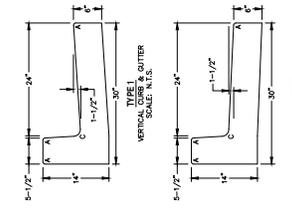
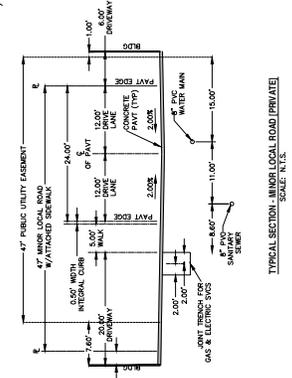
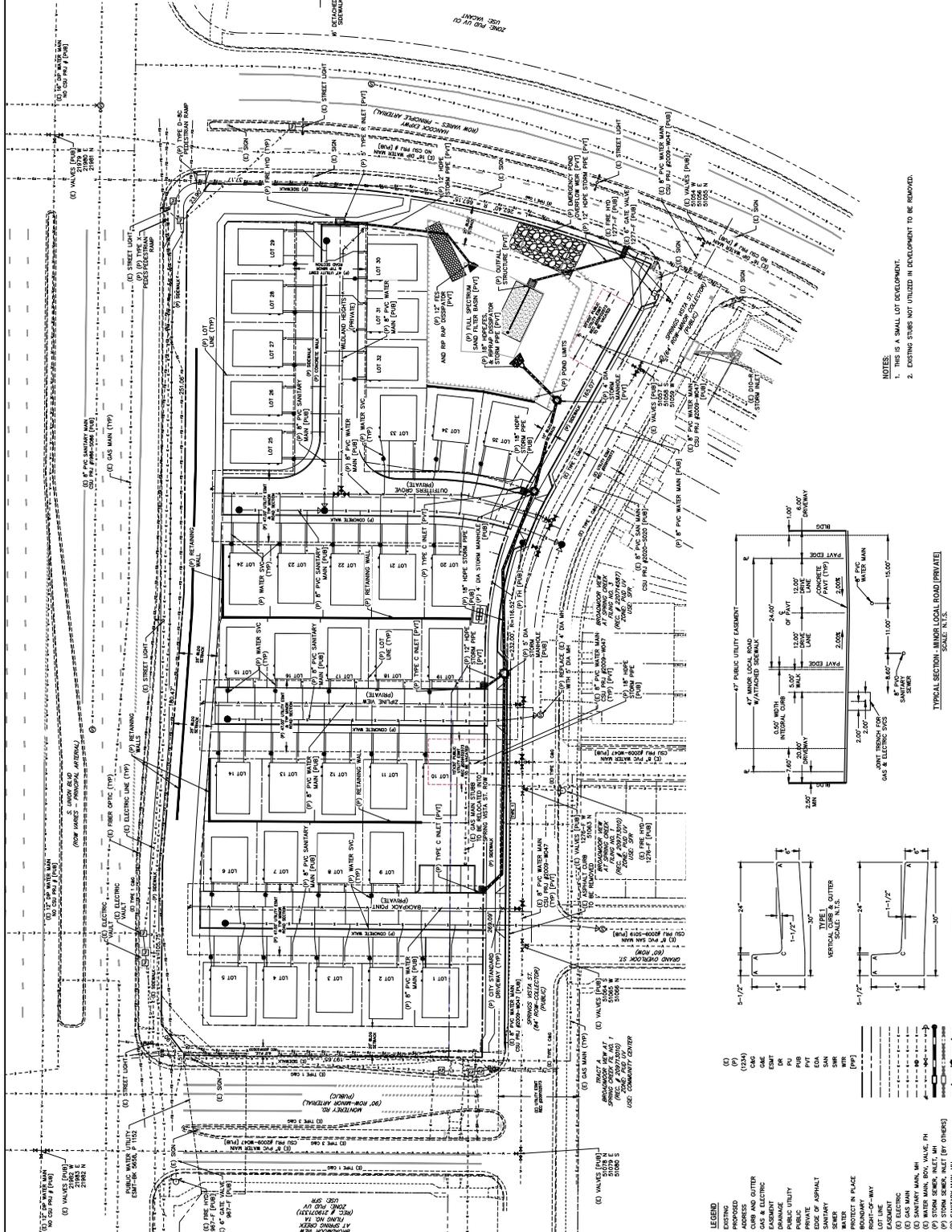


**PRELIMINARY UTILITY PLAN GENERAL NOTES:**

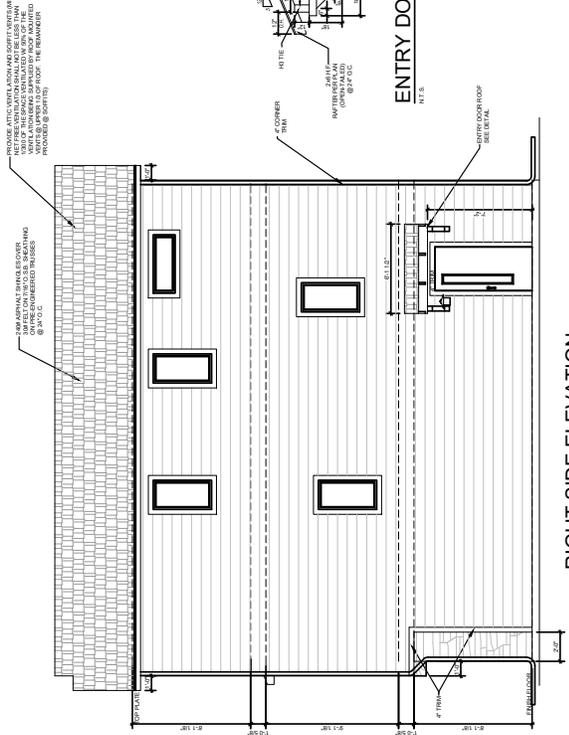
GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) (HEREINAFTER REFERRED TO AS "OWNER") SHALL BE RESPONSIBLE FOR THE CONNECTION AND EXTENSION OF ALL UTILITIES TO THE PROPERTY. THE LOCATION OF ALL UTILITIES SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. SPRINGS UTILITIES USE THE FOLLOWING STANDARDS AND PRACTICES FOR THE DESIGN AND CONSTRUCTION OF UTILITIES:
  - (A) WATER MAINS: 18\"/>
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE ALARM CODE (NFPA), NATIONAL GAS CODE (NGC), AND NATIONAL SANITARY ENGINEERING CODE (NSF).
4. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE INSTALLED ON THE PROPERTY. THE LOCATION OF ALL UTILITIES SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. SPRINGS UTILITIES USE THE FOLLOWING STANDARDS AND PRACTICES FOR THE DESIGN AND CONSTRUCTION OF UTILITIES:
  - (A) WATER MAINS: 18\"/>
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITIES WITHIN THE PROPERTY WILL BE AT THE PROPERTY OWNER'S RISK AND EXPENSE. SPRINGS UTILITIES SHALL CONDUCT A FIELD SURVEY TO LOCATE ALL EXISTING UTILITIES AND SHALL PROVIDE A UTILITY ASSESSMENT REPORT TO THE PROPERTY OWNER. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITIES SHALL BE AT THE PROPERTY OWNER'S RISK AND EXPENSE.
6. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE INSTALLED ON THE PROPERTY. THE LOCATION OF ALL UTILITIES SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. SPRINGS UTILITIES USE THE FOLLOWING STANDARDS AND PRACTICES FOR THE DESIGN AND CONSTRUCTION OF UTILITIES:
  - (A) WATER MAINS: 18\"/>
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' DESIGN STANDARDS FOR WATER QUALITY, UTILITY OPERATIONS, STRUCTURES AND SHALL NOT BE LOCATED WITHIN UTILITY CLEARANCES AND SHALL NOT IMPAIR ACCESS OF THE UTILITY TO MAINTAIN UTILITY FACILITIES.
8. OWNER ACKNOWLEDGES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF THE WATER SUPPLY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE INSTALLED ON THE PROPERTY. THE LOCATION OF ALL UTILITIES SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. SPRINGS UTILITIES USE THE FOLLOWING STANDARDS AND PRACTICES FOR THE DESIGN AND CONSTRUCTION OF UTILITIES:
  - (A) WATER MAINS: 18\"/>
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES AND SHALL PROVIDE A UTILITY ASSESSMENT REPORT TO SPRINGS UTILITIES. SPRINGS UTILITIES SHALL CONDUCT A FIELD SURVEY TO LOCATE ALL EXISTING UTILITIES AND SHALL PROVIDE A UTILITY ASSESSMENT REPORT TO THE PROPERTY OWNER. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITIES SHALL BE AT THE PROPERTY OWNER'S RISK AND EXPENSE.
10. IF SMALL NOT BE FEASIBLE FOR ANY REASON TO MEET THE ABOVE, THE OWNER SHALL CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES AND SHALL PROVIDE A UTILITY ASSESSMENT REPORT TO SPRINGS UTILITIES. SPRINGS UTILITIES SHALL CONDUCT A FIELD SURVEY TO LOCATE ALL EXISTING UTILITIES AND SHALL PROVIDE A UTILITY ASSESSMENT REPORT TO THE PROPERTY OWNER. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITIES SHALL BE AT THE PROPERTY OWNER'S RISK AND EXPENSE.

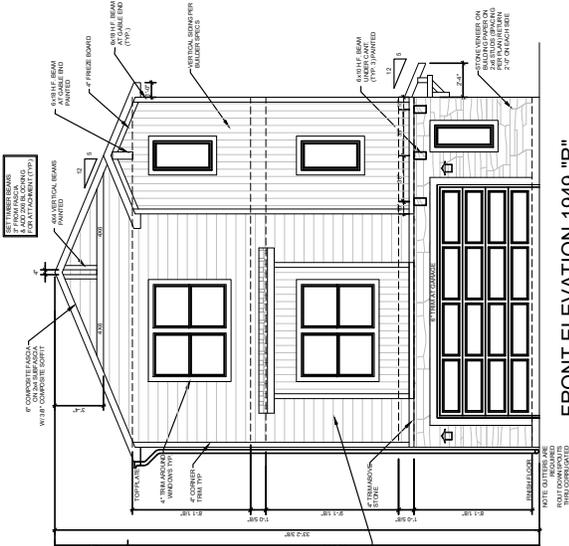


SYMBOL	DESCRIPTION
(E)	ELECTRIC
(G)	GAS
(S)	SEWER
(W)	WATER
(P)	PRIVATE
(M)	MINOR LOCAL ROAD
(L)	LOT
(R)	RETAINING WALL
(C)	CONCRETE CURB
(D)	DRAINAGE
(F)	FENCE
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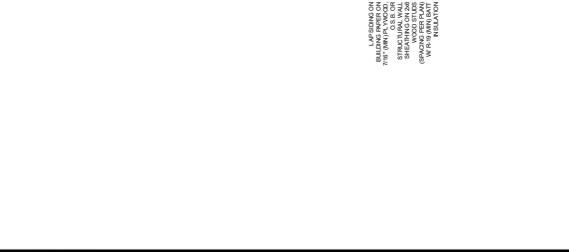


**FRONT ELEVATION-1949 "R"**  
1/4"=1'-0"

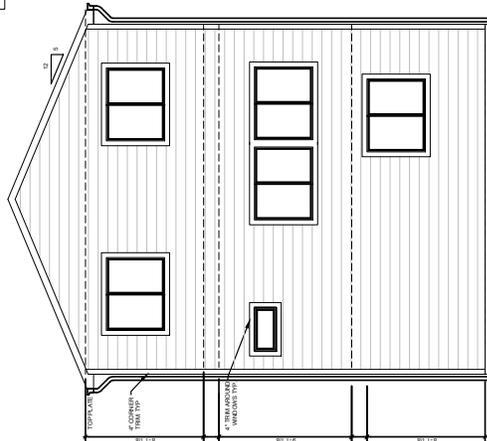
ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



**RIGHT SIDE ELEVATION**  
1/4"=1'-0"



**LEFT SIDE ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**ENTRY DOOR ROOF DETAIL**  
N.T.S.

CITY APPROVAL

LAND USE REVIEW FILE NO. CPC PUD 21-00080

SMALL LOT PUD DEVELOPMENT PLAN  
ELEVATIONS - 1949R



OVERLOOK AT SPRING CREEK  
CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO

HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR. SUITE 220  
COLORADO SPRINGS, CO 80919  
PHONE: 719.622.8222  
FAX: 844.273.1897



NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: AL  
APPROVED: [Signature]  
JOB DATE: 3/1/2022  
JOB NUMBER: 210297  
CAD DATE: 3/1/2022  
CAD FILE: J:\2021\03\10297\CAD\Drawings\CAD - Elevations

6  
SHEET  
----

**FRONT ELEVATION**  
1/8" = 1'-0"

**RIGHT SIDE ELEVATION**  
1/8" = 1'-0"

**LEFT SIDE ELEVATION**  
1/8" = 1'-0"

**REAR ELEVATION**  
1/8" = 1'-0"

**UNIT TYPE: 1949M**

**CHALLENGER HOMES**

**OVERLOOK AT SPRING CREEK**

**SMALL LOT PUD DEVELOPMENT PLAN**

**ELEVATIONS - 1949M**

**CITY APPROVAL**

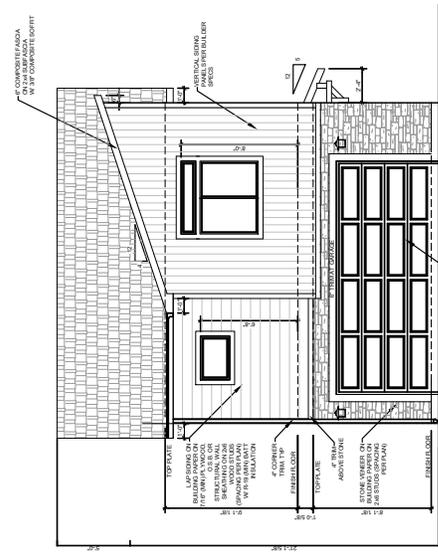
**LAND USE REVIEW FILE NO. CPC PUD 21-00080**

**SHEET 7**



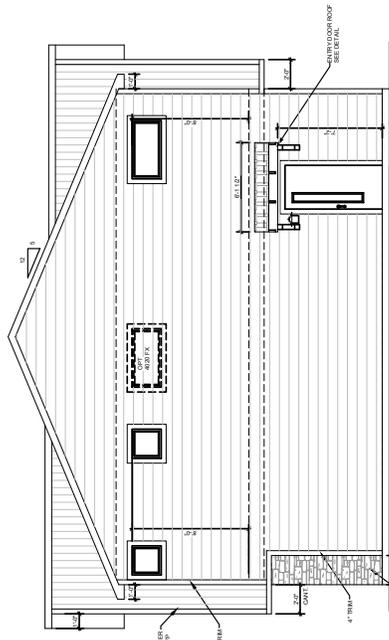






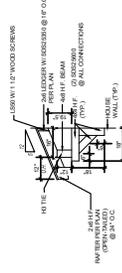
**FRONT ELEVATION-1108 "M"**  
1/8"=1'-0"

NOTE: OUTSIDE ARE  
ROOF DOWNSPUTS  
FLUKE EXPOSED UNDER  
CONCRETE AND  
CONCRETE  
CONCRETE  
CONCRETE



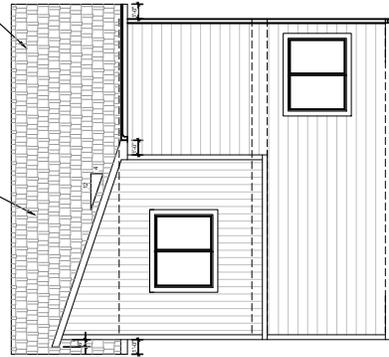
**RIGHT ELEVATION**  
1/8"=1'-0"

ALL DOWNSPUTS TO DRAIN  
AWAY FROM FRONT OR REAR  
OF HOME

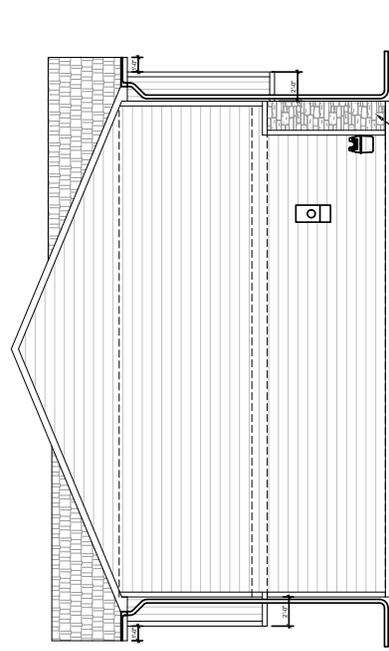


**ENTRY DOOR ROOF DETAIL**

NOTE: 4\"/>



**REAR ELEVATION**  
1/8"=1'-0"



**LEFT ELEVATION**  
1/8"=1'-0"

**UNIT TYPE: 1108M**

CITY APPROVAL

LAND USE REVIEW FILE NO. CPC PUD 21-00080

NO.	DATE BY	REVISION DESCRIPTION

**CHALLENGER HOMES**  
OVERLOOK AT SPRING CREEK  
CHALLENGER HOMES  
COLORADO SPRINGS, COLORADO

**HC**  
HR GREEN, COLORADO SPRINGS  
7222 COMMERCIAL CENTER DR. SUITE 220  
COLORADO SPRINGS, CO 80911  
PHONE: 719.622.8222  
FAX: 844.273.1897

DRAWN BY: AL	JOB DATE: 3/1/2022
APPROVED: [Signature]	JOB NUMBER: 210297
CAD DATE: 3/1/2022	
CAD FILE: J:\2021\03\0297\CAD\DWG\CADD\ Elevations	

SMALL LOT PUD DEVELOPMENT PLAN ELEVATIONSS - 1108M	SHEET ----
11	





