

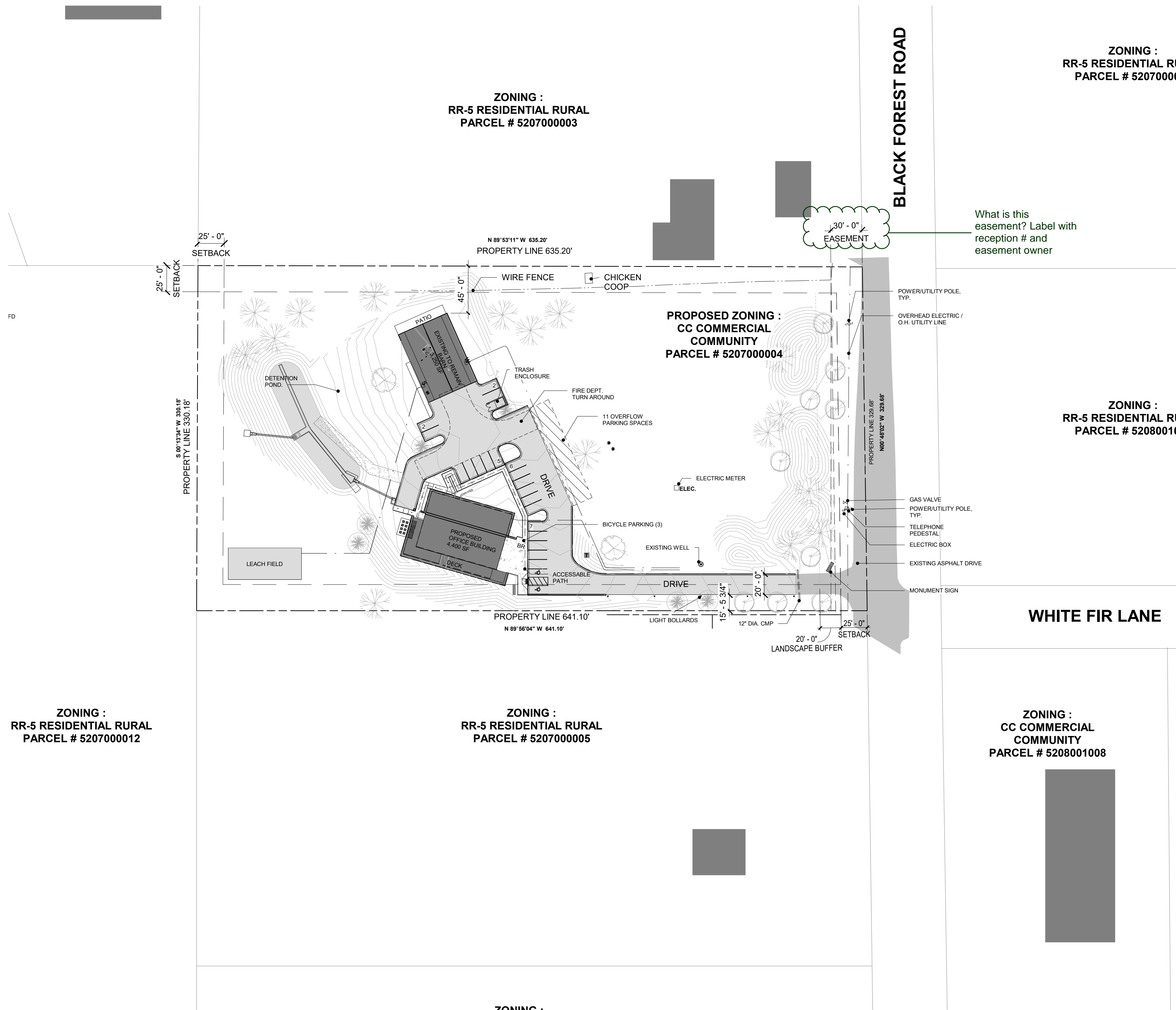
SITE DEVELOPMENT PLAN

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

Incorrect reference to Flood insurance rate map, effective date is now 12/7/2018, see drainage report.

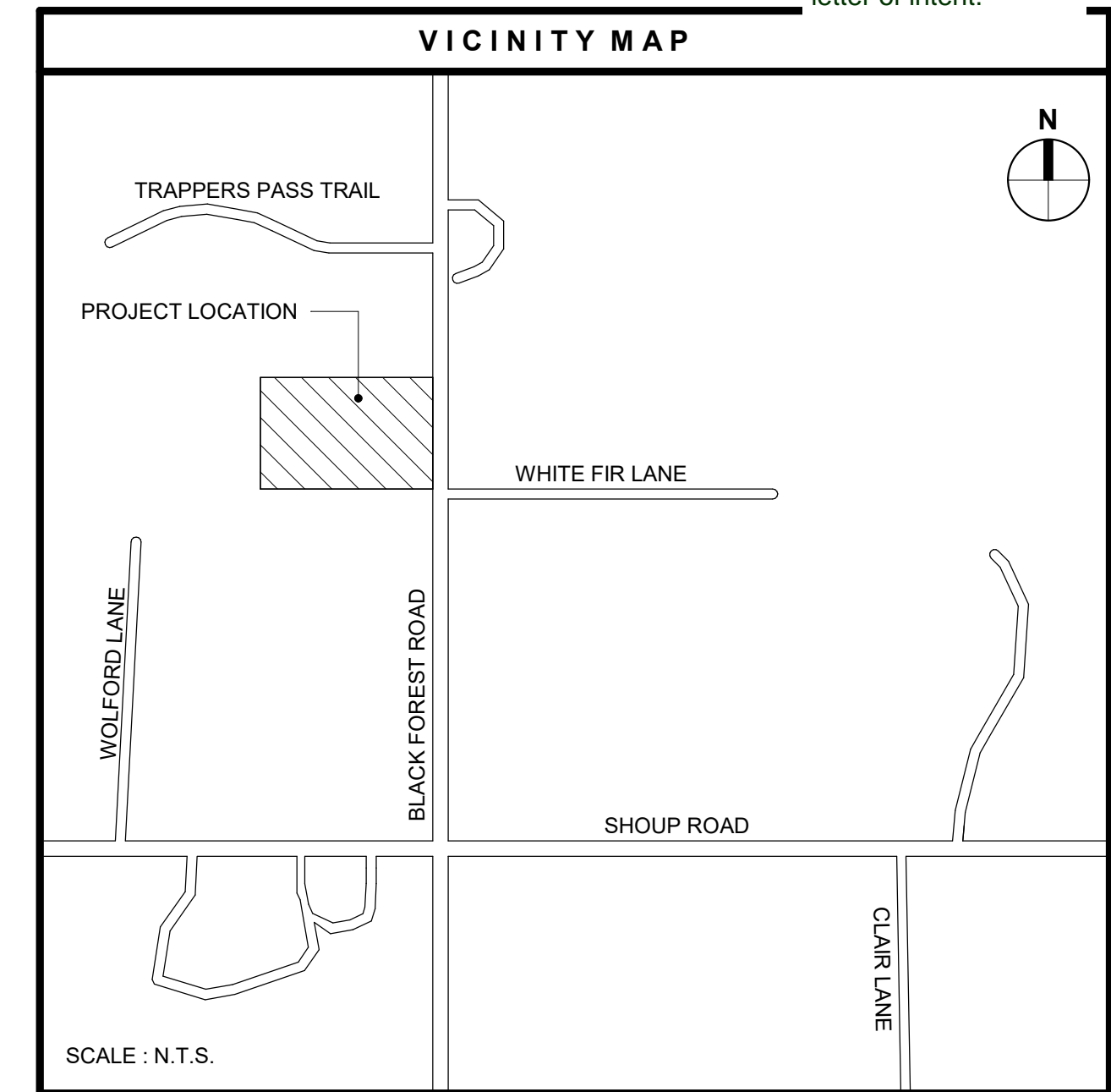
Also list actual distances of buildings from property lines.



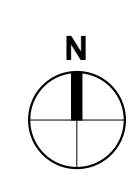
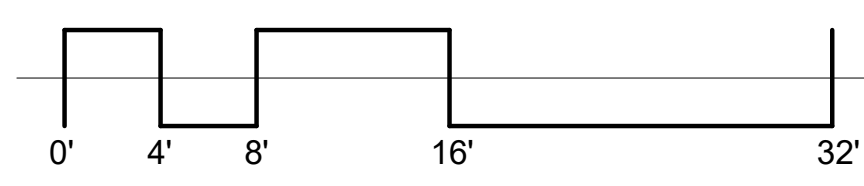
- FLOODPLAIN STATEMENT: THIS SITE, 12740 BLACK FOREST RD. IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0537F), EFFECTIVE (03/17), (1997).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT 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.
- ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION & STORMWATER QUALITY CONTROL REQUIREMENTS & GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
- ANY AREA WHERE VEGETATION IS REMOVED BY VEHICLE TRAFFIC OR STAGING WILL BE SEEDED AND MULCHED.
- ALL DISTURBED SOIL OUTSIDE OF BUILDING FOOTPRINT WILL BE SEEDED AND MULCHED IN ACCORDANCE WITH EL PASO COUNTY CRITERIA UNLESS SURFACED WITH GRAVEL, CONCRETE OR OTHER IMPERVIOUS MATERIAL.
- ANY CREATED SLOPED STEEPER THAN 4H: 1V WILL BE PROTECTED BY EROSION CONTROL BLANKET, SEEDING AND MULCHING
- ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
- (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE /WAREHOUSE BUILDING.
- NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
- SECURITY LIGHTING SHALL BE LIMITED TO THAT IN EXISTENCE AT THE TIME OF APPROVAL OF THE VARIANCE OF USE. NO ADDITIONAL LIGHTING, EXCLUDING STANDARD WALL-MOUNTED ENTRYWAY LIGHTING, SHALL BE INSTALLED WITHOUT PRIOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF AN AMENDED VARIANCE OF USE APPLICATION. Indicate the driveway access permit number as a note here.

SITE DATA CHART		
	SQUARE FOOTAGE	PERCENTAGE
TOTAL LAND AREA	4.77AC /207,781 SF	100%
F.A.R.	7,650 SF	4% FAR
PARKING / DRIVE	18,412 SF	9%
OPEN SPACE	181,719 SF	87%
BUILDING HEIGHT		
BUILDING SETBACKS	REQUIRED	OFFICE: 23'-10" (40' - 0" ALLOWED) EXISTING BARN: 28'-11" (30' - 0" ALLOWED)
NORTH	25'-0"	BUILDING AREA
WEST	25'-0"	
SOUTH	25'-0"	
EAST	25'-0"	
LANDSCAPE BUFFER	20'-0"	PATIO/DECK 2,157 SF
PARKING REQUIREMENTS		
	PARKING REQUIRED	PARKING PROVIDED
OFFICE @ 6,997 SF	1/200 SF = 35	18 *
EXISTING BARN @ 3,250 SF	1/1,000 SF = 3.25	4
HANDICAP REQUIREMENT	1/25 SPACES = 2	2
BICYCLE REQUIREMENT	5% OF SPACES = 2	3
TOTAL PARKING SPACES :	43 SPACES	22 SPACES *
PARCEL INFORMATION		
PROPOSED ZONING : COMMERCIAL COMMUNITY (CC)	TAX ID NUMBER : 5207000004	Change this to simply reference the existing zoning as CC
EXISTING ZONING : AGRICULTURAL (A-S)	Not a waiver. Revise to say alternative parking requested in letter of intent.	
* PARKING WAIVER PROVIDED IN SUBMITTAL *		

SHEET INDEX	
SHEET NUMBER	SHEET NAME
1 OF 10	OVERALL SITE PLAN
2 OF 10	LANDSCAPE PLAN
3 OF 10	UTILITY PLAN
4 OF 10	GRADING & DRAINAGE PLAN
5 OF 10	LANDSCAPE DETAILS
6 OF 10	SITE DETAILS
7 OF 10	BUILDING ELEVATIONS
8 OF 10	BUILDING ELEVATIONS
9 OF 10	PHOTOMETRIC PLAN
10 OF 10	PHOTOMETRIC CUT SHEETS



1 OVERALL SITE PLAN
1" = 60'-0"



OVERALL SITE PLAN

SHEET
1 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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