

ADVENTURE WAY TOWNHOMES CONCEPT PLAN

ADVENTURE WAY AND QUAIL BRUSH CREEK DRIVE

COLORADO SPRINGS, CO 80923

City of Colorado Springs
 1700 North Tejon Street, Suite 101
 Colorado Springs, CO 80902
 (719) 520-2000

BUCHER
 ARCHITECTS & ENGINEERS
 1700 North Tejon Street, Suite 101
 Colorado Springs, CO 80902
 (719) 520-2000

PROJECT NO. C-188
 DATE: 3/18/2023

A PROPOSED DEVELOPMENT FOR

RICHARD HEADRICK

LAND USE AND ZONING BY
 COLORADO SPRINGS, CO

Sheet Title:
CONCEPT SITE PLAN

Drawing Sublot:

NOT FOR CONSTRUCTION

Revised: No. Description: By: Date:

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			

Date: 3/18/2023

Drawn by:

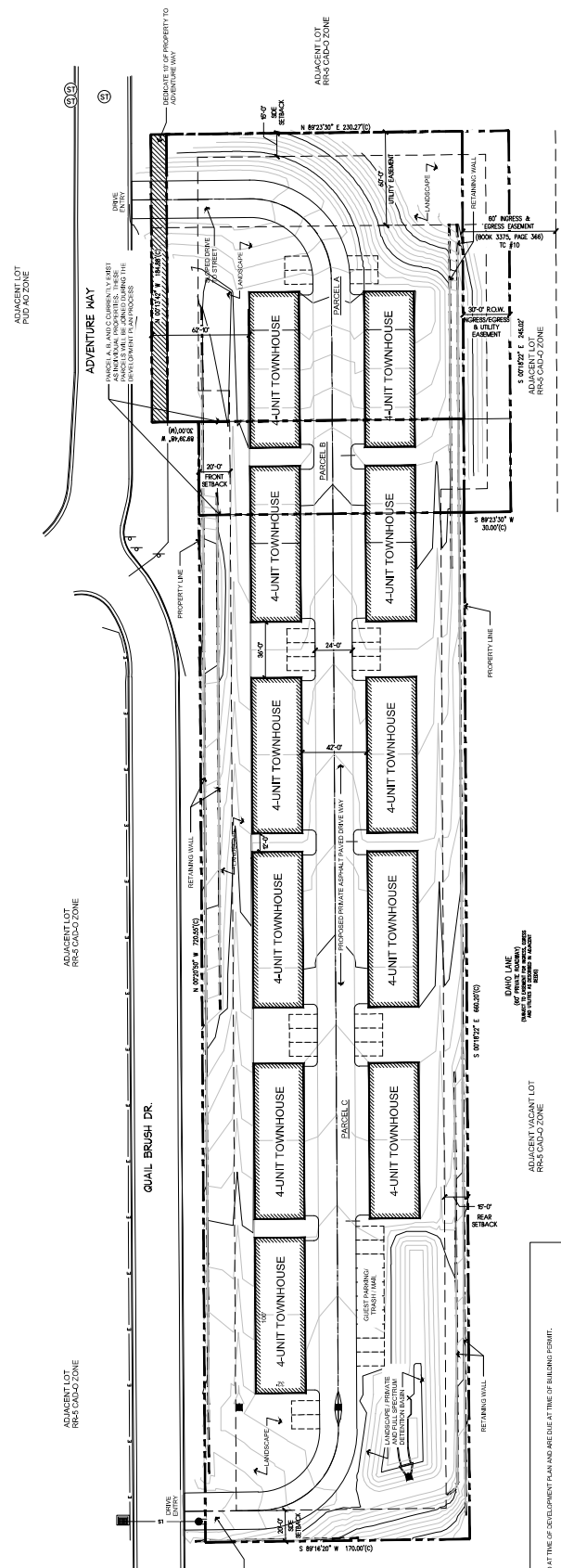
Checked by:

Scale: AS NOTED

Job No.:

Sheet No. 1 of 1

File No. COPN-23-0001



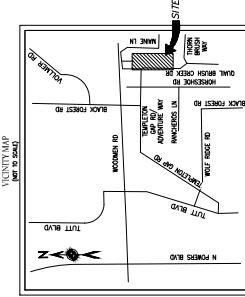
CONCEPT SITE PLAN

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. 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 CUTOFF OR HAVE SHIELDS TO DIRECT LIGHT DOWNWARD TO MINIMIZE LIGHT POLLUTION AND GLOMERATION. ALL LIGHTING FIXTURES SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE.
 - 6) THE PARTNER RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND STANDARDS AND HAS TAKEN ALL NECESSARY PRECAUTIONS TO AVOID VIOLATIONS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE COLORADO SPRINGS STATE AND LOCAL ACCESSIBILITY LAWS. ON ANY DATE OF CONSTRUCTION, THE PARTNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND STATE AND LOCAL ACCESSIBILITY LAWS. THE PARTNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND STATE AND LOCAL ACCESSIBILITY LAWS.
 - 7) ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS, INCLUDING:
 - ** PARKING SPACES AND ACCESSIBLE AREAS SHALL BE LEVEL, WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50).
 - ** ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR (4) "1" LINES.
 - ** ACCESSIBLE AREAS SHALL BE LEVEL, WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50).
 - ** ACCESSIBLE AREAS SHALL BE MARKED WITH FOUR (4) "1" LINES.
 - ** ACCESSIBLE AREAS SHALL BE MARKED WITH FOUR (4) "1" LINES.
 - 8) EACH ACCESSIBLE PARKING SPACE SHALL BE DEMARKED AS DESCRIBED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS SHOWN IN THE CITY OF COLORADO SPRINGS ZONING ORDINANCE. THE SIGN SHALL BE AT LEAST 48" HIGH AND 18" WIDE. THE SIGN SHALL BE PLACED AT THE END OF THE PARKING SPACE, NOT IN THE MIDDLE OF THE PARKING SPACE. THE SIGN SHALL BE PLACED AT THE END OF THE PARKING SPACE, NOT IN THE MIDDLE OF THE PARKING SPACE.
 - 9) THE SIGN SHALL BE PLACED AT THE END OF THE PARKING SPACE, NOT IN THE MIDDLE OF THE PARKING SPACE. THE SIGN SHALL BE PLACED AT THE END OF THE PARKING SPACE, NOT IN THE MIDDLE OF THE PARKING SPACE.
 - 10) AN EASEMENT AFFECTING THE SUBJECT PROPERTY AND ADJACENT PROPERTY SHALL BE ESTABLISHED BY PLAT PRIOR TO CONSTRUCTION OF THE PROJECT. THE EASEMENT SHALL BE ESTABLISHED BY PLAT PRIOR TO CONSTRUCTION OF THE PROJECT.
 - 11) 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.
 - 12) PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SHARED COMMON TRACTS, ACCESSIBLE AREAS, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
 - 13) PARKING REQUIREMENTS WILL BE DETERMINED AT DEVELOPMENT PLAN APPLICATION BASED ON THE CITY'S ACCEPTED CODE FOR EACH TYPE OF USE.
 - 14) LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SIGNAGE) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED ON THE CITY'S ACCEPTED CODE FOR EACH TYPE OF USE.
 - 15) THE PARTNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND STATE AND LOCAL ACCESSIBILITY LAWS. THE PARTNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND STATE AND LOCAL ACCESSIBILITY LAWS.
 - 16) THE PARTNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND STATE AND LOCAL ACCESSIBILITY LAWS. THE PARTNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND STATE AND LOCAL ACCESSIBILITY LAWS.
 - 17) AN AIRSHADE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 - 18) ON-TOE DRAINAGE DETENTION BASINS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - 19) A DRAINAGE REPORT ACCEPTABLE TO CITY WATER RESOURCES ENGINEERING DIVISION (SWEDES) SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLAN.
 - 20) A TRAFFIC LETTERS STUDY OR ANALYSIS ACCEPTABLE TO ENGINEERING DEVELOPMENT REVIEWERS SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN.
 - 21) A FINAL UTILITY PLAN SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLAN.