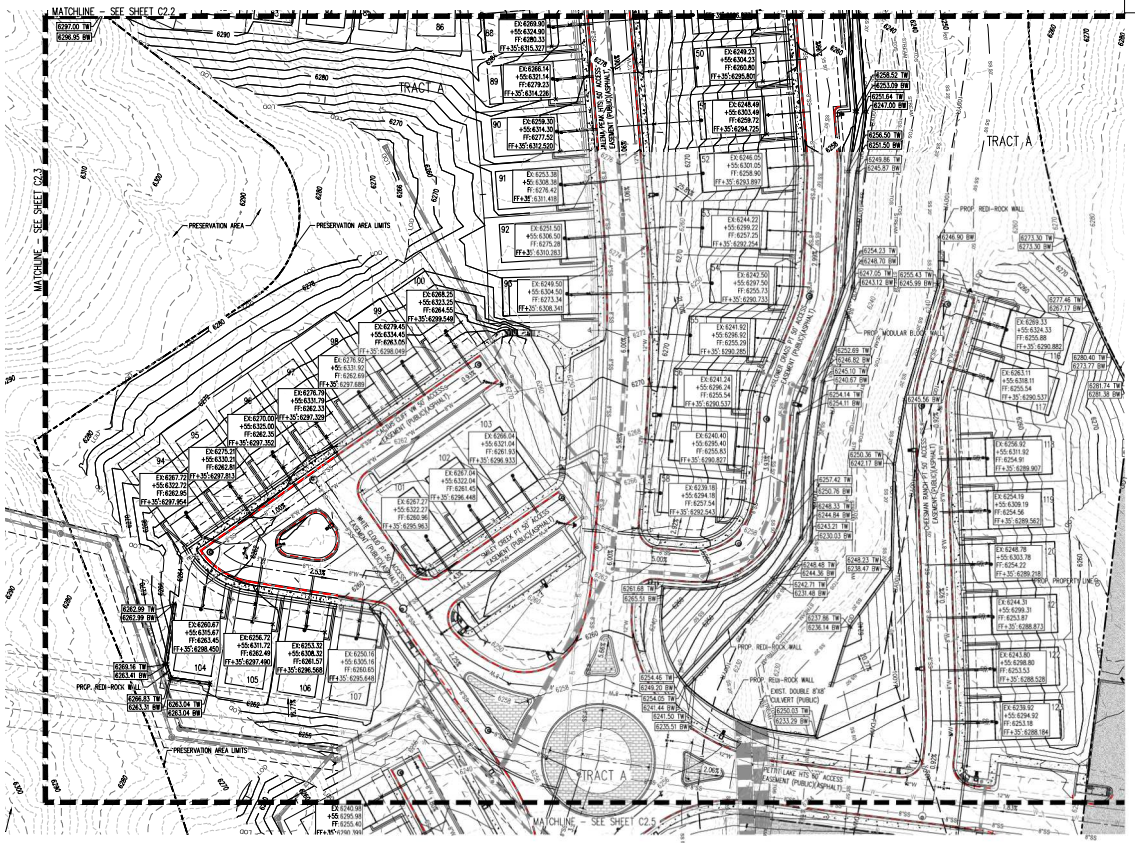

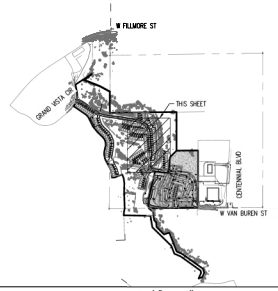

KEY MAP SCALE: (1"=1,000')

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUFFER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STREAM
- 20' STREAM SIDE BUFFER
- 50' STREAM SIDE BUFFER
- 100 YR FEMA FLOODPLAIN
- FEMA FLOODWAY
- EXIST. SANITARY SEWER
- EXIST. WATER LINE
- PRESERVATION AREA LIMITS
- PROPOSED LOT LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED GATED ENTRY/FENCE
- PROPOSED WALL
- EXISTING TREE CANOPY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED BUILDING HATCH
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SIGN
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER LINE
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- PROPOSED SANITARY STRUCTURES
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- PROPOSED ELECTRIC SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SLOPE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SPOT GRADE ELEVATION
- LOD LIMITS OF DISTURBANCE
- DETENTION BASIN OVERFLOW PATH

FIRE APPARATUS ACCESS NOTES

1. ALL DRIVABLE SURFACES ARE DESIGNED TO ACCOMMODATE A VEHICLE DESIGN WEIGHT OF 85,000 LBS.
2. THE ANGLES OF APPROACH AND DEPARTURE AT ALL INTERSECTIONS OR CHANGES IN GRADE SHALL BE LESS THAN 8 DEGREES.
3. THE MAXIMUM SLOPE AT ANY DRIVE AISLE DOES NOT EXCEED 10%.
4. THE APPARATUS TURNING MOVEMENT AND RADII REQUIREMENTS OF THE FIRE DISTRICT ACCOMMODATE AN INSIDE RADIUS OF 33 FT AND AN OUTSIDE RADIUS OF 53 FT.

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AR PUD 20-00023-A1MJ21 & CPC PUZ 21-00187

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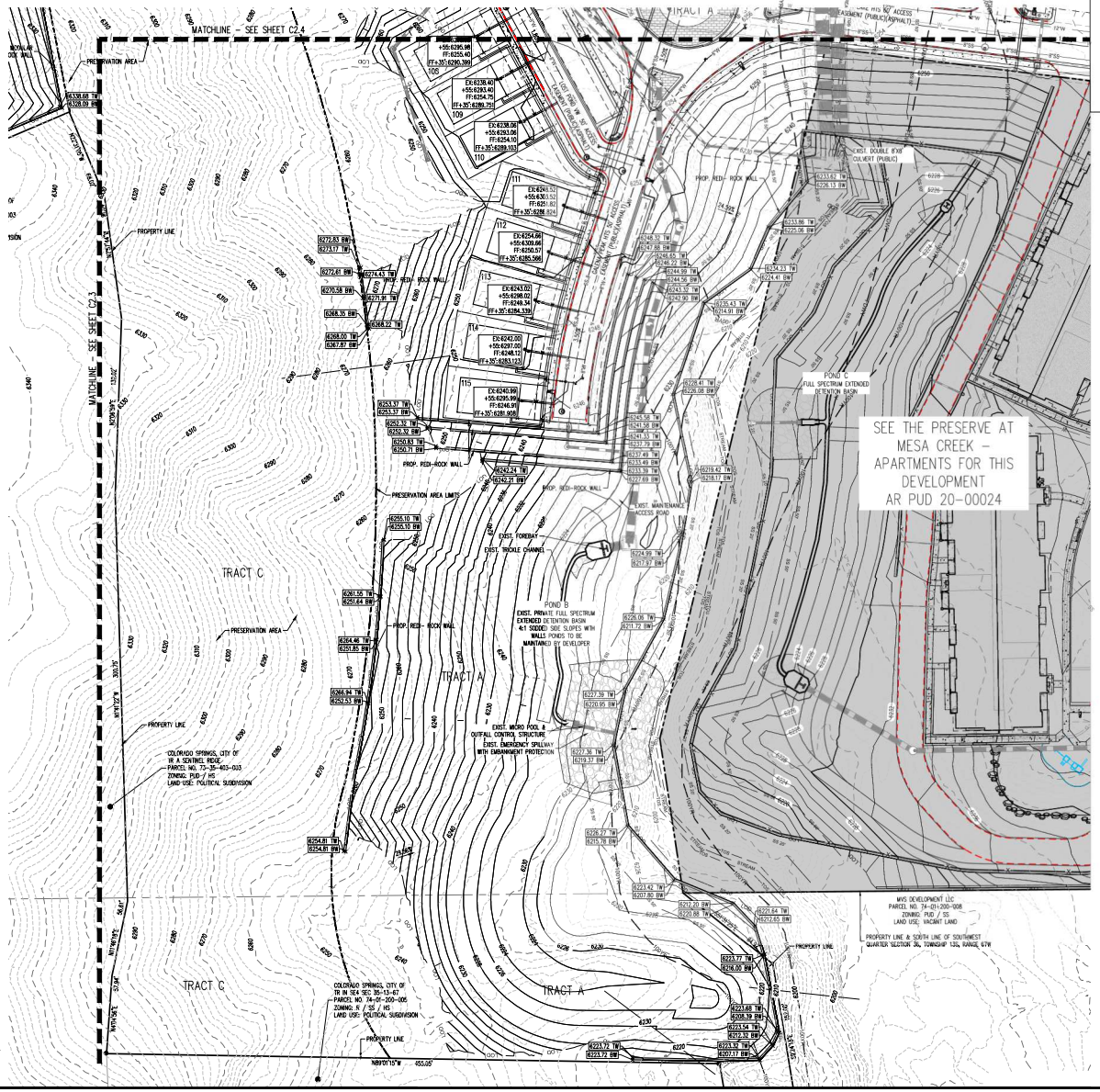
DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

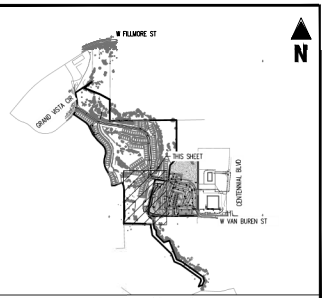
#	Date	Issue / Description	Init.

Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGO
Date:	6/8/2022

PRELIMINARY GRADING

C2.4
Sheet 11 of 38





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#	Date	Issue / Description	Init.

Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGO
Date:	6/8/2022

PRELIMINARY GRADING

C2.5
Sheet 12 of 38

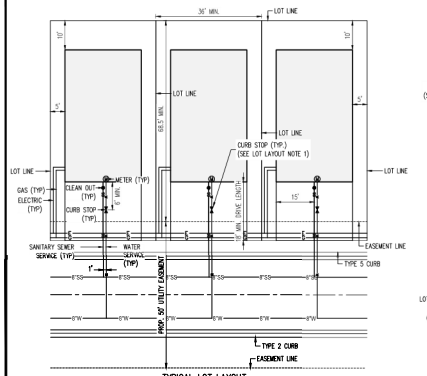
NOTES:

1. ALL WATER AND WASTEWATER SERVICES ARE PRIVATE.
2. ALL PROPOSED STORM SEWER IS PRIVATE.
3. ALL UTILITY SEPARATIONS SHALL BE PER THE LATEST VERSION OF CSU WATER LINE EXTENSION AND SERVICE STANDARDS CLEARANCE MATRIX 2.6.6.3 AND 2.6.6.4.

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

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

1. 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.
2. 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 AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. 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 ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. 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.
5. 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.
6. 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.
7. 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).
8. 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.
9. 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 668–4085 OR SOUTH 668–5564.
10. 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. 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.



TYPICAL LOT LAYOUT
N.T.S.

LOT LAYOUT NOTES:

1. CURB STOPS ARE TO BE LOCATED A MINIMUM OF 6' FROM BUILDING FOUNDATION AND EDGE OF COMMON TRENCH.

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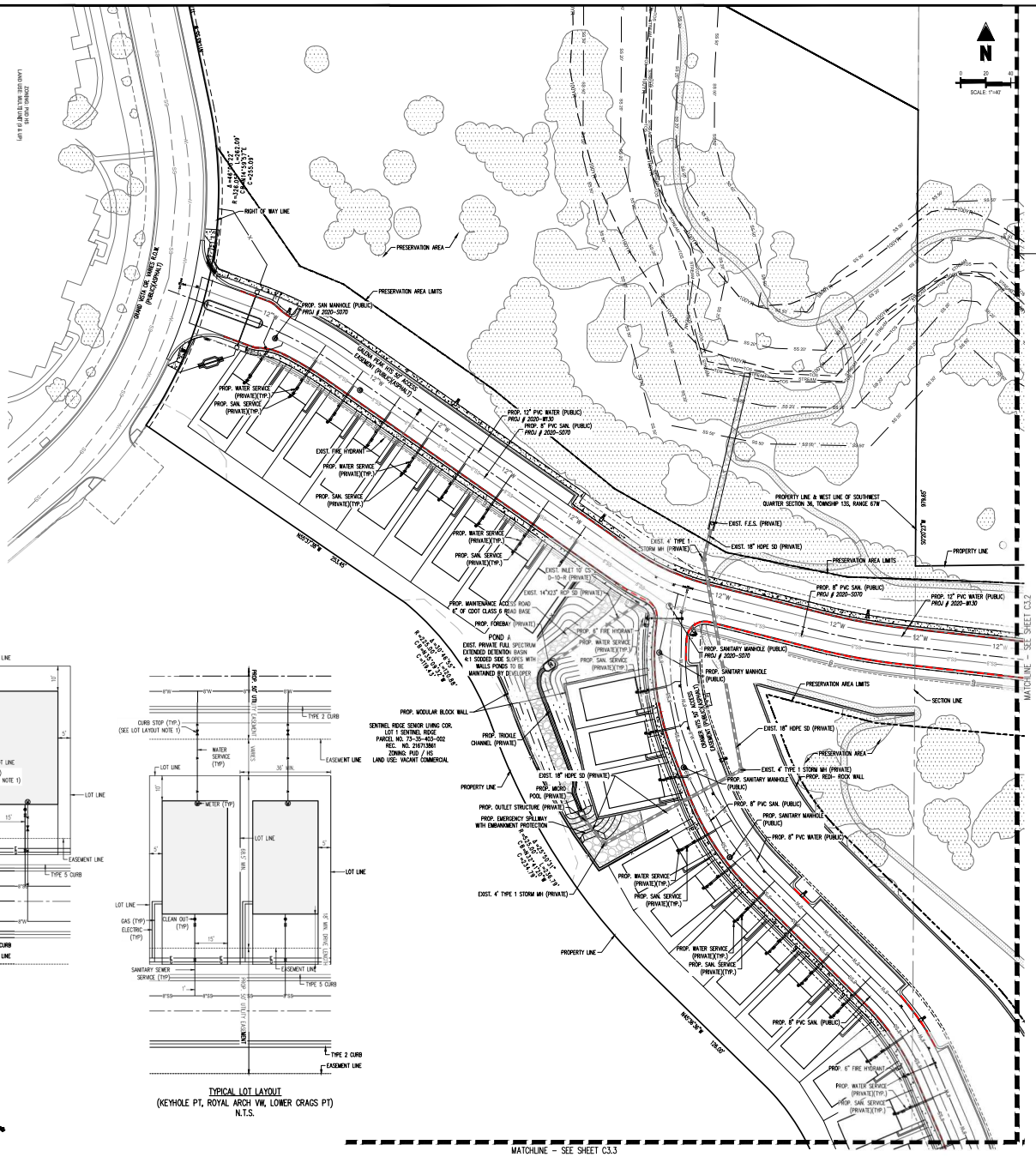
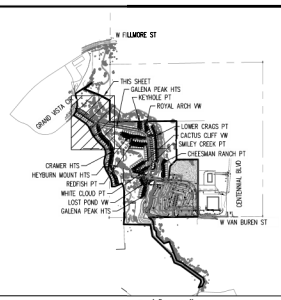


TYPICAL LOT LAYOUT
(KEYHOLE PT, ROYAL ARCH VW, LOWER CRAGS PT)
N.T.S.



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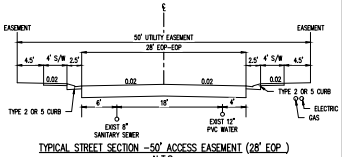
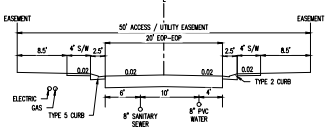


TYPICAL STREET SECTION –50' ACCESS EASEMENT (28' EOP)
N.T.S.



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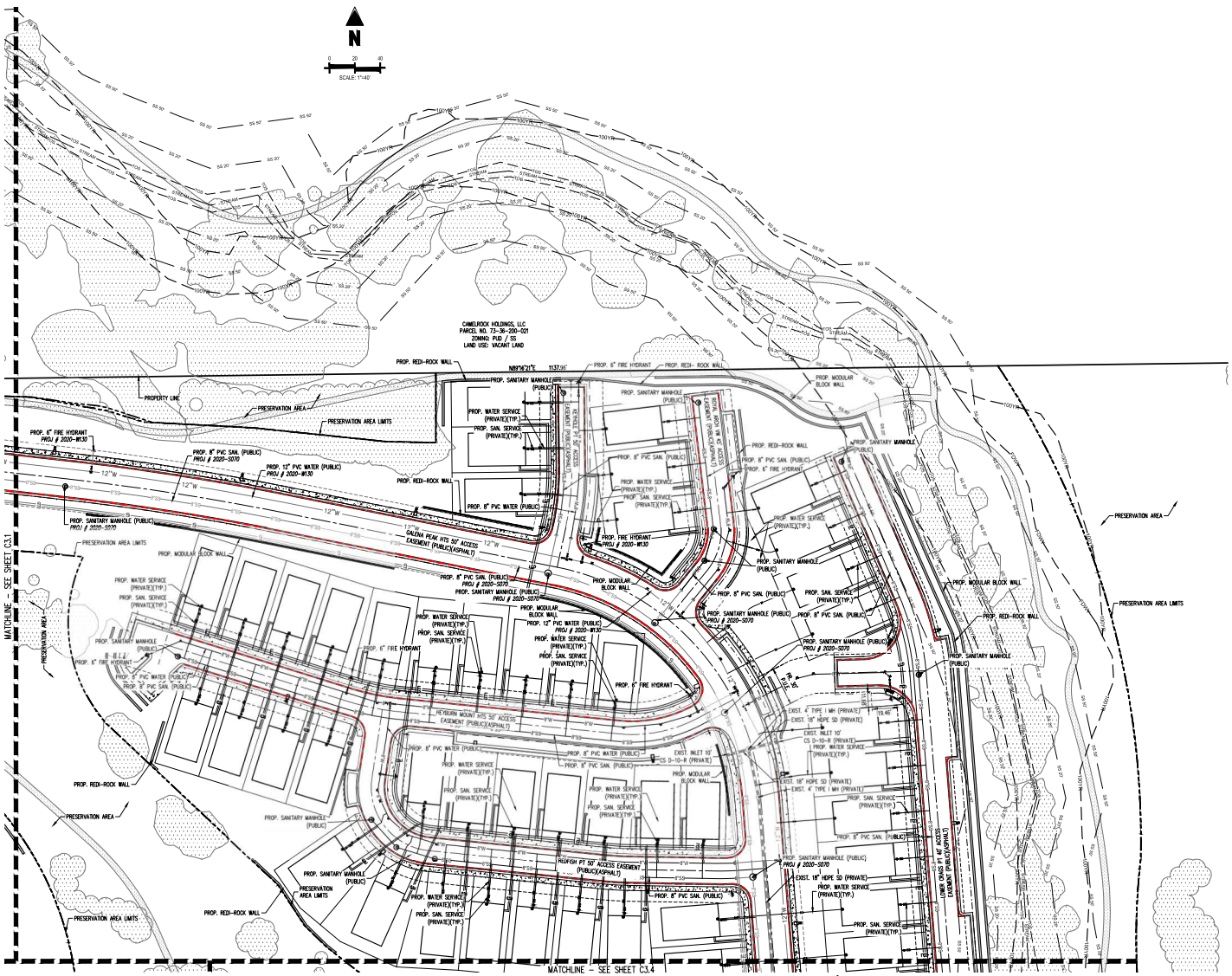
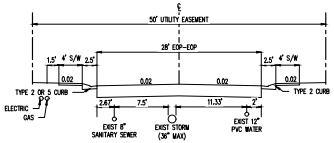
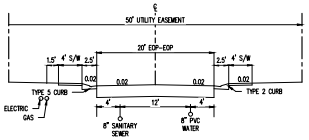
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

C3.1
Sheet 13 of 38

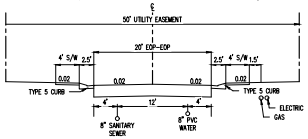




TYPICAL STREET SECTION –PRIVATE ROAD
GALENA PEAK HTS.
N.T.S.



TYPICAL STREET SECTION –PRIVATE ROAD
KEYHOLE PT
N.T.S.



TYPICAL STREET SECTION –PRIVATE ROAD
REDFISH PT, HEYBURN MOUNT HTS
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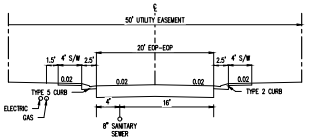
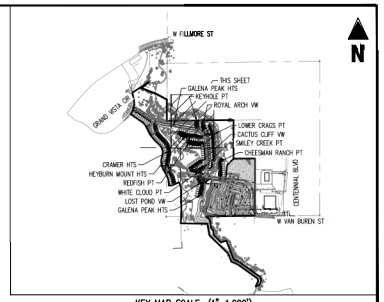


TYPICAL STREET SECTION –PRIVATE ROAD
LOWER CRAGS PT & ROYAL ARCH VW
N.T.S.



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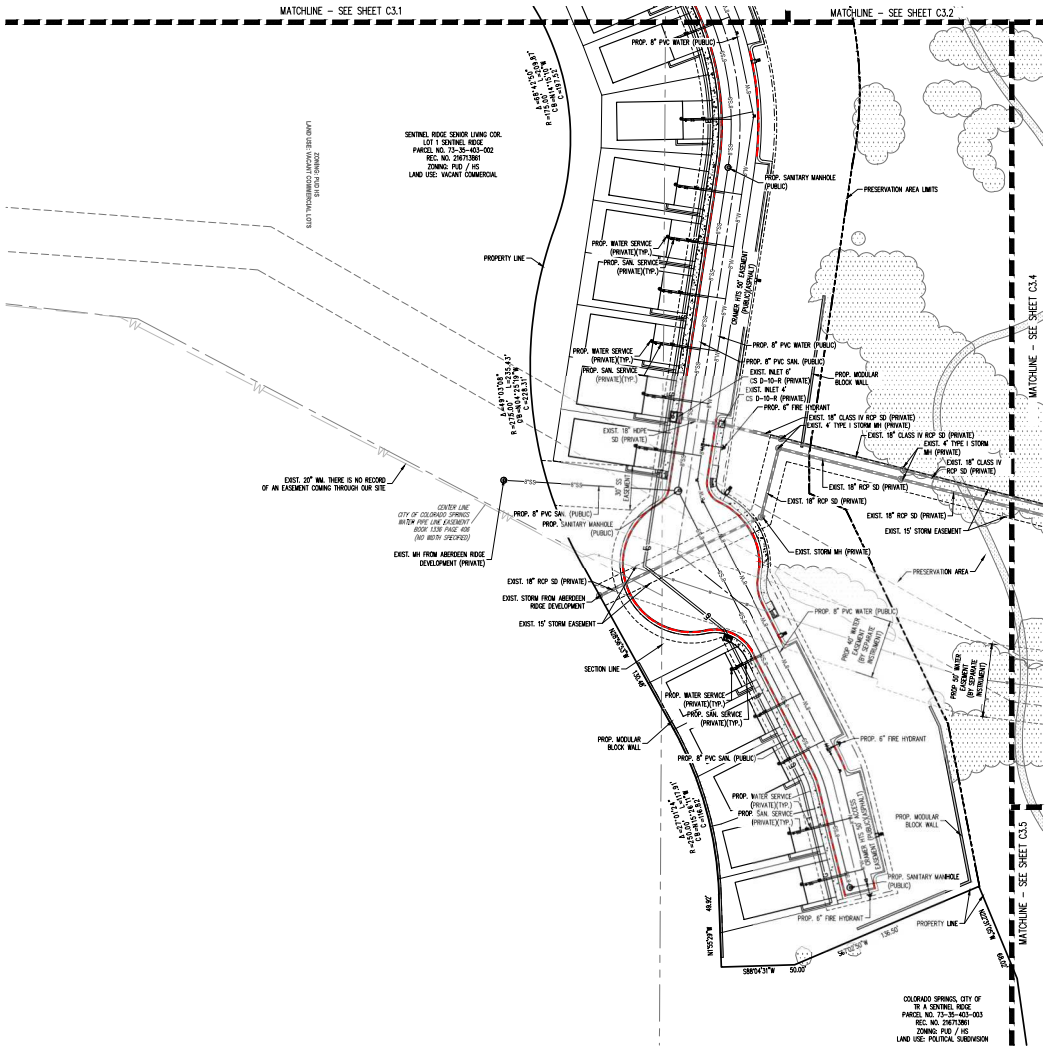
DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILLMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

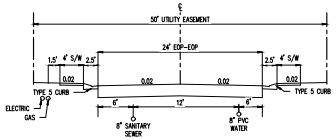
#	Date	Issue / Description	Init.

Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/8/2022

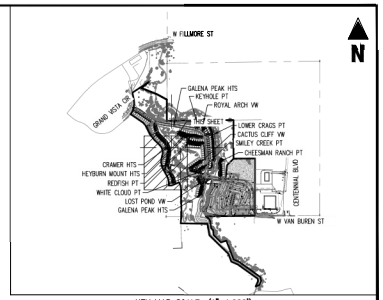
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

C3.2
Sheet 14 of 38





TYPICAL STREET SECTION –PRIVATE ROAD
CRAMER HTS.
N.T.S.



KEY MAP SCALE: (1"=1,000')

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUFFER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STREAM
- 20' STREAM SIDE BUFFER
- 50' STREAM SIDE BUFFER
- 100 YR FEMA FLOODPLAIN
- FEMA FLOODWAY
- EXIST. SANITARY SEWER
- EXIST. WATER LINE
- PRESERVATION AREA LIMITS
- PROPOSED LOT LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED GATED ENTRY/FENCE
- PROPOSED WALL
- EXISTING TREE CANOPY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED BUILDING HATCH
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SIGN
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER LINE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

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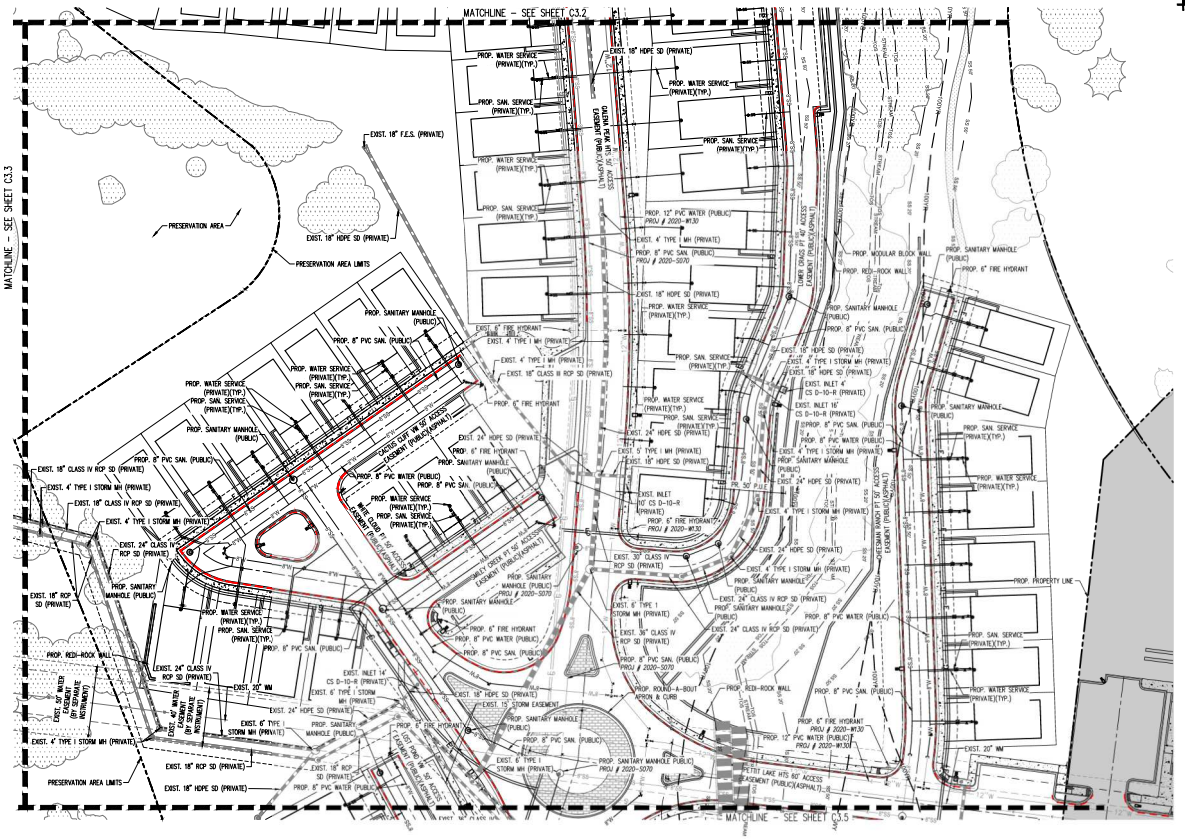
DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILLMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

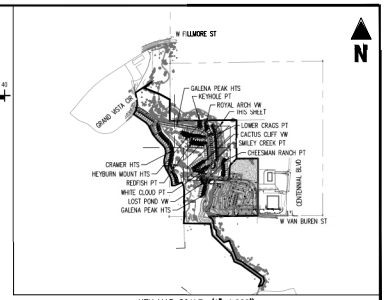
#	Date	Issue / Description	Init.

Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/8/2022

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

C3.3
Sheet 15 of 38





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- PROPOSED 8" WATER LINE
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- PROPOSED ELECTRIC SERVICE
- EXISTING FIRE HYDRANT
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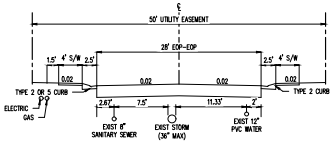
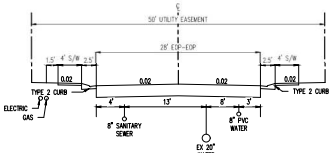
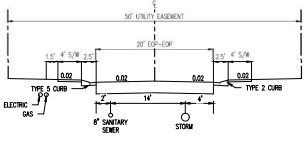


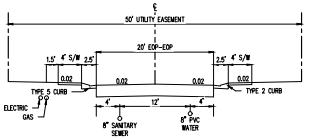
TYPICAL STREET SECTION –PRIVATE ROAD
GALENA PEAK HTS.
N.T.S.



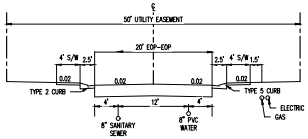
TYPICAL STREET SECTION –PRIVATE ROAD
PETIT LAKE HTS.
N.T.S.



TYPICAL STREET SECTION –PRIVATE ROAD
LOWER CRAGS PT
N.T.S.



TYPICAL STREET SECTION –PRIVATE ROAD
SMILEY CREEK PT, CACTUS CLIFF VW,
N.T.S.



TYPICAL STREET SECTION –PRIVATE ROAD
CHEESMAN RANCH PT
N.T.S.

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DEVELOPMENT PLAN
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- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILLMORE ST & GRAND VISTA CIR
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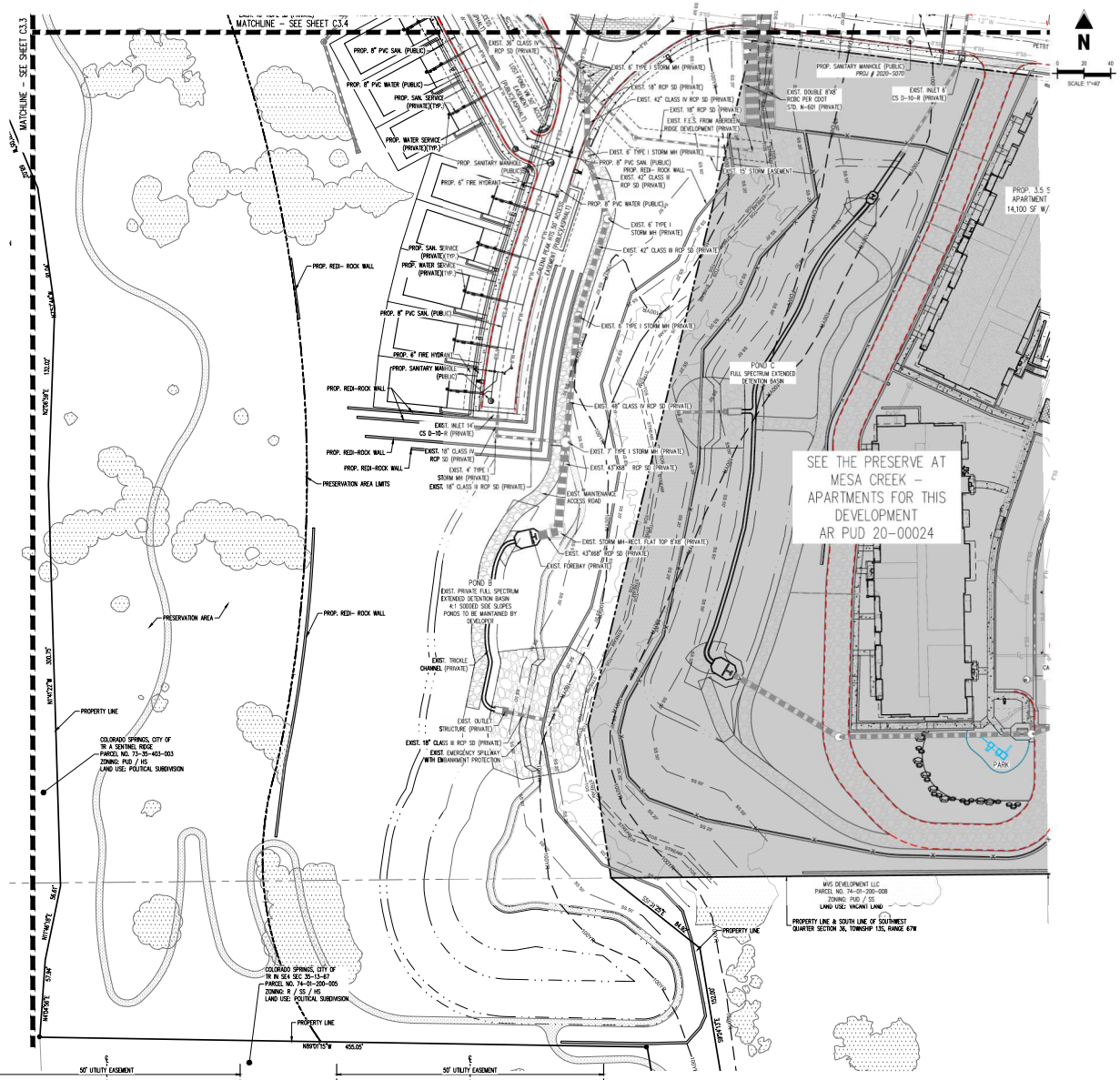
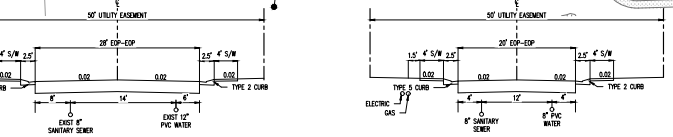
#	Date	Issue / Description	Init.

Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/8/2022

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

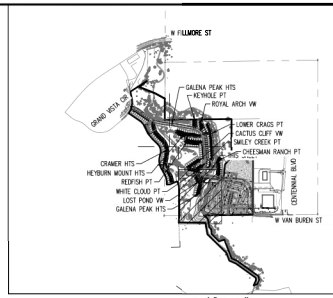
C3.4
Sheet 16 of 38





TYPICAL STREET SECTION –PRIVATE ROAD
GALENA PEAK HTS.
N.T.S.

TYPICAL STREET SECTION –PRIVATE ROAD
LOST POND VW,
N.T.S.



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DEVELOPMENT PLAN
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Project No:	GN#0007.23
Drawn By:	JDP
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Date:	6/8/2022

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

C3.5
Sheet 17 of 38

CAUTION – NOTICE TO CONTRACTOR

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Project No:	GN#0007.23
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TRUCK TURNING MOVEMENT PLAN

C4.1
Sheet 18 of 38