

GENERAL NOTES:

- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 0804102926G, DATED DECEMBER 7, 2018.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AGREEMENT FOR THE SUBDIVISION PLAN, THE DEVELOPER SHALL SUBMIT A FLOOD HAZARD REPORT TO THE CITY OF COLORADO SPRINGS. THE REPORT SHALL BE FILED WITH THE SUBDIVISION PLAN OR SEPARATE RECORDED INSTRUMENT.
- SHORELINE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- REFER TO THE TRAFFIC LETTER SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS SHALL BE DESIGNED TO MEET ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AS REQUIRED BY THE DEPARTMENT OF JUSTICE.
- SCHOOL FEES IN LEU WILL BE PAID AT TIME OF BUILDING PERMIT.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN.
- LANDSCAPE REQUIREMENTS INCLUDING LANDSCAPE BUFFERS AND SET BACKS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
- THE CITY ENGINEER SHALL REVIEW ALL DEVELOPED USES SHALL BE CALCULATED IN ACCORDANCE WITH CITY CODE AND WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.

PARKLAND OBLIGATION ESTIMATE*

LAND (ACRES/UNIT)	UNIT QUANTITY	LAND UNIT	FEE UNIT	TOTALS
DENSITY: 8 DU/AC & OVER	36*	0.0275	\$802	\$21,672
*NUMBER OF UNITS SUBJECT TO CHANGE. FINAL NUMBER TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN.				

535 E. COSTILLA ST

CONCEPT PLAN

COLORADO SPRINGS, COLORADO

LOT 1, ALCS FILING NO. 1, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

LOT 1, ALCS FILING NO. 1
TO BE PLANTED AS
LOT 1 AND 2 OF ALCS FILING NO. 2

SUMMARY DATA	
PROPERTY SIZE	1.77 ACRES
TAX SCHEDULE NO.	641844141
MASTER PLAN	SHOOKS RUN REDEVELOPMENT PLAN
DEVELOPMENT SCHEDULE	SHOOKS RUN
EXISTING LAND USE	POLITICAL SUBDIVISION
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL
EXISTING ZONING	MM-M
PROPOSED ZONING	R4 STANDARD - SEE PLAN
MAX. BUILDING HEIGHT	45 FT
BUILDING SETBACKS	SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
PROPOSED DENSITY	30-50 DU/AC
MAX. LOT COVERAGE	40%
REQUIRED PARKING	1.8-BED: 1.5 PKG SPACES PER UNIT 2.4-BED: 1.7 PKG SPACES PER UNIT 3.4-BED: 2 PKG SPACES PER UNIT

PROJECT TEAM

OWNER
LUTHER LIBRE SCHOOLS BUILDING CORP
431 SABLE BLVD
AURORA, CO 80011

DEVELOPER
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3095 E BATES AVE
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CONSULTANTS

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APPROVAL:



PROJECT:
535 E. COSTILLA ST
CONCEPT PLAN
COLORADO SPRINGS, CO
NOVEMBER 16, 2022

NO.	DATE	DESCRIPTION	BY
1.	10/27/2022	PER CITY COMMENTS	AMV
2.	10/20/2022	PER CITY COMMENTS	AMV

RESPONSE HISTORY:

PROJECT NO.: 221280.004
DRAWN BY: AV
CHECKED BY: AP
APPROVED BY:

CONCEPT PLAN

CP01

SHEET 1 OF 1

CITY FILE NO.:

