



DATE: 11 May 2021

FILE NUMBER: SF2120 - Falcon Meadows at Bent Grass Fil No 1

RE: Approval of a development plan – Review Number 1

Colorado Springs Utilities (Caleb Savage, 719-668-1855, cjsavage@csu.org)

Action Items:

Modify the plans to address the following comments:

1. Please include the following general notes on sheet U0.1 – Utility Notes and Typical Section:
 1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of 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, Falcon 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 any gas 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. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas meters 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).
 8. 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.

9. 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 Falcon 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.

Response: These notes have been added to sheet U0.1.

2. Please show the existing 4" MDPE gas main in Bent Grass Meadows Dr that was installed in September of 2020.

Response: The gas main was added to the plans.

3. Please coordinate with Springs Utilities Field Engineering on location of service line taps and gas meters.

Response: Noted. Will Coordinate location of service taps with CSU.

Information Items:

1. Please click [here](#) for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development
2. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
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.