

AI 1st review comments 3/17/2020

As part of the utility plan please include a the building elevations, and show the location of the gas and electric meters.

Add this note to the utility plan
390,000 and less BTU you need 18-21 inches
390,001-910,000 BTU you need 24-28 inches
* 910,000-1400,000 BTU will need to get approved by CSU Field Services Department for new construction at 719-668-7350 the gas regulator will be required to have 3 dia away from any door or window opening, and no roof is allowed over the gas meter location. Please add this note to the plan set.

Eldorado Springs at Cheyenne Mountain Filing No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

PRELIMINARY UTILITY PLAN

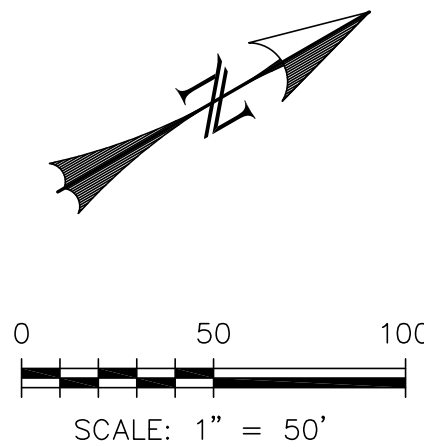
APRIL, 2019

Label your plan as a Preliminary
Utility and Public Facilities Plan

Wastewater Master Facility Form
is required for this project.

Label apartments on
your utility plan if this is
what they are.

Show a site map and
vicinity map on utility plan
please.



LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
BUILDING	BLDG
DRAINAGE	DR
LANDSCAPE	LS
PUBLIC	PUB
UNDERGROUND	UG
UTILITY	UT
SANITARY	SAN
SEWER	SWR
WATER	WTR
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
SETBACK	
(E) SANITARY MAIN, MH	— S — S
(E) WATER MAIN, VALVE, FH	— W — W
(E) UG ELECTRIC	— E — E
(E) FIBER OPTIC	— FO — FO
(E) GAS MAIN	— G — G
(E) OVERHEAD UTILITY	— OHU — OHU
(E) UG TELEPHONE	— T — T
(E) STORM SEWER	— S — S
(P) SANITARY MAIN, MH	— S — S
(P) SANITARY SEWER SERVICE	— S — S
(P) WATER MAIN, VALVE, FH	— W — W
(P) FIRE SERVICE, VALVE	— F — F
(P) WATER SERVICE	— W — W
(P) STORM SEWER, MH	— S — S

Does the proposed retaining wall
on the west side of the lot have
GEO GRID if so it can not go
into the 2 foot utility easement
on the west side of the lot.

The wastewater main within
the easement needs to be
private, please remove the
easement for the
wastewater main off of the
drawing.

Label the gas main as 150# if you
will need to maintain 5 vertical
separation between gas and
wastewater crossing.

Dimension the right of
way width in Venetucci
Blvd.

Walls

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

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

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- 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.
- 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.
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- 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.
- 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.
- 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).
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- 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).
- 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 ELECTRICAL SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
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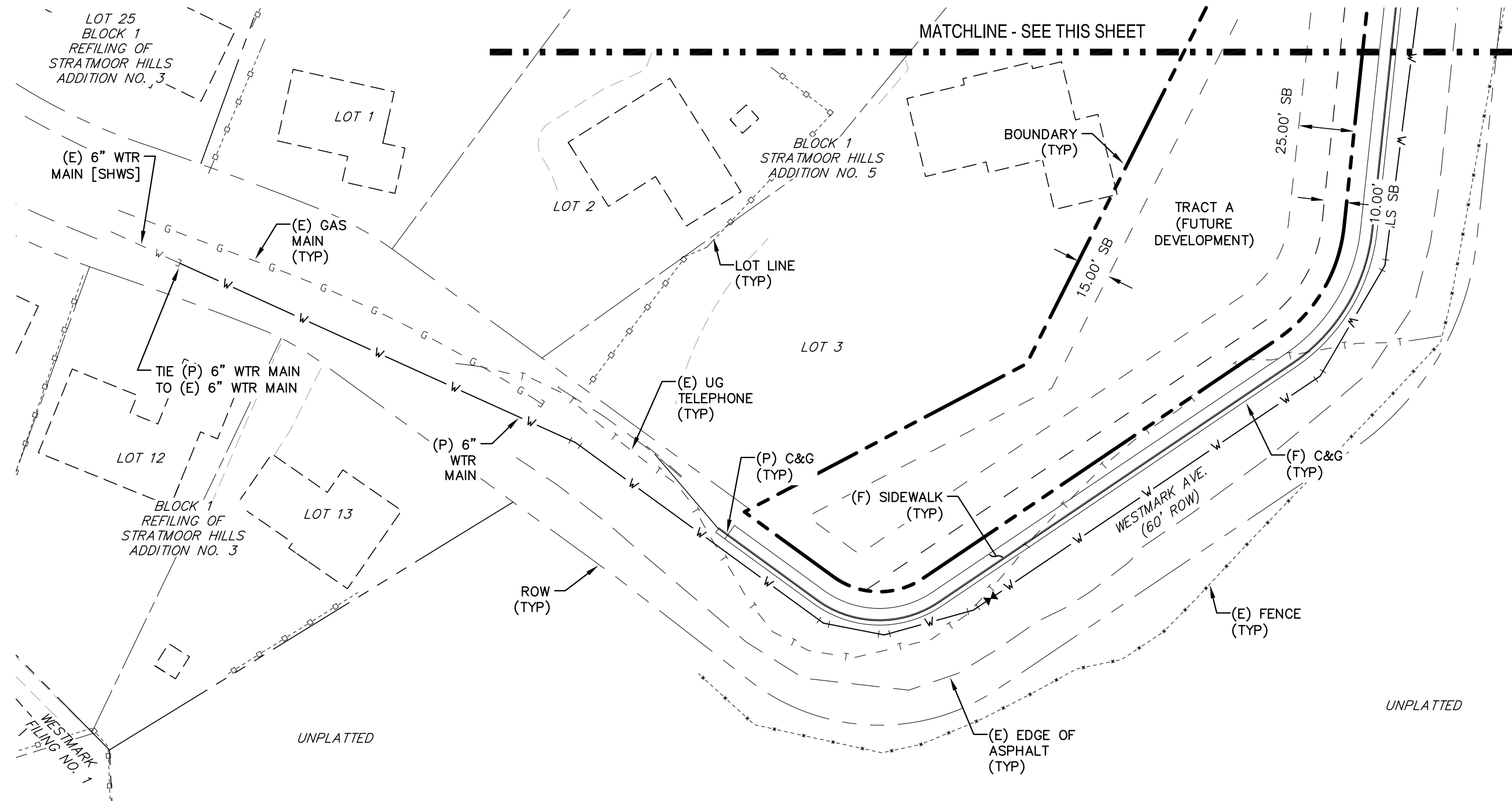
REV.	DESCRIPTION	DATE

Eldorado Springs at Cheyenne Mountain Filing No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

PRELIMINARY UTILITY PLAN

APRIL, 2019

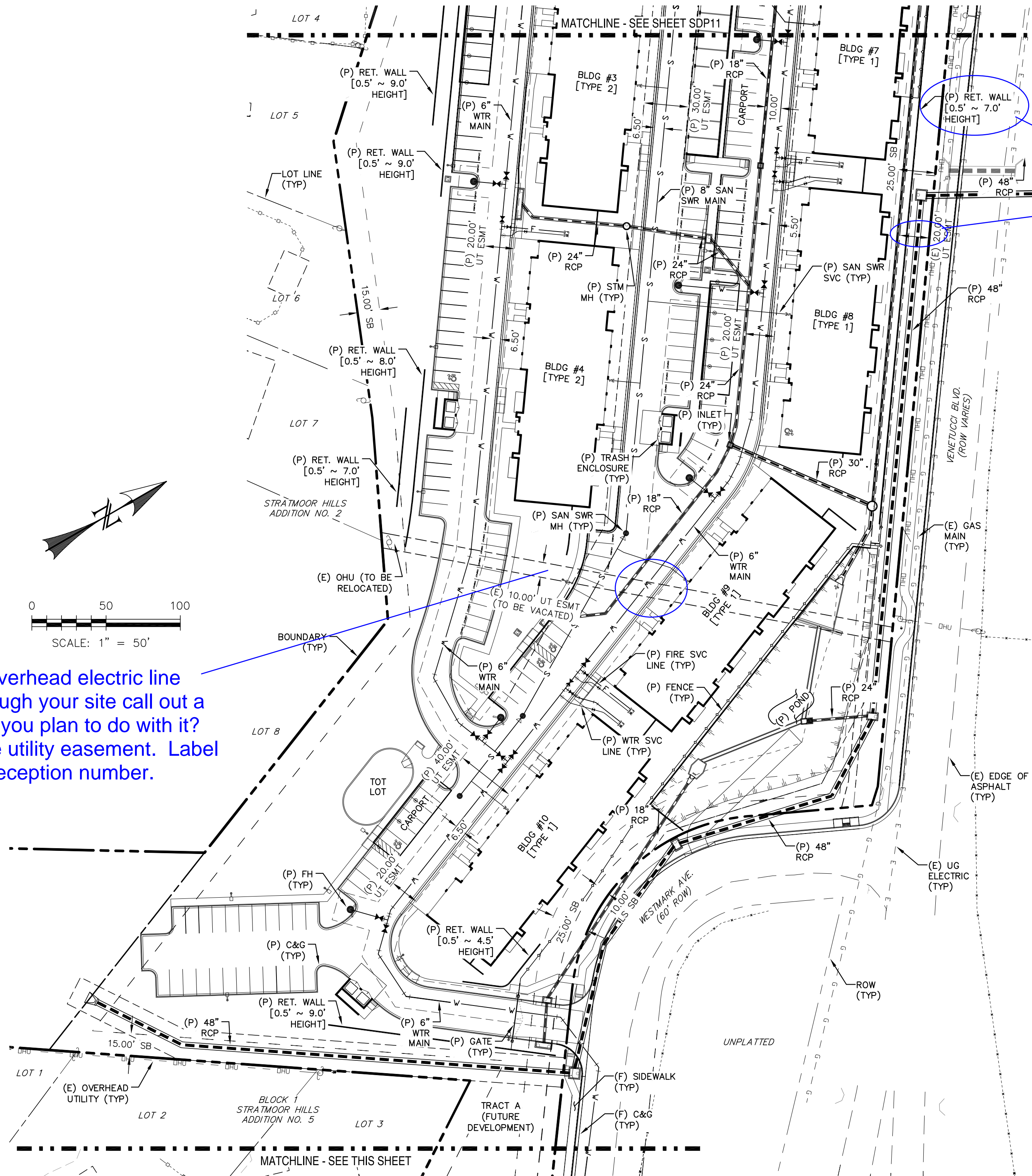


NOTE:
CSU = COLORADO SPRINGS UTILITIES
SHWS = STATMOOR HILLS WATER AND SANITATION DISTRICTS

LEGEND	
EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
BUILDING	BLDG
DRAINAGE	DR
LANDSCAPE	LS
PUBLIC	PUB
UNDERGROUND	UG
UTILITY	UT
SANITARY	SAN
SEWER	SWR
WATER	WTR
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There is an overhead electric line that runs through your site call out a note on what you plan to do with it? as well as the utility easement. Label and call out reception number.



Retaining walls can not be within the public 20 foot utility easement on the east side of the lot.



Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

DATE: 06.27.2019
DRAWN BY: MGP
CHECKED BY: CDK

REV.	DESCRIPTION	DATE

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SHEET SDP12
WESTWORKS PROJECT # 91807

COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN