

# SITE DEVELOPMENT PLAN

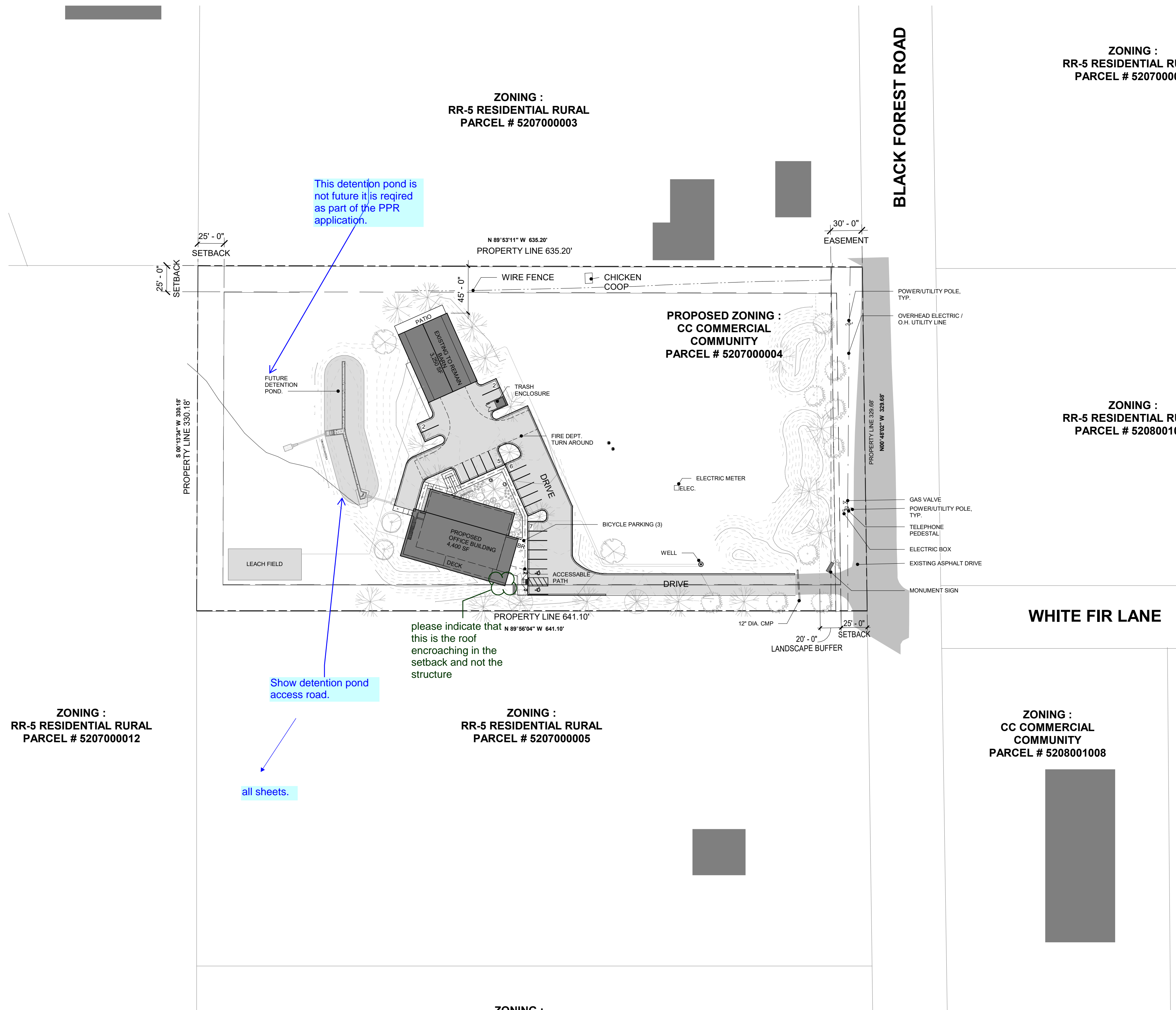
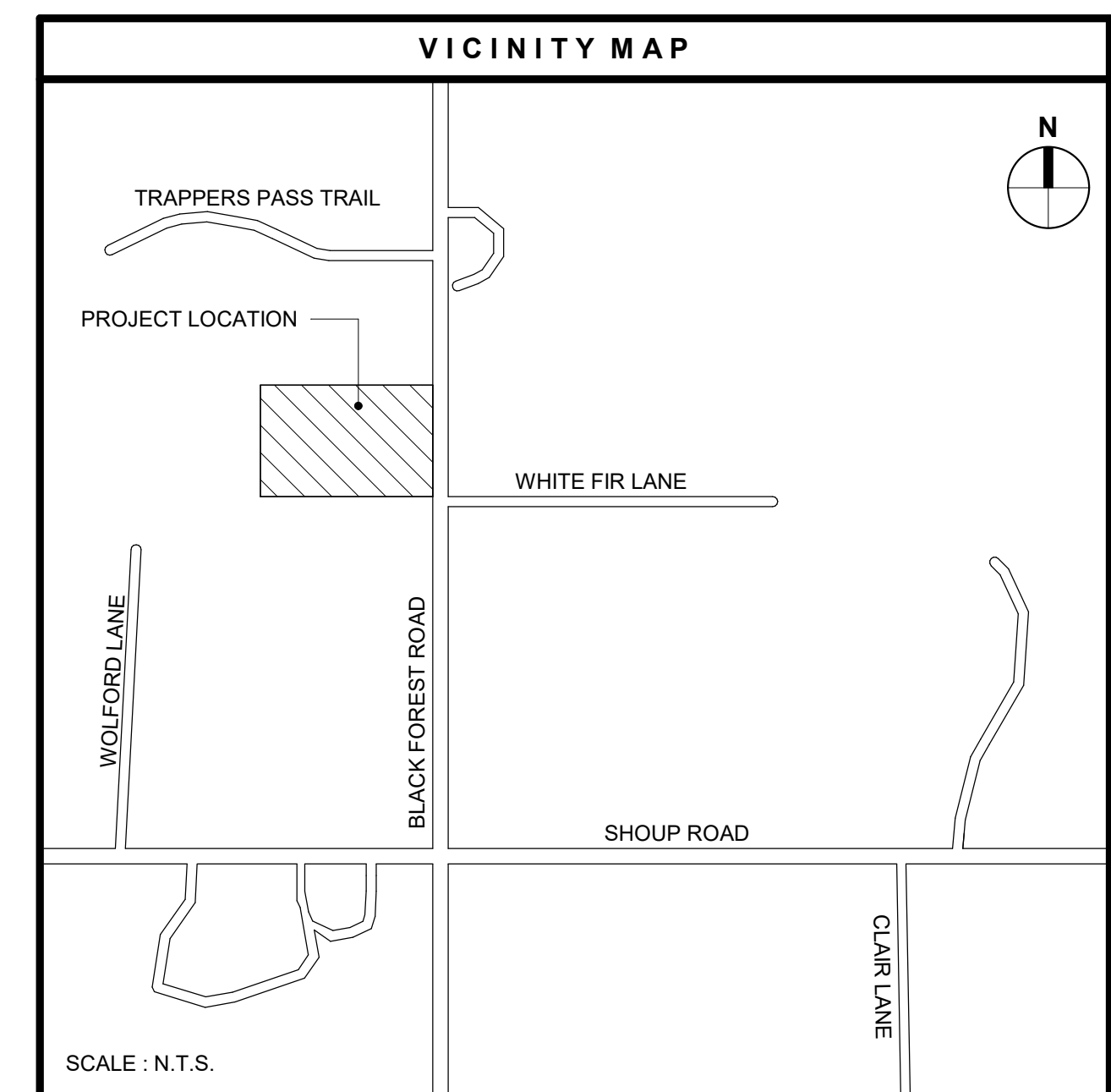
## BLACK FOREST OFFICE

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

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 (08041C0537F), EFFECTIVE (03/17), (1997).
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.

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%	
<b>BUILDING HEIGHT</b>			
<b>BUILDING SETBACKS</b>	<b>REQUIRED</b>	OFFICE: 23'-10" (40' - 0" ALLOWED )	
NORTH	25'-0"	EXISTING BARN: 28'-11" (30' - 0" ALLOWED )	
WEST	25'-0"	<b>BUILDING AREA</b>	
SOUTH	25'-0"	OFFICE	8,800 SF
EAST	25'-0"	EXISTING BARN	3,250 SF
LANDSCAPE BUFFER	20'-0"	PATIO/DECK	2,157 SF
<b>PARKING REQUIREMENTS</b>	<b>PARKING REQUIRED</b>	<b>PARKING PROVIDED</b>	
OFFICE @ 8,800 SF	1/200 SF = 44	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	
<b>TOTAL PARKING SPACES :</b>	<b>43 SPACES</b>	<b>22 SPACES *</b>	
<b>PARCEL INFORMATION</b>		<b>TAX ID NUMBER :</b> 5207000004	
<b>PROPOSED ZONING :</b> COMMERCIAL COMMUNITY (CC)			
<b>EXISTING ZONING :</b> AGRICULTURAL (A-5)			
* 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



ZONING :  
RR-5 RESIDENTIAL RURAL  
PARCEL # 5207000012

ZONING :  
RR-5 RESIDENTIAL RURAL  
PARCEL # 5207000005

ZONING :  
CC COMMERCIAL  
COMMUNITY  
PARCEL # 5208001008

ZONING :  
RR-5 RESIDENTIAL RURAL  
PARCEL # 5207000105

This detention pond is not future it is required as part of the PPR application.

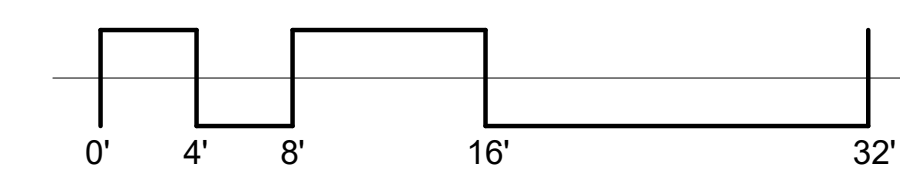
Show detention pond access road.

all sheets.

please indicate that this is the roof encroaching in the setback and not the structure

Approval includes an alternative parking plan and alternative screening pursuant to Sections 6.2.5 and 6.2.2 of the El Paso County Land Development Code.

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



OVERALL SITE PLAN

SHEET  
1 OF 10

PROJECT NUMBER: SP0000-00  
DATE PREPARED: 09-15-2020  
PLANS PREPARED FOR:  
**BLACK FOREST, LLC**  
12740 BLACK FOREST RD.  
COLORADO SPRINGS, CO 80908



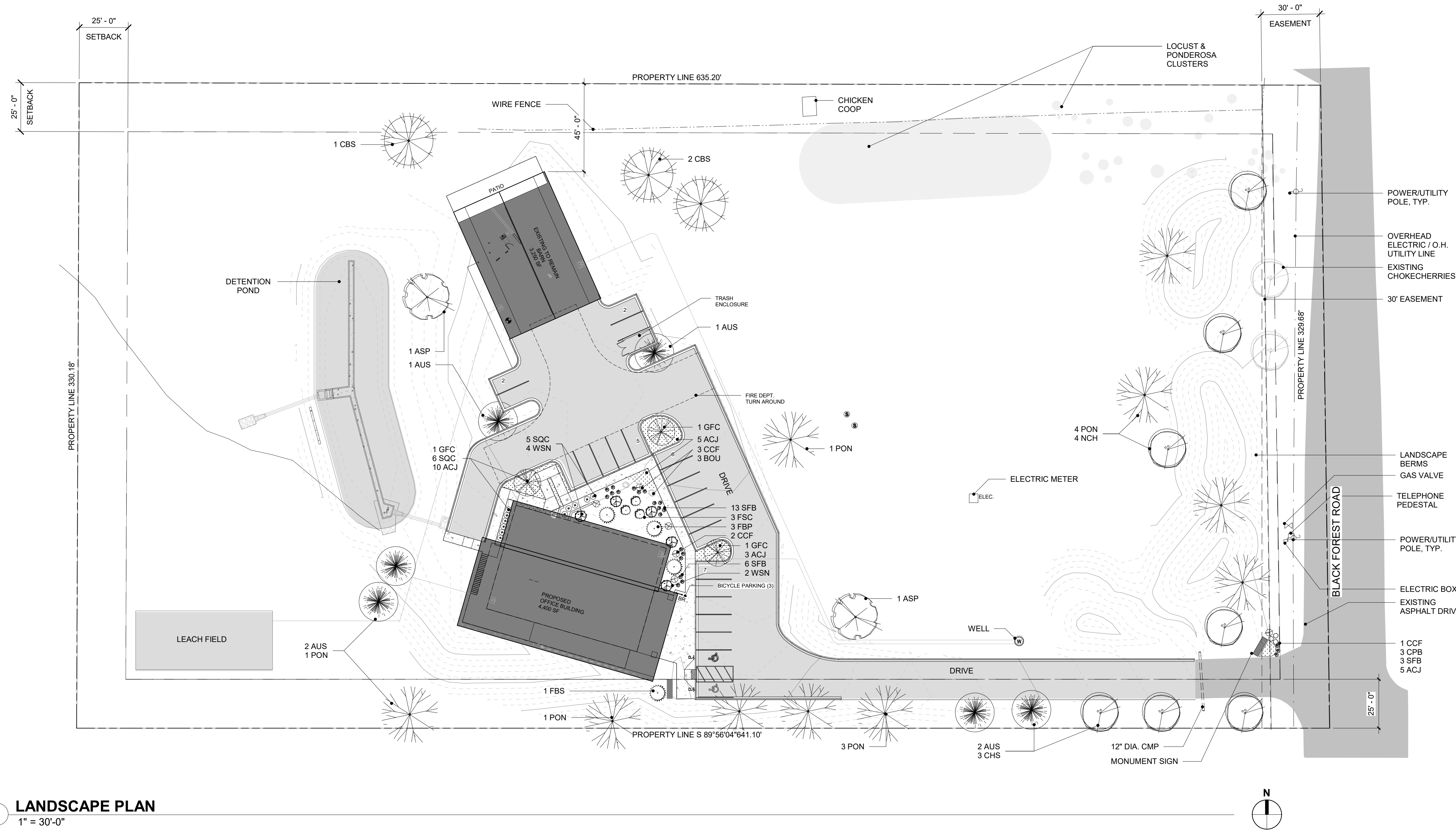
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Denver, CO 80237  
voice.303.649.9880 fax.303.649.9870  
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# SITE DEVELOPMENT PLAN

## BLACK FOREST OFFICE

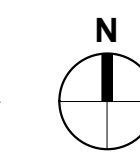
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THE 6TH P.M., EL PASO COUNTY, COLORADO  
4.77 ACRES



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
	MAPLE, GINNALA FLAME <i>Acer ginnala 'Flame'</i>	3	2"BB	20"H BY 20"W O.C.	[GFC] SINGLE - STEM
	CHOKECHERRY, NATIVE <i>Prunus virginiana</i>	7	#5	25"H BY 20"W O.C.	[CHS]
	CHOKECHERRY, 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> PLANTED	22	# 1	8" H BY 4"W O.C.	[ACJ]
	BOULDER TBD	03	#--	12"-48" W	[BOU] N/A

A minimum of 5% of the lot or parcel shall be landscaped. please include information on the total amount of space landscaped on the lot (in square footage)  
A minimum of one tree shall be provided for every 500 square feet of required internal landscape area. A rough estimate shows 208,000 square feet of space on the site. 5% of this must be landscaped. That value comes out to 10,400 square feet of landscaped space. approximately 21 trees required.  
provide a total tree count for the site. also provide a total shrub count.

1 LANDSCAPE PLAN  
1" = 30'-0"



LANDSCAPE PLAN

SHEET  
2 OF 10

PROJECT NUMBER: SP0000-00  
DATE PREPARED: 09-15-2020  
PLANS PREPARED FOR:  
**BLACK FOREST, LLC**  
12740 BLACK FOREST RD.  
COLORADO SPRINGS, CO 80908



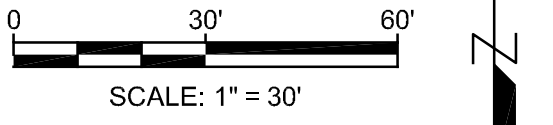
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voice.303.649.9880 fax.303.649.9870  
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## BLACK FOREST OFFICE

N1/2 NE1/4 SE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
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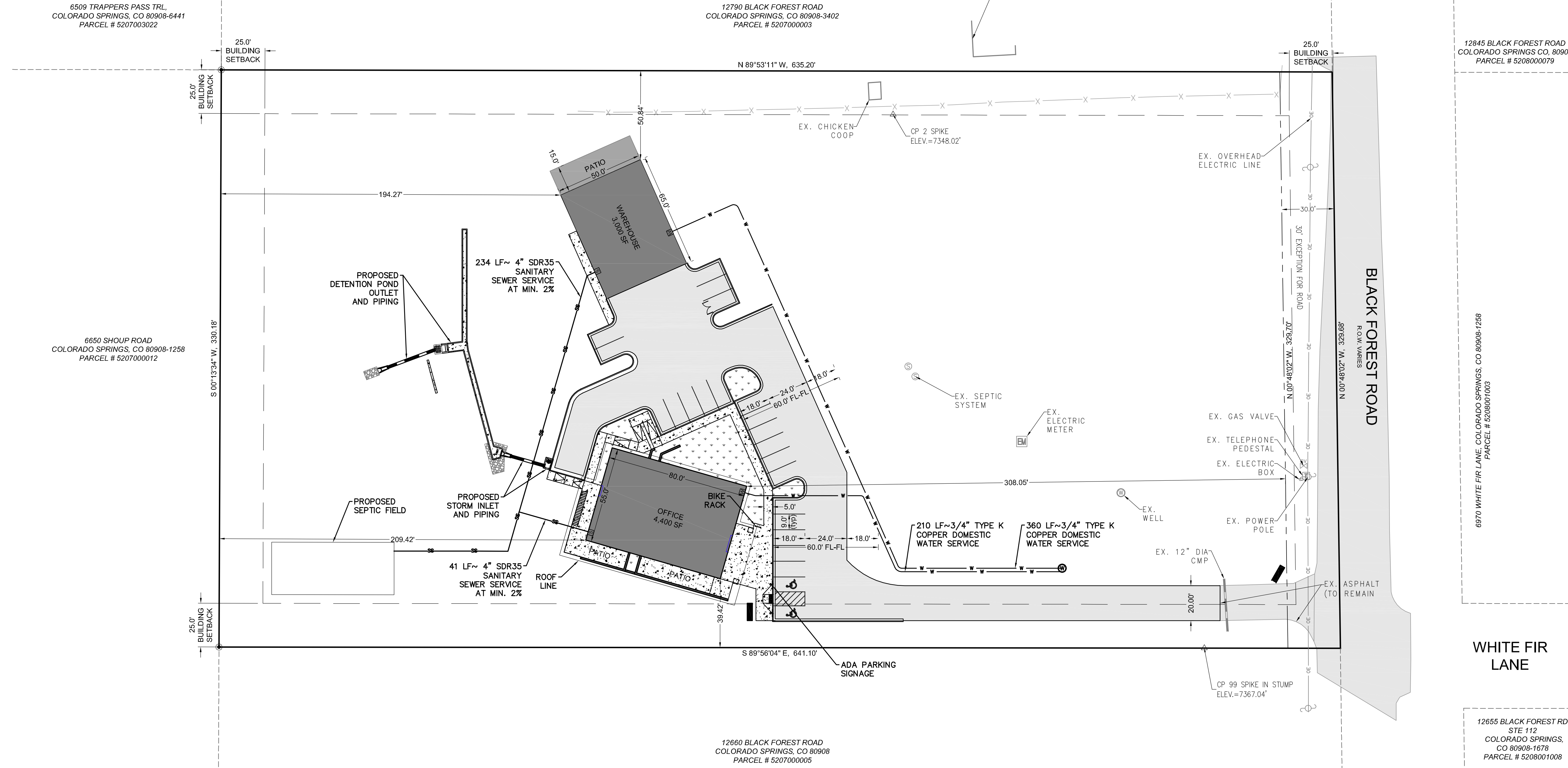


### MATERIAL LEGEND

	EXISTING ASPHALT
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRAVEL
	PROPOSED BUILDING
	PROPOSED LANDSCAPE ELEMENTS

### LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SIGN
	EXISTING CURB & GUTTER
	EXISTING HYDRANT
	BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER (CATCH)
	PROPOSED CURB AND GUTTER (SPILL)
	PROPOSED FENCE
	PROPOSED SIGN
	PROPOSED FIRE HYDRANT
	SURVEY CONTROL POINT
	FOUND PROPERTY CORNER



### DETAILED DRAINAGE CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY/COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

EL PASO COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. EL PASO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. EL PASO COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

### CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



### BENCHMARK

SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.

### UTILITY PLAN

SHEET  
3 of 10

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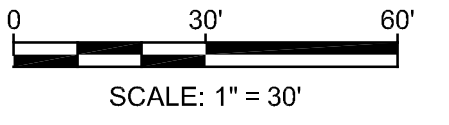
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THE 6TH P.M., EL PASO COUNTY, COLORADO  
4.77 ACRES



### MATERIAL LEGEND

	EXISTING ASPHALT
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRAVEL
	PROPOSED BUILDING
	PROPOSED LANDSCAPE ELEMENTS

### LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SIGN
	EXISTING CURB & GUTTER
	EXISTING HYDRANT
	BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER (CATCH)
	PROPOSED CURB AND GUTTER (SPILL)
	PROPOSED FENCE
	PROPOSED SIGN
	PROPOSED FIRE HYDRANT
	SURVEY CONTROL POINT
	FOUND PROPERTY CORNER

6509 TRAPPERS PASS TRL.  
COLORADO SPRINGS, CO 80908-6441  
PARCEL # 5207003022

12790 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908-3402  
PARCEL # 5207000003

12845 BLACK FOREST ROAD  
COLORADO SPRINGS CO, 80908  
PARCEL # 5208000079

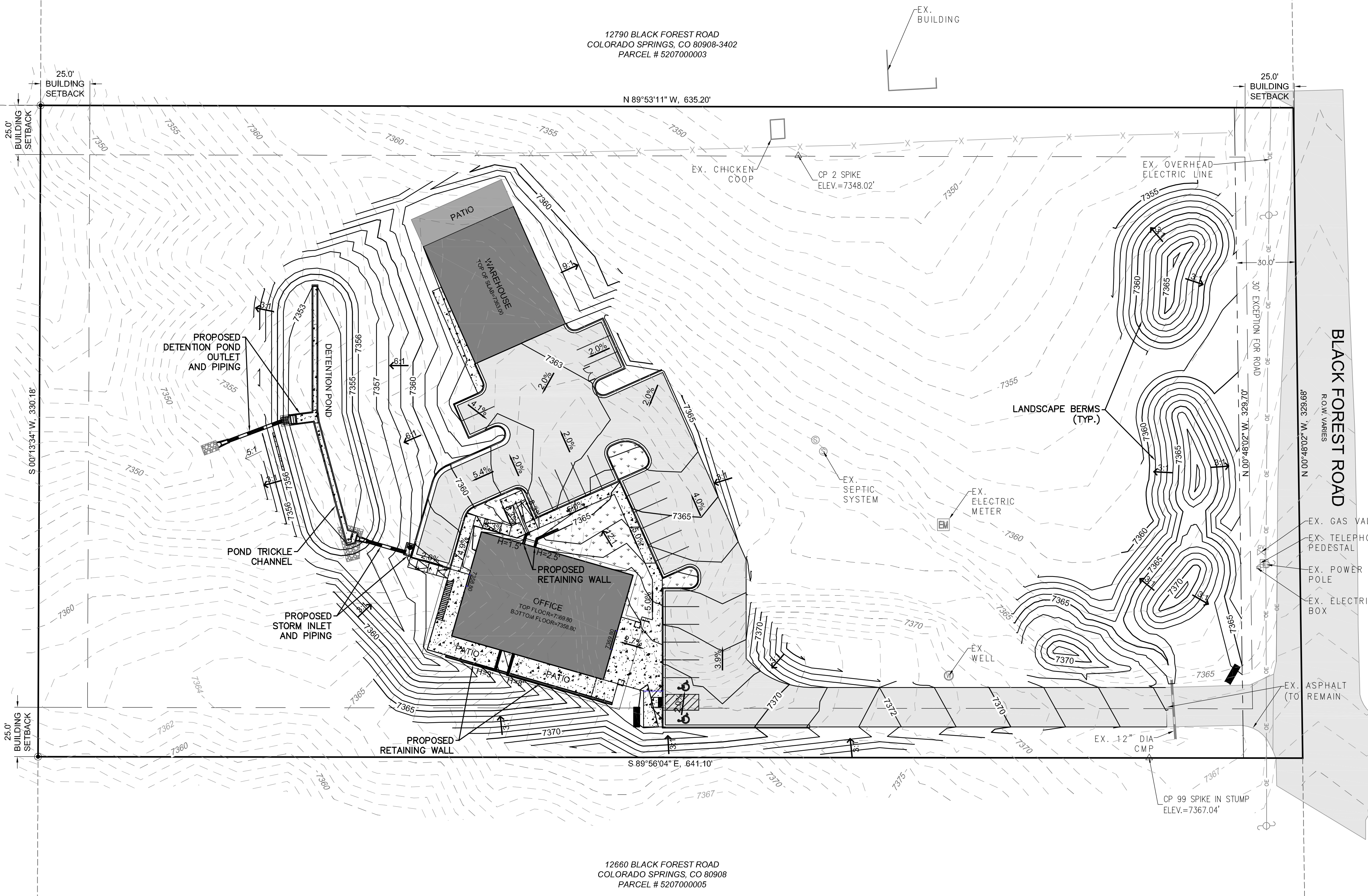
6650 SHOUP ROAD  
COLORADO SPRINGS, CO 80908-1258  
PARCEL # 5207000012

6970 WHITE FIR LANE, COLORADO SPRINGS, CO 80908-1258  
PARCEL # 5208001003

12660 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908  
PARCEL # 5207000005

WHITE FIR LANE

12655 BLACK FOREST RD  
STE 112  
COLORADO SPRINGS,  
CO 80908-1678  
PARCEL # 5208001008



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Know what's below.  
Call before you dig.

### BENCHMARK

SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: SP0000-00  
DATE PREPARED: 09-15-2020  
PLANS PREPARED FOR:

**BLACK FOREST, LLC**

12740 BLACK FOREST RD.  
COLORADO SPRINGS, CO 80908

SHEET  
4 of 10

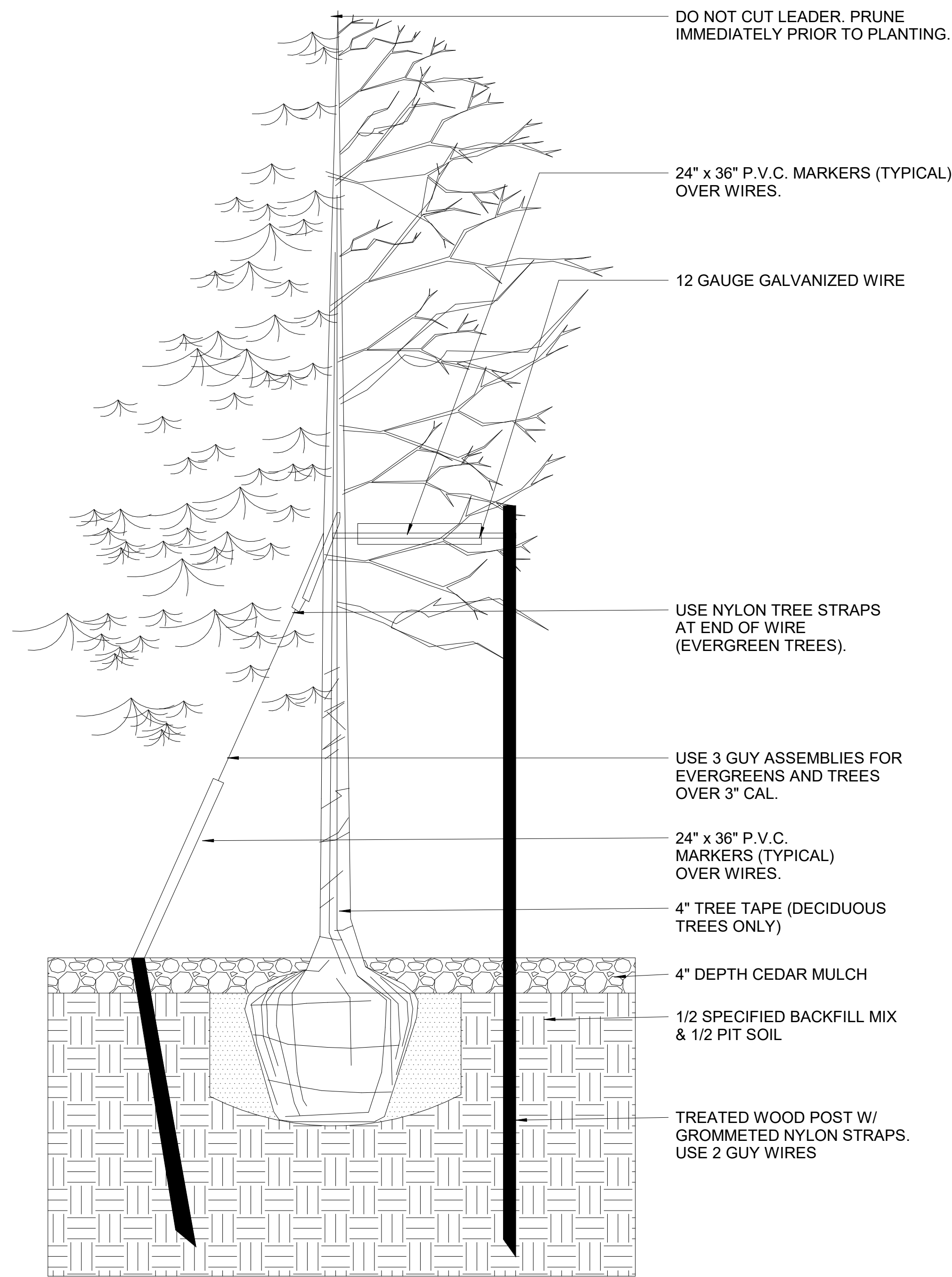


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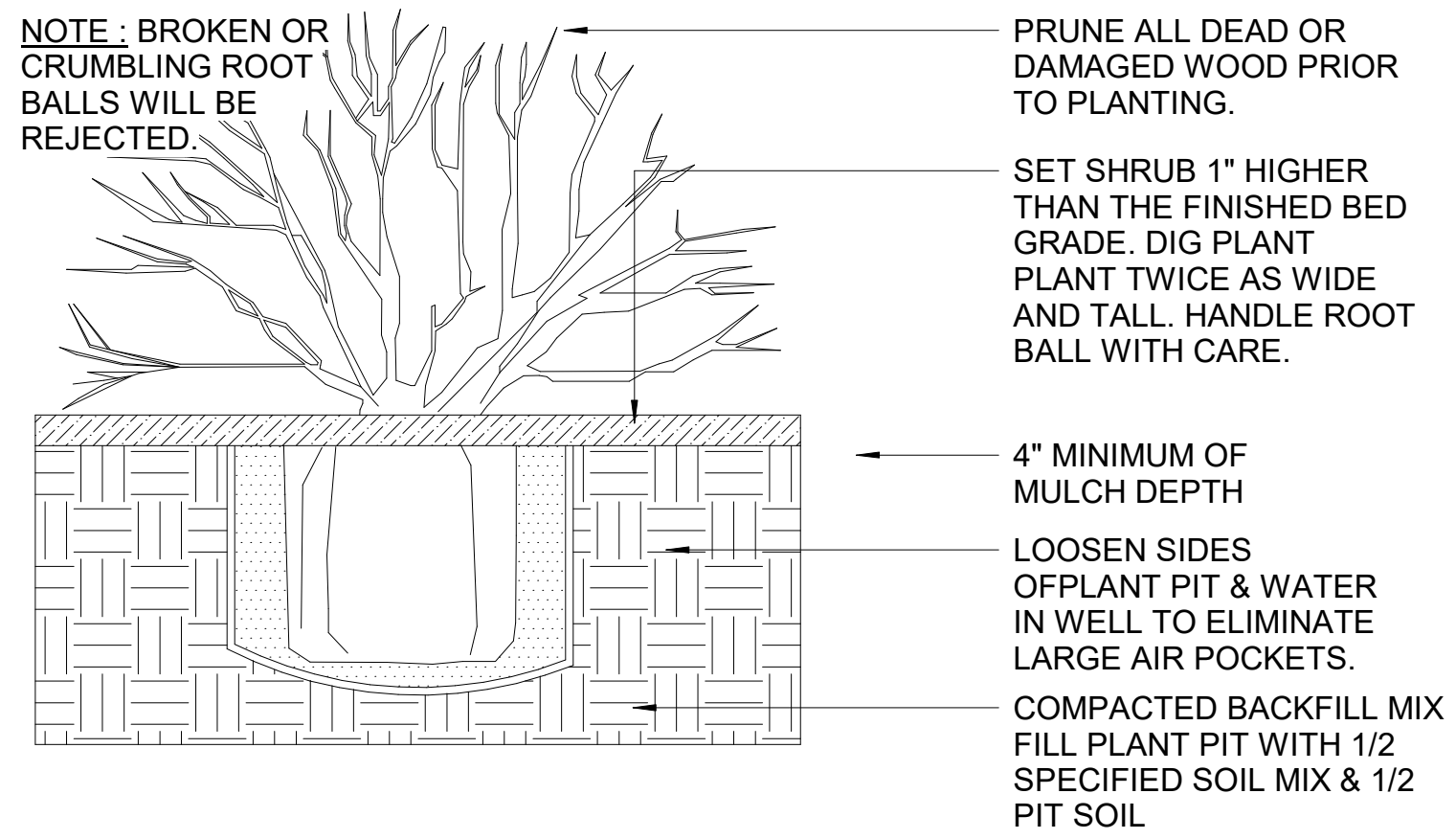
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## BLACK FOREST OFFICE

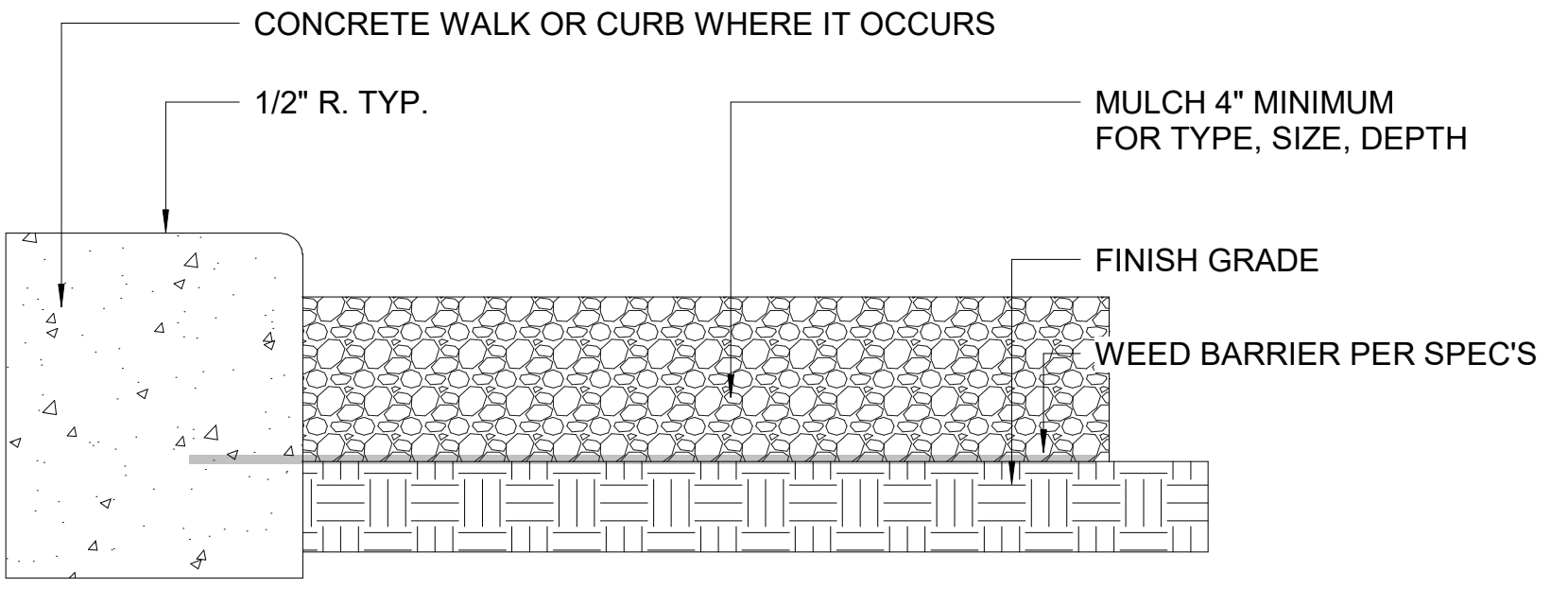
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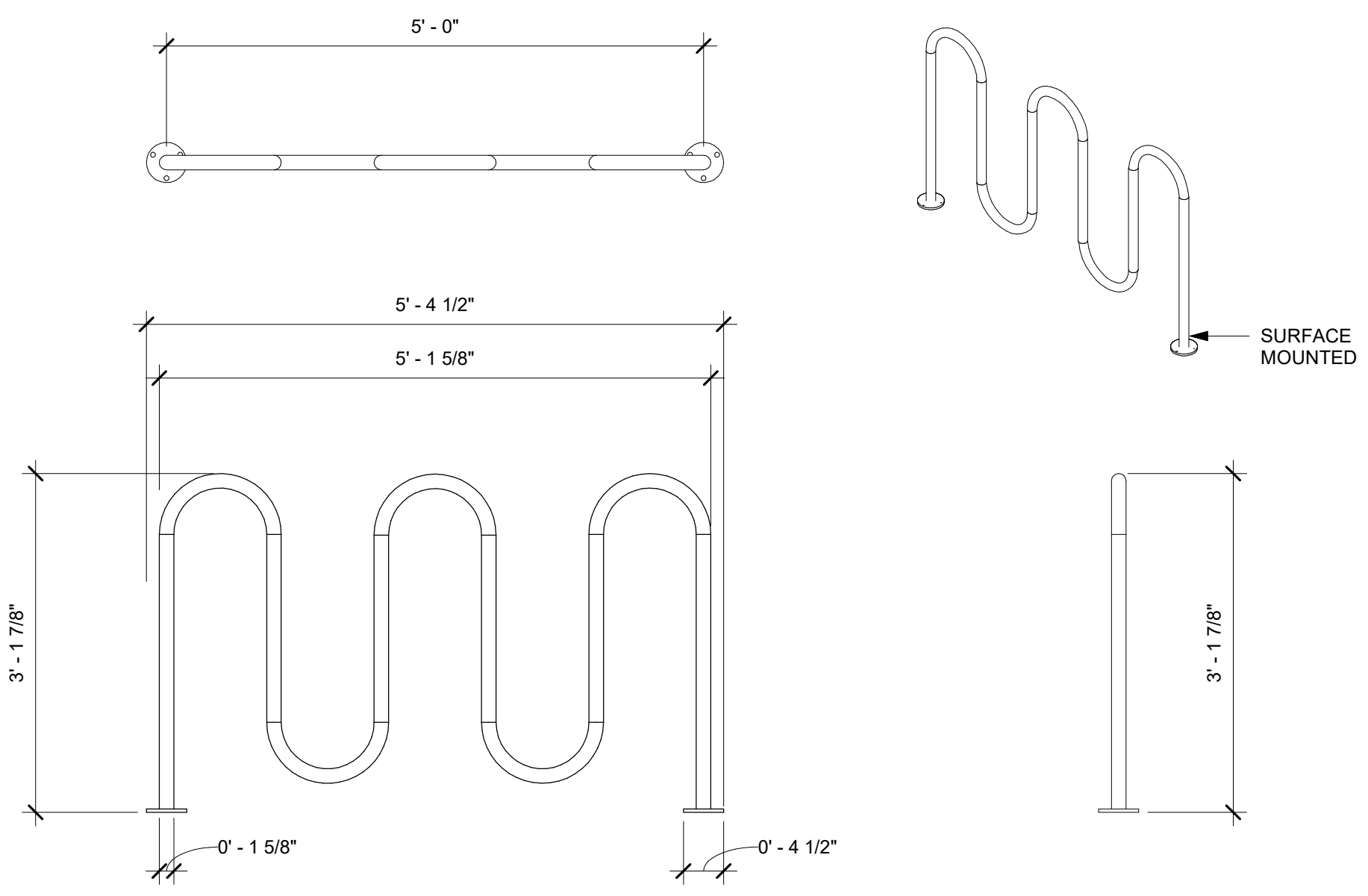
**1 TREE DETAIL**  
1" = 1'-0"



**2 SHRUB DETAIL**  
1" = 1'-0"



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



**4 BIKE RACK**  
3/4" = 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" 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.
3. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
4. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. ALL SHRUB / ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
6. 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.
7. ALL PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH SPECIFIED WESTERN RED CEDAR MULCH. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.
8. 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.
9. 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.
10. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE PROFESSIONAL.
11. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE PROFESSIONAL.
12. 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.
13. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
14. RESTORE ANY DAMAGED AREAS BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
15. 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.
16. 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.
17. 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 PREPARATION 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: 6.5 MAXIMUM  
CARBON TO NITROGEN RATIO: 10:1 TO 25:1  
SPREAD RATE: @ 5 CY/1,000 SF  
AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
4. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
5. 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 RYE	20%	6-10	12-18"
CHEWINGS FESCUE	15%	20-25	12-24"
CANADA BLUEGRASS	10%	2.5	8-12"

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.

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

**LANDSCAPE DETAILS**

PROJECT NUMBER: SP0000-00  
DATE PREPARED: 09-15-2020  
PLANS PREPARED FOR:  
**BLACK FOREST, LLC**  
12740 BLACK FOREST RD.  
COLORADO SPRINGS, CO 80908

SHEET  
5 OF 10



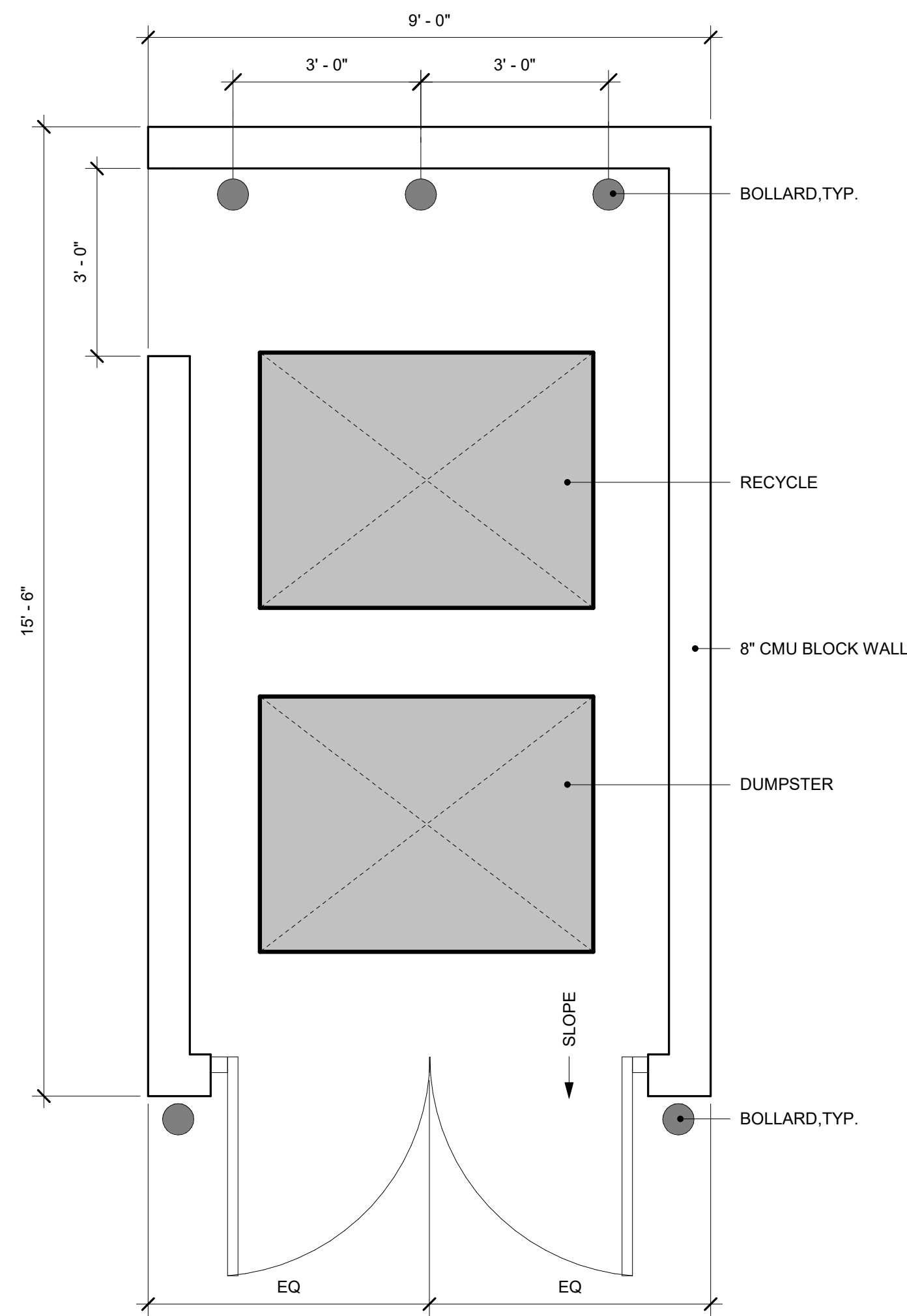
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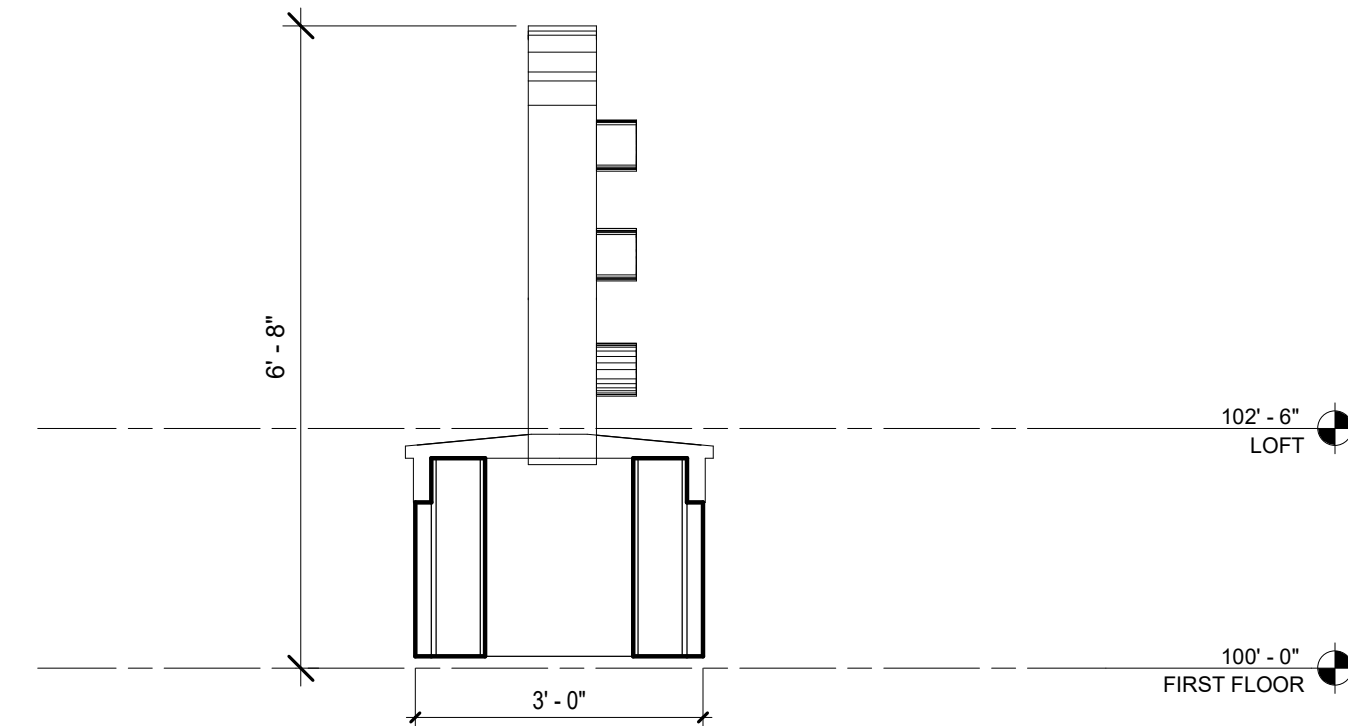
# SITE DEVELOPMENT PLAN

## BLACK FOREST OFFICE

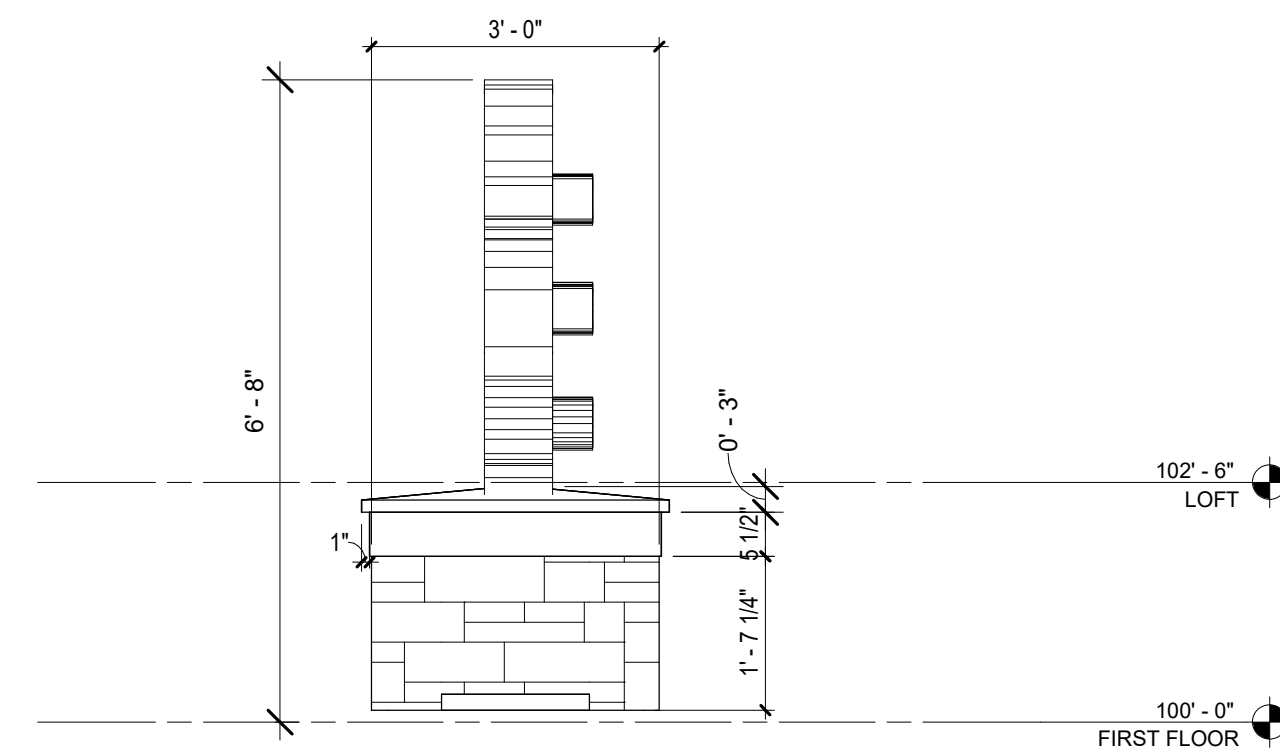
N1/2 NE1/4 SE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH P.M., EL PASO COUNTY, COLORADO  
4.77 ACRES



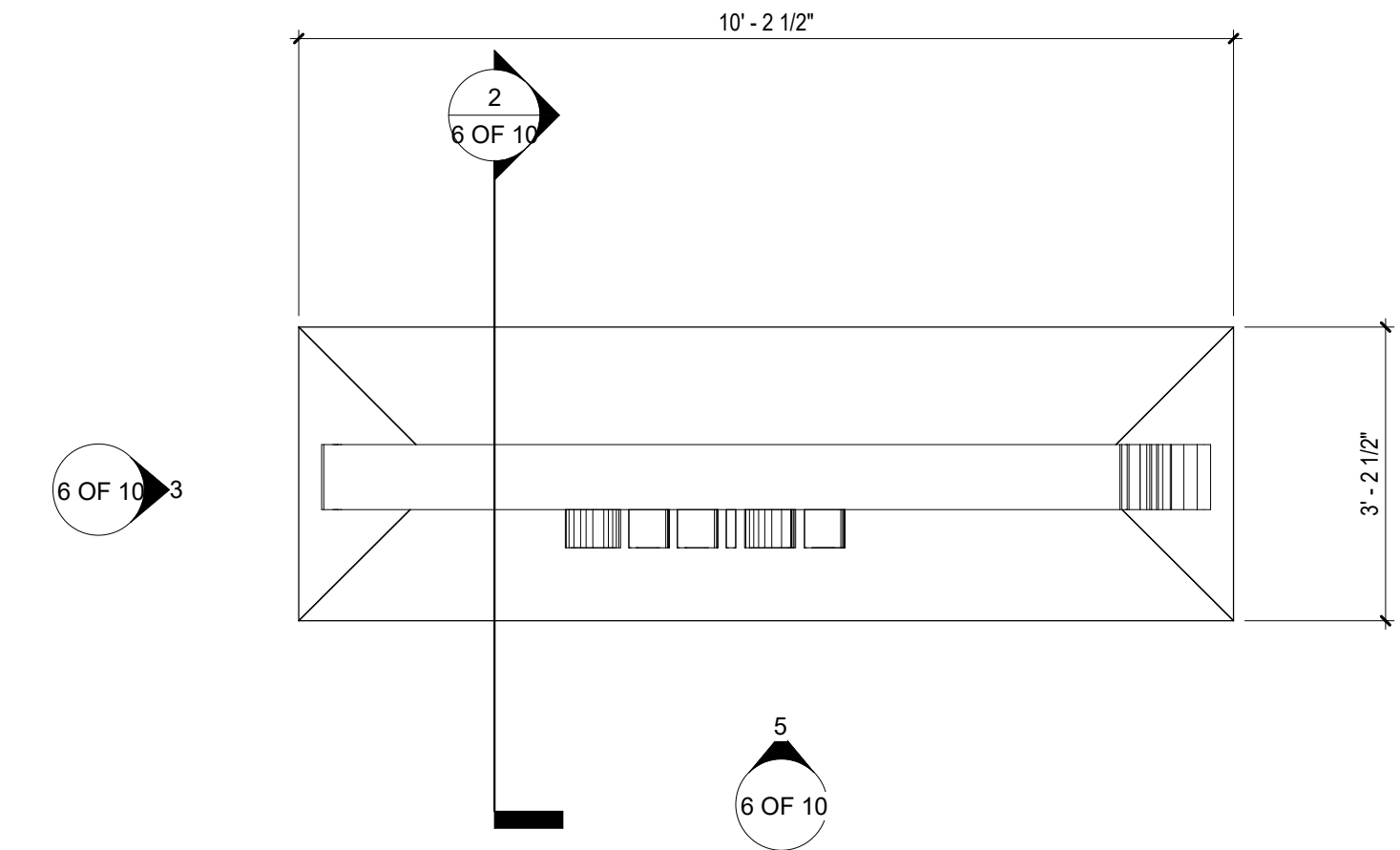
**1 TRASH ENCLOSURE**  
1/2" = 1'-0"



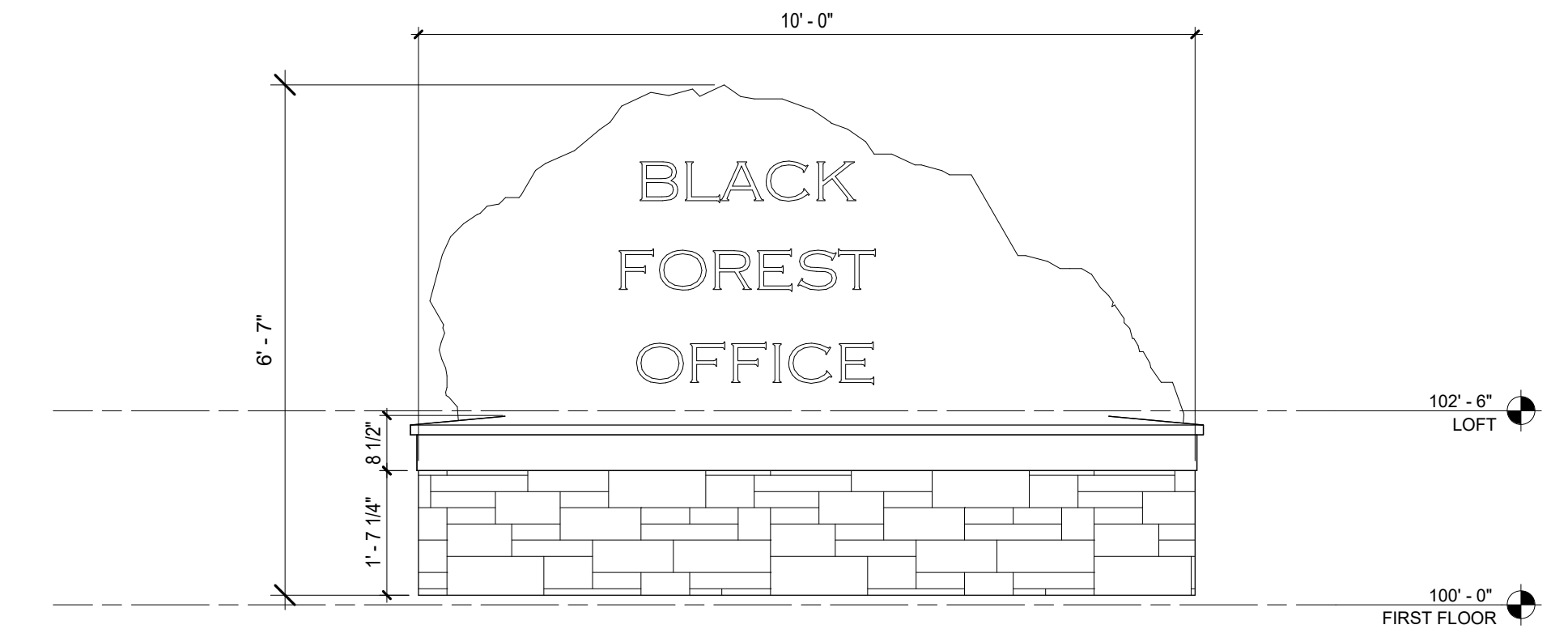
**2 MONUMENT SIGN - SECTION 1**  
1/2" = 1'-0"



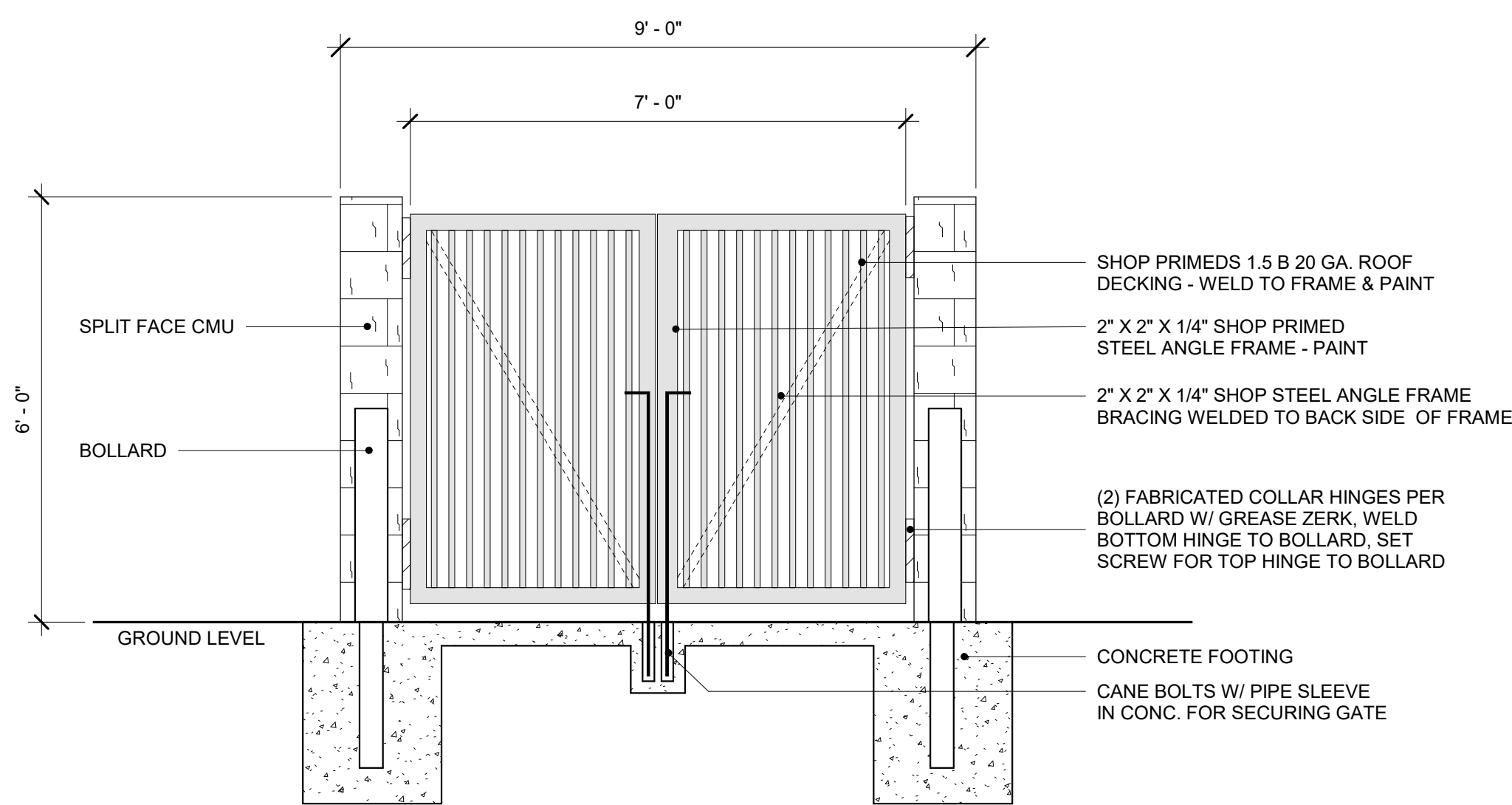
**3 MONUMENT SIGN - ELEVATION 2**  
1/2" = 1'-0"



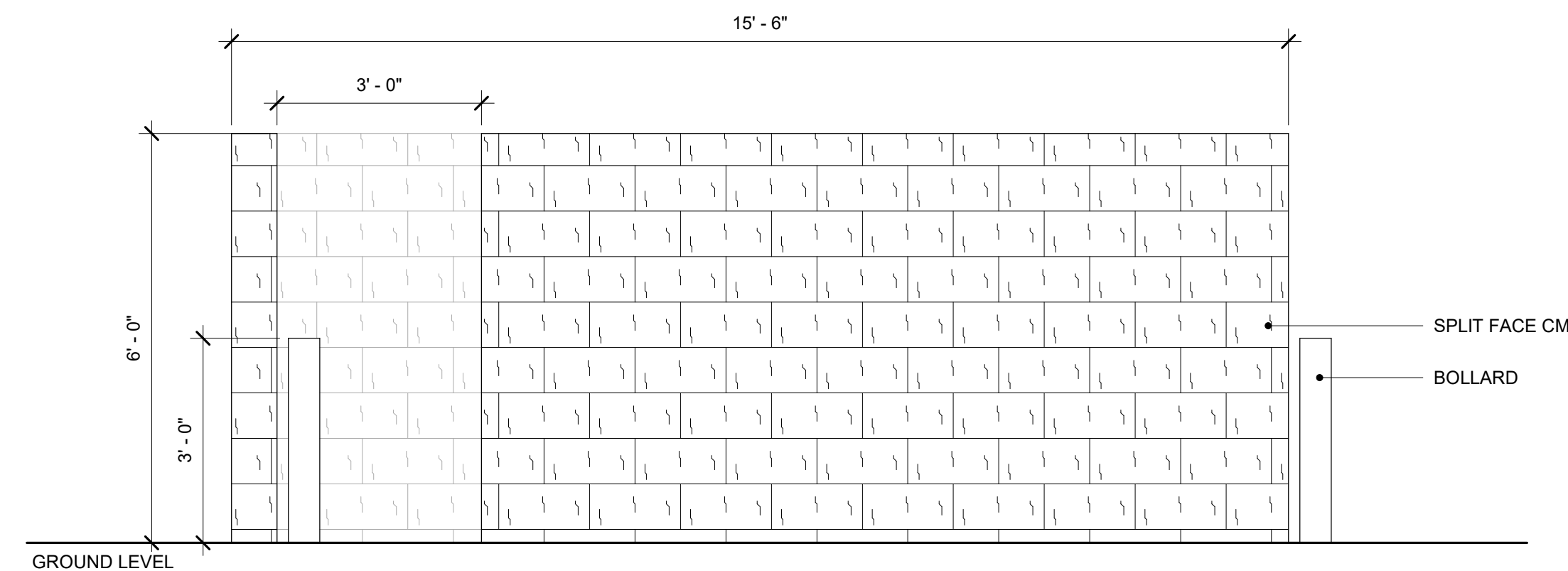
**4 MONUMENT SIGN**  
1/2" = 1'-0"



**5 MONUMENT SIGN - ELEVATION 1 - CD**  
1/2" = 1'-0"



**6 TRASH ENCLOSURE FRONT ELEVATION**  
1/2" = 1'-0"



**7 TRASH ENCLOSURE SIDE ELEVATION**  
1/2" = 1'-0"

SITE DETAILS

SHEET  
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**PWN**  
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4949 S. Syracuse St. | Suite 320  
Denver, CO 80237  
voice.303.649.9880 fax.303.649.9870  
pwnarchitects.com

# 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



**2 NORTH ELEVATION**  
3/16" = 1'-0"



**1 EAST ELEVATION**  
3/16" = 1'-0"

BUILDING ELEVATIONS

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SHEET  
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**Architects & Planners, Inc.**

4949 S. Syracuse St. | Suite 320  
Denver, CO 80237  
voice 303.649.9880 fax 303.649.9870  
pwnarchitects.com

# SITE DEVELOPMENT PLAN

## BLACK FOREST OFFICE

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4.77 ACRES



1 SOUTH ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"

BUILDING ELEVATIONS

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SHEET  
8 OF 10



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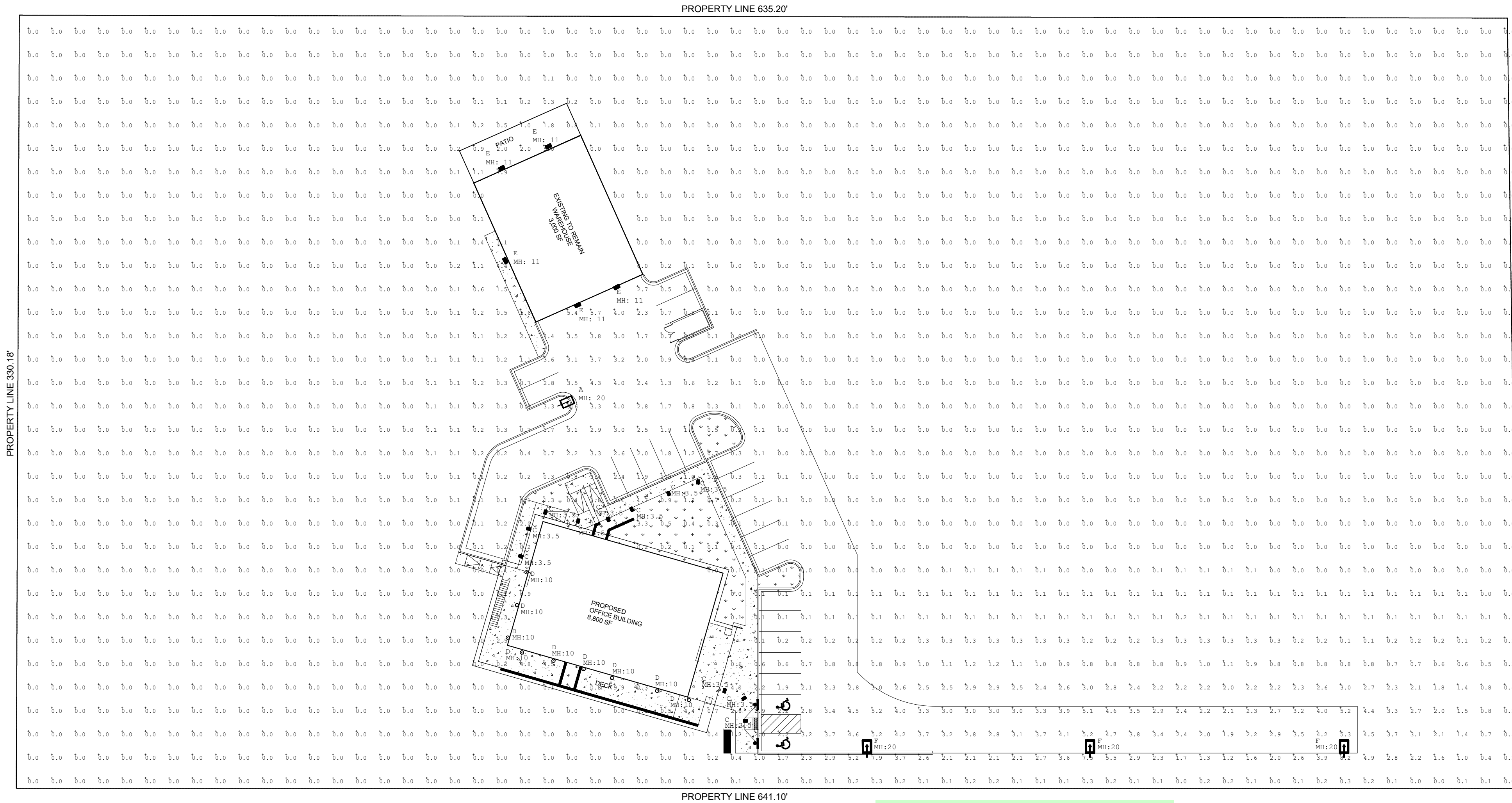
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# SITE DEVELOPMENT PLAN

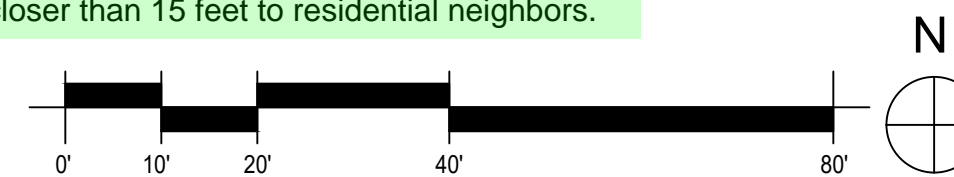
## BLACK FOREST OFFICE

N1/2 NE1/4 SE 1/4 SE 1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH P.M., EL PASO COUNTY, COLORADO  
4.77 ACRES



1 PHOTOMETRIC SITE PLAN  
1/32" = 1'-0"

please show the setbacks of these lights, lights may not be closer than 15 feet to residential neighbors.



Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
[Symbol]	1	A	166	18459	0.900	GLEON-AP-03-LED-E1-T4W
[Symbol]	11	C	28.9	557	0.900	7000BSYM428CUNV830Z
[Symbol]	9	D	20	1256	0.900	PC610-120V-LRD4K-1200-SL-WFL-D
[Symbol]	5	E	12.2	1418	0.900	XTOR1B
[Symbol]	3	F	166	15881	0.900	GLEON-AP-03-LED-E1-SL3-HSS

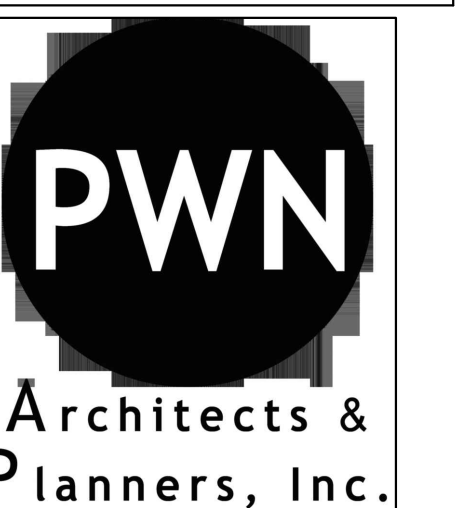
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.33	9.9	0.0	N.A.	N.A.
Deck under overhang	Illuminance	Fc	2.26	9.9	0.2	11.30	49.50
parking and drive 1	Illuminance	Fc	1.94	5.7	0.0	N.A.	N.A.

(e) Measurement at Property Boundaries. Light levels measured at the property line of the development site adjacent to residential property or public right of way shall not exceed 0.1 foot candles as a direct result of the on-site lighting. All light fixtures mounted within 15' of any residential property line of the site shall be classified as IES Type II or Type III, or fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "house side shield" reflectors on the sides facing the residential property line.

PHOTOMETRIC PLAN

SHEET  
9 OF 10

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