

# 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:

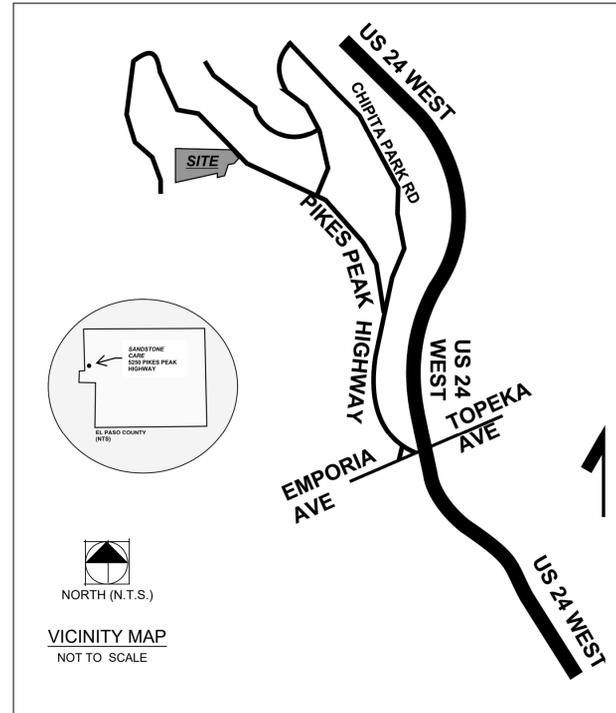
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.



## 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.

## 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.

## 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.

Director, Planning and Community Development \_\_\_\_\_ Date \_\_\_\_\_



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2 NORTH NEVADA AVENUE, SUITE 300  
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Cover Sheet  
SHEET 01 OF 06

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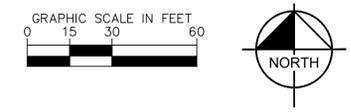
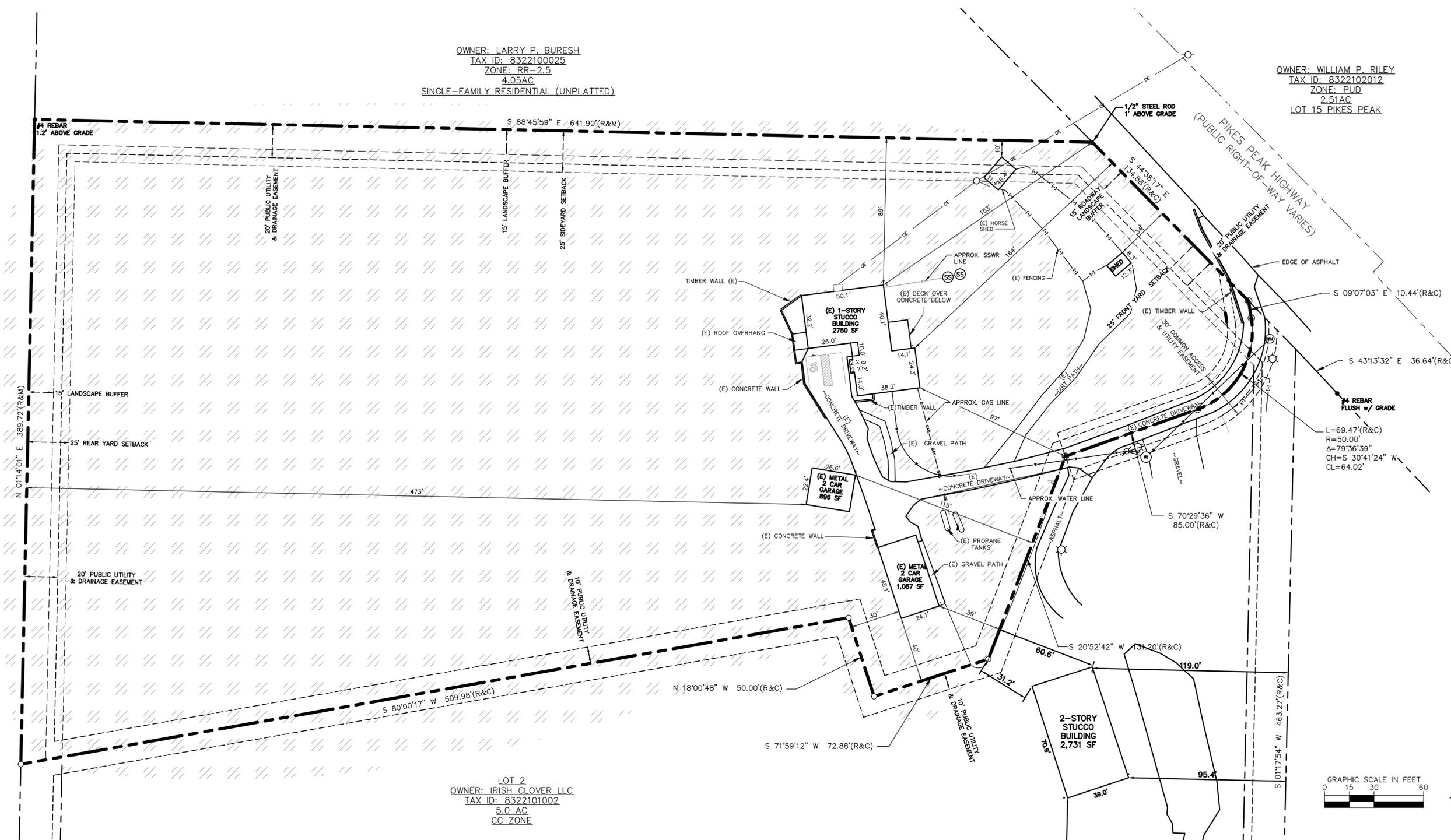
-  HIGH DENSITY TREE AND SHRUBBERY TO REMAIN
-  SEWER LINE \*\*
-  GAS LINE \*\*
-  WATER LINE \*\*
-  (E) EXISTING
- \*\* ASSUMED LOCATION OF LINE.  
CONTACT 811 TO LOCATE ASSUMED LINES.

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

OWNER: AZCO PROPERTIES LLC  
TAX ID: 8322200006  
ZONE: R-1  
8.69AC  
VACANT (UNPLATTED)

LOT 2  
OWNER: IRISH CLOVER LLC  
TAX ID: 8322101002  
5.0 AC  
CC ZONE



K:\CCS\_LA186207000-Sandstone Care Rezoning and DP\CADD\PlanSheets\DP.dwg, Apr 05, 2022, 2:46pm



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## PLANT SCHEDULE

DENSE TREE AREA	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CL.	WIDTH
	EX	XX	VARIES (TO REMAIN)	VARIES (TO REMAIN)		VARIES	VARIES

LANDSCAPE SETBACKS AND BUFFERS	
STREET NAME OR BOUNDARY:	PIKES PEAK HIGHWAY
ZONE DISTRICT BOUNDARY:	NO
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED / PROVIDED:	28' / 28'
LINEAR FOOTAGE:	138'
TREE PER FEET REQ.:	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.:	67 / 68
PLANT ABBREVIATION DENOTED ON PLAN:	EX=EXISTING
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

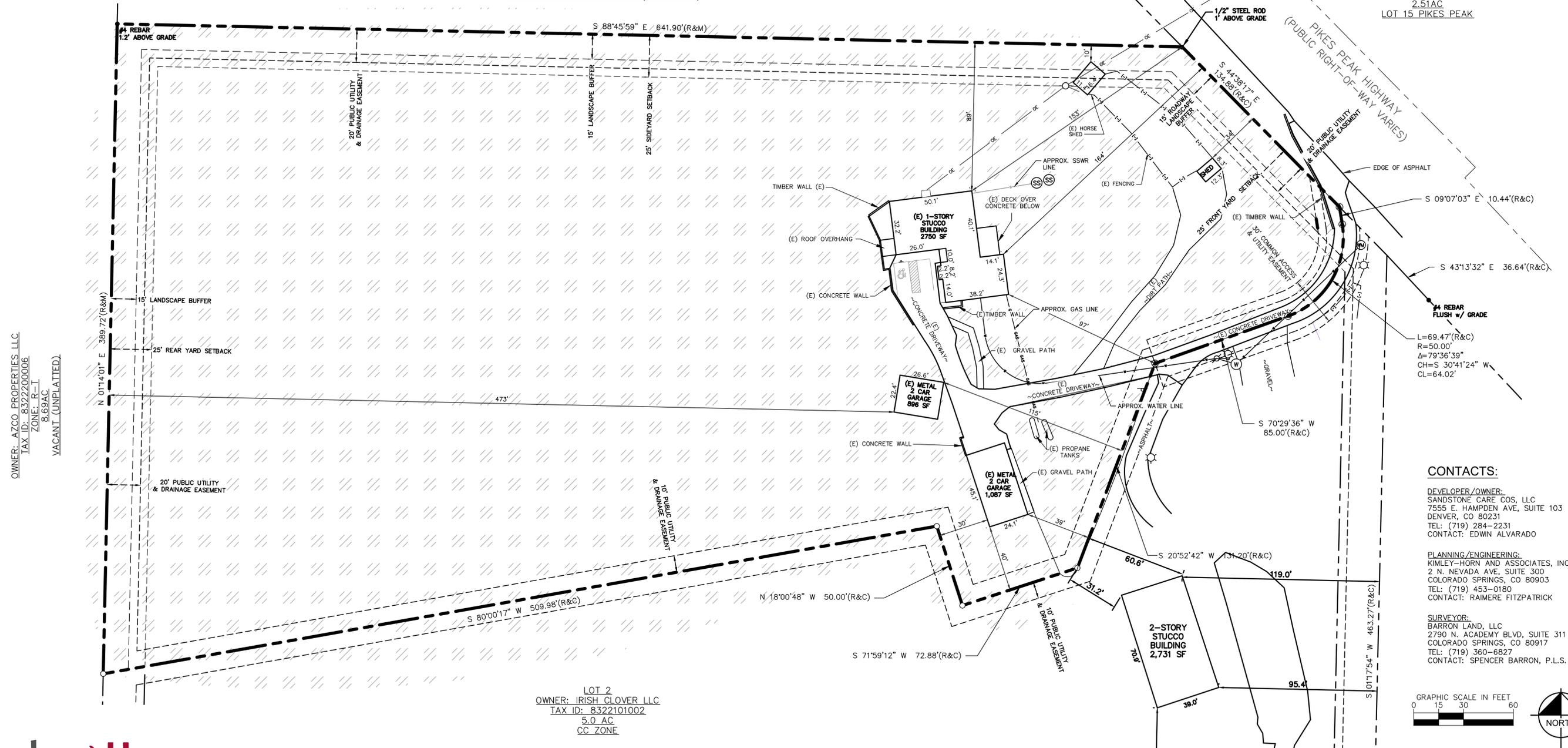
INTERNAL LANDSCAPING	
NET SITE AREA:	222,634 SF (5.111 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	33,396 SF / 211,640 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	424 / 424
SHRUB SUBSTITUTES REQ. / PROV.:	0 / 0
ORN. GRASS SUBSTITUTES REQ. / PROV.:	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	EX=EXISTING
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

### GENERAL NOTES

- EXISTING ZONING: CC (COMMERCIAL COMMUNITY)
- NO LANDSCAPE IMPROVEMENTS WILL BE PROPOSED WITH THIS SITE.
- LANDSCAPE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR THEIR ASSIGNS.
- APPROVAL OF AN ALTERNATE LANDSCAPE DESIGN HAS BEEN REQUESTED IN THE SUPPORTING LETTER OF INTENT.

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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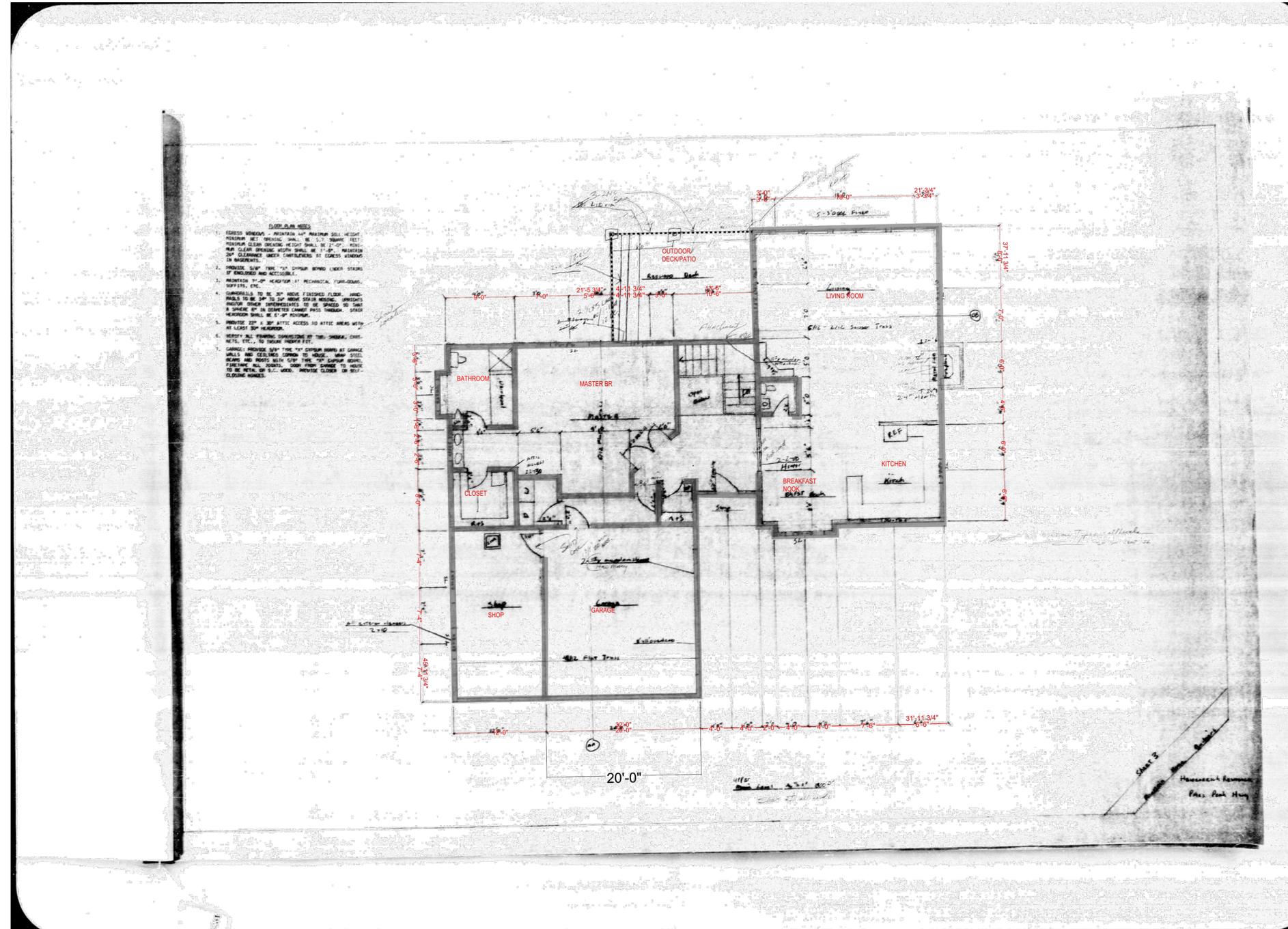
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NOT TO SCALE

NOTE: BUILDING CONSTRUCTED 1993

**Kimley»Horn**

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Floor & Elev. 1  
SHEET 04 OF 06

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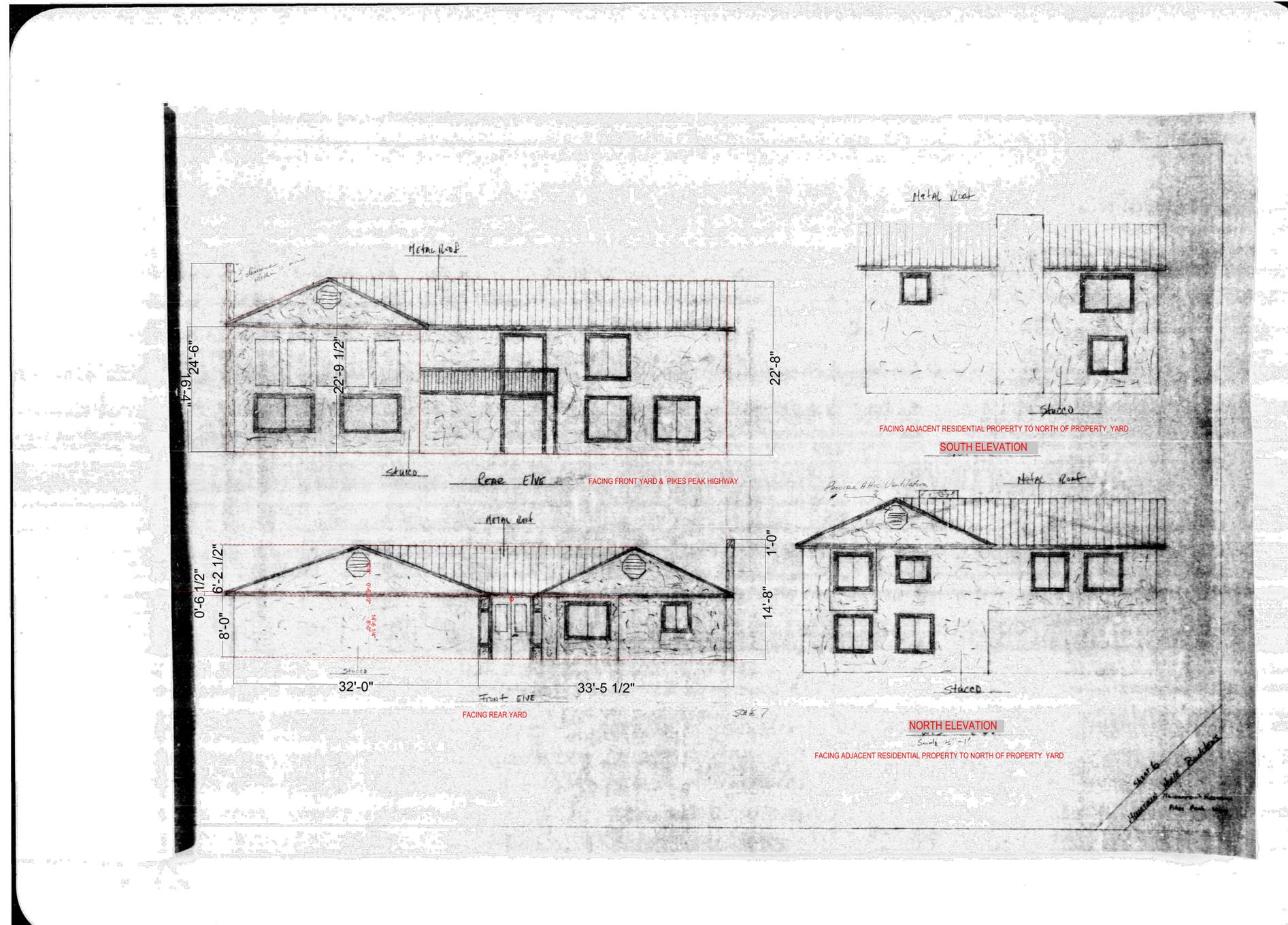
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Floor & Elev. 2  
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