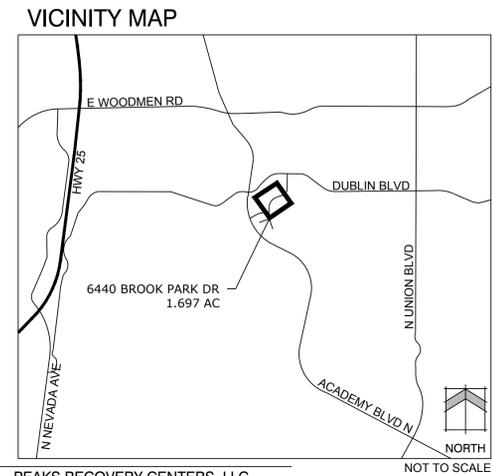


6440 BROOK PARK DRIVE

CONDITIONAL USE PLAN

CITY OF COLORADO SPRINGS, STATE OF COLORADO



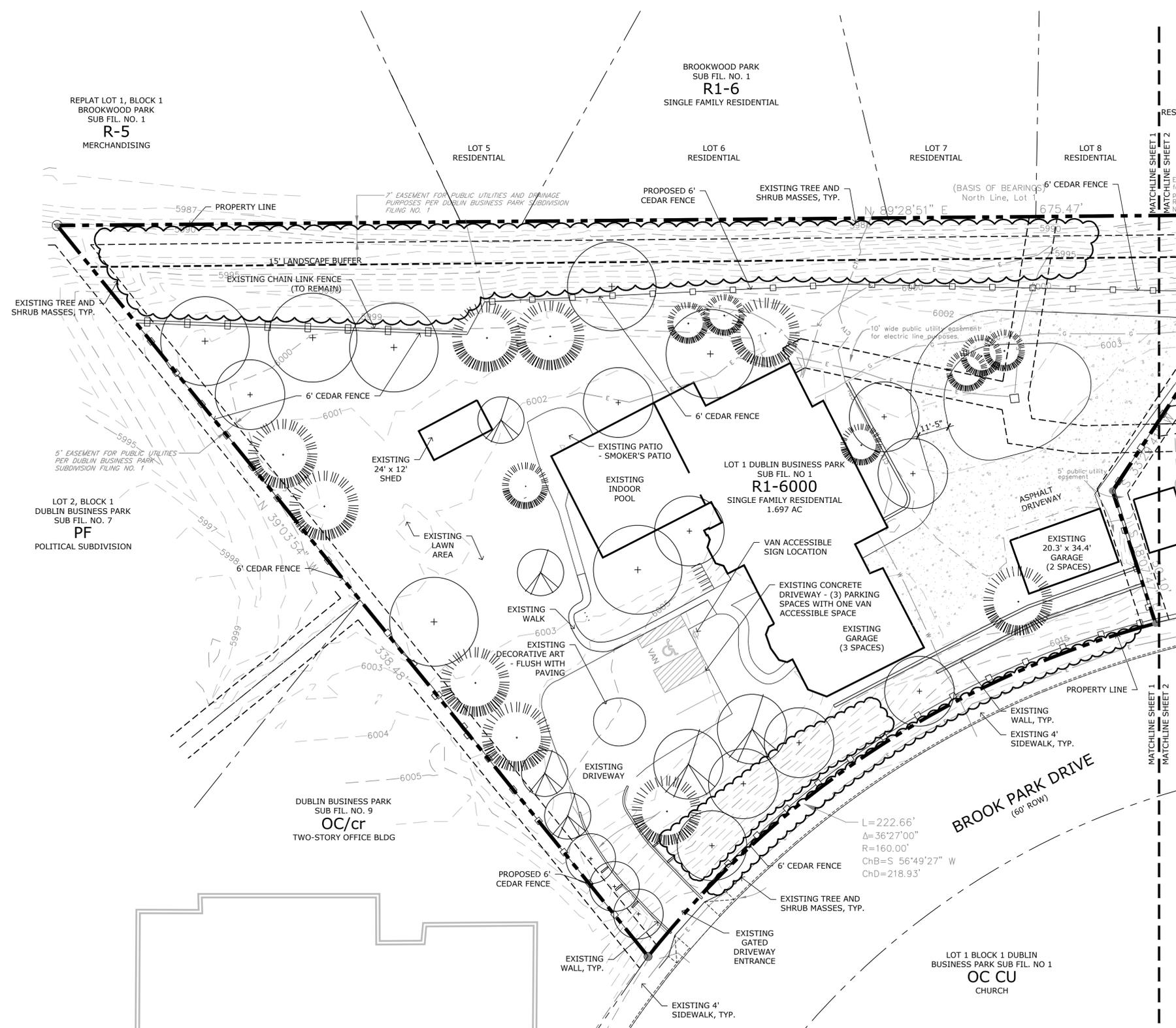
Land Planning
Landscape Architecture
Urban Design

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

© 2012. All Rights Reserved.



SITE DATA

OWNER:	PEAKS RECOVERY CENTERS, LLC 2270 La Montana Way, #200 Colorado Springs, CO 80918 6316216028
Tax ID Number:	1.697 AC (73,485.72 S.F.)
Parcel Size:	R-1 - 6000
Current Zoning:	Existing Building
Development Schedule:	Drug and Alcohol Treatment Facility
Building Use:	Building 1: 7,490 S.F.
Building Size:	Building 2: 698 S.F.
	Building 3: 288 S.F.
	Total: 8,476 S.F.
Building Height:	30'
Building Setbacks:	
-Front	25'
-Side	5'
-Rear	25'
Landscape Setbacks:	
-Front	10'
-Side	5'
-Rear	15'
Lot Coverage	
-(%) building	12%
-(%) impervious	19%

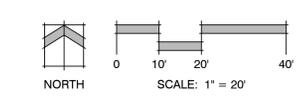
- #### GENERAL NOTES:
- ADA NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
 - FLOODPLAIN STATEMENT: THIS SITE, 6440 BROOK PARK DRIVE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0516F), EFFECTIVE (03/17), (1997).
 - ALL EXISTING SITE VEGETATION AND STREET FRONTAGE LANDSCAPE TO REMAIN. OWNER WILL CLEAN AND MAINTAIN.
 - IN ACCORDANCE WITH THE COLORADO SPRINGS LANDSCAPE CODE & POLICY MANUAL, REQUIRED LANDSCAPE BUFFERING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USE HAS BEEN MET WITH THE EXISTING VEGETATION.
 - PARKING:
 - 1.5 SPACES / 15 BEDS
 - UP TO 3 COMPANY VANS TO BE PARKED ON SITE IN DRIVEWAY
 - RESIDENTS ARE NOT ALLOWED TO HAVE VEHICLES ON SITE
 - ALL SHIFT STAFF WILL PARK IN GARAGES
 - TOTAL STANDARD PARKING SPACES PROVIDED: 5 IN GARAGES
 - TOTAL VAN PARKING SPACES PROVIDED: 3 ON DRIVEWAY (PER PLAN)
 - STANDARD RESIDENTIAL LIGHTING ON SITE TO REMAIN.
 - THE ELECTRONIC GATE AND MANUAL GATE WILL HAVE APPROVED KNOX EQUIPMENT INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS ONTO THE SITE.
 - ALL TRASH TO BE LOCATED WITHIN THE EXISTING GARAGES.

LEGEND:

	VAN ACCESSIBLE PARKING SIGN
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	EXISTING ORNAMENTAL TREE
	EXISTING TREE AND SHRUB MASSES
	FOUND SURVEY MONUMENT AS INDICATED.
	FOUND OR SET REBAR AND CAP, LS 23515 OR NAIL WITH 1 1/2" DISC, LS 2315
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING BURIED ELECTRIC LINE
	EXISTING BURIED TELEPHONE LINE
	EXISTING CABLE LINE
	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR

LEGAL DESCRIPTION:
LOT 1 DUBLIN BUSINESS PARK SUB FIL NO 11

1 OVERALL SITE PLAN



BROOK PARK DRIVE C.U.P.

6440 BROOK PARK DRIVE
COLORADO SPRINGS, CO 80918

DATE: 09/20/2017
PROJECT MGR: A. BARLOW
PREPARED BY: T. BAXTER & M. SWIFT

CONDITIONAL USE PLAN

DATE	BY	DESCRIPTION
11/15/2017	MS	REVISED PER COMMENTS
09/06/2018	MS	REVISED PER COMMENTS

OVERALL SITE PLAN

1

1 OF 2

CPC CU 17-00125

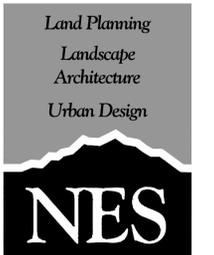
FIGURE 5

P:\Peaks Recovery\Brook Park Drive\Drawings\Planning\Development\BrookParkCUP.dwg [Cover] 9/7/2018 9:12:31 AM mswift

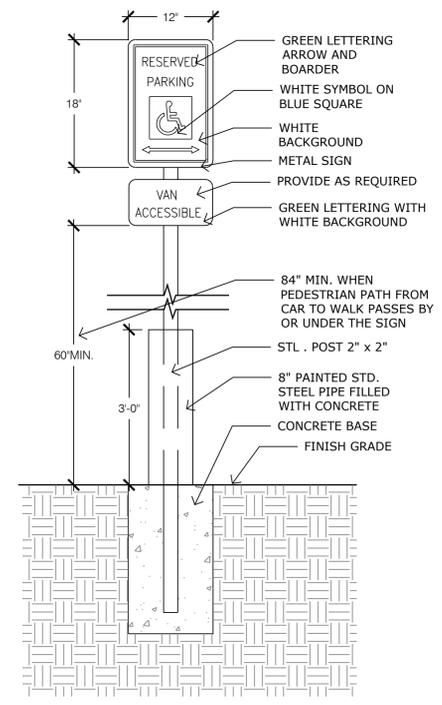
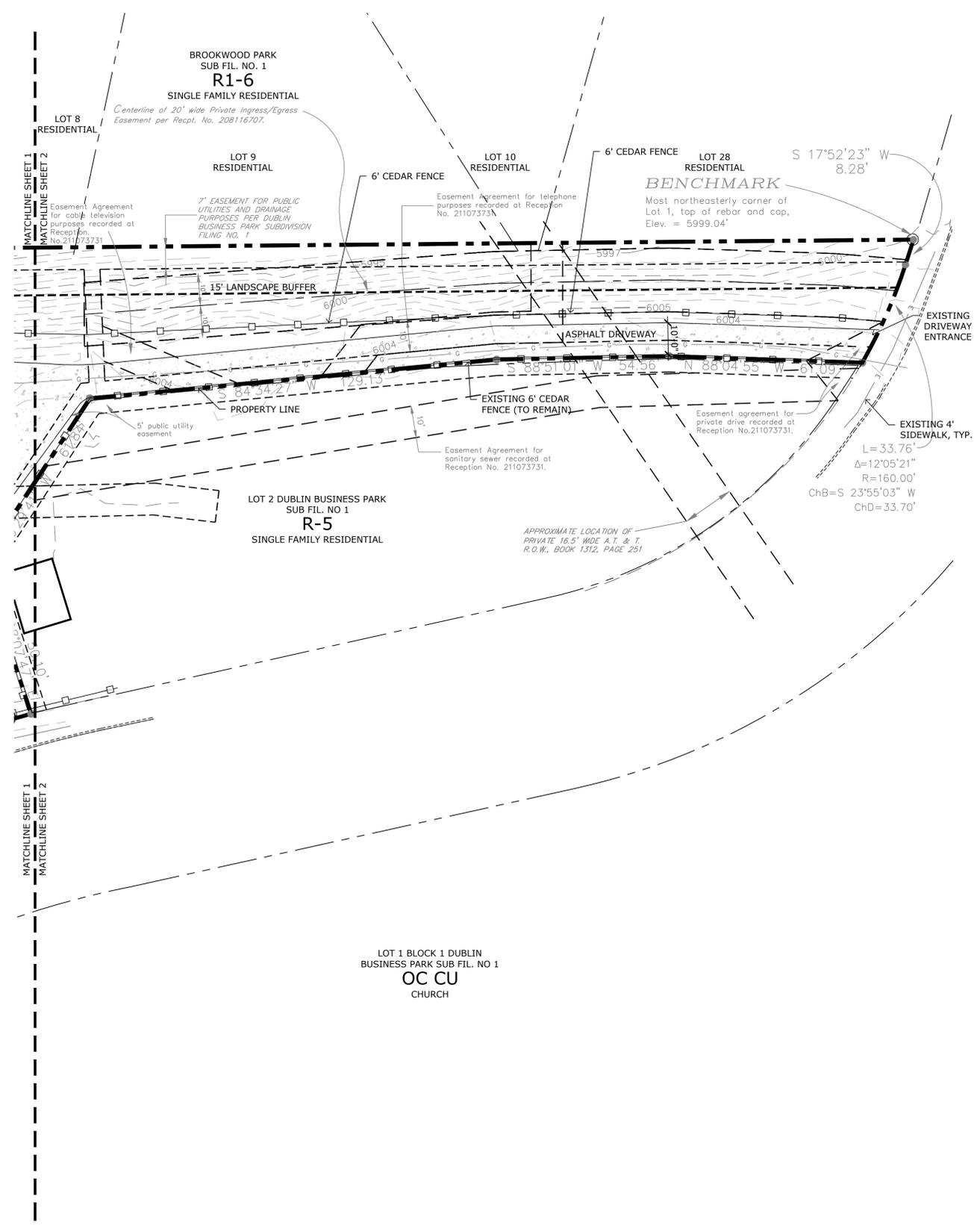
6440 BROOK PARK DRIVE

CONDITIONAL USE PLAN

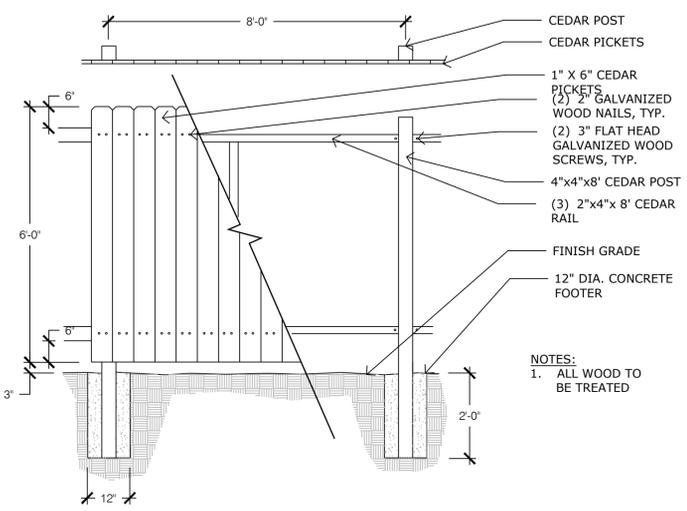
CITY OF COLORADO SPRINGS, STATE OF COLORADO



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
© 2012. All Rights Reserved.



1 ADA SIGN - VAN ACCESSIBLE
SCALE: NOT TO SCALE



2 6' OPAQUE CEDAR FENCE
SCALE: NOT TO SCALE

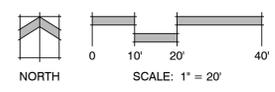
LEGEND:

- VAN ACCESSIBLE PARKING SIGN
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING ORNAMENTAL TREE
- EXISTING TREE AND SHRUB MASSES
- FOUND SURVEY MONUMENT AS INDICATED.
- FOUND OR SET REBAR AND CAP, LS 23515 OR NAIL WITH 1 1/2" DISC, LS 2315
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING CABLE LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR

NOTES:

1. ADA NOTE: 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 THE CITY OF COLORADO SPRINGS 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. FLOODPLAIN STATEMENT: THIS SITE, 6440 BROOK PARK DRIVE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0516F), EFFECTIVE (03/17), (1997).
3. ALL EXISTING SITE VEGETATION AND STREET FRONTAGE LANDSCAPE TO REMAIN. OWNER WILL CLEAN AND MAINTAIN.
4. IN ACCORDANCE WITH THE COLORADO SPRINGS LANDSCAPE CODE & POLICY MANUAL, REQUIRED LANDSCAPE BUFFERING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USE HAS BEEN MET WITH THE EXISTING VEGETATION.
5. PARKING:
 - 1.5 SPACES / 15 BEDS
 - UP TO 3 COMPANY VANS TO BE PARKED ON SITE IN DRIVEWAY
 - RESIDENTS ARE NOT ALLOWED TO HAVE VEHICLES ON SITE
 - ALL SHIFT STAFF WILL PARK IN GARAGES
 - TOTAL STANDARD PARKING SPACES PROVIDED: 5 IN GARAGES
 - TOTAL VAN PARKING SPACES PROVIDED: 3 ON DRIVEWAY (PER PLAN)
6. STANDARD RESIDENTIAL LIGHTING ON SITE TO REMAIN.
7. THE ELECTRONIC GATE AND MANUAL GATE WILL HAVE APPROVED KNOX EQUIPMENT INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS ONTO THE SITE.
8. PROPOSED PAVED DRIVEWAY TO BE COMPLETED FALL OF 2018 AND WILL MEET THE NEEDS FOR FIRE DEPARTMENT ACCESS.
9. ALL TRASH TO BE LOCATED WITHIN THE EXISTING GARAGES.

2 OVERALL SITE PLAN



BROOK PARK DRIVE C.U.P.

6440 BROOK PARK DRIVE
COLORADO SPRINGS, CO 80918

DATE: 09/20/2017
PROJECT MGR: A. BARLOW
PREPARED BY: T. BAXTER & M. SWIFT

CONDITIONAL USE PLAN

DATE	BY	DESCRIPTION
11/15/2017	MS	REVISED PER COMMENTS
09/06/2018	MS	REVISED PER COMMENTS

OVERALL SITE PLAN

2

2 OF 2

CPC CU 17-00125

FIGURE 5

P:\Work\Recovery\Brook Park Drive\Drawings\Planning\Development\BrookParkCUP.dwg [Plan] 9/7/2018 9:12:16 AM mawnt