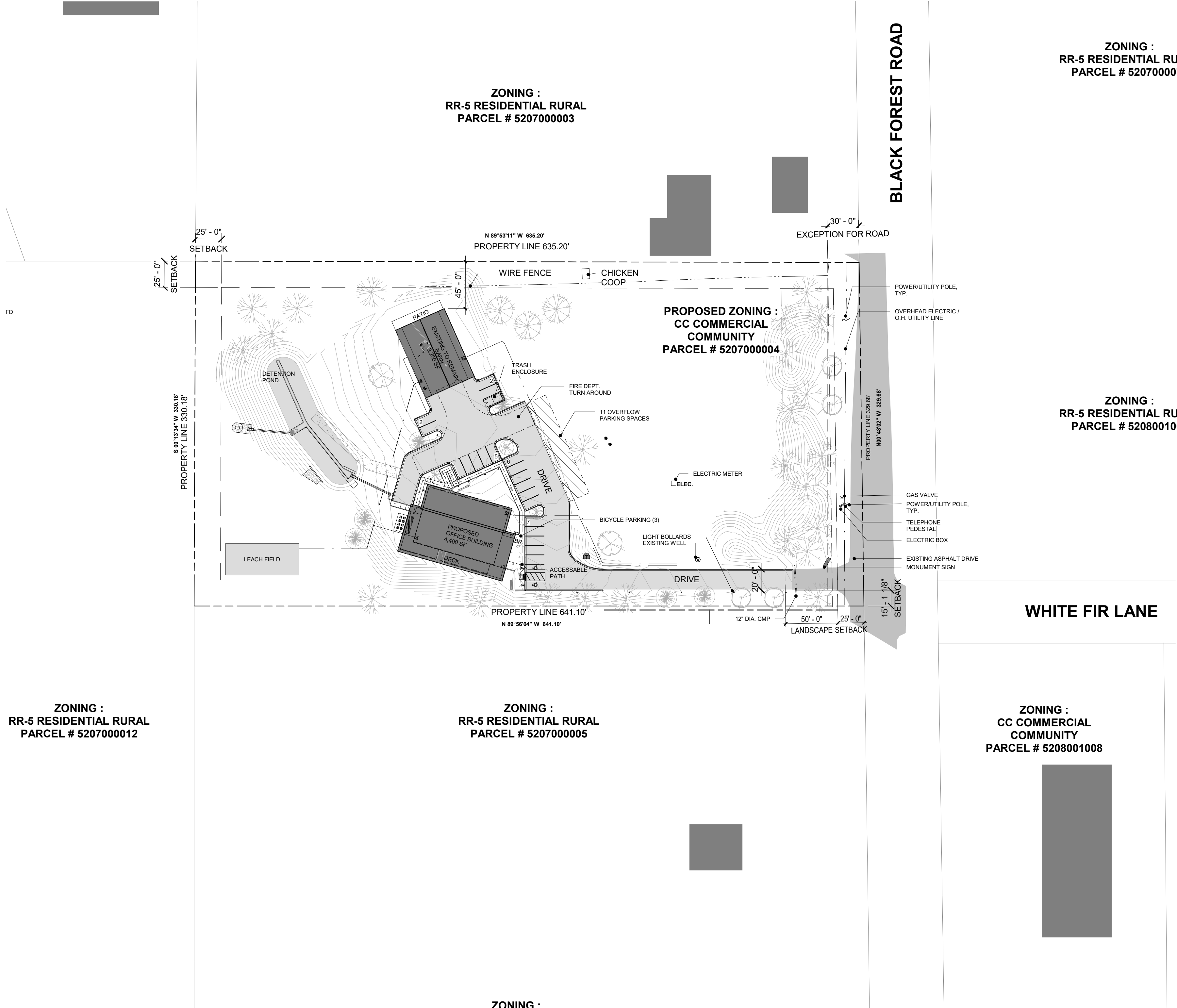


# SITE DEVELOPMENT PLAN

## BLACK FOREST OFFICE

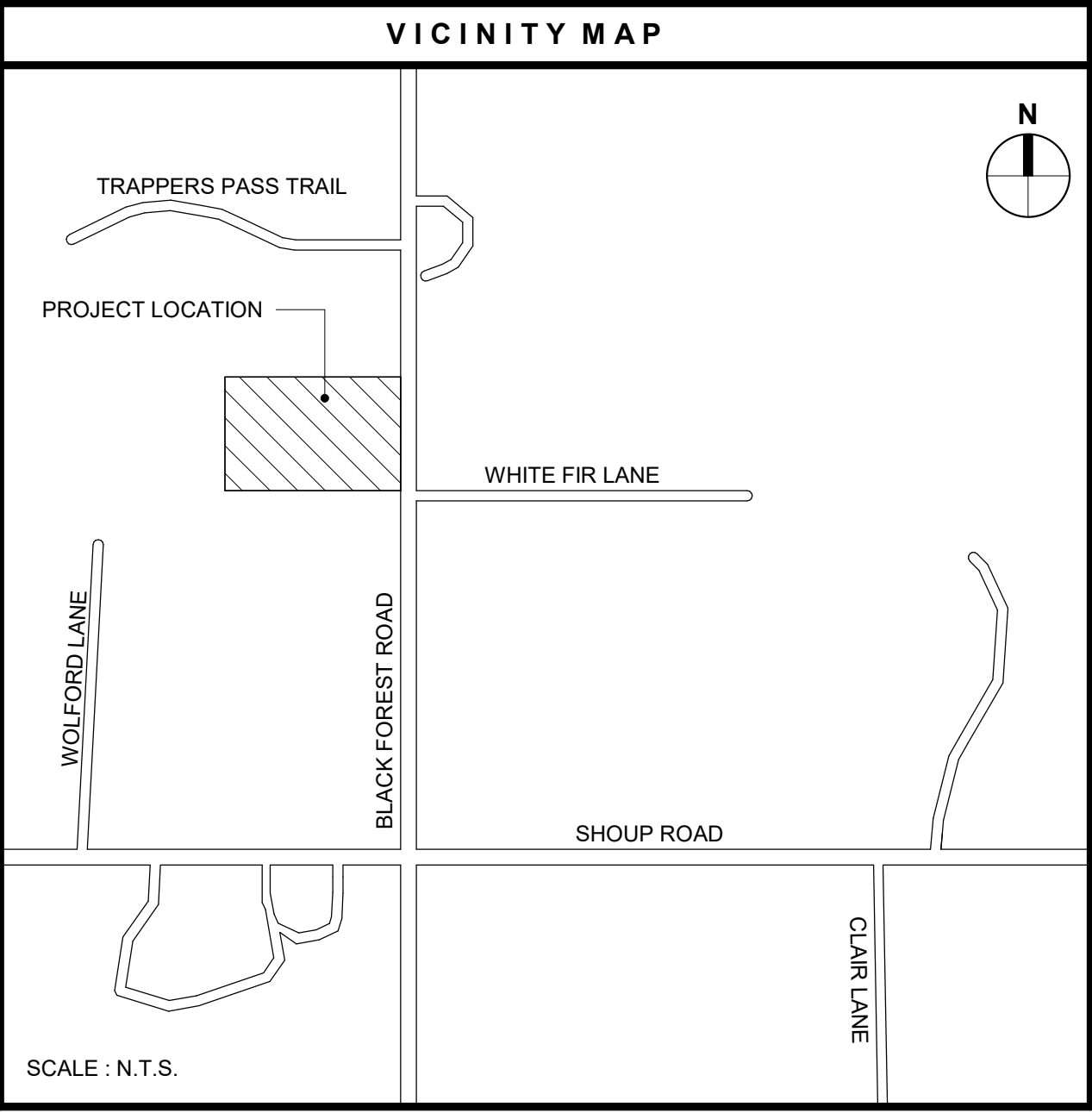
N1/2 NE1/4 SE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH P.M., EL PASO COUNTY, COLORADO  
4.83 ACRES



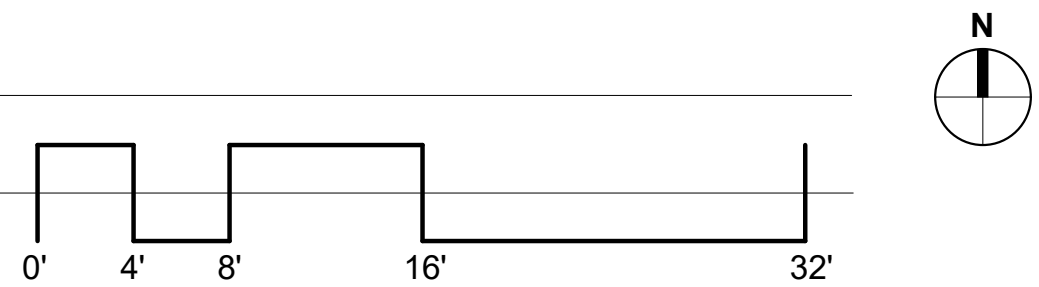
1. FLOODPLAIN STATEMENT: THIS SITE, 12740 BLACK FOREST RD. IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0315G, PANEL 315 OF 1300, WITH AN EFFECTIVE DATE OF 12/07/18.
2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED 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.
3. 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.
4. ANY AREA WHERE VEGETATION IS REMOVED BY VEHICLE TRAFFIC OR STAGING WILL BE SEEDED AND MULCHED.
5. 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.
6. ANY CREATED SLOPED STEEPER THAN 4H: 1V WILL BE PROTECTED BY EROSION CONTROL BLANKET, SEEDING AND MULCHING.
7. ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
8. (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE /WAREHOUSE BUILDING.
9. NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
10. 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.
11. EL PASO COUNTY ACCESS PERMIT (DRIVEWAY) PERMIT FILE NO. AP20255

SHEET INDEX	
SHEET NUMBER	SHEET NAME
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5 OF 10	LANDSCAPE DETAILS
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8 OF 10	BUILDING ELEVATIONS
9 OF 10	PHOTOMETRIC PLAN
10 OF 10	PHOTOMETRIC CUT SHEETS

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	REQ	ACTUAL	OFFICE: 23'-10" (40' - 0" ALLOWED )	
NORTH	25'-0"	213'-4"	EXISTING BARN: 28'-11" (30' - 0" ALLOWED )	
WEST	25'-0"	194'-6"	BUILDING AREA	
SOUTH	25'-0"	39'-2"	OFFICE	4,400 SF W/ BASEMENT
EAST	25'-0"	332'-5"	EXISTING BARN	3,250 SF
LANDSCAPE BUFFER	20'-0"	92'-10"	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			TAX ID NUMBER : 5207000004	
EXISTING ZONING : COMMERCIAL COMMUNITY (CC)				
ALTERNATIVE PLAN REQUEST SUBMITTED FOR SCREENING REQUIREMENT IN LETTER OF INTENT				
* ALTERNATIVE PARKING PLAN REQUEST SUBMITTED IN LETTER OF INTENT				



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



OVERALL SITE PLAN

PROJECT NUMBER: PPR2023  
DATE PREPARED: 01-19-2021  
PLANS PREPARED FOR:  
**BLACK FOREST, LLC**  
12740 BLACK FOREST RD.  
COLORADO SPRINGS, CO 80908

SHEET  
1 OF 10



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