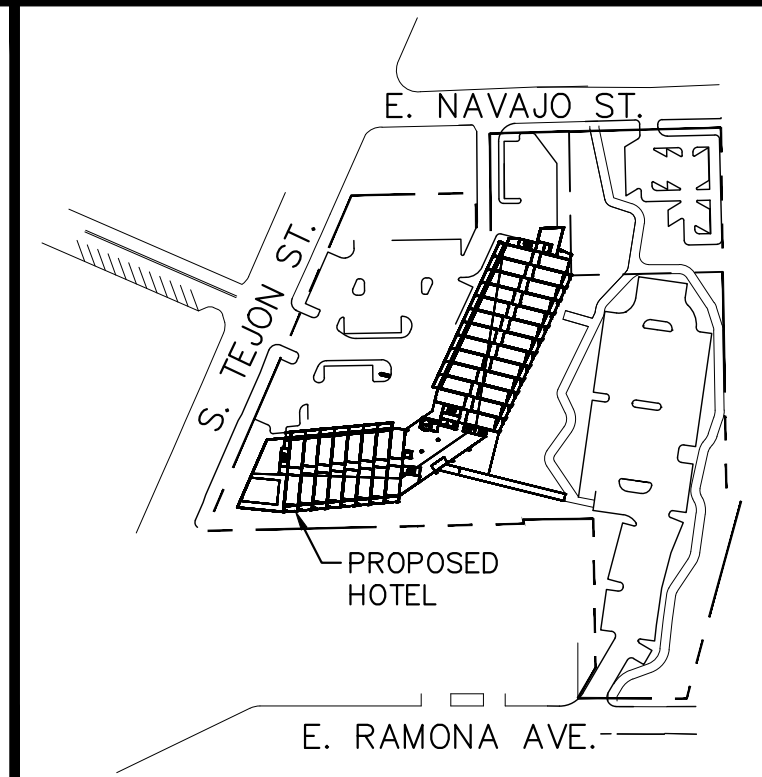


IVYWILD CREEKSIDE HOTEL

TEJON PLACE SUBDIVISION

A REPLAT OF A PORTION OF LOTS 4-11, BLOCK 2, MADDOCKS ADDITION TO IVYWILD; ALONG WITH LOTS 1-5, BLOCK 2, WILLIAMSON'S ADDITION TO IVYWILD; ALONG WITH TRACT A, SHOPPES ON SOUTH NEVADA FILING NO. 1; ALONG WITH TRACT A, RAMONA RETAIL CENTER ALL BEING A PORTION OF THE SW1/4 OF SECTION 19 & THE NW1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



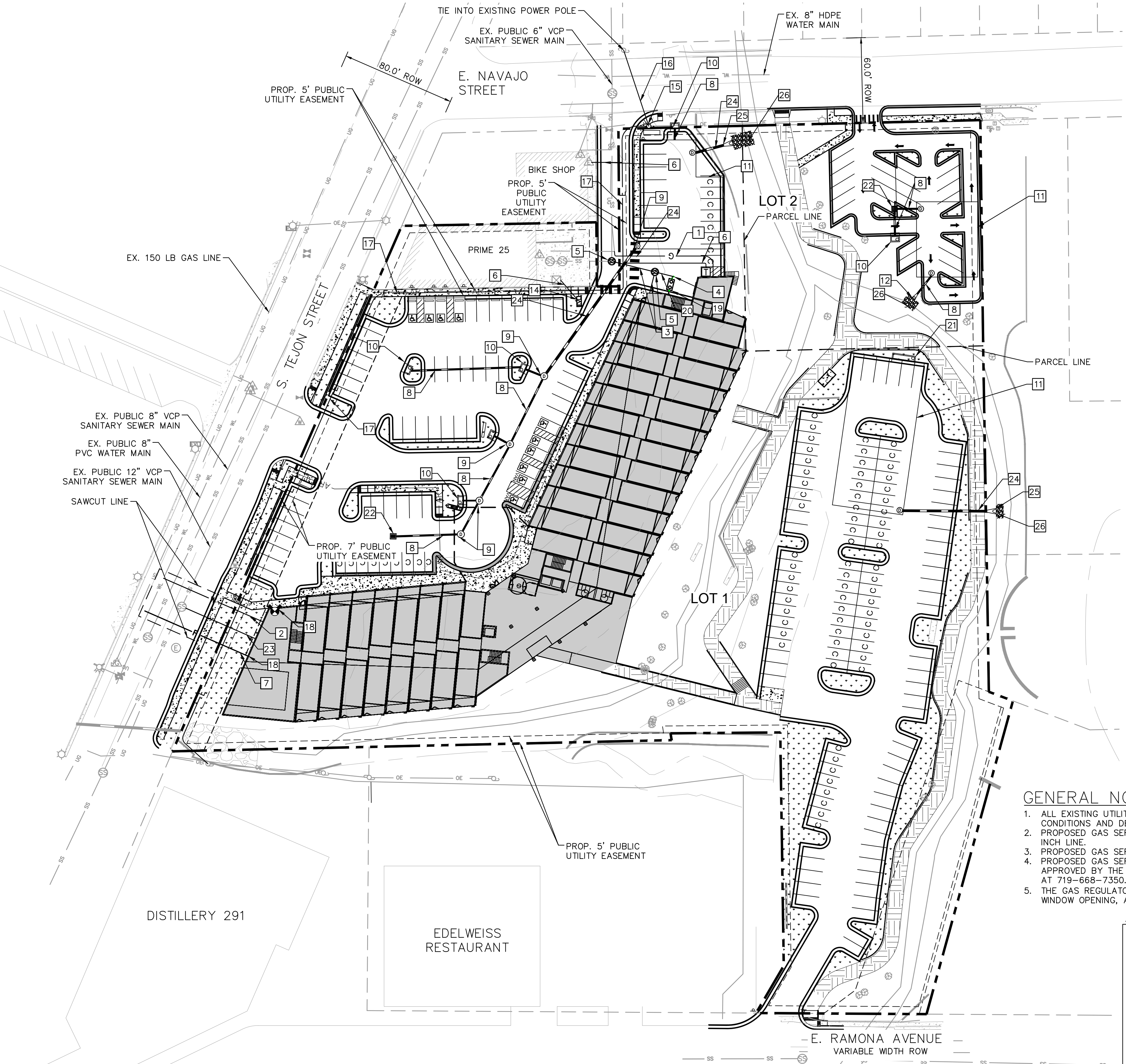
VICINITY MAP

LEGEND

---	PROPERTY LINE
---	PARCEL LINE
---	EASEMENT
---	SETBACK
---	FLOODPLAIN LIMITS
---	PROPOSED SAWCUT
---	PROPOSED DOMESTIC WATER SERVICE LINE
---	PROPOSED FIRE SERVICE LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS SERVICE LINE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM MANHOLE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	DEMO EXISTING UTILITY
---	EXISTING TRANSFORMER
---	EXISTING ELECTRIC VAULT
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING GAS METER
---	EXISTING GAS VALVE
---	EXISTING BOLLARD

COLORADO SPRINGS UTILITIES GENERAL NOTES

- 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 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, REGULATIONS, AND POLICIES, AND Pikes Peak REGIONAL 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 IMPROVEMENT 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 WITH 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 SYSTEMS EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 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 THE 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.
- A METAL SIGN WITH RAISED LETTERS NOT LESS THAN 1 INCH (25 MM) IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE, WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING PORTIONS OF THE BUILDING SERVED.



PROPOSED UTILITY

- PROPOSED GAS SERVICE LINE, COORDINATE SERVICE EXTENSION WITH UTILITY PROVIDER
- PROPOSED 3" PVC DOMESTIC WATER LINE
- PROPOSED 8" PVC SANITARY SEWER LINE, CONNECT TO EXISTING LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINE, COORDINATE SERVICE EXTENSION WITH UTILITY PROVIDER.
- PROPOSED 6" DIP FIRE SERVICE LINE
- PROPOSED PRIVATE 12" RCP STORM SEWER LINE
- PROPOSED PRIVATE 5' STORM SEWER MANHOLE
- PROPOSED PRIVATE 5' TYPE R CURB INLET
- APPROXIMATE LIMITS OF PROPOSED PRIVATE UNDERGROUND DETENTION BASIN
- PROPOSED PRIVATE 12" RCP STORM SEWER FLARED END OUTFALL
- PROPOSED 2' CURB CHASE
- RELOCATED ELECTRICAL VAULT
- PROPOSED POWER POLE, COORDINATE SERVICE EXTENSION WITH UTILITY PROVIDER.
- PROPOSED OVERHEAD ELECTRIC LINE, COORDINATE SERVICE EXTENSION WITH UTILITY PROVIDER.
- PROPOSED UNDERGROUND PRIMARY ELECTRIC LINE, COORDINATE SERVICE EXTENSION WITH UTILITY PROVIDER.
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED GREASE INTERCEPTOR WITH CLEANOUT ON EITHER SIDE
- PROPOSED 4" PVC SANITARY SEWER SERVICE LINE
- PROPOSED PRIVATE 10' TYPE R CURB INLET
- PROPOSED PRIVATE TYPE C INLET
- PROPOSED 8" PVC SANITARY SEWER TO DISCHARGE POOL
- PROPOSED PRIVATE 18" RCP STORM SEWER LINE
- PROPOSED PRIVATE 18" RCP STORM SEWER FLARED END OUTFALL
- PROPOSED RIPRAP

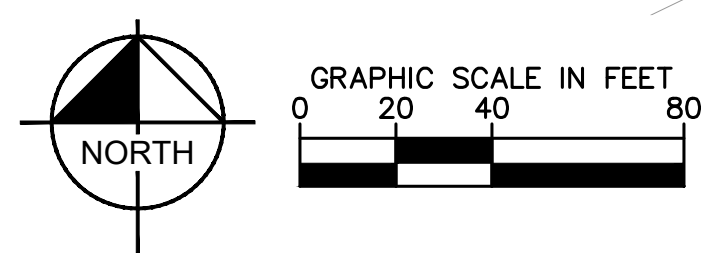
GENERAL NOTES

- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED ON THE EXISTING CONDITIONS AND DEMOLITION PLAN.
- PROPOSED GAS SERVICE LINE 390,000 AND LESS BTU REQUIRES AN 18-21 INCH LINE.
- PROPOSED GAS SERVICE 390,001-910,000 BTU REQUIRES A 24-28 INCH LINE.
- PROPOSED GAS SERVICE LINE 910,001-1,400,000 BTU WILL NEED TO GET APPROVED BY THE CSU FIELD SERVICE DEPARTMENT FOR NEW CONSTRUCTION AT 719-668-7350.
- THE GAS REGULATOR SHALL BE 3" IN DIAMETER AWAY FROM ANY DOOR OR WINDOW OPENING, AND NO ROOF IS ALLOWED OVER THE GAS METER LOCATION.

CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
SHEET 5 OF 18