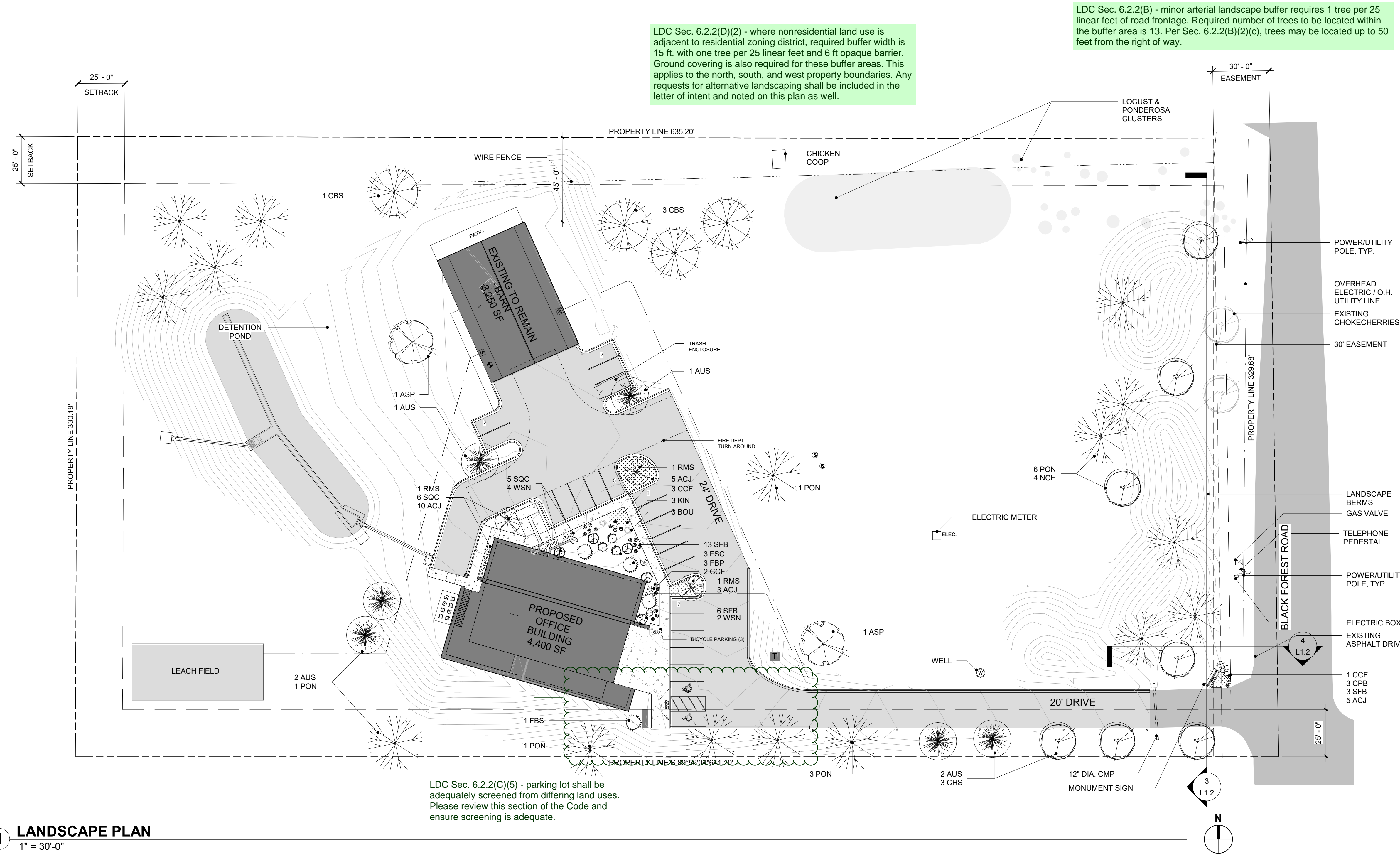


SITE DEVELOPMENT PLAN

BLACK FOREST OFFICE

N1/2 NE1/4 SE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
4.77 ACRES



LDC Sec. 6.2.2(D)(2) - where nonresidential land use is adjacent to residential zoning district, required buffer width is 15 ft. with one tree per 25 linear feet and 6 ft opaque barrier. Ground covering is also required for these buffer areas. This applies to the north, south, and west property boundaries. Any requests for alternative landscaping shall be included in the letter of intent and noted on this plan as well.

LDC Sec. 6.2.2(B) - minor arterial landscape buffer requires 1 tree per 25 linear feet of road frontage. Required number of trees to be located within the buffer area is 13. Per Sec. 6.2.2(B)(2)(c), trees may be located up to 50 feet from the right of way.

LDC Sec. 6.2.2(C)(5) - parking lot shall be adequately screened from differing land uses. Please review this section of the Code and ensure screening is adequate.

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
	PINE, PONDEROSA <i>Pinus ponderosa</i>	10	2"BB	40-60"H BY 25-30"W O.C.	[PON]
	PINE, AUSTRIAN <i>Pinus nigra</i>	6	2"BB	40-50"H BY 20"W O.C.	[AUS]
	SPRUCE, COLORADO <i>Picea pungens</i>	3	2"BB	40-60"H BY 25"W O.C.	[CBS]
	ASPEN, QUAKING <i>Populus tremuloides</i>	2	2"BB	35"H BY 15"W O.C.	[ASP] SINGLE - STEM
	SERVICEBERRY, ROCKY MOUNTAIN <i>Amelanchier alnifolia</i>	3	2"BB	20"H BY 20"W O.C.	[RMS] SINGLE - STEM
	CHOCHECHERRY, NATIVE <i>Prunus virginiana</i>	7	#5	25"H BY 20"W O.C.	[NCH]
	CHOCHECHERRY, SCHUBERT <i>Prunus virginiana 'Schubert'</i>	3	#5	25"H BY 20"W O.C.	[CHS]
	PINE, FOXTAIL 'SHERWOOD COMPACT' <i>Pinus aristata 'Sherwood Compact'</i>	3	# 10	10"H BY 4"W O.C.	[FSC] 6" H - MINIMUM
	SPRUCE, FASTIGIATE BLUE <i>Picea pungens 'Fastigiata'</i>	4	1.5"BB	25"H BY 6"W O.C.	[FSP] 6" H - MINIMUM
	SNOWBERRY, WESTERN <i>Symphoricarpos occidentalis</i>	6	# 5	5"H BY 5"W O.C.	[WSN]
	CURRANT, SQUAW/WAX <i>Ribes cereum</i>	11	# 5	4"H BY 4"W O.C.	[SQC] DWARF
	CUTLEAF CONEFLOWER <i>Rudbeckia laciniata</i>	6	# 1	4"H BY 4"W O.C.	[CCF]
	SPREADING FLEABANE <i>Erigeron divergens</i>	22	# 1	12"H BY 12-15"W O.C.	[SFB]
	BARBERRY, CRIMSON PYGMY <i>Berberis thunbergii 'Atropurpurea Nana'</i>	3	# 3	8"H BY 3-4"W O.C.	[CPB]
	JUNIPER, ALPINE CARPET <i>Juniperus communis 'Mondap'</i>	20	# 1	8" H BY 4"W O.C.	[ACJ] PLANTED
	KINNIKINNICK <i>Arctostaphylos uva-ursi</i>	3	# 1	6" H BY 15"W O.C.	[ACJ] PLANTED
	BOULDER TBD	03	#-	12"-48" W	[BOU] N/A

ABBREVIATIONS: BB = BALLED & BURLAPPED | # 00 = GAL. SIZE | 0" = CALIPER | CALIPER MEASURED 6" ABOVE GROUND

LANDSCAPE DATA SCHEDULE				
LIVE PLANT MATERIAL PERCENTAGES	DESCRIPTION	QTY		
TOTAL SITE AREA		207,781 SF		
DISTURBED MEADOW / RESTORATION AREA	Central Shortgrass Prairie	40%		
DISTURBED FOREST / RESTORATION AREA	Ponderosa Forest	30%		
DISTURBED SOIL	Sandy / Loamy / Construction Aggregate	25%		
EXISTING ASPHALT		5%		
LANDSCAPE REQUIREMENTS		Proposed Landscape Totals		
REQUIRED LANDSCAPING	Minimum : 21 Trees	10,390 SF		
PROPOSED INTERNAL LANDSCAPING	Parking lot & Landscape Berms	19,350 SF		
PROPOSED RESTORATION AREA	Re-planting Native Landscape : Forest	29,200 SF		
Native Tree species mix :				
• Ponderosa Pine - <i>Pinus ponderosa</i> : 80%				
• Colorado Spruce - <i>Picea pungens</i> : 20%				
PROPOSED RESTORATION AREA		Re-seeding Native Landscape : Meadow		
		27,865 SF		
Native Grass species mix :				
• Ephraim Crested Wheatgrass - <i>Agropyron cristatum</i> : 30%				
• Idaho Fescue - <i>Festuca idahoensis</i> : 25%				
• Perennial (Blue Wild) Rye - <i>Elymus glaucus</i> : 20%				
• Blue Grama - <i>Bouteloua gracilis</i> : 15%				
• Prairie Coneflower / Mix - <i>Ratibida columnifera</i> : 10%				
SYMBOL	#	LIVE PLANT MATERIAL	REQUIREMENTS	QTY
	31	TREE COUNT	Required 1 every 500SF of Internal Landscaping	21 Trees
	80	SHRUB COUNT	Required minimum of 75% of required areas	7,793 SF
	13	BUFFER TREE AREA	Black Forest Prairie Mix - Street Requirement	75%
	13	RESTORATION AREA	Black Forest Prairie Mix - Street Requirement	75%

1 LANDSCAPE PLAN
1" = 30'-0"

LANDSCAPE PLAN

SHEET
2 OF 10

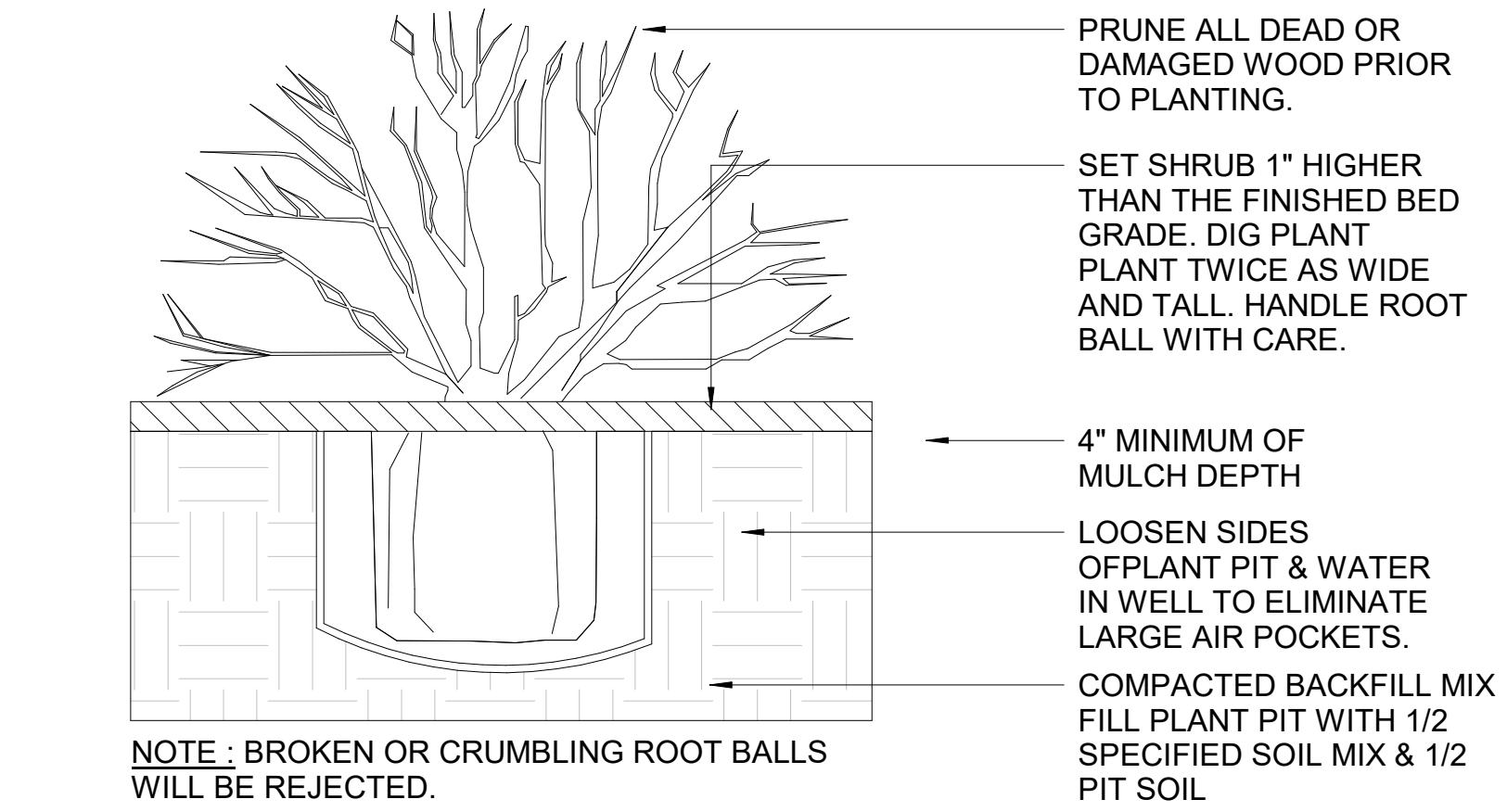
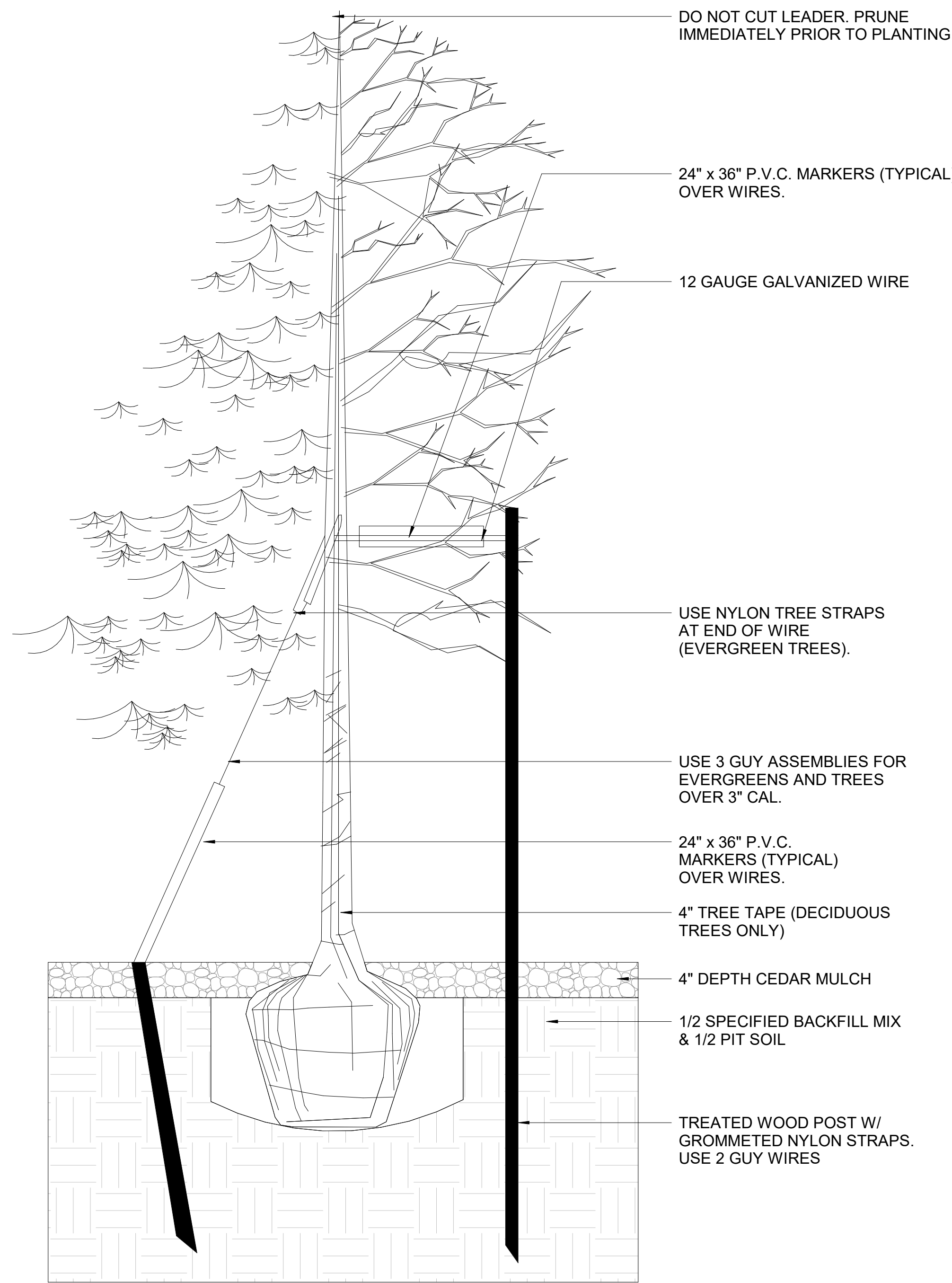
PROJECT NUMBER: PPR2023
DATE PREPARED: 12-09-2020
PLANS PREPARED FOR:
BLACK FOREST, LLC
12740 BLACK FOREST RD.
COLORADO SPRINGS, CO 80908

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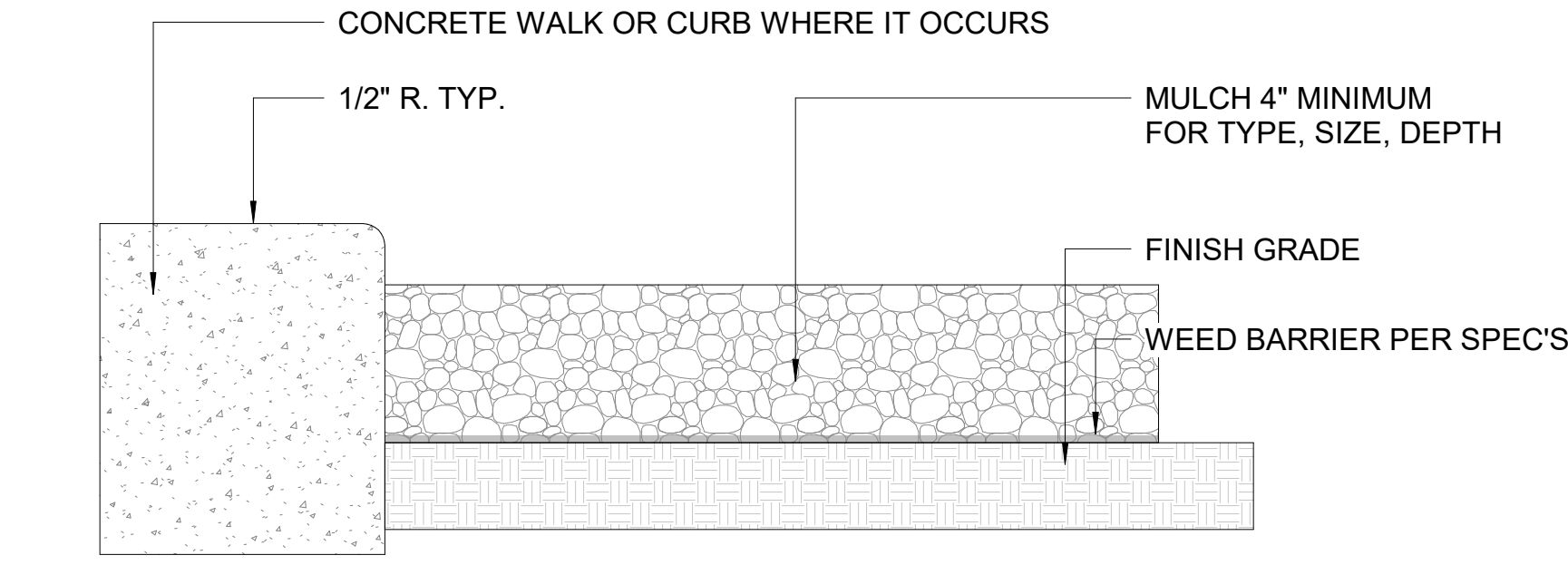
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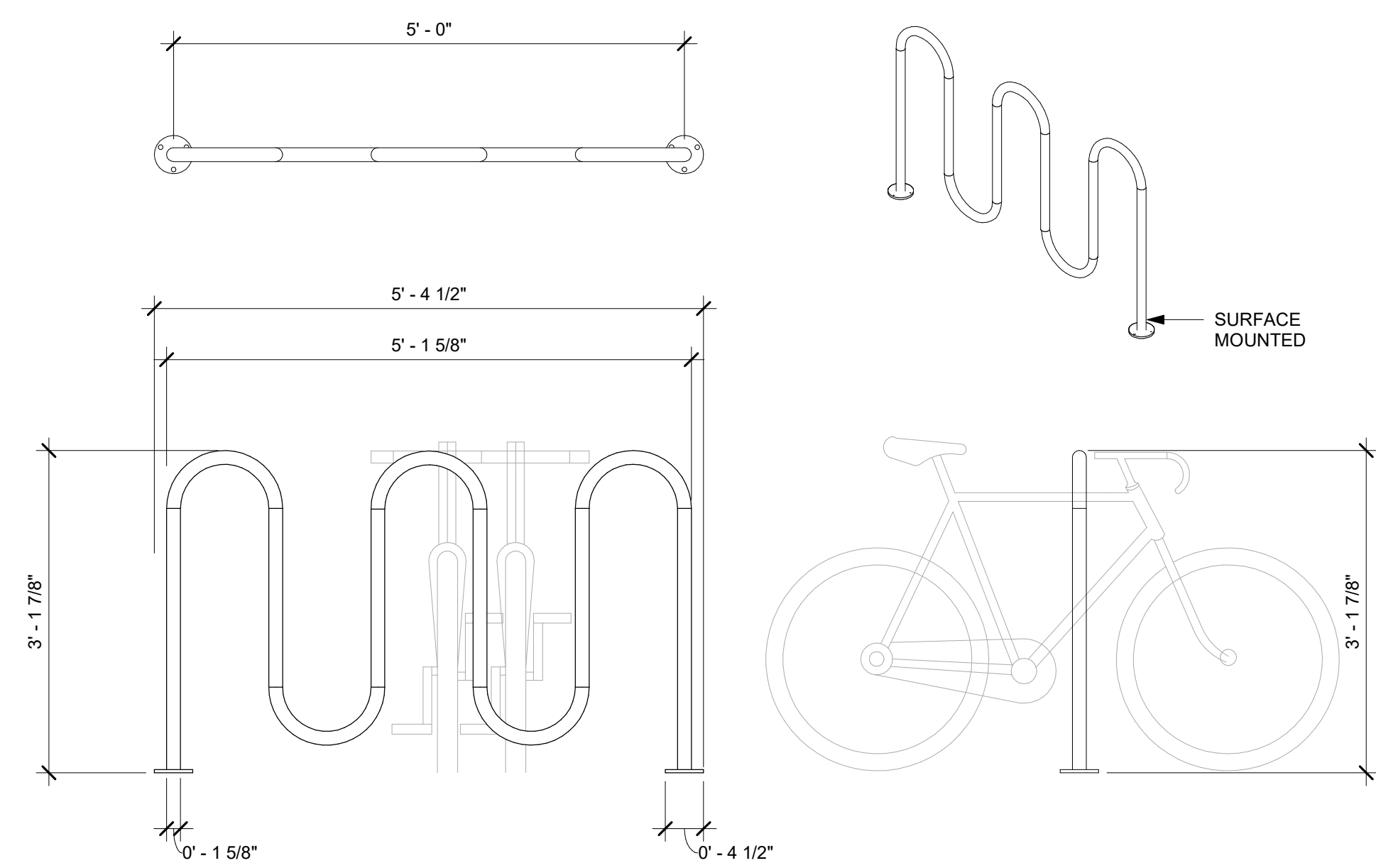
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2 SHRUB DETAIL
1" = 1'-0"



3 MULCH DETAIL
1/8" = 1'-0"



4 BIKE RACK
3/4" = 1'-0"

1 TREE DETAIL
1" = 1'-0"

LANDSCAPE NOTES:

1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE EXISTING CIVIL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND IRRIGATION AS-BUILT SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. ALL NEW LANDSCAPE AREAS SHALL BE ROTOTILLED WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6"
3. ALL DECIDUOUS TREES ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE PROFESSIONAL'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
4. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL SHRUB / ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
7. ALL MULCH AREAS ADJACENT TO THE BUILDING AND SCREEN WALLS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
8. ALL PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH SPECIFIED WESTERN RED CEDAR MULCH. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.
9. ALL NEW SHRUB BEDS AND MULCH AREA ARE TO BE CONTAINED WITH SPECIFIED ROLL TOP STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). PLACE STEEL EDGER BETWEEN ALL ROCK AND WOOD MULCH BEDS. COLOR OF EDGER TO BE STAINLESS STEEL.
10. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE PROFESSIONAL.
11. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE PROFESSIONAL.
12. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE PROFESSIONAL.
13. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWO TIMES THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
14. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
15. RESTORE ANY DAMAGED AREAS BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
16. LANDSCAPE WARRANTY PERIOD ONE YEAR. ALL MAINTENANCE SHALL BE AT CONTRACTOR'S EXPENSE INCLUDING PROPER PRUNING, WEEDING, PLANT REPLACEMENT, SUPPLEMENTAL MULCHING, TRASH REMOVAL AND WATERING UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE.
17. ALL NEW LANDSCAPE AREAS WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 15' IN WIDTH SHALL HAVE LOW ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTORS WITH LOW HEAD DRAINAGE. ALL SHRUB/ORNAMENTAL GRASS / VINE BEDS SHALL BE IRRIGATED WITH SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE A COMPONENT TO THE IRRIGATION SYSTEM AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE PROFESSIONAL PRIOR TO INSTALLATION.
18. THIS PLAN HAS BEEN COMPLETED BY A LANDSCAPE DESIGNER AND SIGNED OFF BY THE PROJECT ARCHITECT. LANDSCAPE IS DESIGNED TO PROVIDE A SUSTAINABLE APPROACH TO ENSURE REVEGETATION OF THE DISTURBED SITE, AND TO IMPROVE AESTHETICS OF THE BUILT FACILITIES IN A SUSTAINABLE MANNER UPON COMPLETION OF A NEW DEVELOPMENT.

LANDSCAPE SOIL NOTES

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CH.6 LDC REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
2. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE COUNTY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE COUNTY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS SITE PLAN AMENDMENT.
3. SOIL REPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE (5) CUBIC YARDS PER ONE THOUSAND (1,000) SQUARE FEET AND TILLED 6" DEPTH INTO THE SOIL. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
ORGANIC MATTER: 25% OR GREATER
SALT CONTENT: 3.0 MMHOS/CM MAX.
PH: 8.5 MAXIMUM
CARBON TO NITROGEN RATIO: 10-1 TO 25-1
SPREAD RATE: @ 5 CY/1,000 SF
4. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
5. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
6. SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE PROFESSIONAL AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.
7. SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE PROFESSIONAL AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

NATIVE GRASS SEED MIX			
COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/IN.
EPHRAIM CRESTED WHEATGRASS	30%	20-25	12"
IDAHO FESCUE	25%	20-25	8-12"
PERENNIAL (BLUE WILD) RYE	20%	6-10	12-18"
BLUE GRAMA	15%	20-25	12-24"
PRAIRIE CONEFLOWER / MIX	10%	15-20	12-18"

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HYDROMULCH MIX PERCENTAGE	% OF TOTAL
WOOD FIBER MULCH	85%
15-15-15 ORGANIC FERTILIZER	10%
ORGANIC BINDER/ TACKIFIER	05%

LANDSCAPE DETAILS

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DATE PREPARED: 12-09-2020
PLANS PREPARED FOR:
BLACK FOREST, LLC
12740 BLACK FOREST RD.
COLORADO SPRINGS, CO 80908

SHEET
5 OF 10



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