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AVANTERRA
 CONCEPT PLAN
 6565 E. WOODMEN RD
 7/20/2021
 PROJECT FOR:
 A. BAKOY
 6. SHANNON

DATE	BY	REVISION
10/1/2021	JBK	PER CITY COMMENTS
10/1/2021	JBK	PER CITY COMMENTS
PROJECT TEAM		
OWNER: Black Knight Commercial LLC Colorado Springs, CO 80933		
DEVELOPER: A. Bakoy Colorado Springs, CO 80933		
APPLICANT: N.E.S. Inc. Colorado Springs, CO 80903		

1
 1 OF 2
 CPC # CP 21-00136

AVANTERRA

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

ZONE: RFD
 USE: MULTIFAMILY RESIDENTIAL

ZONE: PF AO
 USE: PARK AND RIDE

EL PASO COUNTY
 ZONE: CS-CAD-AO
 USE: COMMERCIAL NURSERY

EL PASO COUNTY
 ZONE: A5-CAD-O
 USE: AGRICULTURAL

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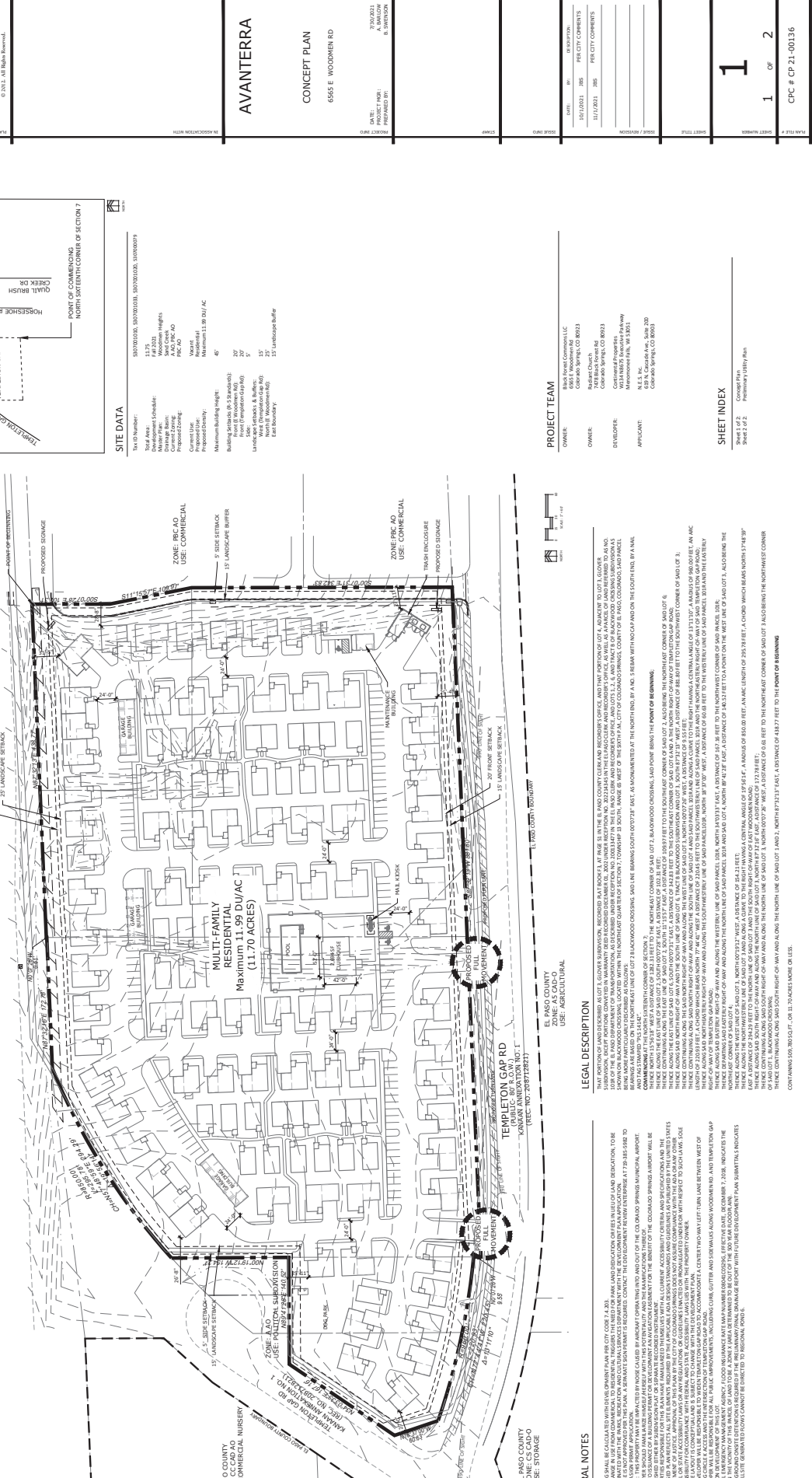
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SITE DATA

Map ID Number: 500700200, 500700300, 500700400, 500700500

Total Area: 12.75
 # of Units: 220
 # of Lots: 220
 # of Lots: 220
 # of Lots: 220

Development Standards:
 Setback: 5' (Front), 5' (Side), 5' (Rear)
 Max Height: 30'
 Max Floor Area: 11,990 sq ft
 Max Lot Coverage: 50%
 Max Parking: 220 spaces

Proposed Zoning: RFD
 Current Use: Multifamily Residential
 Proposed Property: 46'

Museum Building Height:
 Building Setback (to 30' maximum): 5'
 Front (to 30' maximum): 5'
 Landscaping Setback: 5'
 North (to 30' maximum): 5'
 East (to 30' maximum): 5'



GENERAL NOTES

- PARKING SHALL BE CALCULATED WITHIN THE QUANTITY PLAN PER CITY CODE 7.4.2.3.
- CONFORMANCE WITH THE PLANS, RECORDS AND PERMITS IS THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS MUNICIPAL AVIATION DEPARTMENT.
- THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING AND PROPOSED UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS MUNICIPAL AVIATION DEPARTMENT.
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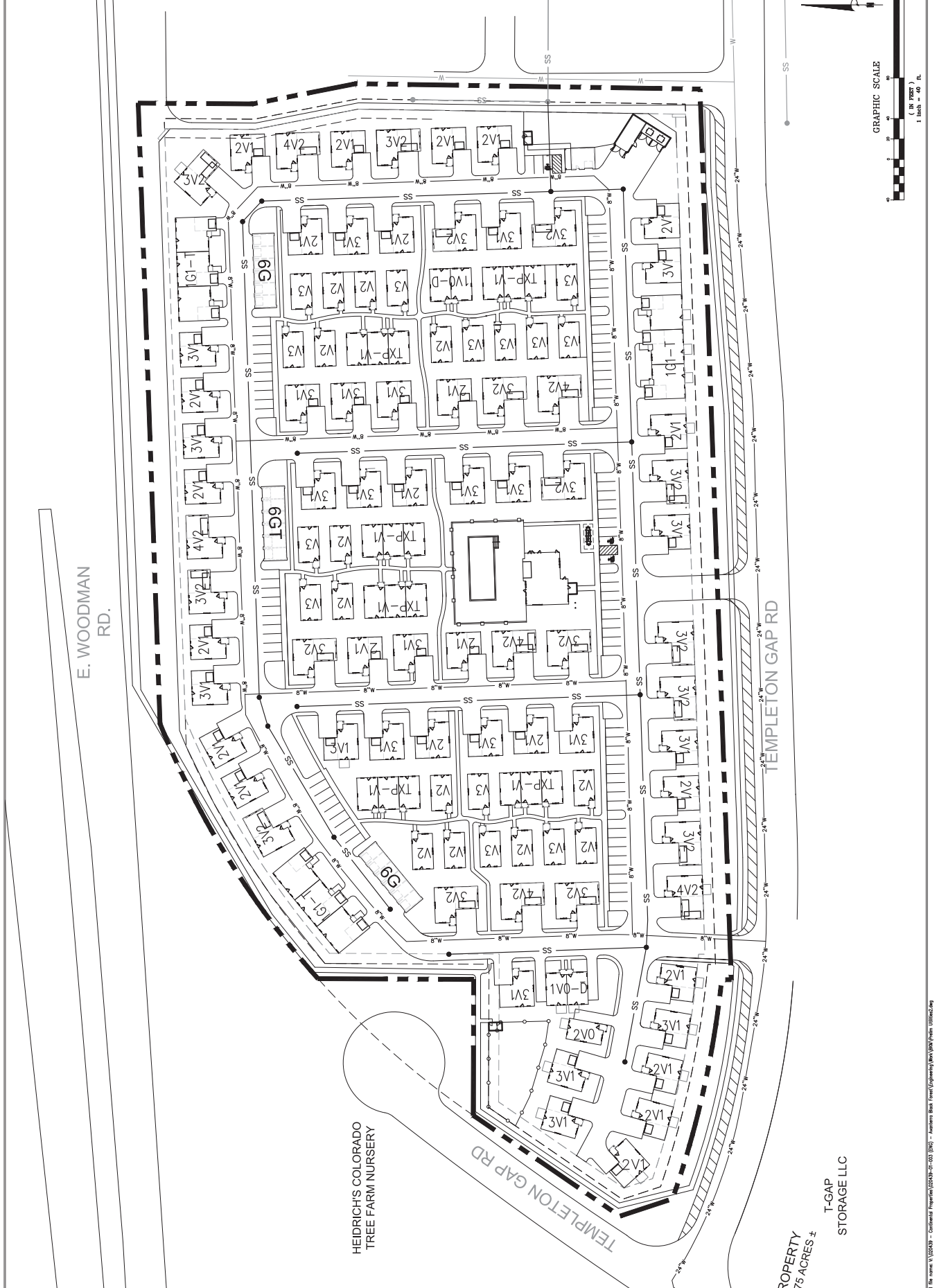
LEGAL DESCRIPTION

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SHEET INDEX

Sheet 1 of 2
 Sheet 2 of 2
 Containing 100 sheets

REVISIONS	DESCRIPTION	DATE



CONCEPT PLAN

Plot file name: S:\020439 - Colorado Properties\020439-01-003 (B) - Avanterra Black Forest\Utility\Plan\020439-01-003.dwg