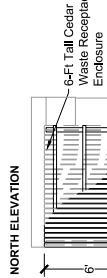
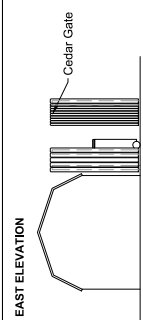


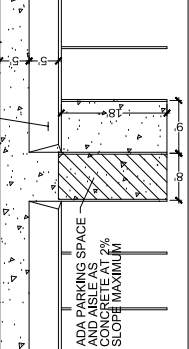
CITY OF COLORADO SPRINGS
MID SHOOKS RUN PARK
PBC/CR R1-6 SU PK
R2 SS ZONING
EXISTING PARK & TRAIL



Trash and Recycling Enclosure



Signs to be Walk-Mounted with the bottom of the sign 6" to 8" above asphalt.



ADA Parking Spaces

PROJECT TEAM

PROPERTY OWNER
El Paso County
DEVELOPER
Homeward Pike Peak
C/O. Beth Cookstad
Email: bcookstad@homewardpikepeak.org
Phone: 719.473.5557

LAND PLANNER
Urban Landscapes/ Civic Design Partnership
C/O John Olson
Email: john@civicedesignpartnership.com
Phone: 719.600.8386

CIVIL ENGINEER
Carranova Engineering, Inc.
C/O. James Durast
Email: jdurast@cei.com
Phone: 719.635.6422



Use Variance Development Plan

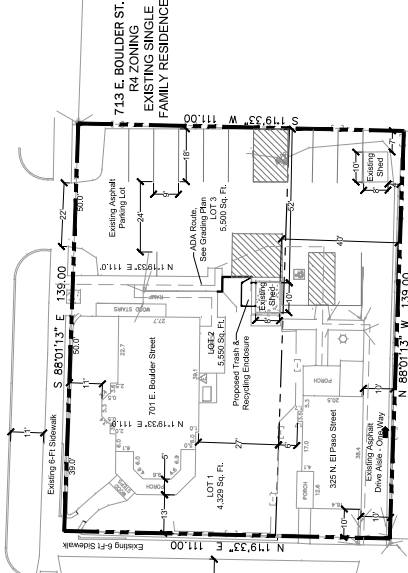
701 E. Boulder Street/ 325 N. El Paso Street, Colorado Springs, Colorado

702 E. BOULDER ST.
OR/CR ZONING
CITY OF COLORADO
SPRINGS OFFICE
EXISTING TWO-FAMILY
RESIDENCE

704 E. BOULDER ST.
OR/CR ZONING
CITY OF COLORADO
SPRINGS OFFICE
EXISTING TWO-FAMILY
RESIDENCE

714 & 716 E. BOULDER ST.
R4 ZONING
EXISTING TWO-FAMILY
RESIDENCE

East Boulder Street
Minor Arterial Public Street
100-FT ROW - 58-FT FL TO FL
Part Book 6,
Page 9



321 N. EL PASO ST.
R4 ZONING
EXISTING SINGLE
FAMILY RESIDENCE



SHEET INDEX

Sheet 1 of 3 Cover Sheet/Site Plan
Sheet 2 of 3 Preliminary Grading
Sheet 3 of 3 Preliminary Utility and
Public Facility Plan

Legal Description: Bloom House (701 E. Boulder and 325 N. El Paso)

The North 72 feet of Lots Number 1, 2 and 3 in Block Number 3 in Boulder Heights Addition to the City of Colorado Springs, El Paso County, Colorado.

Together with:

The North 39 feet of the South 78 feet of the North 150 feet of Lots Number 1, 2 and 3 in Block Number 3 in Boulder Heights Addition to the City of Colorado Springs, El Paso County, Colorado.

Containing a calculated area of 15,428 square feet (0.35418 acre), more or less.

Use(s): Human Service Establishment - Drug & Alcohol Treatment Facility

Zoning: Public Facility (PF)
Assessors Parcel Numbers: 6417204014 and 6417204034

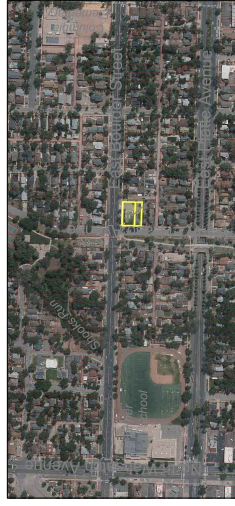
Floodplain: The properties at 701 E. Boulder and 325 N. El Paso County are located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per NFIP Flood Insurance Rate Map No. 08041C0729C, dated December 7, 2018.

Development Schedule: Fall, 2021
Parcels: 15,429 sf 100%
Buildings: 3,325 sf 21.6%
Asphalt & Concrete: 7,272 sf 47.1%
Landscape: 4,832 sf 31.3%

Parking Requirements:
Drug & Alcohol Treatment Facility: 8 Beds
(1 Space/8 Beds); 1 Space Required
Total Parking Spaces Required: 1 Space
Total Parking Spaces Provided: 13 Spaces
(1 ADA Parking Space)

Site Notes:
The purpose of the project is to convert the buildings previously used by the El Paso County Department of Human Services to a Drug and Alcohol Rehabilitation Center with accompanying offices.

1. All parking and driveway are paved to meet HS-20 loading specifications.
2. Site Lighting will remain as it exists on site prior to this application.
3. All ADA parking spaces are to be marked and have a vertical sign. Recapped parking will meet all applicable ADA parking specifications. ADA parking spaces shall have a slope of no more than 8%. ADA parking space and access aisle may not exceed 2% slope in any direction.
4. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications 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 with the property owner.
5. All utilities to service the site are in place existing, mains and services.
6. All existing curb, gutter, sidewalk, pedestrian ramps, crosswalks and driveway aprons posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along E. Boulder St. and N. El Paso St. adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy (C.O.). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any, improvements are required. The Inspector can be reached at 719-365-8377.
7. Per City Code, Section 7-4-102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light if the lighting type is changed.
8. The parcels within this development are subject to the covenants, conditions, and restrictions of the Mid Shooks Run Neighborhood Association.
9. A height (Final Substation Trail) for the North 72 feet of Lots 1 to 3 inclusive, Block 3 for all of the property, is hereby established. The height shall be subject to the City Engineer's review and approval. The City Engineer shall issue a Certificate of Occupancy for the property after the property is in compliance with the City's Standard Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per the City's Standard drawings and Specifications. City's Engineering Development Review Inspector will have the final authority on accepting the public improvements.



SITE VICINITY MAP

SHEET 01
DP1
COVER SHEET &
SITE PLAN

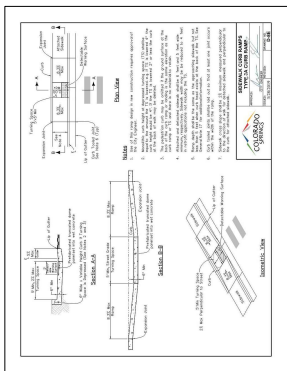
APPROVAL DATE: JULY 04, 2021
DESIGNER: JPH
CITY FILE NUMBER:
CPC UV 21-00102

APPROVED BY: [Signature]
DATE: 07/04/2021

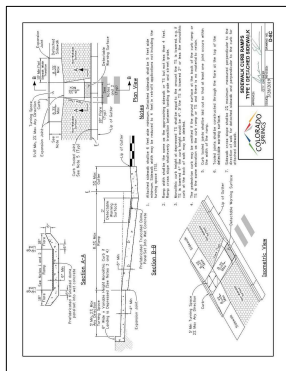
NOT FOR CONSTRUCTION

USE VARIANCE DEVELOPMENT PLAN

USE VARIANCE DEVELOPMENT PLAN



DETAIL 1



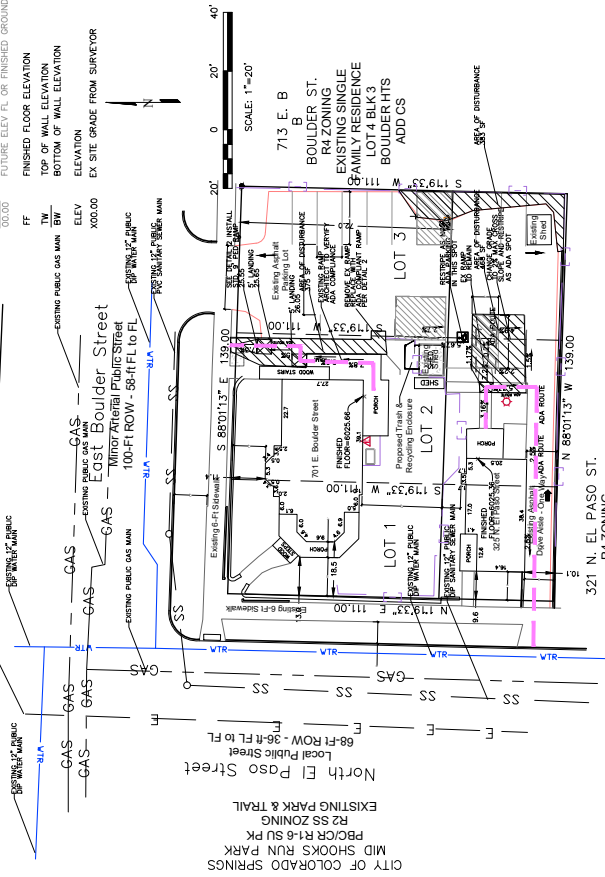
DETAIL 2

CITY OF COLORADO SPRINGS
MID SHOORS RUN PARK
PBC/OR R1-6 SU PK
R2 SS ZONING
EXISTING PARK & TRAIL

702 E BOULDER
LOT 1 BLK 1 OLDER ADD
OR/CR
COLORADO SPRINGS

704 E BOULDER
LOT 2 BLK 1 OLDER ADD
OR/CR
COLORADO SPRINGS

- LEGEND**
- W WESTWOOD CONSTRUCTION PLANS ELEV
 - (00.00) EXISTING ELEV
 - FL-FL FLOWLINE-FLOWLINE INTERSECTION
 - CL-FL CENTERLINE-FLOWLINE ELEV
 - OB GRADE BREAK
 - LP LOW POINT ELEVATION
 - HP HIGH POINT ELEVATION
 - FG FINISHED GROUND ELEVATION
 - FL FLOWLINE
 - TBC TOP BACK OF CURB
 - 00.00 ELEV TBC OR FINISHED FLOOR
 - 00.00 ELEV TBC OR FINISHED FLOOR
 - 00.00 FUTURE ELEV FL OR FINISHED GROUND
 - FF FINISHED FLOOR ELEVATION
 - TM TOP OF WALL ELEVATION
 - BW BOTTOM OF WALL ELEVATION
 - ELEV ELEVATION
 - X00.00 EX SITE GRADE FROM SURVEYOR



321 N. EL PASO ST.
R4 ZONING
EXISTING SINGLE
FAMILY RESIDENCE
S 39 FT OF N 111 FT
OF LOTS 1 TO 3 BLK 3
BOULDER HEIGHTS

NOT FOR CONSTRUCTION

TOTAL AREA OF DISTURBANCE 1226 SF

REVISIONS	NO.	DESCRIPTION	DATE

PREPARED FOR:
HOMERD PIKES PEAK

ATTN:
HOMERD PIKES PEAK



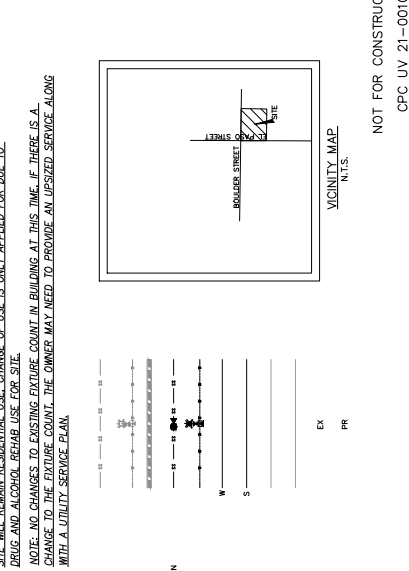
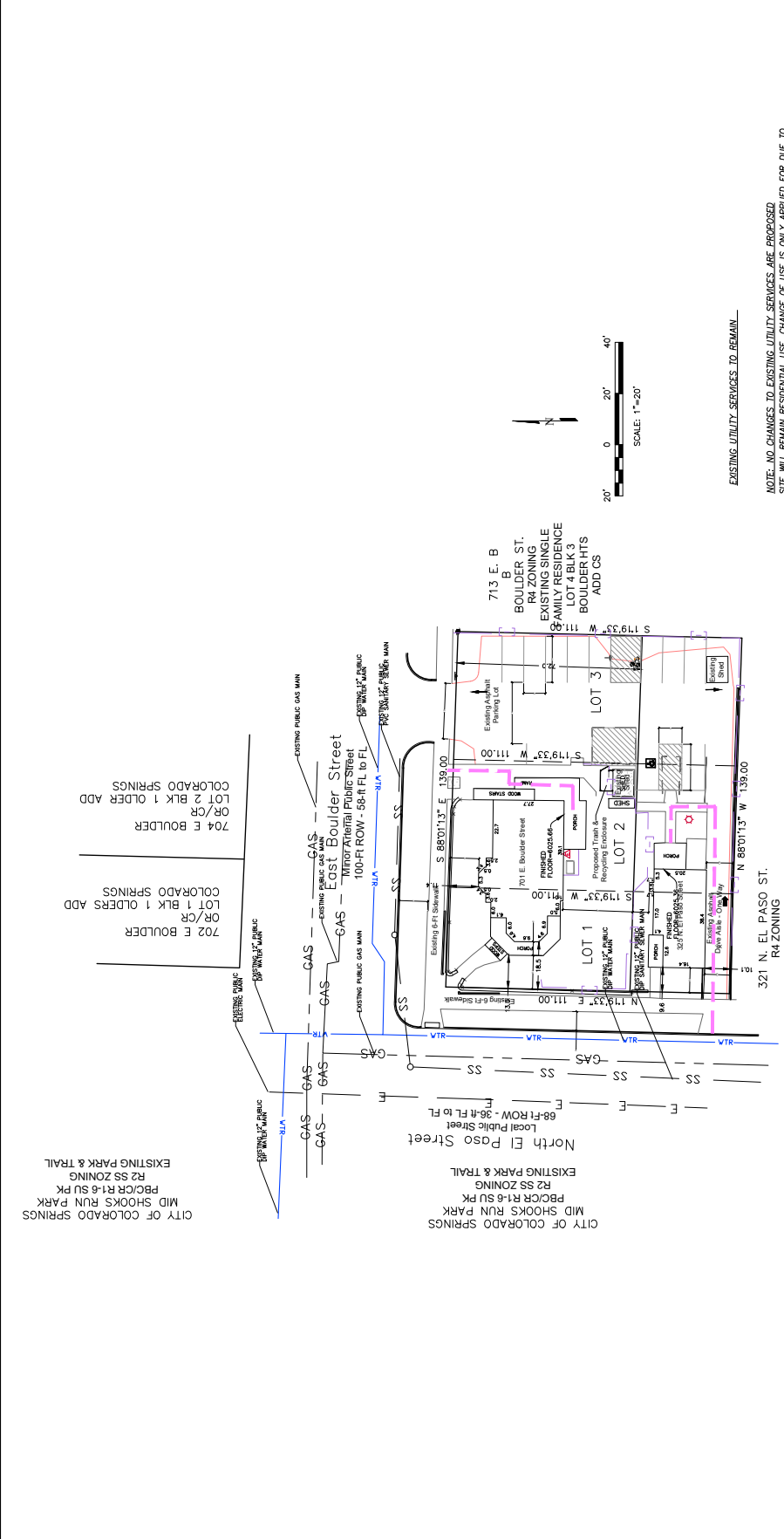
212 S. 29th STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6428
www.lettanova.com

GRADING PLAN
HOMERD PIKES PEAK

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD
IN-SCALE: AS NOTED
DATE ISSUED: 06/25/2010
JOB NO: 2109-00
SHEET NO: 3 OF 3

USE VARIANCE DEVELOPMENT PLAN

- NOTES:**
- PROPOSED PUBLIC WASTEWATER COLLECTION MAINS THAT SERVE THIS DEVELOPMENT WILL MAINTAIN A MINIMUM COVER OF 18 INCHES.
 - ALL PROPOSED WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING PUBLIC WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING WATER MAINS/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING GAS MAINS/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING TELEPHONE MAINS/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING FIBER OPTIC MAINS/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING CABLE TV MAINS/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAN FOR ALL REQUIRED DIMENSIONS.
 - EXISTING 12-INCH WATER MAIN WILL BE EXTENDED FROM 8TH STREET TO AN EXISTING 12-INCH MAIN LINE ON W 80 AND W 81.
 - POTENTIAL SETTLEMENT RESOLUTIONS WILL SHOW THAT THERE WILL BE NO EFFECTS ON PUBLIC UTILITIES AND FACILITIES.
 - NO CONSTRUCTION WILL BE ALLOWED UNTIL ALL DISCUSSED WITH THE ENVIRONMENTAL ISSUES WITHIN THE PUBLIC RIGHTS-OF-WAY.
- GENERAL NOTES:**
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY PLAN.
 - PROPERTY OWNERS (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPOSED WASTEWATER FACILITIES WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY OR TO ENSURE THE PROPERTY INCLUDING THE COSTS TO INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY.
 - NOTE: ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.



LEGEND

	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	EXISTING STORM SEWER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	EXISTING WATER SERVICE
	EXISTING SANITARY SERVICE
	EXISTING
	PROPOSED

EXISTING UTILITY SERVICES TO REMAIN

NOTE: NO CHANGES TO EXISTING UTILITY SERVICES ARE PROPOSED. SIZE WILL REMAIN RESIDENTIAL USE. CHANGE OF USE IS ONLY APPLIED FOR DUE TO. DRUG AND ALCOHOL REHAB USE FOR SITE.

NOTE: NO CHANGES TO EXISTING EXTURE COUNT IN BUILDING AT THIS TIME. IF THERE IS A CHANGE TO THE EXTURE COUNT, THE OWNER MAY NEED TO PROVIDE AN UPSIZED SERVICE ALONG WITH A UTILITY SERVICE PLAN.

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

LEGEND

1. SPRINGS UTILITIES SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS AND THEREFORE NO SPECIFIC SPRINGS UTILITIES MAKE NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION IS RECEIVED AND APPROVED BY SPRINGS UTILITIES.

2. THE LOCATION OR RELATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE.

3. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS. SPRINGS UTILITIES USE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS.

4. OWNER ACKNOWLEDGES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITY SYSTEM. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE. SPRINGS UTILITIES DETERMINES NECESSARY RELOCATION OR ALTERATION OF EXISTING UTILITY FACILITIES, WHICH MAY BE AT THE OWNER'S SOLE COST AND EXPENSE.

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PREPARED FOR: **HOMeward PIKES PEAK**

ATTN: _____

271 S. 29th STREET
 COLORADO SPRINGS, CO 80904
 PHONE: 719-623-6422
 WWW.PHOFCA.COM

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

IN-SCALE: _____

AS-NOTED: _____

DATE ISSUED: 12/26/21

SHEET NO. 03 OF 03

NOT FOR CONSTRUCTION
 CPC UV 21-00102