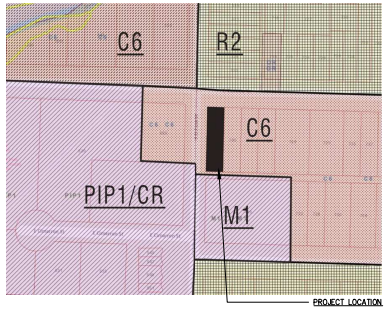
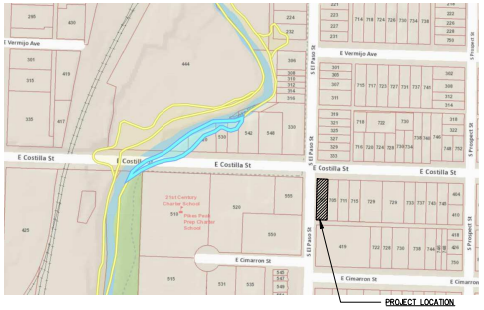
VIEW FROM THE NORTH WEST



ADJACENT ZONING MAP
NTS



FLOOD PLAIN MAP
NTS

VICINITY MAP
NTS

ZONING DATA

ADDRESS:	703 E COSTILLA ST. COLORADO SPRINGS, CO 80903
ZONE:	C-6 (PER 7.3.205.Q RESIDENTIAL DWELLING UNITS IN C-6 SHALL COMPLY WITH THE R-5 ZONE DISTRICT STANDARDS
TOTAL SITE AREA:	9,500 SQ. FT. (0.2 ACRES)
ALLOWABLE BUILDING HEIGHT: (7.3.104)	45 FEET
PROPOSED BUILDING HEIGHT:	36'-11"
SETBACKS REQUIRED FOR R-5: (7.3.104)	FRONT: 20' SIDE: 5' REAR: 25'
SETBACKS PROPOSED:	(W.) FRONT: 9'-0" (N.) FRONT: 17'-10" } NONUSE VARIANCE REQUESTED (E.) SIDE: 5'-0" (S.) REAR: 25'-0"
MAXIMUM COVERAGE ALLOWED:	40%
COVERAGE PROPOSED:	TOTAL COVERAGE: 3,715 S.F. (39%)
MASTER PLAN:	SHOOKS RUN REDEVELOPMENT PLAN
CONCEPT PLAN:	N/A
BUILDING FOOTPRINT	2,913 S.F. (31%)
HARDSCAPE AREA:	2,487 S.F. (26%)
LANDSCAPE/OPEN SPACE AREA:	4,100 S.F. (43%)
DENSITY ALLOWED:	1 UNIT / 900 S.F. = 10.5 UNITS
DENSITY PROPOSED:	1 UNIT / 950 S.F. (10 UNITS)

LANDSCAPE NOTES

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

SCHEDULE

CONSTRUCTION TO BEGIN LATE SPRING 2022

FLOODPLAIN NOTE

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM #8041C0729G EFFECTIVE ON 12/07/18.

PROJECT DATA

PROJECT SUMMARY:	NEW 10 UNIT APARTMENT COMPLEX WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING PAVED PARKING SPACES AND A TRASH ENCLOSURE.
PROJECT TYPE:	MULTI-FAMILY
LUR FILE #:	TBD
TAX SCHEDULE #:	6417312013
LEGAL DESCRIPTION:	LOT 1 BLK 3 HILLSIDE ADD COLO SPGS

BUILDING DATA

TOTAL BUILDING FOOTPRINT:	2,913 S.F.
TOTAL BUILDING AREA:	8,760 S.F.
TOTAL AREA BALCONIES/EXTERIOR WALKWAYS:	802 SF
# OF STORIES:	3
UNIT COUNT:	10 UNITS
ACTUAL BUILDING HEIGHT:	36'-11"

PARKING SUMMARY

UNIT COUNT: 10 UNITS

REQUIRED:
- STUDIO BEDROOM UNITS: 1.1 X 8 UNITS = 8.8 SPACES
- 1 BEDROOM UNITS: 1.5 X 1 UNIT = 1.5 SPACES
- 2 BEDROOM UNITS: 1.7 X 1 UNIT = 1.7 SPACES
- TOTAL 12 SPACES REQUIRED

PARKING REDUCTION FACTORS: (7.4.204.C)
- PROXIMITY TO TRANSIT STOP: 5% REDUCTION
- PROXIMITY TO BIKE ROUTE: 5% REDUCTION

11 SPACES REQUIRED

PROVIDED:
- 6 COVERED SPACES
- 1 ADA SPACE (COVERED)
- 2 COMPACT SPACES
- 4 ON-STREET SPACES ON EL PASO ST. (7.4.204.B)

TOTAL: 13 SPACES PROVIDED
(9 ON-SITE / 4 ADJACENT ON STREET)

BICYCLE PARKING: 8 PROTECTED
3 GUEST

SHEET INDEX

1 of 6	GENERAL INFORMATION
2 of 6	SITE PLAN & FIRE ACCESS
3 of 6	PRELIMINARY GRADING PLAN
4 of 6	PRELIMINARY UTILITIES PLAN
5 of 6	PRELIMINARY LANDSCAPE PLAN & DETAILS
6 of 6	EXTERIOR ELEVATIONS

CONTACTS

OWNER: LOTT LLC
2355 S CHEROKEE ST DENVER CO, 8022
CONTACT: LUCAS GORDON
p. 719.314.6576
e. lucas.john.gordon@gmail.com

ARCHITECT: ECHO ARCHITECTURE
4 SOUTH WAHSATCH AVENUE #120
COLORADO SPRINGS, CO 80903
CONTACT: RYAN LLOYD
p. 719.387.7836
e. ryan@echo-arch.com

CONTRACTOR: 303 DEVELOPMENT
1489 S. Broadway, UNIT D
Denver, CO 80210

LANDSCAPE ARCHITECT: KHLA
2009 N. FRANKLIN ST.,
COLORADO SPRINGS, CO 80907
CONTACT: KRISTEN HEGGEM
p. 719.339.9393
e. kwheggem@cloud.com

CIVIL ENGINEER: RAPTOR CIVIL ENGINEERING
10341 TENNYSON CT. 80031
WESTMINSTER, CO
CONTACT: ERIC BURTZLAFF
p. 720.774.7736
e. eric@raptor-civil.com

ADA STATEMENT

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

DP SUBMITTAL
02.07.2021

COSTILLA 10-PLEX
703 EAST COSTILLA STREET
COLORADO SPRINGS, CO 80903

DEVELOPMENT PLAN

GENERAL INFORMATION
LUR #: CPC CU 22-00030
P.C. 22-0033

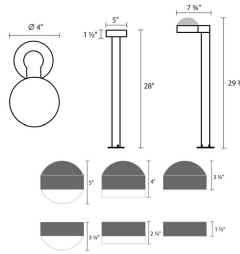
ECHO

2021-035-703eCostilla
DEVELOPMENT PLAN

703 EAST COSTILLA STREET
COLORADO SPRINGS

date: 02.07.2022
phase: DP
drawn by: JCP

Echo Architecture, LLC
4 S Wahsatch Ave, #120
Colorado Springs, CO 80903
www.echo-arch.com
t 719.387.7836



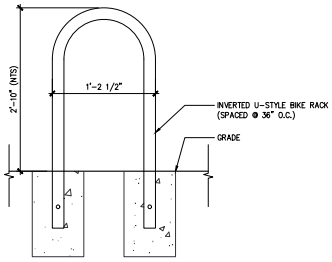
ARC1 LED
Architectural Wall Luminaire

Specifications

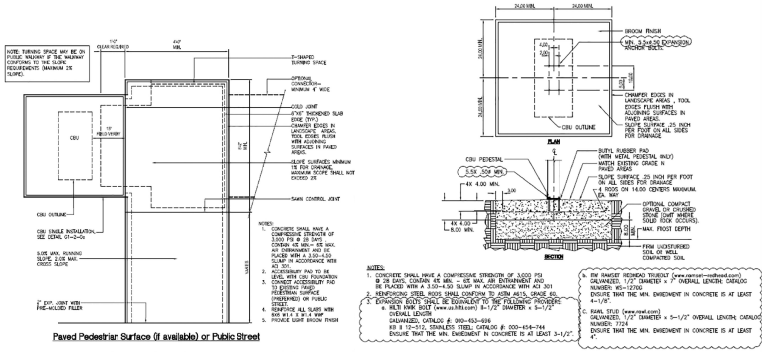
Depth (D1):	6.5"
Depth (D2):	4.75"
Height:	5"
Width:	11"
Weight: (without options)	7 lbs

2 BOLLARD PLAN/ELEVATION
NTS

3 WALL PAK LIGHT PLAN/ELEVATION
NTS



4 INVERTED U-STYLE BIKE RACK ELEVATION
1 1/2" = 1'-0"

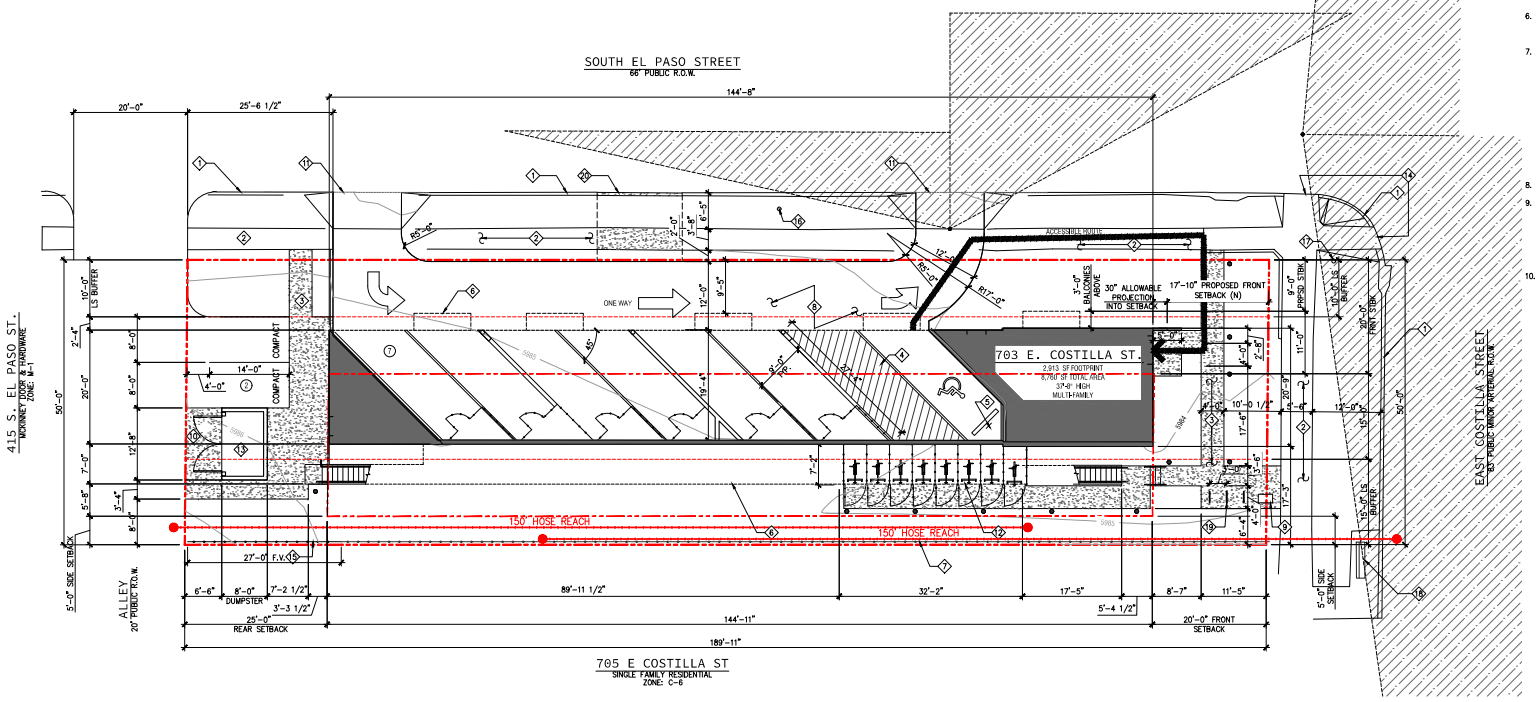


5 MAILBOX CLUSTER SINGLE UNIT DETAILS
NTS

SITE PLAN LEGEND

- NEW BUILDING
- NEW CONCRETE
- SIGHT VISIBILITY TRIANGLE
- NUMBER OF PARKING SPACES
- PROPERTY LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- NEW FENCE
- 150' FIRE HOSE REACH
- ACCESSIBLE ROUTE
- 48" H. LED LIGHT BOLLARD SEE DRAWING 2/20F6

555 E COSTILLA ST
OPEN BIBLE CLINIC AND PHARMACY
ZONE: C-6 CU



1 SITE PLAN
1" = 10'-0"

SITE PLAN NOTES

1. REFER TO SHEETS 3 & 4 FOR CIVIL INFORMATION INCLUDING GRADING AND UTILITIES.
2. REFER TO SHEET 5 FOR ALL LANDSCAPING INFORMATION.
3. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS DEVELOPMENT PLAN. ALL SIGNS REQUIRE AN APPROVED SIGN PERMIT.
4. FLOOD LIGHTING IS PROHIBITED.
5. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
6. MAILBOX LOCATION WILL BE COORDINATED WITH U.S.P.S. AT TIME OF BUILDING PERMIT OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALK AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY STANDARDS ALONG E. COSTILLA ST. AND S. EL PASO ST. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO CERTIFICATE OF OCCUPANCY. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.
8. ALL NEW PEDESTRIAN RAMPS TO BE CITY STANDARD D-8.
9. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS,WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
10. INSTALLATION OF ELECTRICAL DEVICES IN PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES 'ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE' IN ACCORDANCE WITH THE UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

SITE PLAN KEYNOTES

1. EXISTING CURB AND GUTTER TO REMAIN
2. EXISTING SIDEWALK TO REMAIN
3. NEW CONCRETE SIDEWALK
4. NEW ACCESSIBLE AISLE
5. VAN ACCESSIBLE PARKING STALL. 12"W X 24"T SIGNAGE POST MOUNTED AT 6' A.F.F.
6. LINE OF BALCONY/WALKWAY ABOVE
7. EXISTING FENCE TO REMAIN (REPAIR AS NECESSARY AFTER TREE REMOVAL)
8. NEW ASPHALT DRIVE
9. CLUSTER MAILBOX PER 5/2of6
10. CONCRETE APRON
11. NEW CURB CUT/SITE ACCESS PER CITY STANDARD
12. 4'x7' BIKE STORAGE LOCKER, TYP. OF 8
13. TRASH ENCLOSURE
14. EXISTING CITY STANDARD SIDEWALK RAMPS TO REMAIN
15. NEW FENCE TO MATCH EXISTING 6' FENCE
16. EXISTING UTILITY POLE TO REMAIN
17. EXISTING LIGHT POLE TO REMAIN
18. EXISTING BUS STOP TO REMAIN
19. GUEST BIKE PARKING (3) INVERTED 'U' STYLE; RE: 4/2of6
20. EXISTING CURB CUT TO BE REMOVED AND REPLACED W/ TYPE 1 CURB & GUTTER

SITE PLAN

LUR #: CPC CU 22-00030
PP: 22-2333

ECHO

2021-035-
703eCostilla
DEVELOPMENT PLAN

703 EAST COSTILLA
STREET
COLORADO SPRINGS

date:
02.07.2022

phase:
DP

drawn by:
JCP

Echo Architecture, LLC
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Colorado Springs, CO 80903
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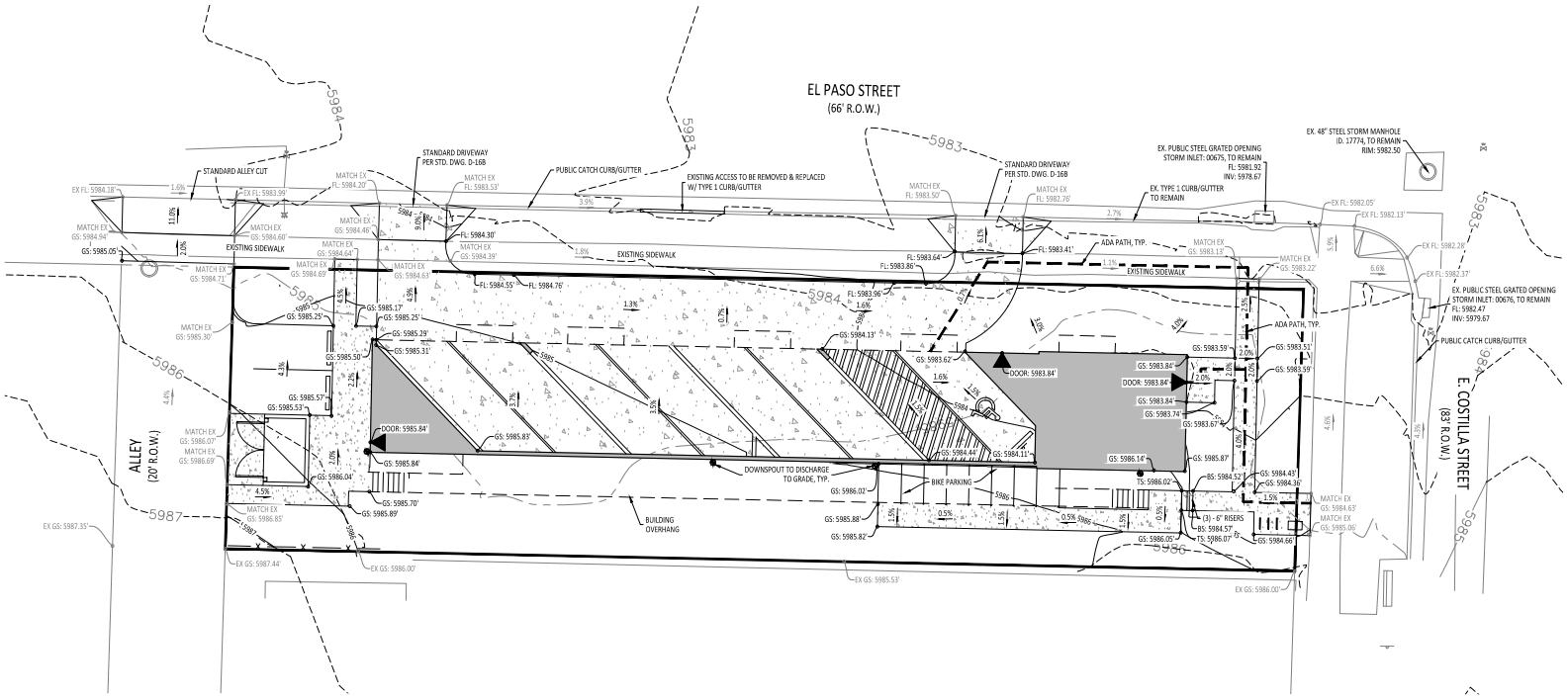
T 719.387.7836

DEVELOPMENT PLAN

703 EAST COSTILLA

DEVELOPMENT PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
ADDRESS: 703 E COSTILLA ST, COLORADO SPRINGS, CO



GRADING NOTES:

1) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
3) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
4) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.
5) ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 12:1 SLOPE UNLESS OTHERWISE NOTED.
6) CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS PRIOR TO CONSTRUCTION OF FOUNDATION. ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.
7) MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% W/THOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHES/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.
8) GRADING PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY CROSSED PATHS SURVEYING, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BENCHMARK:
X ON TOP OF CURB
ELEV. 5981.89

BASED ON CITY OF COLORADO SPRINGS FIMS MARKER OTC2, NGVD 1929 AND 1960 ADJUSTMENT

ADA NOTE:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ABBREVIATION LIST:
FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOWLINE
TC: TOP OF CURB
TW: TOP OF WALL
BW: BOTTOM OF WALL
GS: GROUND SHOT
TS: TOP OF STEP
BS: BOTTOM OF STEP
GB: GRADE BREAK
FFE: FINISHED FLOOR ELEVATION

LEGEND:
PROPERTY LINE
CONCRETE
ADA ROUTE
EXISTING CONTOUR
PROPOSED CONTOUR
2.0% SLOPE ARROW
FL: 78.00' SPOT ELEVATION

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

703 EAST COSTILLA
DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

21-119

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NOT FOR CONSTRUCTION

REVISION BLOCK

#	DATE	BY

PRELIMINARY GRADING PLAN

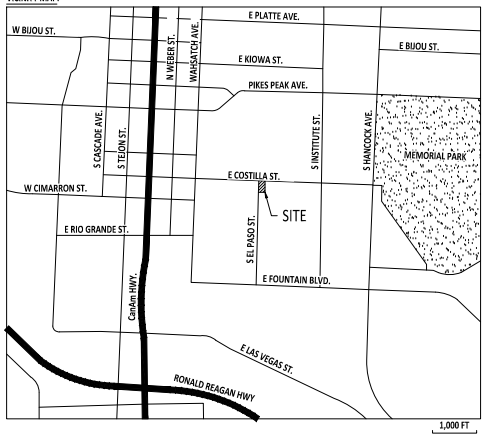
DEVELOPMENT PLAN

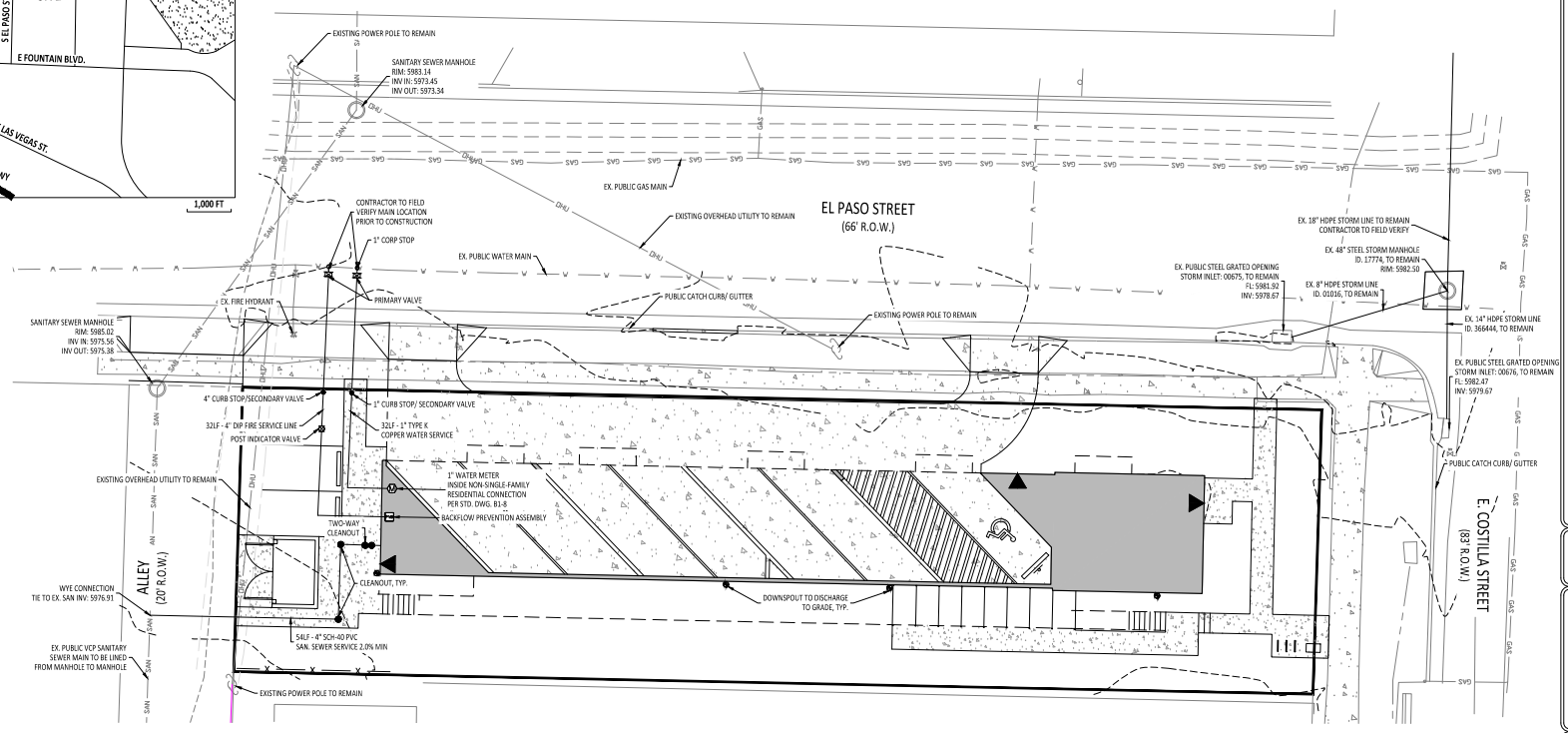
703 EAST COSTILLA

DEVELOPMENT PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
ADDRESS: 703 E COSTILLA ST, COLORADO SPRINGS, CO

VICINITY MAP:





GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

1) COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2) PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3) OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4) SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5) THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6) OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7) THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8) OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9) OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10) IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11) SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

UTILITY NOTES:

1) ALL UTILITIES SHOWN HEREON ARE BASED UPON LAND SURVEY PROVIDED TO ENGINEER. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS BOTH HORIZONTAL AND VERTICAL IN THE FIELD. IF UTILITY CONFLICTS EXIST IN THE FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) ALL DOMESTIC TAPS SHALL BE INSPECTED BY LOCAL WATER JURISDICTION AT TIME OF TAP. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FIELD INSPECTIONS ARE COMPLETED.
3) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE WITHIN GRAVITY PIPES. MINIMUM LONGITUDINAL SLOPE OF STORM PIPES IS 0.5%. MINIMUM LONGITUDINAL OF SANITARY SEWER PIPES IS 2% (4 INCH), 1% (6 INCH) AND 0.4% (8 INCH). RCE RECOMMENDS EXCEEDING THESE MINIMUMS WHEREVER POSSIBLE.
4) ALL STORM MANHOLES SHALL HAVE 0.1' DROP MINIMUM UNLESS OTHERWISE NOTES ON THIS PLAN. ALL SANITARY MANHOLES SHALL HAVE 0.2' DROP MINIMUM UNLESS OTHERWISE NOTED ON THIS PLAN. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY FIELD DISCREPANCIES.

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC W/ 2019 AMENDMENTS
OCCUPANCY GROUP(S): R-2
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 8,100 SF
THIS BUILDING **IS FULLY** SPRINKLERED

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY CROSSED PATHS SURVEYING, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BENCHMARK:
X ON TOP OF CURB
ELEV: 5981.89

BASED ON CITY OF COLORADO SPRINGS FIMS MARKER OTC2, NGVD 1929 AND 1960 ADJUSTMENT

NORTH
0' 5' 10' 20'
SCALE: 1" =10'

LEGEND:
- PROPERTY LINE
- CONCRETE
- WATER METER
- SANITARY CLEANOUT

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

703 EAST COSTILLA
DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

21-119

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NOT FOR CONSTRUCTION

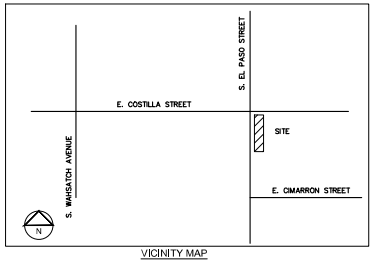
REVISION BLOCK

#	DATE	BY

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

4 of 6

DEVELOPMENT PLAN



VICINITY MAP
N.T.S.

PLANT SCHEDULE

TREES (SYMBOL)	QTY	BOTANICAL NAME / COMMON NAME	PLANTING CONTAINER SIZE	MATURE PLANT SIZE HXW	PLANT SCHEDULE KEY
1	3	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORNE	2" CALIPER	20'X20'	235AD
2	2	*MALUS 'CORALBURST' / CORALBURST CRABAPPLE	1.5" CALIPER	12'X12'	467S
3	5	*PINUS NIGRA 'FRANK' / COLUMNAR AUSTRIAN PINE	6' HEIGHT	20'X7'	25678A
4	5	PYRUS 'CHANTICLEER' / CHANTICLEER PEAR (FRUITLESS)	1.5" CALIPER	30' X 20'	A
5	5	*SORBUS AUCUPARIA 'CARDINAL ROYAL' / ROYAL CARDINAL MOUNTAIN ASH	1.5" CALIPER	30'X12'	478S
TOTAL TREES:	21	*SIGNATURE TREES:15	PERCENTAGE OF TOTAL: 71%		

GROUNDCOVER (SYMBOL)	QTY	DESCRIPTION	NOTES
	2,365 S.F.	2-4" RIVER ROCK WITH SHRUBS, GRASSES, PERENNIALS TO MEET 75% COVERAGE REQUIREMENT	4" DEPTH OVER MIRAFI WEED FABRIC
	1,629 S.F.	CASCADE SHREDDED BARK MULCH WITH SHRUBS, GRASSES, PERENNIALS TO MEET 75% COVERAGE REQUIREMENT	3" DEPTH, NO WEED FABRIC

APPENDIX E: SCHEMATIC LANDSCAPE DIAGRAM

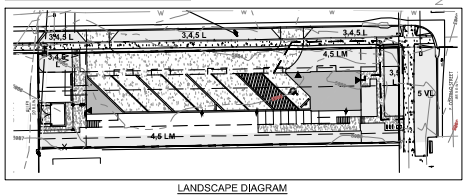
TO BE SUBMITTED IN CONFORMANCE WITH POLICY 311

NAME OF PROJECT: SONIC — DATE: 10-4-21

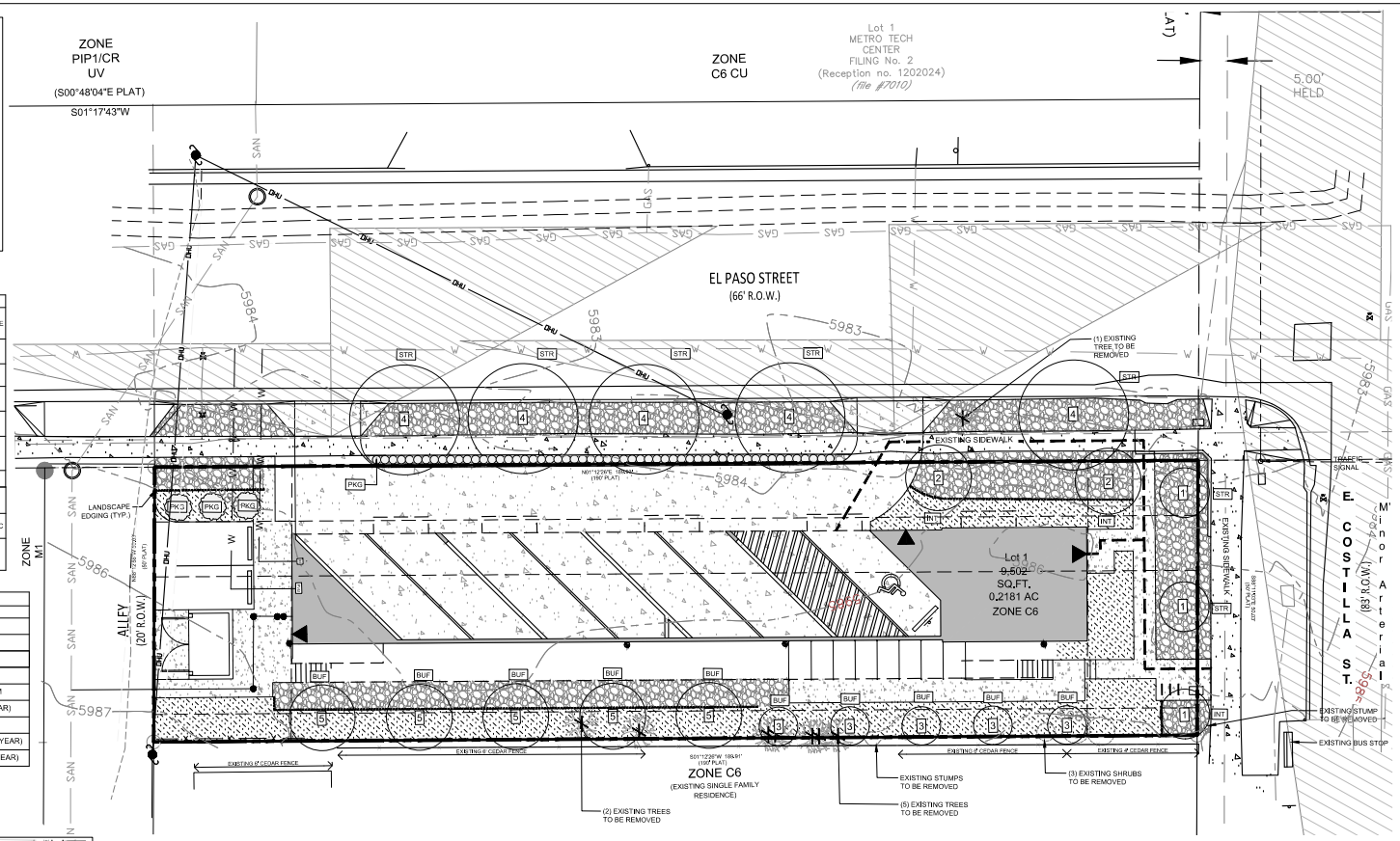
CLIMATE ZONE (FROM FIGURE 4 OF LANDSCAPE POLICY MANUAL) - CIRCLE ONE

FOOTHILLS — FOOTHILLS AND PLAINS (PLAINS)

PLANT COMMUNITIES	HYDROZONES (SUPPLEMENTAL WATER)
TO BE LABELED BY NUMBER(S) ON DIAGRAM	TO BE LABELED BY NUMBER(S) ON DIAGRAM
1 - SEMIARID SHRUBLANDS	VA - VERY LOW (0 TO 7 INCHES PER YEAR)
2 - PINON-JUNIPER WOODLANDS	L - LOW (7 TO 15 INCHES PER YEAR)
3 - PRAIRIE	M - MODERATE (15 TO 25 INCHES PER YEAR)
4 - LOWER ELEVATION RIPARIAN	H - HIGH (MORE THAN 2 INCHES PER YEAR)
5 - FOOTHILL SHRUBLANDS	
6 - PONDEROSA PINE FOREST	
7 - UPPER ELEVATION RIPARIAN	
8 - DOUGLAS-FIR FOREST	



LANDSCAPE DIAGRAM



LANDSCAPE PLAN
DRAWING SCALE AND NORTH ARROW: 1"=10'
0' 5' 10' 20' 30'

LANDSCAPE NOTES:

1. Landscape improvements and maintenance shall be the responsibility of Owner, and/or their assigns.
2. All street trees and streetscape improvements located in the ROW will be maintained by the abutting property owner.
3. The soil type for this site is 100% Razor-Midway Complex, per the USDA map.
4. Soil prep amendments, tilling and any necessary de-compaction or excavation will be based on a soil sample test to be done at a later date.
5. Irrigation for all trees, shrubs, and ground covers in mulched areas shall be drip emitters.
6. **A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

LANDSCAPE SETBACKS (OR DOUBLE FRONTAGE LOT STREETSCAPES) SEE CODE SECTION / POLICY 320 AND 317

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FEET)		LINEAR FOOTAGE	TREE SPACING REQUIRED	NUMBER OF TREES		SHRUB SUBSTITUTES		ORNAMENTAL GRASS SUB.		SETBACK PLANT SYMBOL ON PLAN	PERCENT GROUND PLANE VEGETATION	
		REQUIRED	PROVIDED			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED
E COSTILLA ST.	MINOR-ARTERIAL	20	20	50	25	2*	2	0	0	0	0	STR	75%	75%
S EL PASO ST.	NON-ARTERIAL	10	10	190	30	7	5	20	20**	0	0	STR	75%	75%

*CORNER VISIBILITY AND FIB-OP CONFLICTS IN R.O.W. TREES LOCATED BEHIND PROPERTY LINE INSTEAD **SHRUBS TO BE SHOWN ON FINAL PLAN.

MOTOR VEHICLE LOTS SEE CODE SECTION / POLICY 321 AND 317

NO. OF UNCOVERED VEHICLE SPACES	SHADE TREES (1/15 SPACES)		VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVES)	2/3 LENGTH OF FRONTAGE (FT)	MINIMUM 3' HT. SCREENING PLANTS		EVERGREEN PLANTS		LENGTH OF WALL/ BERM PROVIDED	VEHICLE LOT PLANT SYMBOL ON PLAN	PERCENT GROUND PLANE VEGETATION
	REQUIRED	PROVIDED				REQUIRED	PROVIDED	REQUIRED	PROVIDED			
1	0	0	S EL PASO ST.	125	84	84	115	42	15	N/A	PKG	75%

*SCREENING PLANTS FOR COVERED PARKING TO BE PANICUM (SWITCH GRASS) TO BE LEFT AT MATURE HEIGHT THROUGH WINTER TO PROVIDE SCREENING.

INTERNAL LANDSCAPING SEE CODE SECTION / POLICY 322 AND 317

NET SITE AREA (SQ. FT.) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SQ. FT.)		INTERNAL TREES 1/500S.F.		INTERNAL SHRUBS SUBSTITUTES (50%)		ORNAMENTAL GRASS SUBSTITUTES		INTERNAL PLANT SYMBOL DENOTED ON PLAN	PERCENT GROUND PLANE VEGETATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED
9,502	15	1425	3994	3	3	0	0	0	0	INT	75%	75%

LANDSCAPE BUFFERS AND SCREENS SEE CODE SECTION / POLICY 323 AND 317

PROPERTY LINE	LINEAR FOOTAGE	WIDTH (IN FEET)		BUFFER TREES (1/20)		EVERGREEN TREES (50% MIN.)		BUFFER TREE SYMBOL DENOTED ON PLAN	LENGTH OF 6FT OPAQUE STRUCTURE		PERCENT GROUND PLANE VEGETATION (SQ. FT.)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED
EAST	190	15'-0"	17'-0"	10	10	5	0	BUF	190	183	75%	75%

811 Know what's below. Call before you dig.

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www.khla.com
719.339.9393

703 E COSTILLA STREET
COLORADO SPRINGS, COLORADO
PRELIMINARY LANDSCAPE FOR DP
####

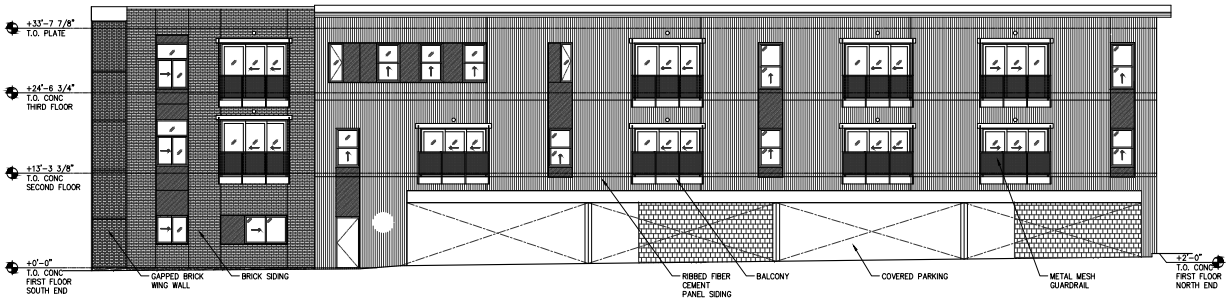
DATE

REVISIONS

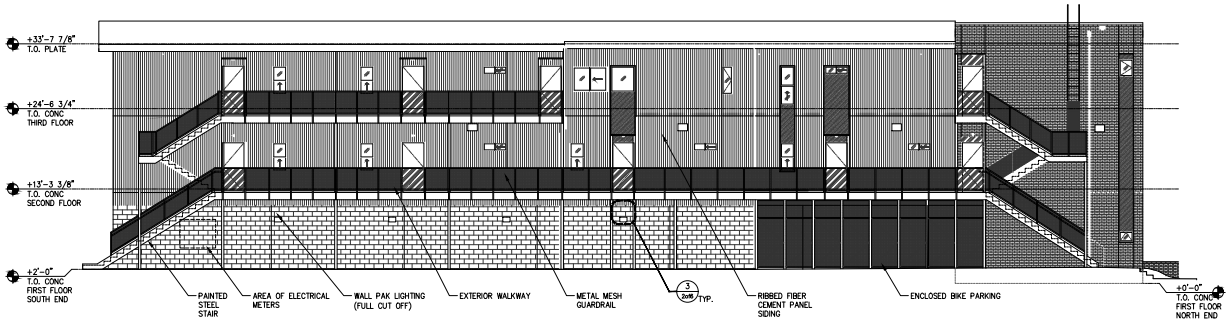
DR. SO | CH. KH
P.M. – –
DATE 5-27-22
JOB 22.01
SHEET NO. 5of6

CPC NA 22-00031
CPC CU 22-00030

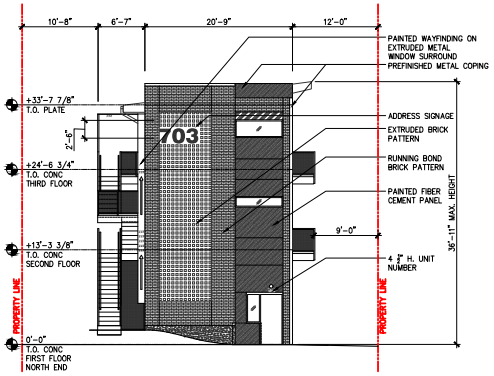
DEVELOPMENT PLAN



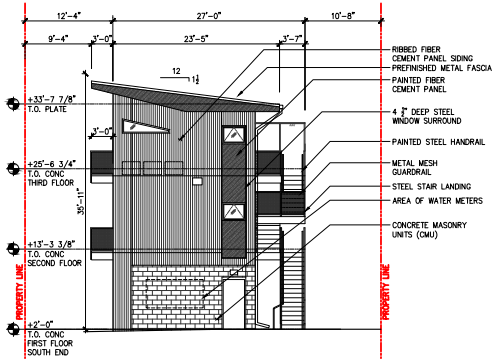
7 WEST BUILDING ELEVATION
1/8" = 1'-0"



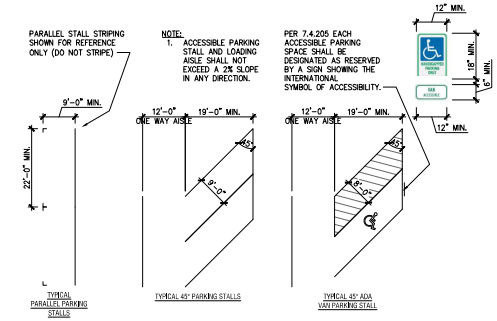
6 EAST BUILDING ELEVATION
1/8" = 1'-0"



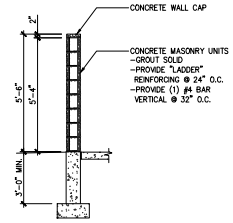
5 NORTH BUILDING ELEVATION
1/8" = 1'-0"



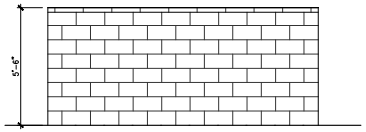
4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



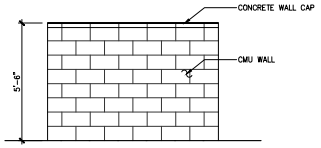
3 TYPICAL PARKING STALL DIMENSIONS
3/8" = 1'-0"



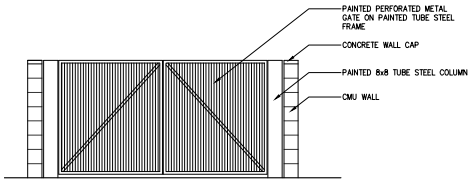
2 TRASH ENCLOSURE SECTION
3/8" = 1'-0"



REAR ELEVATION



TYP. SIDE ELEVATION



FRONT ELEVATION

1 TRASH ENCLOSURE ELEVATIONS
3/8" = 1'-0"

SITE PLAN

LUR #: CPC CU 22-00030

ECHO

2021-035-
703eCostilla
DEVELOPMENT PLAN

703 EAST COSTILLA
STREET
COLORADO SPRINGS

date:
02.07.2022

phase:
DP

drawn by:
JCP

Echo Architecture, LLC
4 S Nehoatch Ave, #120
Colorado Springs, CO 80903
www.echo-arch.com
T 719.387.7836

DEVELOPMENT PLAN