

PRELIMINARY PLAT - EXTOL PARK VISTA SUBDIVISION NO. 2

A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, BLOCK THIRTEEN, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

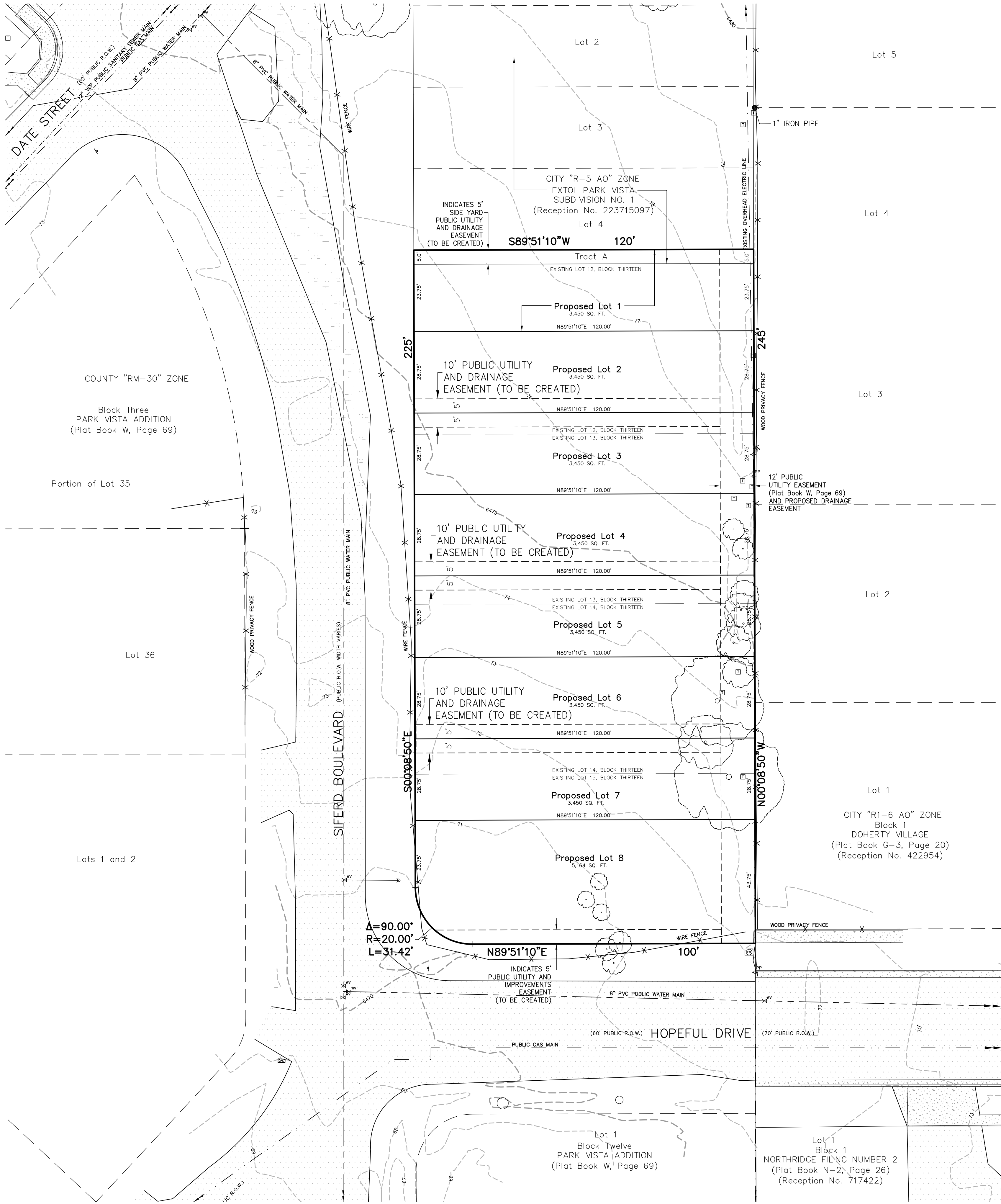
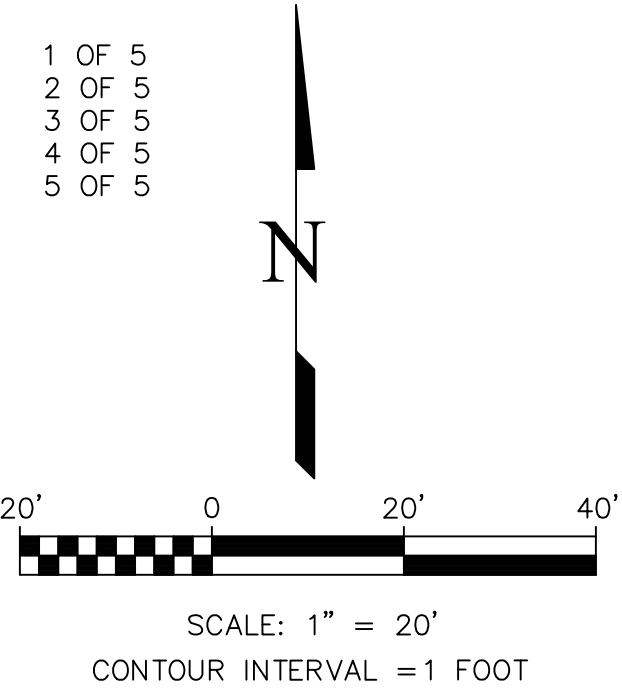


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PRELIMINARY COPY
Subject to
City Approval



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING FIBER OPTIC BOX
- EXISTING GUY WIRE
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- EXISTING MAILBOX
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- EXISTING CONIFEROUS/DECIDUOUS TREE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING FENCE AS NOTED

LEGAL DESCRIPTION: 4401, 4405, 4409 and 4413 SIFERD BOULEVARD

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Tract A, EXTOL PARK VISTA SUBDIVISION NO. 1 (Reception No. 223715097, El Paso County, Colorado records) and Lots 12 through 15 inclusive, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, said El Paso County records);

Containing 0.673 acres (29,314 square feet), more or less.

TO BE PLATTED AS LOTS 1 THROUGH 8, "EXTOL PARK VISTA SUBDIVISION NO. 2"

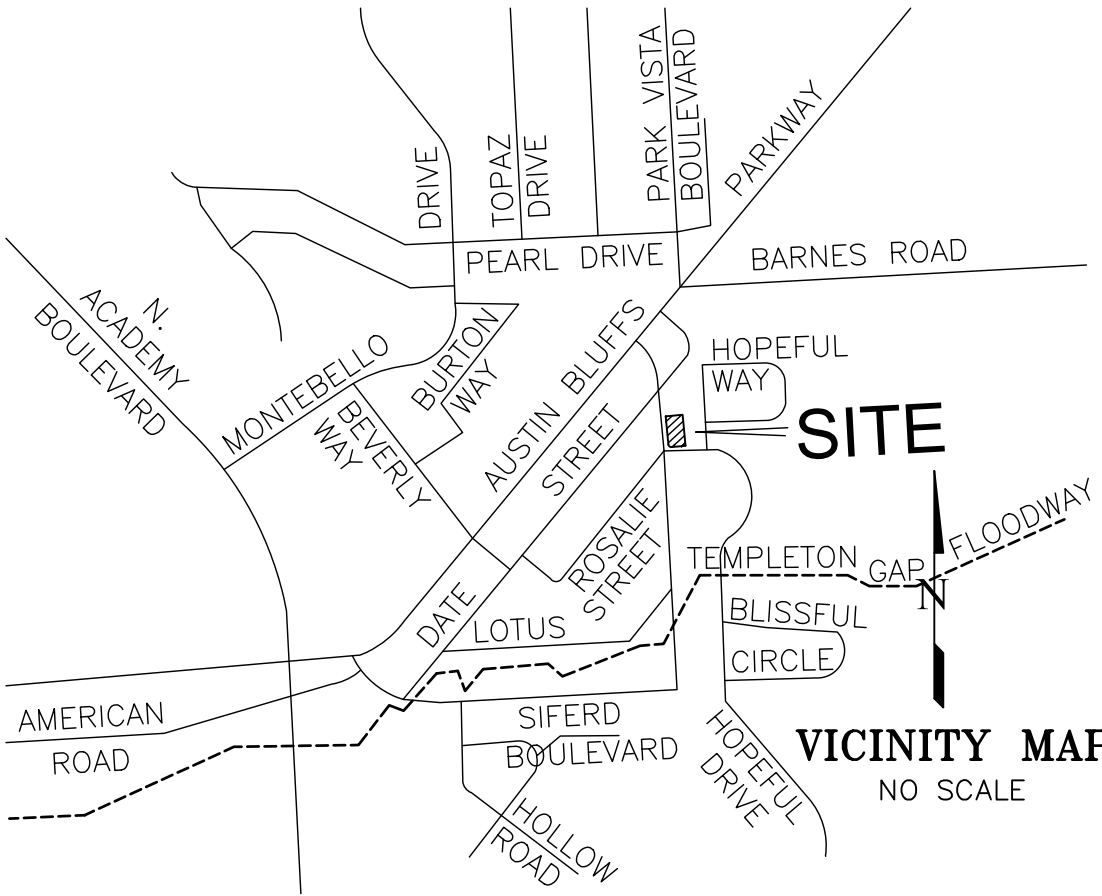
APPLICANT/PROPERTY OWNER:

BRAD GRIEBENOW, MEMBER/MANAGER OF EXTOL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, 5975 N. ACADEMY BOULEVARD, SUITE 109, COLORADO SPRINGS, COLORADO 80918, PHONE: (720) 468-2111

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0538 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).
- An Avigation Easement affecting the subject property and development is therein established by the EXTOL PARK VISTA SUBDIVISION NO. 2 subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under Reception No. 217069667 of the records of El Paso County, Colorado.
- Preliminary Final Plat is required by City Code as the accompanying document with annexation and zone change. With this Preliminary Final Plat capturing details needed for review of entitlement, and due to the reduced scope, the required development plan has been waived by the Planning Manager (\$7.50(C)) This Preliminary Final Plat details the schematic design for the subject property. A standard Site Plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
- Date of Preliminary Plat: August 27, 2021, with subsequent City comment revisions.
- There are no proposed public improvements, drainage facilities or water quality features associated with Annexation of the property. Therefore, there will be no changes in proposed imperviousness, and no effect on existing drainage patterns as shown in the previously approved Templeton Gap Drainage Basin Study and the Master Development Drainage Plan for Park Vista Subdivision. A Drainage Letter for EXTOL PARK VISTA SUBDIVISION NO. 2 prepared by KIOWA ENGINEERING CORPORATION, will be required for construction activities on the site.
- Water Quality Treatment for EXTOL PARK VISTA SUBDIVISION NO. 2 will be accomplished by incorporating planned infiltration areas (PIAs) into front and rear site landscapes of each lot. PIAs are intended to reduce the volume of urban stormwater runoff and protect downstream receiving waters. By implementing PIAs within the developed lots, the negative impacts of stormwater runoff will be reduced by routing stormwater from impervious surfaces through dense vegetation such as proposed grass buffers and grass swales to slow runoff down, spread it out, filter it, and soak it in (see attached SUBDIVISION Preliminary Grading Plan).
- New residential units trigger the Park and School Land Dedication Ordinance. Parkland fees in lieu of land will be collected. School fees will be collected.
- The owner/developer is required to construct applicable public right-of-way (ROW) improvements on Siferd Boulevard, Hopeful Drive and Date Street. Full street improvements will eventually be required on Siferd Boulevard at time of Public Improvement District or future development along Siferd Boulevard's Westerly right-of-way line, the improvements will include curb, gutter (Type 1), widen the asphalt pavement to a minimum 28', install 5' detached sidewalk adjacent to the proposed lots . . . required improvements will be in accordance with the submitted Variance Request for street improvements immediately adjacent to this phase of this development. The applicable street improvements shall be completed prior to the issuance of the first Certificate of Occupancy.
- City Code requires an accompanying document with annexation and zone change. With this Preliminary Plat capturing details needed for review of entitlement, and due to reduced scope, the required development plan has been waived by the Planning Manager \$7.5.502(C)) This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
- Plan and profile construction plans and financial assurances are required for the public improvements and will be submitted to Engineering Development Review Division and Traffic Engineering for review and approval. Financial assurances shall be posted with the City of Colorado Springs prior to approving the street construction plans.
- The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in files: ANEX-23-0001, ZONE-23-0001 and SUBD-23-0011. The applicant has attested there are no separate mineral estate owner(s) identified and no further action was taken.
- The parties responsible for using this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this Plan by the City of Colorado Springs does not assure compliance with the ada or any other Federal or State Accessibility Laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
- Each new residential lot will be subject to Park Land, School Land and Citywide Development Impact Fees.

CITY FILE NUMBER: SUBD-23-0011



According to Colorado law, any legal action based upon any defect in this survey must be commenced within the first five years after the date of the survey. In no event, may any action be based upon any defect in this survey more than ten years from the date of the certification shown herein.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date
1	CITY COMMENTS	DVH	04/18/23
2	CITY COMMENTS	DVH	06/01/2023
3	CITY COMMENTS	DVH	11/30/23
4	CITY COMMENTS	DVH	03/05/24

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	08/27/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

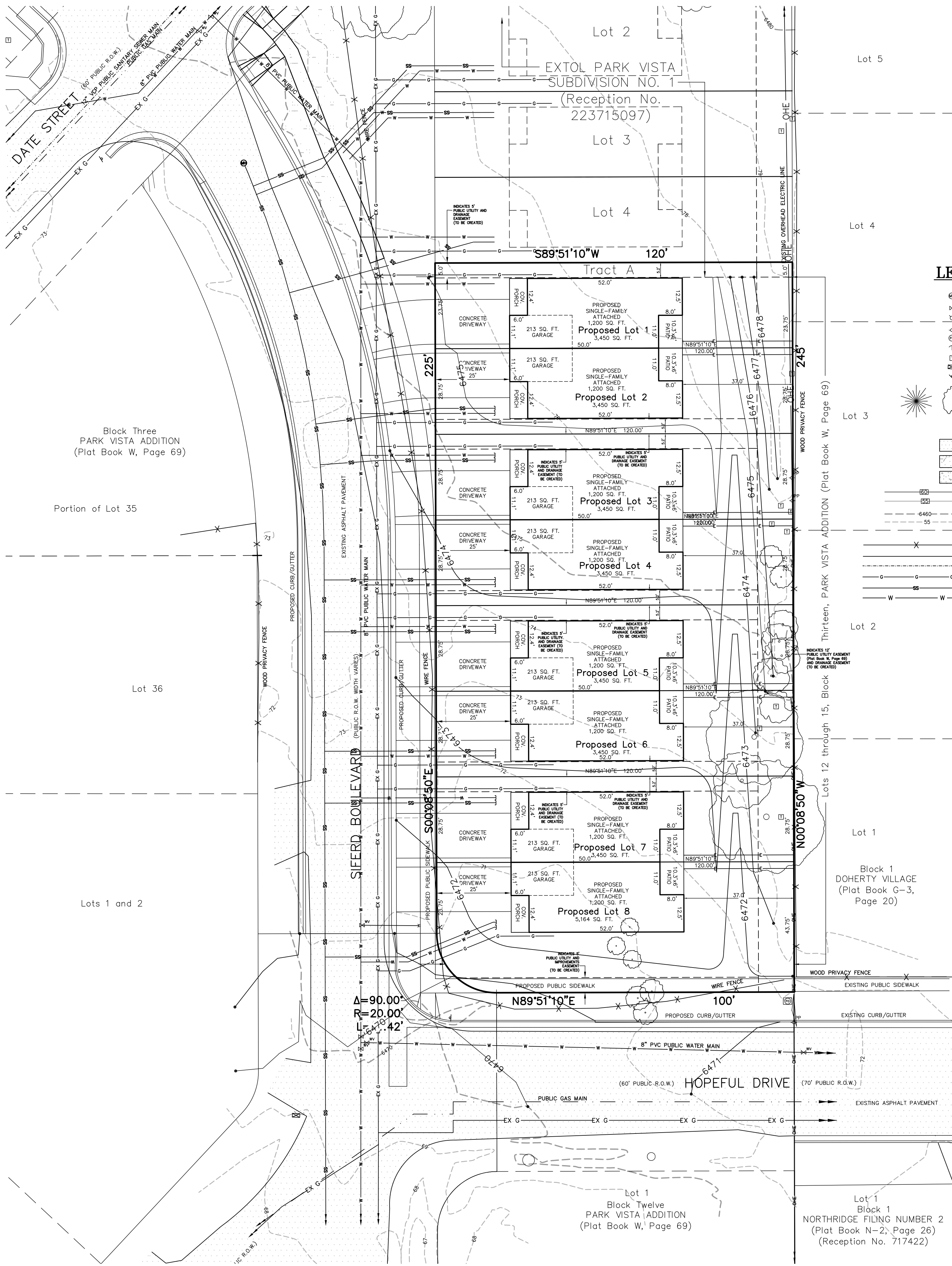
PRELIMINARY PLAT - EXTOL
PARK VISTA SUBDIVISION NO. 2

Project No.: 21017

Sheet: 1 of 1

SITE PLAN - EXTOL PARK VISTA SUBDIVISION NO. 2

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 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING CONCRETE
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - EXISTING FENCE AS NOTED
 - APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC LINE(S)
 - APPROXIMATE LOCATION OF EXISTING UNDERGROUND COMMUNICATION LINE(S)
 - APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS MAIN
 - APPROXIMATE LOCATION OF PROPOSED UNDERGROUND SANITARY SEWER MAIN
 - APPROXIMATE LOCATION OF EXISTING UNDERGROUND WATER MAIN(S)
- NOTE: ALL INDICATED UTILITY SERVICE LINES FROM ASSOCIATED UTILITY MAINS TO SINGLE-FAMILY ATTACHED STRUCTURE UNITS ARE PROPOSED.

LEGAL DESCRIPTION:

4401, 4405, 4409 and 4413 SIFERD BOULEVARD
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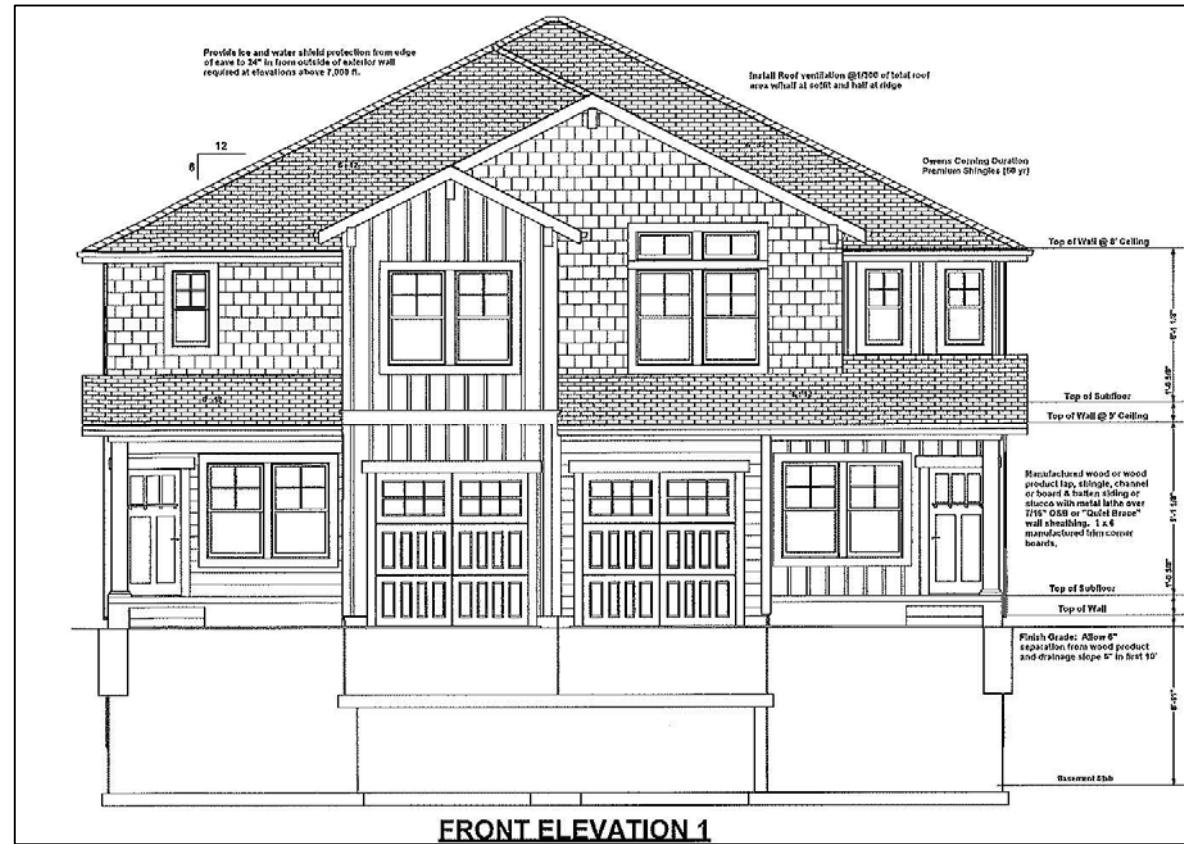
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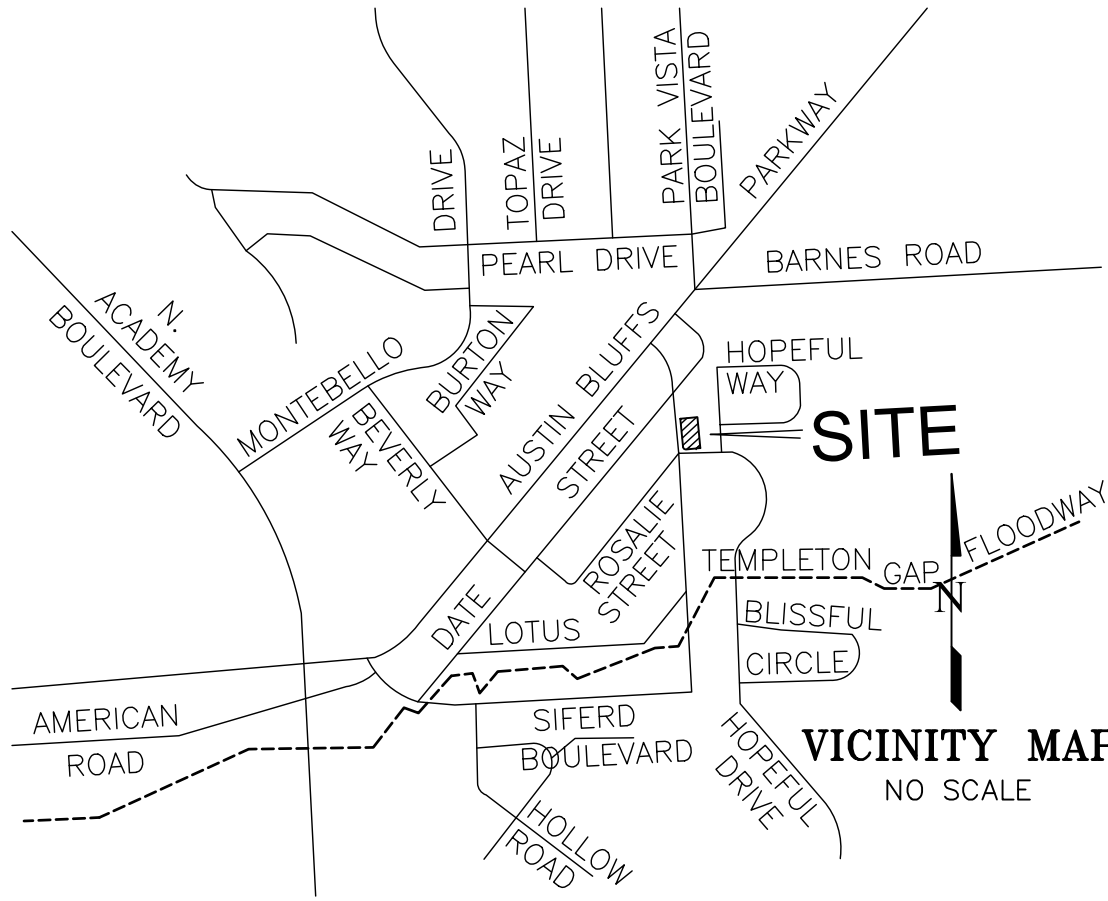
NOTES:

- ESTABLISH TOP OF FOUNDATION IN FIELD PER PLAN. ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES AND/OR SPECIFIC EROSION CONTROL MEASURES. FOUNDATION EXCAVATIONS COULD REQUIRE OVERDIGS AND STRUCTURAL FILL REPLACEMENT. ALL STRUCTURAL ENTITIES TO BE REVIEWED BY SOILS, STRUCTURAL AND/OR CIVIL ENGINEER.
- THIS IS NOT A LAND SURVEY PLAT . . . FOR CONSTRUCTION PURPOSES ONLY.
- NEW RESIDENTIAL UNITS TRIGGER THE PARK AND SCHOOL LAND DEDICATION ORDINANCE. PARKLAND FEES IN LIEU OF LAND WILL BE COLLECTED. SCHOOL FEES WILL BE COLLECTED.
- LOT OWNER/DEVELOPER WILL BE REQUIRED TO CONSTRUCT CURB, GUTTER (TYPE 1), WIDENING THE ASPHALT PAVEMENT MAT, CITY STANDARD D-16B UNIT DRIVEWAY APRONS AND 5' DETACHED PUBLIC SIDEWALK ALONG THE NORTHWESTERLY SIDE FRONTAGE OF THIS PROPERTY AND MATCHING EXISTING STREET CROSS-SECTION AT THE TIME OF LOT CONSTRUCTION. THESE IMPROVEMENTS SHALL BE INSTALLED BY THE PROPERTY OWNER, UNLESS ACCEPTABLE MONETARY ASSURANCES ARE ALLOWED, AND/OR COMPLETED NO LATER THAN WITH ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PLAN AND PROFILE CONSTRUCTION PLANS ARE REQUIRED FOR ANY PUBLIC IMPROVEMENTS TO BE INSTALLED AND WILL BE SUBMITTED TO ENGINEERING DEVELOPMENT REVIEW DIVISION AND TRAFFIC ENGINEERING FOR REVIEW AND APPROVAL.
- THE PARTIES RESPONSIBLE FOR USING THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.



SITE DATA:

- EXISTING ZONING: RM-30 (RESIDENTIAL MULTI-DWELLING (30DU/AC))
- PROPOSED ZONING: CITY OF COLORADO SPRINGS R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY)
- USE: SINGLE-FAMILY ATTACHED
- TAX SCHEDULE NO'S. = 63262-01-013, 014, 015 AND 025
- LOT SQ. FT. (EACH LOT) = 3,450 (LOTS 1-7), 5,164 (LOT 8)
- EACH UNIT SQ. FT. = 1,363 (INCLUDES COVERED 6'x12.4' PORCH, 10.3'x6' PATIO AND GARAGE)
- EACH UNIT COVERAGE = 39.5% (LOTS 1-7), 26.4% (LOT 8) (40% MAX. ALLOWED)
- BUILDING HEIGHT = 31.8' (45' MAX.)
- GARAGE SETBACK AREA EACH LOT SQ. FT. = 575 DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 300 DRIVEWAY COVERAGE = 52.1%
- MINIMUM SETBACKS: FRONT: 20'; REAR: 25'; SIDE: 5', EXCEPT WHERE ZERO LOT LINE
- DRAINAGE BASIN: PARK VISTA (MDDP)



According to Colorado law, any legal action based upon any defect in this survey must be commenced within the first three years after the date of the first publication of the plat. In no event, may any action be based upon any defect in this survey more than ten years from the date of the certification shown herein.

811
DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER.

REVISIONS		Date
No.	Description	By
1	CITY COMMENTS	DVH
2	CITY COMMENTS	DVH

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	HFV
Checked By:	DVH
Date:	12/28/2022

Land Development Consultants, Inc.

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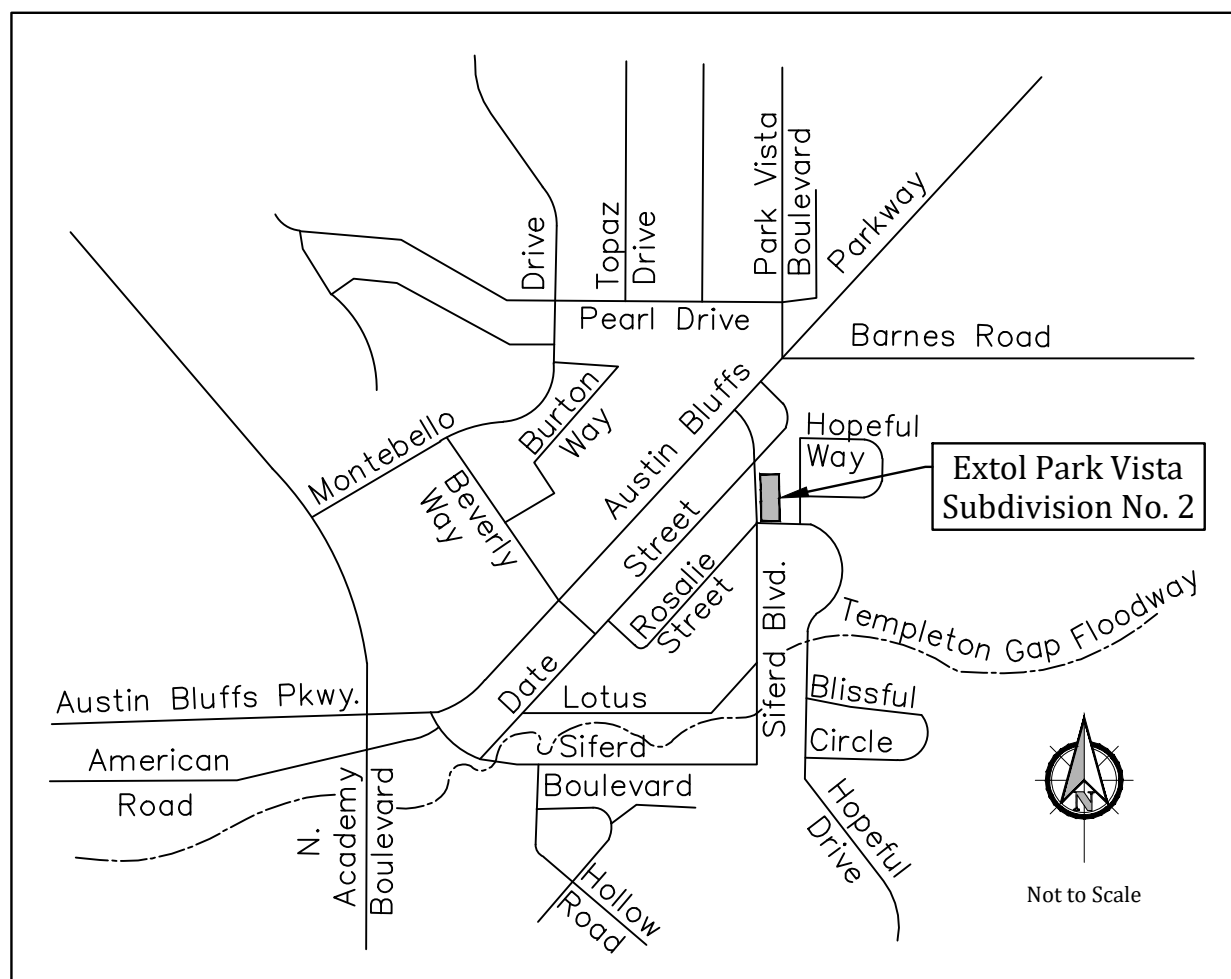
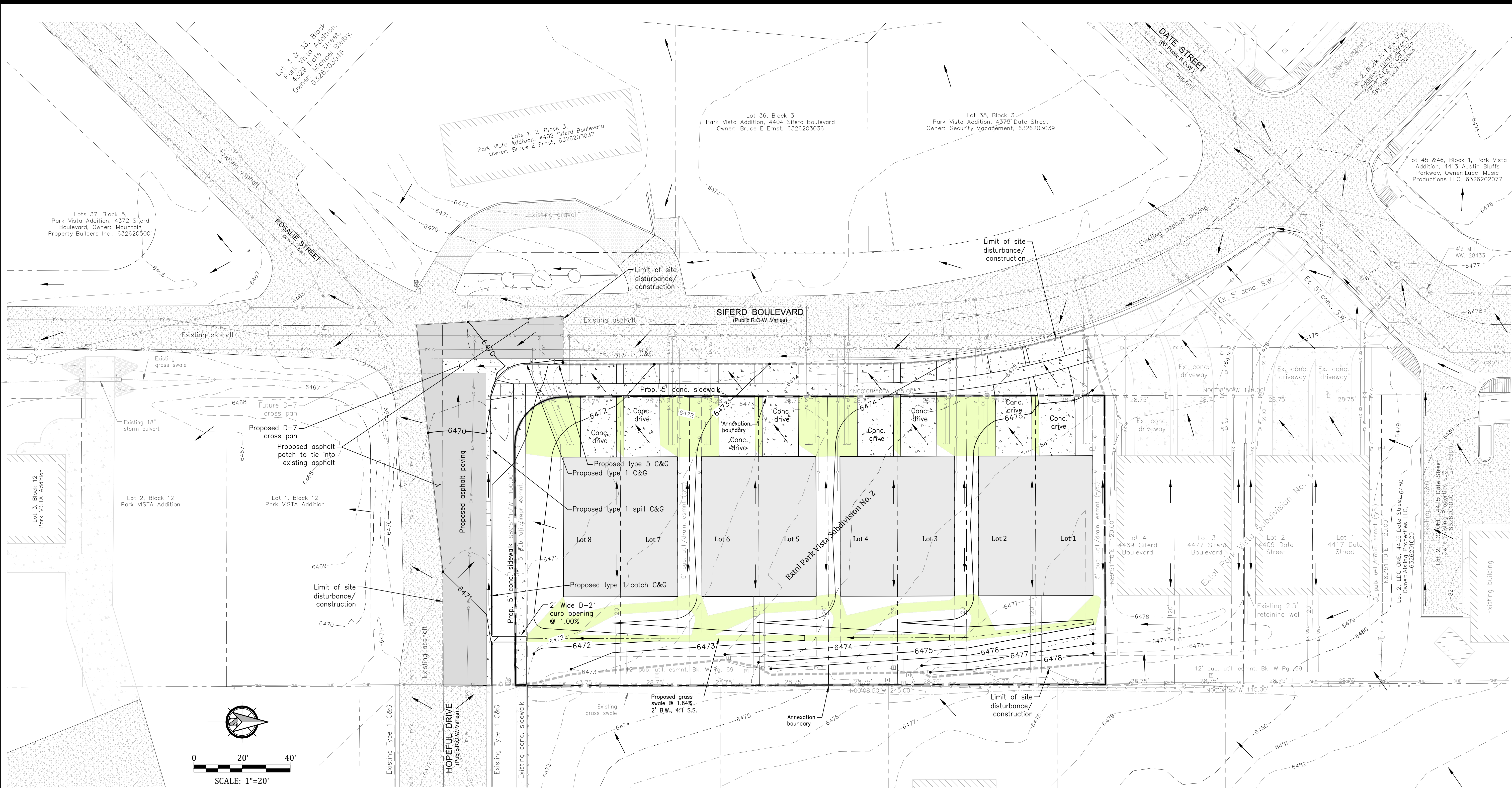
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SITE PLAN - EXTOL PARK VISTA SUBDIVISION NO. 2

Project No.: 21017

Sheet: 1 of 1

CITY FILE NUMBER: SUBD-23-0011



GENERAL LOCATION MAP

	Existing Type 5 Curb & Gutter
	Proposed Type 5 Curb & Gutter
	Existing Type 1 Curb & Gutter
	Proposed Type 1 Curb & Gutter
	Planned Infiltration Area (PIA)
	Proposed Duplex Building
	Existing Asphalt Paving
	Proposed Asphalt Paving
	Proposed Concrete Sidewalk / Driveway
	Existing Wastewater Main/MH
	Existing Water Main/Valve
	Existing Gas Main
	Existing Overhead Electric Line
	Proposed Annexation Boundary
	Limit of Site Disturbance/Construction
	Proposed Property Line
	Existing Property Line
	Flow Direction
	Existing Easement
	Existing Contour
	Proposed Contour

STANDARD GRADING PLAN NOTES:

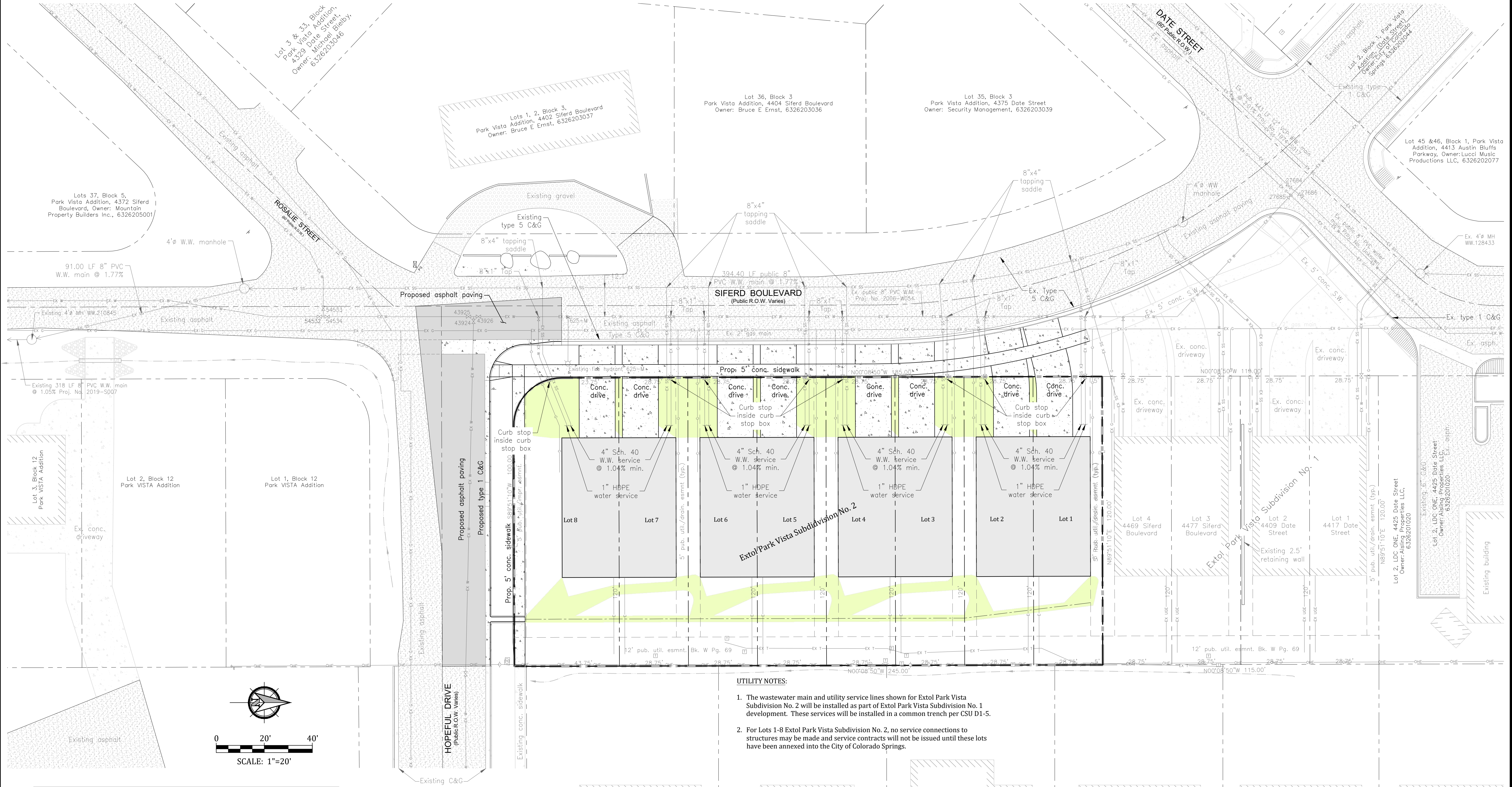
- Any land disturbance by any Owner, Developer, Builder, Contractor, or other person shall comply with the basic Grading, Erosion and Stormwater Quality Control requirements and general prohibitions noted in the Drainage Criteria Manual Volume II.
- No clearing, grading, excavation, filling, or other land disturbing activities shall be permitted until signoff and acceptance of the Grading Plan and Erosion and Stormwater Quality Control Plan is received from EDRD.
- The installation of the first level of temporary erosion control facilities and BMPs shall be installed and inspected prior to any earth disturbance operations taking place. Call City Stormwater Inspections, 385-5980, 48 hours prior to construction.

- Sediment (mud and dirt) transported onto a public road, regardless of the size of the site, shall be cleared immediately.
- Concrete wash water shall not be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
- Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within twenty-one (21) calendar days after final grading or final earth disturbance has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than thirty (30) days shall also be mulched within twenty-one (21) days after interim grading. An area that is going to remain in an interim state for more than sixty (60) days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented.

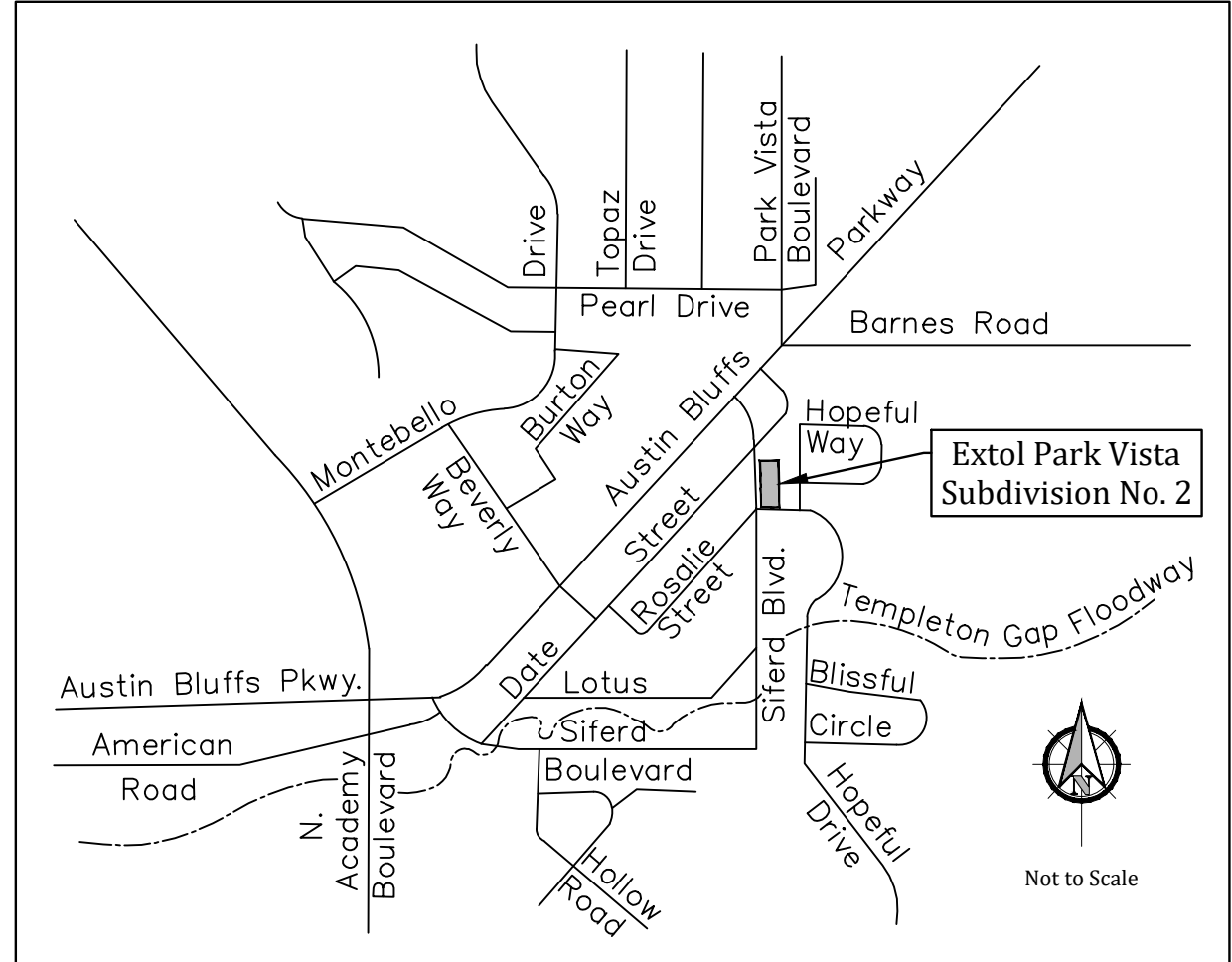
- The Grading and Erosion Control Plan will be subject to re-review and re-acceptance by EDRD should any of the following occur: grading does not commence within twelve (12) months of the City Engineer's acceptance of the plan, a change in property ownership, proposed development changes, or proposed grading revisions.
- The plan shall not substantially change the depth of cover, or access existing utility lines. Acceptance of this plan does not constitute approval to grade in any utility easement or right-of-way. Approvals to grade within utility easements must be obtained from the appropriate Utility Company. It is not permissible for any person to modify the grade of the earth on any Colorado Springs Utilities easement or Utility right-of-way without their written approval. The plan shall not increase or divert water towards utility facilities. Any changes to existing utility facilities to accommodate the plan must be approved by the affected Utility Owner prior to implementing the plan. The cost to relocate or protect existing utilities or to provide interim access is the Applicant's expense.

CITY FILE NUMBER SUBD-23-0011

S:\10-0-00-00-Preliminary\00-UT-Draws\2-Eng\Nov 22, 2023



- UTILITY NOTES:**
- The wastewater main and utility service lines shown for Extol Park Vista Subdivision No. 2 will be installed as part of Extol Park Vista Subdivision No. 1 development. These services will be installed in a common trench per CSU D1-5.
 - For Lots 1-8 Extol Park Vista Subdivision No. 2, no service connections to structures may be made and service contracts will not be issued until these lots have been annexed into the City of Colorado Springs.



GENERAL LOCATION MAP

- LEGEND**
- Existing Type 5 Curb & Gutter
 - Proposed Type 5 Curb & Gutter
 - Existing Type 1 Curb & Gutter
 - Proposed Type 1 Curb & Gutter
 - Proposed Duplex Building
 - Existing Asphalt Paving
 - Proposed Asphalt Paving
 - Proposed Concrete Sidewalk / Driveway
 - Planned Infiltration area (PIA)
 - Existing Wastewater Main/MH
 - Existing Water Main/Valve
 - Existing Gas Main
 - Existing Overhead Electric Line
 - Proposed Annexation Boundary
 - Proposed Property Boundary
 - Proposed Property Line
 - Existing Property Line

General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension and Service Standards ("Standards"), tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extension or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
- Springs Utilities utility services are available on a "first-come, first served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application permanent service is approved by Springs Utilities.
- The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
- Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
- The water system facilities must meet the Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Water Line Extension and Service Standards).
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
- Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval gas-service-line pressures in excess of Springs Utilities standard gas-system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easements, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access to maintain utility facilities.
- Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities.

CITY FILE NUMBER SUBD-23-0011

Extol Park Vista Subdivision No. 2
Preliminary Utility Plan
4401, 4405, 4409 and 4413 Siferd Boulevard, Colorado Springs, CO 80917

Project No.:	21019
Date:	November 2023
Design:	NRK
Drawn:	NRK
Check:	AWMc
Revisions:	