

TRACT TABLE

TRACT	USES	SIZE	OWNERSHIP/MAINTENANCE
A	LANDSCAPE, PUBLIC & PRIVATE UTILITIES, PERIMETER FENCING/WALLS, PUBLIC IMPROVEMENTS	9,628 SF 0.221 AC	CHAPARRAL POINTE METRO DISTRICT
B	PUBLIC DRAINAGE & UTILITIES, PERIMETER FENCING/WALL, PUBLIC IMPROVEMENTS	38,376 SF 0.881 AC	CITY OF COLORADO SPRINGS (CHAPARRAL POINTE METRO DISTRICT TO MAINTAIN PERIMETER FENCING/WALL)
C	PUBLIC DRAINAGE, PUBLIC UTILITIES, PRIVATE TRAIL W/ PUBLIC ACCESS, LANDSCAPE	4,448 SF 0.102 AC	CHAPARRAL POINTE METRO DISTRICT
D	PRIVATE YARD FOR LOT 22 OF THE RIDGE SUBDIVISION	1,076 SF 0.024 AC	FRIES (TO BE CONVEYED TO OWNER OF LOT 22 BY SEPARATE DOCUMENT)
E	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE AND UTILITIES	15,658 SF 0.359 AC	COLORADO DEPARTMENT OF TRANSPORTATION

- SIDEWALKS TO BE MAINTAINED (INCLUDING SNOW REMOVAL) BY METRO DISTRICT
- PUBLIC ROADS TO BE MAINTAINED (INCLUDING SNOW REMOVAL) BY THE CITY OF COLORADO SPRINGS
- PRIVATE ROAD TO BE MAINTAINED (INCLUDING SNOW REMOVAL) BY THE APARTMENT PROPERTY OWNERS WITH SUCH COSTS TO BE ALLOCATED BETWEEN THE APARTMENTS AND THE METRO DISTRICT

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

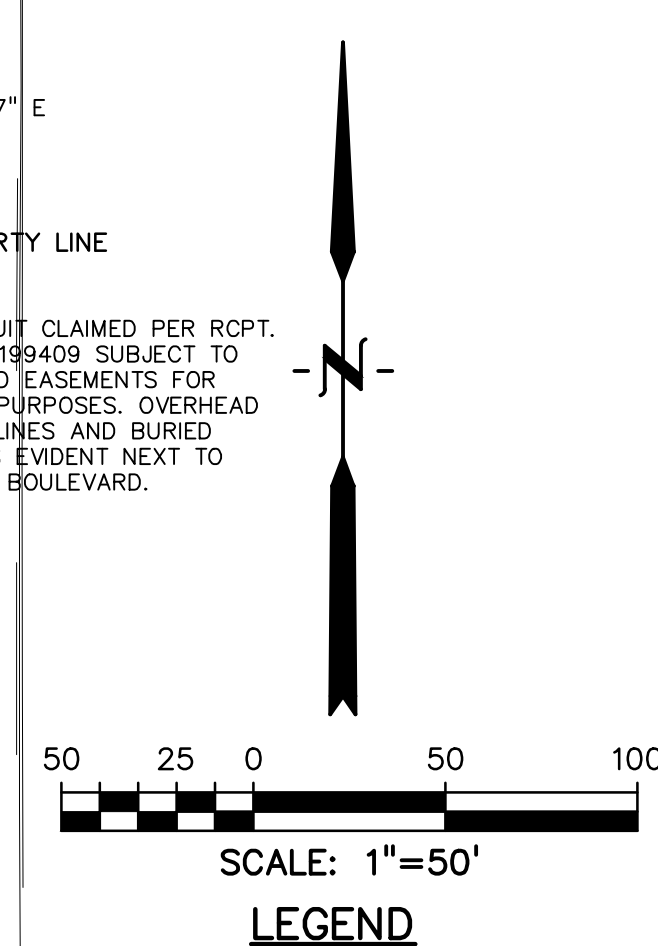
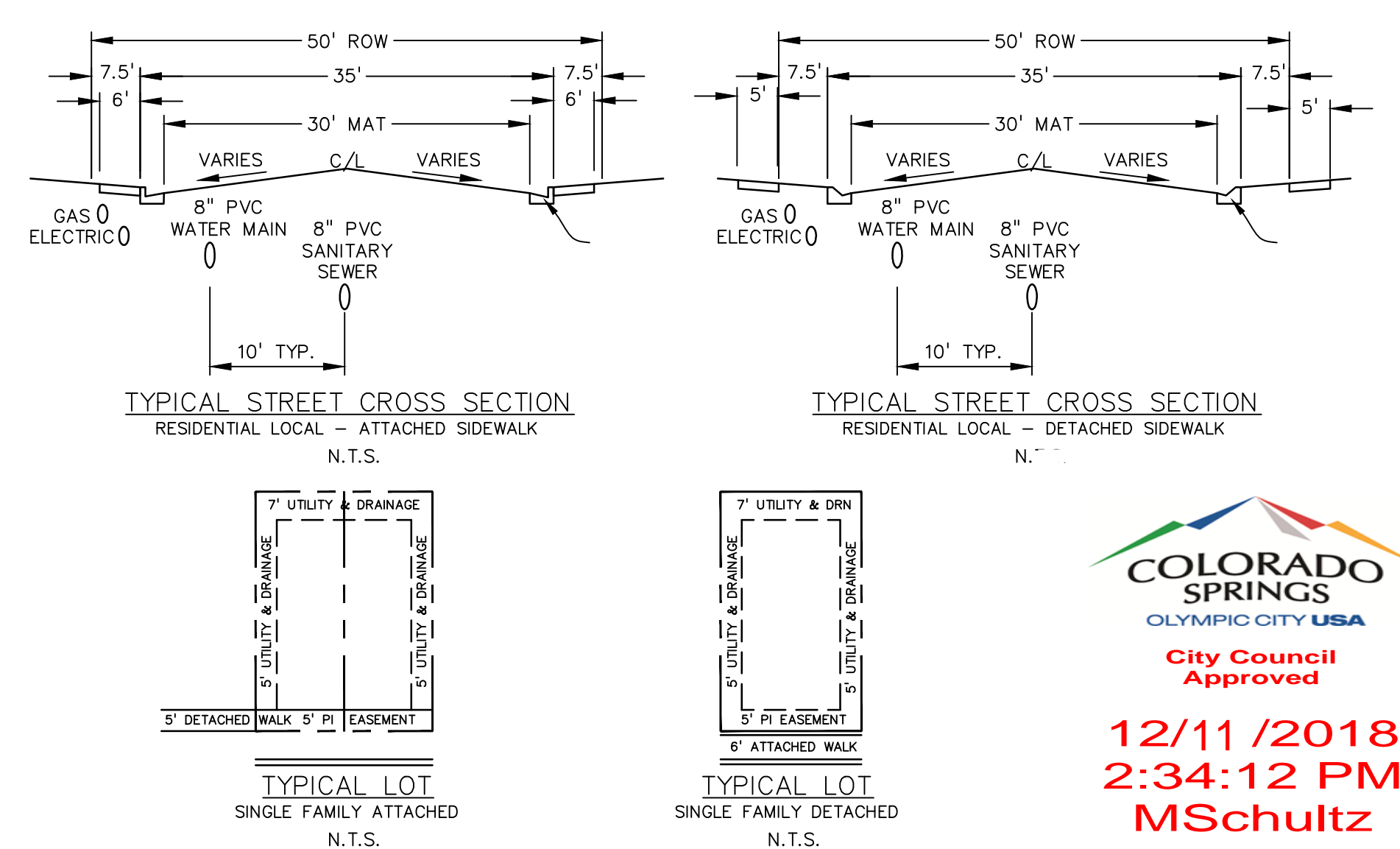
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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.
- PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO 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.
- 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.
- 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).
- 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.

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS CONTINUED

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

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.



LEGEND

PROPERTY LINE
EASEMENT	-----
PROPOSED CURB & GUTTER	-----
PROPOSED STORM SEWER	-----
PROPOSED INLET	■
PROPOSED SANITARY SEWER	-----
PROPOSED WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----
EX. SANITARY SEWER	-----

PREPARED BY:

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 (719)264-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

 CENTURY COMMUNITIES
 9475 BRIAR VILLAGE POINT
 SUITE 125
 COLORADO SPRINGS, CO 80920

DEVELOPMENT PLAN
 CHAPARRAL POINTE
 FILING NO. 1
 INTEGRITY CENTER POINT
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	4-23-18
RESUBMITTAL	9-27-18
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	21102-UT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50"
 VERTICAL: N/A

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PROJECT NO. 21102-02CSCV
 DRAWING NO.

UT-1

SHEET: 4 OF 14

COLORADO SPRINGS
 OLYMPIC CITY USA
 City Council
 Approved

12/11/2018
2:34:12 PM
MSchultz

CITY FILE NO: CPC PUD 18-00055