" HDPE INV OUT #6294.37
TEE-2000-E-15 12" X 6" HDPE TEE	2000-E-16, 12" HDPE INV IN #6294.09 Pipe - (78), 6" INV IN #6294.34	2000-E-15, 12" HDPE INV IN #6294.09	2000-E-15, 12" HDPE INV OUT #6294.09
BEND-2000-E-08 45° HDPE BEND	2000-E-07, 12" HDPE INV IN #6291.31	2000-E-08, 12" HDPE INV IN #6291.31	2000-E-08, 12" HDPE INV OUT #6291.31
BEND-2000-E-05 45° HDPE BEND	2000-E-06, 12" HDPE INV IN #6291.28	2000-E-05, 12" HDPE INV IN #6291.28	2000-E-05, 12" HDPE INV OUT #6291.28
BEND-2000-E-04 45° HDPE BEND	2000-E-05 (1), 12" HDPE INV IN #6291.14 2000-E-05, 12" HDPE INV IN #6291.14	2000-E-04, 12" HDPE INV IN #6291.14	2000-E-04, 12" HDPE INV OUT #6291.14
BEND-2000-E-01 45° HDPE BEND	2000-E-02, 12" HDPE INV IN #6290.85	2000-E-01, 12" HDPE INV IN #6290.85	2000-E-01, 12" HDPE INV OUT #6290.85
BEND-2000-W-10 45° HDPE BEND	2000-W-11, 12" HDPE INV IN #6294.92	2000-W-10, 12" HDPE INV IN #6294.92	2000-W-10, 12" HDPE INV OUT #6294.92
TEE-2000-W-08 12" X 6" HDPE TEE	2000-W-09, 12" HDPE INV IN #6294.18 Pipe - (83), 6" INV IN #6294.43	2000-W-08, 12" HDPE INV IN #6294.18	2000-W-08, 12" HDPE INV OUT #6294.18
TEE-2000-E-14 12" X 6" HDPE TEE	2000-E-15, 12" HDPE INV IN #6293.91 Pipe - (77), 6" INV IN #6294.16	2000-E-14, 12" HDPE INV IN #6293.91	2000-E-14, 12" HDPE INV OUT #6293.91
TEE-2000-E-13 12" X 6" HDPE TEE	2000-E-13, 12" HDPE INV IN #6292.69 Pipe - (76), 6" INV IN #6292.94	2000-E-12, 12" HDPE INV IN #6292.69	2000-E-13, 12" HDPE INV OUT #6292.69
TEE-2000-E-11 12" X 6" HDPE TEE	2000-E-12, 12" HDPE INV IN #6292.59 Pipe - (75), 6" INV IN #6292.84	2000-E-11, 12" HDPE INV IN #6292.59	2000-E-11, 12" HDPE INV OUT #6292.59
TEE-2000-W-06 12" X 6" HDPE TEE	2000-W-07, 12" HDPE INV IN #6292.59 Pipe - (80), 6" INV IN #6292.84	2000-W-06, 12" HDPE INV IN #6292.59	2000-W-06, 12" HDPE INV OUT #6292.59
TEE-2000-W-05 12" X 6" HDPE TEE	2000-W-06, 12" HDPE INV IN #6292.40 Pipe - (81), 6" INV IN #6292.65	2000-W-05, 12" HDPE INV IN #6292.40	2000-W-05, 12" HDPE INV OUT #6292.40
TEE-2000-E-09 12" X 6" HDPE TEE	2000-E-10, 12" HDPE INV IN #6291.77 Pipe - (74), 6" INV IN #6291.99	2000-E-09, 12" HDPE INV IN #6291.77	2000-E-09, 12" HDPE INV OUT #6291.77
TEE-2000-E-08 12" X 6" HDPE TEE	2000-E-09, 12" HDPE INV IN #6291.68 Pipe - (73), 6" INV IN #6291.90	2000-E-08, 12" HDPE INV IN #6291.68	2000-E-08, 12" HDPE INV OUT #6291.68
TEE-2000-W-03 12" X 6" HDPE TEE	2000-W-04, 12" HDPE INV IN #6291.05 Pipe - (80), 6" INV IN #6291.08	2000-W-03, 12" HDPE INV IN #6291.05	2000-W-03, 12" HDPE INV OUT #6291.05
TEE-2000-W-02 12" X 6" HDPE TEE	2000-W-03, 12" HDPE INV IN #6290.98 Pipe - (79), 6" INV IN #6291.20	2000-W-02, 12" HDPE INV IN #6290.98	2000-W-02, 12" HDPE INV OUT #6290.98
BEND-2000-E-03 45° HDPE BEND	2000-E-04, 12" HDPE INV IN #6291.10	2000-E-03, 12" HDPE INV IN #6291.10	2000-E-03, 12" HDPE INV OUT #6291.10
BEND-2000-E-02 45° HDPE BEND	2000-E-03 (1) (1), 12" HDPE INV IN #6290.94	2000-E-02, 12" HDPE INV IN #6290.94	2000-E-02, 12" HDPE INV OUT #6290.94

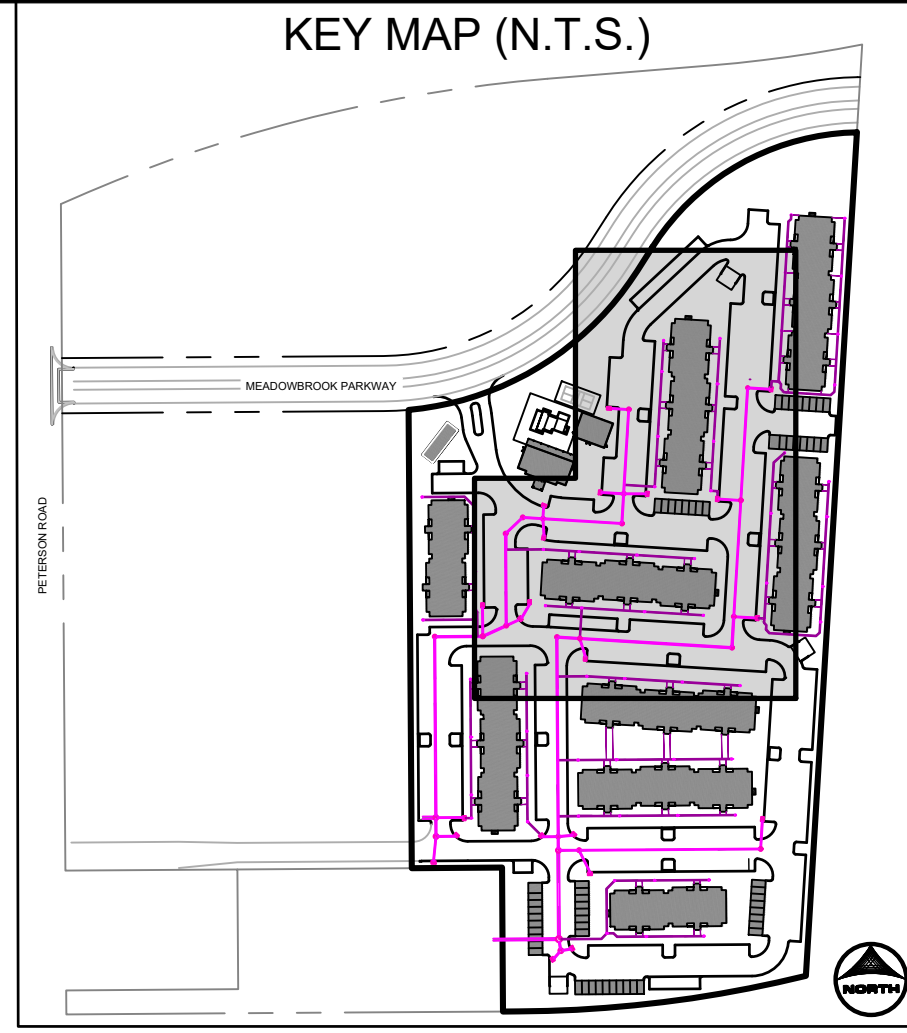
SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
2000-W-10	12"	27.83	2.00%	HDPE SDR 26
2000-W-04	12"	20.29	0.78%	HDPE SDR 26
2000-E-16	12"	5.00	1.25%	HDPE SDR 26
2000-E-10	12"	20.29	0.88%	HDPE SDR 26
2000-E-07	12"	15.67	0.50%	HDPE SDR 26
2000-E-06	12"	7.07	0.50%	HDPE SDR 26
2000-E-05	12"	28.08	0.50%	HDPE SDR 26
2000-E-04	12"	7.07	0.50%	HDPE SDR 26
2000-E-01	12"	7.67	0.49%	HDPE SDR 26
2000-W-01	12"	8.19	0.50%	HDPE SDR 26
2000-E-02	12"	18.38	0.50%	HDPE SDR 26
2000-E-03	12"	19.00	0.50%	HDPE

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

KEY MAP (N.T.S.)

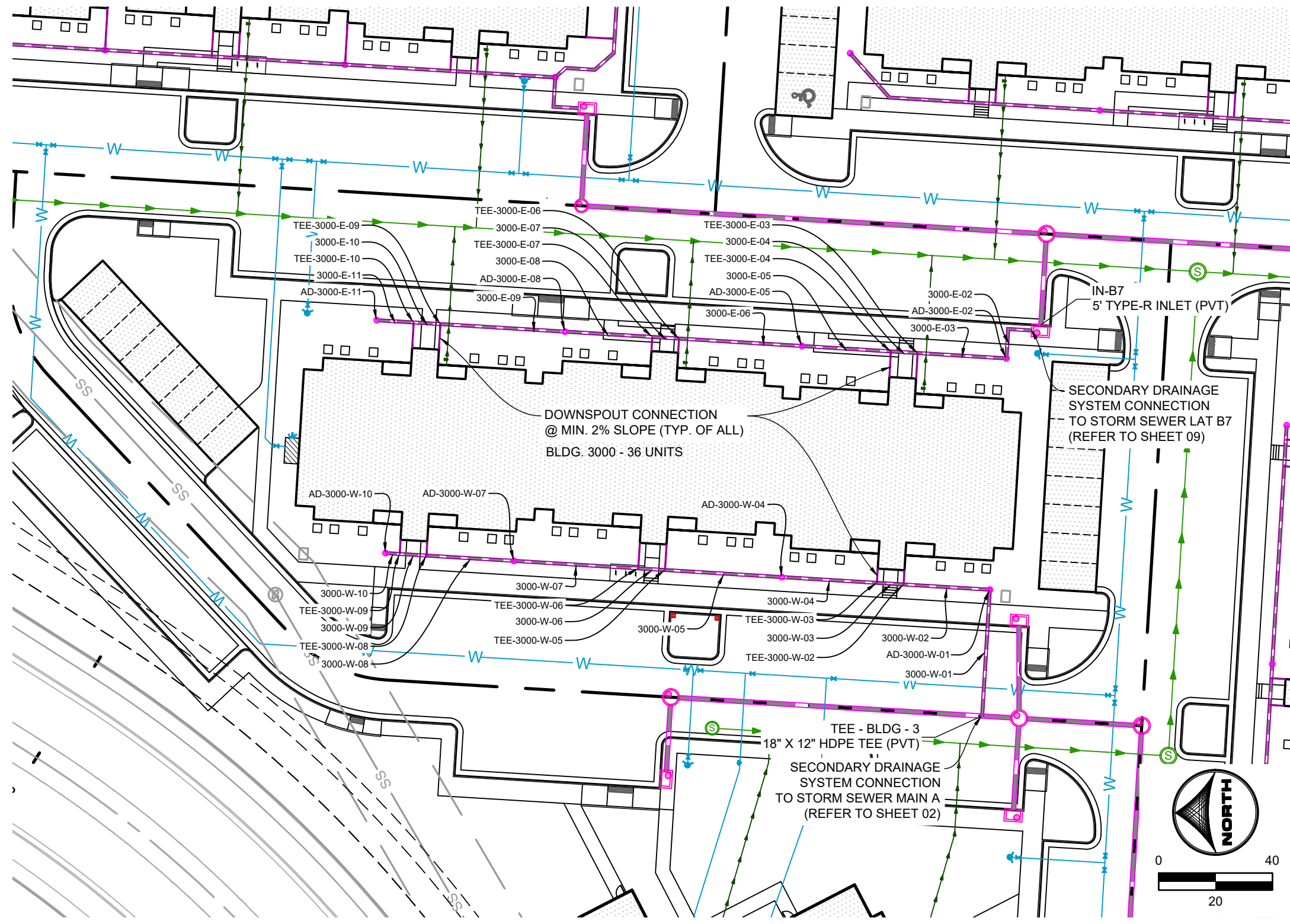


### APARTMENT BUILDING 3000 SECONDARY DRAINAGE SYSTEM INFORMATION:

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-3000-W-01 ADS 12" DOME GRATE INLET	12" RIM = 6206.55 SLUMP = 6201.4 INV IN = 6206.68 INV OUT = 6206.58	3000-W-02, 12" HDPE INV IN +6200.68	3000-W-01, 12" HDPE INV OUT +6200.58
AD-3000-E-02 ADS 12" DOME GRATE INLET	12" RIM = 6206.53 SLUMP = 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" RIM = 6206.40 SLUMP = 6201.3 INV IN = 6202.40 INV OUT = 6202.30	3000-E-08, 12" HDPE INV IN +6202.40	3000-E-11, 12" HDPE INV OUT +6202.30
AD-3000-E-05 ADS 12" DOME GRATE INLET	12" RIM = 6206.53 SLUMP = 6202.2 INV IN = 6202.81 INV OUT = 6202.71	3000-E-08, 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" RIM = 6206.50 SLUMP = 6202.1 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" RIM = 6206.44 SLUMP = 6202.2 INV IN = 6203.22 INV OUT = 6203.12	3000-W-08, 12" HDPE INV IN +6203.22	3000-W-07, 12" HDPE INV OUT +6203.12
AD-3000-W-04 ADS 12" DOME GRATE INLET	12" RIM = 6206.40 SLUMP = 6202.1 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" RIM = 6206.32 SLUMP = 6202.2 INV IN = 6203.67 INV OUT = 6203.57	3000-W-05, 12" HDPE INV IN +6203.67	3000-W-10, 12" HDPE INV OUT +6203.57
IN-B7 5" TYPE-R INLET (PVT)	12" RIM = 6206.50 SLUMP = 6202.1 INV IN = 6203.74 INV OUT = 6203.64	Pipe - (396), 12" HDPE INV IN +6203.74	Pipe - B7, 18" HDPE INV OUT +6203.64

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-3000-E-11 12" X 6" HDPE TEE	3000-E-11, 12" HDPE INV IN +6204.27 Pipe - (156), 6" INV IN +6203.83	3000-E-10, 12" HDPE INV IN +6204.27	3000-E-11, 12" HDPE INV OUT +6204.27
TEE-3000-E-09 12" X 6" HDPE TEE	3000-E-09, 12" HDPE INV IN +6204.18 Pipe - (169), 6" INV IN +6203.74	3000-E-08, 12" HDPE INV IN +6204.18	3000-E-09, 12" HDPE INV OUT +6204.18
TEE-3000-E-07 12" X 6" HDPE TEE	3000-E-07, 12" HDPE INV IN +6203.33 Pipe - (170), 6" INV IN +6202.90	3000-E-07, 12" HDPE INV IN +6203.33	3000-E-07, 12" HDPE INV OUT +6203.33
TEE-3000-E-05 12" X 6" HDPE TEE	3000-E-05, 12" HDPE INV IN +6203.24 Pipe - (171), 6" INV IN +6202.80	3000-E-06, 12" HDPE INV IN +6203.24	3000-E-05, 12" HDPE INV OUT +6203.24
TEE-3000-E-04 12" X 6" HDPE TEE	3000-E-05, 12" HDPE INV IN +6202.40 Pipe - (172), 6" INV IN +6201.96	3000-E-04, 12" HDPE INV IN +6202.40	3000-E-04, 12" HDPE INV OUT +6202.40
TEE-3000-E-03 12" X 6" HDPE TEE	3000-E-04, 12" HDPE INV IN +6202.31 Pipe - (173), 6" INV IN +6201.86	3000-E-03, 12" HDPE INV IN +6202.31	3000-E-03, 12" HDPE INV OUT +6202.31
TEE-3000-W-09 12" X 6" HDPE TEE	3000-W-09, 12" HDPE INV IN +6203.62 Pipe - (184), 6" INV IN +6203.17	3000-W-09, 12" HDPE INV IN +6203.62	3000-W-09, 12" HDPE INV OUT +6203.62
TEE-3000-W-08 12" X 6" HDPE TEE	3000-W-08, 12" HDPE INV IN +6203.53 Pipe - (185), 6" INV IN +6203.78	3000-W-08, 12" HDPE INV IN +6203.53	3000-W-08, 12" HDPE INV OUT +6203.53
TEE-3000-W-06 12" X 6" HDPE TEE	3000-W-07, 12" HDPE INV IN +6202.89 Pipe - (186), 6" INV IN +6202.94	3000-W-06, 12" HDPE INV IN +6202.89	3000-W-06, 12" HDPE INV OUT +6202.89
TEE-3000-W-05 12" X 6" HDPE TEE	3000-W-05, 12" HDPE INV IN +6202.59 Pipe - (187), 6" INV IN +6202.85	3000-W-05, 12" HDPE INV IN +6202.59	3000-W-05, 12" HDPE INV OUT +6202.59
TEE-3000-W-03 12" X 6" HDPE TEE	3000-W-04, 12" HDPE INV IN +6201.44 Pipe - (188), 6" INV IN +6201.66	3000-W-03, 12" HDPE INV IN +6201.44	3000-W-03, 12" HDPE INV OUT +6201.44
TEE-3000-W-02 12" X 6" HDPE TEE	3000-W-03, 12" HDPE INV IN +6201.26 Pipe - (189), 6" INV IN +6201.96	3000-W-02, 12" HDPE INV IN +6201.26	3000-W-02, 12" HDPE INV OUT +6201.26
TEE-RIDG-3 18" X 12" HDPE TEE	Pipe - AT4, 18" HDPE INV IN +6209.89 3000-W-01, 12" HDPE INV IN +6200.14	Pipe - AT3, 18" HDPE INV IN +6209.89	Pipe - AT3, 18" HDPE INV OUT +6209.89

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"	31.34'	1.00%	HDPE SDR-26
3000-E-04	12"	9.42'	1.00%	HDPE SDR-26
3000-E-03	12"	31.26'	1.00%	HDPE SDR-26
3000-W-10	12"	5.00'	1.00%	HDPE SDR-26
3000-W-09	12"	8.42'	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'	1.00%	HDPE SDR-26
3000-W-03	12"	8.42'	1.00%	HDPE SDR-26
3000-W-02	12"	30.37'	1.00%	HDPE SDR-26
3000-W-01	12"	44.50'	1.00%	HDPE SDR-26



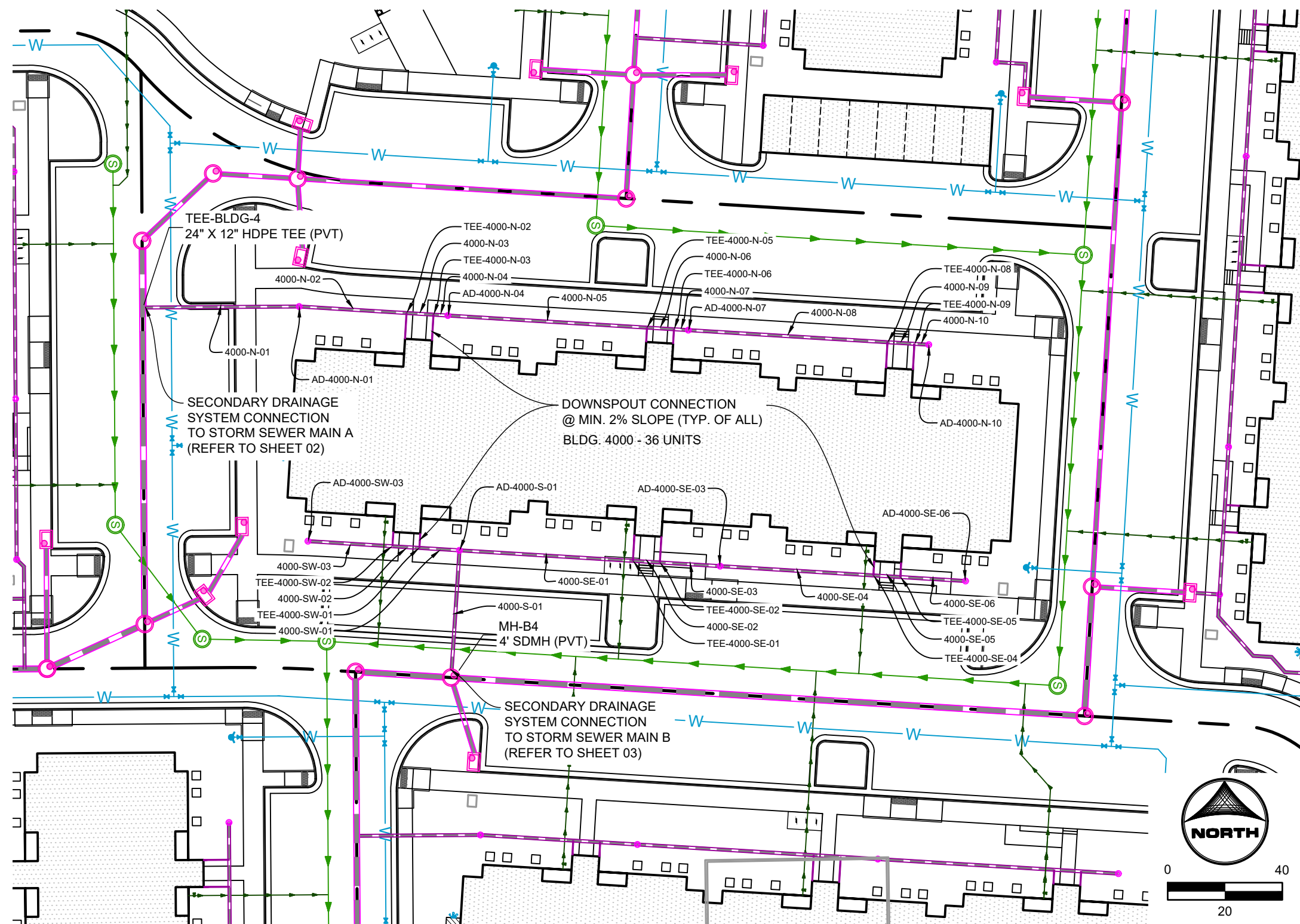
BLDG 3000  
PRIVATE SECONDARY DRAINAGE SYSTEM

### APARTMENT BUILDING 4000 SECONDARY DRAINAGE SYSTEM INFORMATION:

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-4000-SE-06 ADS 12" DOME GRATE INLET	12" RIM = 6205.02 SLUMP = 6201.3 INV IN = 6201.77 INV OUT = 6201.67	4000-SE-06, 12" HDPE INV IN +6201.77	4000-SE-06, 12" HDPE INV OUT +6201.67
AD-4000-N-10 ADS 12" DOME GRATE INLET	12" RIM = 6205.03 SLUMP = 6200.5 INV IN = 6200.98 INV OUT = 6200.88	4000-N-10, 12" HDPE INV IN +6200.98	4000-N-10, 12" HDPE INV OUT +6200.88
AD-4000-SE-03 ADS 12" DOME GRATE INLET	12" RIM = 6203.94 SLUMP = 6200.5 INV IN = 6200.95 INV OUT = 6200.85	4000-SE-04, 12" HDPE INV IN +6200.95	4000-SE-03, 12" HDPE INV OUT +6200.85
AD-4000-N-07 ADS 12" DOME GRATE INLET	12" RIM = 6203.10 SLUMP = 6200.7 INV IN = 6200.30 INV OUT = 6200.20	4000-N-08, 12" HDPE INV IN +6200.30	4000-N-07, 12" HDPE INV OUT +6200.20
AD-4000-S-01 ADS 12" DOME GRATE INLET	12" RIM = 6201.43 SLUMP = 6201.7 INV IN = 6208.14 INV OUT = 6207.84	4000-S-01, 12" HDPE INV IN +6208.14 4000-S-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" RIM = 6201.33 SLUMP = 6201.9 INV IN = 6208.38 INV OUT = 6208.28	4000-N-03, 12" HDPE INV IN +6208.38	4000-N-04, 12" HDPE INV OUT +6208.28
AD-4000-N-01 ADS 12" DOME GRATE INLET	12" RIM = 6201.20 SLUMP = 6201.7 INV IN = 6207.74 INV OUT = 6207.44	4000-N-02, 12" HDPE INV IN +6207.74	4000-N-01, 12" HDPE INV OUT +6207.44
AD-4000-SW-03 ADS 12" DOME GRATE INLET	12" RIM = 6202.14 SLUMP = 6201.8 INV IN = 6208.50 INV OUT = 6208.20	4000-SW-03, 12" HDPE INV IN +6208.50	4000-SW-03, 12" HDPE INV OUT +6208.20
MH-B4 SDMH	48" RIM = 6202.14 SLUMP = 6201.8 INV IN = 6207.00 INV IN = 6206.95 INV IN = 6207.50 INV IN = 6207.50 INV IN = 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

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-4000-N-08 12" X 6" HDPE TEE	4000-N-09, 12" HDPE INV IN +6200.69 Pipe - (115), 6" INV IN +6200.94	4000-N-08, 12" HDPE INV IN +6200.69	4000-N-08, 12" HDPE INV OUT +6200.69
TEE-4000-SE-05 12" X 6" HDPE TEE	4000-SE-06, 12" HDPE INV IN +6201.31 Pipe - (325), 6" INV IN +6201.59	4000-SE-05, 12" HDPE INV IN +6201.31	4000-SE-05, 12" HDPE INV OUT +6201.31
TEE-4000-SE-04 12" X 6" HDPE TEE	4000-SE-05, 12" HDPE INV IN +6201.12 Pipe - (324), 6" INV IN +6201.37	4000-SE-04, 12" HDPE INV IN +6201.12	4000-SE-04, 12" HDPE INV OUT +6201.12
TEE-4000-N-09 12" X 6" HDPE TEE	4000-N-10, 12" HDPE INV IN +6200.88 Pipe - (314), 6" INV IN +6201.13	4000-N-09, 12" HDPE INV IN +6200.88	4000-N-09, 12" HDPE INV OUT +6200.88
TEE-4000-SW-02 12" X 6" HDPE TEE	4000-SW-03, 12" HDPE INV IN +6208.37 Pipe - (320), 6" INV IN +6208.62	4000-SW-02, 12" HDPE INV IN +6208.37	4000-SW-02, 12" HDPE INV OUT +6208.37
TEE-4000-N-03 12" X 6" HDPE TEE	4000-N-04, 12" HDPE INV IN +6208.31 Pipe - (318), 6" INV IN +6208.56	4000-N-03, 12" HDPE INV IN +6208.31	4000-N-03, 12" HDPE INV OUT +6208.31
TEE-4000-SW-01 12" X 6" HDPE TEE	4000-SW-02, 12" HDPE INV IN +6208.28 Pipe - (321), 6" INV IN +6208.53	4000-SW-01, 12" HDPE INV IN +6208.28	4000-SW-01, 12" HDPE INV OUT +6208.28
TEE-4000-N-02 12" X 6" HDPE TEE	4000-N-03, 12" HDPE INV IN +6208.22 Pipe - (319), 6" INV IN +6208.47	4000-N-02, 12" HDPE INV IN +6208.22	4000-N-02, 12" HDPE INV OUT +6208.22
TEE-4000-SE-02 12" X 6" HDPE TEE	4000-SE-03, 12" HDPE INV IN +6209.53 Pipe - (323), 6" INV IN +6209.78	4000-SE-02, 12" HDPE INV IN +6209.53	4000-SE-02, 12" HDPE INV OUT +6209.53
TEE-4000-SE-01 12" X 6" HDPE TEE	4000-SE-02, 12" HDPE INV IN +6209.34 Pipe - (322), 6" INV IN +6209.59	4000-SE-01, 12" HDPE INV IN +6209.34	4000-SE-01, 12" HDPE INV OUT +6209.34
TEE-4000-N-06 12" X 6" HDPE TEE	4000-N-07, 12" HDPE INV IN +6209.15 Pipe - (316), 6" INV IN +6208.40	4000-N-06, 12" HDPE INV IN +6209.15	4000-N-06, 12" HDPE INV OUT +6209.15
TEE-4000-N-05 12" X 6" HDPE TEE	4000-N-06, 12" HDPE INV IN +6208.06 Pipe - (317), 6" INV IN +6208.31	4000-N-05, 12" HDPE INV IN +6208.06	4000-N-05, 12" HDPE INV OUT +6208.06
TEE-BLDG-4 24" X 12" HDPE TEE	Pipe - A4, 24" HDPE INV IN +6206.27 4000-N-01, 12" HDPE INV IN +6207.02	Pipe - AT4, 30" HDPE INV IN +6206.27	Pipe - AT4, 30" HDPE INV OUT +6206.27

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"	33.56'	2.00%	HDPE SDR-26
4000-SE-03	12"	21.07'	2.00%	HDPE SDR-26
4000-SE-02	12"	9.42'	2.00%	HDPE SDR-26
4000-SE-01	12"	63.63'	1.98%	HDPE SDR-26
4000-SW-03	12"	14.02'	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



BLDG 4000  
PRIVATE SECONDARY DRAINAGE SYSTEM

- 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:
    1. WATER MAIN IS 8" PVC (C900 DR-14).
    2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
    3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
    4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
    5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
    6. 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 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" SLUMP PER MANUFACTURER SPECIFICATIONS.
  - A MINIMUM COVER OF 18" IS TO BE PROVIDED FOR THE SECONDARY DRAINAGE SYSTEM AT ALL LOCATIONS.

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

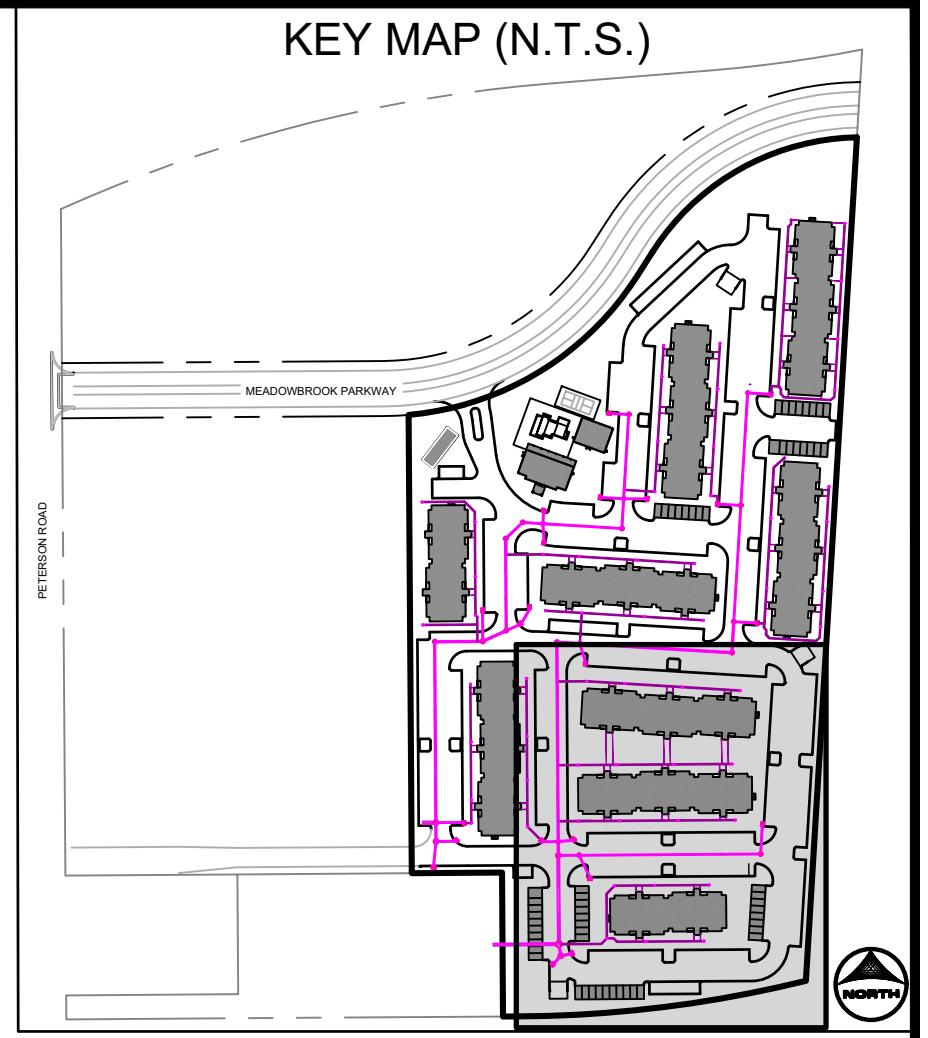
CONSTRUCTION DRAWINGS  
 SECONDARY DRAINAGE SYSTEM PLAN II

PCD FILE NO.: PPR2613  
 SHEET  
**C.11**  
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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.)

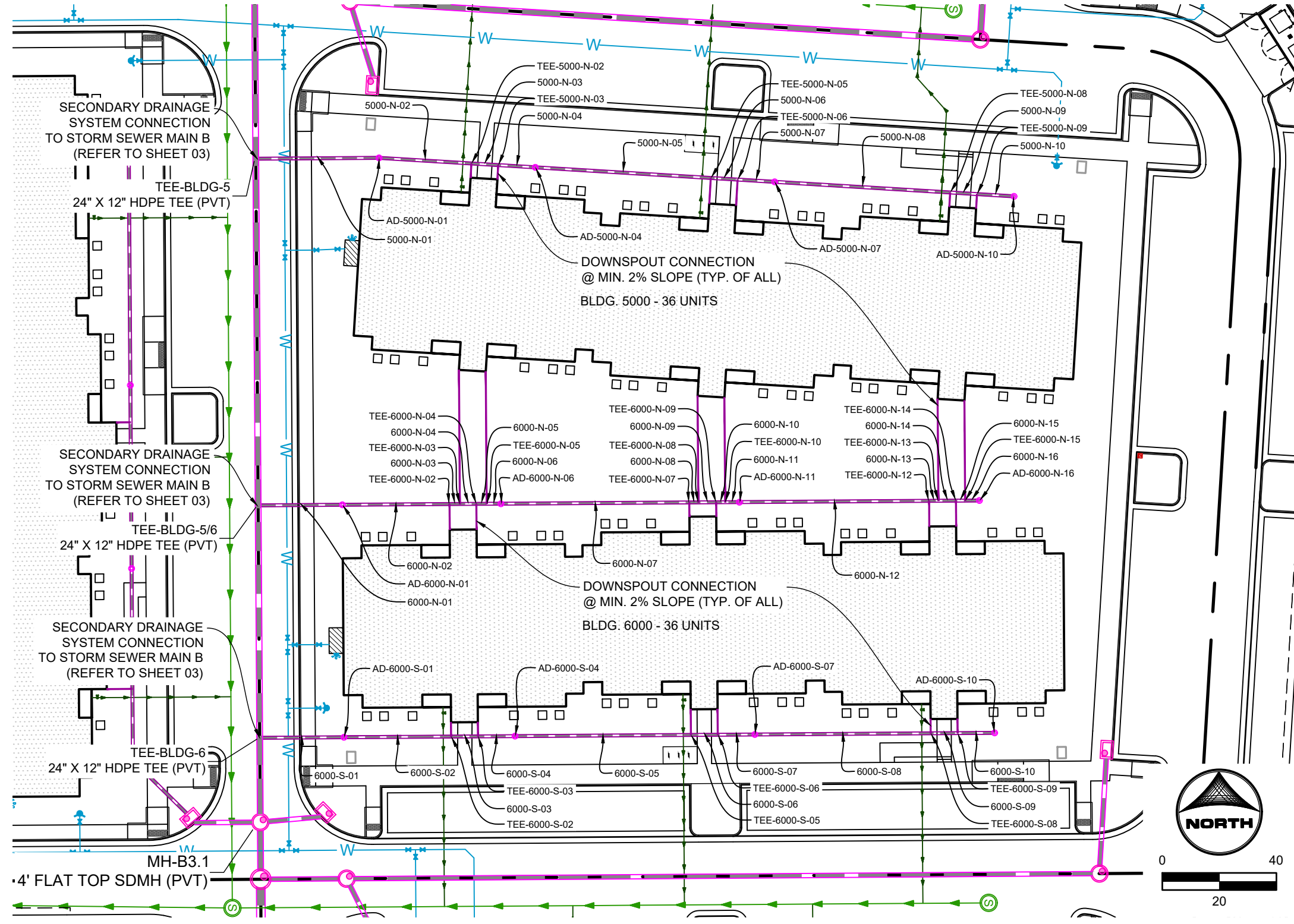


## APARTMENT BUILDING 5000 & BLDG 6000 SECONDARY DRAINAGE SYSTEM INFORMATION:

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-5000-N-07 ADS 12" DOME GRATE INLET	12" RIM = 6284.01 SUMP = 6287.52 INV IN = 6289.82 INV OUT = 6289.72	5000-N-08, 12" HDPE INV IN +6289.82	5000-N-07, 12" HDPE INV OUT +6289.72
AD-5000-N-04 ADS 12" DOME GRATE INLET	12" RIM = 6292.20 SUMP = 6287.77 INV IN = 6288.27 INV OUT = 6288.17	5000-N-05, 12" HDPE INV IN +6288.27	5000-N-04, 12" HDPE INV OUT +6288.17
AD-5000-N-01 ADS 12" DOME GRATE INLET	12" RIM = 6292.19 SUMP = 6287.63 INV IN = 6287.63 INV OUT = 6287.53	5000-N-02, 12" HDPE INV IN +6287.63	5000-N-01, 12" HDPE INV OUT +6287.53
AD-6000-S-10 ADS 12" DOME GRATE INLET	12" RIM = 6291.55 SUMP = 6288.44 INV IN = 6288.44 INV OUT = 6288.34	6000-S-08, 12" HDPE INV IN +6288.44	6000-S-10, 12" HDPE INV OUT +6288.34
AD-6000-S-07 ADS 12" DOME GRATE INLET	12" RIM = 6291.53 SUMP = 6288.26 INV IN = 6287.26 INV OUT = 6287.16	6000-S-08, 12" HDPE INV IN +6287.26	6000-S-07, 12" HDPE INV OUT +6287.16
AD-6000-N-16 ADS 12" DOME GRATE INLET	12" RIM = 6291.49 SUMP = 6288.03 INV IN = 6288.03 INV OUT = 6288.44	6000-N-10, 12" HDPE INV IN +6288.03	6000-N-16, 12" HDPE INV OUT +6288.44
AD-5000-N-10 ADS 12" DOME GRATE INLET	12" RIM = 6285.87 SUMP = 6291.07 INV IN = 6291.07 INV OUT = 6291.50	5000-N-10, 12" HDPE INV IN +6285.87	5000-N-10, 12" HDPE INV OUT +6291.50
AD-6000-S-04 ADS 12" DOME GRATE INLET	12" RIM = 6288.67 SUMP = 6285.21 INV IN = 6285.21 INV OUT = 6285.57	6000-S-05, 12" HDPE INV IN +6285.21	6000-S-04, 12" HDPE INV OUT +6285.57
AD-6000-N-08 ADS 12" DOME GRATE INLET	12" RIM = 6288.51 SUMP = 6285.19 INV IN = 6285.19 INV OUT = 6285.09	6000-N-12, 12" HDPE INV IN +6285.19	6000-N-08, 12" HDPE INV OUT +6285.09
AD-6000-N-11 ADS 12" DOME GRATE INLET	12" RIM = 6288.52 SUMP = 6285.25 INV IN = 6287.52 INV OUT = 6287.52	6000-N-12, 12" HDPE INV IN +6287.52	6000-N-11, 12" HDPE INV OUT +6287.52
AD-6000-S-01 ADS 12" DOME GRATE INLET	12" RIM = 6288.17 SUMP = 6285.15 INV IN = 6285.15 INV OUT = 6285.05	6000-S-02, 12" HDPE INV IN +6285.15	6000-S-01, 12" HDPE INV OUT +6285.05

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-5000-N-06 12" X 6" HDPE TEE	INV = 6291.24 5000-N-10, 12" HDPE INV IN +6291.24 Pipe = (347) 6" INV IN +6291.40	5000-N-09, 12" HDPE INV IN +6291.24	5000-N-06, 12" HDPE INV OUT +6291.05
TEE-5000-N-05 12" X 6" HDPE TEE	INV = 6287.95 5000-N-09, 12" HDPE INV IN +6287.95 Pipe = (362) 6" INV IN +6287.61	6000-N-09, 12" HDPE INV IN +6287.95	6000-N-05, 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 IN +6287.29	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 IN +6287.24	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 = 83.2M, 36" HDPE INV IN +6285.31	Pipe = 83.2M, 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 = (353) 6" INV IN +6287.42	6000-S-06, 12" HDPE INV IN +6286.96	6000-S-06, 12" HDPE INV OUT +6286.96
TEE-5000-N-03 12" X 6" HDPE TEE	INV = 6288.04 5000-N-04, 12" HDPE INV IN +6288.04 Pipe = (343) 6" INV IN +6287.93	5000-N-03, 12" HDPE INV IN +6288.04	5000-N-03, 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 IN +6287.95	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 = (353) 6" INV IN +6287.67	6000-N-10, 12" HDPE INV IN +6287.44	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 IN +6289.50	5000-N-06, 12" HDPE INV OUT +6289.50
TEE-5000-N-05 12" X 6" HDPE TEE	INV = 6288.33 5000-N-06, 12" HDPE INV IN +6288.33 Pipe = (354) 6" INV IN +6288.77	5000-N-05, 12" HDPE INV IN +6288.33	5000-N-05, 12" HDPE INV OUT +6288.33
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 IN +6288.68	6000-S-09, 12" HDPE INV OUT +6288.68
TEE-6000-S-09 12" X 6" HDPE TEE	INV = 6288.49 6000-S-10, 12" HDPE INV IN +6288.49 Pipe = (352) 6" INV IN +6288.74	6000-S-08, 12" HDPE INV IN +6288.49	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 +6288.86	6000-N-15, 12" HDPE INV IN +6288.41	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 IN +6288.38	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 IN +6288.32	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 IN +6288.28	6000-N-12, 12" HDPE INV OUT +6288.28
TEE-6000-S-05 12" X 6" HDPE TEE	INV = 6286.81 6000-S-06, 12" HDPE INV IN +6286.81 Pipe = (359) 6" INV IN +6286.96	6000-S-05, 12" HDPE INV IN +6286.81	6000-S-05, 12" HDPE INV OUT +6286.81
TEE-6000-S-05 12" X 6" HDPE TEE	INV = 6286.05 6000-S-06, 12" HDPE INV IN +6286.05 Pipe = (355) 6" INV IN +6285.95	6000-S-05, 12" HDPE INV IN +6286.05	6000-S-05, 12" HDPE INV OUT +6286.05
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 +6288.51	6000-N-04, 12" HDPE INV IN +6288.02	6000-N-04, 12" HDPE INV OUT +6288.02
TEE-6000-N-03 12" X 6" HDPE TEE	INV = 6285.96 6000-N-04, 12" HDPE INV IN +6285.96 Pipe = (364) 6" INV IN +6285.98	6000-N-03, 12" HDPE INV IN +6285.96	6000-N-03, 12" HDPE INV OUT +6285.96
TEE-6000-N-02 12" X 6" HDPE TEE	INV = 6285.95 6000-N-03, 12" HDPE INV IN +6285.95 Pipe = (365) 6" INV IN +6285.82	6000-N-02, 12" HDPE INV IN +6285.95	6000-N-02, 12" HDPE INV OUT +6285.95
TEE-BLDG-6 24" X 12" HDPE TEE	INV = 6284.30 Pipe = 81.5, 36" HDPE INV IN +6284.30 6000-N-01, 12" HDPE INV IN +6285.35	Pipe = 81.5, 36" HDPE INV IN +6284.30	Pipe = 81.5, 36" HDPE INV OUT +6284.30
TEE-6000-S-04 12" X 6" HDPE TEE	INV = 6285.62 6000-S-05, 12" HDPE INV IN +6285.62 Pipe = (349) 6" INV IN +6285.50	6000-S-04, 12" HDPE INV IN +6285.62	6000-S-04, 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 IN +6285.53	6000-S-02, 12" HDPE INV OUT +6285.53
TEE-BLDG-6 24" X 12" HDPE TEE	INV = 6283.77 Pipe = 81.5, 36" HDPE INV IN +6283.77 6000-S-01, 12" HDPE INV IN +6284.75	Pipe = 81.5, 36" HDPE INV IN +6283.77	Pipe = 81.5, 36" HDPE INV OUT +6283.77

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"	32.45'	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"	3.21'	1.00%	HDPE SDR-26
6000-N-14	12"	1.16'	1.00%	HDPE SDR-26
6000-N-13	12"	3.24'	1.00%	HDPE SDR-26
6000-N-12	12"	66.40'	1.00%	HDPE SDR-26
6000-N-11	12"	5.00'	1.50%	HDPE SDR-26
6000-N-10	12"	3.14'	1.50%	HDPE SDR-26
6000-N-09	12"	6.20'	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"	3.60'	0.75%	HDPE SDR-26
6000-N-04	12"	5.80'	0.75%	HDPE SDR-26
6000-N-03	12"	3.62'	0.75%	HDPE SDR-26
6000-N-02	12"	37.54'	0.75%	HDPE SDR-26
6000-N-01	12"	29.53'	0.74%	HDPE SDR-26
6000-S-10	12"	13.00'	2.00%	HDPE SDR-26
6000-S-09	12"	9.42'	2.00%	HDPE SDR-26
6000-S-08	12"	61.62'	2.00%	HDPE SDR-26
6000-S-07	12"	13.00'	1.50%	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'	0.97%	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



BLDG 5000 & BLDG 6000  
PRIVATE SECONDARY DRAINAGE SYSTEM

## APARTMENT BUILDING 7000 SECONDARY DRAINAGE SYSTEM INFORMATION:

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
AD-7000-N-02 ADS 12" DOME GRATE INLET	12" RIM = 6289.66 SUMP = 6284.24 INV IN = 6284.63 INV OUT = 6284.73	7000-N-03 (1), 12" HDPE INV IN +6284.63 7000-S-01, 12" HDPE INV IN +6284.63	7000-N-02, 12" HDPE INV OUT +6284.73
AD-7000-N-07 ADS 12" DOME GRATE INLET	12" RIM = 6289.70 SUMP = 6286.52 INV IN = 6286.42 INV OUT = 6286.32	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" RIM = 6289.43 SUMP = 6286.27 INV IN = 6286.27 INV OUT = 6287.21	7000-N-10, 12" HDPE INV IN +6286.27	7000-N-10, 12" HDPE INV OUT +6287.21
AD-7000-N-04 ADS 12" DOME GRATE INLET	12" RIM = 6289.36 SUMP = 6286.11 INV IN = 6286.11 INV OUT = 6285.64	7000-N-05, 12" HDPE INV IN +6286.11	7000-N-04, 12" HDPE INV OUT +6285.64
AD-7000-S-05 ADS 12" DOME GRATE INLET	12" RIM = 6289.42 SUMP = 6284.51 INV IN = 6284.51 INV OUT = 6285.01	7000-S-06, 12" HDPE INV IN +6289.42	7000-S-05, 12" HDPE INV OUT +6285.01
AD-7000-S-09 ADS 12" DOME GRATE INLET	12" RIM = 6289.27 SUMP = 6286.85 INV IN = 6286.85	7000-S-08, 12" HDPE INV IN +6289.27	7000-S-09, 12" HDPE INV OUT +6286.85

STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-7000-N-09 12" X 6" HDPE TEE	INV = 6286.99 7000-N-08, 12" HDPE INV IN +6286.99 Pipe = (368) 6" INV IN +6287.24	7000-N-09, 12" HDPE INV IN +6287.08	7000-N-09, 12" HDPE INV OUT +6287.08
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 IN +6286.80	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 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 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 IN +6286.71	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 +6286.30	7000-N-06, 12" HDPE INV IN +6286.14	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 = (366) 6" INV IN +6286.30	7000-N-05, 12" HDPE INV IN +6286.05	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 IN +6285.91	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 IN +6285.72	7000-S-03, 12" HDPE INV OUT +6285.72
BEND-7000-S-02 45° HDPE BEND	INV = 6285.11 7000-S-03, 12" HDPE INV IN +6285.11	7000-S-02, 12" HDPE INV IN +6285.11	7000-S-02, 12" HDPE INV OUT +6285.11
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 IN +6285.02	7000-S-01, 12" HDPE INV OUT +6285.02

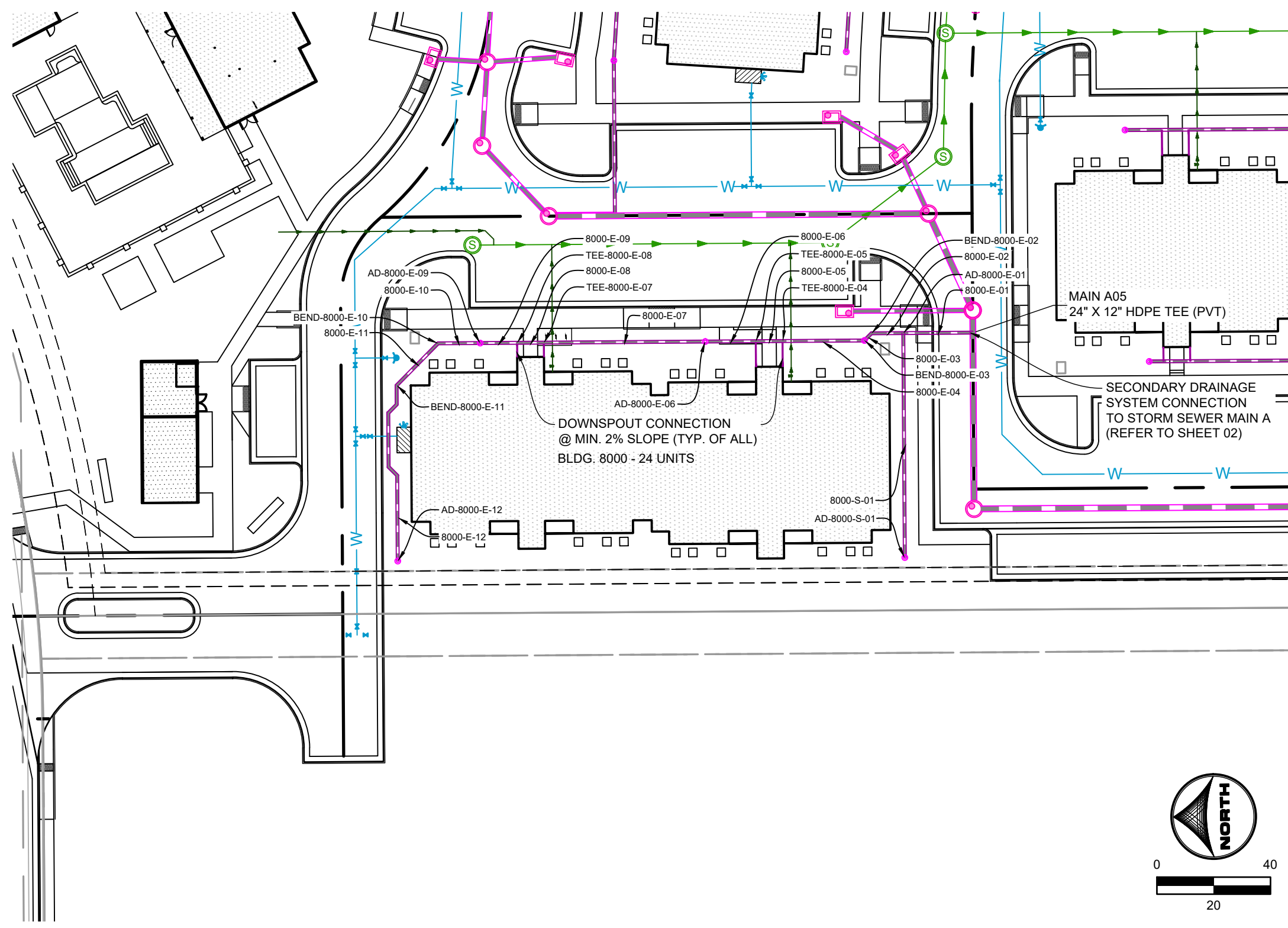
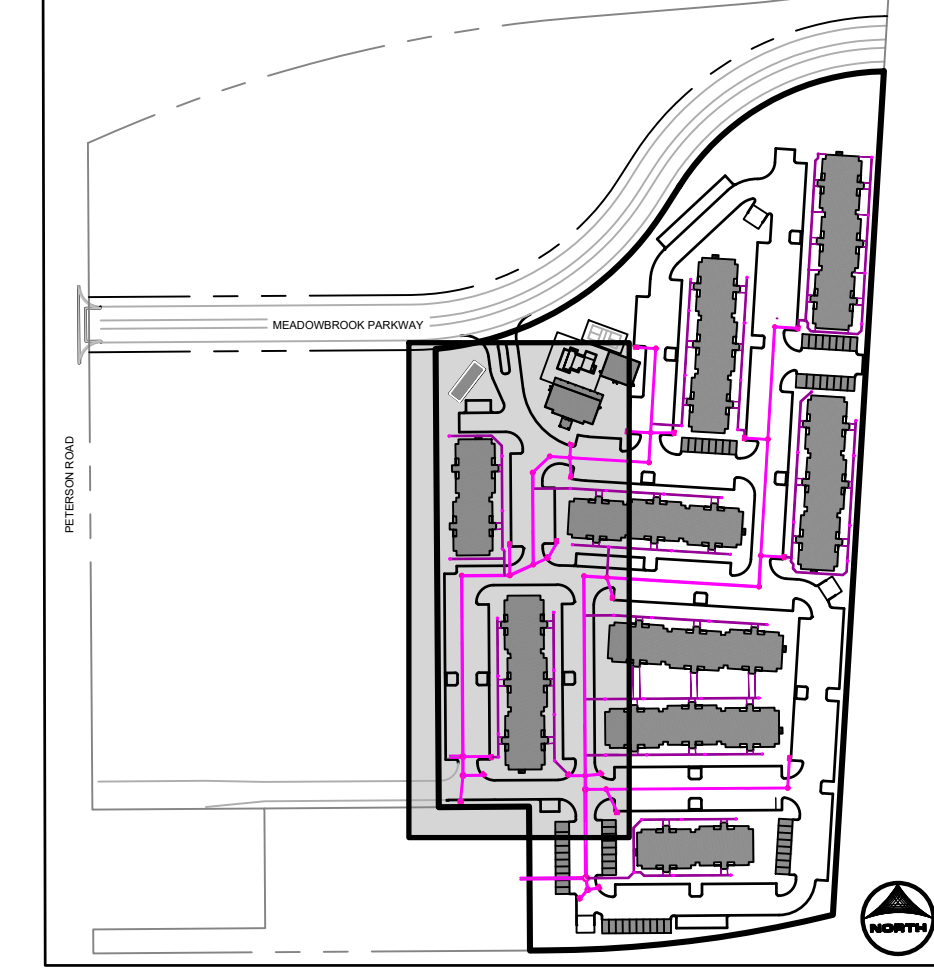
NAME	SIZE	LENGTH	SLOPE	MATERIAL
7000-N-10	12"	13.00'	1.00%	HDPE SDR-26
7000-N-09	12"	9.42'	1.00%	HDPE SDR-26
7000-N-08	12"	56.83'	1.00%	HDPE SDR-26
7000-N-07	12"	17.79'	1.00%	HDPE SDR-26
7000-N-06	12"	9.42'	1.00%	HDPE SDR-26

OTTERBY, ADELLA, 6/19/2026 11:02 AM

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

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

KEY MAP (N.T.S.)



BLDG 8000  
PRIVATE SECONDARY DRAINAGE SYSTEM

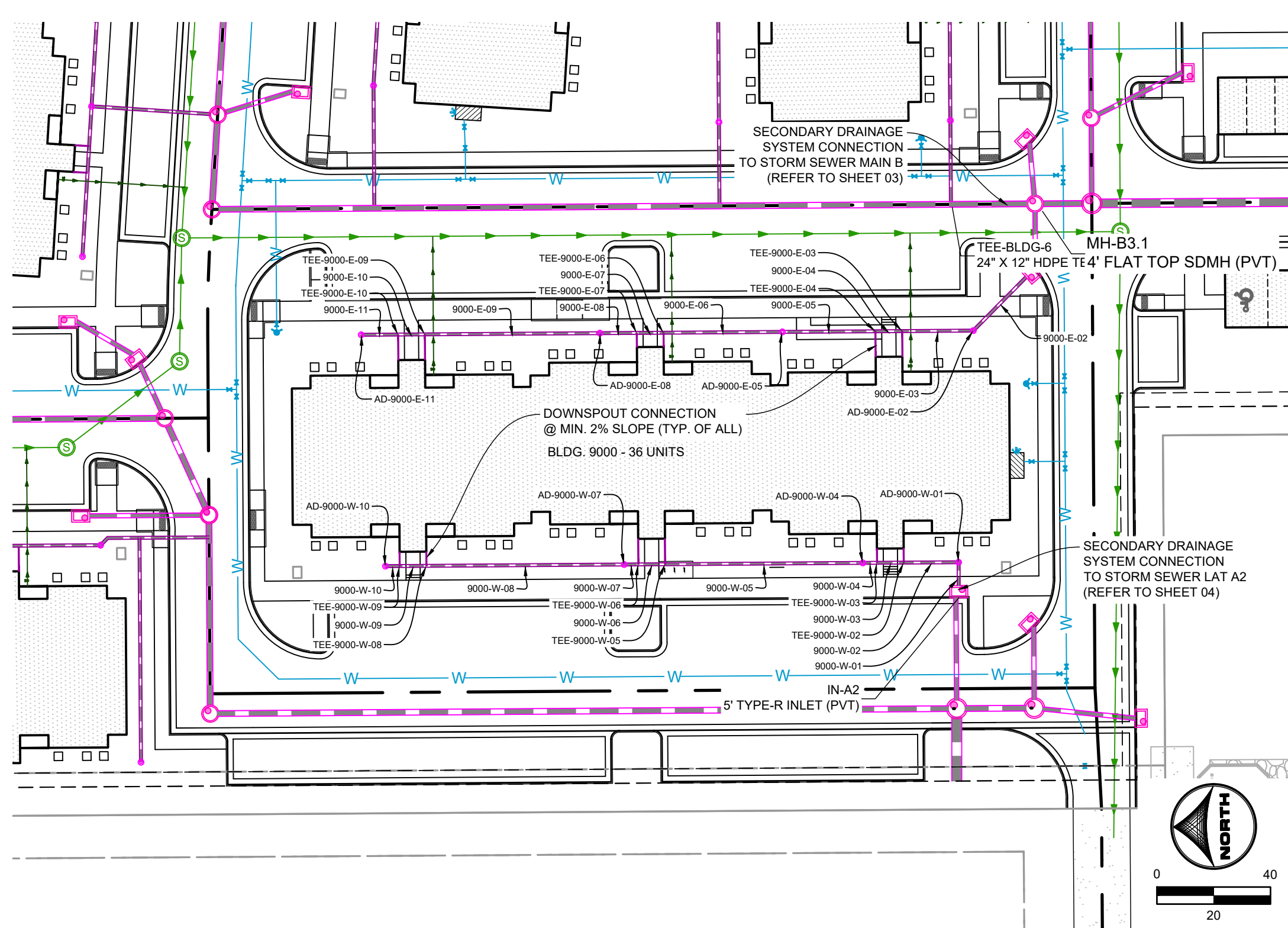
### APARTMENT BUILDING 8000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
BEND-8000-E-03 ADS 12" DOME GRATE INLET	12" RIM = 6292.23 SUMP = 6286.23 INV IN = 6286.88 INV OUT = 6286.68	8000-E-04, 12" HDPE INV IN +6286.88	8000-E-03, 12" HDPE INV OUT +6286.68
AD-8000-E-09 ADS 12" DOME GRATE INLET	12" RIM = 6292.17 SUMP = 6287.17 INV IN = 6288.43 INV OUT = 6288.33	8000-E-10, 12" HDPE INV IN +6288.43	8000-E-09, 12" HDPE INV OUT +6288.33
AD-8000-E-06 ADS 12" DOME GRATE INLET	12" RIM = 6292.08 SUMP = 6286.5 INV IN = 6287.54 INV OUT = 6287.44	8000-E-07, 12" HDPE INV IN +6287.54	8000-E-06, 12" HDPE INV OUT +6287.44
AD-8000-E-12 ADS 12" DOME GRATE INLET	12" RIM = 6291.59 SUMP = 6286.5 INV IN = 6287.42 INV OUT = 6287.17	8000-E-12, 12" HDPE INV IN +6287.42	8000-E-12, 12" HDPE INV OUT +6287.17
AD-8000-S-01 ADS 12" DOME GRATE INLET	12" RIM = 6291.56 SUMP = 6287.5 INV IN = 6288.11	8000-S-01, 12" HDPE INV IN +6288.11	

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
BEND-8000-E-11 45" HDPE BEND	8000-E-12 (1), 12" HDPE INV IN +6288.78	8000-E-11, 12" HDPE INV OUT +6288.78	
BEND-8000-E-10 45" HDPE BEND	8000-E-11, 12" HDPE INV IN +6288.57	8000-E-10, 12" HDPE INV OUT +6288.57	
TEE-8000-E-08 12" X 6" HDPE TEE	8000-E-09, 12" HDPE INV IN +6288.20	8000-E-08, 12" HDPE INV OUT +6288.20	
TEE-8000-E-07 12" X 6" HDPE TEE	8000-E-06, 12" HDPE INV IN +6288.11	8000-E-07, 12" HDPE INV OUT +6288.11	
BEND-8000-E-02 45" HDPE BEND	8000-E-03, 12" HDPE INV IN +6286.60	8000-E-02, 12" HDPE INV OUT +6286.60	
AD-8000-E-01 12" X 12" HDPE TEE	8000-E-01, 12" HDPE INV IN +6286.33	8000-E-02, 12" HDPE INV IN +6286.33	8000-E-01, 12" HDPE INV OUT +6286.33
TEE-8000-E-05 12" X 6" HDPE TEE	8000-E-06, 12" HDPE INV IN +6287.26	8000-E-05, 12" HDPE INV IN +6287.26	
TEE-8000-E-04 12" X 6" HDPE TEE	8000-E-05, 12" HDPE INV IN +6287.17	8000-E-04, 12" HDPE INV IN +6287.17	
MAIN ADS 24" X 12" HDPE TEE	8000-E-01, 12" HDPE INV IN +6286.00	8000-E-01, 12" HDPE INV IN +6286.00	Pipe = AT8, 30" HDPE INV OUT +6285.00

SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
8000-E-03	12"	3.54	2.35%	HDPE SDR-26
8000-E-02	12"	11.20	2.38%	HDPE SDR-26
8000-E-01	12"	24.50	2.38%	HDPE SDR-26
8000-E-12	12"	30.11	0.98%	HDPE SDR-26
8000-E-11	12"	14.82	0.98%	HDPE SDR-26
8000-E-09	12"	13.00	1.00%	HDPE SDR-26
8000-E-08	12"	9.42	1.00%	HDPE SDR-26
8000-E-07	12"	56.83	1.00%	HDPE SDR-26
8000-E-06	12"	17.79	1.00%	HDPE SDR-26
8000-E-05	12"	9.42	1.00%	HDPE SDR-26
8000-E-04	12"	28.83	1.00%	HDPE SDR-26
8000-S-01	12"	79.01	2.38%	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 DRAINAGE 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:
    1. WATER MAIN IS 8" PVC (SDR 41)
    2. FIRE SERVICE LINES ARE 4" HDPE (PE 4710) TO ALL BUILDINGS.
    3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
    4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
    5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 1/2" PE 4710 SDR 9 CTS.
    6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (SDR 41).
  - 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.



BLDG 9000  
PRIVATE SECONDARY DRAINAGE SYSTEM

### APARTMENT BUILDING 9000 SECONDARY DRAINAGE SYSTEM INFORMATION:

SECONDARY DRAINAGE STRUCTURES TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
IN-A2 5" TYPE-R INLET	5" RIM = 6288.65 SUMP = 6284.7 INV IN = 6284.96 INV OUT = 6284.67	9000-W-01, 12" HDPE INV IN +6284.96	Pipe = A2L, 18" HDPE INV OUT +6284.67
AD-9000-E-08 ADS 12" DOME GRATE INLET	12" RIM = 6290.27 SUMP = 6286.4 INV IN = 6287.01 INV OUT = 6286.91	9000-E-09, 12" HDPE INV IN +6287.01	9000-E-08, 12" HDPE INV OUT +6286.91
AD-9000-W-10 ADS 12" DOME GRATE INLET	12" RIM = 6290.96 SUMP = 6287.2 INV IN = 6287.45	9000-W-08, 12" HDPE INV IN +6287.45	9000-W-10, 12" HDPE INV OUT +6287.45
AD-9000-W-07 ADS 12" DOME GRATE INLET	12" RIM = 6289.75 SUMP = 6286.01 INV IN = 6286.01 INV OUT = 6286.01	9000-W-08, 12" HDPE INV IN +6286.01	9000-W-07, 12" HDPE INV OUT +6286.01
AD-9000-E-05 ADS 12" DOME GRATE INLET	12" RIM = 6289.70 SUMP = 6285.7 INV IN = 6286.27 INV OUT = 6286.17	9000-E-06, 12" HDPE INV IN +6286.27	9000-E-05, 12" HDPE INV OUT +6286.17
AD-9000-E-11 ADS 12" DOME GRATE INLET	12" RIM = 6290.86 SUMP = 6287.4 INV IN = 6288.85	9000-E-03, 12" HDPE INV IN +6288.85	9000-E-11, 12" HDPE INV OUT +6287.85
AD-9000-E-02 ADS 12" DOME GRATE INLET	12" RIM = 6289.20 SUMP = 6284.8 INV IN = 6285.50 INV OUT = 6285.34	9000-E-03, 12" HDPE INV IN +6285.50	9000-E-02, 12" HDPE INV OUT +6285.34
AD-9000-W-04 ADS 12" DOME GRATE INLET	12" RIM = 6288.41 SUMP = 6285.1 INV IN = 6285.97 INV OUT = 6285.57	9000-W-05, 12" HDPE INV IN +6285.97	9000-W-04, 12" HDPE INV OUT +6285.57
AD-9000-W-01 ADS 12" DOME GRATE INLET	12" RIM = 6289.27 SUMP = 6284.8 INV IN = 6285.26	9000-W-02, 12" HDPE INV IN +6285.26	9000-W-01, 12" HDPE INV OUT +6285.09

SECONDARY DRAINAGE FITTINGS TABLE			
STRUCTURE NAME & DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
TEE-9000-E-10 12" X 6" HDPE TEE	8000-E-11, 12" HDPE INV IN +6287.72	9000-E-10, 12" HDPE INV OUT +6287.72	
TEE-9000-E-09 12" X 6" HDPE TEE	8000-E-10, 12" HDPE INV IN +6287.63	9000-E-09, 12" HDPE INV OUT +6287.63	
TEE-9000-W-08 12" X 6" HDPE TEE	9000-W-10, 12" HDPE INV IN +6287.40	9000-W-08, 12" HDPE INV OUT +6287.40	
TEE-9000-E-07 12" X 6" HDPE TEE	9000-E-08, 12" HDPE INV IN +6286.78	9000-E-07, 12" HDPE INV OUT +6286.78	
TEE-9000-E-06 12" X 6" HDPE TEE	9000-E-07, 12" HDPE INV IN +6286.69	9000-E-06, 12" HDPE INV OUT +6286.69	
TEE-9000-W-06 12" X 6" HDPE TEE	9000-W-07, 12" HDPE INV IN +6286.46	9000-W-06, 12" HDPE INV OUT +6286.46	
TEE-9000-W-05 12" X 6" HDPE TEE	9000-W-06, 12" HDPE INV IN +6286.37	9000-W-05, 12" HDPE INV OUT +6286.37	
TEE-9000-E-04 12" X 6" HDPE TEE	9000-E-05, 12" HDPE INV IN +6285.84	9000-E-04, 12" HDPE INV OUT +6285.84	
TEE-9000-W-03 12" X 6" HDPE TEE	9000-W-04, 12" HDPE INV IN +6285.52	9000-W-03, 12" HDPE INV OUT +6285.52	
TEE-9000-W-02 12" X 6" HDPE TEE	9000-W-03, 12" HDPE INV IN +6285.43	9000-W-02, 12" HDPE INV OUT +6285.43	
TEE-9000-W-01 12" X 6" HDPE TEE	9000-W-02, 12" HDPE INV IN +6287.31	9000-W-01, 12" HDPE INV OUT +6287.31	

SECONDARY DRAINAGE SYSTEM PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
9000-E-03	12"	25.04	1.00%	HDPE SDR-26
9000-E-02	12"	26.42	0.99%	HDPE SDR-26
9000-W-10	12"	5.00	1.00%	HDPE SDR-26
9000-W-09	12"	9.42	1.00%	HDPE SDR-26
9000-W-08	12"	66.63	1.00%	HDPE SDR-26
9000-W-07	12"	5.00	1.00%	HDPE SDR-26
9000-W-06	12"	9.42	1.00%	HDPE SDR-26
9000-W-05	12"	66.62	1.00%	HDPE SDR-26
9000-W-04	12"	3.00	1.00%	HDPE SDR-26
9000-W-03	12"	9.42	1.00%	HDPE SDR-26
9000-W-02	12"	19.29	0.87%	HDPE SDR-26
9000-W-01	12"	12.52	1.00%	HDPE SDR-26
9000-E-11	12"	13.00	1.00%	HDPE SDR-26
9000-E-10	12"	9.42	1.00%	HDPE SDR-26
9000-E-09	12"	61.63	1.00%	HDPE SDR-26
9000-E-08	12"	13.00	1.00%	HDPE SDR-26
9000-E-07	12"	9.42	1.00%	HDPE SDR-26
9000-E-06	12"	41.83	1.00%	HDPE SDR-26
9000-E-05	12"	32.79	1.00%	HDPE SDR-26
9000-E-04	12"	9.42	1.00%	HDPE SDR-26

- 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.

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: 713.965.0044

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

CONSTRUCTION DRAWINGS  
 SECONDARY DRAINAGE SYSTEM PLAN IV

PCD FILE NO.: PPR2613  
 SHEET  
 C.13  
 13

# 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 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**GENERAL NOTES**

1. ALL PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
2. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
3. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
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18. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
19. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
20. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.

MARK	NO.	TYPE	QTY	UNIT	FORMULA
401	1	MANHOLE	1	EA	MANHOLE LENGTH = 20' ± 2" + 1.5'
402	1	MANHOLE	1	EA	MANHOLE LENGTH = 10' ± 2"
501	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
502	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
503	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
504	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
505	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
506	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
507	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
508	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
509	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
510	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
511	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
512	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
513	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
514	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
515	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
516	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
517	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
518	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
519	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"
520	1	MANHOLE	1	EA	MANHOLE LENGTH = 24' ± 1.5' + 2"

**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-20, Standard Sheet No. 1 of 3

**GENERAL NOTES**

1. ALL PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
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12. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
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17. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
18. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
19. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.
20. PRECAST MANHOLES SHALL BE CLASS B CONCRETE.

**PRECAST MANHOLE BASES NOTES:**

1. THE BASE SLAB SHALL BE FORMED MONOLITHICALLY WITH THE RISE SECTION.
2. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
3. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
4. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
5. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
6. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
7. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
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9. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
10. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
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15. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
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19. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.
20. PRECAST MANHOLE BASES SHALL BE CLASS B CONCRETE AND REINFORCED WITH STEEL.

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-20, Standard Sheet No. 2 of 3

**T-BASE MANHOLES NOTES**

1. THE T-BASE SECTION SHALL BE SHIP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD ENGINEERING REQUIREMENTS FOR THE T-BASE MANHOLES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPACINGS, AND MATERIALS WITH THE MANUFACTURER.
3. EXCEPT FOR CLASS B PRECAST MANHOLES, ALL OTHERS SHALL BE CLASS B CONCRETE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS RIGIDITY AND STRENGTH THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE T-BASE SECTION SHALL BE SHIP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
6. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD ENGINEERING REQUIREMENTS FOR THE T-BASE MANHOLES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPACINGS, AND MATERIALS WITH THE MANUFACTURER.
7. EXCEPT FOR CLASS B PRECAST MANHOLES, ALL OTHERS SHALL BE CLASS B CONCRETE.
8. THE T-BASE SECTION SHALL MAINTAIN ITS RIGIDITY AND STRENGTH THROUGHOUT THE CONSTRUCTION PERIOD.

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-20, Standard Sheet No. 3 of 3

**GENERAL NOTES**

1. ALL CURB INLETS SHALL BE CLASS B CONCRETE.
2. CURB INLETS SHALL BE CLASS B CONCRETE.
3. CURB INLETS SHALL BE CLASS B CONCRETE.
4. CURB INLETS SHALL BE CLASS B CONCRETE.
5. CURB INLETS SHALL BE CLASS B CONCRETE.
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17. CURB INLETS SHALL BE CLASS B CONCRETE.
18. CURB INLETS SHALL BE CLASS B CONCRETE.
19. CURB INLETS SHALL BE CLASS B CONCRETE.
20. CURB INLETS SHALL BE CLASS B CONCRETE.

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

NO.	LENGTH	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING
1	2'-0"	1	1	1	1	1	1	1	1
2	2'-0"	1	1	1	1	1	1	1	1
3	2'-0"	1	1	1	1	1	1	1	1
4	2'-0"	1	1	1	1	1	1	1	1
5	2'-0"	1	1	1	1	1	1	1	1
6	2'-0"	1	1	1	1	1	1	1	1
7	2'-0"	1	1	1	1	1	1	1	1
8	2'-0"	1	1	1	1	1	1	1	1
9	2'-0"	1	1	1	1	1	1	1	1
10	2'-0"	1	1	1	1	1	1	1	1
11	2'-0"	1	1	1	1	1	1	1	1
12	2'-0"	1	1	1	1	1	1	1	1
13	2'-0"	1	1	1	1	1	1	1	1
14	2'-0"	1	1	1	1	1	1	1	1
15	2'-0"	1	1	1	1	1	1	1	1
16	2'-0"	1	1	1	1	1	1	1	1
17	2'-0"	1	1	1	1	1	1	1	1
18	2'-0"	1	1	1	1	1	1	1	1
19	2'-0"	1	1	1	1	1	1	1	1
20	2'-0"	1	1	1	1	1	1	1	1

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-12, Standard Sheet No. 1 of 2

**GENERAL NOTES**

1. ALL CURB INLETS SHALL BE CLASS B CONCRETE.
2. CURB INLETS SHALL BE CLASS B CONCRETE.
3. CURB INLETS SHALL BE CLASS B CONCRETE.
4. CURB INLETS SHALL BE CLASS B CONCRETE.
5. CURB INLETS SHALL BE CLASS B CONCRETE.
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16. CURB INLETS SHALL BE CLASS B CONCRETE.
17. CURB INLETS SHALL BE CLASS B CONCRETE.
18. CURB INLETS SHALL BE CLASS B CONCRETE.
19. CURB INLETS SHALL BE CLASS B CONCRETE.
20. CURB INLETS SHALL BE CLASS B CONCRETE.

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

NO.	LENGTH	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING	NO. REINFORCING
1	2'-0"	1	1	1	1	1	1	1	1
2	2'-0"	1	1	1	1	1	1	1	1
3	2'-0"	1	1	1	1	1	1	1	1
4	2'-0"	1	1	1	1	1	1	1	1
5	2'-0"	1	1	1	1	1	1	1	1
6	2'-0"	1	1	1	1	1	1	1	1
7	2'-0"	1	1	1	1	1	1	1	1
8	2'-0"	1	1	1	1	1	1	1	1
9	2'-0"	1	1	1	1	1	1	1	1
10	2'-0"	1	1	1	1	1	1	1	1
11	2'-0"	1	1	1	1	1	1	1	1
12	2'-0"	1	1	1	1	1	1	1	1
13	2'-0"	1	1	1	1	1	1	1	1
14	2'-0"	1	1	1	1	1	1	1	1
15	2'-0"	1	1	1	1	1	1	1	1
16	2'-0"	1	1	1	1	1	1	1	1
17	2'-0"	1	1	1	1	1	1	1	1
18	2'-0"	1	1	1	1	1	1	1	1
19	2'-0"	1	1	1	1	1	1	1	1
20	2'-0"	1	1	1	1	1	1	1	1

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-12, Standard Sheet No. 2 of 2

**NYLOPLAST DRAIN BASIN WITH DOME GRATE**

**GENERAL NOTES**

1. ALL NYLOPLAST DRAIN BASINS SHALL BE CLASS B CONCRETE.
2. NYLOPLAST DRAIN BASINS SHALL BE CLASS B CONCRETE.
3. NYLOPLAST DRAIN BASINS SHALL BE CLASS B CONCRETE.
4. NYLOPLAST DRAIN BASINS SHALL BE CLASS B CONCRETE.
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19. NYLOPLAST DRAIN BASINS SHALL BE CLASS B CONCRETE.
20. NYLOPLAST DRAIN BASINS SHALL BE CLASS B CONCRETE.

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-12, Standard Sheet No. 2 of 2

**NON TRAFFIC INSTALLATION**

**DRAIN BASIN**

**INLINE DRAIN**

**GENERAL NOTES**

1. ALL NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.
2. NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.
3. NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.
4. NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.
5. NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.
6. NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.
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20. NON TRAFFIC INSTALLATIONS SHALL BE CLASS B CONCRETE.

Computer File Information: Colorado Department of Transportation, Project Development Branch, JBK

Sheet Revisions: [Table with revision details]

Standard Plan No. M-604-12, Standard Sheet No. 2 of 2

DRAWN BY: CMD JOB DATE: 4/27/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: RDL JOB NUMBER: 2502477

CAD DATE: 6/19/2026

CAD FILE: J:\2025\2502477\CAD\DWG\ICD\CD-Storm Details

NO.	DATE	BY	REVISION DESCRIPTION

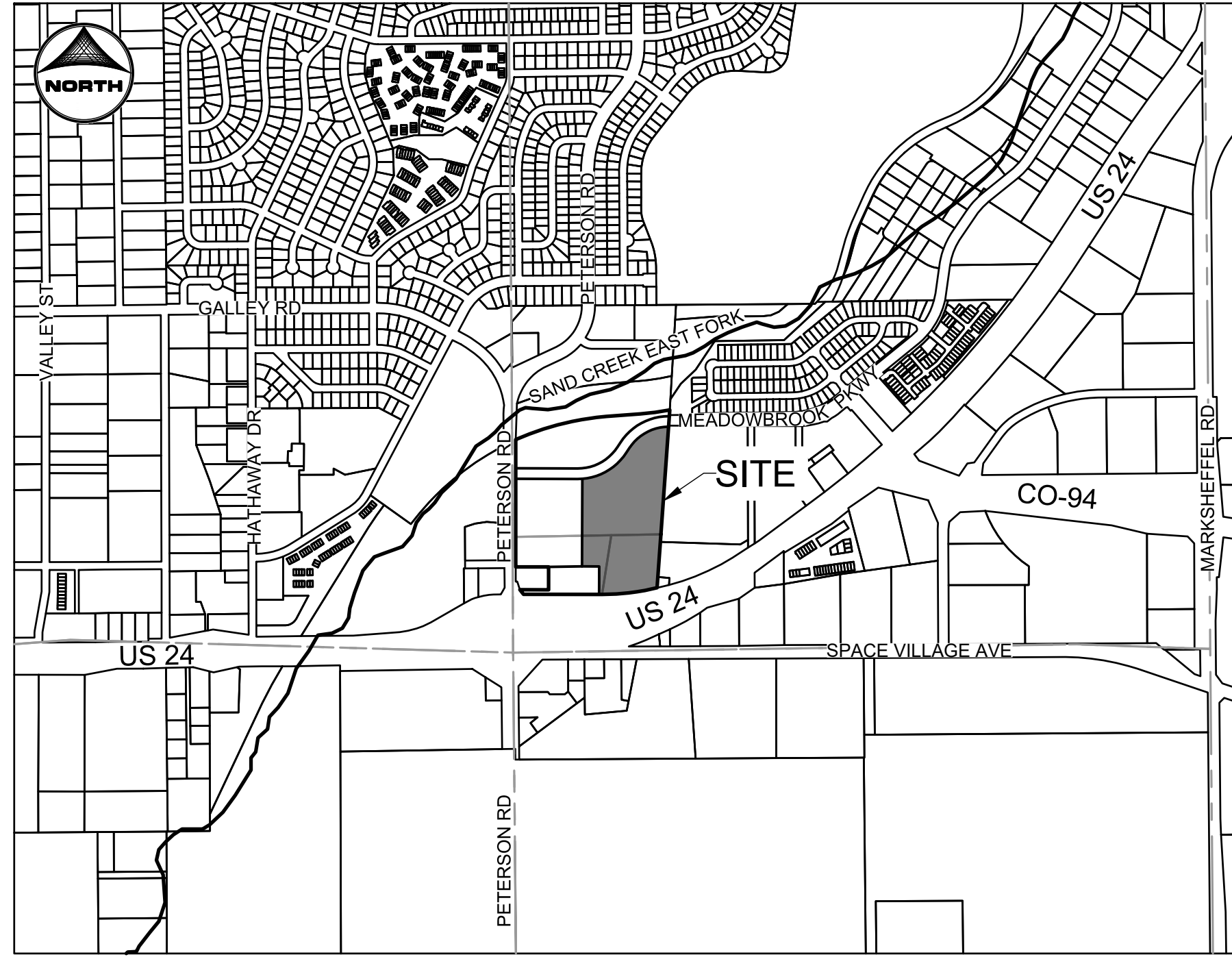
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 719.965.0044

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

CONSTRUCTION DRAWINGS  
STORM DETAILS

# HILLPOINTE APARTMENTS AT PETERSON WASTEWATER CONSTRUCTION DRAWINGS

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



VICINITY MAP  
SCALE: 1" = 1000'

### SHEET INDEX:

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

### 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 FLUGITIVE 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-RAPE UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

### GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS B) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE 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	FHWA	FEDERAL HIGHWAY ADMINISTRATION
Ø DIA	DIAMETER	FL	FLOW LINE
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	FOC	FIBER OPTICS CABLE
ABC	ASPHALT BASE COURSE	FT	FOOT OR FEET
ABO	ABANDONED	GB	GRADE BREAK
AC	ACRE	GAL	GALLON
ADA	THE AMERICANS WITH DISABILITIES ACT	HDPE	HIGH DENSITY POLYETHYLENE
ASPH	ASPHALT	HC RAMP	HANDICAP RAMP
ASPHY	ASSEMBLY	HW	HEADWALL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	INV	INVERT
BFE	BASE FLOOD ELEVATION	KM	KILOMETER
BLDGD	BUILDING	L	LENGTH
BLVD	Boulevard	LF	LINEAR FEET
BM	BENCH MARK	M	METER
BNDY	BOUNDARY	MIN	MINIMUM
BOP	BOTTOM OF POND	MISC	MISCELLANEOUS
BW	BOTTOM OF WALL	MAINT	MAINTENANCE
C&G	CURB AND GUTTER	MAX	MAXIMUM
CA	COARSE AGGREGATE	MH	MANHOLE
CATV	CABLE TELEVISION	MP	MIDPOINT
CB	CHORD BEARING/CATCH BASIN	NR	NORTH-NORTHING
CFS	CUBIC FEET PER SECOND	N	NUMBER
CIP	CAST IRON PIPE	OC	ON CENTER
CL	CENTER LINE	OH	OVERHEAD
CMP	CORRUGATED METAL PIPE	PB	PUBLIC
COMP	COMPOSITE	PC	POINT OF CURVATURE
CONC	CONCRETE	PCC	POINT OF COMPOUND CURVATURE
CONST	CONSTRUCT OR CONSTRUCTION	PCR	POINT OF CURB RETURN
CSP	CORRUGATED STEEL PIPE	PI	POINT OF INTERSECTION
CSU	COLORADO SPRINGS UTILITIES	PIE	PUBLIC IMPROVEMENT ESMT
CT	COURT	PT	POINT OF TANGENCY
CTR	CENTER	PRC	PROPOSED
CJ	COPPER	PRV	POINT OF REVERSE CURVATURE
CY	CUBIC YARD	PRV	PRESSURE REDUCING VALVE
DBL	DOUBLE	PVT	PRIVATE
DEG	DEGREE	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DET	DETAIL	PUAE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEPT	DEPARTMENT	PVC	POLYVINYL CHLORIDE
DIM	DIMENSION	R	RADIUS
DIP	DUCTILE IRON PIPE	REC	RECEPTION
DOT	DEPARTMENT OF TRANSPORTATION	RCBC	REINFORCED CONCRETE BOX CULVERT
DWG	DRAWING	S	SOUTH
E	EAST/EASTING	SHT	SHEET
EL	ELEVATION	SQ	SQUARE
ELEC	ELECTRIC	SW	SPLITWAY
EOG	EDGE OF GUTTER	TBC	TOP BACK OF CURB
EOP	EDGE OF PAVEMENT	TC	TRICKLE CHANNEL
ESMT	EASEMENT	TOP	TOP OF POND
EW	ENDWALL	TW	TOP OF WALL
EX	EXISTING	TYP	TYPICAL
FD	FRENCH DRAIN	UG	UNDERGROUND
FDC	FIRE DEPARTMENT CONNECTION	VERT	VERTICAL
FE	FLANGE ELEVATION	WEST	WEST
FES	FLARED END SECTION	WW	WASTEWATER
FF	FINISHED FLOOR	WWF	WELDED WIRE FABRIC
FG	FINISHED GRADE	W/O	WITHOUT
FH	FIRE HYDRANT	YD	YARD

### LEGEND

<b>PROPERTY LINE</b>	EXISTING	PROPOSED	<b>STORM SEWER</b>	EXISTING	PROPOSED
<b>EASEMENT LINE</b>	---	---	<b>MANHOLE</b>	⊙	⊙
<b>RIGHT OF WAY</b>	---	---	<b>STORM INLET</b>	⊙	⊙
<b>CENTERLINE</b>	---	---	<b>LANDSCAPE DOME INLETS</b>	⊙	⊙
<b>BARBED WIRE FENCE</b>	--- --- --- ---	--- --- --- ---	<b>FLARED END SECTION</b>	⊙	⊙
<b>WOODEN FENCE</b>	--- --- --- ---	--- --- --- ---	<b>RIPRAP</b>	⊙	⊙
<b>U.G. ELECTRIC</b>	---	---	<b>SANITARY SEWER</b>		
<b>OVERHEAD ELECTRIC</b>	---	---	<b>CLEAN OUT</b>	⊙	⊙
<b>FIBER OPTIC</b>	---	---	<b>MANHOLE</b>	⊙	⊙
<b>GAS MAIN</b>	---	---	<b>PLUG</b>	⊙	⊙
<b>SANITARY SEWER</b>	---	---	<b>WATER</b>		
<b>STORM DRAIN</b>	---	---	<b>FIRE HYDRANT</b>	⊙	⊙
<b>LANDSCAPE DRAIN</b>	---	---	<b>FIRE DEPT. CONNECTION</b>	⊙	⊙
<b>ROOF DRAIN</b>	---	---	<b>GATE VALVE</b>	⊙	⊙
<b>WATER MAIN</b>	---	---	<b>MANHOLE</b>	⊙	⊙
<b>SWALE</b>	---	---	<b>METER</b>	⊙	⊙
<b>TRAIL</b>	---	---	<b>TEE</b>	⊙	⊙
<b>ADA ROUTE</b>	---	---	<b>REDUCER</b>	⊙	⊙
<b>CURB &amp; GUTTER</b>	---	---	<b>DRY UTILITIES</b>		
<b>INDEX CONTOUR</b>	---	---	<b>ELECTRIC METER</b>	⊙	⊙
<b>INTER. CONTOUR</b>	---	---	<b>ELECTRIC PEDESTAL</b>	⊙	⊙
<b>100-YR FLOODPLAIN</b>	---	---	<b>ELECTRICAL CABINET</b>	⊙	⊙
<b>FLOODWAY</b>	---	---	<b>ELECTRIC VAULT</b>	⊙	⊙
			<b>ELECTRIC VEHICLE CHARGER</b>	⊙	⊙
			<b>FIBER OPTIC PULL BOX</b>	⊙	⊙
			<b>FIBER OPTIC MANHOLE</b>	⊙	⊙
			<b>FIBER OPTIC PEDESTAL</b>	⊙	⊙
			<b>FIBER OPTIC SIGN</b>	⊙	⊙
			<b>FIBER OPTIC VAULT</b>	⊙	⊙
			<b>GAS METER</b>	⊙	⊙
			<b>GAS SIGN</b>	⊙	⊙
			<b>GAS VAULT</b>	⊙	⊙
			<b>TRANSFORMER</b>	⊙	⊙
			<b>LIGHT POLE</b>	⊙	⊙
			<b>MISCELLANEOUS</b>		
			<b>SIGN</b>	⊙	⊙
			<b>BOLLARD</b>	⊙	⊙
			<b>ACCESSIBLE PARKING</b>	⊙	⊙
			<b>PARKING COUNT</b>	⊙	⊙

### PROJECT CONTACTS:

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EMAIL: CMONAHAN@HRGREEN.COM

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**PLANNING & LANDSCAPE ARCHITECTURE:**  
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TELE: (719) 394-2435  
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: \_\_\_\_\_

DRAWN BY: CMD	JOB DATE: 6/17/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502477	0" = 1"
CAD DATE: 6/19/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DRAWINGS  
WASTEWATER COVER

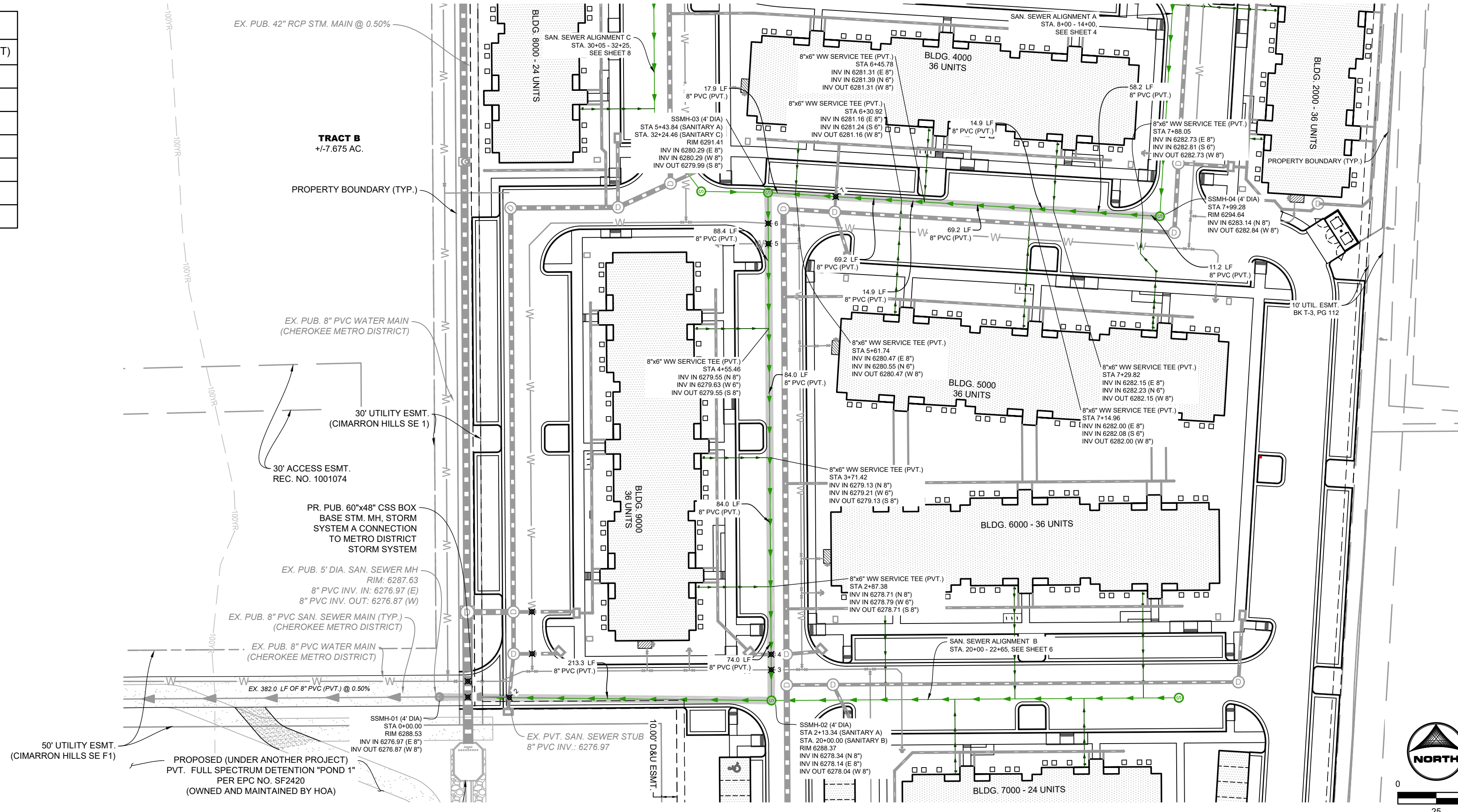
OTTERBY, ADELLA, 6/19/2026 10:50 AM

# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

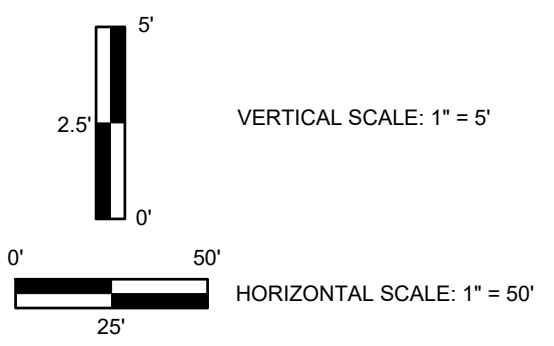
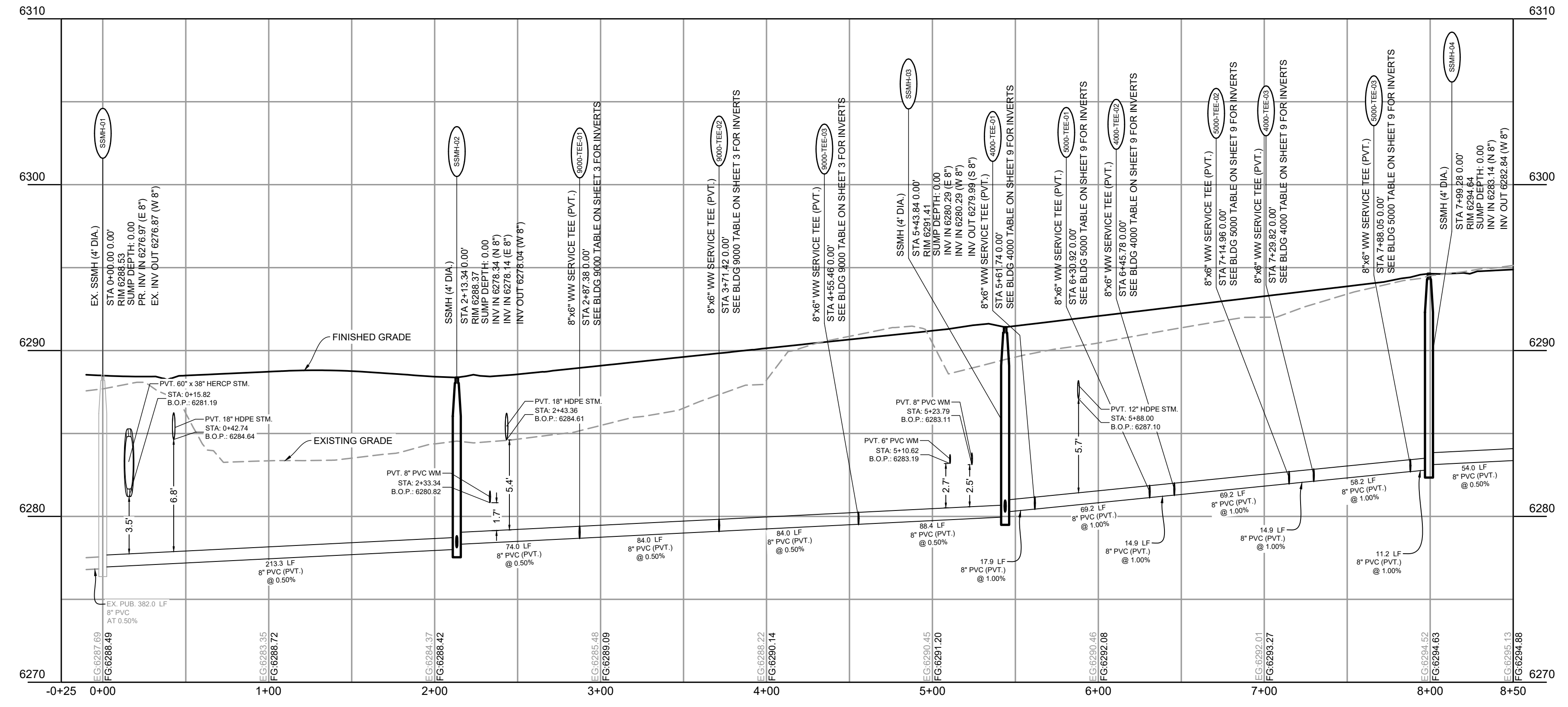
KEY MAP (N.T.S.)

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



- UTILITY NOTES:**
- 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.

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



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 APPROVED: RDL JOB NUMBER: 2502477 0  
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NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
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 FAX: 719.965.0044

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

CONSTRUCTION DRAWINGS  
 WASTEWATER A.1 MAIN PLAN & PROFILE

SHEET  
**SAN**  
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HR GREEN Xref: 06-XC-ROW; 00-XC-DSGN; 01-XC-ROW; 00-XV-SURVEY; 00-XV-UTIL; 00-XC-UTIL; Sanitary Key Map

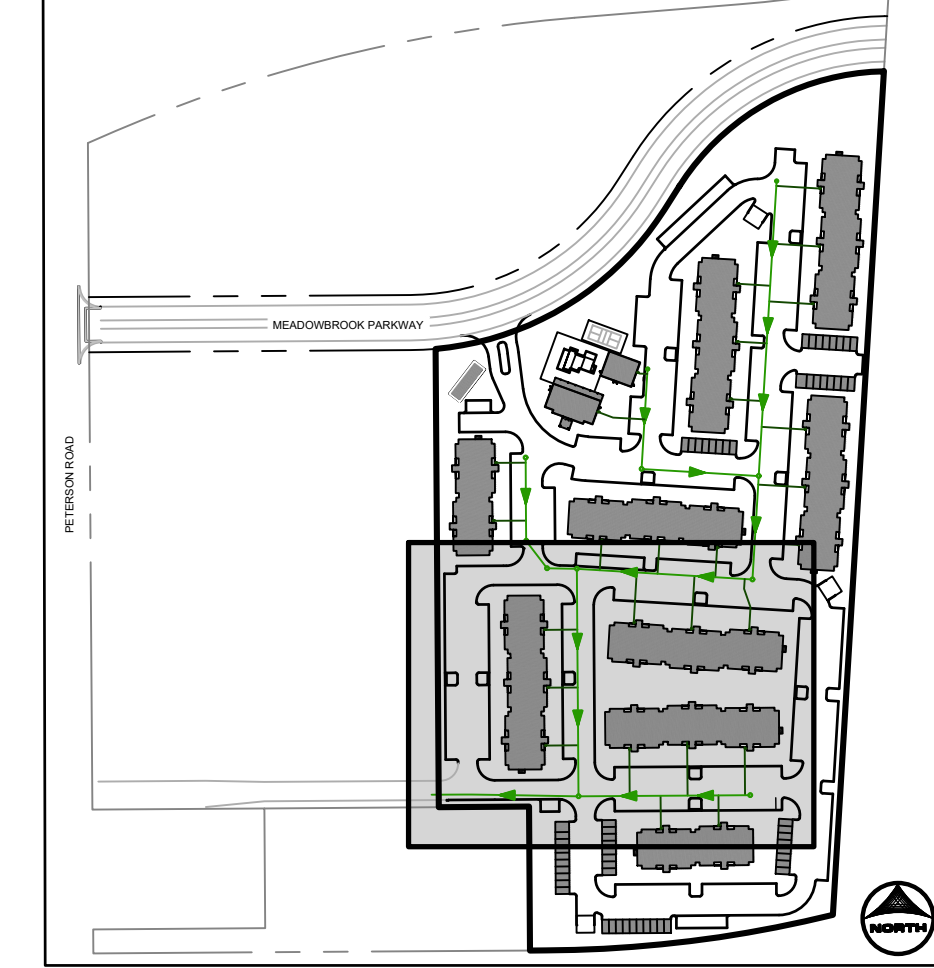
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OTTERBY, ADELLA, 6/19/2026 10:51 AM

# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

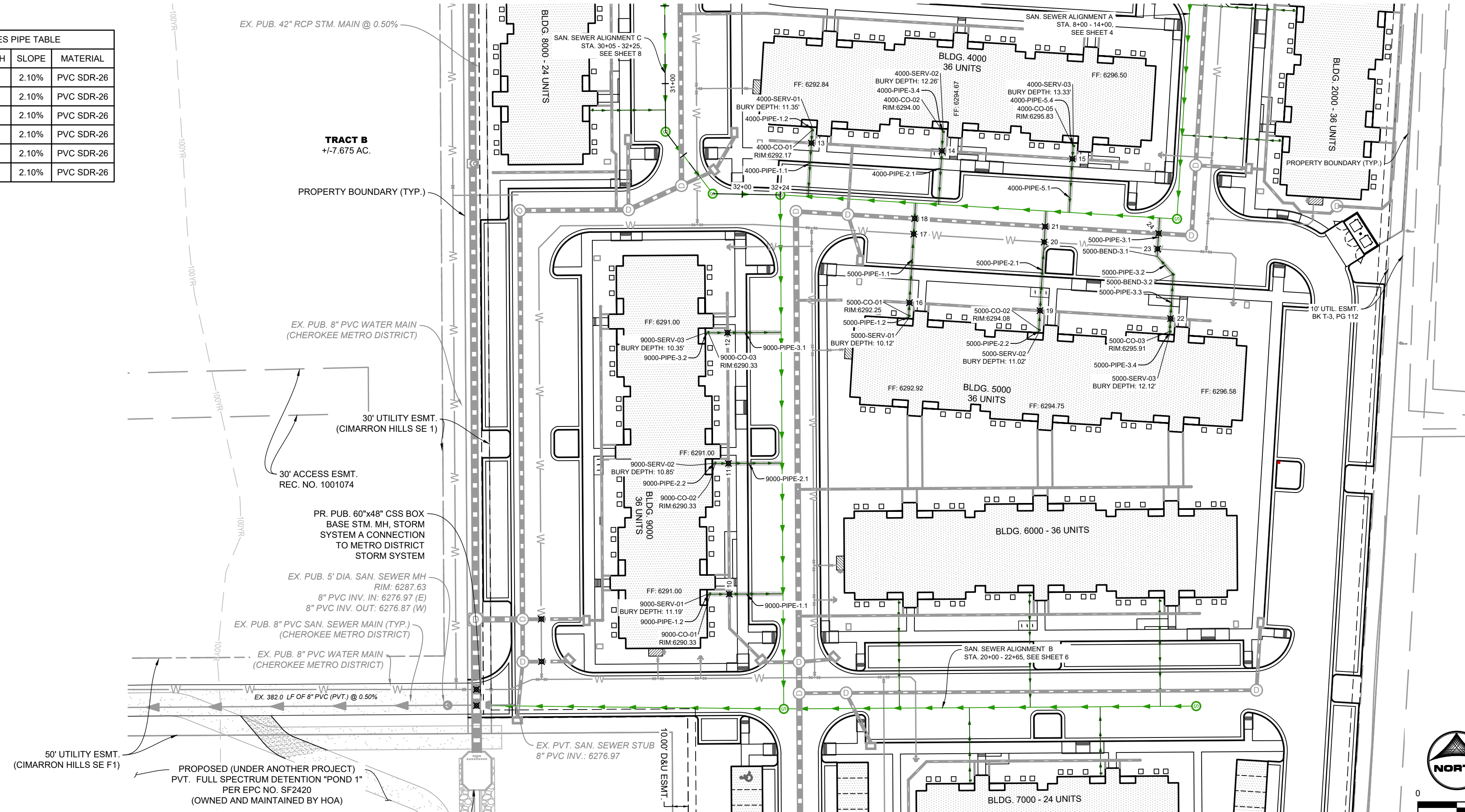
KEY MAP (N.T.S.)



### APARTMENT BUILDING 9000 SANITARY SERVICES INFORMATION:

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

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



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  - UTILITY CONFLICTS REQUIRING LOWERINGS ARE TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL.

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

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

HR GREEN Xref: 06-XC-ROW; 00-XC-ROW; 01-XC-ROW; 02-XC-ROW; 03-XC-ROW; 04-XC-ROW; 05-XC-ROW; 06-XC-ROW; 07-XC-ROW; 08-XC-ROW; 09-XC-ROW; 10-XC-ROW; 11-XC-ROW; 12-XC-ROW; 13-XC-ROW; 14-XC-ROW; 15-XC-ROW; 16-XC-ROW; 17-XC-ROW; 18-XC-ROW; 19-XC-ROW; 20-XC-ROW; 21-XC-ROW; 22-XC-ROW; 23-XC-ROW; 24-XC-ROW; 25-XC-ROW; 26-XC-ROW; 27-XC-ROW; 28-XC-ROW; 29-XC-ROW; 30-XC-ROW; 31-XC-ROW; 32-XC-ROW; 33-XC-ROW; 34-XC-ROW; 35-XC-ROW; 36-XC-ROW; 37-XC-ROW; 38-XC-ROW; 39-XC-ROW; 40-XC-ROW; 41-XC-ROW; 42-XC-ROW; 43-XC-ROW; 44-XC-ROW; 45-XC-ROW; 46-XC-ROW; 47-XC-ROW; 48-XC-ROW; 49-XC-ROW; 50-XC-ROW; 51-XC-ROW; 52-XC-ROW; 53-XC-ROW; 54-XC-ROW; 55-XC-ROW; 56-XC-ROW; 57-XC-ROW; 58-XC-ROW; 59-XC-ROW; 60-XC-ROW; 61-XC-ROW; 62-XC-ROW; 63-XC-ROW; 64-XC-ROW; 65-XC-ROW; 66-XC-ROW; 67-XC-ROW; 68-XC-ROW; 69-XC-ROW; 70-XC-ROW; 71-XC-ROW; 72-XC-ROW; 73-XC-ROW; 74-XC-ROW; 75-XC-ROW; 76-XC-ROW; 77-XC-ROW; 78-XC-ROW; 79-XC-ROW; 80-XC-ROW; 81-XC-ROW; 82-XC-ROW; 83-XC-ROW; 84-XC-ROW; 85-XC-ROW; 86-XC-ROW; 87-XC-ROW; 88-XC-ROW; 89-XC-ROW; 90-XC-ROW; 91-XC-ROW; 92-XC-ROW; 93-XC-ROW; 94-XC-ROW; 95-XC-ROW; 96-XC-ROW; 97-XC-ROW; 98-XC-ROW; 99-XC-ROW; 100-XC-ROW

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 1975 RESEARCH PARKWAY SUITE 160  
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 PHONE: 719.300.4140  
 FAX: 719.965.0044

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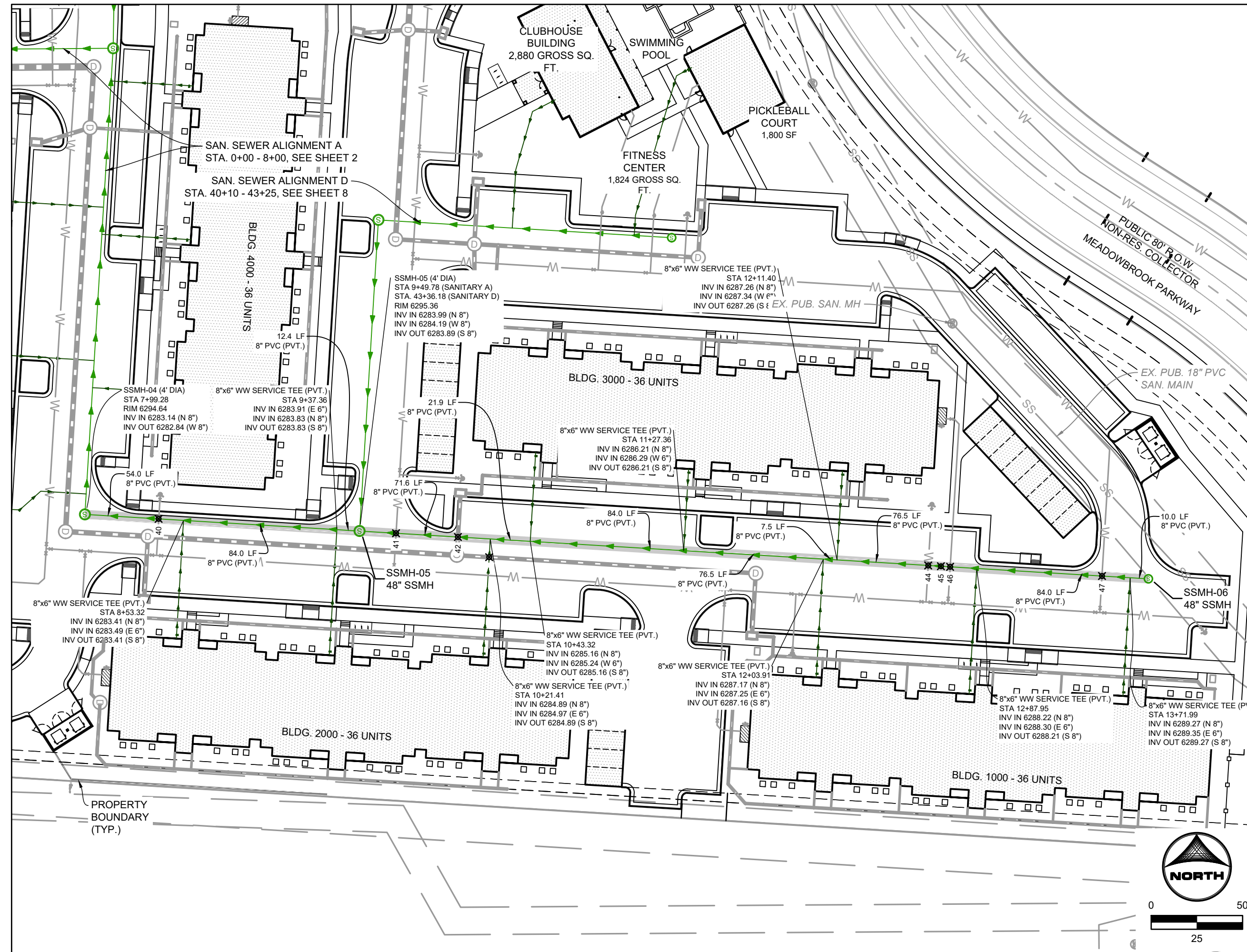
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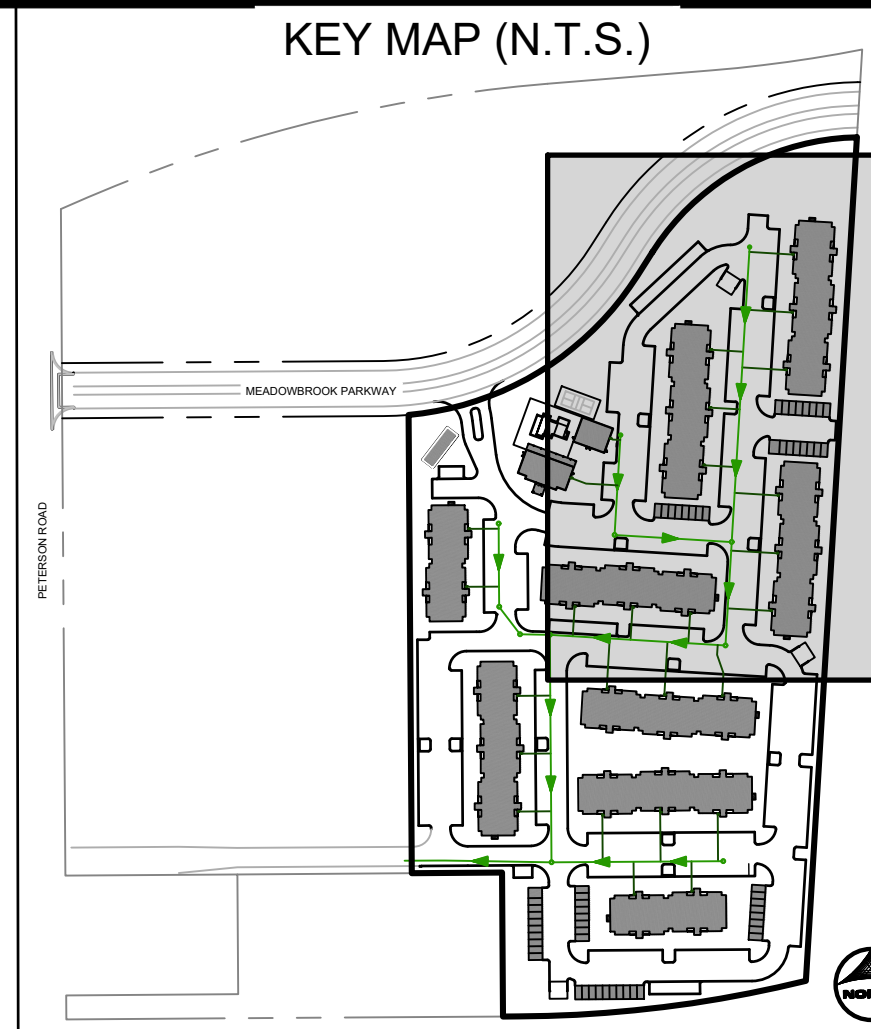
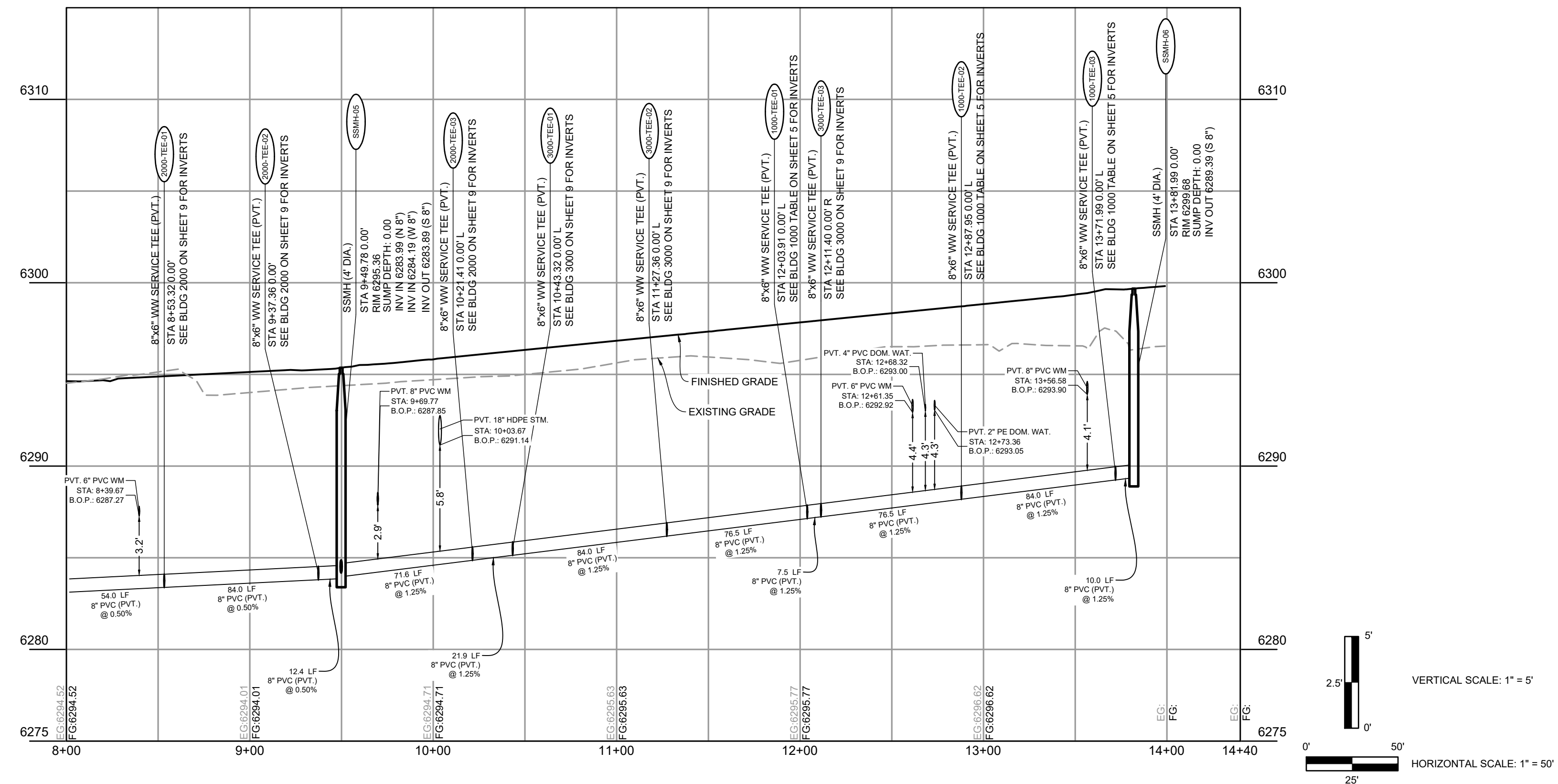
# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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)
	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 </td <td>4.34</td>	4.34
46	6293.05 PR WATER CROSSINGS	6288.72 PR SANITARY	4.32
47	6293.90 PR WATER CROSSINGS	6289.77 PR SANITARY	4.13



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



- UTILITY NOTES:**
- ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
  - ALL PUBLIC STORM SEWER 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.

DRAWN BY: CMD JOB DATE: 6/19/2026  
 APPROVED: RDL JOB NUMBER: 2502477  
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 CAD FILE: J:\2025\2502477\CAD\DWG\CDCS\Utilities - Cherokee Metro District\CD-Sanitary PP

NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DRAWINGS  
 WASTEWATER A.2 MAIN PLAN & PROFILE

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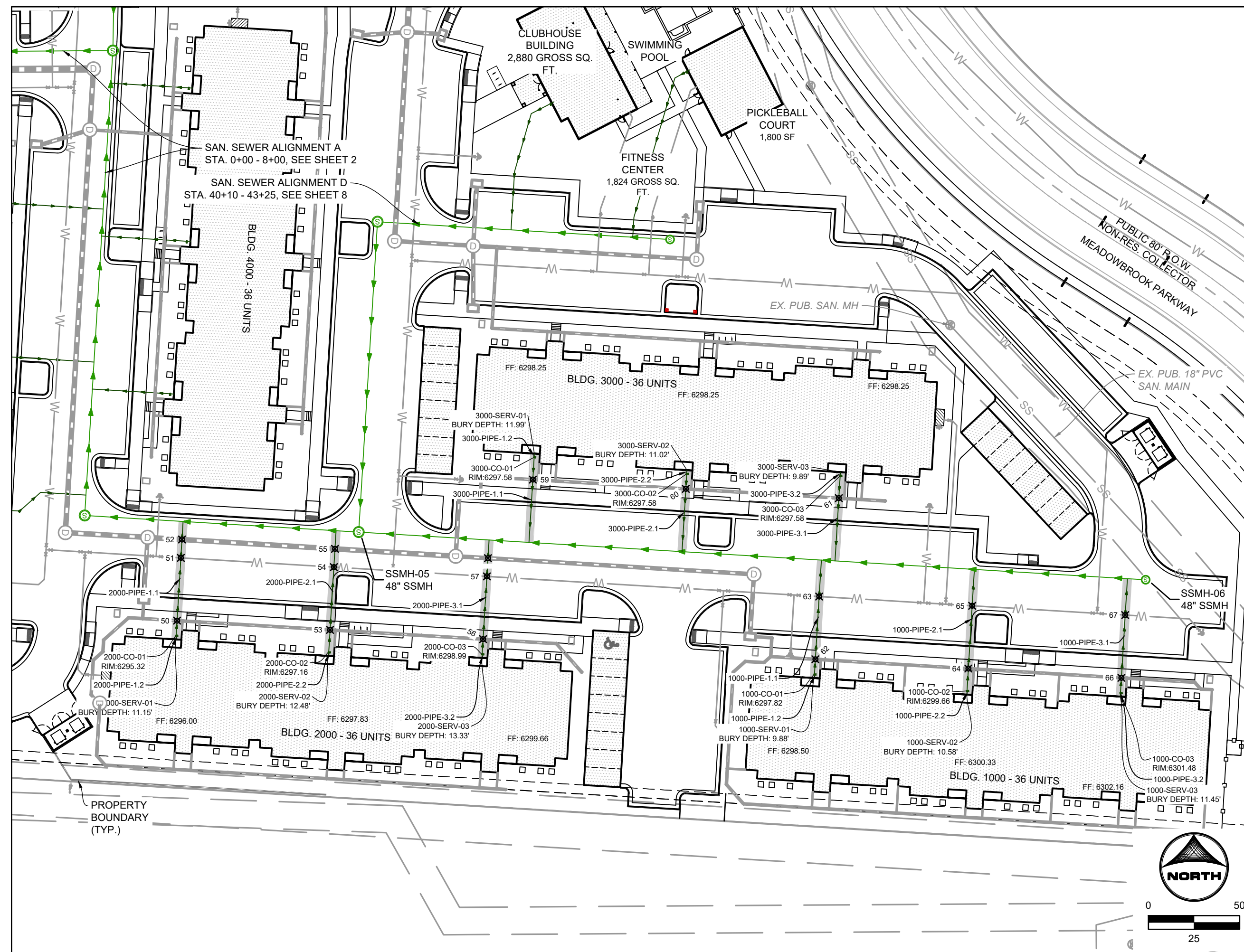
# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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 (P.V.T.) 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 (P.V.T.) SSWR PIPE-05m INV IN (N) = 6288.22 1000-PIPE-2.1 INV IN (E) = 6288.30 SSWR PIPE-05k INV OUT (S) = 6288.21	N:1369212.459 E:3229614.099
1000-CO-02	SANITARY A STA. 12+87.95 O/S: 66.79' R	6" CLEANOUT 1000-PIPE-2.2 INV IN (E) = 6289.70 1000-PIPE-2.1 INV OUT (W) = 6289.70	N:1369208.419 E:3229680.769
1000-SERV-02	SANITARY A STA. 12+87.95 O/S: 68.79' R	BLDG. 1000 - WW SERVICE #2 1000-PIPE-2.2 INV OUT (W) = 6289.74	N:1369208.298 E:3229682.765
1000-TEE-03	SANITARY A STA. 13+71.99 O/S: 0.00' L	8"x6" WW SERVICE TEE (P.V.T.) SSWR PIPE-05o INV IN (N) = 6289.27 1000-PIPE-3.1 INV IN (E) = 6289.35 SSWR PIPE-05m INV OUT (S) = 6289.27	N:1369206.347 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:3229683.085

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)



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  - 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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**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 160  
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 PHONE: 719.300.4140  
 FAX: 719.965.0044

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

CONSTRUCTION DRAWINGS  
 WASTEWATER A.2 SERVICES

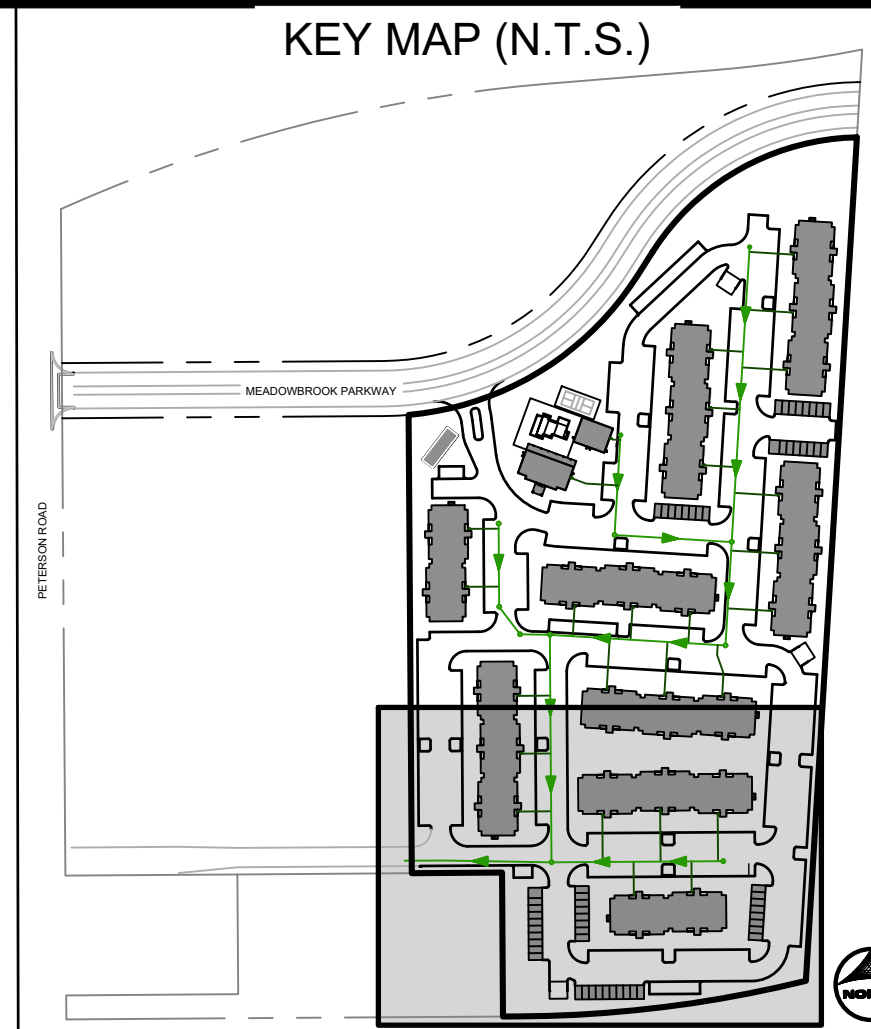
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# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WASTEWATER PLAN & PROFILES

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

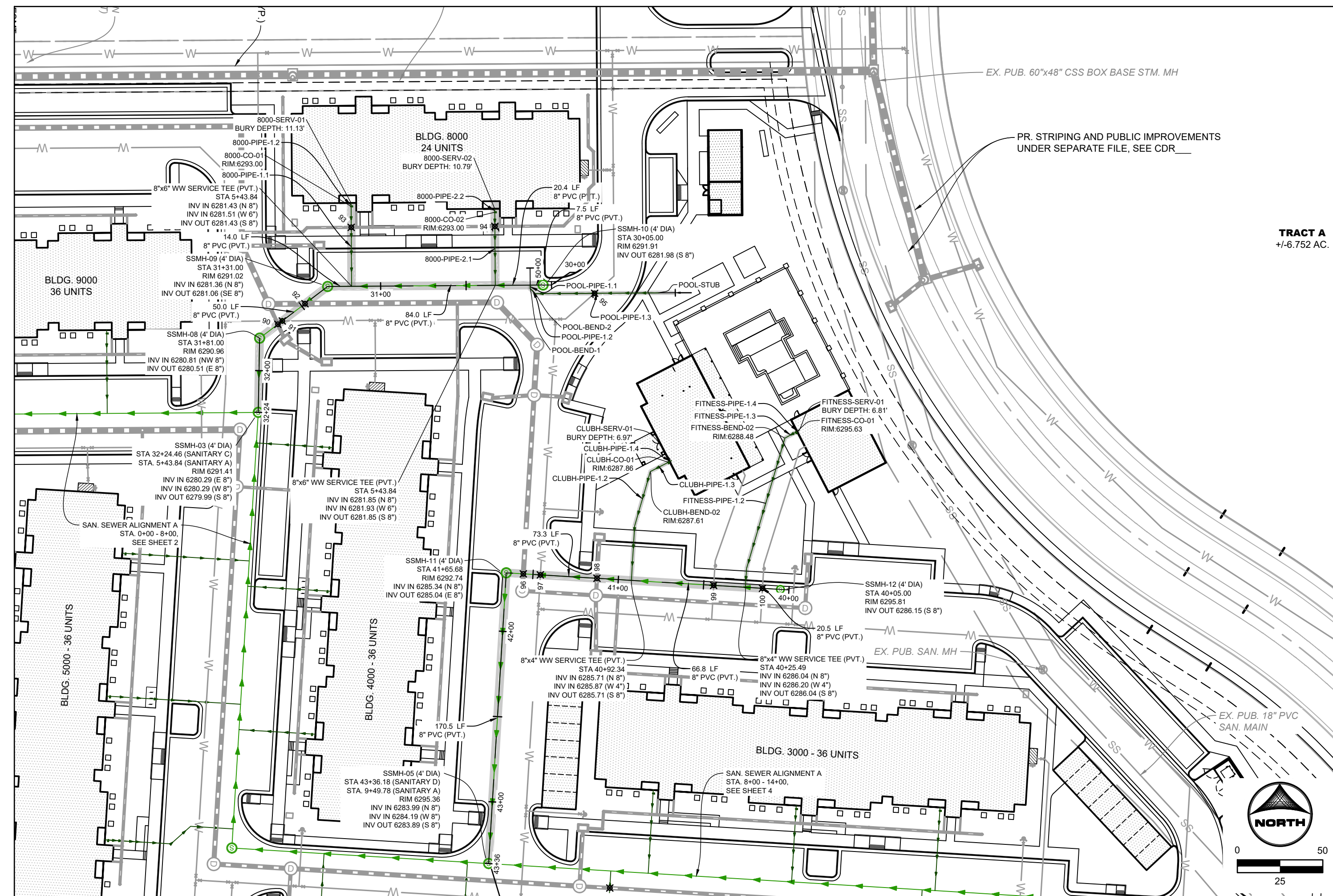


### APARTMENT BUILDING 8000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE				SANITARY SERVICES PIPE TABLE				
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)	NAME	SIZE	LENGTH	SLOPE	MATERIAL
8000-TEE-01	SANITARY A STA. 5+43.84 O/S: -91.83' L	8" x 6" 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-PIPE-1.1	6"	46.79'	2.10%	PVC SDR-26
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-PIPE-1.2	6"	2.00'	2.10%	PVC SDR-26
8000-SERV-01	SANITARY A STA. 5+43.84 O/S: -134.09' L	BLDG. 8000 - WW SERVICE #1 8000-PIPE-1.2 INV OUT (E) = 6282.53	N:1368794.439 E:3229206.960	8000-PIPE-2.1	6"	42.79'	2.10%	PVC SDR-26
8000-TEE-02	SANITARY A STA. 5+43.84 O/S: -157.30' L	8" x 6" WW SERVICE TEE (PVT.) SSWR PIPE-09c 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-PIPE-2.2	6"	2.00'	2.10%	PVC SDR-26
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					

### POOL DRAIN PIPES & STRUCTURES INFORMATION:

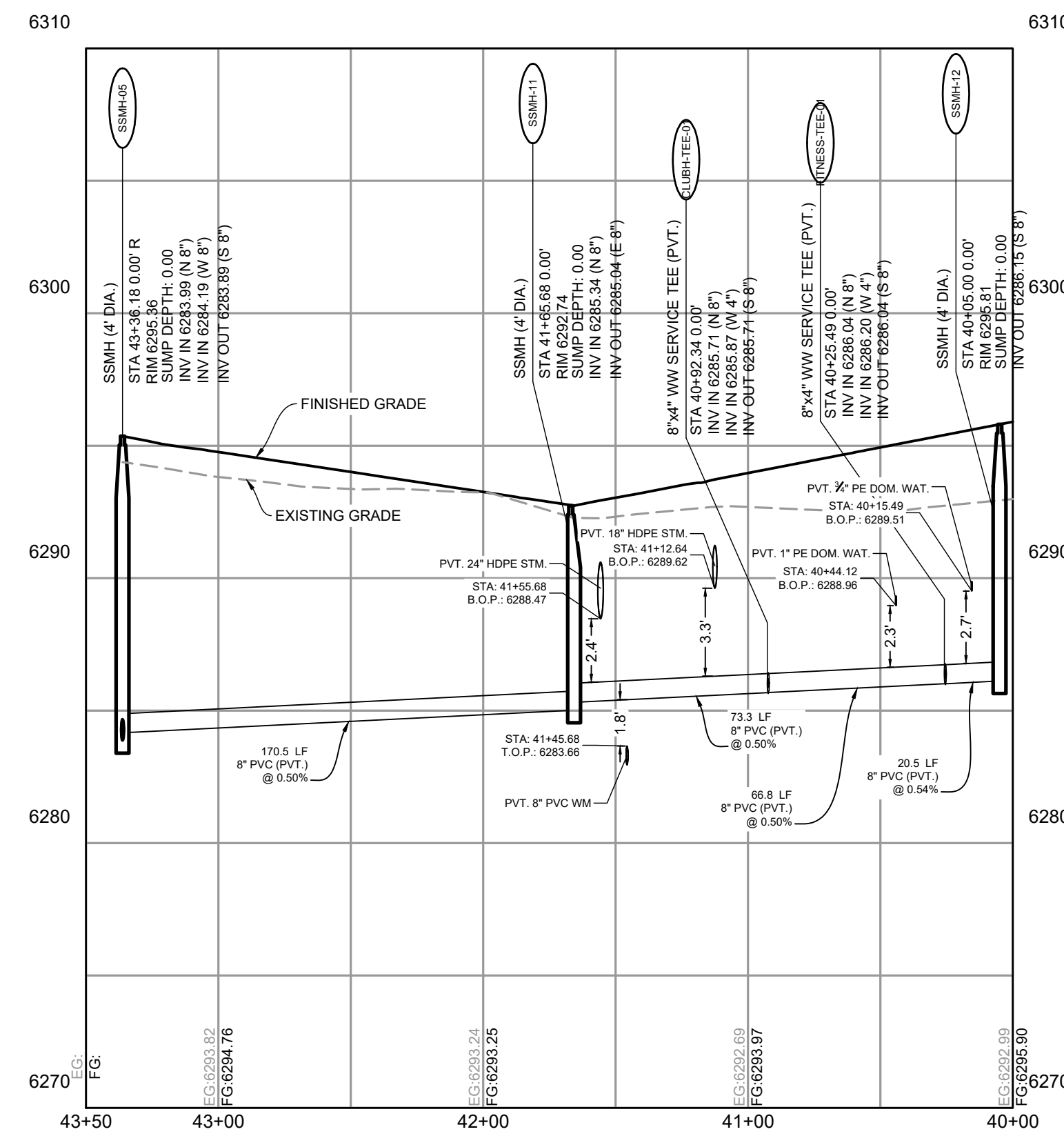
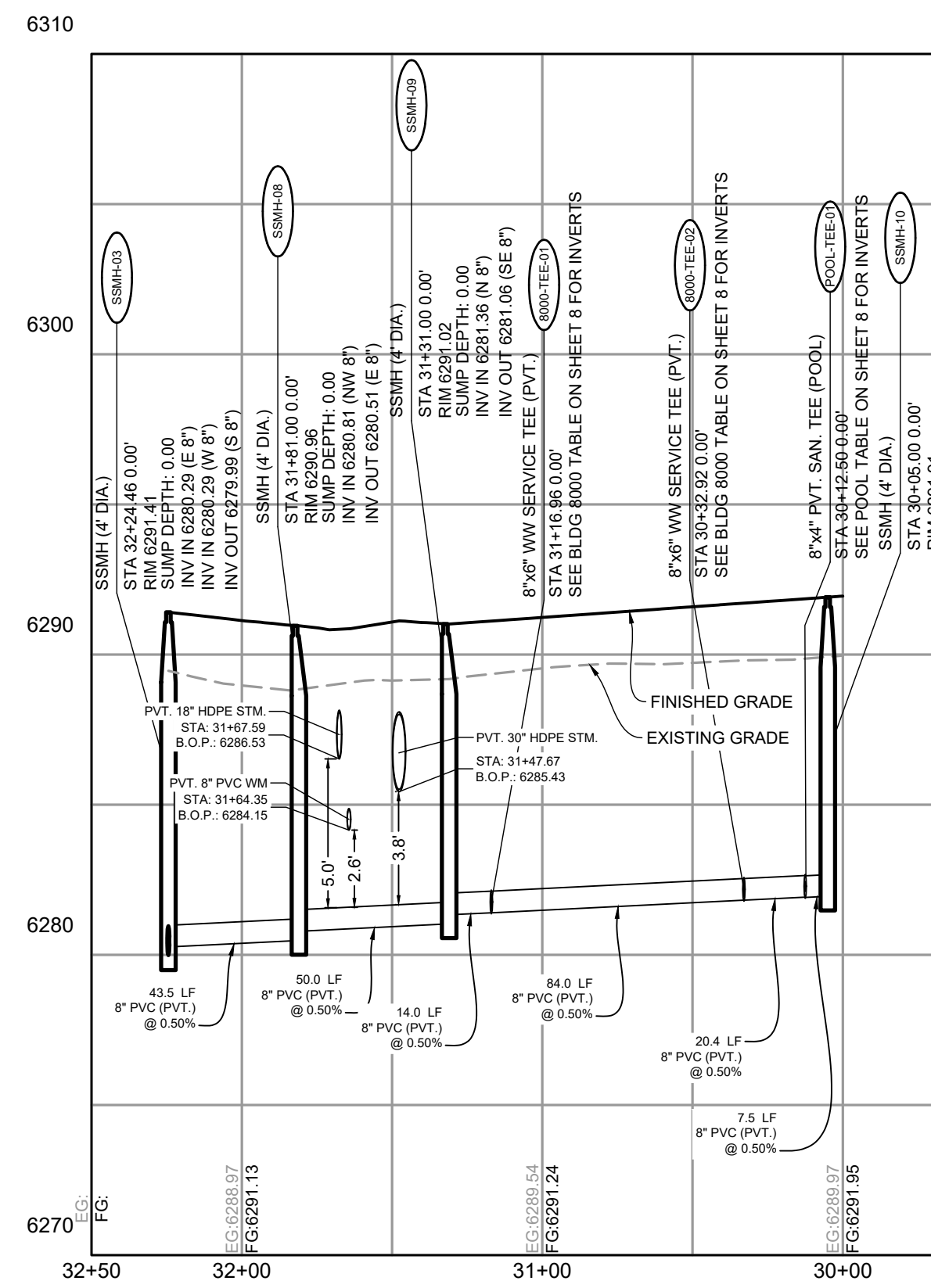
SANITARY FITTINGS TABLE				SANITARY SERVICES PIPE TABLE				
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)	NAME	SIZE	LENGTH	SLOPE	MATERIAL
POOL-TEE-01	SANITARY E STA. 50+10.00 O/S: 0.00' L	8" x 4" PVT. SAN. TEE (POOL) SSWR PIPE-09f INV IN (N) = 6281.94 POOL-PIPE-1.1 INV IN (E) = 6282.11 SSWR PIPE-09e INV OUT (S) = 6281.95	N:1368899.225 E:3229255.044	POOL-PIPE-1.1	4"	2.05'	2.10%	PVC SDR-26
POOL-BEND-1	SANITARY E STA. 50+12.05 O/S: 0.00'	4" x 4" 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-PIPE-1.2	4"	4.24'	2.10%	PVC SDR-26
POOL-BEND-2	SANITARY E STA. 50+16.29 O/S: 0.00'	4" x 4" 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-PIPE-1.3	4"	71.86'	1.25%	PVC SDR-26
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					



PRIVATE SANITARY SEWER MAIN C (STA. 30+00 - 32+50)

PRIVATE SANITARY SEWER MAIN D (STA. 40+00 - 43+50)

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



NO.	DATE	BY	REVISION DESCRIPTION

# 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.) SSWR PIPE-04e INV IN (N) = 6283.91 SSWR PIPE-04c INV OUT (S) = 6283.83	N:1368862.518 E:3229562.894
2000-CO-02	SANITARY A STA. 9+37.36 O/S: 66.79' R	6" CLEANOUT 2000-PIPE-2.2 INV IN (E) = 6285.31 2000-PIPE-2.1 INV OUT (W) = 6285.31	N:1368858.478 E:3229659.564
2000-SERV-02	SANITARY A STA. 9+37.36 O/S: 68.79' R	BLDG. 2000 - WW SERVICE #2 2000-PIPE-2.2 INV OUT (W) = 6285.35	N:1368868.357 E:3229661.560
2000-TEE-03	SANITARY A STA. 10+21.41 O/S: 0.00' L	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-05c INV IN (N) = 6284.89 2000-PIPE-3.1 INV IN (E) = 6284.97 SSWR PIPE-05a INV OUT (S) = 6284.89	N:1368946.406 E:3229597.977
2000-CO-03	SANITARY A STA. 10+21.41 O/S: 62.79' R	6" CLEANOUT 2000-PIPE-3.2 INV IN (E) = 6286.29 2000-PIPE-3.1 INV OUT (W) = 6286.29	N:1368942.607 E:3229660.654
2000-SERV-03	SANITARY A STA. 10+21.41 O/S: 64.79' R	BLDG. 2000 - WW SERVICE #3 2000-PIPE-3.2 INV OUT (W) = 6286.33	N:1368942.486 E:3229662.651

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

### APARTMENT BUILDING 3000 SANITARY SERVICES INFORMATION:

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

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

### APARTMENT BUILDING 4000 SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
4000-CO-01	SANITARY A STA. 5+61.74 O/S: -42.79' L	6" CLEANOUT 4000-PIPE-1.2 INV IN (N) = 6281.45 4000-PIPE-1.1 INV OUT (S) = 6281.45	N:1368781.764 E:3229350.024
4000-SERV-01	SANITARY A STA. 5+61.74 O/S: -44.79' L	BLDG. 4000 - WW SERVICE #1 4000-PIPE-1.2 INV OUT (S) = 6281.49	N:1368783.760 E:3229350.145
4000-TEE-01	SANITARY A STA. 5+61.74 O/S: 0.00'	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-03e 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-03h 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:1368862.552 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:1368860.555 E:3229411.986
5000-TEE-02	SANITARY A STA. 7+14.96 O/S: 0.00'	8"x6" WW SERVICE TEE (PVT.) SSWR PIPE-03n INV IN (E) = 6282.00 5000-PIPE-2.1 INV IN (S) = 6282.08 SSWR PIPE-03g INV OUT (W) = 6282.00	N:1368729.787 E:3229500.377
5000-CO-02	SANITARY A STA. 7+14.96 O/S: 76.45' R	6" CLEANOUT 5000-PIPE-2.2 INV IN (S) = 6283.69 5000-PIPE-2.1 INV OUT (N) = 6283.69	N:1368863.476 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:1368861.480 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+88.05 O/S: 24.85' R	WW SERVICE 45' HORIZ. BEND 5000-PIPE-3.2 INV IN (S) = 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-3.2 INV IN (S) = 6283.65 5000-PIPE-3.2 INV OUT (NW) = 6283.65	N:1368889.025 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:1368862.385 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:1368850.389 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) = 6285.87 SSWR PIPE-11a INV OUT (S) = 6285.71	N:1368958.427 E:3229427.891

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

### FITNESS CENTER SANITARY SERVICES INFORMATION:

SANITARY FITTINGS TABLE			
FITTING NAME	STATION & OFFSET	FITTING DETAILS	HORIZONTAL CONTROL (N/E)
FITNESS-SERV-01	SANITARY D STA. ??? ? ? ?	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

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

NO.	DATE	BY	REVISION DESCRIPTION

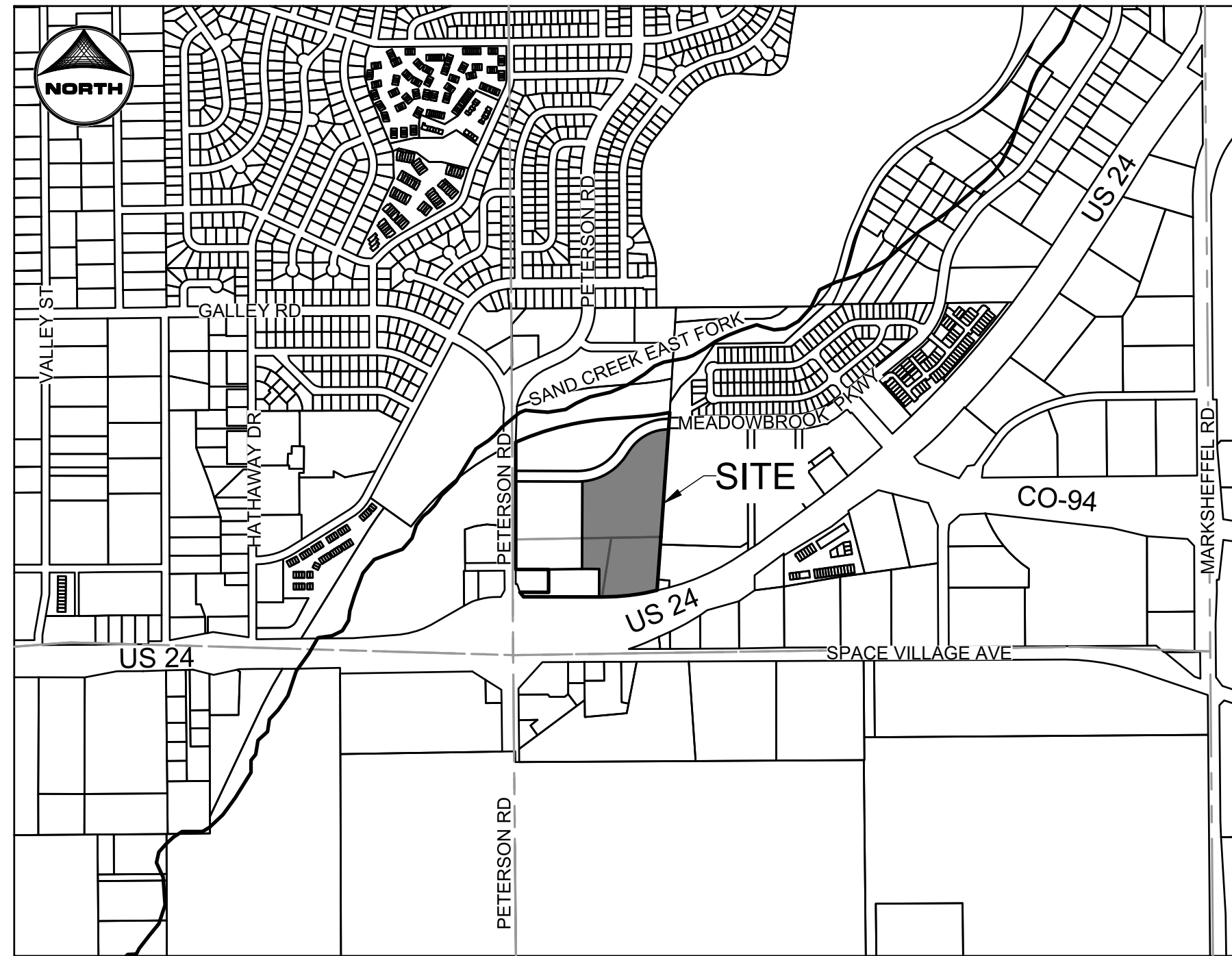
**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 160  
 COLORADO SPRINGS, CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

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

CONSTRUCTION DRAWINGS  
 WASTEWATER SERVICES TABLES

# 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:

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

### WATER PROJECT - SPECIFIC NOTES

- |   |  |
|---|--|
| <p>APPLICABLE</p> <p>NOT APPLICABLE</p> | <p>1. <input checked="" type="checkbox"/> <input type="checkbox"/> 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.</p> <p>2. <input checked="" type="checkbox"/> <input type="checkbox"/> 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.</p> <p>3. <input type="checkbox"/> <input checked="" type="checkbox"/> 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.</p> <p>4. <input type="checkbox"/> <input checked="" type="checkbox"/> A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT.</p> |
|---|--|

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)

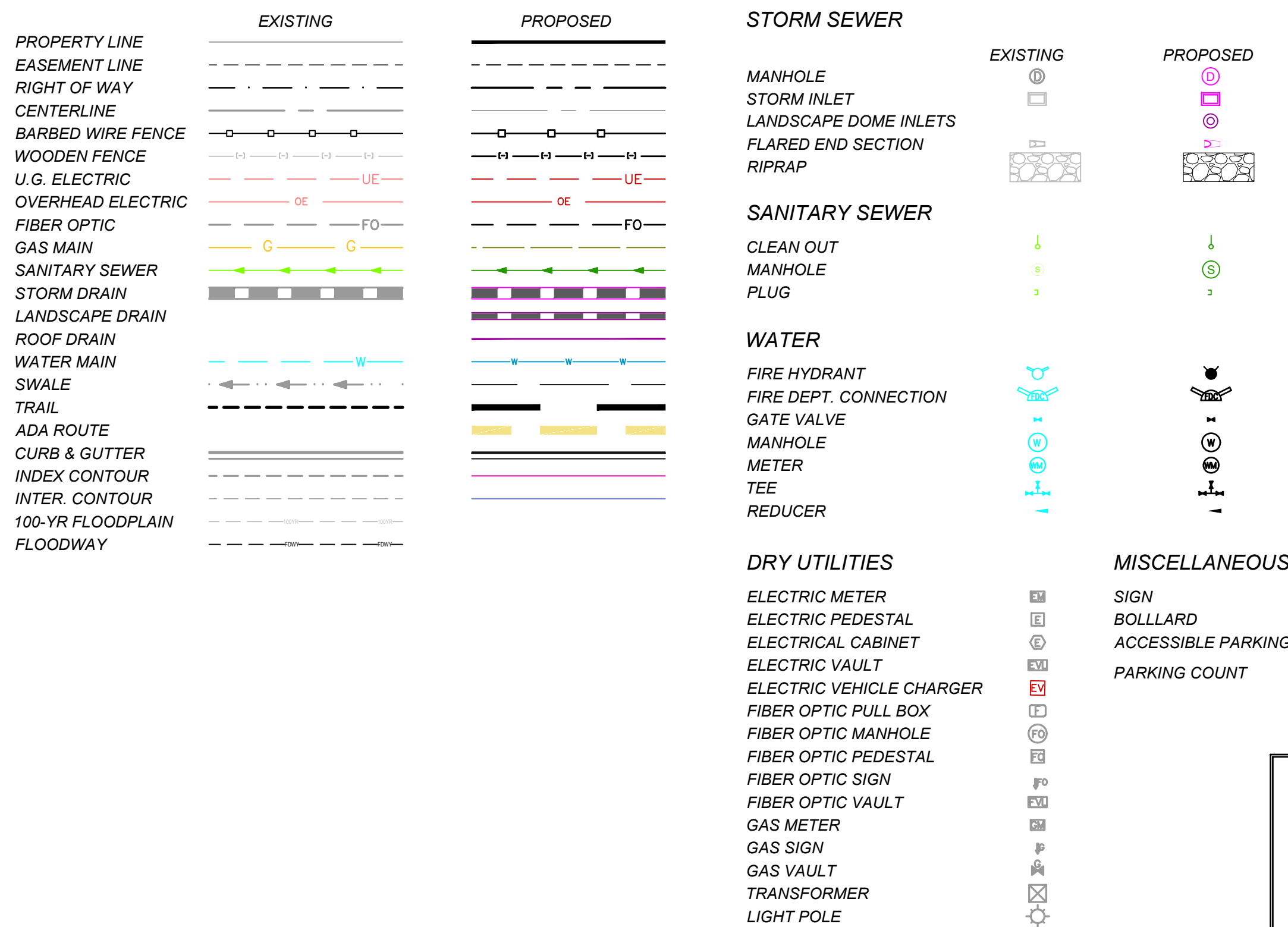
<sup>1</sup>THE MAXIMUM PRESSURE LISTED FOR EACH NODE DEFINES THE MAXIMUM DESIGN WORKING PRESSURE FOR MATERIAL SELECTION IN WATER L.E.S.S. TABLE 2-2. IF THE MAXIMUM DESIGN WORKING PRESSURE IS GREATER THAN 177 PSI, PVC SHALL NOT BE USED.  
<sup>2</sup>BURY DEPTH IS ASSUMED TO BE 9 FEET BELOW THE HYDRANT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

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

### FIRE PROTECTION NOTES:

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

### LEGEND



### PROJECT CONTACTS:

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**SURVEYOR**  
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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 (<4")
- 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 NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES

PCD FILE NO.: PPR2613

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DRAWINGS  
WATER COVER

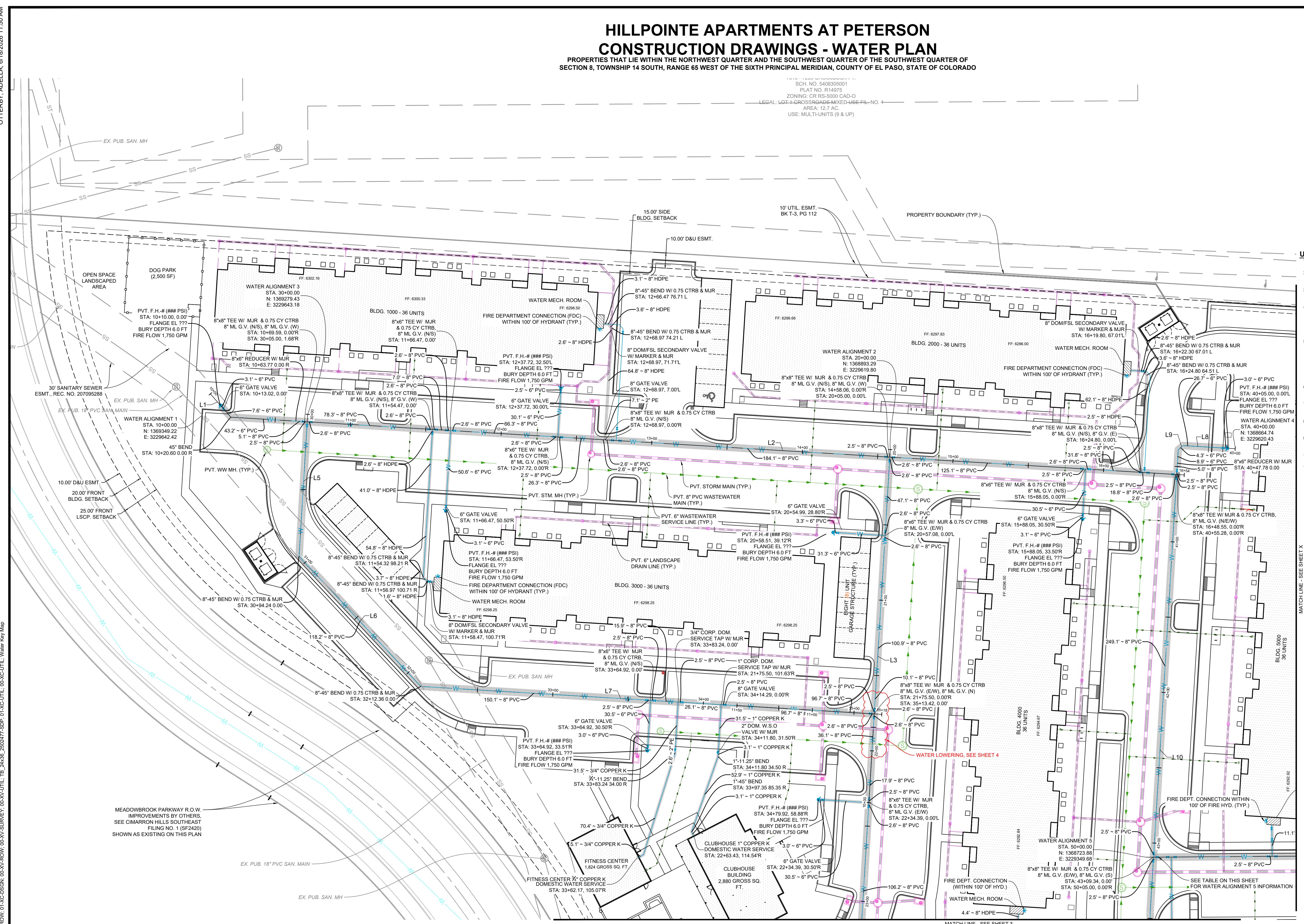
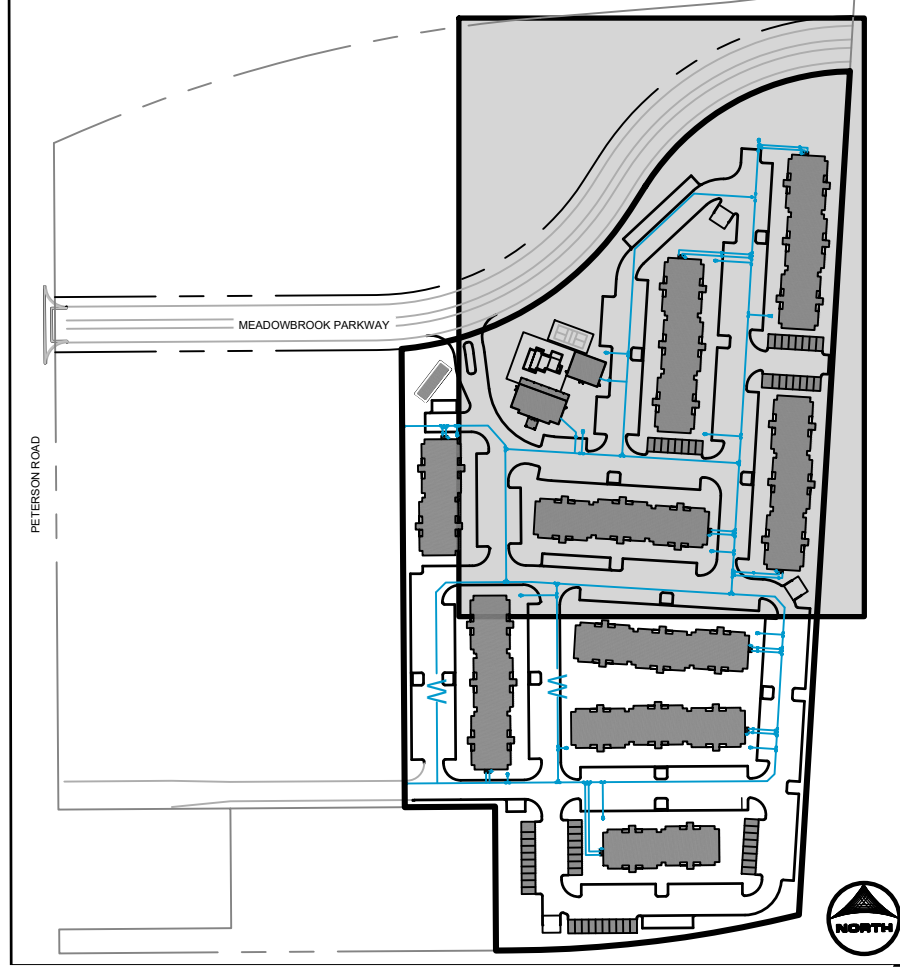
SHEET  
CV  
1

# 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

SCH. NO. 5408305001  
PLAT NO. R14975  
ZONING: CR RS-5000 CAD-O  
LEGAL: LOT 4 GROSS/AREA-MARKED-USE-FIL-NO.  
AREA: 12.7 AC.  
USE: MULTI-UNITS (9 & UP)

KEY MAP (N.T.S.)



- 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 DENTON ROAD TRACT IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND IS SHOWN AS EXISTING CONDITIONS ON THIS PLAN.
  - ALL BUILDINGS HAVE A ROOF DRAIN SYSTEM AND SECONDARY LANDSCAPE STORMWATER DRAIN SYSTEM THAT CONNECT TO THE PRIVATE STORM SEWER SYSTEM WITHIN THE DRIVE AISLES. ALL DOWNSPOUTS ARE 4" DIAMETER OR EQUIVALENT CAPACITY. ALL ROOF DRAIN SYSTEMS AND LANDSCAPE DRAIN SYSTEMS ARE 8" DIAMETER PVC AND CONNECT EITHER TO PRIVATE RCP STORM SEWER WITHIN DRIVE AISLES OR DIRECTLY INTO PRIVATE INLETS OR MANHOLES.
  - ALL PROPOSED PRIVATE WATER INFRASTRUCTURE IS SPECIFIED AS:
    - WATER MAIN IS 8" PVC (C900 DR-14).
    - 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).
    - 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 8" PVC (C900 DR-14).
    - 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.
    - TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUITS IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
    - 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').
    - ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND MAXIMUM FROM FINISHED GRADE, AND 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 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				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L1	20.80	S49°30'02.11"W	(3229650.73, 1369343.84)	(3229641.28, 1369330.31)
L2	632.95	S3°28'03.42"W	(3229641.28, 1369330.31)	(3229602.89, 1369868.52)

WATER ALIGNMENT 2				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L3	340.50	N89°31'58.81"W	(3229618.81, 1368893.36)	(3229279.81, 1368913.95)
L4	9.98	S89°36'45.98"W	(3229279.81, 1368913.95)	(3229269.86, 1368913.89)

WATER ALIGNMENT 3				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L5	94.24	N89°31'52.13"W	(3229643.20, 1369279.43)	(3229549.14, 1369285.14)
L6	118.12	S49°50'17.98"W	(3229549.14, 1369285.14)	(3229462.84, 1369204.49)
L7	306.06	S3°28'03.76"W	(3229462.84, 1369204.49)	(3229444.33, 1369898.98)

WATER ALIGNMENT 4				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L8	34.87	N3°28'03.38"E	(3229602.36, 1369864.75)	(3229622.58, 1369899.35)
L9	4.24	N41°31'58.62"W	(3229622.58, 1369899.35)	(3229619.64, 1369870.52)
L10	307.66	N89°31'58.62"W	(3229619.64, 1369870.52)	(3229312.55, 1368721.13)
L11	124.21	S89°36'07.72"W	(3229312.55, 1368721.13)	(3229188.34, 1368720.27)
L12	20.00	S41°36'45.29"W	(3229188.34, 1368720.27)	(3229174.29, 1368706.03)
L13	282.44	S0°23'14.71"E	(3229174.29, 1368706.03)	(3229176.20, 1368423.60)

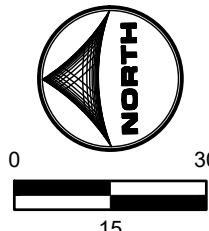
WATER ALIGNMENT 5				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L14	298.10	S0°23'14.74"E	(3229176.20, 1368423.60)	(3229151.70, 1368424.78)

WATER ALIGNMENT 6				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L15	126.67	N89°36'45.68"E	(3229126.16, 1368847.36)	(3229149.82, 1368849.23)
L16	37.83	S41°31'58.62"E	(3229149.82, 1368849.23)	(3229274.90, 1368919.92)
L17	204.04	S0°23'14.62"E	(3229274.90, 1368919.92)	(3229276.28, 1368715.89)

WATER ALIGNMENT 7				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L18	253.28	N89°36'42.95"E	(3229170.17, 1368426.56)	(3229423.45, 1368430.27)
L19	16.47	N87°06'43.81"E	(3229154.99, 1368423.56)	(3229170.17, 1368426.56)
L20	28.28	N89°30'20.75"E	(3229128.71, 1368422.19)	(3229154.99, 1368423.56)



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\CDC\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 I  
 SHEET  
**WAT**  
**2**

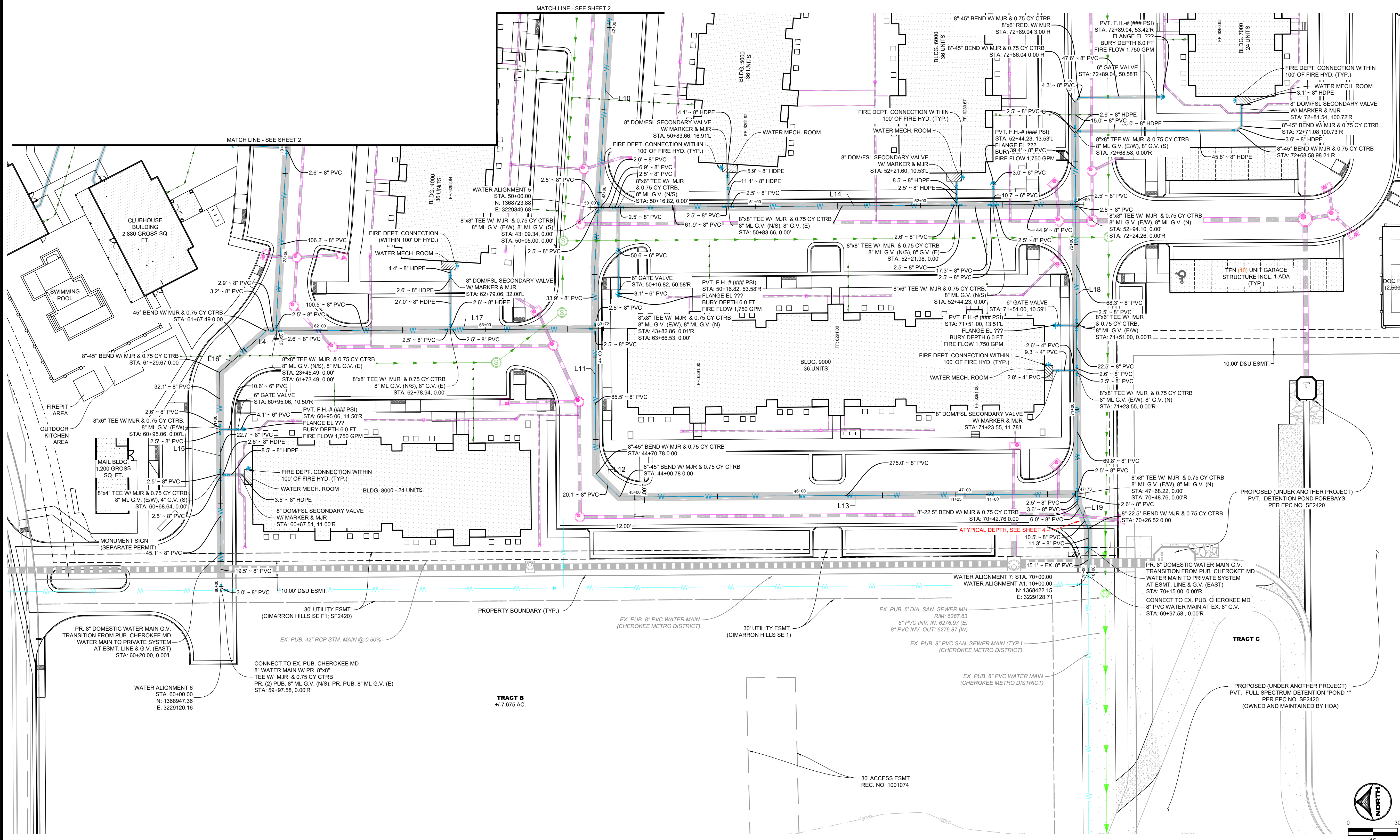
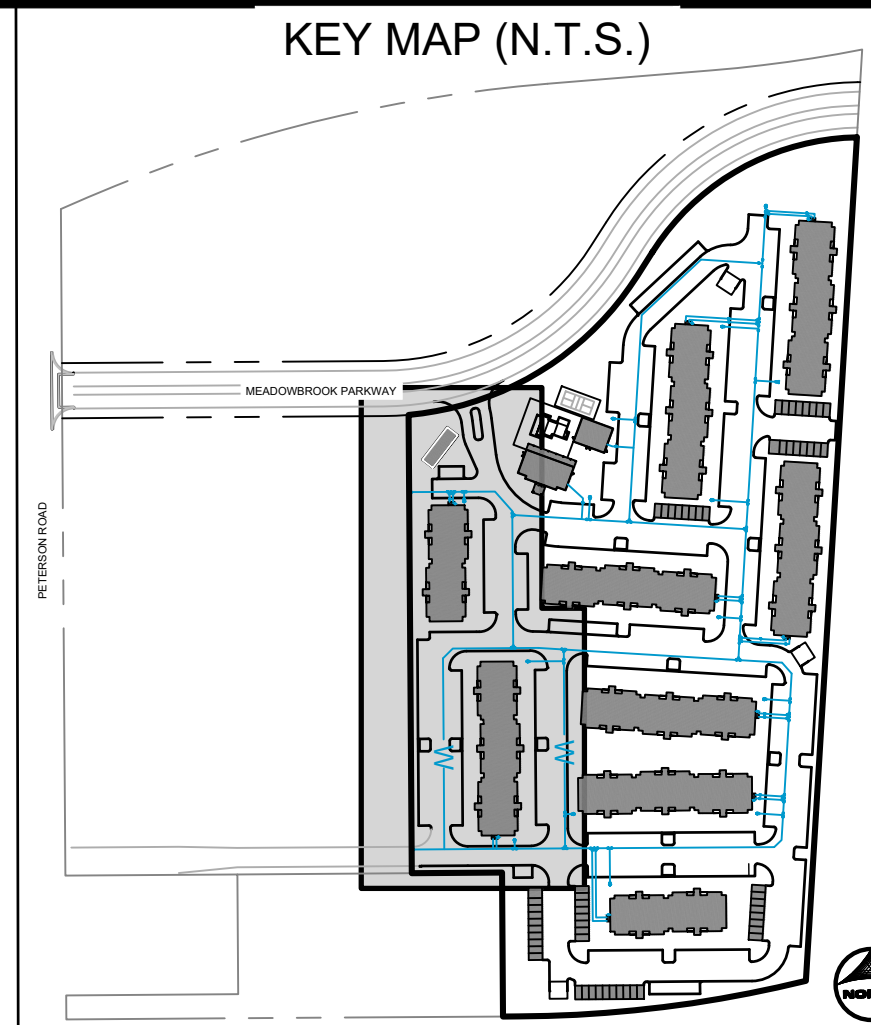
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PCD FILE NO: PPR202433

# 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 PROPOSED PRIVATE WATER INFRASTRUCTURE 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. CONDUITS 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 FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
  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°30'02.11"W	(322965.73, 1369343.94)	(322964.18, 1369330.31)
L2	632.95	S3°28'03.42"W	(322964.18, 1369300.31)	(322960.89, 1368998.52)

WATER ALIGNMENT 2				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L3	340.50	N80°31'58.81"W	(3229619.81, 1368993.36)	(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	N80°31'58.81"W	(3229643.20, 1369279.43)	(3229549.14, 1369285.14)
L6	118.12	S40°50'17.98"W	(3229549.14, 1369285.14)	(3229462.84, 1369204.49)
L7	306.06	S3°28'03.76"W	(3229462.84, 1369204.49)	(3229444.33, 1368998.52)

WATER ALIGNMENT 4				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L8	34.87	N3°28'03.38"E	(3229620.36, 1368964.70)	(3229622.51, 1368999.35)
L9	4.24	N41°31'58.62"W	(3229622.51, 1368999.35)	(3229619.64, 1368702.52)
L10	307.66	N80°31'58.62"W	(3229619.64, 1368702.52)	(322912.55, 1368721.13)
L11	124.21	S89°36'07.72"W	(322912.55, 1368721.13)	(3229188.34, 1368720.27)
L12	20.00	S44°36'45.29"W	(3229188.34, 1368720.27)	(3229174.29, 1368706.03)
L13	282.44	S0°23'14.71"E	(3229174.29, 1368706.03)	(3229176.20, 1368423.60)

WATER ALIGNMENT 5				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L14	298.10	S0°23'14.74"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)	(3229433.45, 1368430.27)
L16	37.83	S41°31'58.62"E	(3229433.45, 1368430.27)	(3229274.90, 1368919.92)
L17	204.04	S0°23'14.62"E	(3229274.90, 1368919.92)	(3229276.28, 1368715.89)

WATER ALIGNMENT 7				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L18	253.28	N89°36'42.38"E	(3229170.17, 1368426.56)	(3229433.45, 1368430.27)
L19	16.47	N87°06'43.81"E	(3229154.99, 1368422.15)	(3229170.17, 1368426.56)
L20	28.28	N89°36'20.75"E	(3229128.71, 1368422.15)	(3229154.99, 1368422.15)

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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: 719.965.0044

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

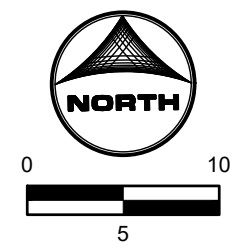
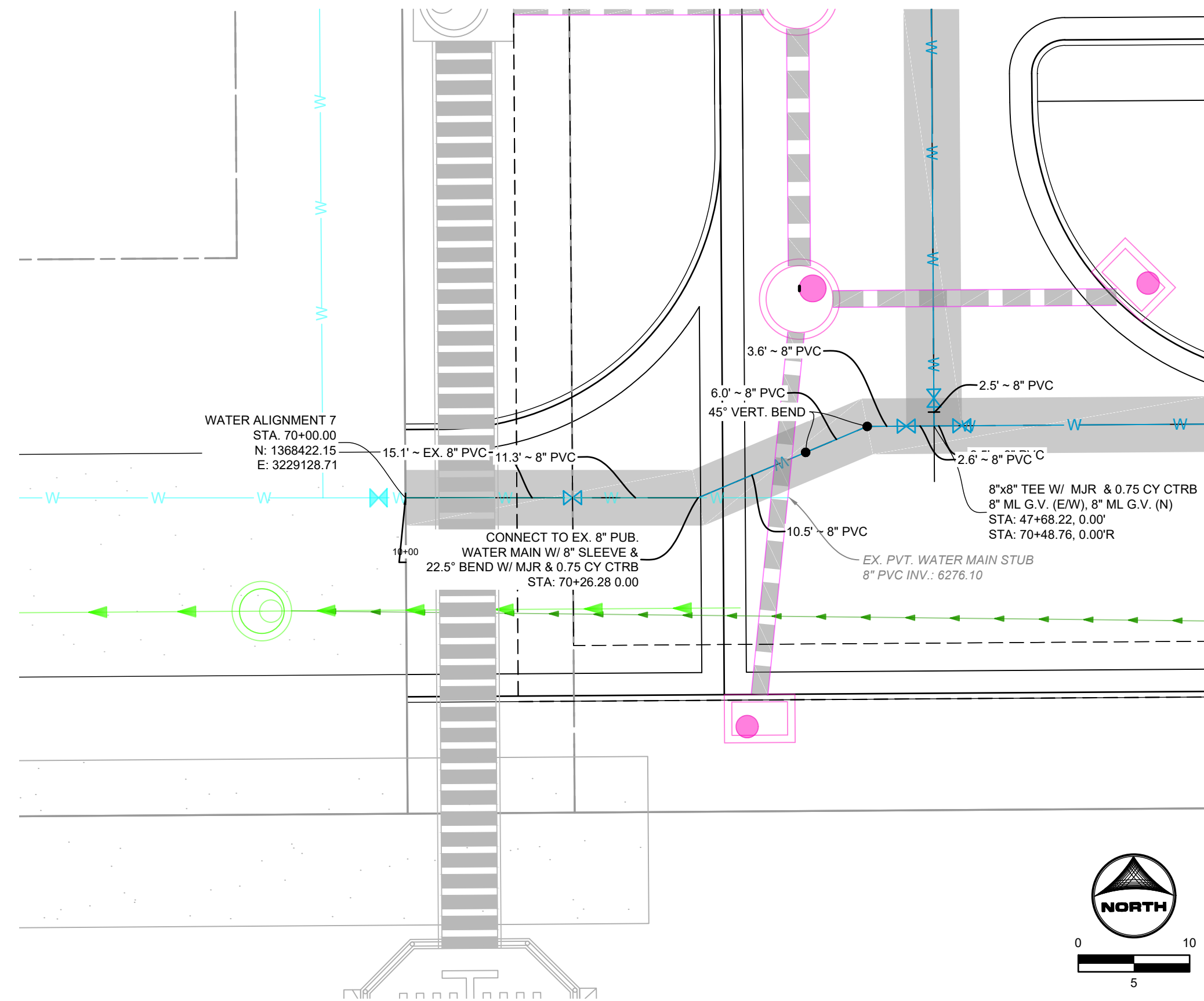
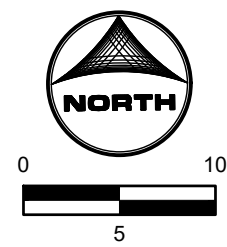
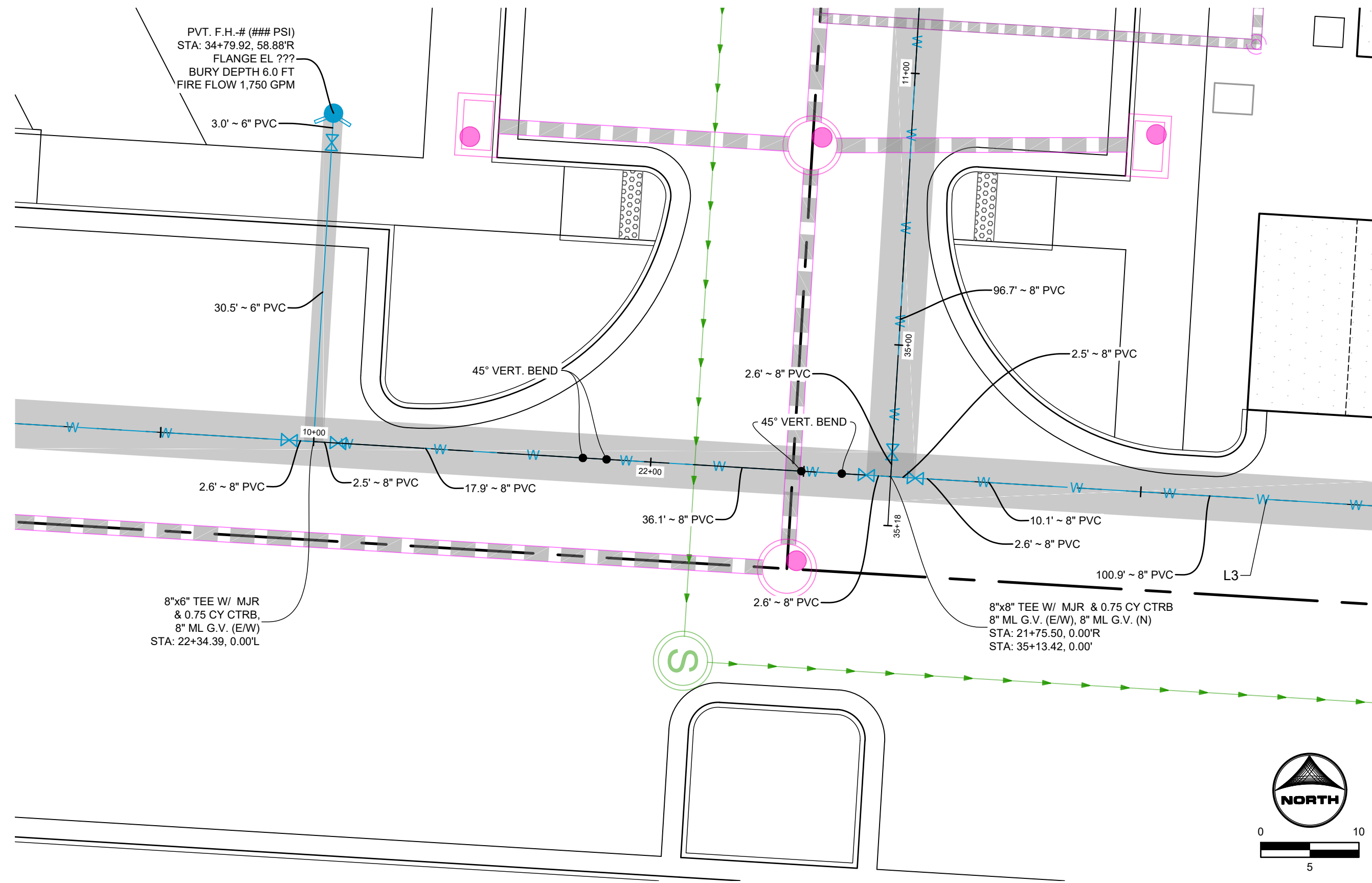
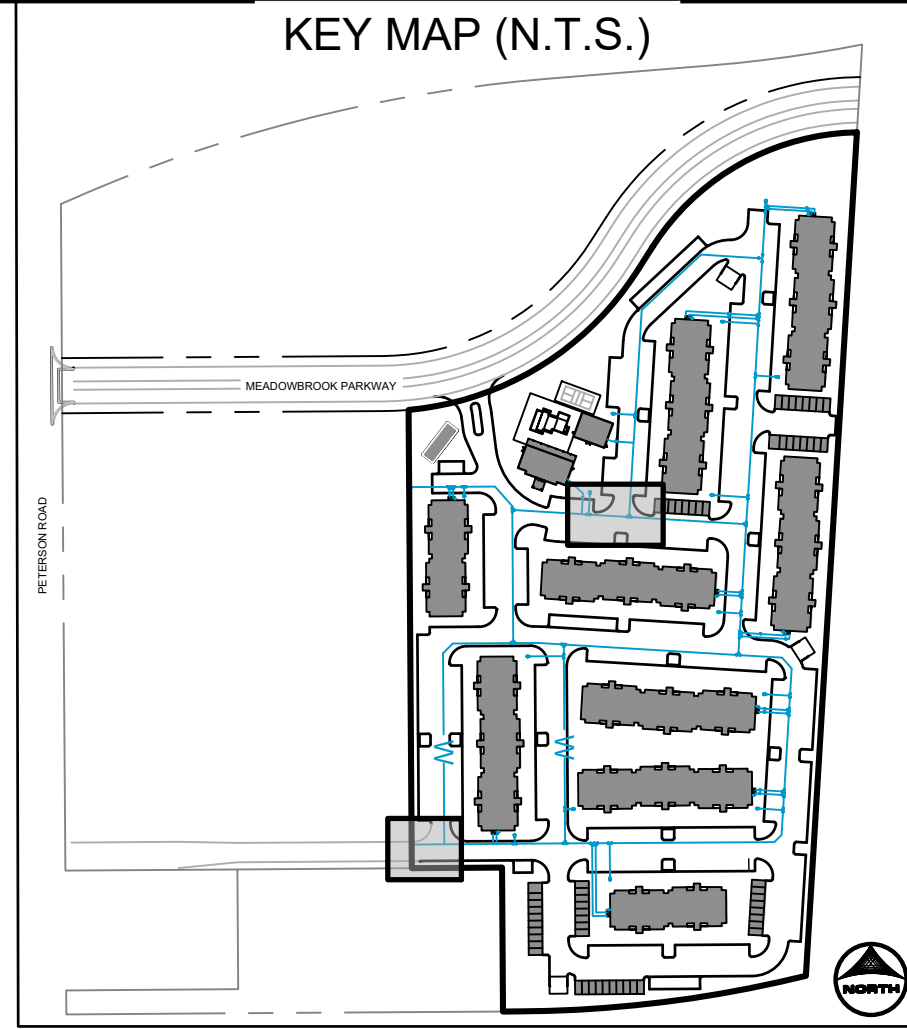
CONSTRUCTION DRAWINGS  
 WATER PLAN II  
 SHEET  
**WAT**  
 3

PCD FILE NO: PPR202433

# HILLPOINTE APARTMENTS AT PETERSON CONSTRUCTION DRAWINGS - WATER PLAN

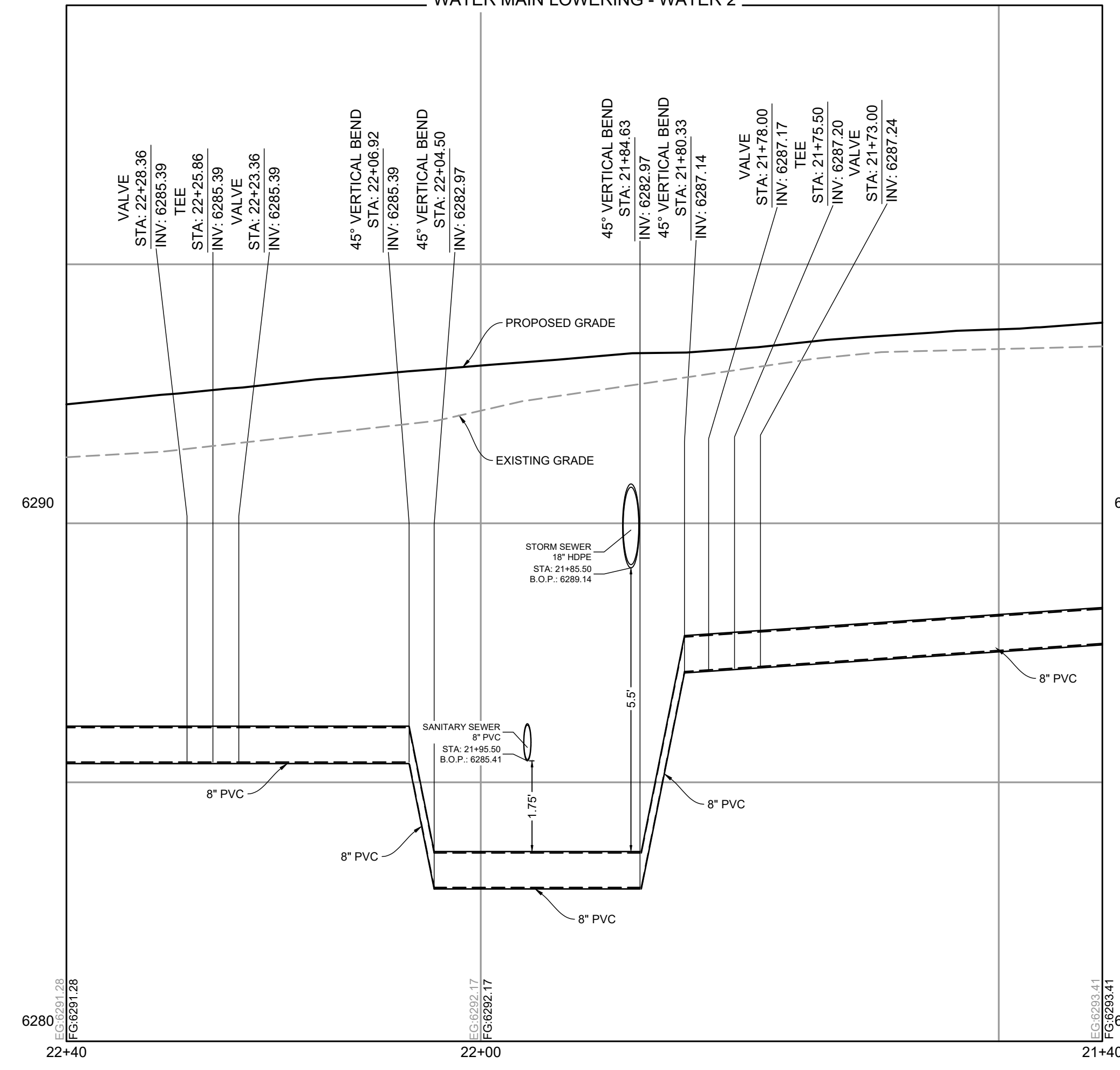
PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP (N.T.S.)

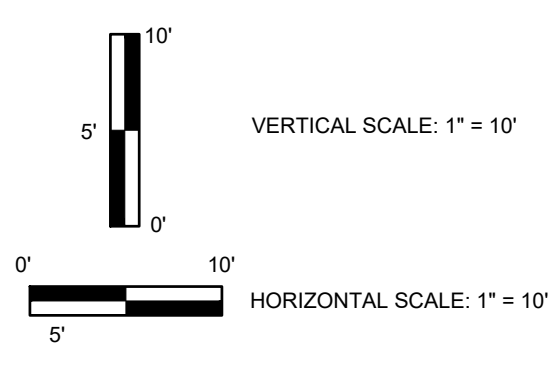
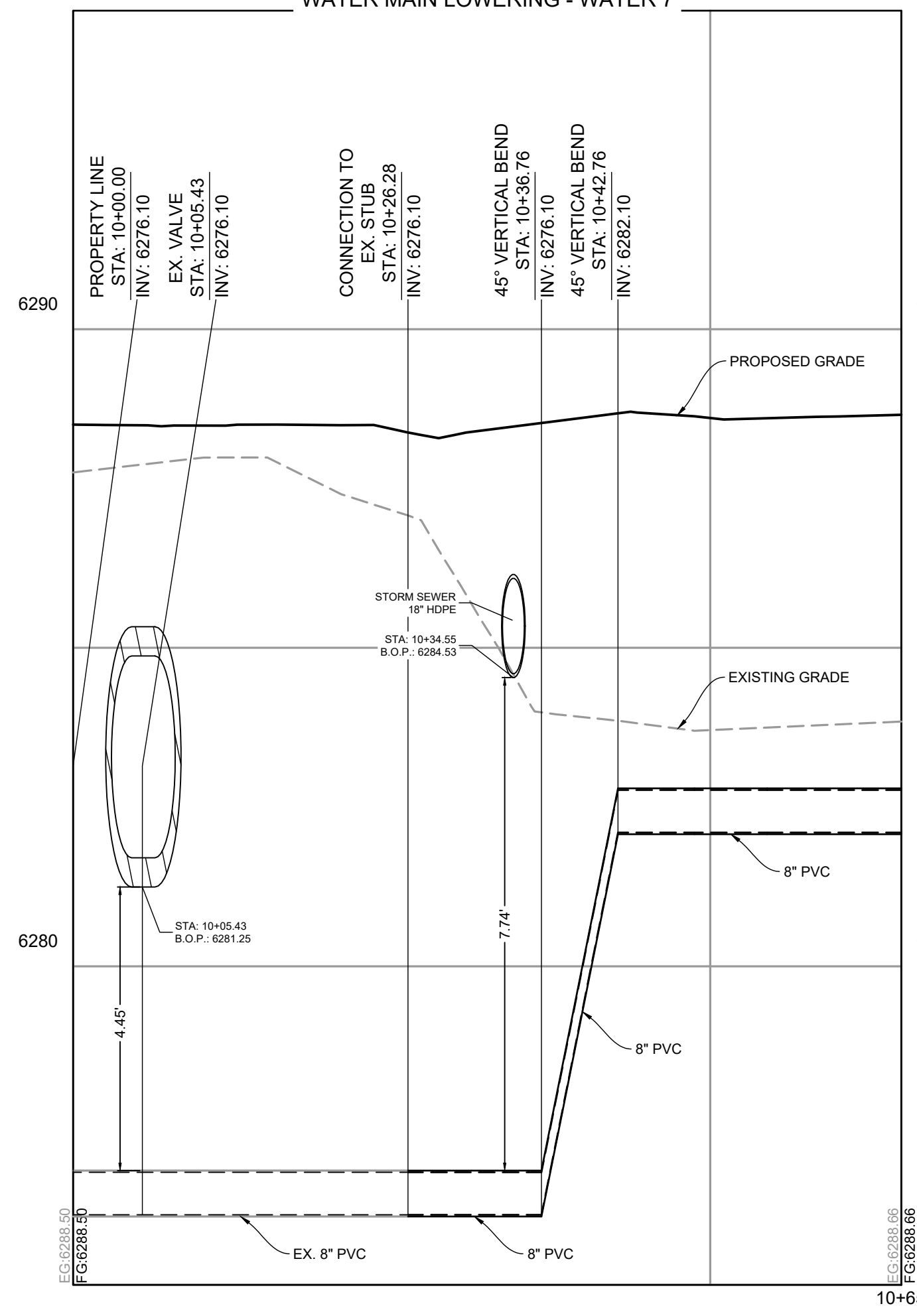


- UTILITY NOTES:**
1. ALL PRIVATE STORM SEWER INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE OWNER/DEVELOPER OR THEIR ASSIGNS.
  2. ALL PUBLIC STORM SEWER WITHIN THE HEADWATER PARKWAY RIGHT-OF-WAY IS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND IS DESIGNED BY OTHERS AND SHOWN AS EXISTING CONDITIONS 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" HOPE (PE 4710) TO ALL BUILDINGS.
    - 5.3. DOMESTIC SERVICES ARE 2" PE 4710 SDR 9 CTS TO APARTMENT BUILDINGS.
    - 5.4. DOMESTIC SERVICE TO THE CLUBHOUSE IS 1" PE 4710 SDR 9 CTS.
    - 5.5. DOMESTIC SERVICE TO THE FITNESS CENTER IS 3/4" PE 4710 SDR 9 CTS.
    - 5.6. PRIVATE FIRE HYDRANT BRANCH LINES AND HYDRANTS ARE 6" PVC (C900 DR-14).
  6. ALL PROPOSED PRIVATE SANITARY SEWER MAIN IS 8" PVC (SDR 26) AND DOMESTIC SANITARY SEWER SERVICES ARE 6" PVC (SDR 26) TO APARTMENT BUILDINGS, CLUBHOUSE, AND FITNESS CENTER.
  7. TWO (2) EV CHARGING STATION STALLS ARE TO BE PROVIDED WITHIN THE DEVELOPMENT. CONDUIT IS TO BE INSTALLED FOR FUTURE CHARGER INSTALLATION. UP TO (1) ONE EV CHARGING STATION STALL PER BUILDING.
  8. ALL PRIVATE AND PUBLIC WATER MAIN SHOWN ON THESE PLANS HAVE A BURY DEPTH OF 5' MINIMUM AND 6' MAXIMUM FROM FINISHED GRADE. ANY LOWERSINGS WITH DEPTHS BEYOND 6' ARE SHOWN WITH PROFILES TO DEMONSTRATE CLEARANCES.
  9. ALL PRIVATE AND PUBLIC WATER MAIN HAS A MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES (OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE).
  10. ALL APARTMENT BUILDINGS HAVE ONE MECHANICAL WATER ROOM STRUCTURE ON THE SIDE WHICH HOUSES INTERNAL PLUMBING FOR THE 2" DOMESTIC WATER SERVICE AND THE 6" FIRE SERVICE LINE. EACH APARTMENT WATER ROOM HAS A 1.5' METER WITH BACKFLOW PREVENTER AS APPROVED BY CHEROKEE METRO DISTRICT.

WATER MAIN LOWERING - WATER 2



WATER MAIN LOWERING - WATER 7



WATER ALIGNMENT 1				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L1	20.80	S48°30'02.11"W	(3229650.73, 1369343.94)	(3229641.28, 1369330.31)
L2	62.95	S3°28'03.42"W	(3229641.28, 1369330.31)	(3229602.89, 1369668.52)

WATER ALIGNMENT 2				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L3	340.50	N89°31'58.81"W	(3229618.81, 1368863.32)	(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°31'52.13"W	(3229643.20, 1369279.43)	(3229549.14, 1369285.14)
L6	118.12	S48°30'01.78"W	(3229549.14, 1369285.14)	(3229462.84, 1369204.49)
L7	306.06	S3°28'03.76"W	(3229462.84, 1369204.49)	(3229444.33, 1368996.98)

WATER ALIGNMENT 4				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L8	34.87	N3°28'03.38"E	(3229620.36, 1368864.70)	(3229622.58, 1368999.35)
L9	4.24	N41°31'58.62"W	(3229622.58, 1368999.35)	(3229619.64, 1368702.52)
L10	307.66	N89°31'58.62"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	S41°36'45.29"W	(3229188.34, 1368720.27)	(3229174.29, 1368706.03)
L13	282.44	S0°23'14.71"E	(3229174.29, 1368706.03)	(3229176.20, 1368423.60)

WATER ALIGNMENT 5				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L14	295.10	S0°23'14.74"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, 1368847.36)	(3229349.82, 1368948.23)
L16	37.83	S41°31'58.62"E	(3229349.82, 1368948.23)	(3229274.90, 1368919.92)
L17	204.04	S0°23'14.02"E	(3229274.90, 1368919.92)	(3229276.28, 1368715.89)

WATER ALIGNMENT 7				
ALIGNMENT INFORMATION				
LINE #	LENGTH (LF)	DIRECTION	N/E START	N/E END
L18	253.28	N89°36'42.28"E	(3229170.17, 1368426.56)	(3229423.45, 1368430.27)
L19	16.47	N67°06'43.81"E	(3229154.99, 1368422.16)	(3229170.17, 1368426.56)
L20	28.28	N89°36'20.72"E	(3229128.71, 1368422.15)	(3229154.99, 1368426.56)

OTTERBY, ADELLA, 6/18/2026 11:51 AM

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

NO.	DATE	BY	REVISION DESCRIPTION

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

CONSTRUCTION DRAWINGS  
 WATER LOWERINGS  
 SHEET  
**WAT**  
 4

PCD FILE NO: PPR20133