



# PEAKS RECOVERY

## CITY OF COLORADO SPRINGS, COLORADO

### CONCEPT PLAN



N.E.S. Inc.  
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Colorado Springs, CO 80903  
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Fax 719.471.0067  
www.nesdesign.com

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## PEAKS RECOVERY

17857 / 1865 OLD RANCH ROAD  
COLORADO SPRINGS, CO

DATE: 01/26/2010  
PROJECT TYPE: A. SANITARY  
DRAWING NO.: 17857-01

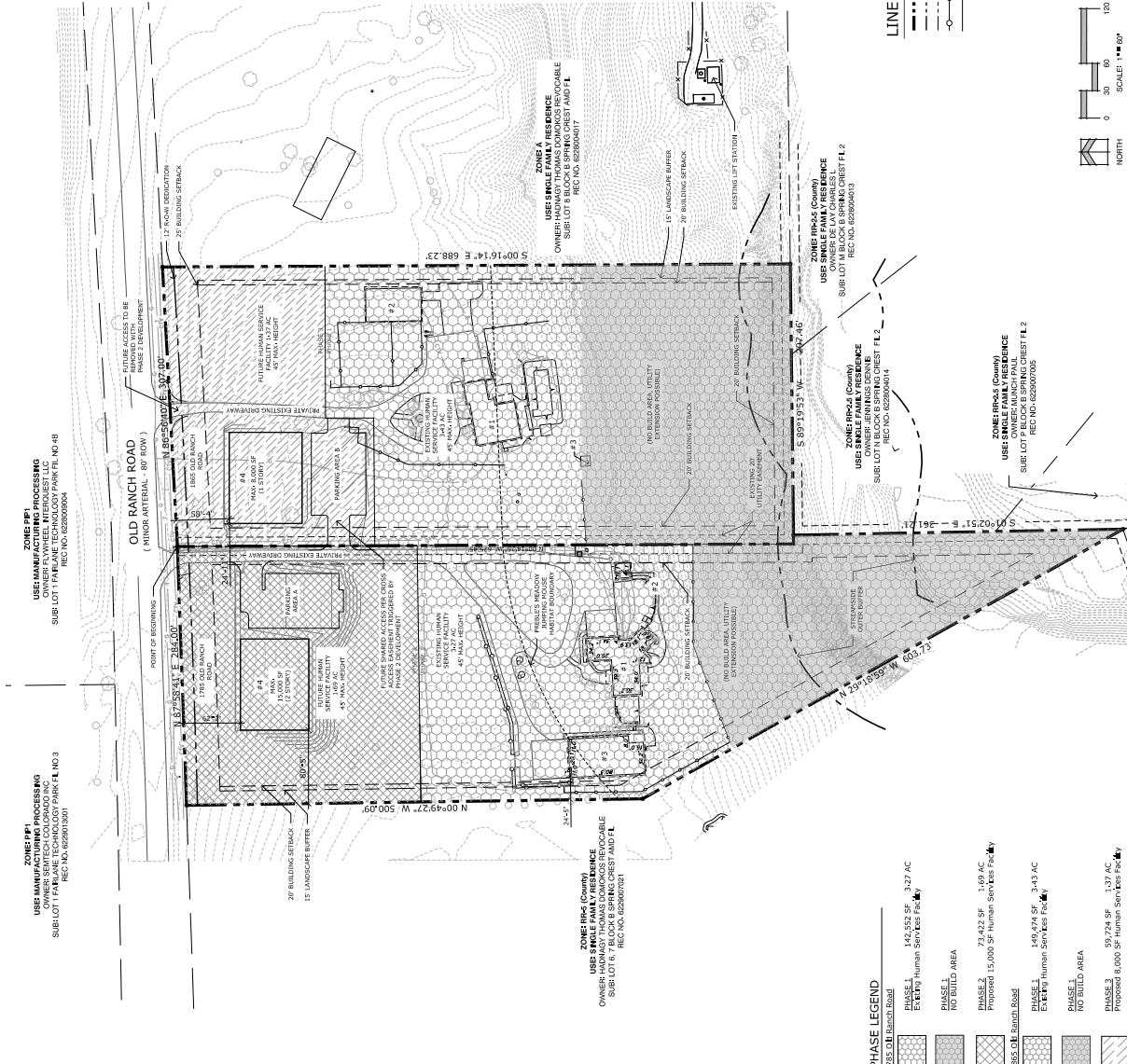
## ENTITLEMENT

SUBMIT DATE: 01/26/2010  
DESIGN TEAM: N.E.S. INC.  
PROJECT NO.: 17857-01  
SUBMIT NO.: 01  
SUBMIT TYPE: PRELIMINARY REVIEW  
SUBMIT DATE: 01/26/2010  
SUBMIT NO.: 01  
SUBMIT TYPE: PRELIMINARY REVIEW

## CONCEPT PLAN

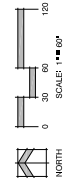
2 OF 5

CPC CP 20-00033



### LINE WEIGHT LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING FENCE LINE
- EXISTING FENCE LINE
- PHASE LINE



**ZONE A (P)**  
USE: MANUFACTURING PROCESSING  
OWNER: FLYWHEEL MFG. PARTS, LLC  
SUB LOT 11714 PARKETL NO. 48  
REC. NO. 622800904

**ZONE B (P)**  
USE: MANUFACTURING PROCESSING  
OWNER: SEMATECH COLORADO INC  
SUB LOT 11714 PARKETL NO. 3  
REC. NO. 622801301

**ZONE B (C)**  
USE: SINGLE FAMILY RESIDENCE  
OWNER: HADAMON THOMAS DONOVAN REVOCABLE  
SUB LOT 6 7 BLOCK 8 SPRING CREST AND FL  
REC. NO. 622800901

**ZONE B (C)**  
USE: SINGLE FAMILY RESIDENCE  
OWNER: HADAMON THOMAS DONOVAN REVOCABLE  
SUB LOT 8 BLOCK 8 SPRING CREST AND FL  
REC. NO. 622800907

**ZONE B (C)**  
USE: SINGLE FAMILY RESIDENCE  
OWNER: JENNIFER DENNIS  
SUB LOT REC. NO. 622800904

**ZONE B (C)**  
USE: SINGLE FAMILY RESIDENCE  
OWNER: JENNIFER DENNIS  
SUB LOT REC. NO. 622800905

### PHASE LEGEND

- 17857 Old Ranch Road
- PHASE 1  
EXISTING  
147,852 SF - 3.27 AC  
Proposed 15,000 SF Human Services Facility
- PHASE 2  
NO BUILD AREA  
73,432 SF - 1.69 AC  
Proposed 15,000 SF Human Services Facility
- PHASE 3  
EXISTING  
149,474 SF - 3.43 AC  
Proposed 8,000 SF Human Services Facility
- PHASE 4  
NO BUILD AREA  
59,724 SF - 1.37 AC  
Proposed 8,000 SF Human Services Facility

# CONCEPT PLAN

# PEAKS RECOVERY

17827 / 1865 OLD BRANCH ROAD  
COLORADO SPRINGS, CO

DATE: 01/26/2010  
PROJECT FWS: A BASKIN  
DESIGN: CARRINGTON

## ENTITLEMENT

DATE	BY	DESCRIPTION
04/24/2010	BP	PER CITY REVIEW
07/14/2010	BP	PER CITY REVIEW COMMENTS

## STREAMSIDE LAND SUITABILITY ANALYSIS

3 OF 5

CPC #



# PEAKS RECOVERY CITY OF COLORADO SPRINGS, COLORADO STREAMSIDE LAND SUITABILITY ANALYSIS

**TEXTURE DEPENDENT**—Soil texture dependent zones. Major soil types are identified by color. Soil texture is determined by soil texture analysis. Soil texture is determined by soil texture analysis. Soil texture is determined by soil texture analysis.

**Qes**—This soil is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand.

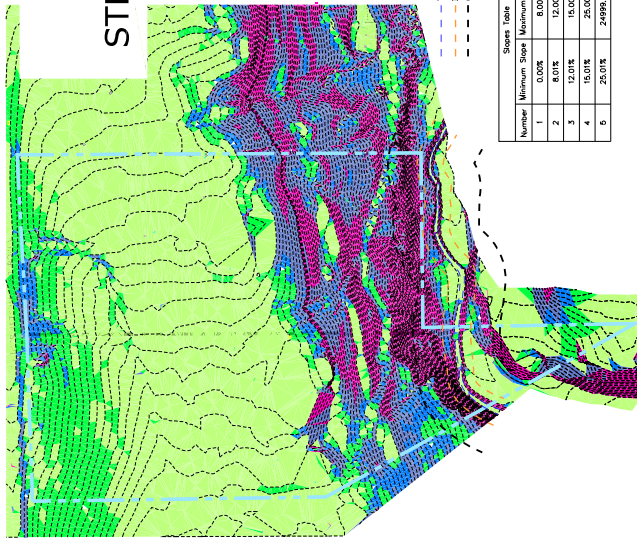
**Qs**—This soil is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand.

**TKdb2**—This soil is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand. It is a very fine sand to very fine silty sand.

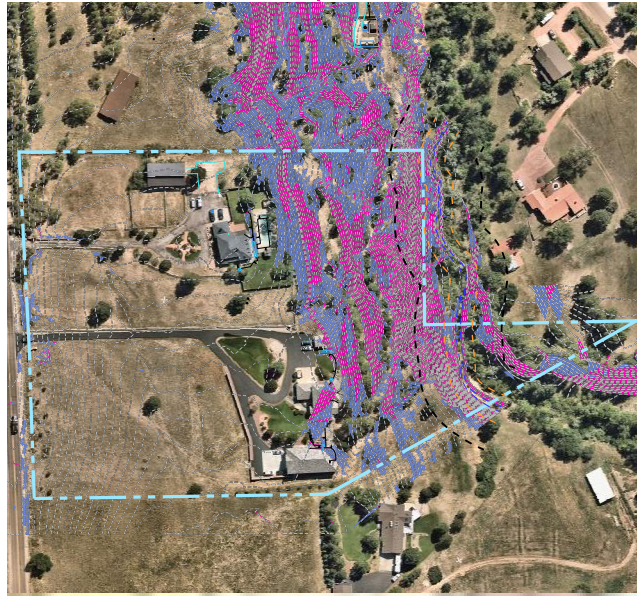
**BEDROCK**  
Upper part of the Dawson Formation (Upper Cretaceous and Paleocene)—Divided into three informal members: "basin-edge" deposit close to the mountain front and the basal part of the Pikes Peak Group. The "basin-edge" deposit is a very fine sand to very fine silty sand. The basal part of the Pikes Peak Group is a very fine sand to very fine silty sand. The "basin-edge" deposit is a very fine sand to very fine silty sand. The basal part of the Pikes Peak Group is a very fine sand to very fine silty sand.

Number	Minimum Slope	Maximum Slope	Color
1	0.0%	8.00%	Light Green
2	8.01%	12.00%	Green
3	12.01%	15.00%	Light Blue
4	15.01%	25.00%	Blue
5	25.01%	24999.99%	Purple

TOE OF SLOPE  
INNER BUFFER  
OUTER BUFFER



SLOPE ANALYSIS



SOIL ANALYSIS

**GAMBLE OAK**

**PONDEROSA PINE**

Number	Minimum Slope	Maximum Slope	Color
1	15.0%	24.0%	Light Green
2	25.0%	24999.99%	Purple

TOE OF SLOPE  
INNER BUFFER  
OUTER BUFFER

COMPOSITE ANALYSIS



VEGETATION

# CONCEPT PLAN

**PREPARED BY:** DIESEL BARRELL & CO.  
 LAND PLANNING ARCHITECTURE URBAN DESIGN  
 2270 LA MONTANA WAY  
 COLORADO SPRINGS, CO 80908  
 CONTACT: TROY MCCONNELL, P.E.  
 BOULDER, COLORADO SPRINGS, ARIZONA

**CLIENT:** PEAKS RECOVERY CENTERS

**PROJECT NO.:** 21343-00000  
**DRAWING NO.:** GD01

**1785/1865 OLD RANCH ROAD**  
**COLORADO SPRINGS, COLORADO**

**ISSUE DATE:** 1/27/20  
**DATE:** 5/27/20

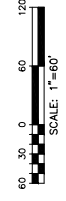
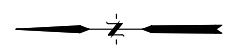
**DESIGNED BY:** TM  
**DRAWN BY:** GES

**CHECKED BY:** TM  
**FILE NAME:** 21343-00000

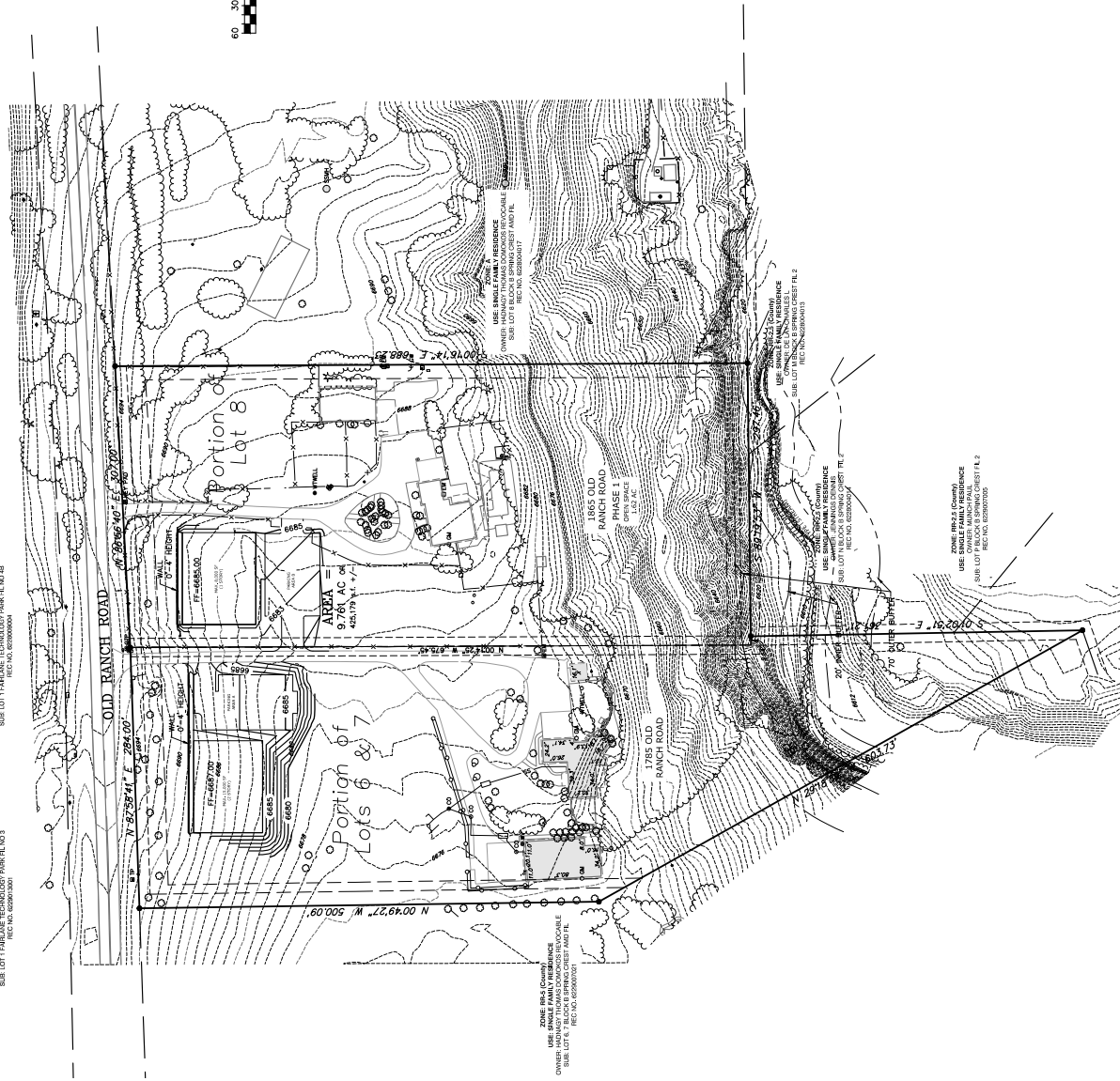
**PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:**  
 DIESEL BARRELL & CO.

**DRAWING SCALE:**  
 HORIZONTAL: 1" = 60'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**



- LEGEND**
- PROPERTY LINE
  - EASEMENT
  - FENCE
  - WALL
  - RETAINING WALL
  - EX. STORM W/ADSORBENT
  - PROPOSED INTERMEDIATE CONTOUR
  - PROPOSED INDEX CONTOUR
  - EX. INTERMEDIATE CONTOUR
  - EX. INDEX CONTOUR
  - EX. TREE
  - EX. TREE LINE



ZONE: RPA  
 USE: MANUFACTURING PROCESSING  
 SUB LOT 11 PARALLEL TECHNOLOGY PARK TL NO 3  
 REG. NO. 00292001

ZONE: SPT  
 USE: MANUFACTURING PROCESSING  
 SUB LOT 11 PARALLEL TECHNOLOGY PARK TL NO 48  
 REG. NO. 00292001


ZONE: RPA  
 USE: MANUFACTURING PROCESSING  
 SUB LOT 11 PARALLEL TECHNOLOGY PARK TL NO 3  
 REG. NO. 00292001

ZONE: RPA  
 USE: MANUFACTURING PROCESSING  
 SUB LOT 11 PARALLEL TECHNOLOGY PARK TL NO 3  
 REG. NO. 00292001

**811**  
 Know what's below.  
 Call before you dig.  
 CALL 3-BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG. PEAKS RECOVERY  
 CENTERS IS A MEMBER OF  
 UNDERGROUND MEMBER UTILITIES.

**CONCEPT PLAN**

**PREPARED BY:**



**DRESEL, BARRELL & CO.**  
 LAND PLANNING ARCHITECTURE URBAN DESIGN  
 2270 LA MONTANA WAY  
 COLORADO SPRINGS, CO 80908  
 CONTACT: TRACI MCCONNELL, P.E.  
 TRACI@DRESELBARRELL.COM  
 719-583-8200

**CLIENT:**



**PEAKS RECOVERY CENTERS**  
 2270 LA MONTANA WAY  
 COLORADO SPRINGS, CO 80908  
 CONTACT: TRACI MCCONNELL, P.E.  
 TRACI@DRESELBARRELL.COM  
 719-583-8200

**PEAKS RECOVERY**  
 1785/1665 OLD RANCH ROAD  
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/27/20
LATEST ISSUE	5/27/20

DESIGNED BY:	DM
DRAWN BY:	GES
CHECKED BY:	DM
FILE NAME:	21-043-CO010

PREPARED UNDER MY DIRECT AND ON BEHALF OF:  
 DRESEL, BARRELL & CO.

DRAWING NO. 21-043-CO053

**UP01**

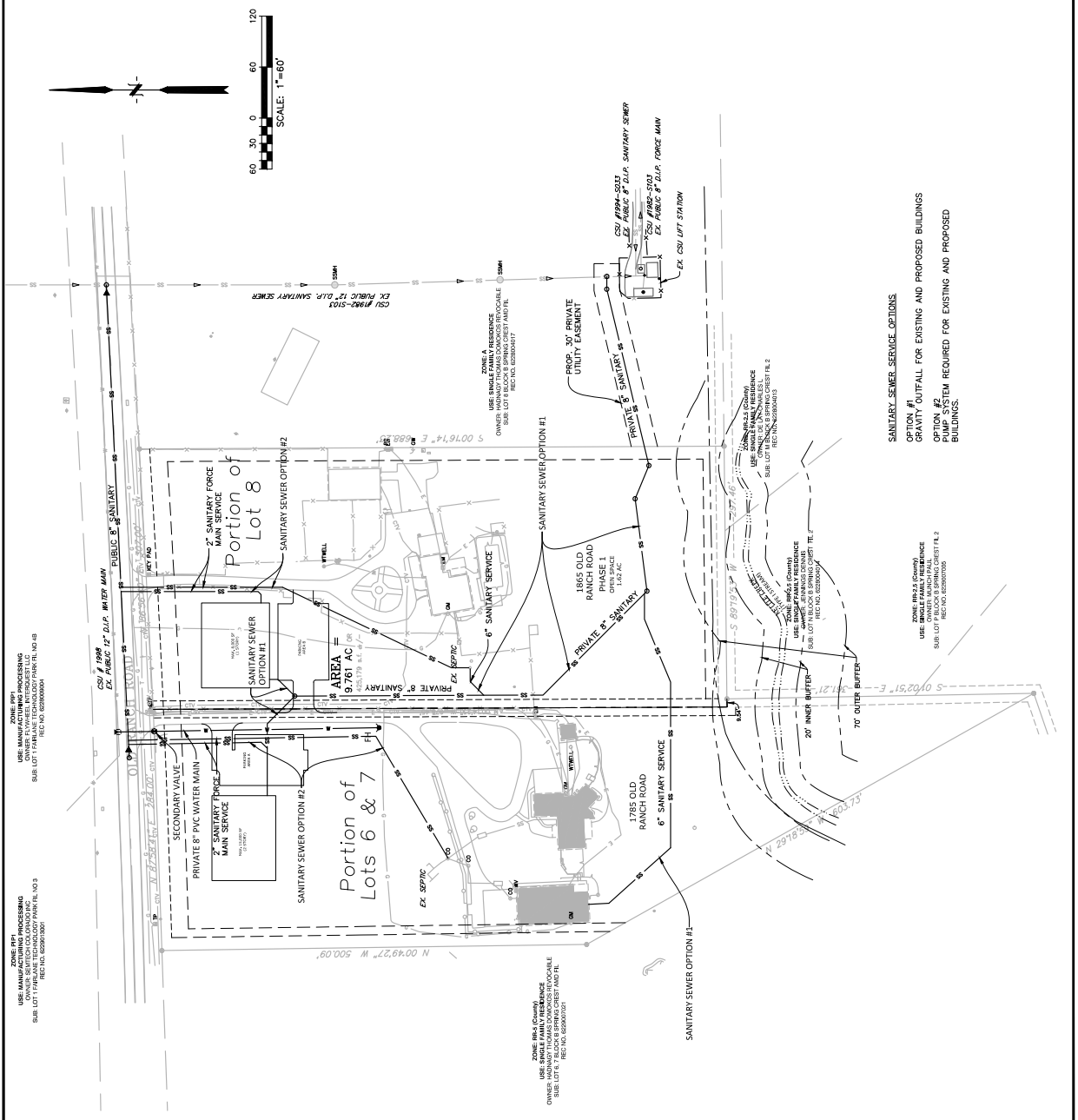
PROJECT NO. 21-043-CO053

SHEET: 5 OF 5

Land Planning  
 Landscape Architecture  
 Urban Design



- General Notes for Sanitary Utility Service:**
- Owner's (contractor's) responsibility for the Sanitary Utility Service of Preliminary Utility Plan: Colorado Springs (Springs Utilities) shall make the final determination of the location shown on the Preliminary Utility Plan for facilities, which may not be the same location as shown on the Preliminary Utility Plan.
  - Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility lines to the Property shall be in accordance with the Colorado Springs Sanitary Utility Service Standards ("Standards"), tariffs, Colorado Springs City Code, resolutions, and policies, and that the Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems. The Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems. The Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems.
  - Owner acknowledges responsibility for the costs of extensions or utility system improvements to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems. The Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems.
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  - Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or extension of utility lines to the Property is not in accordance with the Standards, then the Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems.
  - Owner shall be responsible for the costs of extensions or utility system improvements to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems. The Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems.
  - The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including loading requirements (see Springs Utilities Line Extension and Service Standards).
  - Owner shall be responsible for the costs of extensions or utility system improvements to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems. The Property Owner(s) shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems.
  - Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas lines, and to ensure that the proposed utility lines do not cross over or interfere with any existing or proposed natural gas lines. Springs Utilities shall be responsible for the cost of the connection and/or extension of utility lines to the Property, including the costs to design and install water systems, wastewater collection systems, and sanitary sewer systems, and to ensure the proper installation and operation of the systems.
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**LEGEND**

PROPERTY LINE	---
EASEMENT	---
FENCE	---
WALL	---
RETAINING WALL	---
EX. SANITARY SEWER	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. BURIED ELECTRIC LINE	---
EX. BURIED CABLE LINE	---
EX. FIRE HYDRANT	---
EX. WATER VALVE	---
EX. MANHOLE	---

Know what's below.  
 Call before you dig.  
 CALL 3-BUSINESS DAYS IN ADVANCE  
 811 OR VISIT WWW.CALLBEFOREYODIG.COM  
 TO GET THE LOCATION OF  
 UNDERGROUND MEMBER UTILITIES.

**CONCEPT PLAN**