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03	GRADING & DRAINAGE PLAN
04	UTILITY PLAN
05	CONSTRUCTION DETAILS
06	LANDSCAPE PLAN

PROJECT CONTACTS:

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LANDSCAPE ARCHITECT:
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 KRISTIN HEGGEM, KHLA
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 719-339-9393

SURVEYOR:
LAND DEVELOPMENT CONSULTANTS, INC
 DAVE HOSTETLER
 3898 MAIZELAND ROAD
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 719-528-6133



NOT FOR CONSTRUCTION
FOR CIVIL ONLY

LOT 2 BLACKWOOD CROSSING FILING NO 1A

7408 BLACK FOREST ROAD
 COLORADO SPRINGS, CO 80809
 CHARLES HOLLIDAY

SHEET NAME: COVER
 PROJECT STATUS: CONCEPT PLAN

ENG:	RD	
DRAWN:	RD	
CHECKED:	TAD	
DATE:	06/02/2021	
#	REVISION	DATE
JOB NO.:	180579	
SHEET NO.:	1	
	of 6	

7478 BLACK FOREST RD
 SCH. NO. 5307001033
 RADIANT CHURCH
 LOT 5
 BLACKWOOD CROSSING
 (Reception No. 208712764)
 5.74 AC
 ZONE: PBC-AO

7492 BLACK FOREST RD
 SCH. NO. 5307001031
 CIRCLE K STORES INC
 LOT 1
 BLACKWOOD CROSSING
 FILING NO. 1A
 (Reception No. 219714355)
 2.20 AC
 ZONE: PBC-AO

7408 BLACK FOREST RD
 SCH. NO. 5307001032
 CKW PROPERTIES LLC
 LOT 2
 BLACKWOOD CROSSING
 FILING NO. 1A
 (Reception No. 219714355)
 1.11 ACRES
 ZONE: PBC-AO

PROPOSED BUILDING
 TOF: 6958.00'
 70'-0" x 96'-0"
 6,720 SF

FEMA FLOODPLAIN STATEMENT:
 FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 08041C0513G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO NOT BE WITHIN A FLOOD ZONE (AREAS TO BE DETERMINED OUTSIDE 500 YEAR FLOODPLAIN.)

PARKING INFORMATION:
 REQUIRED PARKING ACCORDING TO THE CITY OF COLORADO SPRINGS CODE SECTION 7.4.203: PARKING SPACE REQUIREMENTS BY USE:
 USE TYPE COMMERCIAL CENTER' = 1 SPACE PER 250 SF
 GROSS FLOOR AREA 6,720 SF
 REQUIRED PARKING SPACES = 26.88 SPACES
 ON-SITE PARKING PROVIDED = 32 PARKING STALLS (4 COMPACT STALLS)
 1 ADA VAN ACCESSIBLE STALL
 1 ADA ACCESSIBLE STALL
 TOTAL PARKING PROVIDED = 34 PARKING STALLS

DEVELOPMENT DETAILS:
 EXISTING LAND USE: VACANT (PLANNED BUSINESS CENTER)

PROPERTY DESCRIPTION:
 LOT 2, BLACKWOOD CROSSING FILING NO. 1A, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 219714355 OF THE EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 339,524 SQUARE FEET, BEING 7.79 ACRES, MORE OR LESS.

EXISTING ZONING: PBC AO
 SITE AREA: 48,352 SF (1.11 AC.)
 PROPOSED BUILDING HEIGHT: MAX HEIGHT = 40 FEET
 PROPOSED BUILDING FOOTPRINT: 6,720 SQUARE FEET
 PERCENT LOT COVERAGE BY BUILDING: 13.9%
 PERCENT LOT COVERAGE BY IMPERVIOUS SURFACES (LESS BUILDING): 0.49 ACRE / 1.11 LOT ACREAGE = 44.2%
 APPROXIMATE SCHEDULE OF DEVELOPMENT: JANUARY 2022 - JUNE 2022

- SITE NOTES:**
- THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
 - PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL HAVE 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 DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND ELEVATIONS.
 - ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS OR CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG BUCKINGHAM DRIVE 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 REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
 - THE LAND SURVEY PLAT/PROPERTY BOUNDARY DEPICTED WAS OBTAINED FROM PLAT NO 14355, AND DESCRIBES THE PROPERTY KNOWN AS "LOT 2 BLACKWOOD CROSSING FILING NO 1A"
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE OF ALL LANDSCAPE AREAS, FENCES AND WALL SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
 - THE DRIVE ACCESS WILL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
 - DIRECT VEHICULAR ACCESS WILL BE ALLOWED FROM THE EXISTING ACCESS STREET TO THE WEST OF THE SITE.
 - PARKING IS NOT PERMITTED ANYWHERE EXCEPT THE DESIGNATED PARKING STALLS AS SHOWN ON THE PLANS.
 - AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED JULY 14, 1999 IN BOOK 5649 AT PAGE 347, ORDER APPROVING THE STIPULATION TO RETAIN EASEMENT RECORDED AUGUST 16, 1996 UNDER RECEPTION NO. 96104134 . . . BLANKET EASEMENT CONDITION.

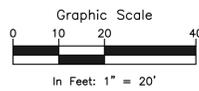
- SIGN INSTALLATION NOTES:**
- SIGNS SHALL BE LOCATED AND INSTALLED PER CITY OF COLORADO SPRINGS ENGINEERING STANDARDS AND REFERENCES.
 - BOTTOM OF ALL SIGNS SHALL BE INSTALLED AT LEAST 7' ABOVE THE ADJACENT FINISHED GRADE OR TOP BACK OF CURB, AS APPLICABLE.
 - ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
 - SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.

TEMPLETON GAP RD
 SCH. NO. 5307001021
 RICHARD SHUBERT
 9.12 AC
 ZONE: A-5 CAD-O

TEMPLETON GAP RD
 ASPHALT
 (PUBLIC ROW WIDTH VARIES)

7415 TEMPLETON GAP RD
 SCH. NO. 5307001035
 RICHARD SHUBERT
 9.35 AC

LAST SAVED: 03/02/2021 12:03 PM. PATH: T:\Projects\Site_Spec\2020\06\02\01\7408 Black Forest Rd\80579\Civil\Drawings\Final\RMG\03\Sheet_Site\0301-Cover.dwg



7478 BLACK FOREST RD
SCH. NO. 5307001033
RADIANT CHURCH
LOT 5
BLACKWOOD CROSSING
(Reception No. 208712764)
5.74 AC
ZONE: PBC-AO

7492 BLACK FOREST RD
SCH. NO. 5307001031
CIRCLE K STORES INC
LOT
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
2.20 AC
ZONE: PBC-AO

7408 BLACK FOREST RD
SCH. NO. 5307001032
CKW PROPERTIES LLC
LOT 2
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
1.11 ACRES
ZONE: PBC-AO

PROPOSED BUILDING
TOF: 6958.00'
70'-0" x 96'-0"
6,720 SF

7410 HORSESHOE RD
SCH. NO. 5308002011
HURST JOHN G
REVOCABLE TRUST
3.50 AC
ZONE: A-AO

7320 HORSESHOE RD
SCH. NO. 5308002004
DUK LLC
5.61 AC
ZONE: RR-5 CAD-O

TEMPLETON GAP RD
SCH. NO. 5307001021
RICHARD SHUBERT
9.12 AC
ZONE: A-5 CAD-O

TEMPLETON GAP RD
ASPHALT
(PUBLIC ROW WIDTH VARIES)

7415 TEMPLETON GAP RD
SCH. NO. 5307001035
RICHARD SHUBERT
9.35 AC

*THIS PROPERTY DOES NOT FALL WITHIN
THE CITY'S STREAM SIDE ZONE.

- NOTE:
- SEE SOILS REPORT.
 - REFER TO THE MUTCD FOR PARKING STALL DETAILS.
 - 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 OR STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
 - ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
 - ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
 - ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR FINANCIAL ASSURANCE.
 - SIGNAGE TO BE INSTALLED INDICATING THAT OUTSIDE DRIVE AISLE ARE FIRE ACCESS LANES AND PARKING IS NOT PERMITTED.

- PHASING NOTES:
- THE ANTICIPATED SEQUENCE OF CONSTRUCTION ARE AS FOLLOWS:
 - INSTALLATION OF INITIAL CONTROL MEASURES, CLEARING AND GRUBBING, CONSTRUCTION STAKING, VEHICLE TRACKING ACCESS INSTALLATION (BASE COURSE OF DRIVE ACCESS TO VTC DETAILS STANDARDS) - JANUARY 2022, DURATION: 1 WEEK.
 - EXCAVATION FOR FOUNDATIONS AND UTILITIES COMMON TRENCHES - JANUARY 2022, DURATION: 3 WEEKS
 - FOUNDATION AND UTILITIES INSTALLATIONS INCLUDING TIE IN TO EXISTING MAINS - FEBRUARY 2022, DURATION: 3 WEEKS.
 - INSTALLATION OF INTERIM CONTROL MEASURES, BACKFILL AND FINE GRADING, HARDSCAPE INSTALLATION INCLUDING WALLS - FEBRUARY-MARCH 2022, DURATION: 4 WEEKS.
 - STRUCTURE ERECTIONS AND COMMERCIAL CENTER BUILDING CONSTRUCTION - MARCH-APRIL 2022, DURATION: 6 WEEKS.
 - INSTALLATION OF FINAL CONTROL MEASURES, FINE GRADING, PERMANENT STABILIZATION AND SEEDING - MAY 2022, DURATION: 2 WEEKS.
 - PROJECT CLOSE OUT - MAY 2022.

- SURVEY NOTES:
- SURVEY LINENWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY LDC, INC., DATED FEBRUARY 10, 2021.
 - BENCHMARK WAS TAKEN FROM FIMS MONUMENT NUMBER T024 IS A BERNSTEN TOP SECURITY MONUMENT SYSTEM WITH A 3.25" DIAMETER ALUMINUM FIMS CAP SET IN A ROAD BOX, LOCATED AT THE NORTHWEST SIDE OF TEMPLETON GAP ROAD 2.5' SOUTHEAST OF THE RIGHT-OF-WAY FENCE, APPROXIMATELY 90' NORTHEAST OF THE CENTERLINE OF THE DRIVEWAY TO 6980 TEMPLETON GAP ROAD AND SET APPROXIMATELY 2' ABOVE GROUND SURFACE.
 - ELEVATION = 6838.2 "NAVD88" DATUM.

PARKING INFORMATION:
REQUIRED PARKING ACCORDING TO THE CITY OF COLORADO SPRINGS CODE SECTION 7.4.203: PARKING SPACE REQUIREMENTS BY USE:

USE TYPE COMMERCIAL CENTER' = 1 SPACE PER 250 SF
GROSS FLOOR AREA 6,720 SF
REQUIRED PARKING SPACES = 26.88 SPACES

ON-SITE PARKING PROVIDED = 32 PARKING STALLS (4 COMPACT STALLS)
1 ADA VAN ACCESSIBLE STALL
1 ADA ACCESSIBLE STALL

TOTAL PARKING PROVIDED = 34 PARKING STALLS

ADA DESIGN PROFESSIONAL STANDARDS NOTES:
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.

ROCKY MOUNTAIN GROUP
ARCHITECTS
Structural
Foundations
Civil
Planning

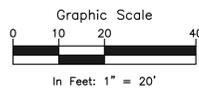
2910 ALBERT BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
WWW.RMGENGINEERS.COM
SOUTHERN COLORADO
ENGINEERS

NOT FOR CONSTRUCTION
FOR CIVIL ONLY

LOT 2 BLACKWOOD CROSSING FIL NO 1A
7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80809
CHARLES HOLLIDAY

SHEET NAME: SITE PLAN
PROJECT STATUS: CONCEPT PLAN

ENG:	RD	
DRAWN:	RD	
CHECKED:	TAD	
DATE:	06/02/2021	
#	REVISION	DATE
JOB NO.:	180579	
SHEET NO.:	2 of 6	



UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE 719-668-4658 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
2. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY. CAP STAMPED "LWA PLS NO. 25955" AT THE NORTHEAST PROPERTY CORNER. THE CONTRACTOR SHALL CALIBRATE TO ELEVATION DATUM AS NEEDED.
3. UTILITY PLAN IS BASED ON DETAIL C1-13 TOWNHOUSE PUD UTILITIES PLAN VIEW FROM THE "WASTEWATER LINE EXTENSION AND SERVICE STANDARDS".
4. EXISTING UTILITIES DISPLAYED ARE BASED ON COLORADO SPRINGS UTILITIES GIS MAPPING SERVICES AND SURVEY POINTS BY SURVEYOR ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES TO ENSURE INSTALLATION OF PROPOSED UTILITY SERVICES ARE IN CONFORMANCE WITH COLORADO SPRINGS UTILITIES AND CITY OF COLORADO SPRINGS ENGINEERING AND PUBLIC WORKS STANDARDS, RULES, AND REGULATIONS.

WASTEWATER:

1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2'X4'X12" STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.

WATER:

1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED FOR THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON COLORADO SPRINGS UTILITIES WATER MAINS SHALL BE PERFORMED BY COLORADO SPRINGS UTILITIES. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY COLORADO SPRINGS UTILITIES.
6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

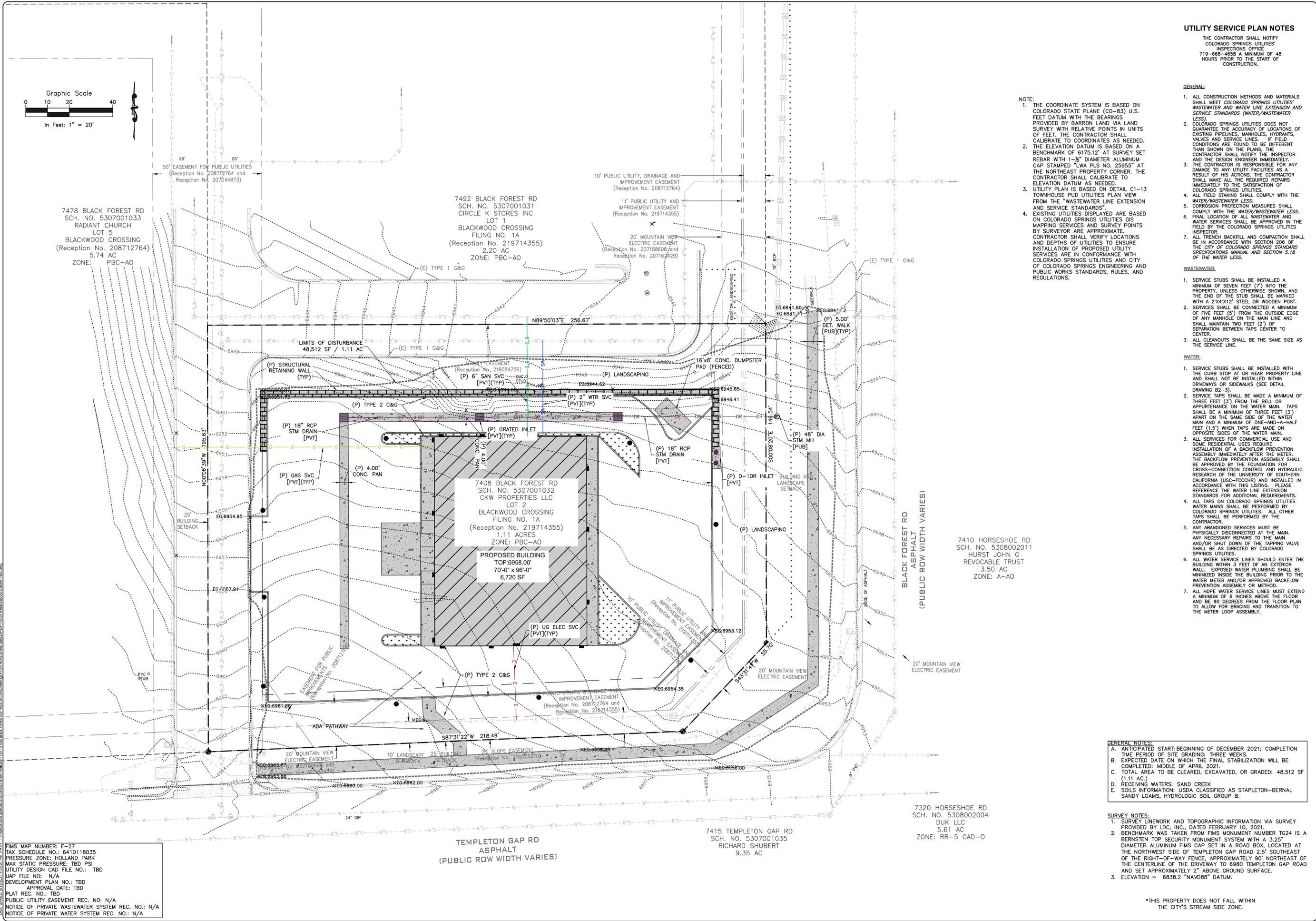
GENERAL NOTES:

- A. ANTICIPATED START: BEGINNING OF DECEMBER 2021; COMPLETION TIME PERIOD OF SITE GRADING: THREE WEEKS.
- B. EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: MIDDLE OF APRIL 2021.
- C. TOTAL AREA TO BE CLEARED, EXCAVATED, OR GRADED: 48,512 SF (1.11 AC.)
- D. RECEIVING WATERS: SAND CREEK
- E. SOILS INFORMATION: USDA CLASSIFIED AS STAPLETON-BERNAL SANDY LOAMS, HYDROLOGIC SOIL GROUP B.

SURVEY NOTES:

1. SURVEY LINEWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY LDC, INC., DATED FEBRUARY 10, 2021.
2. BENCHMARK WAS TAKEN FROM FIMS MONUMENT NUMBER T024 IS A BERNSTEIN TOP SECURITY MONUMENT SYSTEM WITH A 3.25" DIAMETER ALUMINUM FIMS CAP SET IN A ROAD BOX, LOCATED AT THE NORTHWEST SIDE OF TEMPLETON GAP ROAD 2.5' SOUTHEAST OF THE RIGHT-OF-WAY FENCE, APPROXIMATELY 90' NORTHEAST OF THE CENTERLINE OF THE DRIVEWAY TO 6980 TEMPLETON GAP ROAD AND SET APPROXIMATELY 2" ABOVE GROUND SURFACE.
3. ELEVATION = 6838.2 "NAVD88" DATUM.

*THIS PROPERTY DOES NOT FALL WITHIN THE CITY'S STREAM SIDE ZONE.



FIMS MAP NUMBER: F-27
 TAX SCHEDULE NO.: 6410118035
 PRESSURE ZONE: HOLLAND PARK
 MAX STATIC PRESSURE: TBD PSI
 UTILITY DESIGN CAD FILE NO.: TBD
 UAP FILE NO.: N/A
 DEVELOPMENT PLAN NO.: TBD
 APPROVAL DATE: TBD
 PLAT REC. NO.: TBD
 PUBLIC UTILITY EASEMENT REC. NO.: N/A
 NOTICE OF PRIVATE WASTEWATER SYSTEM REC. NO.: N/A
 NOTICE OF PRIVATE WATER SYSTEM REC. NO.: N/A

ROCKY MOUNTAIN GROUP

ARCHITECTS
Structural
Forensics

ENGINEERS

2910 ALBERT BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
 719.585.5145 WWW.RMENGINEERS.COM
 STRUCTURAL ENGINEERING, CIVIL ENGINEERING, GEOTECHNICAL ENGINEERING

NOT FOR CONSTRUCTION FOR CIVIL ONLY

LOT 2 BLACKWOOD CROSSING FILING NO 1A

7408 BLACK FOREST ROAD
 COLORADO SPRINGS, CO 80809
 CHARLES HOLLIDAY

UTILITY PLAN

CONCEPT PLAN

SHEET NAME

PROJECT STATUS

ENG:	RD	
DRAWN:	RD	
CHECKED:	TAD	
DATE:	06/02/2021	
#	REVISION	DATE
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
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###	###	###
###	###	###
JOB NO.:	180579	
SHEET NO.:	4 of 6	

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: Blackwood Crossing Date: 8-18-21

Climate zone (from Figure 4 of Landscape Policy Manual) - circle one:

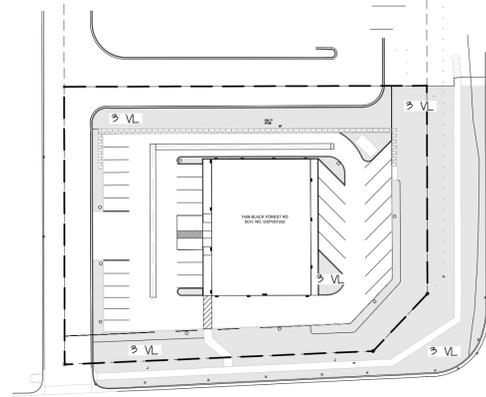
Foothills Foothills & Plains **Plains**

Plant Communities -to be labeled by number(s) on diagram:

- 1 - Semiarid Shrublands
- 2 - Pinon-Juniper Woodlands
- 3 - Foothill Shrublands
- 4 - Lower Elevation Riparian
- 5 - Ponderosa Pine Forest
- 7 - Upper Elevation Riparian
- 8 - Douglas-fir Forest

Hydrozones (supplemental water) -to be labeled by letter(s) on diagram:

- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)



Plant Schedule

Evergreen Trees	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant Size	Plant Schedule Key
4	1	Pinus edulis / Piñon Pine	6" Ht.	15x15'	1256D

Deciduous Trees	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant Size	Plant Schedule Key
1	4	Celtis occidentalis / Chicago/land Hackberry	2' caliper	50x50'	3457AD
2	5	Crataegus ambigua / Russian Hawthorne	2' caliper	20x20'	235AD
3	12	Crataegus crus-galli / Cockspur Thornless Hawthorne	2' caliper	25x25'	235AD

Groundcover Schedule

Groundcover Symbol	Qty	Description	Notes
3025	s.f.	2-4" River Rock with shrubs, grasses, perennials to meet 75% coverage requirement	4" Depth
10625	s.f.	Native low grow seed mix	Seed (erosion control fabric where necessary)

7478 BLACK FOREST RD
SCH. NO. 5307001033
RADIANT CHURCH
LOT 5
BLACKWOOD CROSSING
(Reception No. 208712764)
5.74 AC
ZONE: PBC-AO

Landscape Notes:

- The maintenance responsibility for all landscape areas, fences and wall shall be the Property Owner.
- The soil type for this site is 100% Stapleton-Bernal Sandy Loam, per the USDA map.
- Soil prep amendments, tilling and any necessary de-compaction or excavation will be based on a soil sample test to be done at a later date.
- Irrigation for grass areas shall be spray sprinklers; irrigation for all trees, shrubs and ground covers in mulched areas shall be drip emitters.
- A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

1' PUBLIC UTILITY, DRAINAGE AND IMPROVEMENT EASEMENT (RECEPTION 208712764)

1' PUBLIC UTILITY AND IMPROVEMENT EASEMENT (RECEPTION 219714355)

20' MTN. VIEW ELECTRIC EASEMENT (RECEPTION 20715808 AND 207162429)

7492 BLACK FOREST RD
SCH. NO. 5307001031
CIRCLE K STORES INC
LOT 1
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
2.20 AC
ZONE: PBC-AO

7408 BLACK FOREST RD
SCH. NO. 5307001032
CKW PROPERTIES LLC
LOT 2
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
1.11 ACRES
ZONE: PBC-AO

7410 HORSESHOE RD
SCH. NO. 5308002011
HURST JOHN G
REVOCABLE TRUST
3.50 AC
ZONE: A-AO

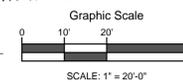
7320 HORSESHOE RD
SCH. NO. 5308002004
DUK LLC
5.61 AC
ZONE: RR-5 CAD-O

7415 TEMPLETON GAP RD
SCH. NO. 5307001035
RICHARD SHUBERT
9.35 AC

TEMPLETON GAP RD (MINOR ARTERIAL)
ASPHALT
(PUBLIC ROW WIDTH VARIES)

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=20'-0"



Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section 6.2.2B, Table 6-1									
Street Name or Zone Boundary	Street Classification	Width (Feet) Req./Prov.	Linear Footage	Tree Spacing Required	No. of Trees Req./Provided	Shrub Substitutes Req./Prov.	Ornamental Grass Sub. Req./Prov.	Setback Plant Symbol on Plan	Percent Ground Plane Veg.
Templeton Gap Rd.	Minor Arterial	20	218.49	25	8,739#	8	10	STR	75% / 100%
Black Forest Rd.	Principal Arterial	25	146.54	20	8	8	0	STR	75% / 75%

Motor Vehicle Lots See Code Section/Policy 6.2.2C									
No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req. & Prov.	Vehicle Lot Frontage(s)	Length of Frontage (Ft.) (Excluding Drives)	2/3 Length of Frontage (Ft.)	Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req./Prov.	Vehicle Lot Plant Symbol on Plan	Percent Ground Plane Veg.	
33	3 & 3	Street on West	105	70	14	14	7	PKG	75%/75%
		Templeton Gap Rd	80	53	11	11	6	PKG	75%/75%
		Black Forest Rd.	105	70	14	14	7	PKG	75%/75%

Internal Landscaping See Code Section/Policy 6.2.2E									
Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provide	Internal Trees (1500 SF) Req./Prov.	Shrub Substitutes Req./Prov.	Ornamental Grass Sub. Req./Prov.	Internal Plant Symbol on Plan	Percent Ground Plane Veg.		
34,550	5%	1728 / 13650	3.5	3	10	0	INT	50% / 75%	

ACTUAL SHRUB / PERENNIAL / GRASS LOCATIONS TO MEET THESE REQUIREMENTS WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN

ROCKY MOUNTAIN GROUP
ARCHITECTS
ARCHITECTURAL
LANDSCAPE
PLANNING
ENGINEERS

2810 AUSTIN BLVD SUITE 2145 - WWW.RMENGINEERS.COM
SOUTHFORD, COLORADO 80018
BOULDER, COLORADO 80501

NOT FOR CONSTRUCTION

KHLA
KRISTIN HEGGEM
LANDSCAPE ARCHITECT - ASLA

2009 N. Franklin St. Colorado Springs 80907
WWW.KHLAARCHITECTS.COM
719.339.9393

LOT 2 BLACKWOOD CROSSING FIL NO 1A

7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80909

PRELIMINARY LANDSCAPE PLAN

DEVELOPMENT PLAN

ENG:	KH	
DRAWN:	BM	
CHECKED:	KH	
DATE:	08/23/2021	
#	REVISION	DATE
JOB NO.	21.21	
SHEET NO.	6	
	of 6	