

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\03-RayCharles-Commercial-Site\CAD\Plansheets\Development Plan\RC - DP - Cover.dwg

RAY CHARLES COMMERCIAL CENTRE FILING NO.1 DEVELOPMENT PLAN

LOCATED IN A PORTION OF SECTIONS 8 & 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
- THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
- THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
- DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).
- LANDSCAPE IMPROVEMENTS, INCLUDING LANDSCAPE SETBACK TREES, SHALL BE PROVIDED, INSTALLED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER, AND/OR THEIR ASSIGNS, AT TIME OF DEVELOPMENT.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "RAY CHARLES COMMERCIAL CENTRE FILING NO. 1" 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.
- 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 & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- THE PARCELS WITHIN THIS PROPERTY ARE SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 19, 2023, UNDER RECEPTION NO. 223103275.
- THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2 WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE.
- THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2 WILL TAKE OWNERSHIP AND MAINTAIN THE ROADWAYS.PROPOSED HEREIN.
- THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2 WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
- THIS SITE DRAINS TO POND 2 AS CONSTRUCTED BY THE VILLAGES AT WATERVIEW NORTH METRO DISTRICT AS APPROVED ON 12/19/2024 IN FINAL DRAINAGE REPORT FOR METRO ROADS VILLAGES AT WATERVIEW NORTH ADDITION NO. 1 PREPARED BY KIMLEY-HORN & ASSOCIATES UNDER SWENT MASTER PROJECT #: STM-MP23-0126.
- THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.
- ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL CITY PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- PLEASE CONTACT MARISA MEDRANO (MARISA.J.MEDRANO@SPS.GOV) DIRECTLY TO REVIEW THIS DEVELOPMENT FOR MAIL SERVICE. TO ESTABLISH MAIL DELIVERY AND KIOSK LOCATIONS AN APPOINTMENT WILL BE REQUIRED WITH USPS TO DETERMINE FINAL LOCATIONS. INFORMATION REQUIRED FOR THIS ESTABLISHMENT INCLUDE PROPOSED LOCATIONS, TYPE OF MAIL RECEPTACLE, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL) AND DATE OF FIRST OCCUPANCY.
- 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 ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING UP TO 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS.
- FUTURE DEVELOPMENT OF EACH LOT SHALL BE SUBJECT TO ADDITIONAL DEVELOPMENT PLAN APPLICATIONS FOR REVIEW BY CITY PLANNING.
- CITYWIDE DEVELOPMENT IMPACT FEES WILL BE APPLICABLE FOR FUTURE DEVELOPMENTS, WITH FEES DUE AT TIME OF BUILDING PERMIT.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO POWERS BLVD. FROM PARCEL(S) WITHIN THIS DEVELOPMENT.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE WATERVIEW NORTH METROPOLITAN DISTRICT. AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 223103275.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S00°17'38"E ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 752.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°59'31"E, DEPARTING SAID WEST LINE, A DISTANCE OF 298.48 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, A DELTA ANGLE OF 56°20'33", AN ARC LENGTH OF 609.68' FEET, WHOSE LONG CHORD BEARS S36°07'28"E A DISTANCE OF 585.41 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.30 FEET, A DELTA ANGLE OF 16°52'18", AN ARC LENGTH OF 141.43' FEET, WHOSE LONG CHORD BEARS S55°51'35"E A DISTANCE OF 140.92 FEET;

THENCE S47°25'27"E A DISTANCE OF 20.23 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 547.00 FEET, A DELTA ANGLE OF 21°19'53", AN ARC LENGTH OF 203.65' FEET, WHOSE LONG CHORD BEARS S36°45'30"E A DISTANCE OF 202.48 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 253.12 FEET, A DELTA ANGLE OF 17°33'31", AN ARC LENGTH OF 77.57' FEET, WHOSE LONG CHORD BEARS S17°18'48"E A DISTANCE OF 77.27 FEET;

THENCE S08°32'02"E A DISTANCE OF 35.97 FEET;

THENCE S81°34'22"W A DISTANCE OF 187.97 FEET;

THENCE S55°32'50"W A DISTANCE OF 456.06 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTHERLY R.O.W LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

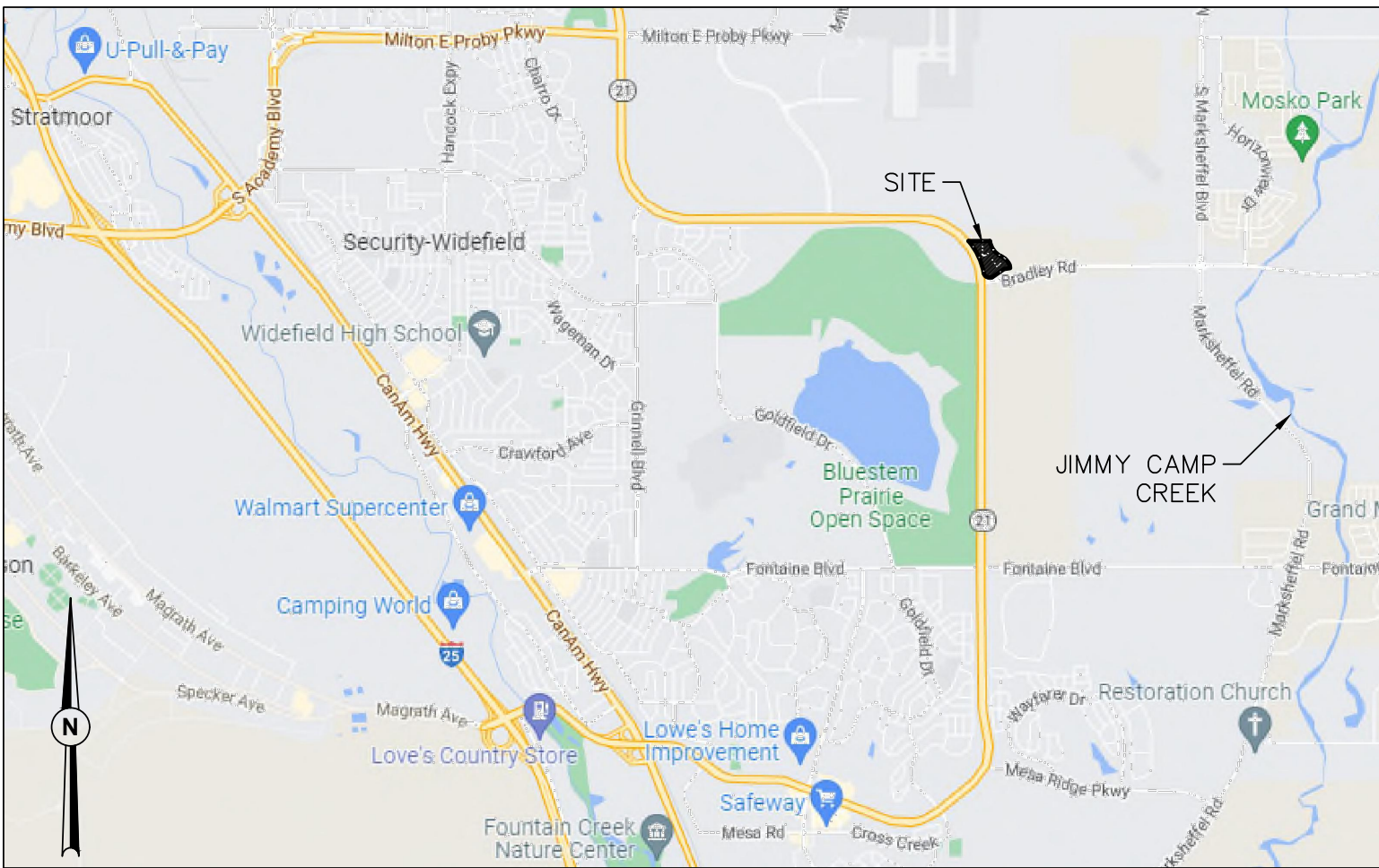
THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY.

- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 00°43'59", AN ARC LENGTH OF 35.31' FEET, WHOSE LONG CHORD BEARS S86°57'52"W A DISTANCE OF 35.31 FEET;
- THENCE S87°19'50"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 82°43'18", AN ARC LENGTH OF 216.56' FEET, WHOSE LONG CHORD BEARS N51°18'31"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 30°33'26", AN ARC LENGTH OF 1122.65' FEET, WHOSE LONG CHORD BEARS N25°13'35"W A DISTANCE OF 1109.39 FEET;

THENCE N89°59'31"E, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.44 FEET TO THE TURE POINT OF BEGINNING.

TO BE PLATTED AS "RAY CHARLES COMMERCIAL CENTRE FILING NO.1".

THE ABOVE TRACT OF LAND CONTAINS 718,836 SQUARE FEET OR 16.50 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

QUEEN BEE INVESTMENTS, LLC
119 N WAHSATCH AVE
COLORADO SPRINGS CO 80903

APPLICANT

DAKOTA SPRINGS ENGINEERING, LLC
15 S WAHSATCH AVE
COLORADO SPRINGS CO 80903

PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
15 S WAHSATCH AVE
COLORADO SPRINGS CO 80903

SITE INFORMATION

SITE ADDRESS: TO BE DETERMINED

FLOODPLAIN STATEMENT:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS LOCATED WITHIN FEMA FLOOD PLAIN ZONE X.

GEOLOGIC HAZARD STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF GEOLOGIC HAZARD REPORTS PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD AND ENGINEERED MITIGATION: EXPANSIVE SOILS MAY BE MITIGATED PRIOR TO AND DURING CONSTRUCTION BY OVEREXCAVATION AND DRILLED PIER FOUNDATIONS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE COPN-22-0002 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

LOT AREA: 718,836 S.F. (16.50 ACRES)

SCHEDULE #: 5500000523

ZONING: MX-L APZ 1 AP-O (MIXED-USE LARGE SCALE AND AIRPORT PROTECTION ZONE 1 WITH AIRPORT OVERLAY); ORD. 23-52 (CITY FILE NO. ZONE-22-0014)

PROPOSED USE: COMMERCIAL/RETAIL

SETBACKS:

FRONT N/A
SIDE N/A
REAR N/A

BUILDING HEIGHT: MAXIMUM HEIGHT 65'

MASTER PLAN: VILLAGES AT WATERVIEW NORTH MASTER PLAN (MAPN-22-0002)
CONCEPT PLAN: VILLAGES AT WATERVIEW NORTH CONCEPT PLAN (COPN-22-0002)
DRAINAGE BASIN: JIMMY CAMP CREEK

SHEET LIST

NO.	TITLE
1	COVER
2	SITE PLAN
3	OVERALL GRADING PLAN
4	PAVING GRADING PLAN
5	STORM PLAN
6	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

CITY APPROVAL

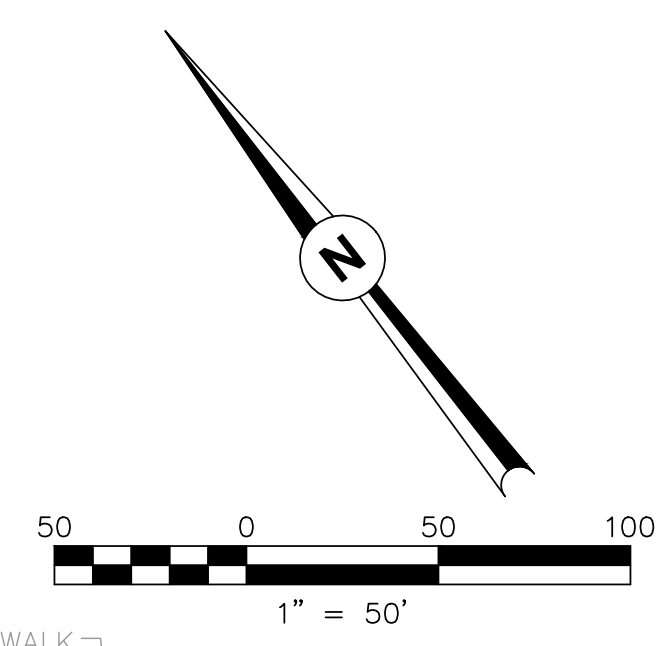
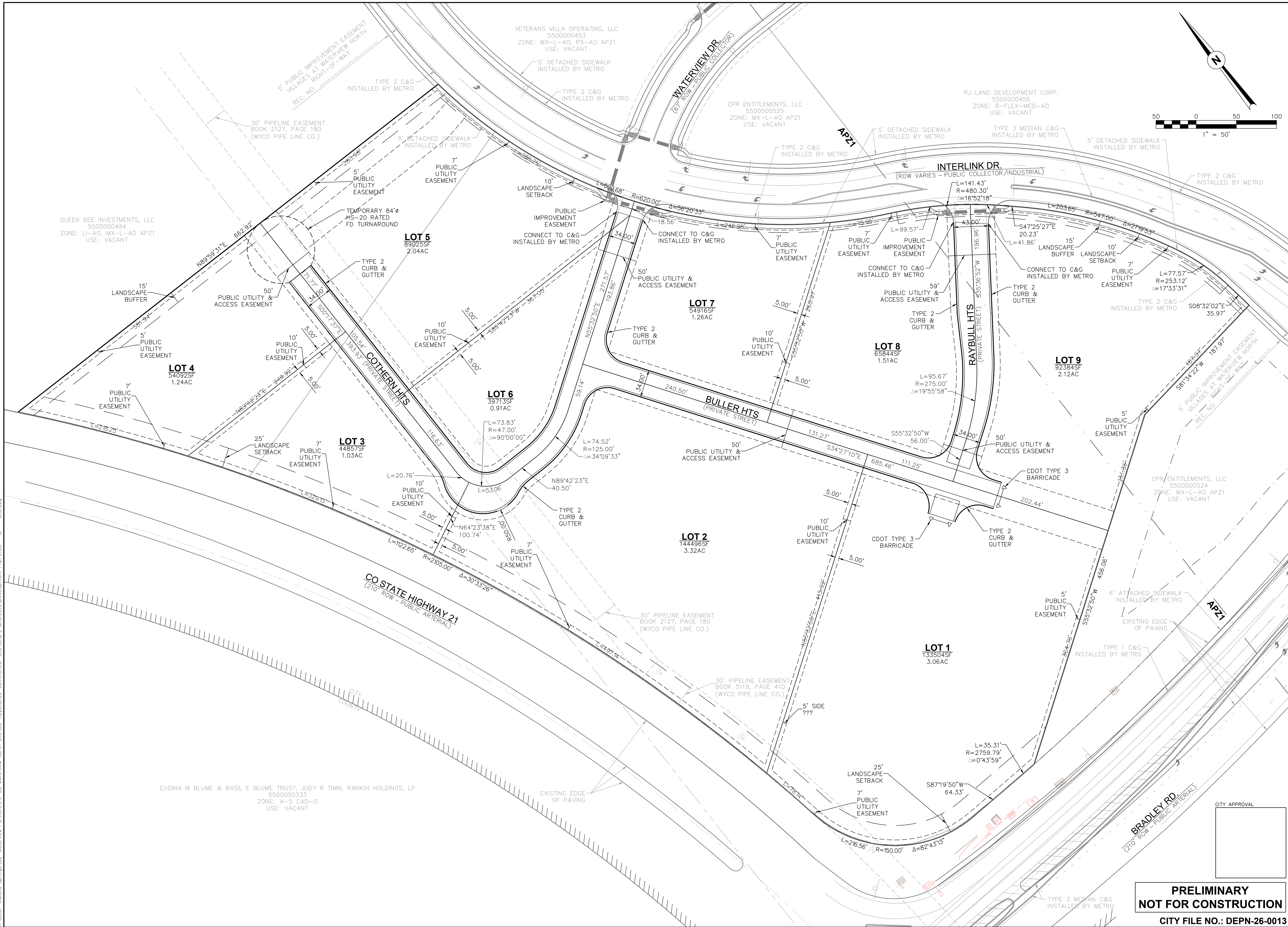
**PRELIMINARY
NOT FOR CONSTRUCTION**

CITY FILE NO.: DEPN-26-0013

RAY CHARLES COMMERCIAL CENTRE FILING NO.1		DEVELOPMENT PLAN COVER	
REVISIONS:	DATE		
NO.	DESCRIPTION		
PROJECT NUMBER:		0219-05.03	
SHEET		1	OF 6

811 Know what's below. Call 811 before you dig.		Dakota Springs Engineering Engineering Consultants 15 S WAHSATCH AVE. COLORADO SPRINGS, CO 80903 P: (719) 227-7386 F: (719) 227-7392	
DESIGNED BY:	JJM	DATE:	9.12.25
DRAWN BY:	JJM	DATE:	10.13.25
CHECKED BY:		DATE:	

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Dakota Springs Engineering
Engineering Consultants
15 S WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
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DRAWN BY: JJM DATE: 10.13.25
CHECKED BY: DATE:

RAY CHARLES COMMERCIAL CENTRE FILING NO. 1

DEVELOPMENT PLAN
SITE PLAN

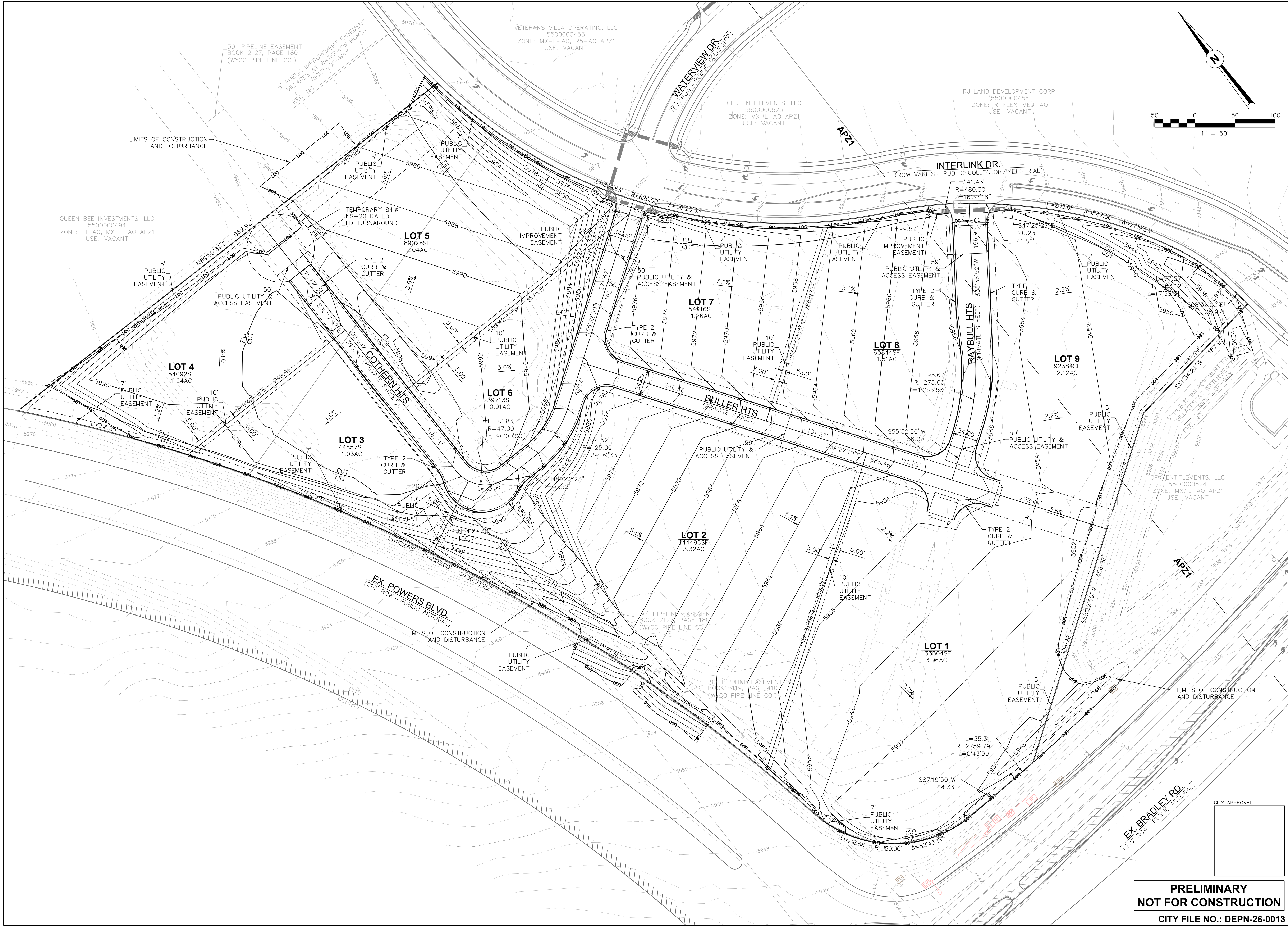
REVISIONS:	NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.03
SHEET 2 OF 6

**PRELIMINARY
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CITY FILE NO.: DEP-26-0013

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Dakota Springs Engineering

Engineering Consultants

15 S WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
P: (719) 227-7386 F: (719) 227-7392

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DESIGNED BY: JMM DATE: 9.12.25

DRAWN BY: JMM DATE: 10.17.25

CHECKED BY: DATE:

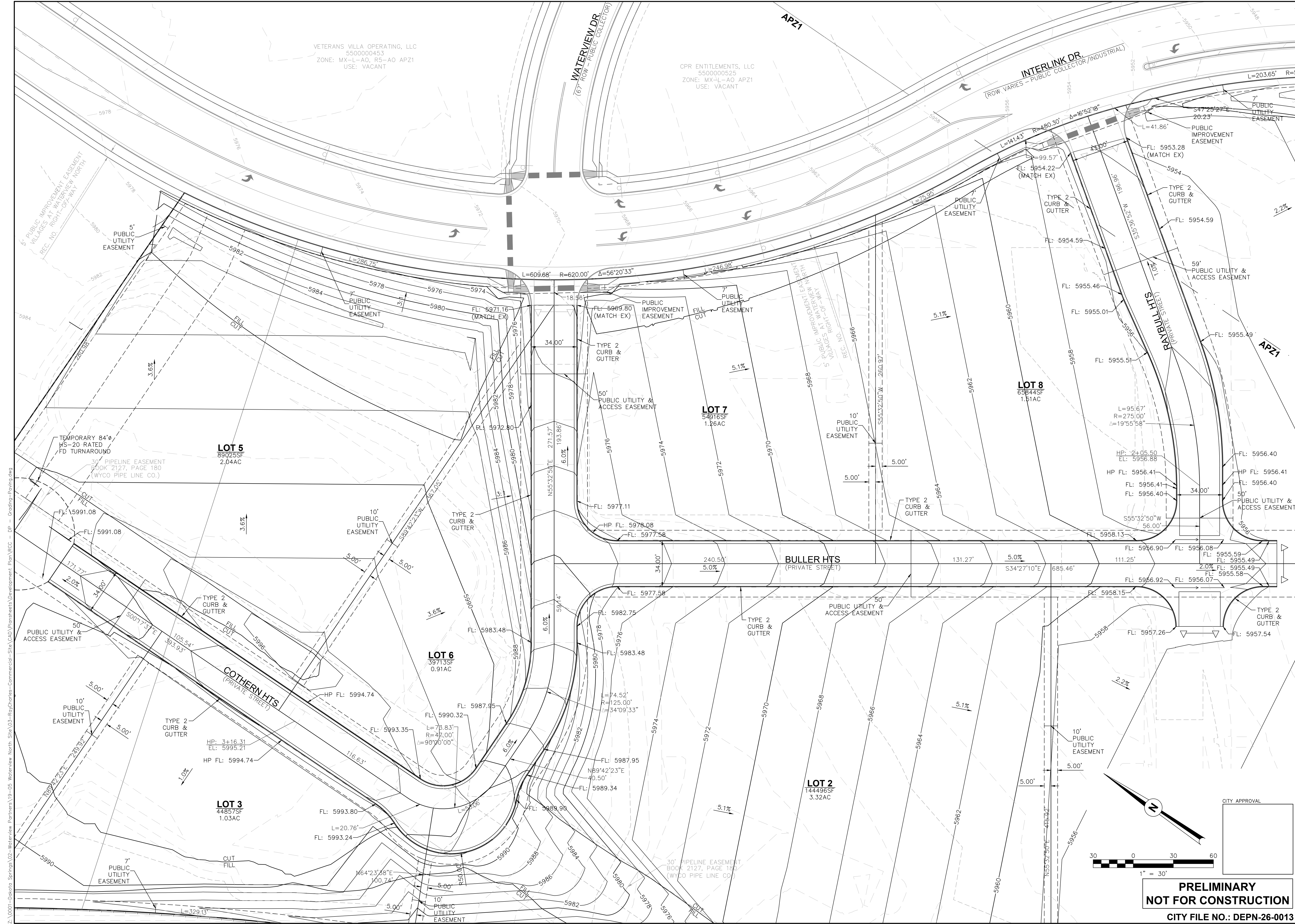
RAY CHARLES COMMERCIAL CENTRE FILING NO. 1

DEVELOPMENT PLAN
OVERALL GRADING PLAN

REVISIONS:	DATE
NO. DESCRIPTION	

PROJECT NUMBER: 0219-05.03

SHEET 3 OF 6



Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\03-RayCharles-Commercial-Site\CAD\Plansheets\Development Plan\RC - DP - Grading-Paving.dwg

VETERANS VILLA OPERATING, LLC
5500000453
ZONE: MX-L-AO, R5-AO AP21
USE: VACANT

CPR ENTITLEMENTS, LLC
5500000525
ZONE: MX-L-AO AP21
USE: VACANT



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Engineering Consultants
15 S WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
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Scale: 1"=50'

VERT: FROM: TO:

DESIGNED BY: JJM DATE: 9.12.25
DRAWN BY: JJM DATE: 10.17.25
CHECKED BY: DATE:

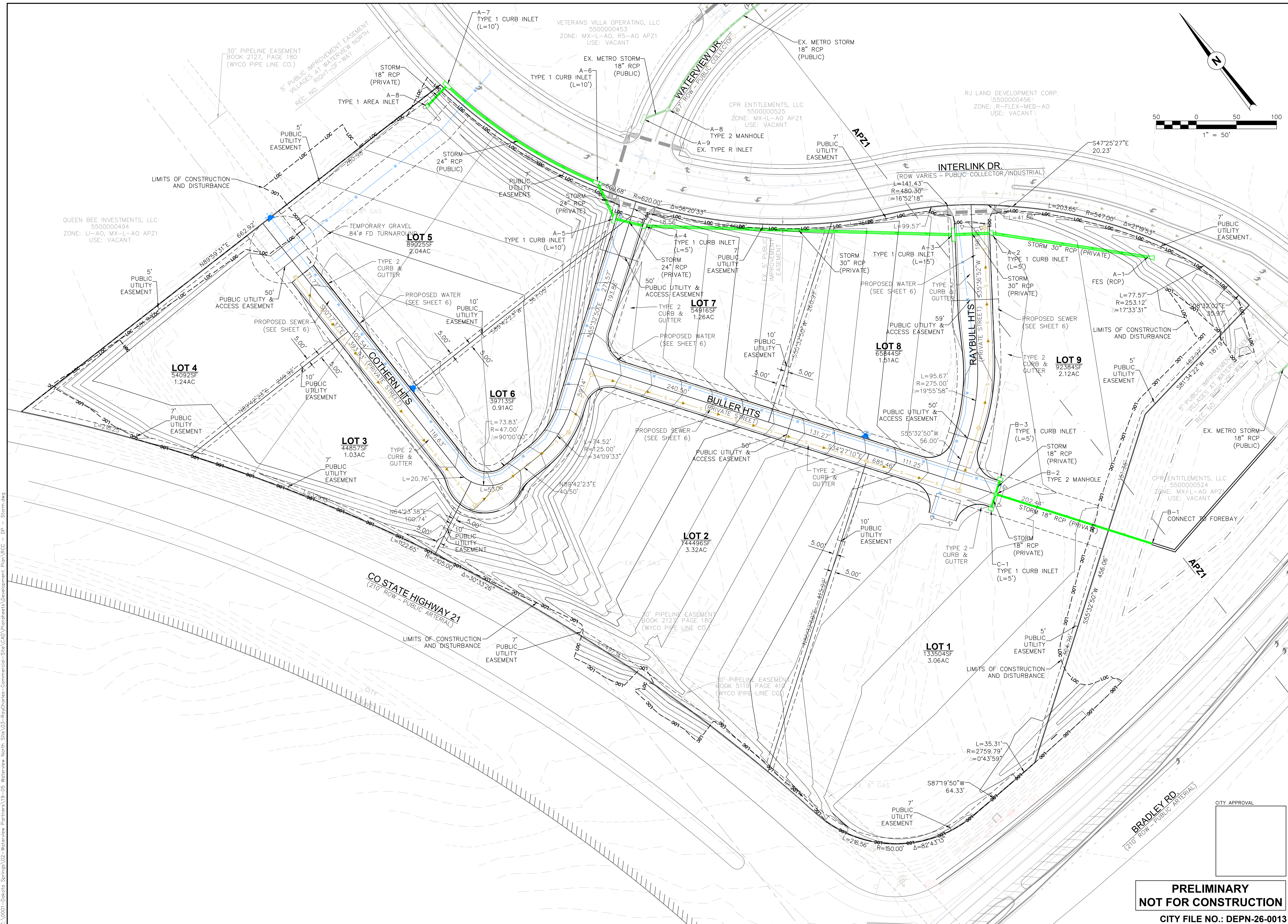
RAY CHARLES COMMERCIAL CENTRE FILING NO.1

DEVELOPMENT PLAN
PAVING GRADING PLAN

REVISIONS:

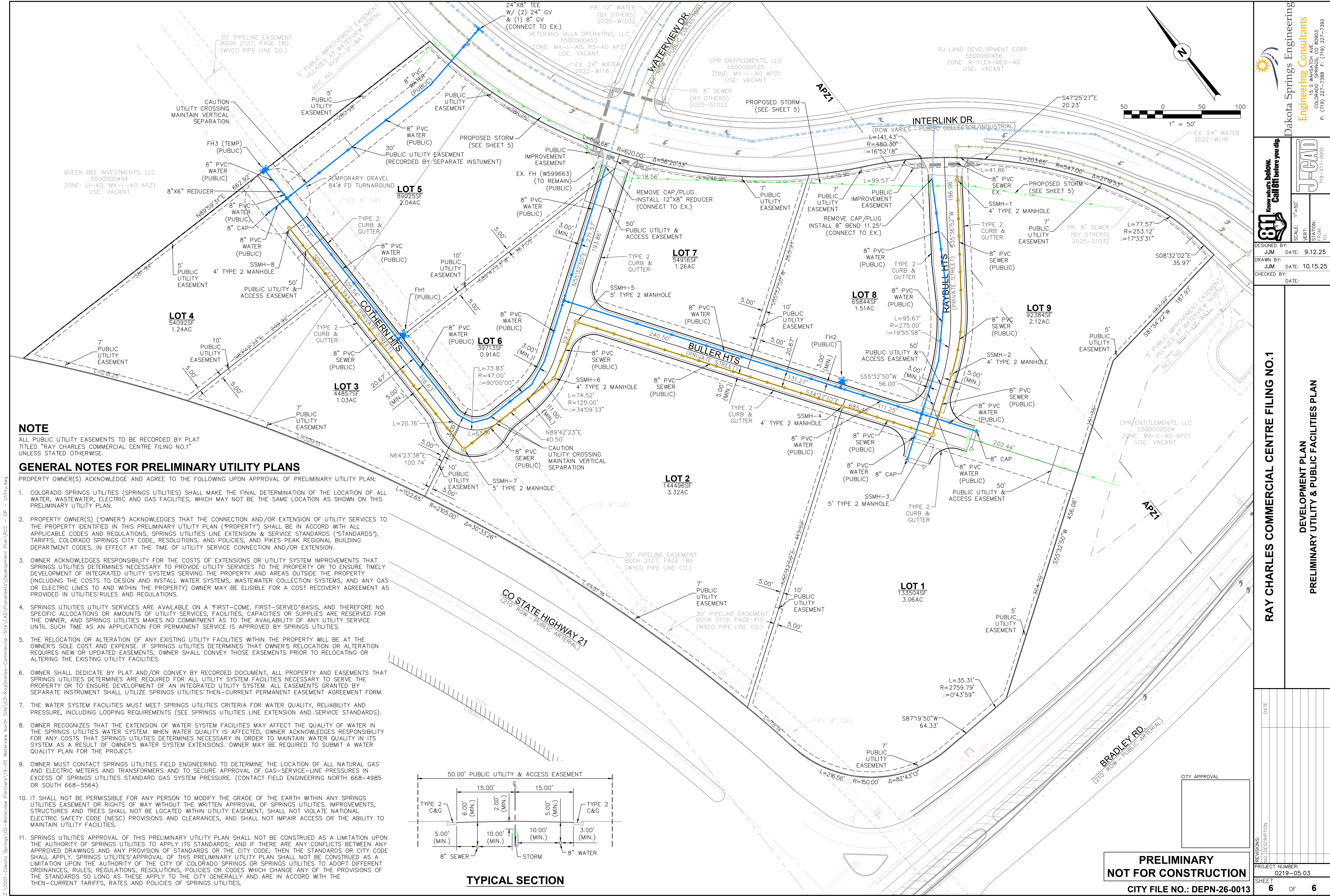
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.03
SHEET 4 OF 6



DESIGNED BY:	JJM	DATE:	9.12.25
DRAWN BY:	JJM	DATE:	10.16.25
CHECKED BY:		DATE:	

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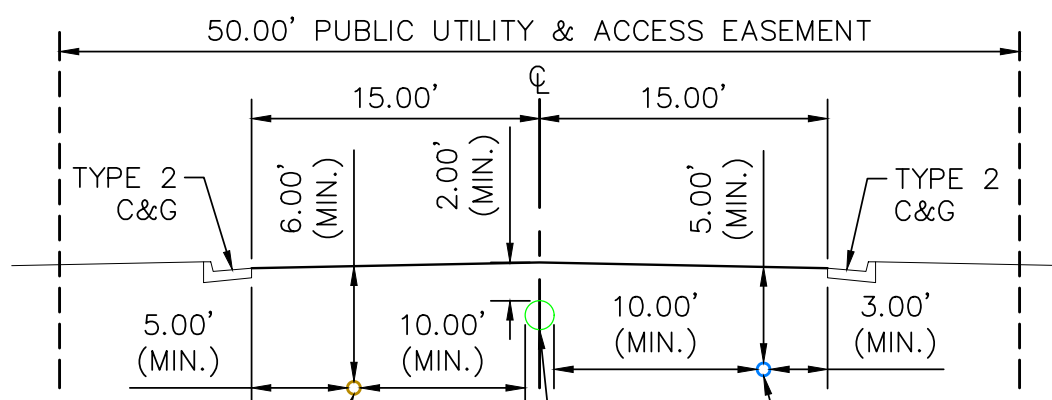
NOTE

ALL PUBLIC UTILITY EASEMENTS TO BE RECORDED BY PLAT TITLED "RAY CHARLES COMMERCIAL CENTRE FILING NO.1" UNLESS STATED OTHERWISE.

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 & 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.
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 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.
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 668-4985 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 SECTION

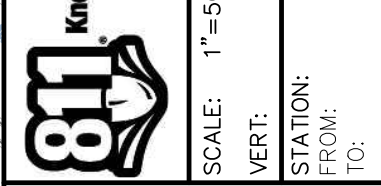
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CITY FILE NO.: DEPN-26-0013



Dakota Springs Engineering
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COLORADO SPRINGS, CO 80903
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Call 811 before you dig.



811

DESIGNED BY: JMM DATE: 9.12.25
DRAWN BY: JMM DATE: 10.15.25
CHECKED BY: DATE:

RAY CHARLES COMMERCIAL CENTRE FILING NO.1

DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

REVISIONS:	DATE
NO. DESCRIPTION	

PROJECT NUMBER: 0219-05.03
SHEET 6 OF 6