

SANDSTONE CARE DEVELOPMENT PLAN

SITUATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 1, BLACK BEAR INN SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

PER THE GENERAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 220115688

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

NOTICE AND WARNING:

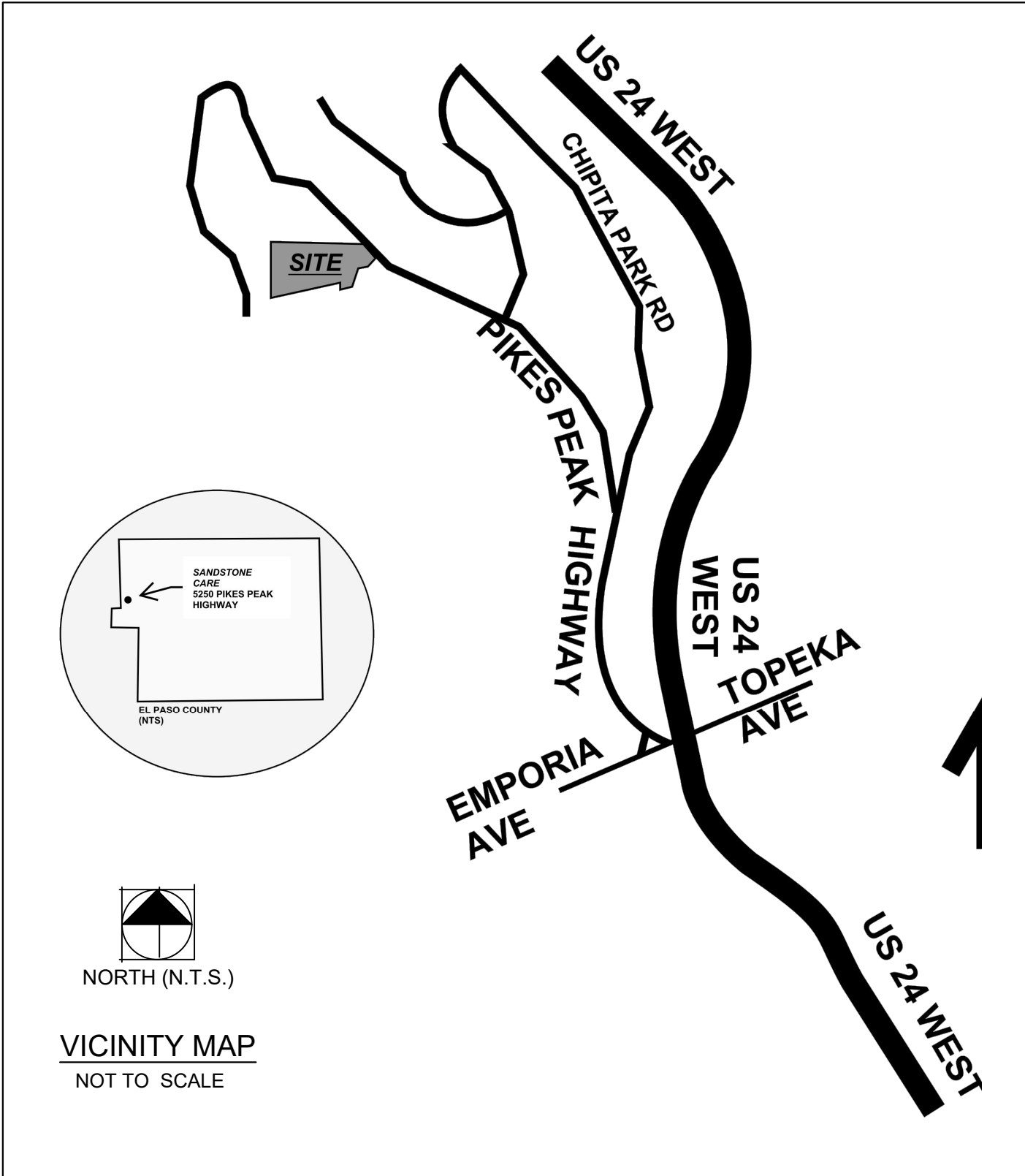
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

GENERAL NOTES:

1. THE PARTIES RESPONSIBLE FOR THE 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.
2. ALL LIGHTING FIXTURES ARE EXISTING AND ARE EXPECTED TO REMAIN WITH NO UPGRADES.
3. THE GENERAL DRAINAGE PATTERNS ARE IN AN EASTERLY DIRECTION.
4. LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
5. ALL INTERNAL DRIVEWAYS ARE EXISTING AND ARE EXPECTED TO REMAIN WITH NO UPGRADES.
6. ALL STRUCTURES & DRIVEWAYS ARE EXISTING. NO NEW SITE IMPROVEMENTS ARE PROPOSED

FEMA CLASSIFICATION:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0486G AND 0841C0488G EFFECTIVE DATE, DECEMBER 07, 2018 AND IS LABELED AS A ZONE "D" AREA, OR AREA OF UNDETERMINED FLOOD HAZARD.



VICINITY MAP
NOT TO SCALE

CONTACTS:

DEVELOPER/OWNER:
SANDSTONE CARE COS, LLC
7555 E. HAMPDEN AVE, SUITE 103
DENVER, CO 80231
TEL: (719) 284-2231
CONTACT: EDWIN ALVARADO

PLANNING/ENGINEERING:
KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVE, SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: RAIMERE FITZPATRICK

SURVEYOR:
BARRON LAND, LLC
2790 N. ACADEMY BLVD, SUITE 311
COLORADO SPRINGS, CO 80917
TEL: (719) 360-6827
CONTACT: SPENCER BARRON, P.L.S.

SITE DATA

SITE AREA:	5.11± AC (±222,634 SF)
ZONING CLASSIFICATION:	CC (COMMERCIAL COMMUNITY)/PROPOSED ZONE
LAND USE:	REHAB CENTER (PRIVATE)
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	5250 PIKES PEAK HWY CASCADE CO
TAX SCHEDULE NOS.:	8322101001
BUILDING SETBACKS:	25' FRONT SETBACK 25' REAR SETBACK 25' SIDE SETBACK; 0' INTERNAL SETBACK BETWEEN CC ZONE PROPERTIES
MAXIMUM LOT COVERAGE:	N/A

BUILDING DATA

TOTAL GROSS BUILDING AREA:	±5,024 S.F.
BUILDING HEIGHT:	
EXISTING BUILDING HEIGHT:	24.6'
MAXIMUM BY CODE:	40.0'
LOT COVERAGE/IMPERVIOUSNESS:	
BUILDING COVERAGE:	±2.26% (5,024.61SF/±222,634SF)
IMPERVIOUS SURFACE COVERAGE:	±3.53% (7,873.44SF/±222,634SF)
TOTAL COVERAGE/IMPERVIOUS AREA:	±5.8% (12,898.05SF/±222,634SF)

ON-SITE PARKING COUNTS

	ALT. PARKING REQUESTED**	PARKING PROVIDED
OFF-STREET PARKING	** REHAB CENTER (NOT DEFINED)	4 GARAGE SPACES
GUEST PARKING	0	1
ADA	0	1
TOTAL COMBINED SPACES		6 SPACES (4 GARAGE+1 GUEST + 1 ADA)

** PARKING FOR USE, NOT LISTED. THE REQUIRED PARKING SPACES FOR A USE WHICH IS NOT SPECIFICALLY LISTED IN TABLE 6-2, SHALL BE DETERMINED BY THE PCO DIRECTOR BASED ON THE REQUIREMENTS OF OTHER SIMILAR USES.

LANDSCAPE BUFFER REQUIREMENTS

CATEGORY	REQUIRED BUFFER DEPTH	BOUNDARY LENGTH	TREE RATIO (TREES REQUIRED)	LANDSCAPE/TREES PROVIDED
ROADWAY:NON-ARTERIAL (PIKES PEAK HWY)	15- FEET	134.88- FEET	1PER 30- FEET (5)	>5*
NON-RESIDENTIAL USE AGAINST RESIDENTIAL DISTRICT (NORTH PROPERTY BOUNDARY)	15- FEET	641.9- FEET	1 PER 25- FEET (26)	>26*
NON-RESIDENTIAL USE AGAINST RESIDENTIAL DISTRICT (WEST PROPERTY BOUNDARY)	15- FEET	389.72- FEET	1 PER 25- FEET (16)	>16*
*EXISTING VEGETATION WITHIN IDENTIFIED BUFFER AREAS CONSIST OF DENSE FOREST VEGETATION WITH MATURE CONIFEROUS TREES WHICH HAVE BEEN COUNTED TOWARD FULFILLMENT OF THE REQUIRED TREE COUNTS WITHIN THE RESPECTIVE LANDSCAPE BUFFER CATEGORIES.				

Planning and Community Development Department Approval

This Site Development Plan has been reviewed and found to be complete and in accordance with the underlying CC Zoning and all applicable El Paso County regulations.



Approved on behalf of
Craig Dossey

Director, Planning and Community Development Date

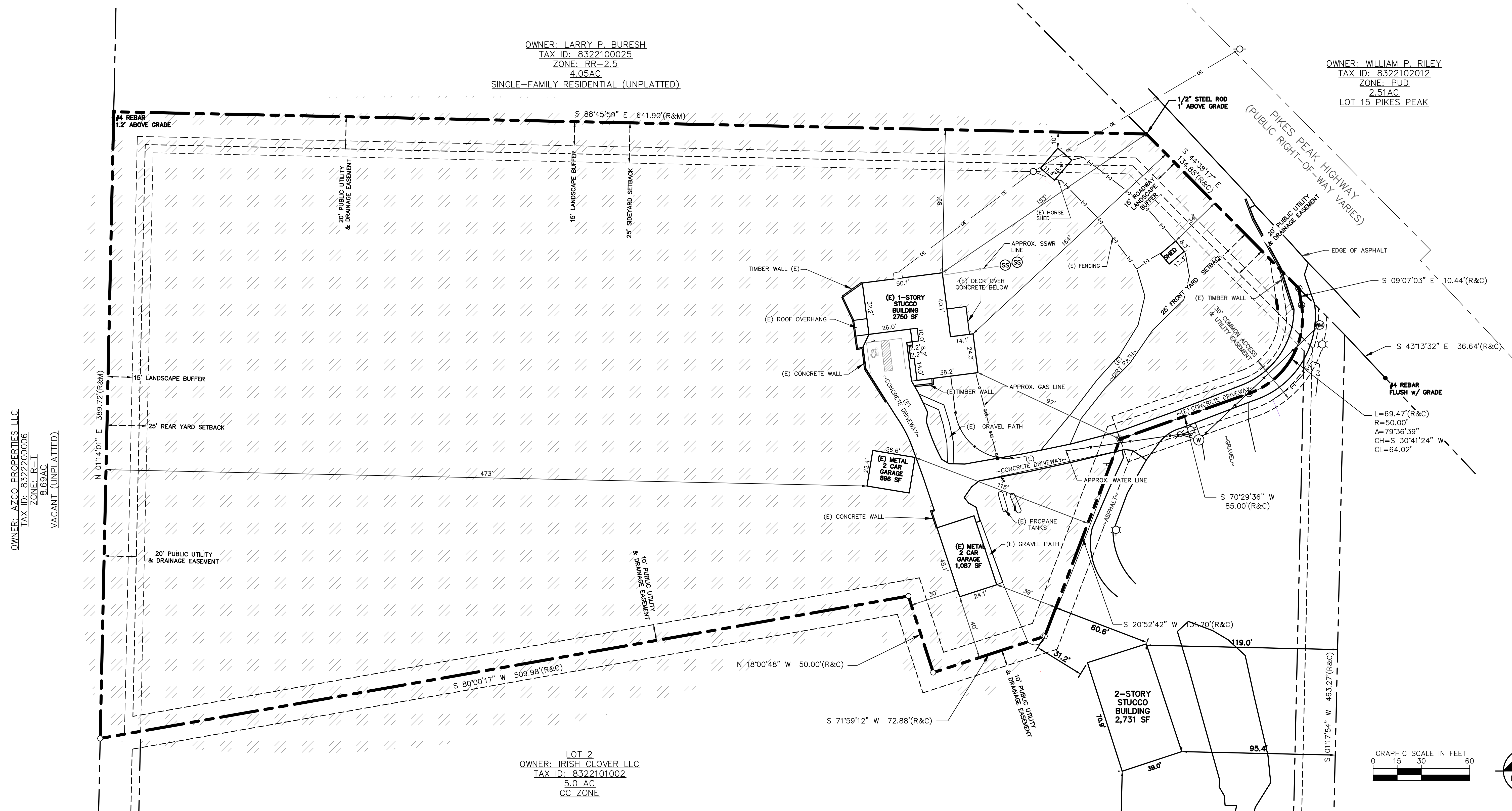


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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SITUATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

OWNER: LARRY P. BURESH
TAX ID: 8322100025
ZONE: RR-2.5
4.05AC
SINGLE-FAMILY RESIDENTIAL (UNPLATTED)

OWNER: WILLIAM P. RILEY
TAX ID: 8322102012
ZONE: PUD
2.51AC
LOT 15 PIKES PEAK



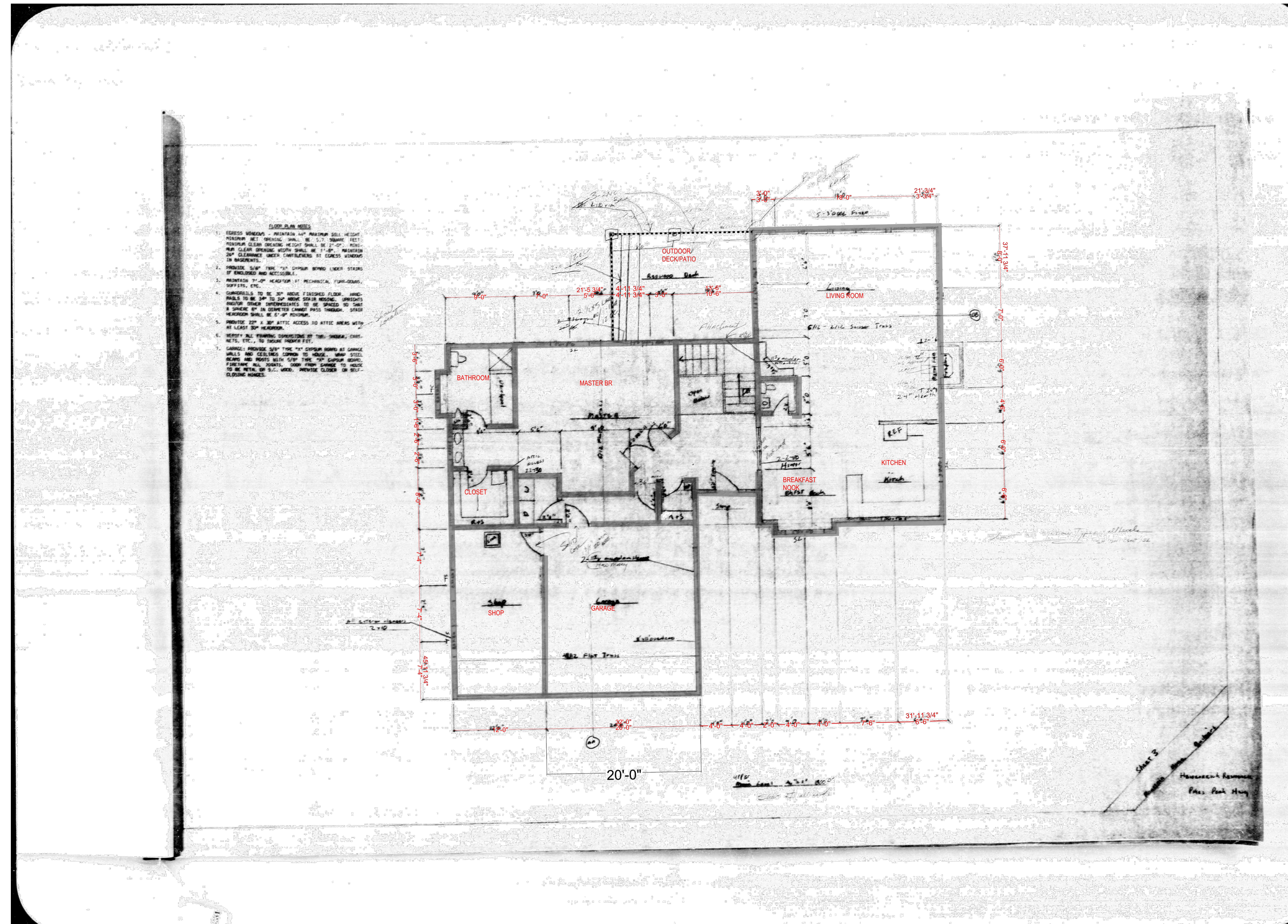
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Development Plan
SHEET 02 OF 06

SITUATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
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SANDSTONE CARE DEVELOPMENT PLAN

SITUATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



NOT TO SCALE

NOTE: BUILDING CONSTRUCTED 1993

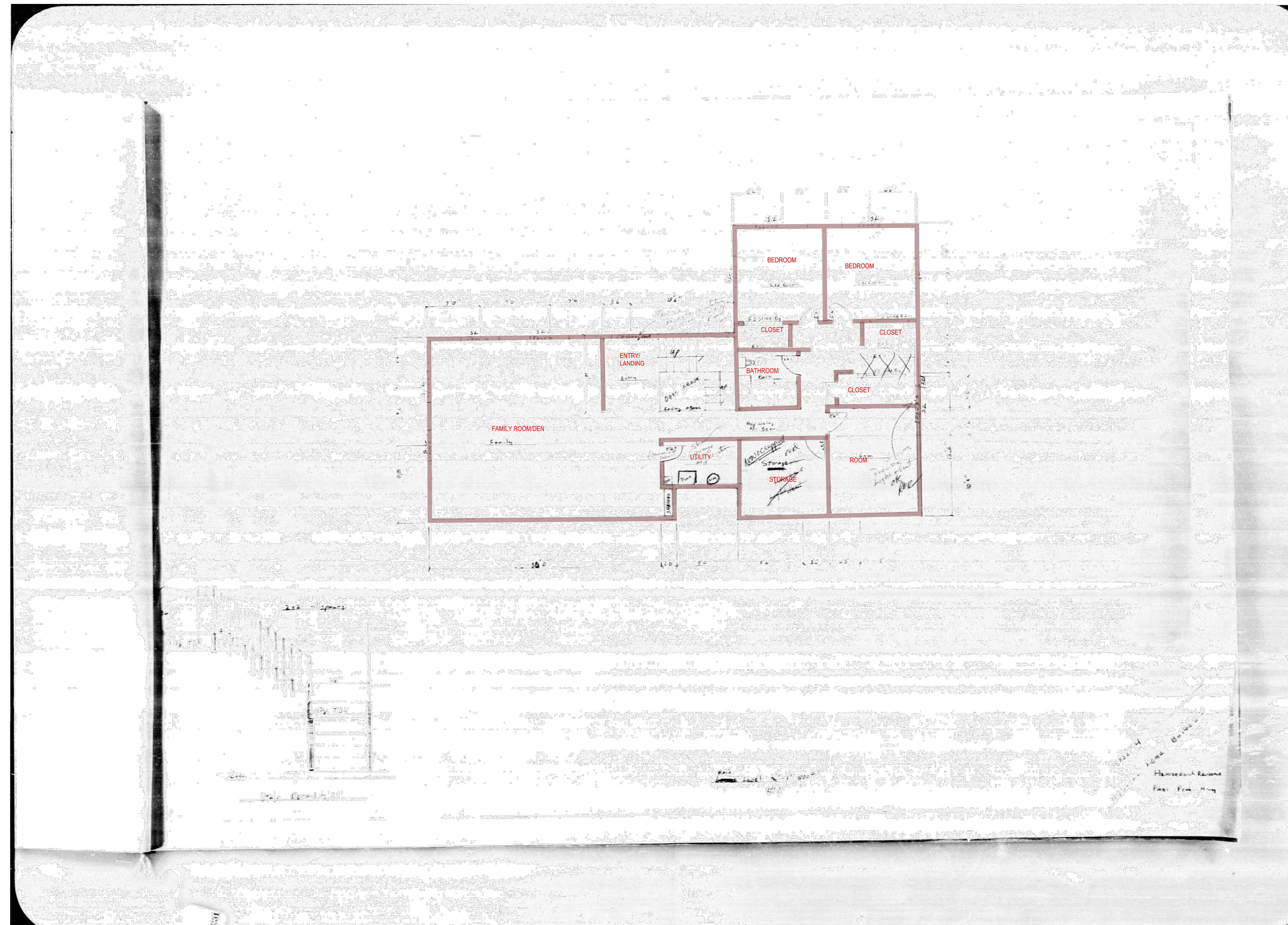
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Floor & Elev. 1
SHEET 04 OF 06

SANDSTONE CARE DEVELOPMENT PLAN

SITUATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



NOT TO SCALE

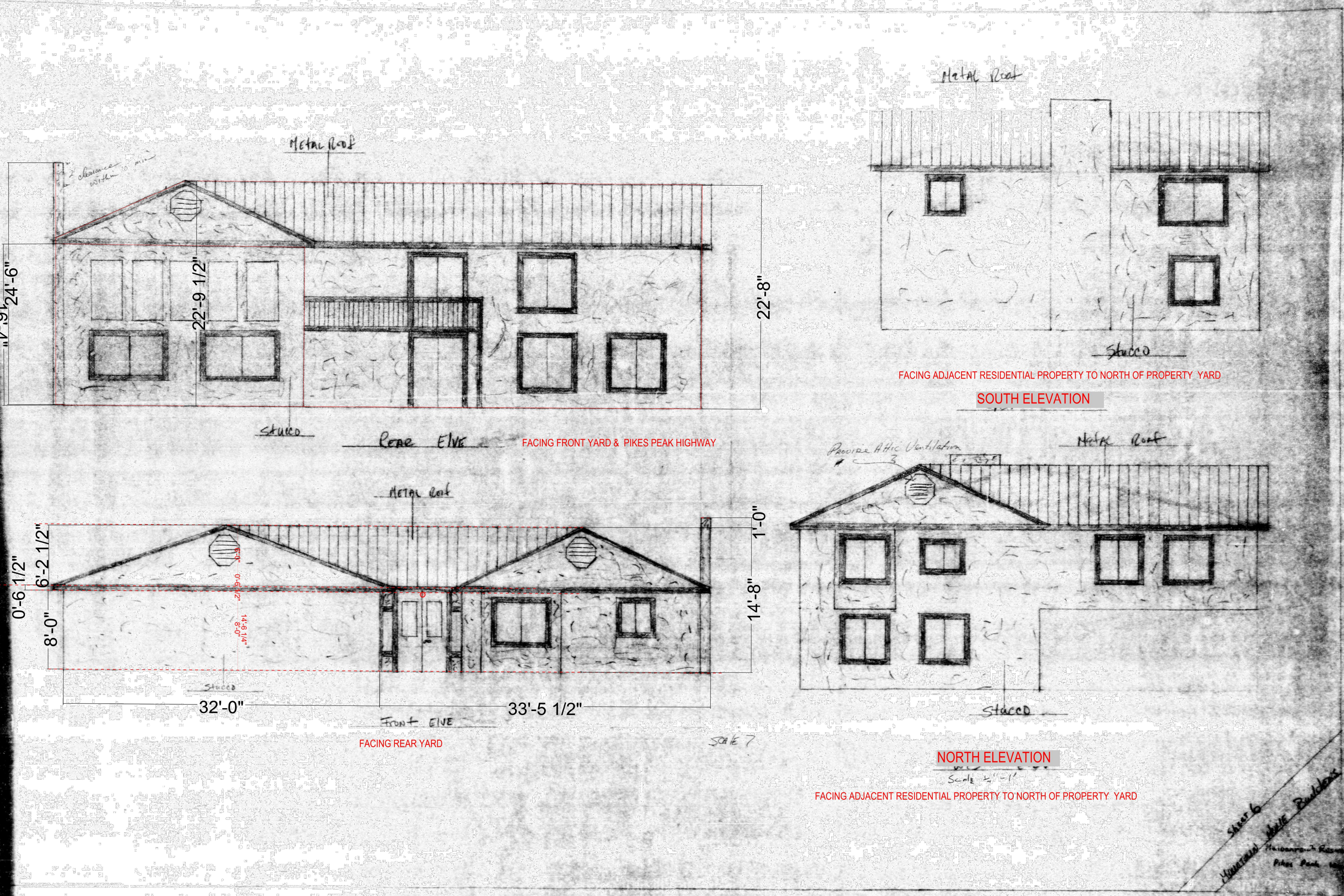
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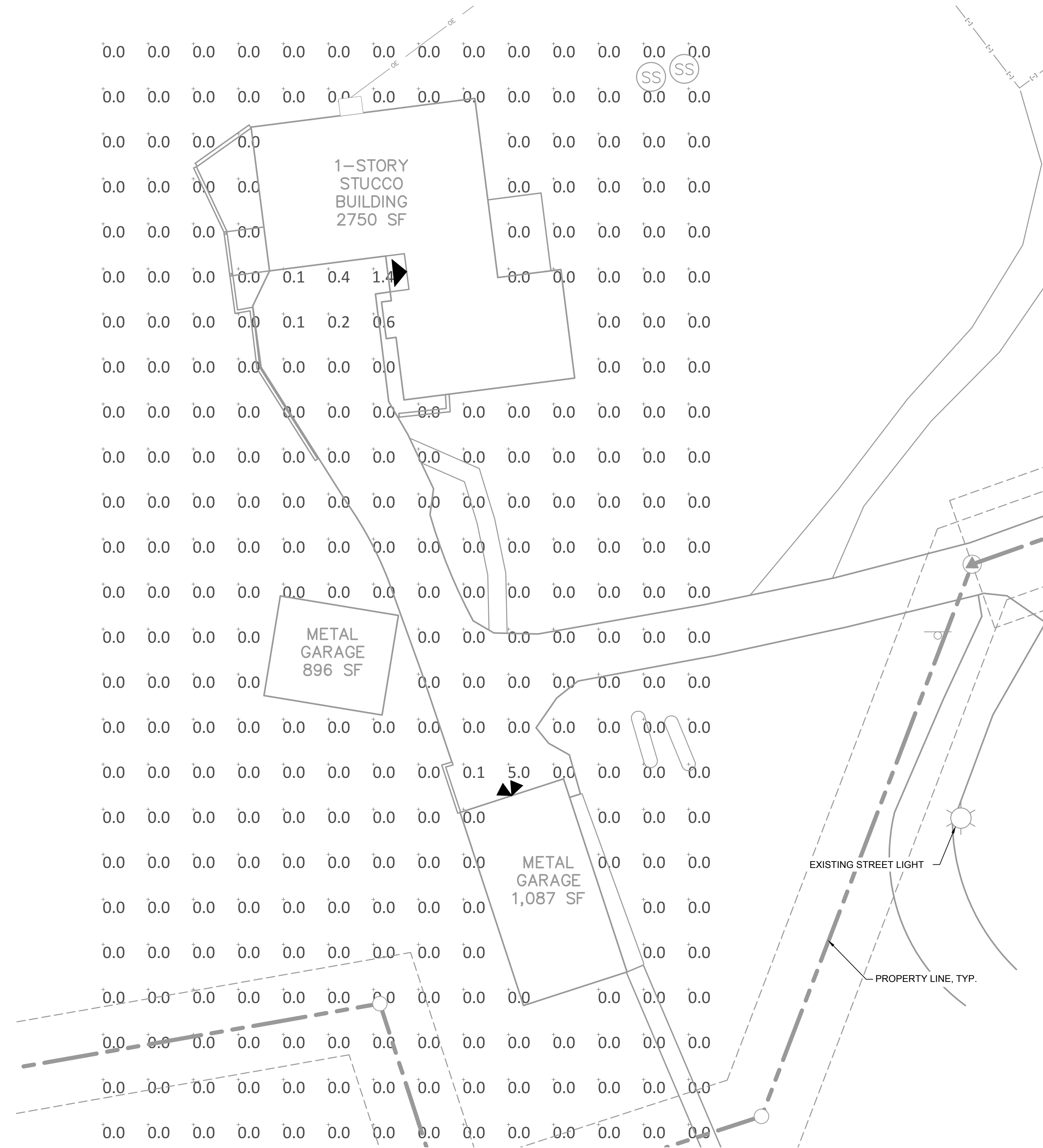
Floor & Elev. 2
SHEET 05 OF 06

SITUATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
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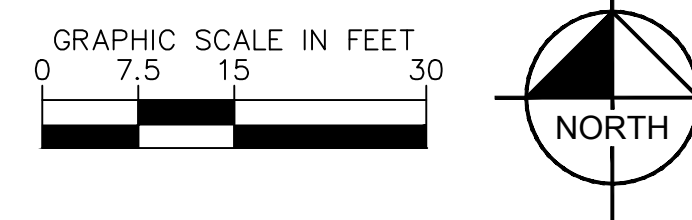
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A **PHOTOMETRIC SITE PLAN**
SCALE: 1" = 15'



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2 NORTH NEVADA AVENUE, SUITE 300
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LEGEND

<u>SYMBOL</u>	<u>QTY</u>	<u>MODEL NUMBER</u>	<u>DESCRIPTION</u>	<u>MOUNTING TYPE</u>	<u>MOUNTING HEIGHT</u>	<u>LUMENS/FIXT.</u>
	1	SATW091508L30ENBK	SCONCE	WALL MOUNT	8 FT	725
	1	2L80D2	TWIN FLOODLIGHT	WALL MOUNT TILTED DOWN 25°	14 FT	160

NOTE: THE LIGHT FIXTURES THAT HAVE BEEN MODELED ARE NOT THE EXACT LIGHT FIXTURES INSTALLED ON SITE AND ARE ONLY AN ESTIMATED REPRESENTATION OF THE EXISTING LIGHT FIXTURES ON SITE.

CALCULATION SUMMARY

SITE SUMMARY

ILLUMINANCE (Fc)

MINIMUM = 0.0

MAXIMUM = 5.0

AVERAGE = 0.03

MAX/MIN = N/A

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Stratford LED Outdoor Sconce SATW Series

Features

Modern Outdoor LED wall lantern with clear crackle glass.
Dusk-to-Dawn Photocell turns light on at night and off in the morning. The lantern mounts to a standard junction box (not included).

Construction

All aluminum die-cast housing. Power supply connections must be made inside a junction box (not included).

Finish

Black powder coat finish.

Diffuser

Clear "beehive" glass diffuser features a crackle pattern for an attractive light dispersion.

Electrical

Input 120 VAC / 60 Hz .08A
PhotoCell control light operation switching on at dusk and shut off at dawn.
Not compatible with dimmers.
Minimum starting temp -4° F/-20° C

LED

Integrated LED module capable of producing:
110W = 1100 source lumens, 725 delivered lumens
3000K (CCT). Rated for 50,000 Hrs. 90_CRI

Certification

All fixtures are eULus listed for wet locations.
Type 2A/ULAB Compliant

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions

subject to change without notice.

Ordering Information:

Block	LED	Source Lumens	Delivered Lumens	CCT	H	W	D
SATW09S08L_3000K	11W	1800	725	3000K	15 1/4"	8 1/2"	9 1/4"





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R1/21

Red-Dot®

Dry-It® Lampholders, Garden Lights & Accessories

Lampholders, Die Cast Zinc Zamak 3

	Cat. No.	Color	Length Max.	Description
Standard 	L-80	Silver	120W x 120W x 120W PWS 38 or R40	Inside painted and ground screw
	D-PAK® DL-80 DL-80-BR DL-80-WHT	Silver Bronze White		
Gasketed 	L-80-D	Silver	120W x 120W x 120W PWS 38 or R40	Heavy duty silicon gasket and ground screw
Deep-Shouldered 	L-800		120W x 120W x 120W or R40	Inside painted and ground screw
Wireguard 	LG-80			Mounts to L-80 series lampholders

Decorative Floodlight

Cat. No.	Color	Length Max.	Description
2LB002	White	120W x 120W x 120W PWS 38 or R40	Two lampholders mount screws, single ground and ground screws
D-PAK® DL2B002	Silver		

Portable Spotlights

Cat. No.	Color	Length Max.	Description
K702	Silver	120W x 120W x 120W PWS 38 or R40	Standard lampholder, ground screw, single ground and ground screws
K780	Silver	120W x 120W x 120W PWS 38 or R40	Deep shouldered lampholder, ground hole and ground screw, single ground and ground screws

Compact Quartz Fixture

Cat. No.	Length Max.	Description
HY-250-CFBR	250W x 250W x 250W Magnetic 14 quart	Maglite Light Fixture includes mounting plate, wire nuts, and lamp

Lampholder Covers

Single Gang Lampholder Covers

Cat. No.	Color	Size	Description
Standard (2PK x 4PK) LC-11 LC-11	Jumbo (2PK x 5PK) LF11 LF11	1/2"	One hole One hole One hole One hole One hole One hole
LC-11	—	1/2"	One hole
LC-31	LF31	1/2"	Three hole One hole
Cat. No.	Color	Size	Description
D-PAK® DL-31 DL-31-BR DL-31-WH	Silver Bronze White	1/2"	Three hole One hole One hole One hole One hole One hole

Round Lampholder Covers

Cat. No.	Color	Size	Description
Standard (4PK diameter) S-1-RD S-1-WHT S-1-BL S-1-BK S-1-BK	Jumbo (4PK diameter) S-1-RD S-1-WHT S-1-BL S-1-BK S-1-BK	1/2"	One hole One hole One hole One hole One hole One hole
Cat. No.	Color	Size	Description
D-PAK® DS-1 DS-1-1BR DS-1-WT DS-3 DS-3-BR DS-3-WT	Silver Bronze White Silver Bronze White	1/2"	One hole tapped One hole tapped One hole tapped Three tapped holes Three tapped holes Three tapped holes

H34

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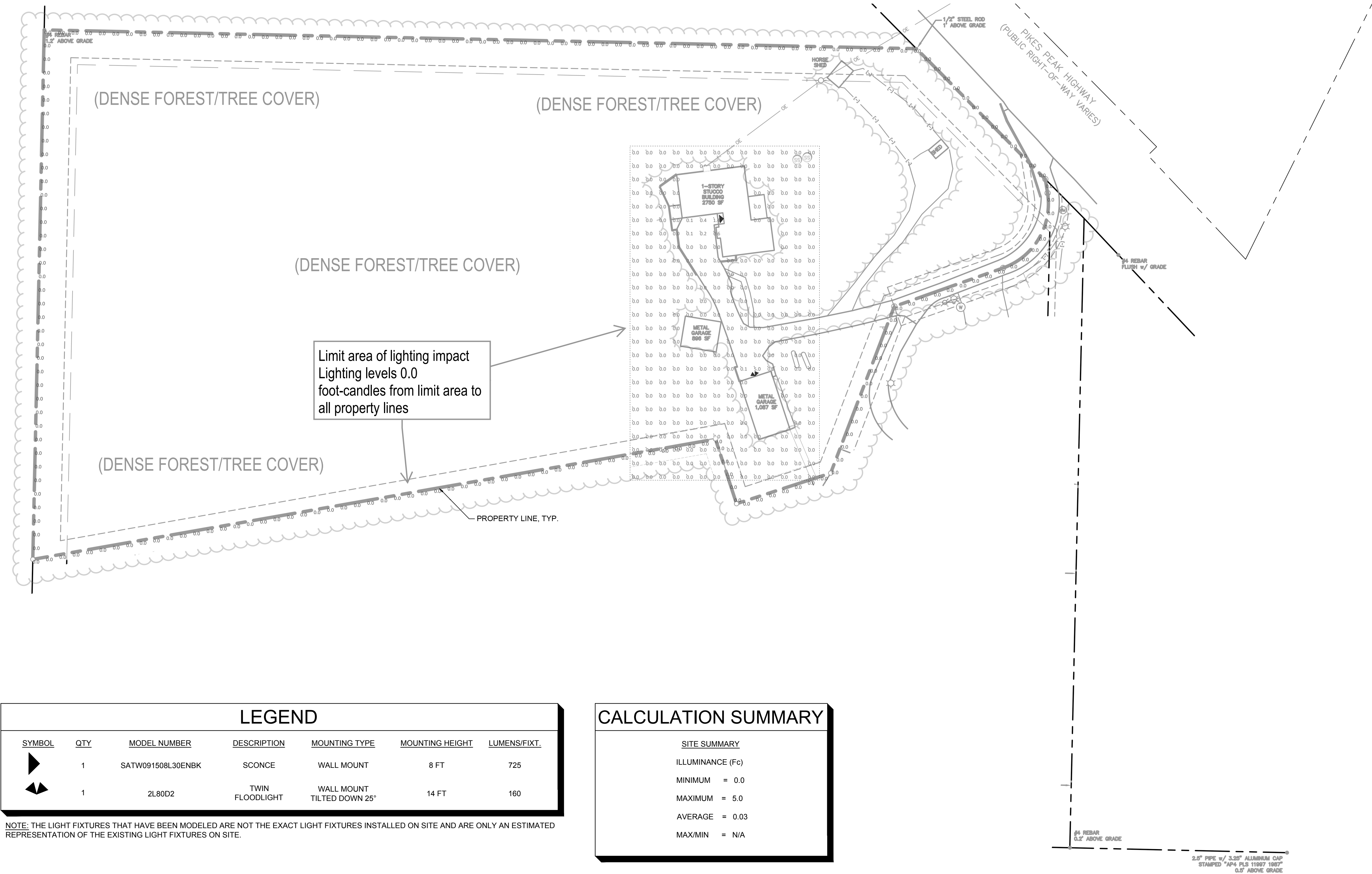
B LIGHT FIXTURE CUTSHEETS

SCALE: N.T.S.

SITE PHOTOMETRIC PLAN
SHEET 01 OF 01

SANDSTONE CARE
DEVELOPMENT PLAN

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SITE SUMMARY
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AVERAGE = 0.03
MAX/MIN = N/A

A PHOTOMETRIC SITE PLAN - PROPERTY LINE
SCALE: 1" = 40'

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