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## Development Plan Requirements

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The following Development Plan (DP) requirements are for Private Utility Cross Sections or City Cross Sections with structure setbacks that are less than 15 feet from back of curb.

- 1) The information and preliminary meeting in item 2 (below) shall be provided for DPs that include any of the following criteria:
  - a) Structure setbacks that are less than 15' from the back of curb.
  - b) Less than 22 feet roadway (edge to edge of pavement) width.
  - c) Lots that follow the High Density Single-Family Residential cross section drawing.
  - d) Lots that have 42 feet or less between the front of the buildings (Private Cross Sections).
- 2) A Preliminary Utility Plan, meeting the most recent edition of Colorado Springs Utilities Electric, Natural Gas, Water, and Wastewater Line Extension and Service Standards, showing the location of the following shall be submitted prior to the DP and application. A preliminary meeting with CSU is to be arranged. Some of the information below may be unknown, however, will need to be accounted for during the preliminary meeting:
  - a) Building footprints, including any covered patios or overhead structures, elevations, basement or crawl space details, and the locations of all doors, windows, and window wells.
  - b) Driveway dimensions and locations.
  - c) Trees within the public rights-of-way.
  - d) Attached or detached sidewalk(s).
  - e) Retaining wall(s).
  - f) Swales with service line depth noted to ensure proper cover and clearances.
  - g) Location and size of any drainage pipes installed in swales.
  - h) Street cross-section.
  - i) Product type detail (elevation view).
  - j) Proposed Electric, Gas, Water, and Wastewater main lines within the street sections.
  - k) Electric, Gas, Water, and Wastewater Service line(s) detail and location for each product type.
  - l) Non-CSU communication lines.
  - m) Water curb stop(s) and wastewater clean-outs. These may be shown on the typical detail for each product type.
  - n) Gas, electric, & water meter(s). These may be shown on the typical detail for each product type.
  - o) Adequate space for potential electric transformers, J-boxes, vaults, switches, and streetlights (required at public intersections) to be determined prior to DP at preliminary meeting.
  - p) Air conditioner (pad-mounted condenser) units.
  - q) Preliminary fire hydrant locations.
  - r) Preliminary layout of any stormwater facilities.