



CONCEPT PLAN AERIAL



VICINITY MAP

CONTACTS

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PROJECT DATA

PROJECT SUMMARY: ZONE CHANGE, FROM PF ZONING TO AN OC ZONING TO INCORPORATE A MIX OF SINGLE-FAMILY RESIDENTIAL, AND COMMERCIAL USES.

PROJECT ADDRESS: 301 & 305 S. UNION BLVD.
COLORADO SPRINGS, CO 80907

TSH: 6416303003

LEGAL DESCRIPTION: LOT 1 UNION SOUTH FIL NO 1

CITY ZONING: CURRENT: PF
PROPOSED: OC

PROJECT TYPE: CONCEPT PLAN

FEMA STATEMENT

NO PORTION OF THE SITE IS LOCATED WITHIN A DESIGNATED FLOODPLAIN. RE: FEMA FLOOD FRMETTE MAP NUMBER 17080C0107. 2018. THE SITE IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN).

SITE DATA

CURRENT ZONING: PF
OC

PROPOSED ZONING: OC

TOTAL SITE AREA: 8.7 ACRES (384,616.5 SF)

NOTE: RESIDENTIAL DWELLING UNITS, WHERE ALLOWED IN PROPOSED ZONING, SHALL COMPLY WITH THE R-5 ZONE DISTRICT STANDARDS.

MAXIMUM LOT COVERAGE: 40%

PROPOSED LOT COVERAGE: 28%

MAXIMUM BUILDING HEIGHT: 45'

PROPOSED STREET NAMES: TBD

SHEET INDEX

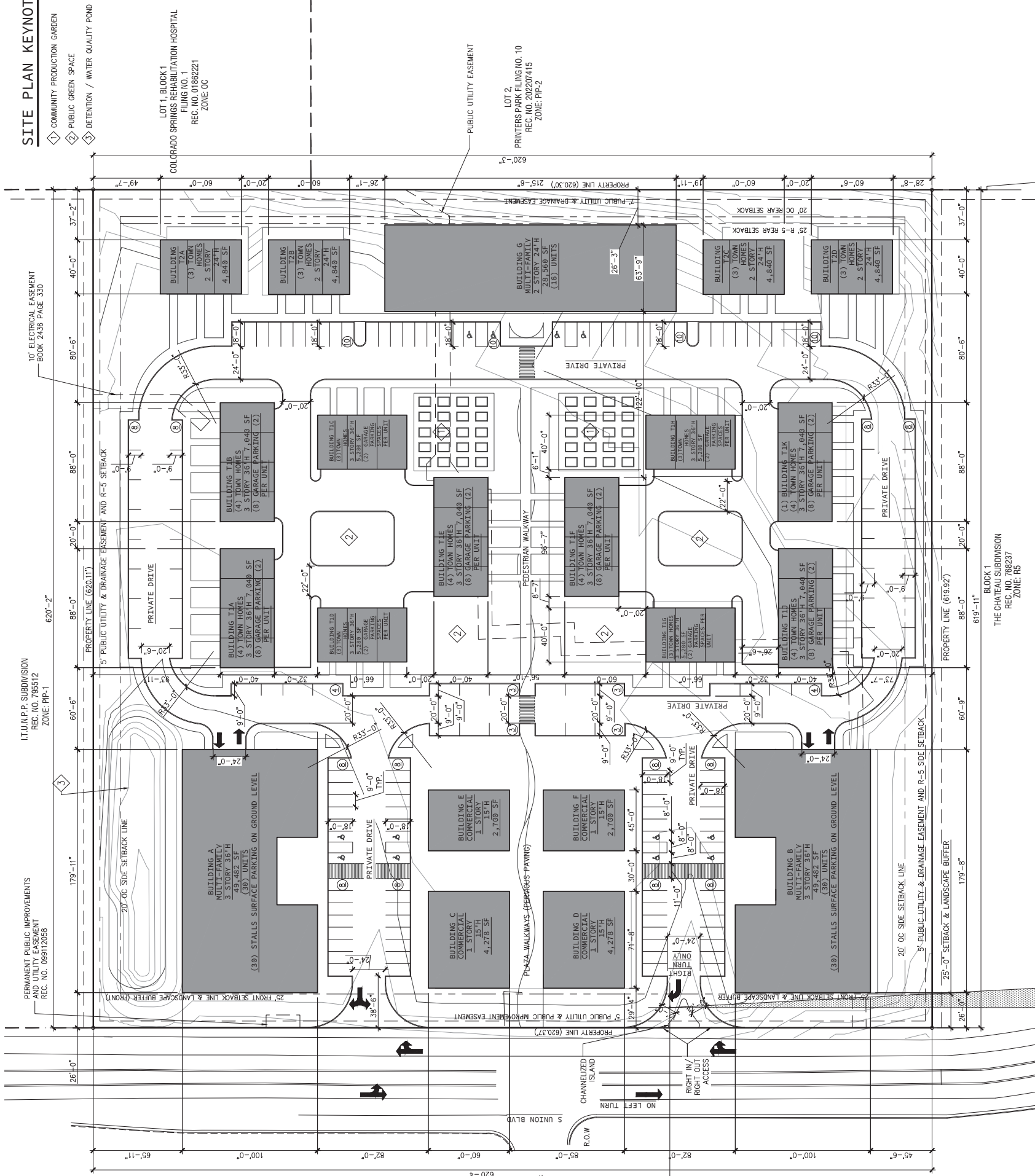
1 OF 3 GENERAL INFORMATION & CONCEPT PLAN
2 OF 3 TRAFFIC SITE DISTANCE PLAN
3 OF 3 PRELIMINARY GRADING AND UTILITY PLAN

SITE PLAN KEYNOTES

- ◇ COMMUNITY PRODUCTION GARDEN
- ◇ PUBLIC GREEN SPACE
- ◇ DETENTION / WATER QUALITY POND

LOT 1, BLOCK 1
COLORADO SPRINGS REHABILITATION HOSPITAL
FILING NO. 1
REC. NO. 01862221
ZONE: OC

LOT 2
PRINTERS PARK FILING NO. 10
REC. NO. 202207415
ZONE: PP-2



SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- NEW BUILDING
- PARKING STALL COUNT

PARKLAND DEDICATION COUNTS

BUILDING:	# OF UNITS	BUILDINGS:	# OF UNITS
BUILDING A:	30	BUILDING T1:	4
BUILDING B:	30	BUILDING T2:	3
BUILDING C:	N/A	BUILDING T3:	3
BUILDING D:	16	BUILDING T4:	3
BUILDING E:	4	BUILDING T5:	3
BUILDING F:	3	BUILDING T6:	3
BUILDING G:	3	BUILDING T7:	3
BUILDING H:	4	BUILDING T8:	3
BUILDING I:	4	BUILDING T9:	3
BUILDING J:	4	BUILDING T10:	3
BUILDING K:	3	BUILDING T11:	3
BUILDING L:	3	BUILDING T12:	3
BUILDING M:	3	BUILDING T13:	3
BUILDING N:	3	BUILDING T14:	3
BUILDING O:	3	BUILDING T15:	3
BUILDING P:	3	BUILDING T16:	3
BUILDING Q:	3	BUILDING T17:	3
BUILDING R:	3	BUILDING T18:	3
BUILDING S:	3	BUILDING T19:	3
BUILDING T:	3	BUILDING T20:	3

CONCEPT PLAN

TOTAL PARKING REQUIRED:	64 UNITS
TOTAL COMMERCIAL:	17,900 SF
TOTAL RESIDENTIAL:	17,900 SF
TOTAL TOWN HOMES:	17,900 SF
TOTAL EFFICIENCY UNITS:	17,900 SF
TOTAL:	17,900 SF

CONCEPT PLAN

TOTAL PARKING PROVIDED:	285 STALLS
TOTAL COMMERCIAL:	285 STALLS
TOTAL RESIDENTIAL:	285 STALLS
TOTAL TOWN HOMES:	285 STALLS
TOTAL EFFICIENCY UNITS:	285 STALLS
TOTAL:	285 STALLS

CONCEPT PLAN

TOTAL PARKING REQUIRED:	285 STALLS
TOTAL COMMERCIAL:	285 STALLS
TOTAL RESIDENTIAL:	285 STALLS
TOTAL TOWN HOMES:	285 STALLS
TOTAL EFFICIENCY UNITS:	285 STALLS
TOTAL:	285 STALLS

301-305 S UNION BLVD
301 S UNION BLVD,
COLORADO SPRINGS, CO

GENERAL INFO
LUR FILE # 21-00006
CPC CP 21-00006

ECHO

DATE: 08.25.2021
PROJECT: 301-305 S UNION BLVD.
ZONE: R-5
DRAWN BY: SPT

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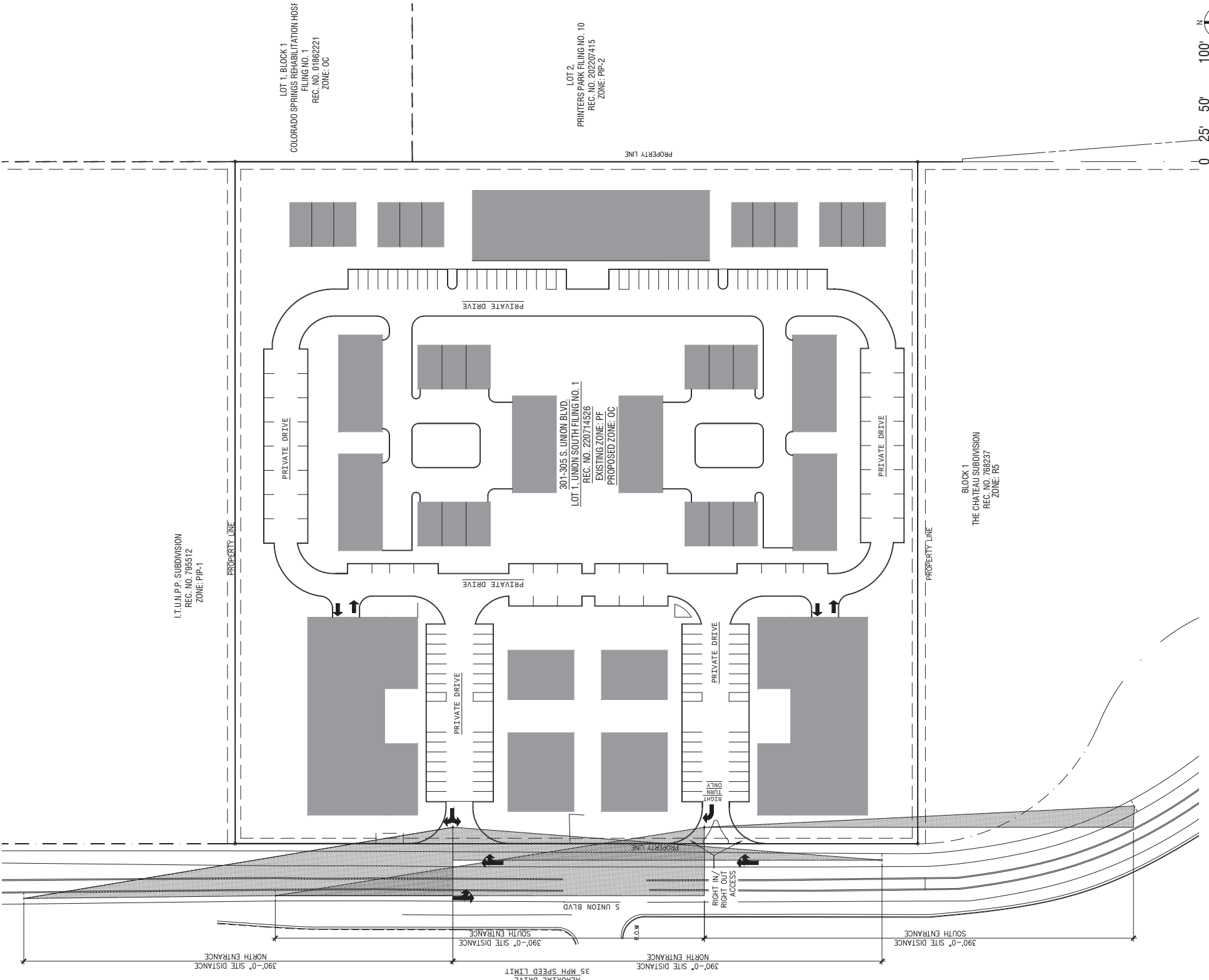
301-305 S UNION BLVD 301 S UNION BLVD COLORADO SPRINGS, CO

LUR FILE # CPC CP 21-00006
TRAFFIC SITE
DISTANCE PLAN



date: 01/08/2021
2020-026-COUNTY
301-305 S UNION
BLVD.
COLORADO SPRINGS
Phase: ZONE CHANGE
CPRM by: CPH

ECO Architecture, LLC
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TRAFFIC SITE DISTANCE PLAN
1"=50'

305 SOUTH UNION REDEVELOPMENT

COLORADO SPRINGS, COLORADO

PRELIMINARY GRADING & UTILITY PLAN

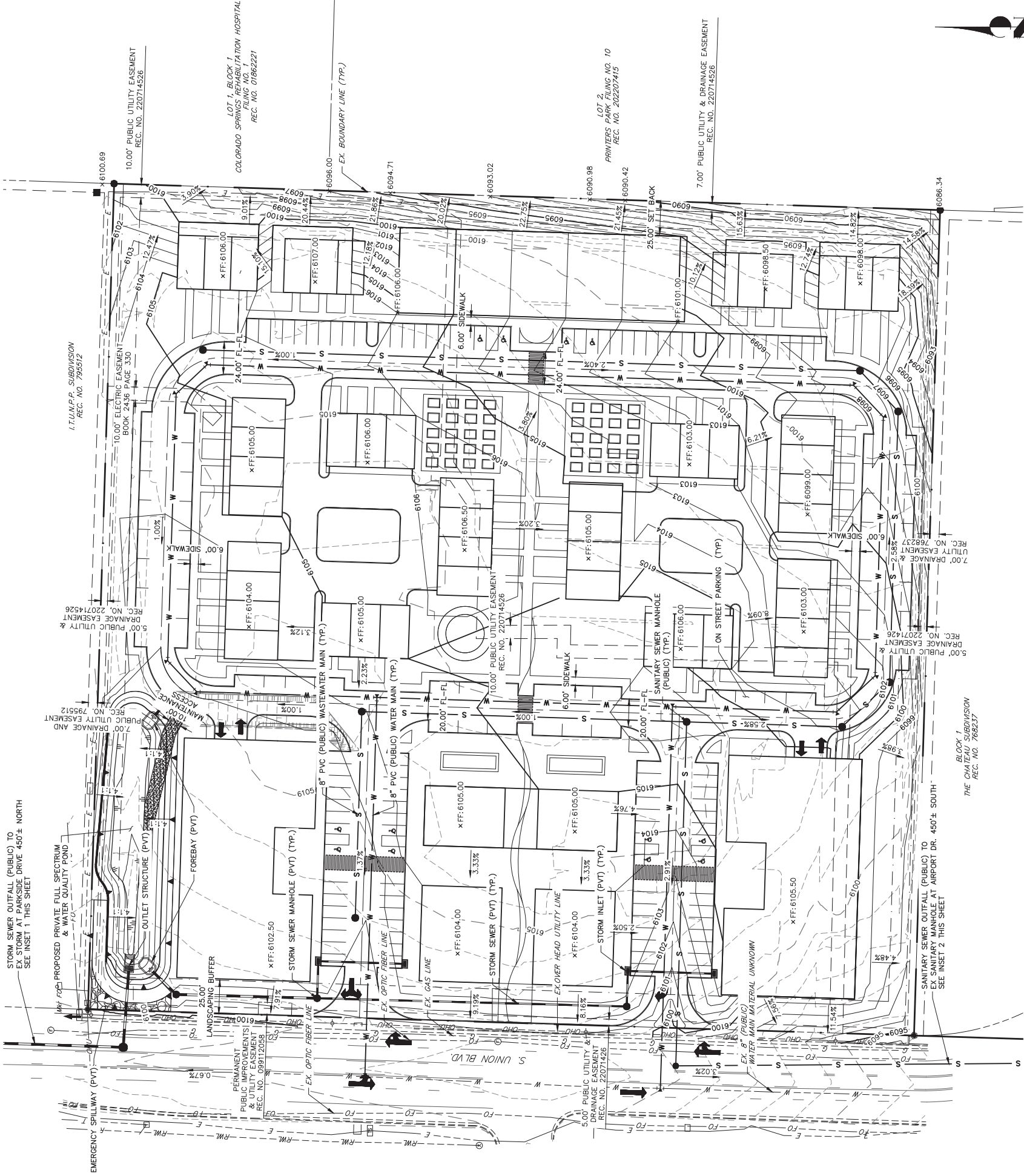


INSET 2
SCALE: 1" = 40'

PRELIMINARY GRADING &
UTILITY PLAN
305 SOUTH UNION REDEVELOPMENT
JOB NO. 25202.00
02/22/2021
SHEET 3 OF 3



Central 303-740-8888 • Colorado Springs 719-585-2883
Fort Collins 970-481-8888 • www.jrengineering.com



INSET 1
SCALE: 1" = 40'

