

CREEKSIDE PLAZA

- VALDEZ LAWRENCE R. 1187 BRANDING IRON DR. PARCEL NO. 64120-00-34. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- KOPACS DALE S. 1145 BRANDING IRON DR. PARCEL NO. 64120-00-33. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- FINNIGAN JARROD G. 1165 HOLE CIR. PARCEL NO. 64120-00-32. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- SYNDER MARY E. 1185 HOLE CIR. PARCEL NO. 64120-00-31. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- SEGRETO LOUISE. 1215 HOLE CIR. PARCEL NO. 64120-00-30. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- PRETTY LUCILLE M. 1235 HOLE CIR. PARCEL NO. 64120-00-29. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- SENGER MICHAEL JOSEF. 1235 HOLE CIR. PARCEL NO. 64120-00-28. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.
- KRONER DIANE F. 1245 HOLE CIR. PARCEL NO. 64120-00-27. ZONE: R-1-6 55 AO. USE: SINGLE FAMILY RES.

PROJECT DESCRIPTION

THE PROJECT INCLUDES SITE GRADING FOR EIGHT (8) LOTS, TO BE PLATTED AS CREEKSIDE PLAZA, AND THE CONSTRUCTION OF ROADWAYS, UTILITIES AND STORM DRAINAGE INFRASTRUCTURE. THE NEXT PHASE WILL BE THE MARKETING OF THE LOTS FOR DEVELOPMENT THAT IS CONSISTENT WITH THE APPROVED CONCEPT PLAN (AS CP 99-00611-A4M19). THE REMAINING SITE IMPROVEMENTS WILL BE INSTALLED IN COORDINATION WITH EACH DEVELOPMENT PLAN AS THEY ARE SUBMITTED IN THE FUTURE (LANDSCAPING, SIDEWALK, ETC.) THE USES PROPOSED WITH EACH DEVELOPMENT PLAN WILL BE MEDICAL OFFICE, OFFICE, RETAIL & RESTAURANT USES, WHICH ARE CONSISTENT WITH THE APPROVED CONCEPT PLAN. THE PRIVATE DETENTION POND, LOCATED ON LOT 1 IS TO BE OWNED BY THE LOT 1 OWNER AND MAINTAINED BY THE CREEKSIDE CENTER OWNER'S ASSOCIATION, INC.

CONDITIONS OF RECORDS

- ORDINANCE NO. 87-175 - PBC LOTS
- THE FOLLOWING DESIGN PARAMETERS SHALL APPLY TO THE PROPERTY:
 - SERVICE AREA SHALL BE LOCATED IN THE LEAST VISIBLE AREA OF THE SITE AND/OR BUILDING, AND SHALL BE APPROPRIATELY SCREENED WITH FENCING, EARTH BERMS, VEGETATION, OR COMBINATION THEREOF.
 - HVAC SYSTEMS SHALL BE CONCEALED EITHER ARCHITECTURALLY, OR W/ APPROPRIATE TALL VEGETATION.
 - LIGHTING SHALL BE OF A TYPE AND DESIGN SUCH THAT NO DIRECT GLARE IS VIEWED FROM THE ADJOINING STREETS AND PROPERTIES.
 - THE EXTERIOR FEATURES OF ALL SIDES OF THE BUILDING SHALL SUBSTANTIALLY CONFORM TO THE STYLE OF THE FACADE.
 - THE 10.6 ACRE PORTION OF THE SITE SHALL BE RESTRICTED TO INDIVIDUAL PADS/FREESTANDING BUILDING.
 - DEVELOPMENT OF THE PROPERTY SHALL BE RESTRICTED TO THE TRAFFIC LEVELS/IMPACT AS SET FORTH ON PAGE 2 OF THE TRAFFIC IMPACT ANALYSIS PREPARED BY URS CORPORATION, DATED AUGUST 1, 1987 (EXHIBIT B). GREATER IMPACTS WILL BE ALLOWED IF A NEW STUDY INDICATES LEVELS OF SERVICE ACCEPTABLE TO THE TRAFFIC ENGINEERING DEPARTMENT.
- ORDINANCE NO. 87-177 - CC LOT
- THE FOLLOWING DESIGN PARAMETERS SHALL APPLY TO THE PROPERTY:
 - SERVICE AREAS SHALL BE LOCATED IN THE LEAST VISIBLE AREA OF THE SITE &/OR BUILDING, & SHALL BE APPROPRIATELY SCREENED WITH FENCING, EARTH BERMS, VEGETATION, OR COMBINATION THEREOF.
 - HVAC SYSTEMS SHALL BE CONCEALED EITHER ARCHITECTURALLY, OR W/ APPROPRIATE TALL VEGETATION.
 - LIGHTING SHALL BE OF A TYPE AND DESIGN SUCH THAT NO DIRECT GLARE IS VIEWED FROM THE ADJOINING STREETS AND PROPERTIES.
 - THE EXTERIOR FEATURES OF ALL SIDES OF THE BUILDING SHALL SUBSTANTIALLY CONFORM TO THE STYLE OF THE FACADE.
 - DEVELOPMENT OF THE PROPERTY SHALL BE RESTRICTED TO THE TRAFFIC LEVELS/IMPACT AS SET FORTH ON PAGE 2 OF THE TRAFFIC IMPACT ANALYSIS PREPARED BY URS CORPORATION, DATED AUGUST 1, 1987 (EXHIBIT B). GREATER IMPACTS WILL BE ALLOWED IF A NEW STUDY INDICATED LEVELS OF SERVICE ACCEPTABLE TO THE TRAFFIC ENGINEERING DEPARTMENT.

GENERAL NOTES

- COMMON ACCESS EASEMENT SHALL BE PROVIDED OVER THE LOTS TO BENEFIT ALL OF THE LOTS WITHIN THE PBC ZONED AREA.
 - ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKING AT 714-385-6720 FOR ASSISTANCE.
 - THE COLORADO SPRINGS AIRPORT, AN AVIGATION EASEMENT SHALL BE GRANTED PRIOR TO RECORDING A FINAL PLAT.
 - A 25DB REDUCTION IN INTERIOR NOISE SHALL BE OBTAINED THROUGH SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES, AND PERFORMED BY CERTIFIED ACOUSTICAL ENGINEER.
 - THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY, AND THE RAMIFICATIONS THEREOF.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
 - REFERENCE GRADING PLAN (GP-2) FOR PROPOSED CONTOURS.
 - THE SAND CREEK TRAIL SHALL REPLACE THE DETACHED SIDEWALK ON THE WEST SIDE OF SPACE CENTER DRIVE, THEREBY ALLOWING A RIGHT-OF-WAY OF 60 FEET, INSTEAD OF THE NORMALLY REQUIRED 65 FT.
 - ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.
 - PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING ON THE SITE, A GRADING AND EROSION CONTROL PLAN MUST BE APPROVED BY CITY ENGINEERING AND FINANCIAL ASSURANCES MUST BE POSTED FOR EROSION CONTROL AND PERMANENT WATER QUALITY FACILITIES.
 - ALL CURB, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG SPACE CENTER DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 714-385-5977.
 - ALL THE PUBLIC SIDEWALK ADJACENT LOTS 1, 6, 7 AND 8 ALONG SPACE CENTER DRIVE SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (CO).
 - OWNER IS CREATING ASSOCIATION WITH THIS DEVELOPMENT TO INCLUDE MAINTENANCE OF PONDS AND ROADWAYS.
 - ALL PRIVATE TO PUBLIC STORM CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- LANDSCAPE GUIDELINES:
- PAD SITES ARE TO INCORPORATE LANDSCAPED AREAS A MINIMUM OF 15 FT. WIDE WHEN ADJACENT TO STREETS, AND 10 FEET WIDE WHEN ADJACENT TO OTHER LANDSCAPED AREAS.
 - PLANT PALETTE SHALL BE DOMINATED BY THE FOLLOWING SPECIES:
 - A PARKING LOT TREES SHALL CONSIST PRIMARILY OF KENTUCKY COFFEE TREES.
 - SHUBERT CHOKECHERRIES SHALL BE GROUPED & PLANTED IN LINEAR PATTERNS ALONG LANDSCAPE ISLAND WHERE VISIBILITY IS CRUCIAL.
 - AUSTRIAN AND SOUTHWESTERN WHITE PINES ARE TO BE PLANTED IN LANDSCAPE AREAS WHERE SCREENING WOULD BE DESIRABLE.
 - ENTRIES TO INDIVIDUAL PAD SITES AND THE OVERALL DEVELOPMENT ARE TO BE ACCENTED BY PLANTING BEDS CONTAINING SMALL SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, AND ANNUAL FLOWERS.
 - ALL LOTS ARE REQUIRED TO COMPLY WITH CITY CODE ARTICLE 4, PART 3, LANDSCAPE STANDARDS.

AVIGATION EASEMENT NOTE

AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "CREEKSIDE PLAZA" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 21069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

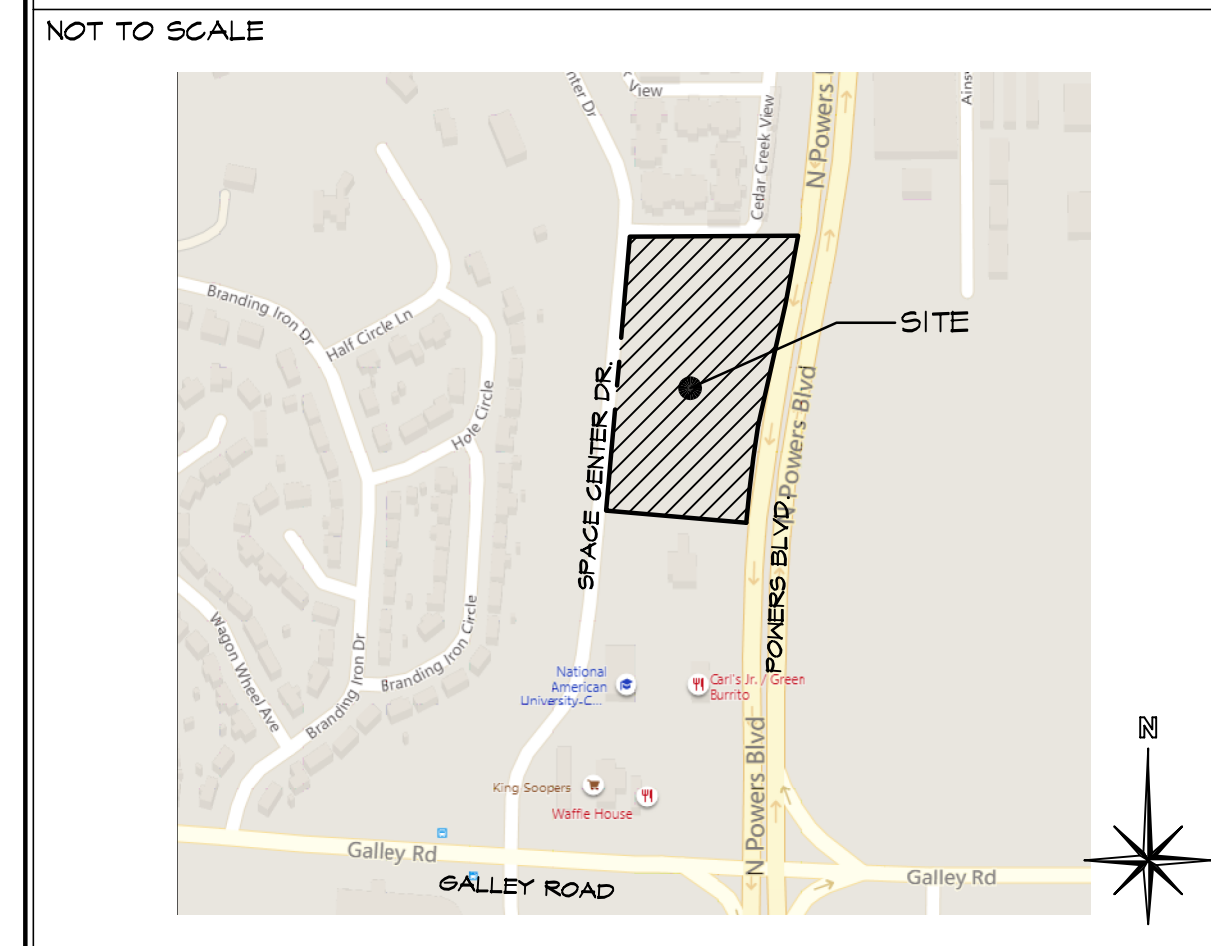
2015 IFC-ACCESS & LOADING

FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHT AT LEAST 15,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS (ORDINANCE 18-50, 8.4.105, D102.1)

DRAWING INDEX

- 1 OF 3 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 3 - PRELIMINARY GRADING PLAN
- 3 OF 3 - PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	JACKSONIA CORPORATION 107 NORTH REINO RD, STE 404 NEWBERRY PARK, CA 91820-3710
LEGAL DESCRIPTION	SEE LEGAL DESCRIPTION 64121-01-032 PBC/CC-SS AP22 AO CREEKSIDE CENTER CONCEPT PLAN CITY FILE NO. AR CP 99-00611-A4M19
LOT SIZE	223,218 SF (5.126 ACRES)
CURRENT USE	VACANT
FLOODPLAIN STATEMENT	ZONE X (MAP NO. 080410C051 G, DATED DEC. 7, 2018)
PROPOSED SPACE PRINCIPAL USES	GENERAL RETAIL, SPACE, MEDICAL OFFICE, RETAIL, RESTAURANT
DEVELOPMENT SCHEDULE	SUMMER 2022
LANDSCAPING	N/A
DEVELOPMENT APPLICANT/DEVELOPER	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER	(719)-570-1599
FAX NUMBER	(719)-570-7008
APPLICANT NAME	LISA PETERSON
APPLICANT E-MAIL	lpeterson@hammersconstruction.com

FINANCIAL ASSURANCE NOTE

A MAXIMUM FINANCIAL CONTRIBUTION OF \$50,000.00 FOR FUTURE INTERSECTION IMPROVEMENTS AT SPACE CENTER DRIVE & GALLEY ROAD IS REQUIRED FOR CREEKSIDE CENTER. A PROPORTIONAL SHARE OF THE \$50,000, BASED ON THE ACREAGE OF THE UNDEVELOPED LAND, SHALL BE PAID BY EACH DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

AMOUNTS DUE:
 LOT 1, CREEKSIDE CENTER FILING NO. 1 - \$ 4,390.53
 LOT 1, CREEKSIDE CENTER FILING NO. 2 - \$ 4,059.36
 LOT 1, CREEKSIDE CENTER FILING NO. 3 - \$ 11,690.19
 LOT 1, CREEKSIDE CENTER FILING NO. 4 - \$ 3,390.16
 REMAINDER OF CREEKSIDE CENTER - \$ 26,469.76
 (BETWEEN FILING NO. 3 & EXISTING CREEKSIDE APARTMENTS)
 TOTAL - \$ 50,000.00

STREAMSIDE NOTE

THE PROPERTY IS PARTIALLY CONTAINED WITHIN THE STREAMSIDE OVERLAY AND IS SEPARATED FROM SAND CREEK BY SPACE CENTER DRIVE, THEREFORE, PURSUANT TO CITY CODE SECTION 7.3.500.F.3.A, THE PROPERTY IS NOT SUBJECT TO THE REGULATIONS OF THE STREAMSIDE OVERLAY ZONE.

SITE LEGEND

PROPERTY CORNER	SIGN	EXISTING FIRE HYDRANT
TRAFFIC FLOW	MANHOLE	PROPOSED FIRE HYDRANT
WALL PACK LIGHTING	ELECTRICAL TRANSFORMER	

CITY FILE NO. AR DP 21-00315

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-1599 FAX (719) 570-7008
 www.hammersconstruction.com

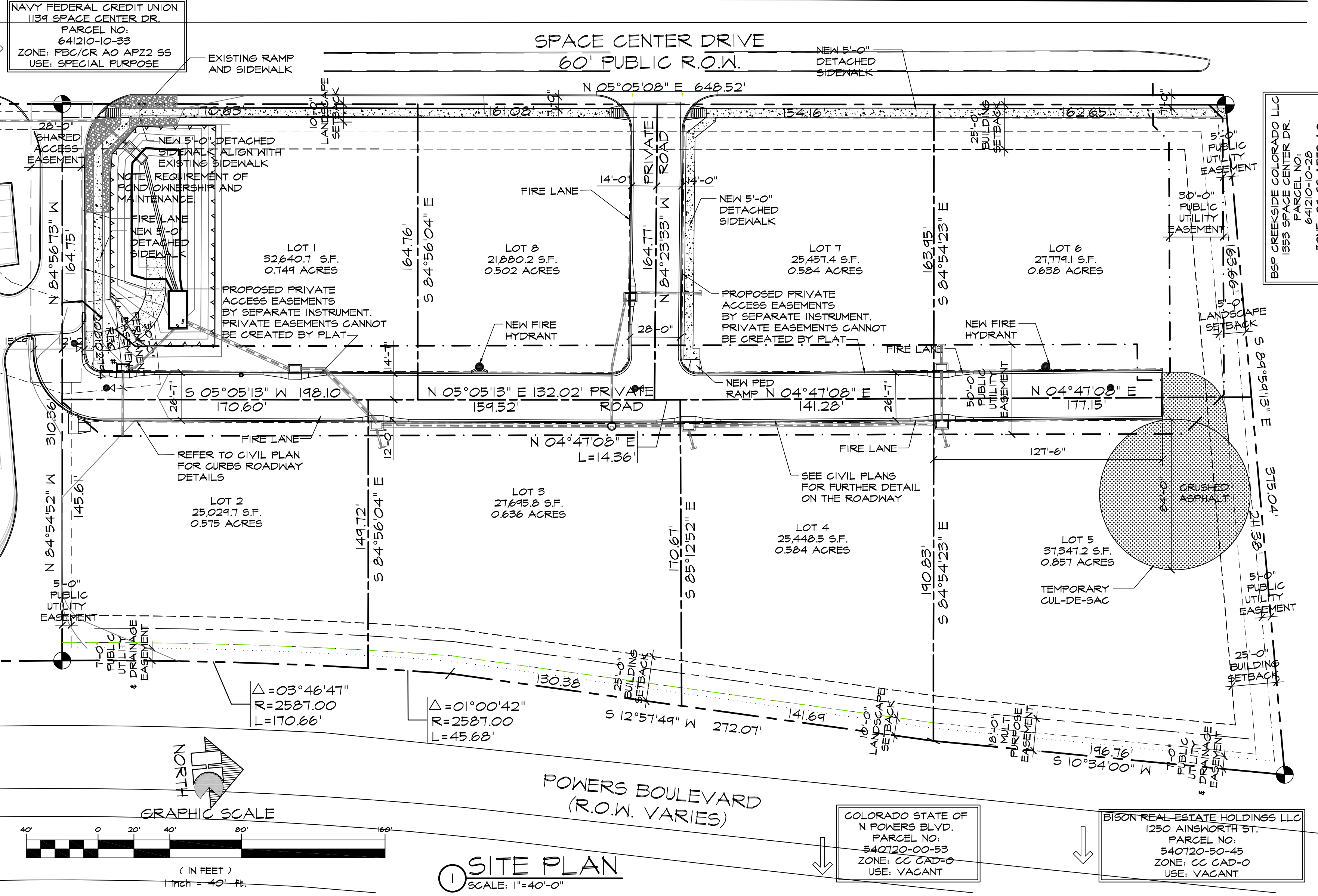
THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2022 HAMMERS CONSTRUCTION

CREEKSIDE PLAZA
 INFRASTRUCTURE
 SPACE CENTER DR.
 COLORADO SPRINGS CO. 80915
 EL PASO COUNTY, COLORADO

COLORADO SPRINGS
 CLASP CITY USA
 Land Use Review Approved
 09/08/2022
 5:29:35 PM
 William Gray

DATE: MAY 5, 2021
 DRAWN BY: D. AQUINO
 PROJ. MGR: B. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1100

- RESUBMITTALS:
- 8/26/2021-COMMENTS-6/14/21
 - 2/23/2022-COMMENTS-4/28/22
 - 4/26/2022-COMMENTS-3/25/22
 - 5/26/2022-COMMENTS-5/13/22
 - 7/12/2022-COMMENTS-6/30/22
 - FINAL SUBMITTAL



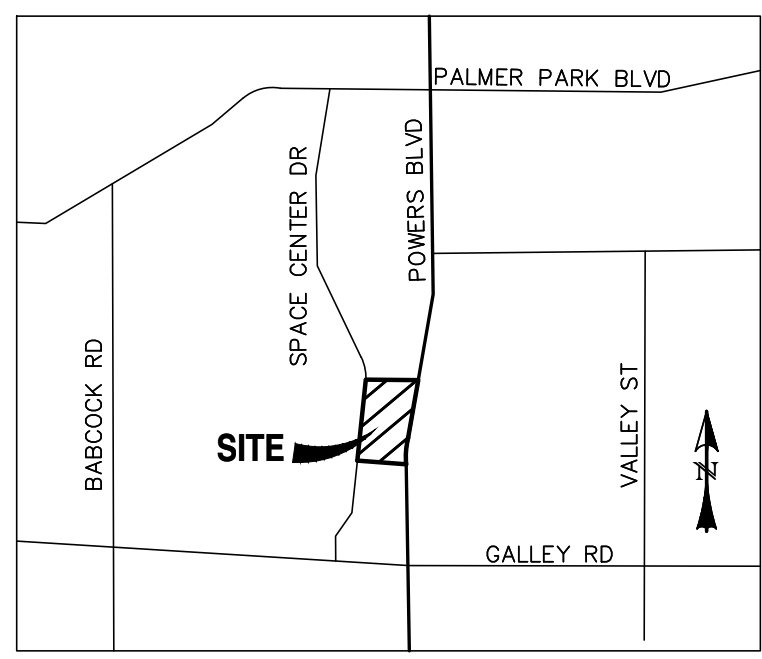
SITE PLAN

SCALE: 1"=40'-0"

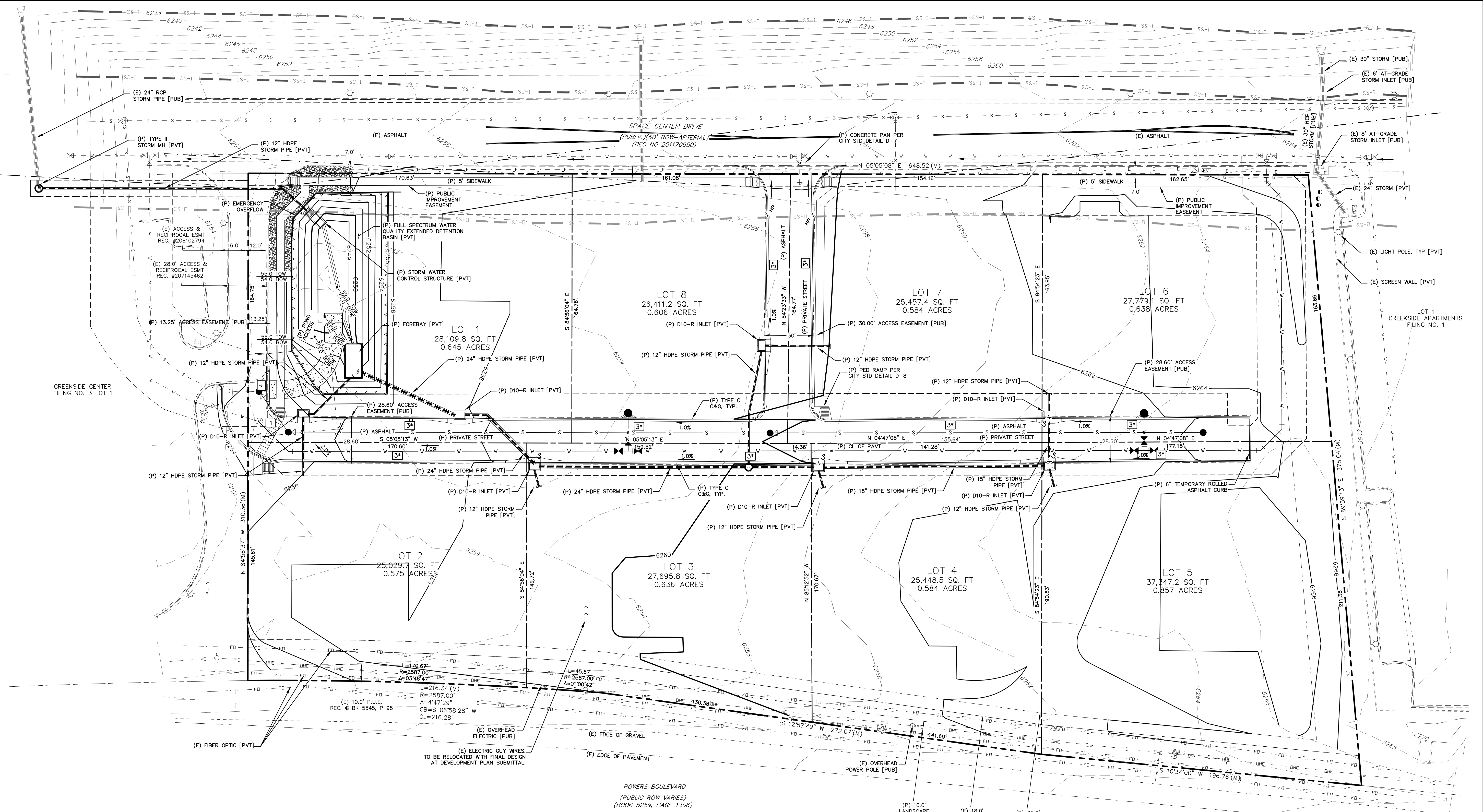
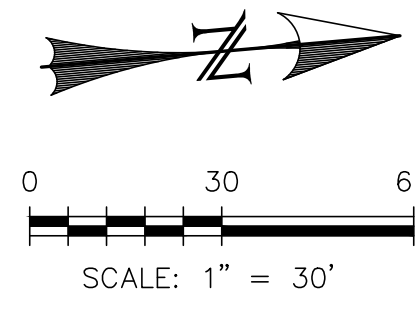
LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBE AS FOLLOWS: BASIS OF BEARINGS, BEARINGS ARE BASED UPON THE EASTERLY RIGHT-OF-WAY LINE OF SPACE CENTER DRIVE AS RECORDED UNDER RECEPTION NO. 20110450 OF THE EL PASO COUNTY RECORDS, MONUMENTED AT THE NORTHWEST CORNER OF LOT 1, CREEKSIDE CENTER FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 20112705 OF SAID RECORDS WITH A BRAZE CAP IN ASPHALT STAMPED "PLS 32430" AND MONUMENTED AT THE SOUTHWEST CORNER OF LOT 1, CREEKSIDE APARTMENTS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 20110450 OF SAID RECORDS WITH A #5 REBAR, AND IS ASSIGNED TO BEAR N 05°05'08" E, A FIELD MEASURED DISTANCE OF 648.52 FEET, BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID CREEKSIDE CENTER FILING NO. 3; THENCE N 05°05'08" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPACE CENTER DRIVE, A DISTANCE OF 648.52 FEET TO SOUTHWEST CORNER LOT 1 OF SAID CREEKSIDE APARTMENTS FILING NO. 1; THENCE S 84°56'13" E ALONG THE SOUTH LINE OF LOT 1, OF SAID CREEKSIDE APARTMENTS FILING NO. 1, A DISTANCE OF 375.04 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF SAID CREEKSIDE APARTMENTS FILING NO. 1 SAID CORNER ALSO BEING A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED UNDER BOOK 52591 AT PAGE 1306; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD:

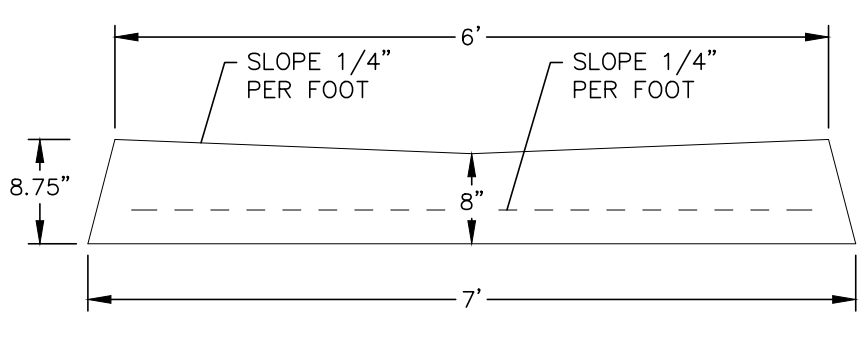
- 1) S 10°34'00" W, A DISTANCE OF 196.76 FEET
- 2) S 12°57'49" N, A DISTANCE OF 272.07 FEET
- 3) 216.34 FEET ALONG THE ARC OF A 2587.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°47'29" AND A CHORD THAT BEARS S 06°58'28" N, 216.28 FEET TO THE NORTHEAST CORNER LOT 1 OF SAID CREEKSIDE CENTER FILING NO. 3; THENCE N 84°56'13" W ALONG THE NORTH LINE OF LOT 1 OF SAID CREEKSIDE CENTER FILING NO. 3 A DISTANCE OF 310.36 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 223,219 SQUARE FEET (5.126 ACRES) OF LAND, MORE OR LESS, TO BE PLATTED AS CREEKSIDE PLAZA.



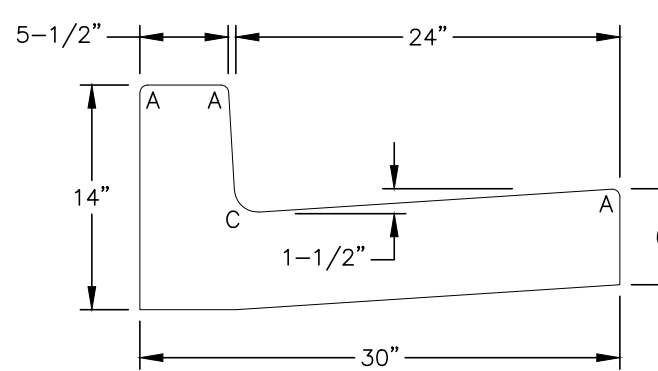
VICINITY MAP
SCALE: N.T.S.



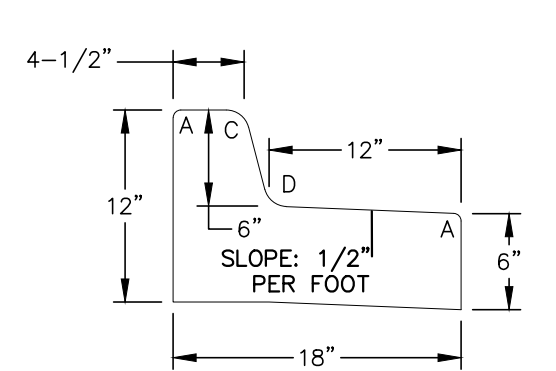
- LEGEND**
- (E) EXISTING
 - (P) PROPOSED
 - FUTURE
 - CURB AND GUTTER
 - EASEMENT
 - FIRE HYDRANT
 - MANHOLE
 - PROTECT-IN-PLACE
 - SANITARY
 - SEWER
 - STORM
 - WATER
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT
 - SETBACK-BUILDING
 - SETBACK-LANDSCAPE
 - (E) SANITARY MAIN, MH
 - (E) WATER MAIN, BOV, VALVE, FH
 - (E) UG ELECTRIC
 - (E) UG TELEPHONE
 - (E) UG FIBER OPTIC
 - (E) GAS MAIN
 - (P) SANITARY MAIN, MH
 - (E) STORM SEWER, INLET, MH
 - (P) STORM SEWER, INLET, MH
 - (P) WATER MAIN, BOV, VALVE, FH
 - (E) SIGN
 - (E) TELEPHONE BOX
 - (E) STORM MANHOLE
 - (E) ELECTRIC MANHOLE
 - (E) UTILITY POLE
 - (E) UTILITY POLE GUY WIRE ANCHOR
 - (E) CONIFEROUS TREE
 - (E) DECIDUOUS TREE



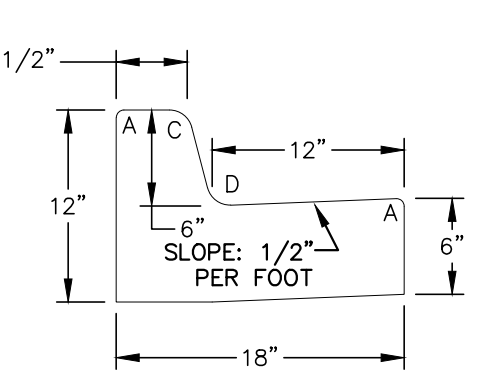
CONCRETE CROSS PAN
SCALE: N.T.S.



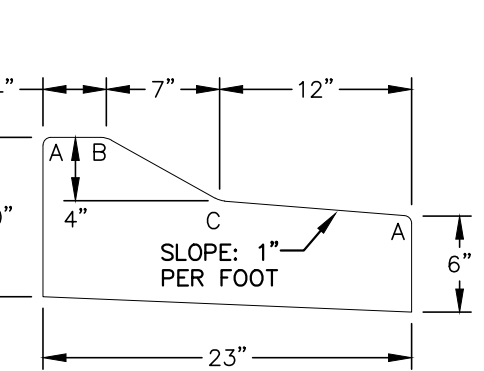
TYPE 1
VERTICAL CURB & GUTTER
SCALE: N.T.S.



TYPE 3
MEDIAN CURB & GUTTER
SCALE: N.T.S.



TYPE 3*
MEDIAN CURB & GUTTER
SCALE: N.T.S.



TYPE 4
MOUNTABLE CURB & GUTTER
SCALE: N.T.S.

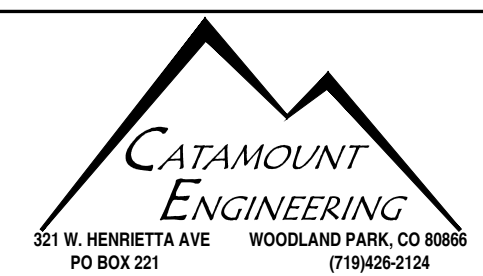
NOTES
1. SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" P.C.C. MINIMUM WITH 6X6 - 4.4 W.W.F. OR #4 @ 18" E.W.
2. CITY STANDARD DETAIL D-7 FOR CONCRETE CROSS PAN.

RADI LEGEND:
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"

REV.	DESCRIPTION	DATE



PREPARED FOR:
HAMMERS CONSTRUCTION
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599

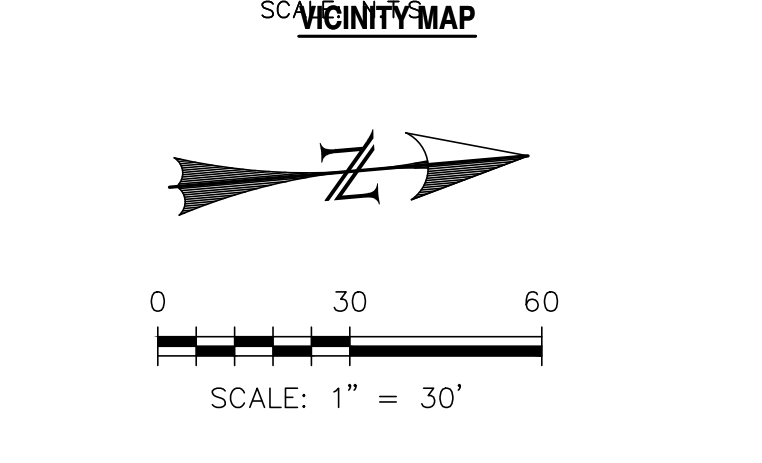
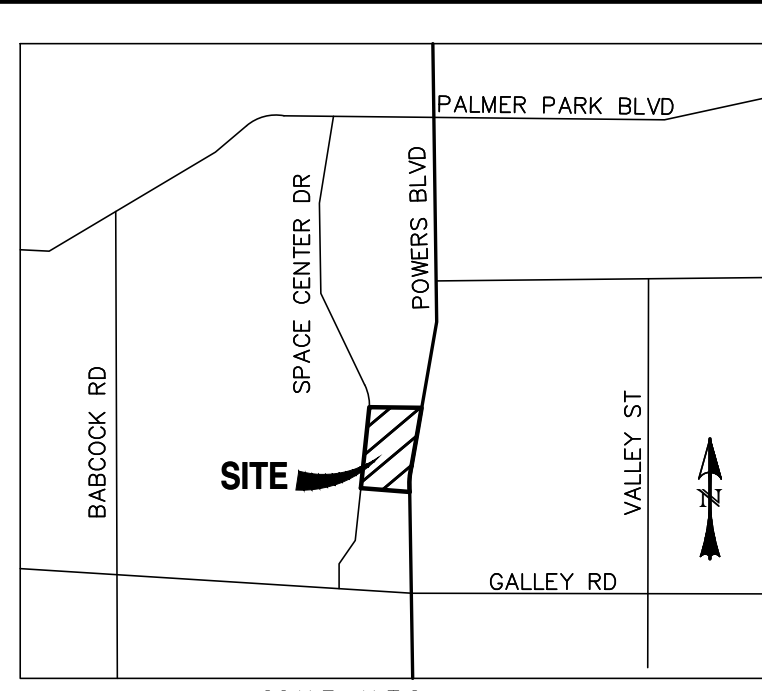


CREEKSIDE PLAZA
PRELIMINARY GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 40'	DATE: 01/26/22
JOB NUMBER: 20-291	SHEET: 2 OF 3

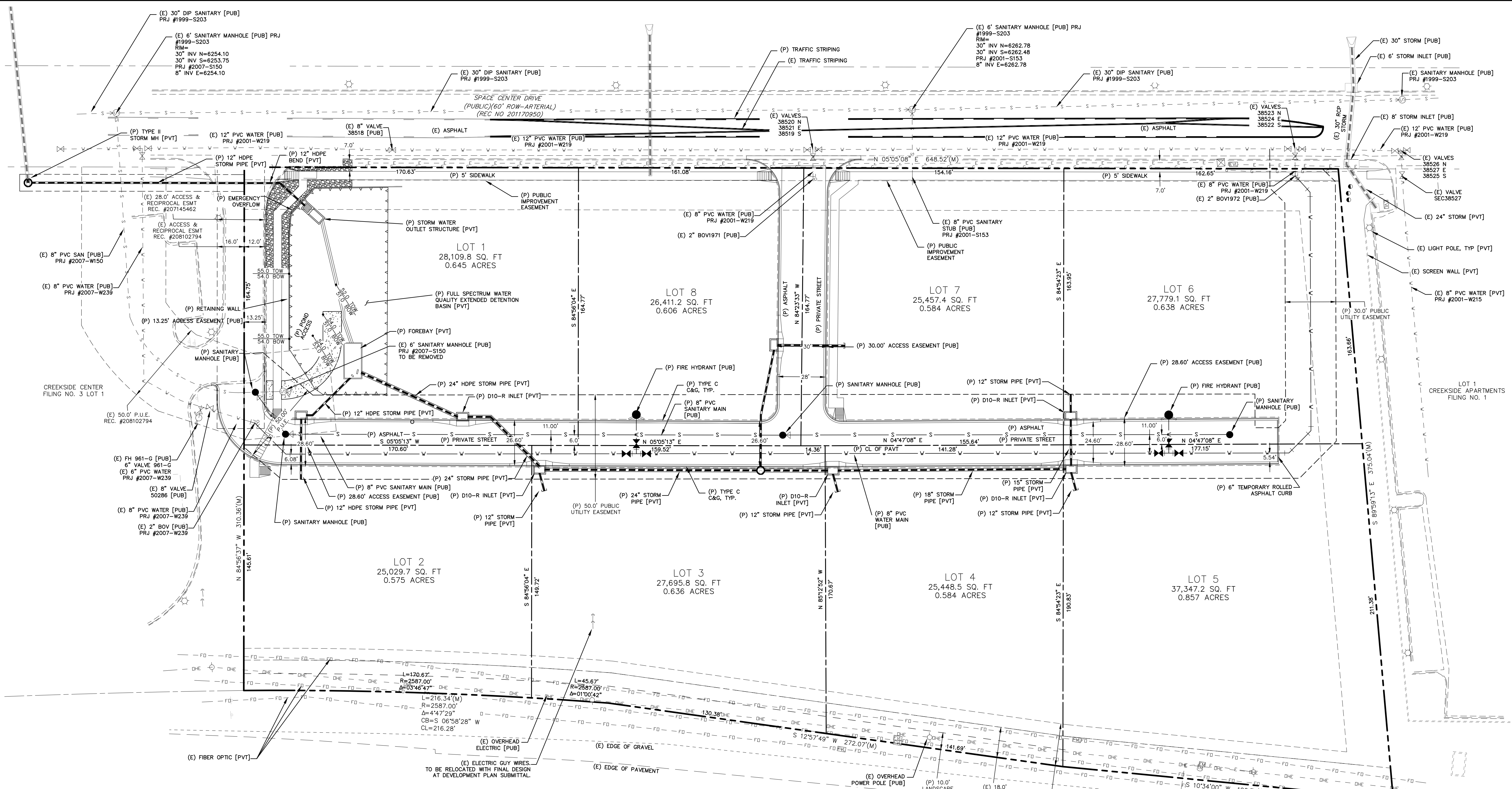
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
09/08/2022
5:29:49 PM
William.Gray

CITY FILE NO: AR DP 21-00315



LEGEND

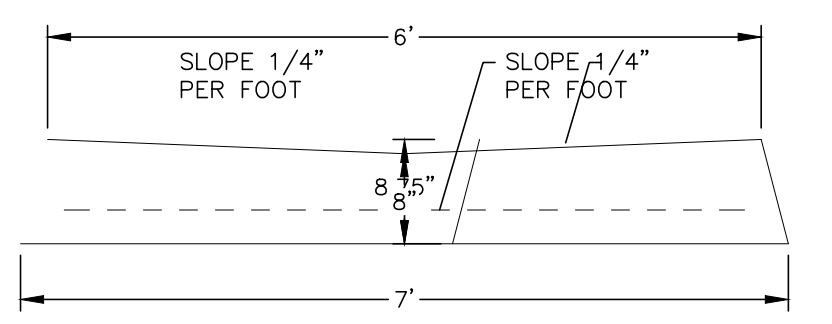
EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
PROTECT-IN-PLACE	[PIP]
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
SETBACK-BUILDING	---
SETBACK-LANDSCAPE	---
(E) SANITARY MAIN, MH	---
(E) WATER MAIN, BOV, VALVE, FH	---
(E) UC ELECTRIC	---
(E) UC TELEPHONE	---
(E) UC FIBER OPTIC	---
(E) GAS MAIN	---
(P) SANITARY MAIN, MH	---
(P) STORM SEWER, INLET, MH	---
(P) STORM SEWER, INLET, MH	---
(P) WATER MAIN, BOV, VALVE, FH	---
(E) SIGN	---
(E) TELEPHONE BOX	---
(E) STORM MANHOLE	---
(E) ELECTRIC MANHOLE	---
(E) UTILITY POLE	---
(E) UTILITY POLE GUY WIRE ANCHOR	---
(E) CONIFEROUS TREE	---
(E) DECIDUOUS TREE	---
(E) SANITARY SEWER MANHOLE	---



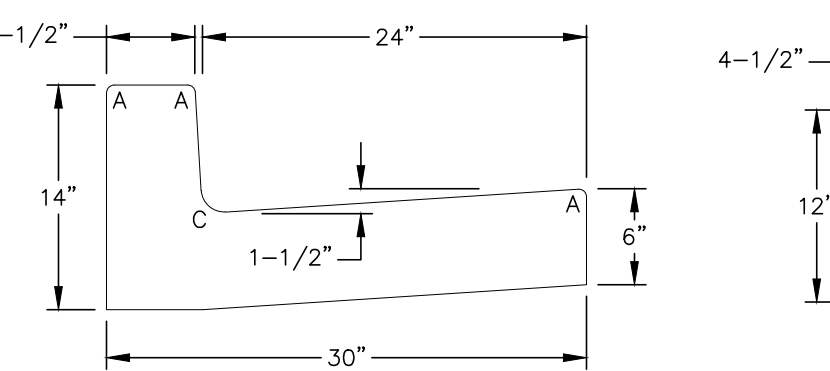
PRELIMINARY UTILITY PLAN GENERAL NOTES:

- 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) ACKNOWLEDGES 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 & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS 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 FOR 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.

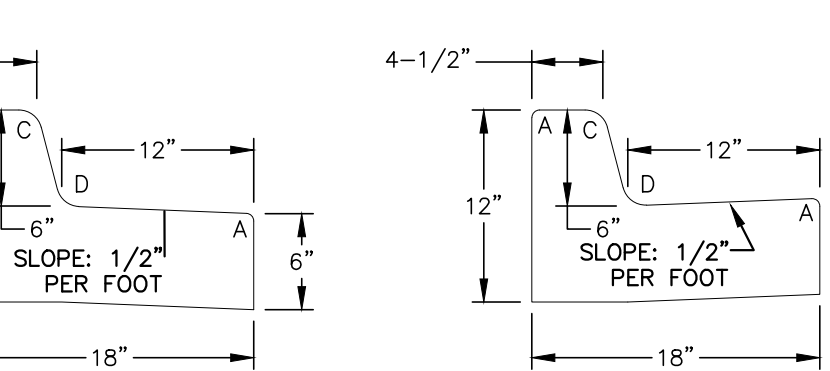
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER 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 OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 688-4985 OR SOUTH 668-3564).
- 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 EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY 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 PROVISIONS 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.



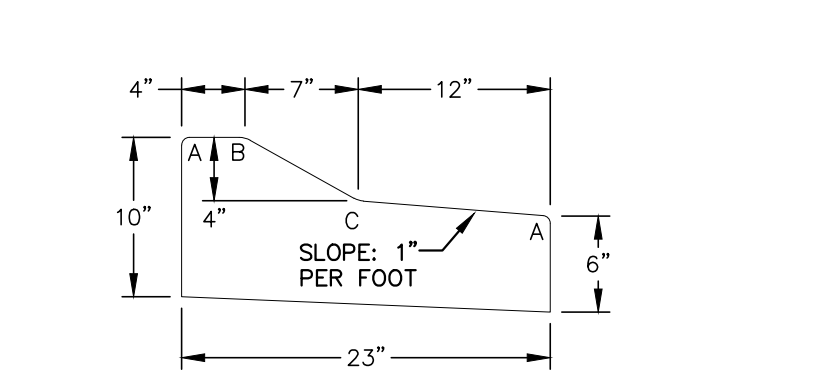
CONCRETE CROSS PAN
SCALE: N.T.S.



TYPE 1
VERTICAL CURB & GUTTER
SCALE: N.T.S.



TYPE 3
MEDIAN CURB & GUTTER
SCALE: N.T.S.



TYPE 3*
MEDIAN CURB & GUTTER
SCALE: N.T.S.



TYPE 4
MOUNTABLE CURB & GUTTER
SCALE: N.T.S.

- NOTES**
- SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" P.C.C.
 - MINIMUM WITH 6X6 - 4.4 W.W.F. OR #4 @ 18" E.W.
 - CITY STANDARD DETAIL D-7 FOR CONCRETE CROSS PAN.

POWERS BOULEVARD
(PUBLIC ROW VARIES)
(BOOK 5259, PAGE 1306)



09/08/2022
5:29:49 PM
William Gray

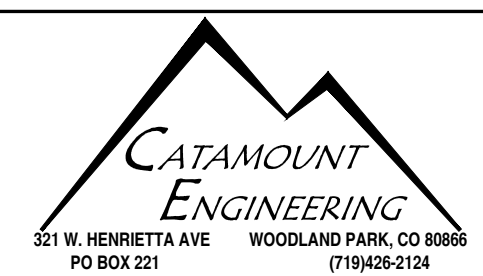
CITY FILE NO: AR DP 21-00315

REV.	DESCRIPTION	DATE



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(719) 570-1599



CREEKSIDE PLAZA
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 30'	DATE: 01/26/22
JOB NUMBER: 20-291	SHEET: 3 OF 3