

ADVENTURE WAY TOWNHOMES CONCEPT PLAN

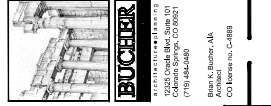
ADVENTURE WAY AND QUAIL BRUSH CREEK DRIVE

COLORADO SPRINGS, CO 80923

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Project No. C-188
 Date: 3/18/2023



A PROPOSED DEVELOPMENT FOR

RICHARD HEADRICK

CONCEPT SITE PLAN

Drawing Sublot:

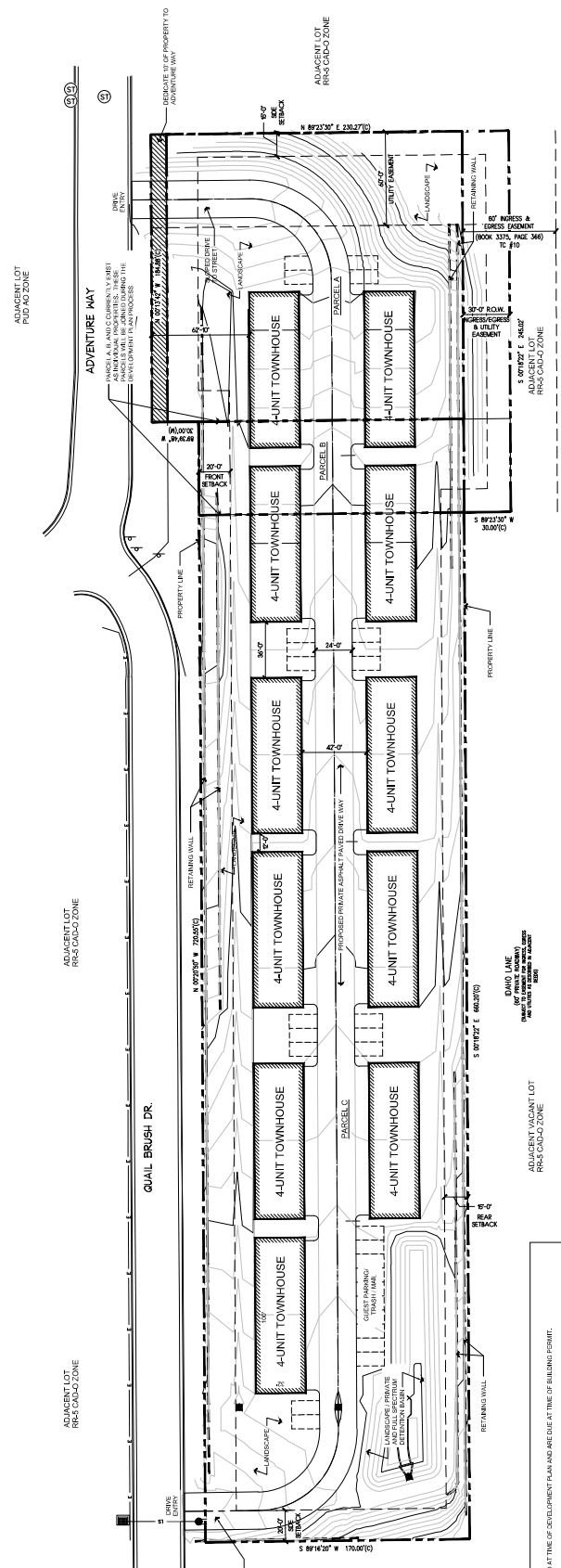
NOT FOR CONSTRUCTION

Parcel No.	Parcel Area
Parcel A - 5380000003	0.99 AC, 43,246 SF
Parcel B - 5380000138	0.28 AC, 12,000 SF
Parcel C - 5380000137	2.8 AC, 121,422 SF
Total	4.35 AC, 176,668 SF

Date: 3/18/2023
 Drawn by:
 Checked by:
 Scale:
 Job No.:

AS NOTED

Sheet No. 1 of 1
 File No. COPN-23-0001



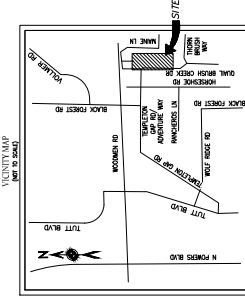
CONCEPT SITE PLAN

SCALE 1" = 30'

0 30 60 90

NORTH

FLOODPLAIN STATEMENT:
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 680400289, EFFECTIVE 12/01/2018, INDICATES NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.



- GENERAL NOTES:**
- 1) COSTS WILL BE CALCULATED AT TIME OF DEVELOPMENT PLAN AND ARE DUE AT TIME OF BUILDING PERMIT.
 - 2) FLOOD FEES WILL BE CALCULATED AT TIME OF DEVELOPMENT PLAN AND ARE DUE AT TIME OF BUILDING PERMIT.
 - 3) A FINAL P.U.A. AND AN APPROVED CONDITIONAL USE IS REQUIRED IN ZONING TO PERMIT THIS PLAN FOR RESIDENTIAL USES.
 - 4) CHANGES NOT APPROVED FOR THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719.520.3000 TO BEGIN A SIGN PERMIT APPLICATION.
 - 5) PER CITY CODE SECTION 7A.02(A) AS SHOWN, ALL LIGHTING FIXTURES SHALL BE FULL-COUGH ON-HAVE BURNING TO INCLUDE GROUND-FIXED LIGHT FIXTURES ON TO UNIMPROVED AREAS AND UNIMPROVED AREAS. ALL EXTERIOR LIGHTING SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE AND THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE. THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE IS AVAILABLE AT WWW.COLORADO.SPRINGS.CO.GOV.
 - 6) THE PARTNER RESPONSIBLE FOR THIS PLAN HAS REVIEWED THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA AND CONFIRMS THAT THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA MEET THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE AND THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE. THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE IS AVAILABLE AT WWW.COLORADO.SPRINGS.CO.GOV.
 - 7) THE PARTNER RESPONSIBLE FOR THIS PLAN HAS REVIEWED THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA AND CONFIRMS THAT THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA MEET THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE AND THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE. THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE IS AVAILABLE AT WWW.COLORADO.SPRINGS.CO.GOV.
 - 8) AN ANTI-COLLISION ASSESSMENT AFFECTING THE SUBJECT PROPERTY AND ADJACENT PROPERTY SHALL BE ESTABLISHED BY PLANT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE ANTI-COLLISION ASSESSMENT SHALL BE CONDUCTED BY A QUALIFIED PROFESSIONAL ENGINEER AND SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE AND THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE. THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE IS AVAILABLE AT WWW.COLORADO.SPRINGS.CO.GOV.
 - 9) ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATION SHOWN ON THE DEVELOPMENT PLAN TO MEET ALL CITY STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS, AND MARKINGS AT 719.520.3000 FOR ASSISTANCE.
 - 10) PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SHARED COMMON TRACTS, ACCESSIBLE, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
 - 11) PARKING REQUIREMENTS WILL BE DETERMINED AT DEVELOPMENT PLAN APPLICATION BASED ON THE CITY'S ACCEPTED CODE FOR EACH TYPE OF USE.
 - 12) LANDSCAPING REQUIREMENTS INCLUDING LANDSCAPE BUFFERS AND SETBACKS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED ON THE CITY'S ACCEPTED CODE FOR EACH TYPE OF USE.
 - 13) THE PARTNER RESPONSIBLE FOR THIS PLAN HAS REVIEWED THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA AND CONFIRMS THAT THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA MEET THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE AND THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE. THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE IS AVAILABLE AT WWW.COLORADO.SPRINGS.CO.GOV.
 - 14) THE PARTNER RESPONSIBLE FOR THIS PLAN HAS REVIEWED THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA AND CONFIRMS THAT THE LAYOUT AND CURRENT ACCESSIBILITY CRITERIA MEET THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE AND THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE. THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE IS AVAILABLE AT WWW.COLORADO.SPRINGS.CO.GOV.
 - 15) ON-THE-DRIVE DETENTION BASINS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - 16) A DRAINAGE REPORT ACCEPTABLE TO CITY WATER RESOURCES ENGINEERING DIVISION (SWEDES) SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLAN.
 - 17) A TRAFFIC LETTER STUDY OR ANALYSIS ACCEPTABLE TO ENGINEERING DEVELOPMENT REVIEWERS SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN.
 - 18) A FINAL LANDSCAPE PLAN SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLAN.
 - 19) A FINAL UTILITY PLAN SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLAN.