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# **DATE:** February 12, 2020

# **FILE NUMBER:** EPC PPR 203 – Hotchkiss Site DP

# **RE:** Approval of a development plan – 1st Review

# **Colorado Springs Utilities** (Kyle Schelhaas, 719-668-8126, kschelhaas@csu.org)

No apparent conflicts – recommend approval.

**Project Specific Information Items:**

1. Recommend showing the gas and electric meters on the elevation plan as this will be required at the Building Permit stage.
2. If this site would ever need to connect to CSU water or wastewater in Old Ranch Road or otherwise, an Annexation would be required.

**Information Items:**

1. Any extension of gas facilities required to serve the Applicant’s development must be in accordance with the Springs Utilities Line Extension and Service Standards. Utility service plans and installation shall be in accordance with City Codes and the Utilities’ tariffs and policies.
2. With respect to gas facilities extensions, Springs Utilities may require the Applicant to advance the cost of the equivalent nominal pipe size needed to serve the development.
3. Construction of the gas distribution system will occur incrementally from the point of tie-in at an operational, energized main to the farthest extents of the development. The distribution mains may be installed jointly with electric.
4. Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be permissible for any person to modify the grade of the earth on any easement without the written approval of Springs Utilities.
5. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant’s expense, and if required, Applicant shall grant new easements for the relocated facilities.
6. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas facilities and shall not violate any provision of the applicable Natural Gas Codes or Springs Utilities’ policies, which require a minimum clearance of 10 feet from gas mains rated at 150 psi.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Any proposed gas service line pressures in excess of Springs Utilities’ standard pressure must be approved by the Utilities prior to construction. Please contact Utilities’ Field Engineering for elevated pressure requests (North Work Center at 668-4985 or South Work Center at 668-5564).
9. Approval of the referenced request(s) shall not be construed as a limitation upon the authority of Springs Utilities to apply its standards and policies. Accordingly, if there are any conflicts between the approved drawings and any provision of Springs Utilities’ standards and policies, then Springs Utilities’ standards and policies shall apply.
10. This item is not in the Colorado Springs Utilities’ Water/Wastewater or electric Service area.