



## DEVELOPMENT PLAN CHECKLIST FOR GAS, ELECTRIC, WASTEWATER AND WATER

<b>Preliminary Utility Plan Sheet</b>	
<b>Check (✓) if completed</b>	<b>What to Check For</b>
	Include north arrow.
	Include scale: 1" = 50' (or of sufficient size to properly show details).
	Label all existing and proposed utilities (including storm sewer) including diameters.
	Provide street cross-sections:
	Do sections meet City and Utilities' requirements?
	Is proper separation between utilities shown?
	Do sections fit the type of proposed development?
	Show and label existing public utility easements (include reception number).
	Ensure that there are no encroachments into public utility easements (existing and proposed).
	Show all necessary public utility easements with proper widths.
	Label all streets.
	Ensure that buildings/structures (existing and proposed) have required separation between all existing and proposed utilities.
	Show existing and proposed structures other than buildings (retaining walls, aesthetic walls, trash enclosures, etc.).
	No changes in grade within existing public utility easements (City Code 12.2.504)
	No trees within 15' of water and/or wastewater mains. Check the landscape plan to verify that this is not an issue.
	No trees within 6' of electric lines.
	Show all existing and proposed utilities on the landscape plan.
	Include the Wastewater Facilities Master Report with the development plan submittal package.
	Show and label 16' wide, HS-20 loaded access roads to all wastewater manholes that are not located within driveable areas.
	Show required extensions of wastewater and water mains as required per City Code 12.4.413 and 12.5.405.
	Any wastewater and/or water stubs must be removed in accordance with the Standards. Label these stubs on the plan.
	If grease and/or sand/oil interceptors are required, show and label on the plan. Locate interceptors out of parking stalls and public utility easements.
	Show and label location(s) of proposed gas and electric meters. Note: final location and type of gas and electric meters to be determined by Colorado Springs Utilities' Field Engineering Department.
	Show any applicable phase lines.
	Provide legend for line types, symbols, etc.
	Label water mains (existing and proposed) as public and/or private.
	Show proposed fire hydrants with proper spacing.