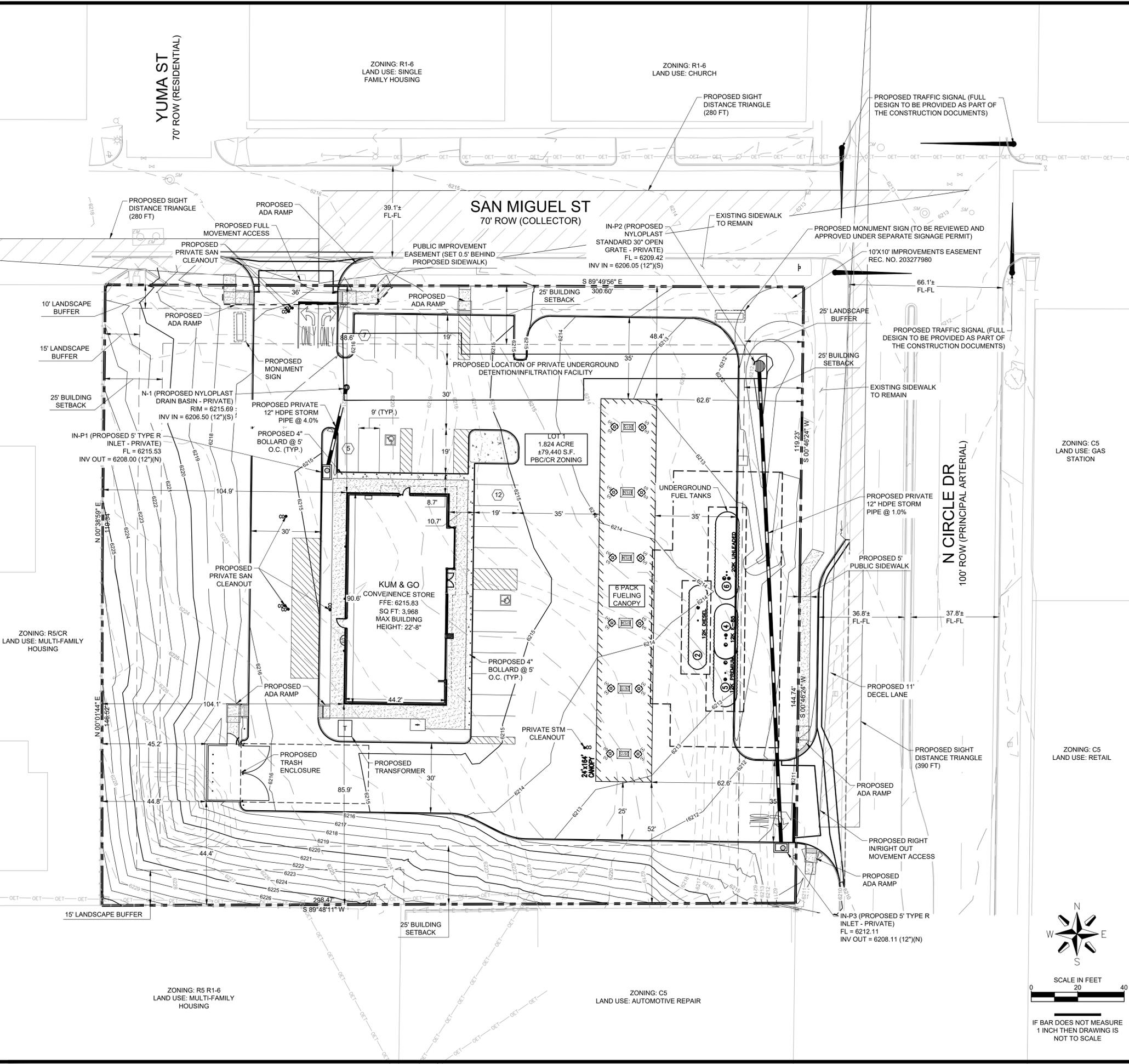


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P:\KUM & GO\CO. COLORADO SPRINGS, 2235 - N. CIRCLE AND SAN MIGUEL DR\CAD\CONCEPT PLAN\1.0 - CONCEPT PLAN.DWG



VICINITY MAP
SCALE: 1"=500'

CONDITION OF RECORD:

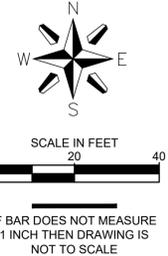
- ORDINANCE NO. 12-92 - INTRODUCED AND READ ON OCTOBER 23RD, 2012
PASSED NOVEMBER 13, 2012

GENERAL NOTES:

- THERE ARE NO ROCK CROPPINGS OR STREAMS LOCATED ON SITE
- THERE ARE NO RESTRICTIONS FOR PRESERVATION OR "NO BUILD" AREAS ON SITE.
- THERE ARE NO RECENTLY REPORTED CASES OF FLOODING WITHIN OR AROUND THE DEVELOPMENT. THE SITE IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, OF THE FLOOD PLAN, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM MAP NO. 08041C0732G) LAST REVISED 12/07/2018.
- PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$400,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF N CIRCLE DRIVE / E SAN MIGUEL STREET.
- UNDERGROUND DETENTION REQUIRES A VARIANCE THROUGH SWENT. REVIEW OF THE UNDERGROUND DETENTION AND A VARIANCE TO ALLOW IT SHALL BE REVIEWED CONCURRENTLY WITH THE DEVELOPMENT PLAN APPLICATION

SITE PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- EXISTING CURB AND GUTTER
- PROPOSED INTEGRAL CURB AND GUTTER
- PROPOSED SIDEWALK
- PARKING COUNT



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

#2235 - COLORADO SPRINGS, CO
CONCEPT PLAN
1216 N CIRCLE DRIVE COLORADO SPRINGS, CO
CONCEPTUAL SITE PLAN

KG PROJECT TEAM: EES
RDM: RF
SDM: DG
CPM: BS

DATE	REVISION DESCRIPTION

DATE: 01/04/2023

SHEET NUMBER:
1 OF 1