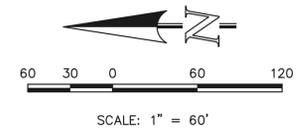
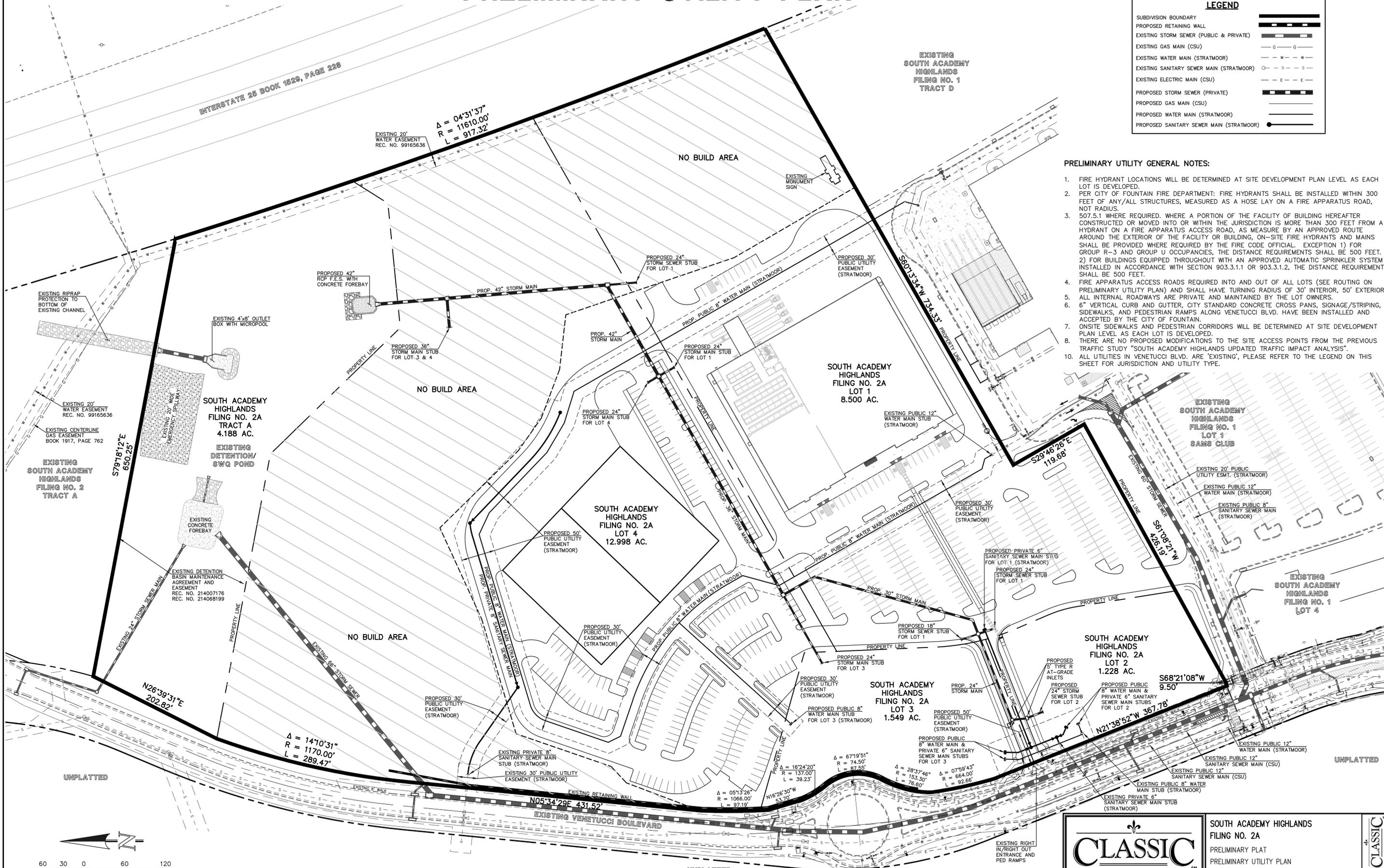


PRELIMINARY UTILITY PLAN

LEGEND	
SUBDIVISION BOUNDARY	
PROPOSED RETAINING WALL	
EXISTING STORM SEWER (PUBLIC & PRIVATE)	
EXISTING GAS MAIN (CSU)	
EXISTING WATER MAIN (STRATMOOR)	
EXISTING SANITARY SEWER MAIN (STRATMOOR)	
EXISTING ELECTRIC MAIN (CSU)	
PROPOSED STORM SEWER (PRIVATE)	
PROPOSED GAS MAIN (CSU)	
PROPOSED WATER MAIN (STRATMOOR)	
PROPOSED SANITARY SEWER MAIN (STRATMOOR)	

PRELIMINARY UTILITY GENERAL NOTES:

- FIRE HYDRANT LOCATIONS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN LEVEL AS EACH LOT IS DEVELOPED.
- PER CITY OF FOUNTAIN FIRE DEPARTMENT: FIRE HYDRANTS SHALL BE INSTALLED WITHIN 300 FEET OF ANY/ALL STRUCTURES, MEASURED AS A HOSE LAY ON A FIRE APPARATUS ROAD, NOT RADIUS.
- 507.5.1 WHERE REQUIRED. WHERE A PORTION OF THE FACILITY OF BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. EXCEPTION 1) FOR GROUP R-3 AND GROUP U OCCUPANCIES, THE DISTANCE REQUIREMENTS SHALL BE 500 FEET. 2) FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE DISTANCE REQUIREMENT SHALL BE 500 FEET.
- FIRE APPARATUS ACCESS ROADS REQUIRED INTO AND OUT OF ALL LOTS (SEE ROUTING ON PRELIMINARY UTILITY PLAN) AND SHALL HAVE TURNING RADIUS OF 30' INTERIOR, 50' EXTERIOR. ALL INTERNAL ROADWAYS ARE PRIVATE AND MAINTAINED BY THE LOT OWNERS.
- 6" VERTICAL CURB AND GUTTER, CITY STANDARD CONCRETE CROSS PANS, SIGNAGE/STRIPING, SIDEWALKS, AND PEDESTRIAN RAMPS ALONG VENETUCCI BLVD. HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY OF FOUNTAIN.
- ONSITE SIDEWALKS AND PEDESTRIAN CORRIDORS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN LEVEL AS EACH LOT IS DEVELOPED.
- THERE ARE NO PROPOSED MODIFICATIONS TO THE SITE ACCESS POINTS FROM THE PREVIOUS TRAFFIC STUDY "SOUTH ACADEMY HIGHLANDS UPDATED TRAFFIC IMPACT ANALYSIS".
- ALL UTILITIES IN VENETUCCI BLVD. ARE 'EXISTING', PLEASE REFER TO THE LEGEND ON THIS SHEET FOR JURISDICTION AND UTILITY TYPE.



CLASSIC CONSULTING

SOUTH ACADEMY HIGHLANDS
FILING NO. 2A
 PRELIMINARY PLAT
 PRELIMINARY UTILITY PLAN

DESIGNED BY	MAL	SCALE	DATE	05/01/24
DRAWN BY	MES	(H) 1" = 60'	SHEET	3 OF 4
CHECKED BY	(V) 1" = N/A	JOB NO.	2186.93	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799 (fax)

N:\2186\DRAWINGS\DEVELOPMENT\218693-PR-PLAT-03-PLUMP-5/31/2024-3:46:24 PM, 11