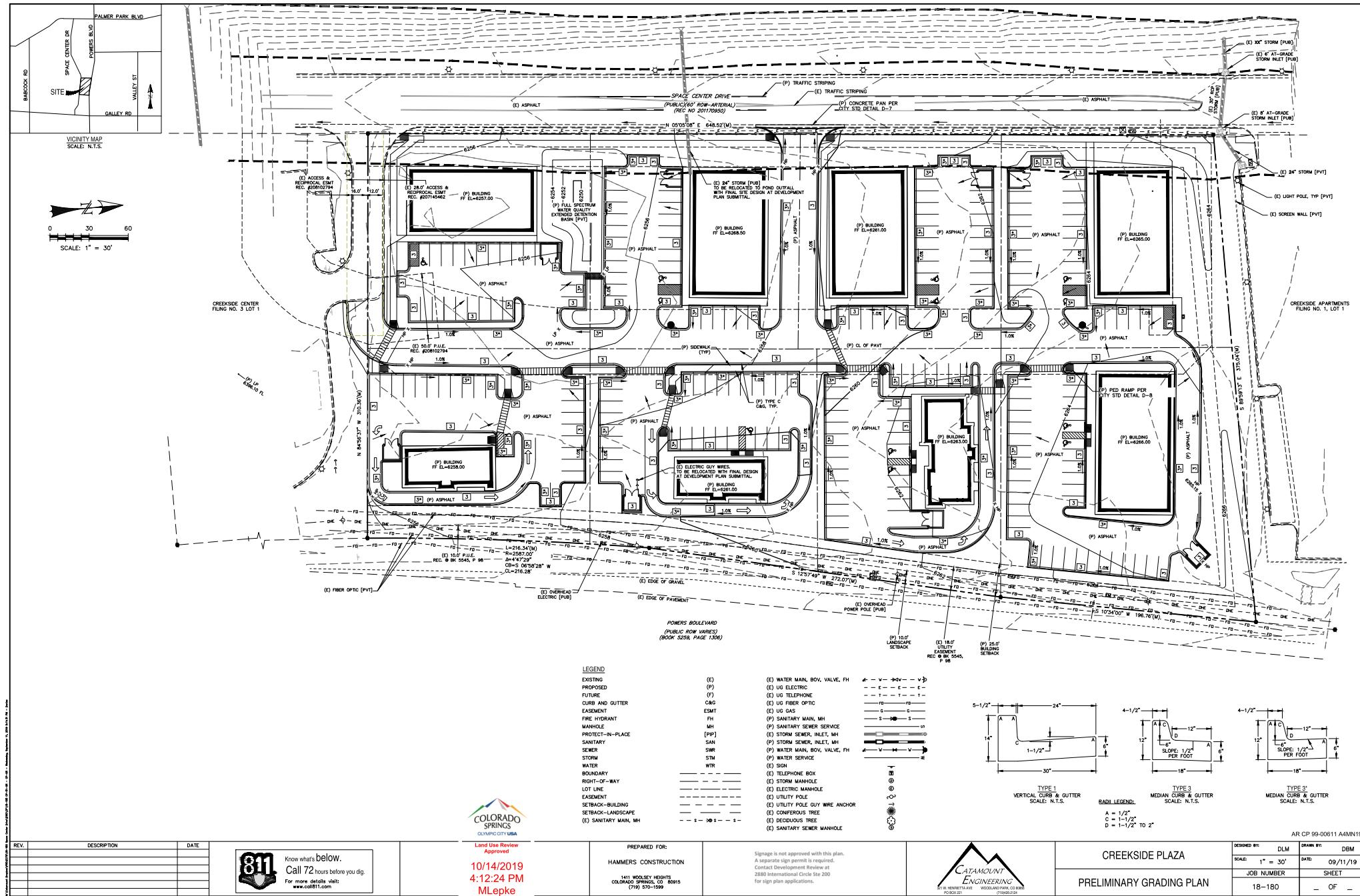
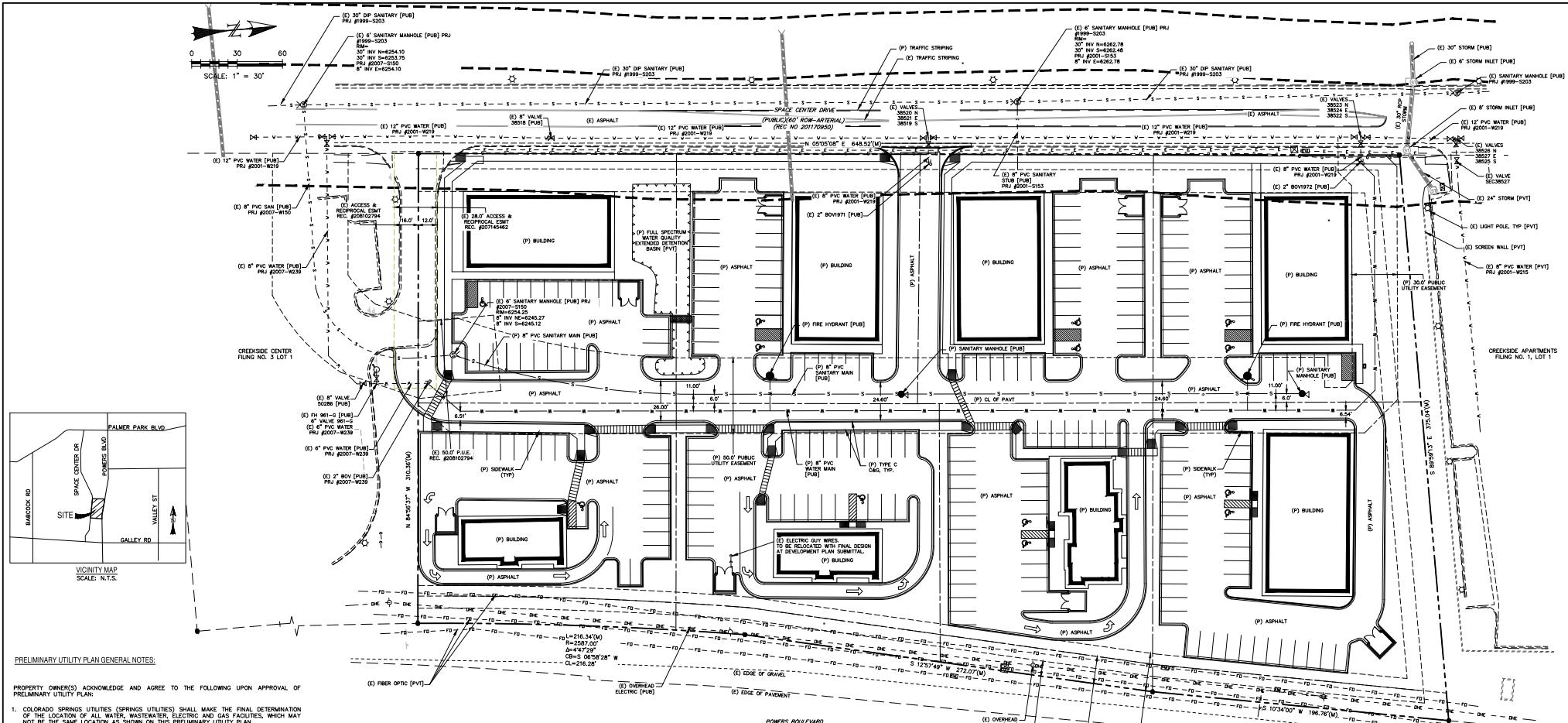


1 of 1





PRELIMINARY UTILITY PLAN GENERAL NOTES:

PROPERTY OWNER(S) ACKNOWLEDGES AND AGREE TO THE FOLLOWING UPON APPROVAL OF

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 (HEREINAFTER REFERRED TO AS THE "PROPERTY") ARE THE RESPONSIBILITY OF SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGION BUILDING AND PLANNING CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OF UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICE TO THE PROPERTY. SPRINGS UTILITIES WILL DETERMINE THE COSTS OF UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS OF DESIGN AND INSTALATION, WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS AND ELECTRIC LINE TO OR WITHIN THE PROPERTY, OWNER SHALL 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, ARE MADE BY SPRINGS UTILITIES. SPRINGS UTILITIES WILL NOT MAKE ANY UTILITY SERVICES 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 PAY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEEDCATE BY PLAT, AND/OR CONVEY, BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SERVICES PROVIDED BY SPRINGS UTILITIES. SPRINGS UTILITIES RESERVES THE RIGHT TO DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

REV. DESCRIPTION DATE



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www.call811.com



Local Code Review
10/14/2019

4:12:33 PM

Mtpeke

PREPARED FOR:
HAMMERS CONSTRUCTION

1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599

Signage is not approved with this plan.
A separate sign permit is required.
Contact Development Review at
28800 S. Colorado Blvd. Suite 200
for sign plan applications.



CREEKSIDE PLAZA
PRELIMINARY UTILITY PLAN

DESIGNED BY: DLM DRAWN BY: DBM
SCALE: 1" = 30' DATE: 09/19/19
JOB NUMBER: SHEET
18-180 - OF

7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, AND THAT SPRINGS UTILITIES MEETING 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 ARE NECESSARY 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.

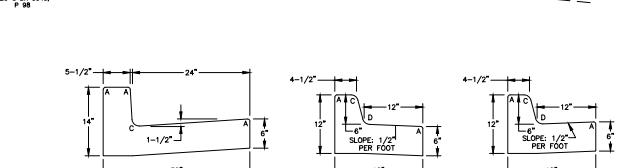
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF SPRINGS UTILITIES' EXISTING UTILITY FACILITIES. SPRINGS UTILITIES MAY APPROVE OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH: 668-4985 OR SOUTH: 668-5304).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH SURFACE, ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY, WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED ON SPRINGS UTILITIES' EXISTING WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS AND ELECTRIC LINE TO OR WITHIN THE PROPERTY, OWNER SHALL BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED A CONDEMNATION OF THE PROPERTY, UNLESS THE PRELIMINARY UTILITY PLAN AND ANY PROVISION OF STANDARDS OR CITY CODES THEN IN EFFECT, AND SPRINGS UTILITIES' APPROVAL OF SPRINGS UTILITIES' EXISTING WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS AND ELECTRIC LINE TO OR WITHIN THE PROPERTY, OWNER SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS TO CONDEMN THE PROPERTY FOR ANY PURPOSES, PROVIDED THAT THE CITY OF COLORADO SPRINGS' 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.

LEGEND

EXISTING	(E) WATER MAIN, BOV, VALVE, FH	← V → V → V →
PROPOSED	(P)	— E — E — E —
PIPE	(P)	— T — T — T —
CURB AND GUTTER	(CAG)	— G — G — G —
EASEMENT	(ESMT)	— S — S — S —
FIRE HYDRANT	(FH)	— V — V — V —
MANHOLE	(MH)	— S — S — S —
PIPE-IN-PLACE	(PIP)	— V — V — V —
SANITARY	(SAN)	— S — S — S —
STORM	(STORM)	— S — S — S —
WATER	(WTR)	— V — V — V —
BOUNDARY		— — — — — — —
ROUTE-OF-WAY		— — — — — — —
DRIVE LINE		— — — — — — —
EASEMENT		— — — — — — —
SETBACK-BUILDING		— — — — — — —
SETBACK-Landscape		— — — — — — —
(E) SANITARY MAIN, MH		— — — — — — —



TYPE 1
VERTICAL CURB & GUTTER
SCALE: N.T.S.
RADI LEGEND:
A = 1/2"
B = 1-1/2"
C = 1-1/2" TO 2"

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

TYPE 3'
MEDIAN CURB & GUTTER
SCALE: N.T.S.

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