

# 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:

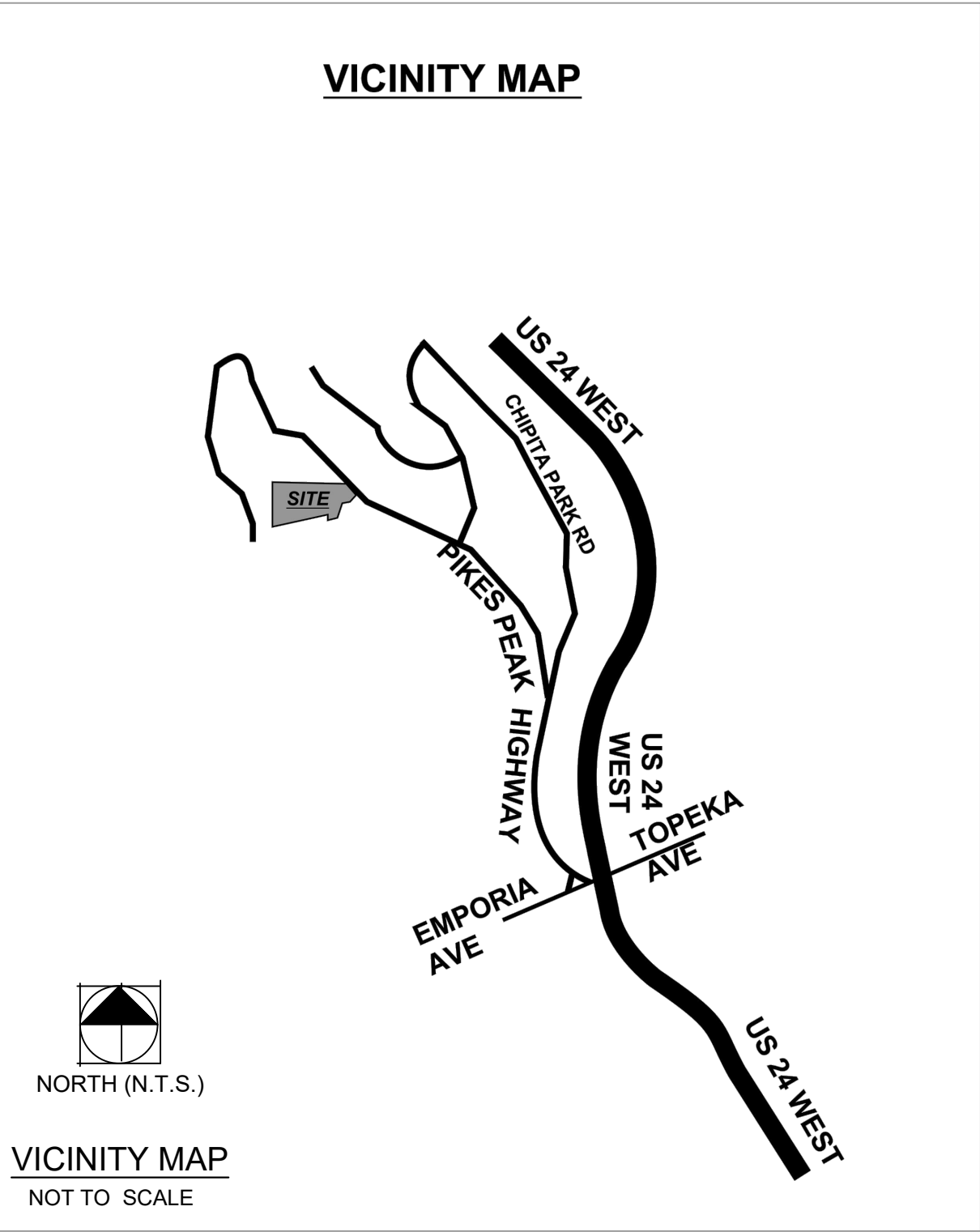
COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THE CITY OF FOUNTAIN IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY 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.

### 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: HOSPITAL (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: 40.0  
MAXIMUM BY CODE: 40.0  
LOT COVERAGE: ±2.26% (5,024.61SF/±222,634SF)

### ON-SITE PARKING COUNTS

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1 SPC/3BED (12 BEDS) =4 SPACES	4 GARAGE SPACES
GUEST PARKING	0	1
ADA	1	1
TOTAL COMBINED SPACES	4 GARAGE SPACES + 1 ADA	6 SPACES (4 GARAGE+1 GUEST + 1 ADA)

### 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

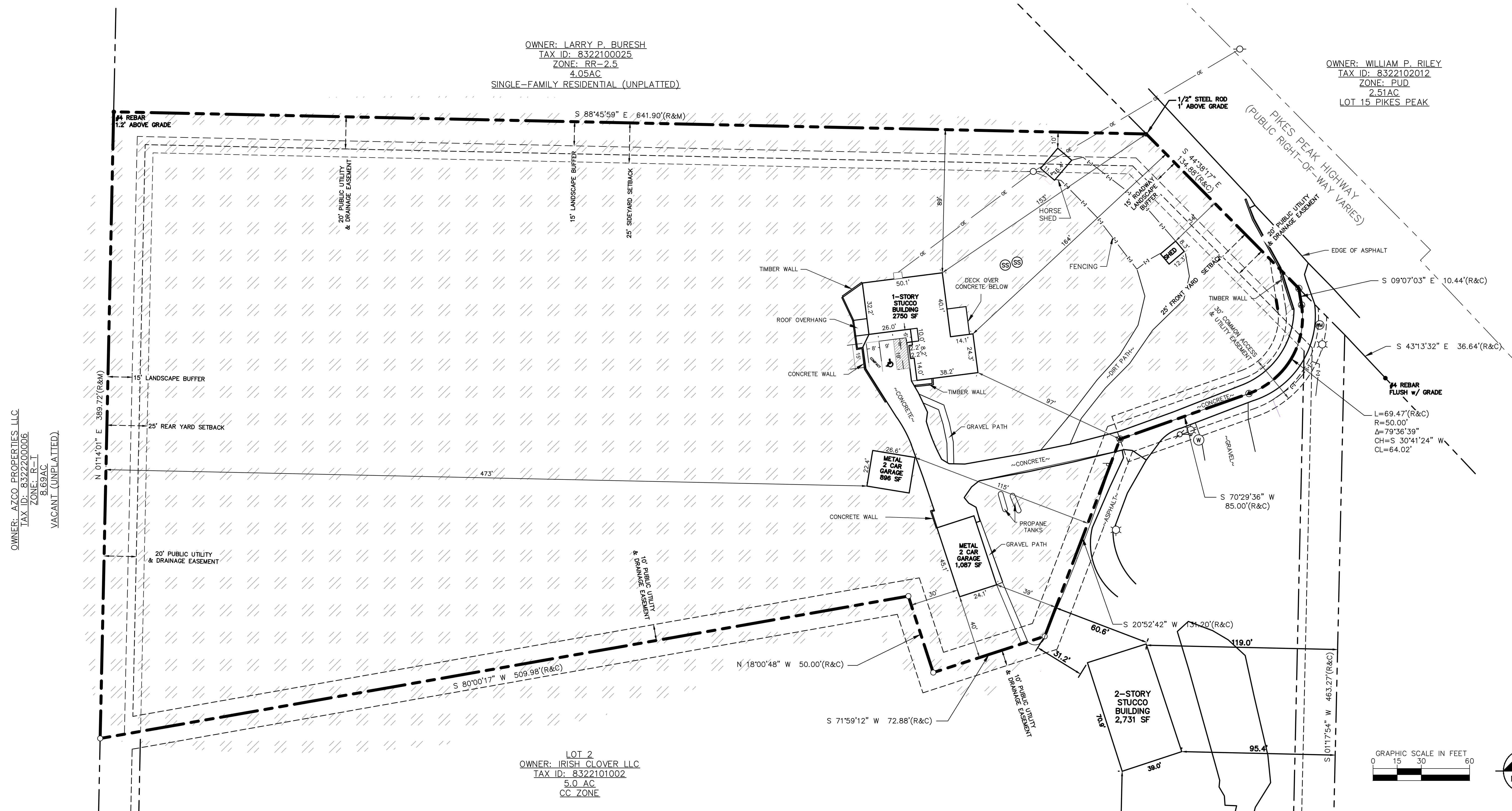
SURVEYOR:  
BARRON LAND, LLC  
2790 N. ACADEMY BLVD, SUITE 311  
COLORADO SPRINGS, CO 80917  
TEL: (719) 360-6827  
CONTACT: SPENCER BARRON, P.L.S.



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

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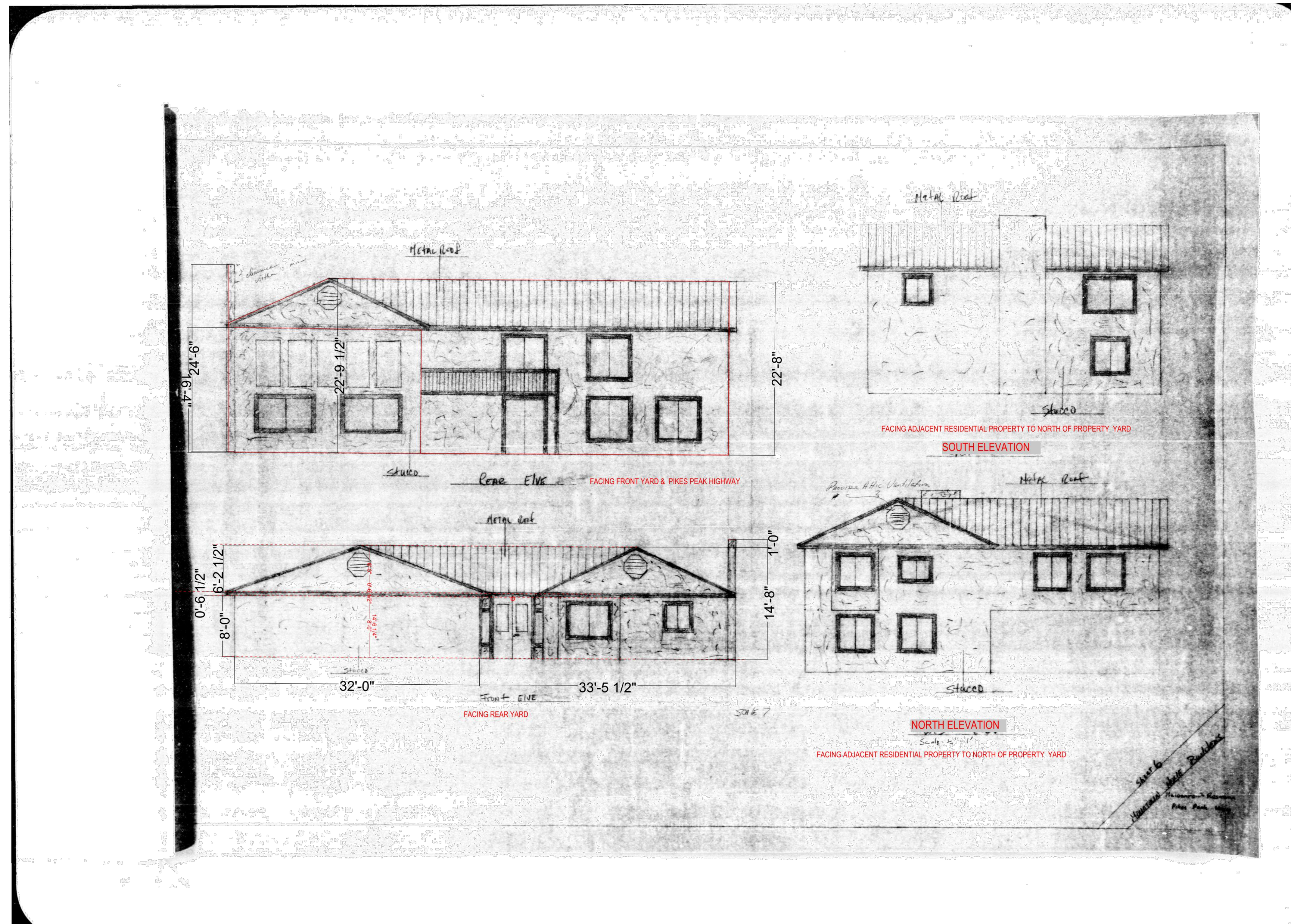
OWNER: WILLIAM P. RILEY  
TAX ID: 8322102012  
ZONE: PUD  
2.51AC  
LOT 15 PIKES PEAK





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NOT TO SCALE

NOTE: BUILDING CONSTRUCTED 1993

**Kimley»Horn**

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