PEAKS RECOVERY

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

SITE DATA

OWNER:	PEAKS RECOVERY CENTERS LLC 2270 LA MONTANA WAY COLORADO SPRINGS, CO 80918
Tax ID Number:	6228004009 , 6229007001
Current Zoning:	RR-5 (COUNTY ZONING)
Proposed Zoning:	OC (CITY ZONING ORDINANCE #____)
Max. Building Height:	45'
Setbacks:	Front: 20' Side: 25' Rear: 25'
Landscape Buffer:	15'
Total Area:	(4.9 AC) 1785 Old Ranch Road (4.8 AC) 1865 Old Ranch Road

VICINITY MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL A

A PORTION OF LOTS 6 AND 7, BLOCK B, AMENDED FILING OF SPRING CREST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, THENCE WESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF BURGESS ROAD 284 FEET, THENCE ANGLE LEFT 90 DEGREES 15 MINUTES SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF LOT 7 AND ITS EXTENSION 500 FEET, THENCE ANGLE LEFT 27 DEGREES 10 MINUTES 20 SECONDS SOUTHEASTERLY
605 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LOT 6, THENCE NORTHERLY ON THE EASTERLY LINE OF LOT 6 AND 7 TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINS 4.985 ACRES MORE OR LESS.

PARCEL B

THE WEST 307 FEET OF LOT 8 AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF IN BLOCK B IN AMENDED FILING OF SPRING CREST, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINS 4.803 ACRES MORE OR LESS.

GENERAL NOTES

1. FLOODPLAIN STATEMENT: THIS SITE, 1785 / 1865 OLD RANCH ROAD IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0506G), EFFECTIVE DECEMBER 7, 2018.
2.

PARKING REQUIREMENTS 1785 & 1865 OLD RANCH ROAD		
HUMAN SERVICE FACILITY 1 PARKING SPACE PER 8 BEDS	REQUIRED PARKING	PROVIDED PARKING
1785 OLD RANCH ROAD - 32 BEDS	4	4
1865 OLD RANCH ROAD - 14 BEDS	2	2
ADMINISTRATIVE OFFICES (1785 OLD RANCH ROAD) 1 SPACE PER 400 SF	25	25
TOTAL OVERALL PARKING REQUIRED	**31**	**31**

1785 OLD RANCH ROAD

BUILDING #	BUILDING TYPE	SQUARE FOOTAGE	PROPOSED USE	NOTE
1	EXISTING MAIN HOUSE	5,235	SOBER LIVING RESIDENTIAL	EXISTING BUILDING TO REMAIN WITHOUT EXTERIOR MODIFICATIONS
2	EXISTING DETACHED GARAGE	260	GARAGE & STORAGE	EXISTING BUILDING TO REMAIN WITHOUT EXTERIOR MODIFICATIONS
3	EXISTING DETACHED RV GARAGE	3,200	ON-SITE MEDICAL OFFICE	EXISTING BUILDING TO REMAIN WITHOUT EXTERIOR MODIFICATIONS
4	PROPOSED BUILDING	MAX 20,000	SOBER LIVING RESIDENTIAL (1ST FLOOR) ADMINISTRATIVE OFFICES (2ND FLOOR)	NEW CONSTRUCTION
		MAX 28,695		

1865 OLD RANCH ROAD

1	EXISTING MAIN HOUSE	4,328	SOBER LIVING RESIDENTIAL	EXISTING BUILDING TO REMAIN WITHOUT EXTERIOR MODIFICATIONS
2	EXISTING BARN	2,135	MAINTENANCE BUILDING	EXISTING BUILDING TO REMAIN WITHOUT EXTERIOR MODIFICATIONS
3	EXISTING SHED	114	STORAGE	EXISTING BUILDING TO REMAIN WITHOUT EXTERIOR MODIFICATIONS
4	PROPOSED BUILDING	MAX 8,000	ON-SITE THERAPY	NEW CONSTRUCTION
		MAX 14,574		

PHASE_LEGEND

1785 Old Ranch Road

PHASE 1	70,464 SF	1.62 AC	Existing Human Services Facility
PHASE 2	71,372 SF	1.63 AC	Proposed 20,000 SF Human Services Facility
OPEN SPACE	68,278 SF	1.57 AC	

1865 Old Ranch Road

PHASE 1	110,343 SF	2.53 AC	Existing Human Services Facility
PHASE 3	23,242 SF	.53 AC	Proposed 8,000 SF Human Services Facility
OPEN SPACE	70,720 SF	1.62 AC	

LINE WEIGHT LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SETBACK
- 1785 FENCE LINE
- 1865 FENCE LINE

SHEET INDEX

Sheet 1 of 4: CONCEPT PLAN
Sheet 2 of 4: LAND SUITABILITY ANALYSIS
Sheet 3 of 4: PRELIMINARY GRADING PLAN
Sheet 4 of 4: PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

NORTH 0 30 60 120 SCALE: 1" = 60'

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PEAKS RECOVERY

1785 / 1865 OLD RANCH ROAD
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 01/28/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

1 OF 1

PLAN FILE #

CPC #

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PEAKS RECOVERY

CITY OF COLORADO SPRINGS, COLORADO

LAND SUITABILITY ANALYSIS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	
2	8.01%	12.00%	
3	12.01%	15.00%	
4	15.01%	25.00%	
5	25.01%	24999.99%	

SLOPE ANALYSIS

ALLUVIAL DEPOSITS—Sediments deposited along Monument Creek and its tributary drainages in stream channels, on flood plains, on pediments, and as sheetwash. Terrace alluvium deposited during late-glacial and early-interglacial stages

Qt_3 **Terrace alluvium three (late-middle Pleistocene)**—Stream alluvium that underlies two terraces 25 and 45 ft above Monument Creek. Texture and lithology similar to terrace alluvium two (Qt_2), but clasts are much more weathered. Unit labeled Qt_{3u} is older and higher than unit labeled Qt_{3l}. Similar in appearance and height above stream level to the Louviers Alluvium in the Denver area; correlated to the Kettle Creek Alluvium on the U.S. Air Force Academy

EOLIAN DEPOSITS—Sediments deposited by wind processes

Qes **Eolian sand (Holocene to late Pleistocene)**—Fine- to coarse-grained silty sand deposited by wind and preserved on surfaces downwind (east) of Monument Creek. Sand is carried to Monument Creek by alluvial processes and then blown east of the creek. Coarse-grained sand is located nearest Monument Creek and Dawson Formation bedrock

BEDROCK

Upper part of the Dawson Formation (Upper Cretaceous and Paleocene)—Divided into three informal members or lithofacies units. Facies one occurs as a very thick "basin-edge" deposit close to the mountain front and as a basal unit below finer grained facies unit two in the eastern part of the Pikeview quadrangle. The finer grained basinal facies units two and three may interfinger with the coarser "mountain front" facies. Contacts between facies in the basin are gradational

$TKda_2$ **Facies unit two**—Light-gray to greenish-gray arkosic sandstone and olive-green to brownish-gray, pebbly, andesitic sandstone interbedded with dark-gray to grayish-green, fine micaceous sandstones and sandy claystone; about 400 to 500 ft thick

SOIL ANALYSIS

LEGEND

- GAMBLE OAK
- PONDEROSA PINE
- SIBERIAN ELM
- DOUGLAS FIR
- TURF, NATIVE GRASSES

VEGETATION

GAMBLE OAK

PONDEROSA PINE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
4	15.01%	25.00%	
5	25.01%	24999.99%	

COMPOSITE ANALYSIS

Land Planning
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NES

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2 OF 4

PLAN FILE #

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Land Planning
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LEGEND

PROPERTY LINE	
EASEMENT	
FENCE	
WALL	
RETAINING WALL	
EX. STORM UNDERDRAIN	6" UND
PROPOSED INTERMEDIATE CONTOUR	6782
PROPOSED INDEX CONTOUR	6765
EX. INTERMEDIATE CONTOUR	6733
EX. INDEX CONTOUR	6785
EX. TREE	
EX. TREE LINE	

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

CALL 3–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

PEAKS RECOVERY CENTERS
2270 LA MONTANA WAY
COLORADO SPRINGS CO, 80918
(719)–430–8630
CONTACT: TAMERA BAXTER
tbaxter@nescolorado.com

PEAKS RECOVERY

1785/1865 OLD RANCH ROAD
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/27/20

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21343–00GD01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: N/A

PRELIMINARY GRADING PLAN

PROJECT NO. 21343–00CSCV

DRAWING NO.

GD01

SANITARY SEWER SERVICE OPTIONS

OPTION #1
2–6" SANITARY SERVICE LINES (ONE FOR EACH LOT) – BOTH GRAVITY OUTFALL.

OPTION #2
1–8" PUBLIC SANITARY MAIN – PUMP SYSTEM REQUIRED FOR EXISTING BUILDINGS. GRAVITY OUTFALL FOR PROPOSED BUILDINGS.

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General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

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.

LEGEND

PROPERTY LINE	
EASEMENT	
FENCE	—×—
WALL	
RETAINING WALL	
EX. SANITARY SEWER	8" PVC SAN. SWR. SS
EX. WATER LINE	8" PVC WATER MAIN W
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. BURIED CABLE LINE	CTV
EX. FIRE HYDRANT	
EX. WATER VALVE	⊗
EX. MANHOLE	○

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SHEET: 4 OF 4