

SOUTH ACADEMY HIGHLANDS FILING NO. 2A - PRELIMINARY PLAT

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FOUNTAIN, COUNTY OF EL PASE, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

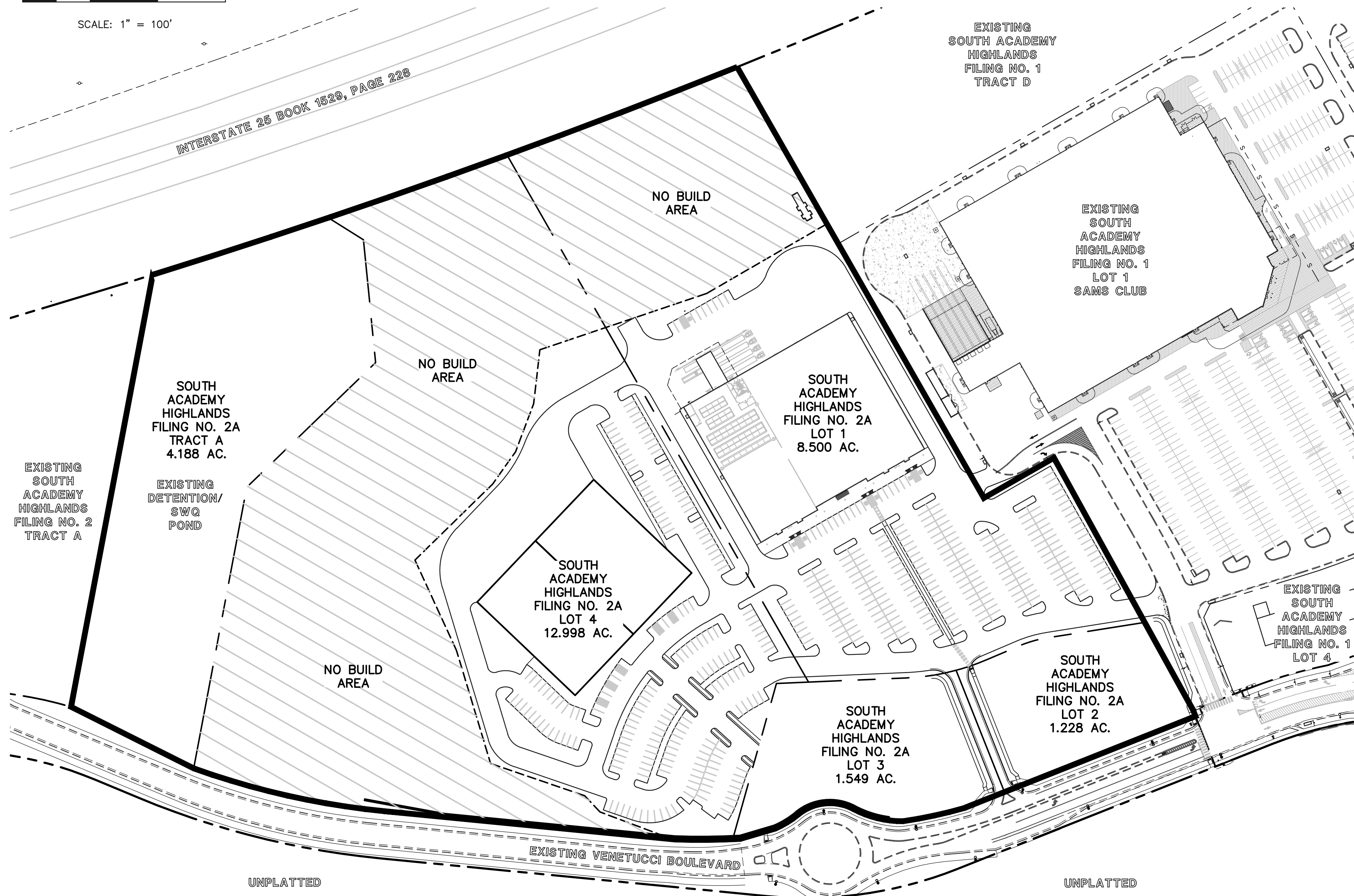
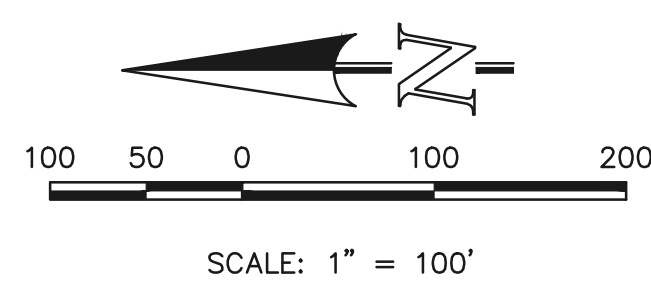
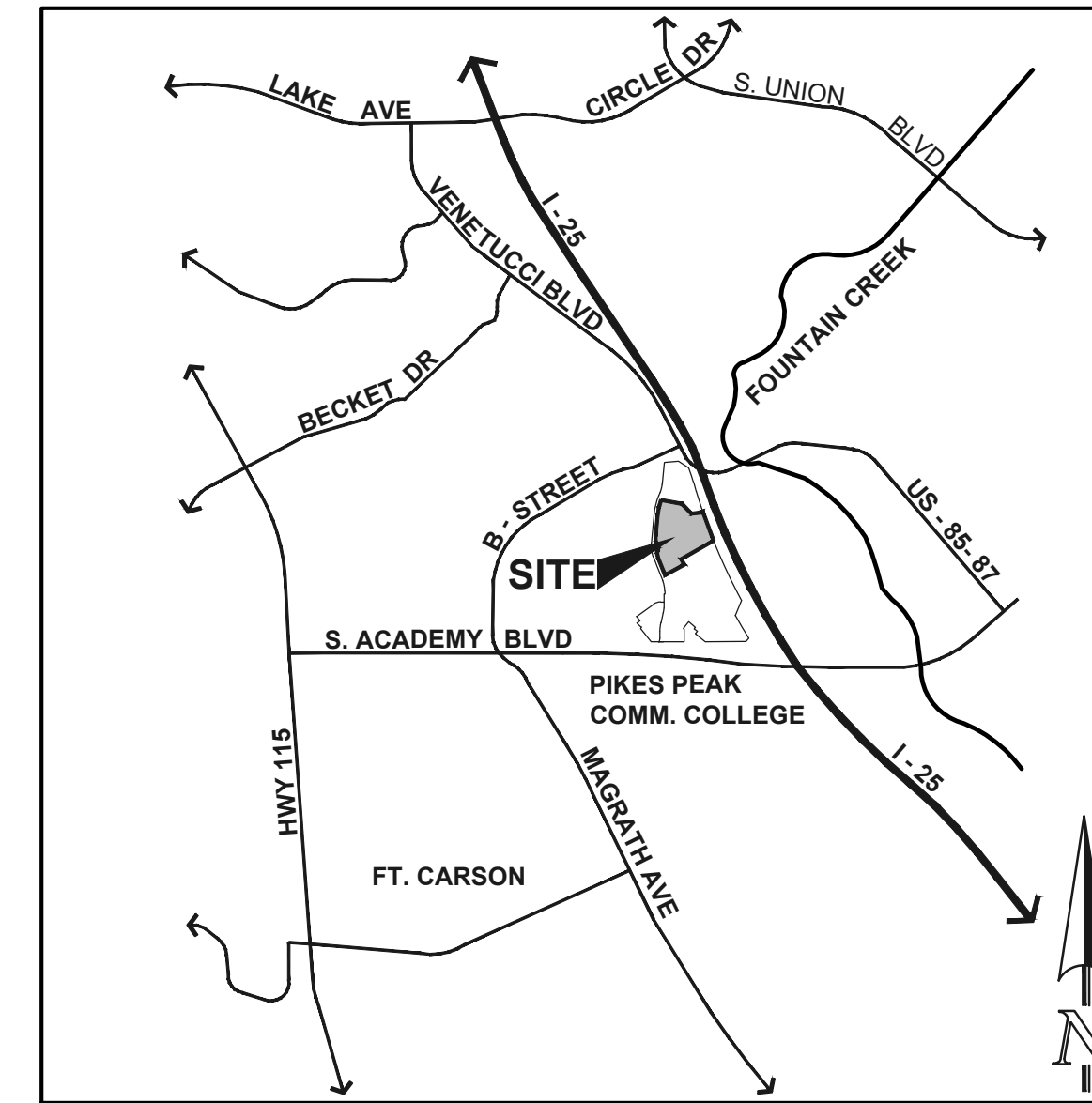
THAT UTW ACADEMY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY,
IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOT 1 OF SOUTH ACADEMY HIGHLANDS FILING NO. 2, IN CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS MAY 1, 2024.
2. FLOODPLAIN STATEMENT:
THIS SITE, SOUTH ACADEMY HIGHLANDS FILING NO. 2A, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0743G, EFFECTIVE DECEMBER 7, 2018.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THERE WILL BE NO DIRECT ACCESS FROM ANY LOT TO INTERSTATE 25.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER _____ DATED _____.
6. ADDRESSES WILL BE DETERMINED BY PIKES PEAK REGIONAL BUILDING ENUMERATIONS DEPARTMENT PRIOR TO FINAL PLAT AND CONSTRUCTION DRAWING APPROVAL.
7. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 2-1/2 INCH ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS "PLS 28651" AND AT THE WESTERLY END BY CONCRETE POST WITH WASHER STAMPED "LS 3854", IS ASSUMED TO BEAR S89°53'21"W A DISTANCE OF 2632.07 FEET.
8. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
9. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. XXXXXXXX OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
10. ALL SIDE LOT LINES WILL BE PLATTED WITH A 5-FOOT WIDE NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH AN 8-FOOT WIDE NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT. ALL SUCH NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR DRAINAGE PURPOSES FOR THE BENEFIT OF THE LOTS PLATTED HEREIN, AS APPLICABLE. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. PUBLIC AND PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED ON THE FINAL PLAT. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
12. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY STRATMOOR HILLS WATER DISTRICT SUBJECT TO THE CITY'S/DISTRICT'S RULES, REGULATIONS, AND SPECIFICATIONS.
13. WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY STRATMOOR HILLS SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS, AND SPECIFICATIONS.
14. THE PROPOSED INTERNAL ROADWAYS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.
15. ACCESS EASEMENTS WILL BE DETERMINED WITH SITE DEVELOPMENT PLANS TO EACH LOT AND RECORDED BY SEPARATE INSTRUMENT.
16. NOTICE AND WARNING: COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THE CITY OF FOUNTAIN IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.



SITE DATA:

TOTAL ACRES	28.46 AC. (9.63 AC. NO-BUILD)
NUMBER OF LOTS	4
LOT 1	8.500 AC. (2.38 AC. NO-BUILD)
LOT 2	1.228 AC.
LOT 3	1.549 AC.
LOT 4	12.998 AC. (7.25 AC. NO-BUILD)
TRACT A	4.188 AC.
USE	COMMERCIAL

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT/REPLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF FOUNTAIN, AS AMENDED. THE CITY SHALL NOT BE OBLIGATED TO ISSUE BUILDING PERMITS FOR BUILDING SITES WITHIN THIS PLAT/REPLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE SUBDIVISION ORDINANCE OF THE CITY OF FOUNTAIN OR ANY APPLICABLE SUBDIVISION IMPROVEMENT AGREEMENT. THE CITY SHALL NOT BE OBLIGATED TO AUTHORIZE THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY HABITABLE STRUCTURE WITHIN THIS PLAT/REPLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETED AND FORMALLY ACCEPTED FOR MAINTENANCE AND OWNERSHIP BY THE CITY OF FOUNTAIN.

CITY APPROVAL:

ON BEHALF OF THE CITY OF FOUNTAIN PLANNING COMMISSION, THE UNDERSIGNED HEREBY APPROVES THE PRELIMINARY PLAT OF "SOUTH ACADEMY HIGHLANDS FILING NO. 2A" AS APPROVED BY THE PLANNING COMMISSION AT ITS MEETING ON THE ____ DAY OF _____, 2024 IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

BY: _____ DATE: _____
CHAIRPERSON, PLANNING COMMISSION

ATTEST: _____ DATE: _____
CITY CLERK



SOUTH ACADEMY HIGHLANDS
FILING NO. 2A
PRELIMINARY PLAT

DESIGNED BY	MAL	SCALE	DATE	05/01/24
DRAWN BY	MES	(H) 1" = 100'	SHEET	1 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)



SOUTH ACADEMY HIGHLANDS FILING NO. 2A - PRELIMINARY PLAT



INTERSTATE 25 BOOK 1529, PAGE 228

EXISTING 20' WATER EASEMENT REC. NO. 99165636

$\Delta = 04^{\circ}31'37''$
 $R = 11610.00'$
 $L = 917.32'$

EXISTING SOUTH ACADEMY HIGHLANDS FILING NO. 1 TRACT D

EXISTING SOUTH ACADEMY HIGHLANDS FILING NO. 1 LOT 1 SAMS CLUB

SOUTH ACADEMY HIGHLANDS FILING NO. 2A TRACT A 4.188 AC.

EXISTING SOUTH ACADEMY HIGHLANDS FILING NO. 2 TRACT A

SOUTH ACADEMY HIGHLANDS FILING NO. 2A LOT 4 12.998 AC.

EXISTING DETENTION BASIN MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 214007176 REC. NO. 214068199

SOUTH ACADEMY HIGHLANDS FILING NO. 2A LOT 2 1.228 AC.

EXISTING SOUTH ACADEMY HIGHLANDS FILING NO. 1 LOT 4

SOUTH ACADEMY HIGHLANDS FILING NO. 2A LOT 3 1.549 AC.

$\Delta = 147^{\circ}31'$
 $R = 1170.00'$
 $L = 289.47'$

$\Delta = 16^{\circ}24'20''$
 $R = 137.00'$
 $L = 39.23'$

$\Delta = 67^{\circ}19'51''$
 $R = 74.50'$
 $L = 87.55'$

$\Delta = 28^{\circ}37'46''$
 $R = 153.30'$
 $L = 76.60'$

$\Delta = 07^{\circ}59'43''$
 $R = 664.00'$
 $L = 92.66'$

$\Delta = 21^{\circ}38'52''$
 $R = 367.78'$

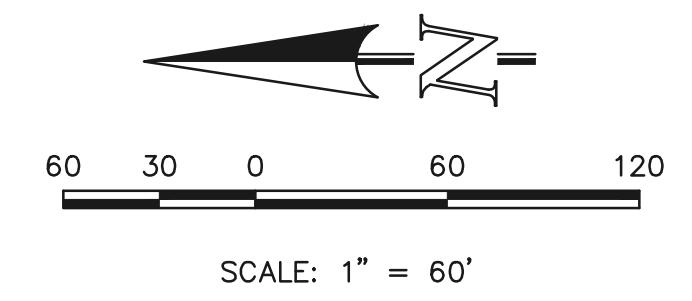
EXISTING 30' PUBLIC UTILITY EASEMENT (STRAIGHT)

EXISTING VENETUCCI BOULEVARD

LINE OF SIGHT FOR RIGHT TURNING MOVEMENT AFTER STOP SPEED ON HIGHWAY = 35 MPH (SIGHT LINE = 390')

EXISTING 2' WALK EXISTING 6" VERT. C&G

EXISTING RIGHT IN/RIGHT OUT ENTRANCE AND PED RAMPS



LEGEND	
EXISTING GROUND CONTOUR	(5910)
SUBDIVISION BOUNDARY	—————
PROPOSED RETAINING WALL	—————



SOUTH ACADEMY HIGHLANDS FILING NO. 2A PRELIMINARY PLAT			
DESIGNED BY	MAL	SCALE	DATE 05/01/24
DRAWN BY	MES	(H) 1" = 60'	SHEET 2 OF 4
CHECKED BY	(V) 1" = N/A	JOB NO.	2186.93

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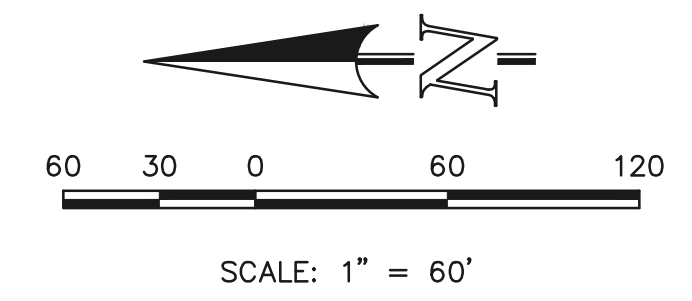
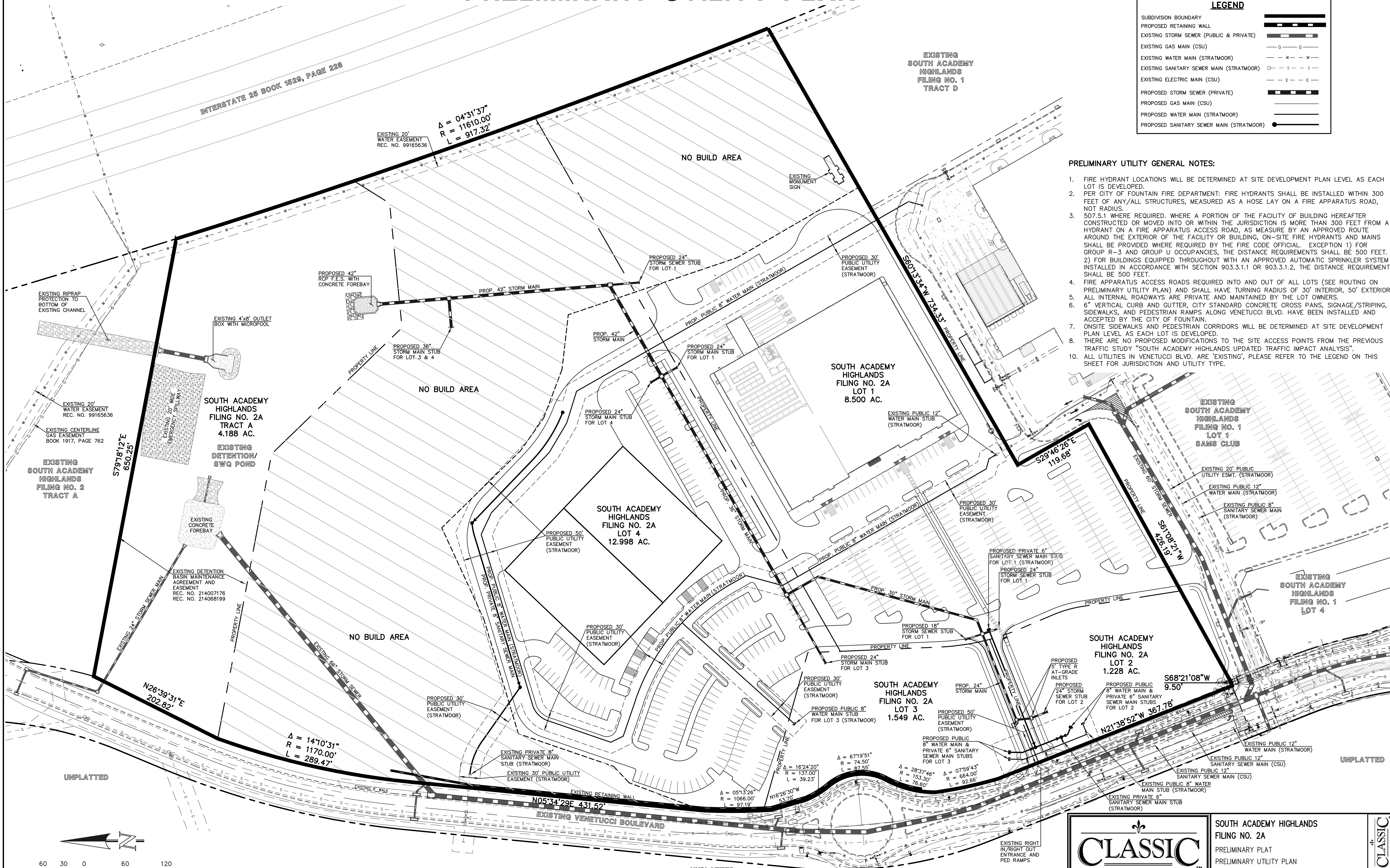
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PRELIMINARY UTILITY PLAN

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.



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

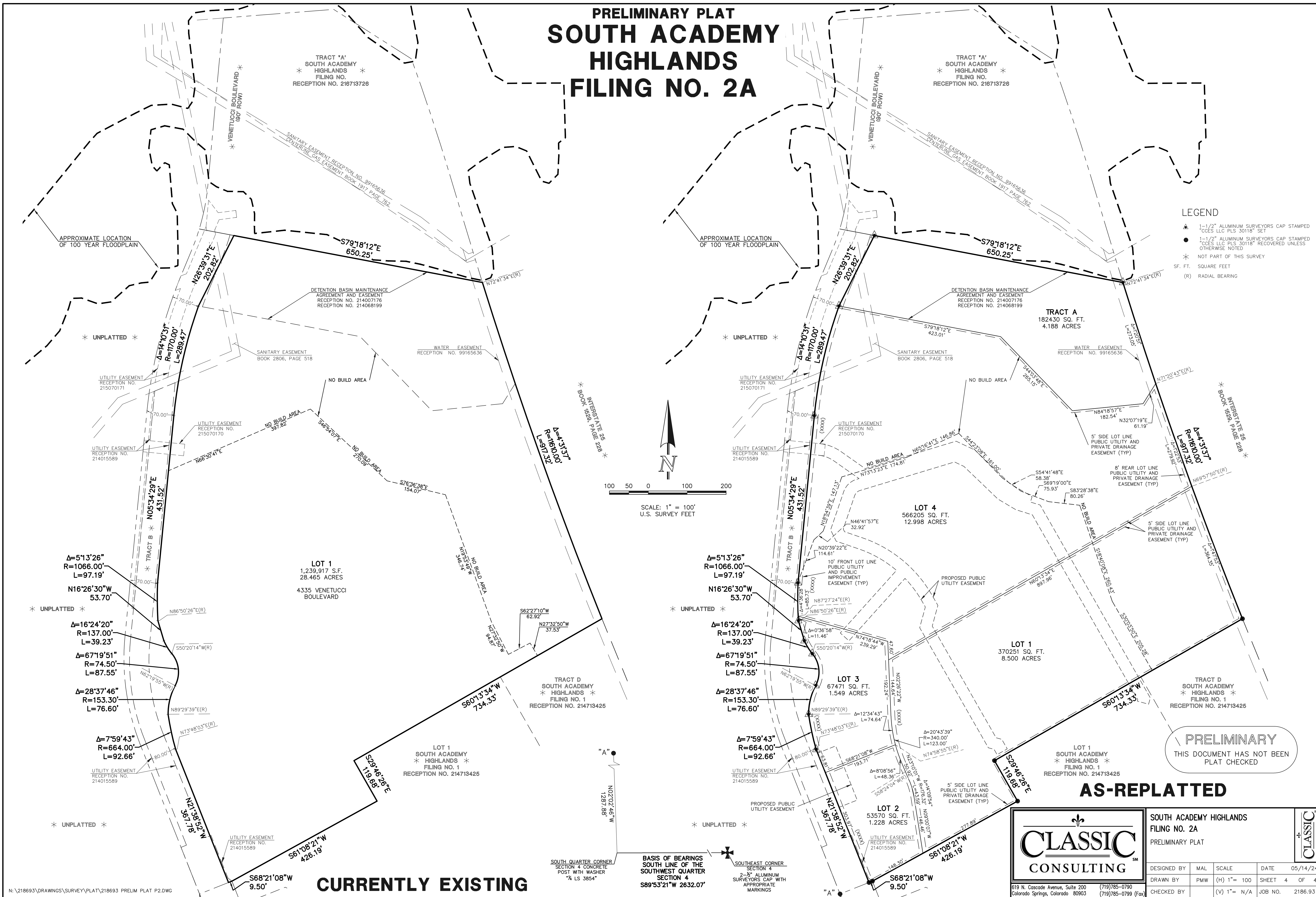
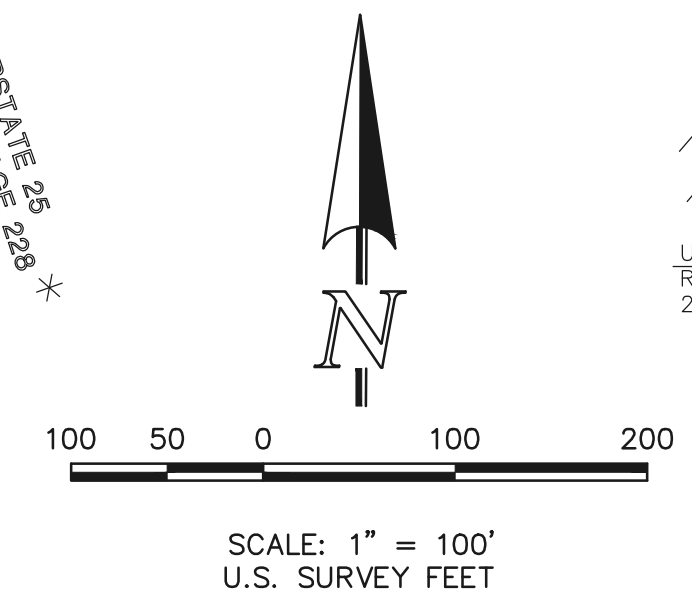
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PRELIMINARY PLAT SOUTH ACADEMY HIGHLANDS FILING NO. 2A

- LEGEND**
- ▲ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED UNLESS OTHERWISE NOTED
 - * NOT PART OF THIS SURVEY
 - SF. FT. SQUARE FEET
 - (R) RADIAL BEARING



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

AS-REPLATTED



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CURRENTLY EXISTING