


EL PASO COUNTY
COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Rad Dickson, Planner I
Jack Patton, Engineer I
Craig Dossey, Executive Director

RE: Project File #: CC-20-001
Project Name: Haddock Metal Roof Rezone
Parcel No.: 52070-00-004

OWNER:	REPRESENTATIVE:
Black Forest, LLC 8655 Table Butte Road, Colorado Springs, CO, 80908	PWN Architects and Planners 4949 South Syracuse Street, Denver, CO, 80237

Commissioner District: 1

Planning Commission Hearing Date:	12/17/2020
Board of County Commissioners Hearing Date:	1/26/2021

EXECUTIVE SUMMARY

A request by Black Forest, LLC, for approval of a map amendment (rezoning) from A-5 (Agricultural) to CC (Commercial Community). The 4.77 acre property is located on the west side of Black Forest Road, approximately 980 feet north of the Shoup Road and Black Forest Road intersection and within Section 7, Township 12 South, Range 65 West of the 6th P.M. The property is located within the Black Forest Preservation Plan (1987).

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

WWW.ELPASOCO.COM

A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by Black Forest, LLC, for approval of a map amendment (rezoning) of 4.77 acres from A-5 (Agricultural) to CC (Commercial Community).

Waiver(s)/Deviation(s): A waiver has been requested for the screening requirements under Section 6.2.2.D.2.c, Opaque Fencing or Wall Required, of the Land Development Code. Instead of constructing a fence or wall, the applicant is proposing to replant the property with various native pines. The pines are intended to create a buffer between the proposed CC-zoned property and the adjacent residential uses.

Section 6.2.2.D.2.c, Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses, of the Code states:

“Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.”

This Section requires a solid privacy fence along the perimeter of a commercially used parcel when adjacent to a residential parcel.

The applicant intends to utilize approximately 29 percent of the overall 4.77 acre property, therefore, an opaque fence along the perimeter would be visually obtrusive given the distances shown on the submitted site development plan from the proposed commercial activity to the adjacent residential parcels. Additionally, none of the nearby properties, even those utilized for commercial purposes, have a solid privacy fence along the property line. Compliance with this criteria would cause the commercial use to stand out and not be aesthetically compatible with the surrounding developed properties, which is the intent of the landscaping provisions of the Code.

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019):

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North:	RR-5 (Residential Rural)	Residential
South:	RR-5 (Residential Rural)	Residential
East:	RR-5 (Residential Rural)/ CC (Commercial Community)	Residential/Religious Institution
West:	RR-5 (Residential Rural)	Residential

E. BACKGROUND

The subject parcel was initially zoned A-4 (Agricultural) on September 20, 1965 when that portion of El Paso County was first zoned. In 1984, the property was rezoned from A-4 (Agricultural) to A-2 (Agricultural) (PCD File No. P84046Z). Over the years, the nomenclature of the Code has changed, and the A-2 zoning district was renamed as the A-5 (Agricultural) zoning district. The parcel was created by warrantee deed on January 1, 1970 (Warrantee Deed No. 706863) prior to El Paso County's adoption of subdivision regulations on July 17, 1972, therefore, the parcel is the result of a legal division of land.

A special use was approved on the parcel by the Board of County Commissioners for an animal hospital on February 28, 1985 (AL-84-037Z). The animal hospital building burned in the Black Forest Fire and the use was never reestablished. There

is a 3,250 square foot barn that was legally permitted on the 4.77-acre parcel (ADD-20-095). Barns utilized for agricultural or residential purposes are permitted as principle structures within the A-5 zoning district. The barn is currently being permitted as a commercial building with the Pikes Peak Regional Building Department (PPRBD).

A site development plan has been submitted and is under concurrent review to allow for a second, two story, 8,800 square foot (4,400 square foot footprint) office building and for the existing barn structure to be repurposed into auxiliary office space. The applicant's site development plan depicts 22 parking spaces where 43 parking spaces would be required for a general office per Table 6-2, Minimum Parking Requirements by Use, of the Code. The number of employees that will work at this site is approximately half of what is predicted within the Code for an office use of this size. An alternative parking plan may be approved by the PCD Director with approval of the site development plan pursuant to Section 6.2.5.(D)(vi) of the Code.

Section 6.2.5.C.2.b of the Code requires all parking lots with five (5) or more spaces include parking lot lighting. The applicant is requesting administrative approval of an alternative lighting plan in association with the site development plan in order to reduce the number and lighting levels on the property. The applicant states that this is an effort to help make the site more harmonious with adjacent residential properties. Alternative lighting plans may be approved by the PCD Director during the site development plan phase of the project pursuant to Section 6.2.3.(E) of the Code. The associated site development plan will be reviewed for compliance with all of the other applicable criteria of Chapter 6 the Code.

F. ANALYSIS

1. Land Development Code Analysis

The applicant is proposing a map amendment (rezone) of the 4.77-acre parcel from A-5 (Agricultural) to CC (Commercial Community). The parcel is surrounded by single family dwellings immediately to the north, east, south and west. Northwest of the property is located a PUD (Planned Unit Development) zoned development that allows for single family dwellings. Adjacent to the property, southeast, across Black Forest Road, is a parcel currently zoned CC (Commercial Community). The CC-zoned parcel contains several different businesses including an animal hospital, offices, and a retail shop. There is a small commercial node located approximately 980 feet to the south. The commercial node includes five (5) parcels zoned CR (Commercial Regional), two (2) parcels zoned C-2 (Obsolete Commercial), and one (1) parcel zoned CC (Community Commercial). There are also two (2) churches zoned RR-5 (Residential Rural) within the commercial node. The entire commercial node,

including those commercial uses within the RR-5 zoning district, comprises approximately 37 acres and includes a gas station, several restaurants, a school, a wedding venue, an animal hospital, a lawncare business, an antique shop, a feed store, two churches, a fire station, the Black Forest Community Center, and the Black Forest Pavilion.

Section 3.2 of the Code states the following as the intent of the CC zoning district:

“[T]o accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.”

The CC zoning district includes many uses which would not be limited to serving only the clientele in the neighborhood but any public who requires or desires the services, such as a bar, restaurant, business event center, or gas station. The CC zoning district is the least intensive commercial district in the Code. The CC zoning district also permits general offices as a permitted principle use. Staff recommended the applicant pursue rezoning to the CC zoning district during the early assistance meeting in order to establish the least intensive commercial zoning district that also allowed for the applicant’s proposed use, which includes the service of mounting a variety of products onto different surfaces such as roofs, and because there is an adjacent CC zoning district to the southeast. The CC zoning district is a logical transition between the existing commercial development included within the commercial node and the adjacent residentially zoned areas.

Should the rezone application be approved, the applicant will also be required to receive administrative approval of a site development plan by demonstrating compliance with the dimensional standards of the CC zoning district as well as the development standards included in Chapter 6 of the Code. These requirements include landscaping, lighting, signage, and parking standards; and are in place to ensure that the potential offsite impacts associated with new uses can be adequately mitigated. The applicant’s elevation drawings included in the associated site development plan depict that the proposed structure will resemble the adjacent single-family dwellings and will have minimal visual impact to the area. The applicant has proposed in their letter of intent that they will put in place a restrictive covenant that will require all owners to maintain the residential character even if the property is sold and redeveloped by others in the future.

The Code requires specific buffering and landscaping areas along rights-of-way and between differing land uses. The development standards are in place to help limit potential impacts to adjacent property owners and to promote proper buffering and transitions from use to use. A waiver has been requested for the screening requirement under Section 6.2.2(D)(2)(c), Opaque Fencing or Wall Required, of the Land Development Code. This Section requires a solid privacy fence along the perimeter of a commercially used parcel when adjacent to a residential parcel. Instead of constructing a fence or wall, the applicant is proposing to replant the property with various pines. The pines are intended to create a buffer between the proposed commercial use and the adjacent residential uses.

2. Zoning Compliance

The applicant is requesting to rezone the 4.77 acre parcel to the CC (Commercial Community) zoning district. The CC (Commercial Community) zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. The density and dimensional standards for the CC (Commercial Community) zoning district are as follows:

- Minimum lot size – 1 acre
- Setbacks - 25 feet from the front, rear, and sides.
- Maximum height - 40 feet

The applicant's associated site development plan will be required to demonstrate compliance with the applicable dimensional standards of the Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Goal 5.1 - Maintain a land use environment, which encourages quality economic development that is compatible with surrounding land uses.

Policy 5.1.1 - Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.2.1 - Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.

Policy 6.4.6 - Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.

Policy 10.2.2 - Carefully consider the availability of water and wastewater services prior to approving new development.

The parcel proposed in this map amendment (rezone) application is immediately surrounded by residential properties. As such, it is imperative that the applicant mitigate potential visual, noise, and traffic impacts so that the commercial parcel may be functionally integrated into the area. The applicant has made a substantial effort through siting, landscaping, lighting, parking, exterior design, and grading to mitigate potential visual and noise impacts. Please see the Transportation section below for an analysis of the anticipated transportation impacts. As discussed in the Land Development Code Analysis section above, the parcel will be designed in a way that the rural residential character will be preserved. The elevation of the land upon which the larger of the two structures is located will be lowered approximately 10 feet, and the building will be built into the hillside allowing for a lower profile and overall height and should result in much of the structure being screened by the natural environment. The larger structure being proposed will have timber beams on the east side facing the road and the overall appearance will blend in with the area. The existing, smaller structure has been designed as a barn which fits into the rural residential character of the adjoining properties.

Should the rezone application be approved, the applicant will be required to receive approval of a site development plan demonstrating compliance with the dimensional standards as well as the development standards included in Chapter 6 of the Code. These requirements include landscaping, lighting, signage, and parking standards; and are in place to ensure that the potential offsite impacts associated with new uses can be mitigated as well as to ensure the commercial development is functionally and aesthetically integrated within the context of adjoining properties and uses.

Water supply to the parcel will be provided via a commercial well (Permit No. 168912-A). The well permit allows for indoor water usage only and does not allow for exterior irrigation. The applicant has proposed that the xeriscape be irrigated utilizing water stored in an onsite cistern. The cistern is proposed to be filled with water purchased off site. The applicant is also proposing an onsite wastewater treatment system (OWTS) to serve the property.

4. Small Area Plan Analysis

The property is located within the Black Forest Preservation Plan (1987), specifically the community commercial node within the Timbered Area of the Visual Unit boundaries as depicted on Map 11.

The Timbered Area is described on page 89, in the Land Use Scenario section of the Black Forest Preservation Plan, as “an area with uses to be limited to low density residential or open space from the ‘community center.’”

Page 51 of the Plan states:

“All commercially zoned property associated with either center is located within one quarter mile of the respective intersections.”

The community center is identified as being within one-quarter of a mile (1320 feet) from the intersection of Shoup Road and Black Forest Road. The subject parcel is located approximately 980 feet from the intersection. Therefore, the proposed rezoning request is within the commercial node of the Plan.

Relevant goals and policies are as follows:

Policy 1.2 - Allow nodes of higher density residential, commercial, and industrial development only in those area specifically designated on the Concept Plan and described in the Land Use Scenario.

Policy 1.7 - Enhance the function of the area near the intersection of Black Forest and Shoup Roads as the “community center” of the planning area.

Goal 4.A - Allow for a limited commercial development which supports and enhances the Black Forest Planning Area.

Policy 4.1 - Restrict new commercial uses within the forested and low-density residential areas to existing or proposed commercial nodes as defined in the approved Land Use Scenario and Concept Plan. Within these areas infill

should be encouraged rather than expansion. Strip commercial development is not desired.

Policy 4.4 - Maintain the scale of new commercial uses so that it is in balance with existing uses.

Policy 8.1 - Preserve and enhance the natural environment and wildlife of the planning area.

Policy 10.1 - Encourage new developments to use innovative siting and design techniques to enhance prime visual features such as the Front Range, the Timbered Area edge, relict prairie meadows, the grasslands and farm structures.

The proposed map amendment (rezoning) is within one-quarter (1/4) of a mile of the commercial node identified within the Black Forest Preservation Plan located at the intersection of Black Forest Road and Shoup Road. Additionally, the applicant is requesting to rezone the parcel to the CC (Commercial Community) zoning district, which is intended to accommodate commercial developments that primarily serve adjoining neighborhoods.

The proposed building facades, as designed, are generally consistent with structures on the surrounding parcels. The plans submitted to the County depict careful consideration in siting the structures so that they blend in with adjacent properties and appear residential in nature. Alternative lighting, screening, and parking plans have also been requested to further blend into adjacent land uses and mitigate potential impacts. The applicant has already begun replanting trees on the burned parcel to attempt to bring the property back to its pre-fire condition. Additionally, the grade of the property will be substantially lowered to further reduce visual impacts. The proposed development is consistent with those goals and policies pertaining to enhancing the natural environment and preserving views.

The Black Forest Land Use Committee was sent a referral for the rezoning request and the concurrently submitted site development plan. They responded with the following statement:

“The Black Forest Land Use Committee recommends approval of this rezone. The parcel is within the quarter mile of the Shoup Road/Black Forest Road intersection that is specified in the Preservation Plan as the area for commercial development.”

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

***Policy 6.0.2** - Encourage development to incorporate water efficiency principals.*

***Policy 6.0.10** - Encourage land use proposals to expressly declare water source, quality, quantity, and sustainability in terms of years and number of single-family equivalents.*

***Policy 6.1.2.2** - Encourage and accommodate water conservation practices for existing and new developments.*

***Policy 6.1.3.1** - Encourage new developments that incorporate water conservation techniques such as xeric landscaping.*

The site has made an adequate attempt at incorporating water efficiency principals through xeriscaping, cistern usage, and a return flow (augmentation plan) wastewater system. The applicant has submitted a copy of their commercial well permit that shows where the water is coming from and the allowed acre-feet per year.

The Plan identifies the current demands for Region 2 to be 7,332 AFY (Figure 5.1) with the projected need at build-out in 2060 at 13,254 AFY (Figure 5.3). Region 2 currently has 13,607 AFY in supplies, which means by 2060 there is anticipated to be a surplus of 353 AFY (Table 5-2).

The applicant is proposing a xeriscape design, which is supported by Policies 6.1.2.2 and 6.1.3.1 of the County's Water Master Plan.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services, Environmental Division, was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcel. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

There are no hazards identified on the property that would preclude development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential

3. Floodplain

The property is not impacted by a designated floodplain (Zone X) as indicated by FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0315G, which has an effective date of December 7, 2018.

4. Drainage and Erosion

The development is located within the Kettle Creek drainage basin (FOMO3000), which is studied and has associated drainage fees but no bridge fees. Drainage fees are not collected with a rezone. The applicant has submitted a final drainage report and grading and erosion control plan with the concurrent site development plan review (PCD File No. PPR-20-023). The development will implement Full Spectrum Detention utilizing an Extended Detention Basin (EDB) to capture and treat runoff prior to discharge downstream.

5. Transportation

Access to the development is by an existing permitted driveway on Black Forest Road, classified as a minor arterial in the 2016 Major Transportation Corridor Plan (MTCP). There are no improvements in the immediate vicinity of the development identified in the 2016 Major Transportation Corridor Plan (MTCP). A traffic impact study was not required as the proposed development is not expected to generate 100 daily vehicle trips. Should the property be repurposed

in the future with a more intensive use, a traffic study and roadway improvements may be required. The development is subject to the El Paso County Road Impact Fee program (Resolution No. 18-471.)

H. SERVICES

1. Water

Water supply service is proposed to be provided by a commercial well (Permit No. 168912-A).

2. Sanitation

Wastewater service is proposed to be provided by an onsite wastewater treatment system which is currently in review by El Paso County Public Health.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The District was sent a referral and has outstanding comments that will need to be addressed during the site development plan phase of this project. The comments are as follows:

“Will the existing building and proposed office have an engineered fire suppression system and/or a FACP with smoke detectors and combination horn/strobe devices? Parking lot and driveway dimensions for Fire Apparatus. If I'm reading this correctly, during quarterly meetings there could be a maximum of 22 people in the office?”

4. Utilities

Mountain View Electric Association will provide electrical service and natural gas service will be provided by Black Hills Energy.

5. Metropolitan Districts

The subject parcel is not within a Metropolitan District.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication is not required for a map amendment (rezoning) application. The Parks Master Plan (2013) identifies a regional trail along Shoup Road to the south as well as the LaForet Trail to the north of the property. El Paso County Community Services Department, Parks Division, has been sent a referral and has no outstanding comments.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

1. APPLICABLE RESOLUTIONS

- Approval Page 27
- Disapproval Page 28

I. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations.

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the CC (Commercial Community) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. Any new or change of use that will generate more traffic than the proposed use may be required to submit a traffic study to the County to determine if roadway improvements are necessary.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider

said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified eight (8) adjoining property owners on November 30, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

L. ATTACHMENTS

Vicinity Map
Letter of Intent
Preliminary Site Development Plan
Rezone Map
Well Permit

El Paso County Parcel Information

File Name: CC-20-001

PARCEL	NAME
5207000004	BLACK FOREST LLC

Zone Map No. --

Date: November 25, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



Architects & Planners Inc.

4949 S. Syracuse St | Suite 320 | Denver Colorado 80237 | P: 303.649.9880 | www.pwnarchitects.com

November 24, 2020

El Paso County
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

**RE: Letter of Intent - Proposed Rezoning of 12740 Black Forest Rd., Parcel #5207000004
El Paso County, Colorado**

Owner/Applicant and Consultant Representative:

Rob Haddock - Owner
Black Forest, LLC
8655 Table Butte Road
Colorado Springs, CO 80908
719-325-0382

Planning Firm - Applicant
PWN Architects and Planners, Inc.
4949 S Syracuse St., Suite 320
Denver, CO 80237
Patrick Nook 303.649.9880, ext. 109, pnook@pwnarchitects.com
Tom Davis 303.649.9880, ext. 106, tdavis@pwnarchitects.com

Site Location, Size and Zoning

- 4.77 Acres
- 12740 Black Forest Road, Colorado Springs, CO 80237
- Current Zoning: A-5 Agricultural
- Vegetation – this area was formerly forested but was burned in the 2013 Black Forest Fire. Burned trees have been removed, and the land surface has native herbaceous vegetation.

Request

Request to Rezone A-5 to CC (Community Commercial)

Proposed Use of Site

The Owner proposes to rezone the property to CC- Community Commercial consistent with expected commercial uses within the Black Forest Road/Shoup Road Commercial Node identified in the local Small Area Plan, the *Black Forest Preservation Plan*.

Prior to the 2013 Black Forest Fire, when the heavily forested property and building burned, the site was occupied under A-5 zoning by a commercial special use Veterinary Hospital with both large and small animal practices. The Veterinary Hospital was completely destroyed by the fire, and the site was heavily littered with a few standing and many downed burned trees. The burned trees were removed by the current Owner, and the land is now a recovering meadow. A gambrel barn with overhangs was permitted this year under the existing A-5 zoning. The barn was designed for goat gestation and birthing until zoning change permits commercial use. Finishes are natural stone, stucco and metal.

The Owner now proposes to develop a single-story 4,400-square-foot office building with a full, walk-out basement of equal size and repurpose the 3,250-square-foot (barn) to a studio/shop building on the 4.77 acres. The office building will house the Owner's corporate functions for Metal Roof Innovations, Ltd. (strategic planning, accounting, sales/marketing management). Outside visitors to the office will be rare and by appointment only.

Construction of the existing barn that was permitted under the A-5 zoning (Permit M78797) began in the spring of 2020 and is being completed. The future plan is for the barn to be re-purposed in use as a studio/shop to support the corporate functions of the company under Community Commercial zoning, including product video production for the company's roof specialties. No manufacturing, warehousing, shipping, or wholesale sales will take place at this project site. All such functions of the company are and will continue to be located out of state.

Scale of Development

Attached is a preliminary site development plan showing the physical design of the proposed development. The size and scale standards used for the proposed building(s) are the same as single-family primary residential within the County. Also attached are preliminary building elevations showing the proposed architecture and scale of the building(s), which are fashioned after a residence. The use of stone and stucco with natural colors and Corten metal accents on the office building provide rustic elements, preserving internal cohesion and harmony with the surrounding area. The roofline of the barn is traditional gambrel, and the office is traditional gable with an offset ridge. The building entry accent is a native log supporting structure. Similar accent is also under consideration for the driveway entrance.

The Owner has no plans or intent to subdivide the property or expand the uses beyond those outlined on the preliminary site development plan.

Occupant Load

The average daily occupant load for this facility will be 8-12 people. Within that number, six are residents of Black Forest. (The company is a family-business, and the family is four generations of Black Forest inhabitants.) Beyond the foregoing, 4 to 6 others will also "report" to this office, although they are rarely physically present due to extensive business-travelling.

At quarterly intervals of the year, the company has corporate staff meetings for a duration of one work week from Monday noon through Friday noon. At those times, 6 to 8 remote staff members visit for corporate meetings, orientation and collaboration. These individuals reside and work in different states and carpool from/to the airport and area hotels or B&Bs for these quarterly meetings.

Site Utility

The site is located in Water Division 2, Water District 10, of the Basin Map in the El Paso County Water Master Plan and will be served by a commercial well.

The commercial water well (#168912-A) is currently permitted for 108,600 GPY (gallons per year) from the Dawson aquifer. Total water consumption for (a higher-than-average occupant load of) 15 office employees is 33,000 GPY (15 x 8.8 GPD x 250 days) and well below the permitted volume of 108,600. According to the El Paso County Water Master Plan, a residential lot would require a demand of 0.64 AF/year = 208,545 GPY. Hence, the commercial office use proposed would require about 84% less calculated water than a residence (which is consistent with current zoning). The well allows use for indoor water only. Water for Irrigation will be provided via cistern and water imported for the limited volume necessary to sustain the xeriscaping proposed. (See "Landscaping" below).

The site is situated in Region 2 (Water Master Plan Basin Map) and is served primarily by Denver Basin aquifers (Dawson). Per the El Paso County Water Authority Water Report, development of low-density large acreage rural lots in this area of the County will have little impact to the 300-year water supply requirements of the County (100-year by state statues) served by this basin and impacts to water quality. We also comply with the goal of returning water resources via use of a private sewage system, which is a condition of the well permit that reads "Return flow from use must be through individual waste water disposal system of non-evaporative type where the water is returned to the same stream system in which the well is located."

Examples of conformance with specific goals and policies within the water master plan.

Policy 6.0.2 – Encourage developments to incorporate water efficiency principles.

We are using low-flow toilets and lavatory faucet plumbing fixtures. We are designing the landscaping to be Xeriscaping fed from an external water source, a cistern storage tank stocked by off-site water.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source, quality, quantity and sustainability in terms of years and number of single-family equivalents.

We have acquired a well permit with the state for the use intended, which does not have an expiration date and does not exceed the permitted maximum flow rate of 15 GPM as outlined in Chapter 5.5.

Policy 6.1.2.1 – Follow best management practices to maximize aquifer recharge ...avoidance of large amounts of impervious cover.

Our project has 26,062 square feet of impervious area, which is 13% of the site area of 4.77 acres. The building footprint is 4,400 sf, and we have requested less paved parking area than what the zoning code requires, subject to County Planning approval for the use intended.

Policy 6.1.2.2 – Encourage and accommodate water conservation practices for existing and new developments.

By use of low-flow plumbing fixtures and off-site water sourced Xeriscaping, our project will conserve use of water. The office use of the site will use 65% less water than a typical residence, which would conserve water usage in lieu of the present zoning.

Policy 6.1.2.4 – Review and revise, as appropriate, the standards of the various zoning districts to ensure they are consistent with promoting water efficient development.

By allowing this site to be zoned CC – Community Commercial, which is characterized by small development uses such as ours, the water demand and usage is 84% less than the current zoning for residential uses.

Policy 6.1.2.12 – Support proposed developments that incorporate water efficiency measures for open space and lawns.

Our development is proposing limited use of landscaping that requires low maintenance and watering to the minimum required by the zoning code adjacent to the building and parking. The drip sprinkler irrigation system for the building xeriscaping is fed from an off-site sourced water cistern. The majority of the site will remain as native grasses not requiring sprinkling.

Policy 6.1.3.1 – Encourage new developments that incorporate water conservation techniques such as xeric landscaping.

Our landscape design implements xeric scaping to the largest extent allowed by the zoning code. We have also requested less parking than the zoning code requires thus reducing impervious area. The LDC and Manual landscape standards promote water conservation goals, including the use of drought-resistant and drought-tolerant plants, and promote the opportunity for decreased development and maintenance costs. Reforestation (transplanted trees) and any landscape will be watered with imported water by contract only until established; thereafter no watering is required.

The Water Master Plan promotes the conservation and efficiency per the Guidebook Practices for Municipal Water Conservation in Colorado that should be applied throughout El Paso County.

Our proposed development implements the methods in this guidebook in the following ways:

- Using low-water flow faucets for commercial uses.
- Importing off-site sourced water to cistern for landscape sprinkling.
- Promoting more effective irrigation/sprinkler systems for commercial properties by using water-wise fixtures and moisture sensing to minimize sprinkling when not needed.
- The guidebook recommends that water audits be implemented to help the user be more water-wise and to detect possible leaks in the irrigation system. As required in our water permit, we will track water usage via a meter for State verification of the limit of water usage.

The site will also be served by an existing private sewerage system per County regulations. The existing septic system and leach field (currently fire-damaged) will be abandoned, and a new septic system and leach field will be constructed in the southwest corner of the site to meet the demands of this development (per Health Department regulations). Tandem to water consumption, the sewerage system will have significantly less demand than a single-family residence.

Electric power will be supplied by Mountain View Electric and natural gas by Black Hills Energy.

Landscaping

Landscaping will be provided as required by the El Paso County Land Development Code (LDC) and the

recommendations within the *Black Forest Preservation Plan*. Xeriscaping will be used to the greatest extent possible to conserve water usage. Landscaping irrigation will be provided from off-site sourced water to a subterranean cistern. The Owner plans to reforest the site adding numerous trees, which will both reduce the visual impact of the buildings proposed and accelerate restoration of the lost forest-nature. The Owner also plans some berms for screening, water conservation, vegetation and wildlife habitat.

Drainage

A Drainage Plan will be prepared to meet the County and State requirements to only release storm drainage at historic rates from the site per LDC and ECM requirements. A detention pond will be developed to detain flows to meet historic storm water runoff criteria per Code. There is no FEMA floodplain located within this site.

Traffic

The Early Assistance Meeting Notes from staff stated that a traffic study would not be required based on the traffic impact anticipated for the proposed use. It is expected this project would anticipate a trip generation less than 100 trips/day and less than 10 trips during the peak hour, which is consistent with the Master Plan. It should also be noted that the anticipated daily trips generated from the proposed use would be substantially fewer than the veterinary hospital previously in operation on the site.

Schedule of Development

The anticipated schedule is to begin construction of the office building in the Spring of 2021 after rezoning and site development plan approval and building permit approval by Pikes Peak Regional Building Department. Construction will be completed by the end of 2021.

Conformance to Master Plan: *Black Forest Preservation Plan and County Policy Plan.*

County Policy Plan:

The following items of the current El Paso County Policy Plan (1998) are relevant to the intent of this rezone request:

Goal 5.1 *Maintain a land-use environment, which encourages quality economic development compatible with surrounding land uses.*

The land proposed to be rezoned is in the Black Forest Road/Shoup Road Commercial Node of the Black Forest Preservation Plan. Community commercial is a complimentary zoning for commercial business development. The proposed use of a small corporate office in a residential sized building supports both strong local economic growth and is compatible with residential and smaller-scale commercial buildings. It is also a specifically approved use within the code (see Table 5-1).

Nearby land uses are both residential and commercial, such as dining, take-outs, bar, convenience/filling station, liquor store, churches, real estate offices, the Black Forest Community Center and farmers' market. As concerns this, the proposed use compliments all of these, as this site is closed on weekends, whereas trade and traffic to most others is central to weekends.

The proposed building architecture intentionally looks much more like a residence than a commercial building. Moreover, exterior finishes combine stone, stucco, metal roof and log features that reflect traditional Black Forest construction motifs. Traffic impact will be minimal,

lower than the prior use of this site, and much lower than other CC businesses in the area.

Policy 5.1.1 Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment, while contributing to the overall health of the County.

The project rezoning request is from a 48-year resident of Black Forest, representing seven families/households spanning four generations in Black Forest. Six of the average on-site staff are residents of Black Forest. The others are all Northern El Paso County residents. The Owner and his company are active in the BF community, providing financial contributions to multiple charitable causes in Black Forest. The Owner is also a member of "Friends of Black Forest." (please see "Summary").

With respect to the environment, the Owner has already transferred 8'-16' trees (40 in total) to a site that was totally barren and burned completely, restoring habitat, improving vista and ecology. Another 20-30 will be transferred post-construction, in addition to numerous seedlings. Re-seeding of meadow areas and all disturbed soils will be completed with grass seed mixes native to the area and specially formulated for reclamation of Black Forest burn scarring. This work as already been done on areas that are not subject to further disturbance.

Policy 5.1.9 Encourage appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes.

The proposed facility will promote both temporary and permanent employment of diverse functions. Aside the maintenance and upkeep functions of building and site which will offer part-time or contractual employment to locals, when the company does have occasional staff openings, local residents will be strongly preferred. As stated previously, half the average daily on-site staff is resident to Black Forest. The proposed business use will support the county with a vibrant, locally sourced business and expanded tax base. It will also provide increased trade with area residents and other businesses in the Black Forest community (please see "Summary").

Black Forest Preservation Plan Update – December 1987

It is the intent of the proposed development to conform to the intents of the *Black Forest Preservation Plan*.

Two Commercial Nodes along Black Forest Road, one at Burgess Road and the other at Shoup Road, were identified in the *Black Forest Preservation Plan*. These commercial use areas were in existence even before the original 1974 *Black Forest Preservation Plan*. The 1987 update recommended commercial zoning be located within ¼ mile of each intersection in the Executive Summary Concept Map, providing a total of four miles of possible commercial-lot frontage along minor arterial roads in the Black Forest. This concept is being carried over into the new 2020 El Paso County Master plan as Rural Center Place types in the same locations.

The quarter-section line for T12S R65 W Sec 7 is ¼ mile north of Shoup Road. The quarter section line is the north boundary line of this rezone request. It is within the recommended Shoup Road Commercial Node in the Black Forest Preservation Plan and is located diagonally across Black Forest Road from Black Forest Square, a commercial project with CC zoning, which was built in 2006.

Please find a summary of conformance by point from the *Black Forest Preservation Plan*:

- Chapter 2 – Area Profile and Trend Analysis - Page 50
- Commercial Land Use
- Existing and Proposed Uses

Two commercial nodes, which are presently operating within the planning area, were well-established prior to 1974. These are the "Community Center" located at the intersection of Black Forest and Shoup Roads and "Glover's Corner," which is situated one mile south of the community center. Each has undergone some expansion, but they have managed to maintain much of their rural residential character. The 1987 Plan stipulated that new commercial uses in this portion of the planning area only be located in proximity to these two intersections...All commercially zoned property associated within either center is located within one quarter mile of the respective intersections.

The proposed site for the CC commercial rezone lies in an area defined by the *Preservation Plan* as being within an identified Node for commercial expansion.

COMMERCIAL ZONING Chapter 3 – The Plan

LAND USE GOALS, POLICIES AND PROPOSED ACTIONS

Goals

1.B Uphold the adopted Land Use Scenario and Concept Plan, which identifies areas to be used for agricultural and range lands, low and higher-density residential development, commercial and industrial uses and mixed recreational, open space and semi-public uses (refer to the approved Land Use Concept in the Executive Summary).

Policies

1.1 Retain the Black Forest Planning Area as primarily a rural-residential community with limited supporting commercial and industrial development.

1.2 Allow nodes of higher density residential, commercial and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario.

Proposed Actions

1.c All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens' group for review and comment prior to public hearing. This procedure may be formalized through a revision of the Land Development Code. (This was done in late June of 2020 with Mr. Terry Stokka who voiced approval)

COMMERCIAL

Goals

1.A Allow for limited commercial development, which supports and enhances the Black Forest Planning Area.

Policies

4.4 Maintain the scale of new commercial uses so that it is in balance with existing uses.

4.6 Encourage all new commercial development within the planning area to be compatible with the visual character of existing uses (refer to Visual Analysis in Chapter I I).

PROPOSED ACTIONS

4.b New commercial uses should be encouraged to compliment the predominant rustic design theme (refer to Visual Analysis in Chapter I I).

4.c Within the existing and proposed commercial nodes appropriate landscaping should be introduced for the purposes of unifying design and defining vehicle and pedestrian movements.

Neighborhood Involvement

The Owner conducted a neighborhood virtual meeting on Tuesday, August 4, 2020 @ 7pm with the adjoining 500' property owners. This meeting was also open to anyone within the Black Forest area. Twenty-plus were in attendance. Actual attendance was organized and advocated by opposition as many in attendance were not adjacent property owners. The Owner presented his intent to rezone the property and showed his development plans for the site. He and his design team fielded questions and surveyed opinions on the site, building design, drainage retention, lighting, water use and landscaping.

Neighborhood Questions and Concerns Discussed:

USE OF PROPERTY – The Owner discussed his intended use of the property and stated that the office building will house the Owner's corporate offices for his (S-5!) Metal Roof Innovations, Ltd. company. The studio/shop building (barn) will be used for research and development functions, as well as product video demonstrations for the company's roof specialties. No manufacturing, warehousing, wholesaling or shipping will take place at this facility. The Owner proposes to operate at traditional office hours from 7am to 5pm.

TRAFFIC – It was pointed out that the primary use of the site was for corporate office functions and that very little visitor traffic would be generated. Employees here are solely the company's core people-- department heads and their immediate right-hands; the "think-tank" as it were. There would be no manufacturing, warehousing, shipping or distribution functions at this facility. The typical trips generated by this development would be morning and end of workday trips to/from work and occasional lunch outside the office. The design of the office includes an employee breakroom/ lunchroom as most staff will eat lunch at the office. It was pointed out that this office use would generate less traffic than the veterinary hospital, which previously operated on the site prior to the fire.

LANDSCAPING – Trees would be planted along Black Forest Road and around the buildings to soften the impact of the buildings to surrounding properties. Landscaping would be planted per the requirements of the Land Development Code, and Xeriscaping would be used as much as possible to conserve water. Landscaping irrigation will be provided by off-site sourced water to a subterranean cistern. Reseeding bare areas of the burn scar with native grasses will help revegetate the property. The Owner offered to plant other trees at reasonable neighbor requests and asked to be contacted if they have specific requests. (No such requests have been received.)

BUILDING SCALE AND DESIGN – The general consensus of opposition was that the office building was too tall. Attendees repeatedly referred to the structure as “two-story.” A clarification was communicated that this building is a one-story structure with a walk out basement to the west, not a two-story building. The building footprint is 4,400 square feet with a walkout basement beneath of equal size. It was noted that the building design as presented is permissible in a single-family residential zone within the County. Nonetheless, the Owner has since redesigned the building shown to the neighbors at the time per the attached. The revisions reduced the building height by 7’ and also eliminated much of the visually exposed basement wall by additional earth berming on both north and south elevations. The majority of the building elevations on three sides and the entry elevation now have appearances of one-story and the basement on the west elevation is walk-out with significant height reduction.

The terrain of the pre-existing site constitutes a hill that slopes within the site gradually to the north and east and more severely to the west. It is of significant note that the Owner is actually *reducing* the profile of that hill crest by 10 feet and thereby lowering the finished overall site profile. Thus, the net horizon profile (height difference) at the eave line of the proposed finished roof is only 2 feet above the pre-existing natural grade profile and the highest point of the roof apex adds 13’- 8” to the pre-existing grade profile. (The north roof projection is lower still.)

The barn architecture was also discussed, and it was noted that the same building materials proposed for the office building would be those used on the barn (stucco, stone and standing seam metal roofing). The visible sidewalls of the barn would be 10.5’ and the bulk of the building would be a gambrel roof typical of barn architecture in the surrounding area. Many objected to the height of the “big, ugly” barn; however, at the time of this meeting only the frame was visible with no exterior walls, roof or finishes on the building. Now, with roof and wall finishes complete, we have unsolicited comments from many other Black Forest citizens who, have apologized for the deleterious comments of this small group of residents via social media and organized petition set-ups. They have commended that it is “very attractive” and the “classiest” barn in Black Forest. The size of the barn is 3,250 square feet—about average in Black Forest and there are *many* much larger than this, not to mention indoor arenas of four to six times this size.

BARN PURPOSE AND INITIAL INTENT – Some adjacent neighbors questioned the Owner’s intent of building the barn prior to the rezoning of this site (with implication of something nefarious). It was explained that it was intended and permitted by the County as a livestock / feed barn and would later be repurposed if the rezoning were to be approved. If not, the Owner would use the barn to house his bred goats and store feed as the site would not produce enough feed for his livestock. The permit applied for was “Barn with Loft”. Apparently, there was some confusion on the part of Pikes Peak Regional Building Department and the permit issued was erroneously entitled “Barn with Living Quarters.” It was also explained that residential occupancy is an allowed use of any barn within the allowed uses, but residential occupancy use is not intended or anticipated by the Owner. When a “concerned citizen” lodged a complaint follow this meeting, ELP/PPRB staff corrected their error and reissued the permit correctly.

PARKING - The amount of parking was discussed. The disseminated site plan showed parking in accordance with LDC and far in excess of actual needs. The Owner explained that he was going to request a waiver of the LDC parking standards to build paved-parking only as needed for this office building and not to the parking ratios in the LDC. This would amount to about half of what the code would require and accommodate a surplus of parking for employees and any visitors. He proposes to provide paved parking adjacent to the building only and not on both sides of the drive. An area for

overflow parking has been revised on the site plan.

SITE LIGHTING - The site lighting was discussed, and the Owner stated that he did not want to “light the sky” and would use low-intensity lighting, mostly to accentuate landscaping. He would need to provide minimum lighting levels at the walks and parking by code for safety reasons and would use low level, ground-directed, dark-sky friendly fixtures to shield the light source from neighboring properties. He also pointed out the lighting impact would be far less than a residence, as its only use is during business hours and only 5 days/week along with minimum motion-censored (as permissible) security lighting during evening hours.

PROPOSED LAND USE AND ZONE USE/LAND DEVELOPMENT CODE

The proposed Land Use and Zone District for the proposed project are in line with the *Black Forest Preservation Plan*, the recommended “community center” node located at the intersection of Black Forest and Shoup Roads. The proposed use and development of an office is a small-scale building on a 4.77-acre lot. A visual analysis of the adjacent land use in all directions yields similar density of site and building size. Community Commercial zoning intended for small business headquarters use will have minimal traffic consistent with use types in all directions.

The proposed rezone to Community Commercial is for an office use. Land Use Code Table 5-1; Principal Uses shows that for “Office, General” within CC zoning, is an **allowed use**.

Please see excerpt from LDC 5-1; Principal Uses attached as an exhibit to the Letter of Intent.

The Land use code table 5-5. Density and Dimensional Standards for Commercial Districts requires Community Commercial zone lot to be a minimum of once acre, setbacks of 25’ for front rear and side and maximum building height of 40’. The 4.77-acre-site well accommodates the land use requirements. The proposed height is 23’-10” AFF. Manipulation of site contours additionally represses the building height from the landscape.

REQUIRED SCREENING

The El Paso Land Development Code section 6.2.2.D.2 under Landscape requirements states that a buffer is required between Non-Residential and Single-Family users. Item C requires that a 6’-0” tall opaque fence or wall located at the lot line is required. The Owner will be seeking a waiver for this requirement. The waiver will be submitted with the Site Development Plan first resubmittal. Reasons a waiver is being sought are:

- Neighbors will strongly object to an opaque fence.
- Wildlife in area migrates through neighboring lots and a 6’-0” opaque fence would be detrimental to their migratory patterns.
- Given the topography of the site and adjacent sites, a six-foot tall screen wall or fence won’t have much of a screening impact to either site as grades and site circulation will be above the top of the fence line.
- The site is being reforested by the Owner, and landscaping trees are strategically placed to screen adjacent sites in lieu of fencing. Regarding the landscape plan, specifically, a tree screen has been designed between the driveway and the south neighbor. The north neighbor is screened by existing native locust shrubs approximately 8’ in height and 50’ in breadth along property line, in addition to spaded and strategically placed transplanted trees. Screening to the east is already accomplished via berms and 30 transplanted spade trees along Black Forest Road.

The western tree screening will be specific to property boundaries and building profiles post construction and include seedlings and saplings for re-forestation.

SITE LIGHTING

The El Paso County Land Development Code outlines requirements for Site Lighting in 6.2.3 Lighting. Section (B) Design Standards and Requirements provide guidelines for design related to limitations of extent of lighting. Both the project owner and the community of Black Forest would prefer to use the least impactful lighting to the site development. The light levels around the parking lot and building are designed in strict accordance with building code required accessibility lighting to light an exit path away from the building and to include path to parking.

The project is seeking approval of an alternative lighting proposal for the illumination of the driveway as there is a provision under 6.2.3 (E) Alternative Lighting Proposal in the LDC. The alternative lighting plan proposal is to provide five lighting bollards same as the ones site lighting the entry, equally spaced along the south edge of the driveway. The design intent is to provide as minimal amount of light to the drive, well under 1 foot candle, while providing light markers approximately every thirty feet to guide vehicular traffic after dark.

SUMMARY

Rezone is Consistent with Area Plans

This rezoning request to CC – Community Commercial is consistent with the vision and implementation plan of the El Paso County Master Plan, *Black Forest Preservation Plan* and County Policy Plan. It is within the recommended "community center" node located at the intersection of Black Forest and Shoup Roads for commercial zoning within ¼ mile of the intersection and is compatible with the residential uses adjacent to the site, and the Community Commercial zoning across Black Forest Road.

The development as proposed is a low-impact land use and similar in scale and appearance to a residence that would be allowed within the existing A-5 zoning. The use would also be less impactful than the previously approved veterinary hospital use, and much less impactful than most other commercial uses. Water use would be 84% lower than a single-family use and would further the goals of the County to preserve water resources.

Owner is sensitive to Black Forest Concerns and Ecology

Ironically, this Owner has all the same concerns as his opposition. He has both been a Black Forest resident and involved with construction related genre his entire adult life (since 1973). Like so many others, he does not want to see inappropriate development of the Forest which is why he is proposing this small project in the form and spirit put forth herein.

People in Black Forest are understandably chagrined-- even emotional about the devastating losses from the fire and the transformation of landscape from forest to barren vistas. The Owner has been proactive in that regard with site re-habilitation and reclamation and will far exceed the landscape plan and minimum county mandates pertaining to this site. Buffering berms have already been constructed along Black Forest Road. He has already populated 40 desperately needed spaded Ponderosa and Spruce of substantial size in lieu of "ball trees" and reseeded disturbed soils. With completion of construction and as the site and its transplants become established, many more will be added, completely rehabilitating the burn scar on this site. This is to the benefit not only of the Owner and immediate neighbors, but to everyone who drives down Black Forest Road or views this property from any direction, which is a priority for the Owner.

Benefits to Community

The further benefit to local community and supplemental benefit to other business owners seems evident. This site will engage and support local contractors in both the building's construction and ensuing internal and external building, grounds and landscape maintenance and upkeep for decades. Plumber, electrician, multiple ongoing grounds keeping functions, snow removal, fuel and food from the local shops, vehicular repairs, intermittent lodging from area B&Bs will all benefit existing locals. There is little existing opportunity for part or full-time office, clerical, accounting, marketing work or travelling employment for residents of the area. This facility would also provide (and prefer) extension of that opportunity to locals in coming years, in addition to the seven Black Forest households already supported by the company.

The Owner's company, S-5! (www.s-5.com) is the leading innovator of prudent technologies for the attachment of roof-mounted ancillaries to metal roofs. About 1/3 of the roofs in Black Forest are metal and that ratio is increasing in the wake of post-fire construction. Uses of S-5's products include solar PV (photovoltaics) and snow retention systems. The company is offering to all area residents cost-free design and engineering services for applications of snow guards, solar PV (and other roof-mounted appurtenances) to their roofs with no strings attached. Further, the company is offering factory-direct pricing of its goods to area residents (should a purchase be desired) and will also assist in contractor alignment or DIY guidance for installation of its products. These sales terms and services are extended to all Black Forest neighbors in perpetuity.

Community Service

The Owner's company (S-5!) has a community service and charity minded ethos and record as evidenced by their many recognition awards from their industry and community, and their generous contributions to many 501c3 charities locally, nationally and globally.

Perhaps the greatest benefit and service to the local community is that this project going forward presents a tasteful use and improvement of this land, while at the same time precludes a much less desirable land use such as a Kum & Go or similar impact business from ever being built on this site instead. Such a use/project would easily fit into a CC zoning and produce all the traffic, late night lighting and other detractors that no one in the area wants.

The owner has also stated his willingness and desire to voluntarily self-restrict this property via deed record or covenant to constrain lighting limits and land use to similar occupancy in the unlikely event it is ever sold.

If there is further information required or questions of the Owner or planning team, please do not hesitate to contact me at tdavis@pwnarchitects.com or 303.649.9880 extension 106.

Letter of Intent
Rezoning-12740 Black Forest Road
November 24, 2020
Page 13 of 13

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Davis', with a stylized flourish at the end.

Tom Davis, AIA, NCARB, LEED AP
Senior Associate Architect
PWN Architects and Planners

(Color Renderings of Building Elevations and Site have been provided under separate cover)

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

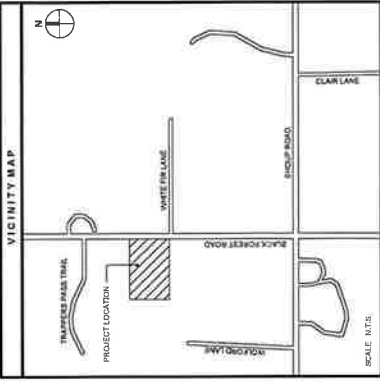
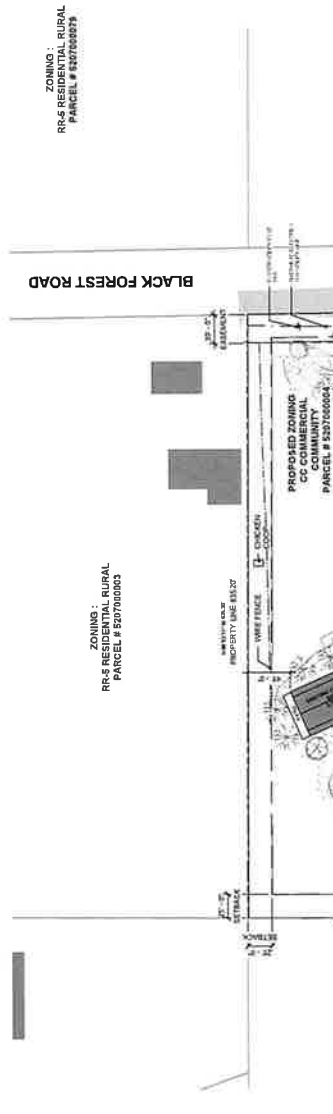
SITE DATA CHART

TOTAL LAND AREA	TOTAL BUILDING FOOTPRINT	PERCENTAGE
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%
1,500 SF (41' x 37')	1,500 SF (41' x 37')	100%

- NO TREE REMOVAL SHALL BE REQUIRED FOR THIS PROJECT UNLESS SPECIFICALLY IDENTIFIED IN THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (RMC100317) EFFECTIVE (09/17/19).
- THE CITY RESIDENTIAL RURAL ZONING MAP AND SPECIFICATIONS AND THE PROPOSED SITE PLAN SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF EL PASO COUNTY, COLORADO. THE CITY OF COLORADO SPRINGS DOES NOT ASSUME LIABILITY FOR THE CITY OF COLORADO SPRINGS ZONING MAP OR FOR THE CITY OF COLORADO SPRINGS ZONING REGULATIONS. THE CITY OF COLORADO SPRINGS DOES NOT ASSUME LIABILITY FOR THE CITY OF COLORADO SPRINGS ZONING MAP OR FOR THE CITY OF COLORADO SPRINGS ZONING REGULATIONS.
- ANY LAND ACQUISITION BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PARTY TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROJECT OWNER AND SHALL BE REFLECTED ON THE SITE PLAN AND ALL OTHER DOCUMENTS PERTAINING TO THE PROJECT. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- ANY ACCESSIBLE PARKING SPOTS SHALL BE PROVIDED IN ACCORDANCE WITH THE ADA AND THE ADA RULES AND REGULATIONS, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE ADA AND THE ADA RULES AND REGULATIONS.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SHEET INDEX

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



SHEET
1 OF 10

PWN
Architects &
Planners, Inc.

OVERALL SITE PLAN

PROJECT NUMBER: SP0000-00

DATE PREPARED: 09-15-2020

PLANS PREPARED FOR:

BLACK FOREST, LLC

12740 BLACK FOREST RD.

COLORADO SPRINGS, CO 80908

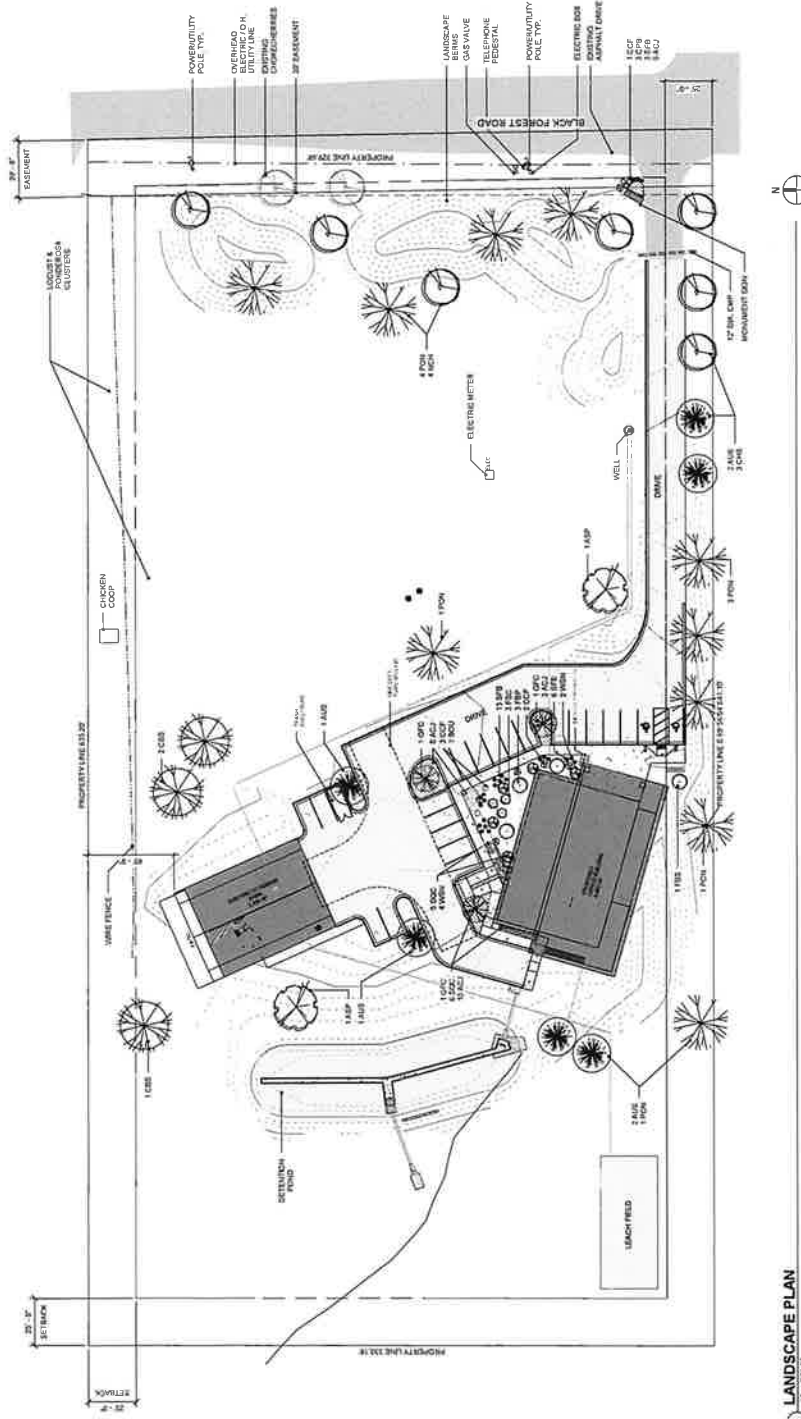


1 OVERALL SITE PLAN
1" = 80'-0"

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 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

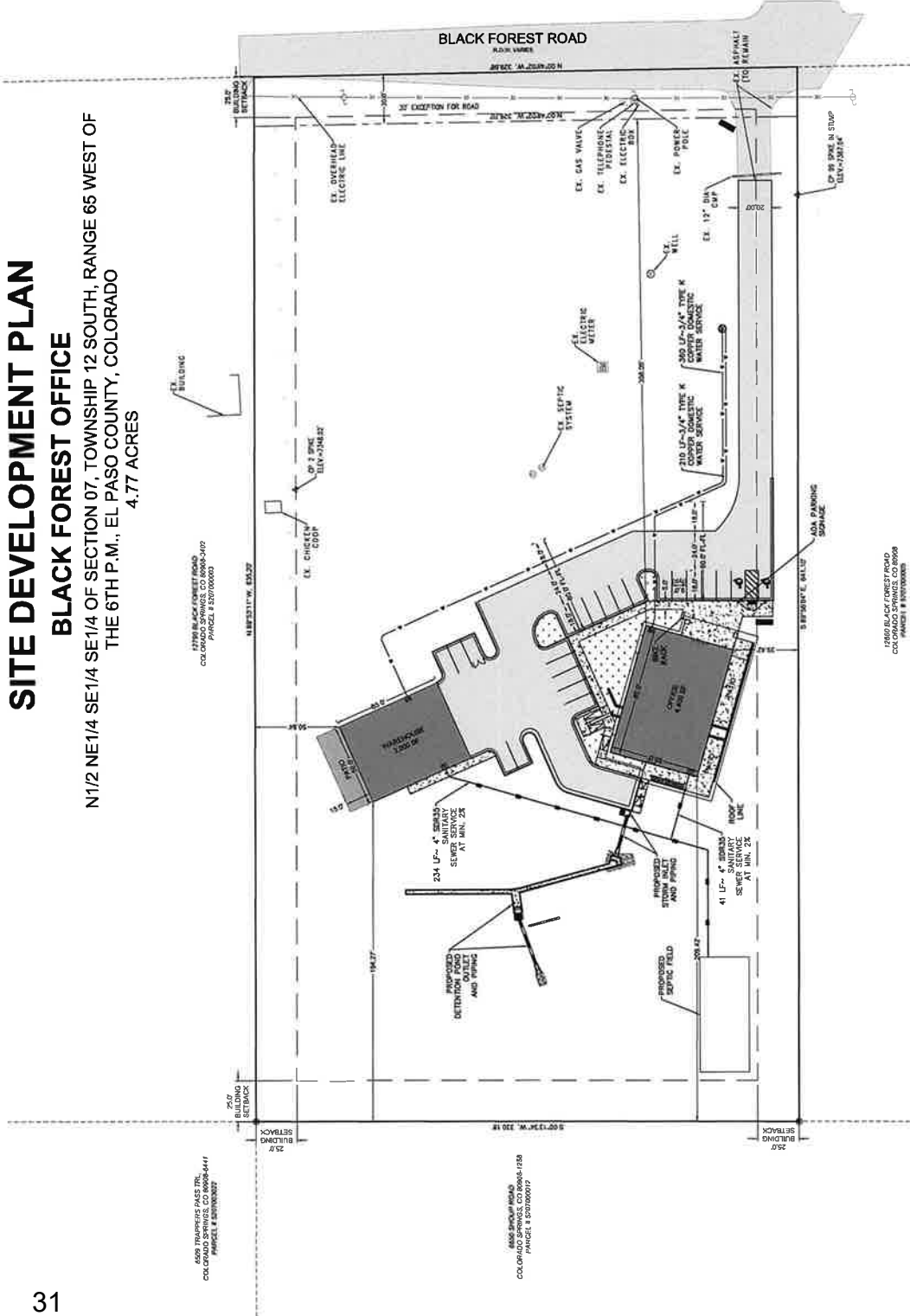
SYMBOL	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
	PINE, PONDROSA <i>Pinus ponderosa</i>	10	2"BB	45' BY 45' BY 50' BY 50' BY	[PON]
	PINE, AUSTRIAN <i>Pinus nigra</i>	4	2"BB	45' BY 45' BY 50' BY 50' BY	[AUS]
	SPRUCE, COLORADO <i>Picea pungens</i>	3	2"BB	45' BY 45' BY 50' BY 50' BY	[CBS]
	ASPEN, QUAKING <i>Populus tremuloides</i>	2	2"BB	30' BY 30' BY 35' BY 35' BY	[ASP]
	MAPLE, GINNALA FLAME <i>Acer glabrum</i>	3	2"BB	30' BY 30' BY 35' BY 35' BY	[GFC]
	CHOCKECHERRY, NATIVE <i>Prunus virginiana</i>	7	#5	20' BY 20' BY D.C.	[CHS]
	CHOCKECHERRY, SCHUBERT <i>Prunus virginiana 'Schubert'</i>	3	#5	20' BY 20' BY D.C.	[CHS]
	PINE, FOXTAIL, SHERWOOD COMPACT <i>Pinus strobus 'Sherwood Compact'</i>	3	#10	10' BY 10' BY D.C.	[FSC]
	SPRUCE, PASTIGIATE BLUE <i>Picea pungens 'Pastigiata Blue'</i>	4	1"SPBB	20' BY 20' BY D.C.	[FSP]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	6	#5	30' BY 30' BY D.C.	[NSN]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	11	#5	40' BY 40' BY D.C.	[RSC]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	6	#1	40' BY 40' BY D.C.	[CCF]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	22	#1	40' BY 40' BY D.C.	[ISB]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	3	#3	30' BY 30' BY D.C.	[CPB]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	22	#1	40' BY 40' BY D.C.	[ACU]
	RIBBON, SHERWOOD COMPACT <i>Sparganium angustifolium</i>	03	#1	40' BY 40' BY D.C.	[BOU]

ABBREVIATIONS: #1 = 1/8" BALLS & SURMOUNTED 800' GAL SPEED "CAUPER" 10" DIA. (4" DIA. 10" DIA. 10" DIA.)

SITE DEVELOPMENT PLAN

BLACK FOREST OFFICE

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



MATERIAL LEGEND

[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED LANDSCAPE ELEMENTS

LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	EXISTING CASSEMENT
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING HYDRANT
[Symbol]	BUILDING SETBACK
[Symbol]	PROPOSED CURB AND GUTTER (CALL)
[Symbol]	PROPOSED CURB AND GUTTER (CALL)
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	SURVEY CONTROL POINT
[Symbol]	FOUND PROPERTY CORNER

STANDARD CONSTRUCTION PLANS AND SPECIFICATIONS
(ENGINEER'S STATEMENT)

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED IN ACCORDANCE WITH COUNTY DESIGN CRITERIA. EL PASO COUNTY DESIGN CRITERIA HAVE BEEN PREPARED ACCORDING TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE DOCUMENT.

UTILITY PLAN

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

3 of 10

PWN
Architects & Planners, Inc.
1615 S. WILSON ST., SUITE 200
COLORADO SPRINGS, CO 80905
P: 719.575.1000
WWW.PWNARCHITECTS.COM

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE SURVEY CONTROL POINTS AS SHOWN HEREON, ALL ELEVATIONS ARE BASED UPON NAVD83 (NAD83) DATUM.

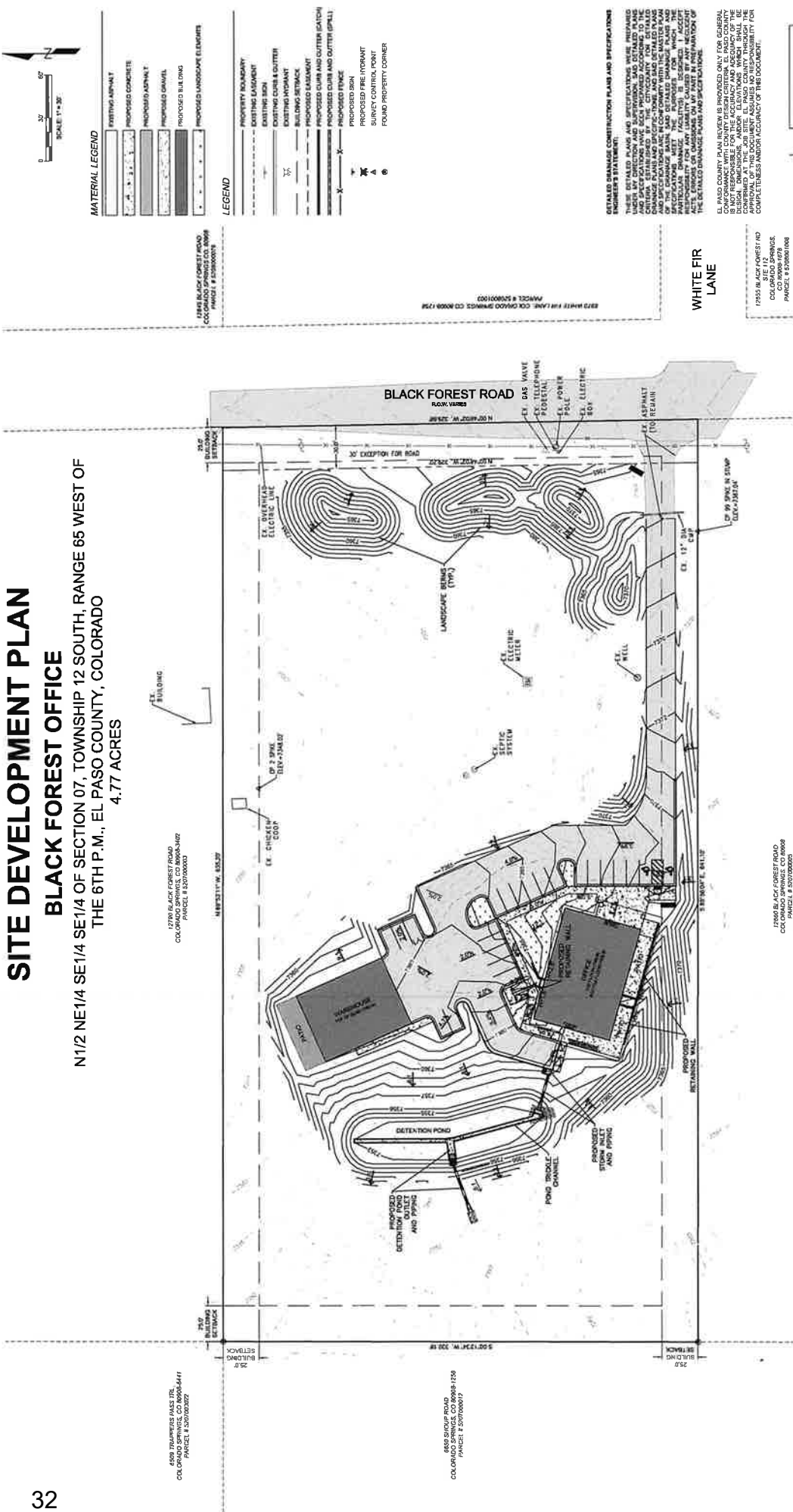
BENCHMARK
SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NAVD83 (NAD83) DATUM.

811
Call Before You Dig
1-800-4-A-DIG

SITE DEVELOPMENT PLAN

BLACK FOREST OFFICE

N 1/2 NE 1/4 SE 1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 85 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
4.77 ACRES



MATERIAL LEGEND

[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED LANDSCAPE ELEMENTS

LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING PROPERTY
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	PROPOSED CURB AND GUTTER (C&G)
[Symbol]	PROPOSED CURB AND GUTTER (G&G)
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	SURVEY CONTROL POINT
[Symbol]	FOUND PROPERTY CORNER

ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS, TOGETHER WITH THE GENERAL NOTES AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE BEST PROFESSIONAL PRACTICE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND LAWS AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND EXISTING UTILITIES SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NAVD83 VERTICAL DATUM.

SHEET
4 of 10

PWN
Architects & Planners, Inc.
12740 BLACK FOREST RD.
COLORADO SPRINGS, CO 80908
PHONE: (719) 583-1234
WWW.PWNARCHITECTS.COM

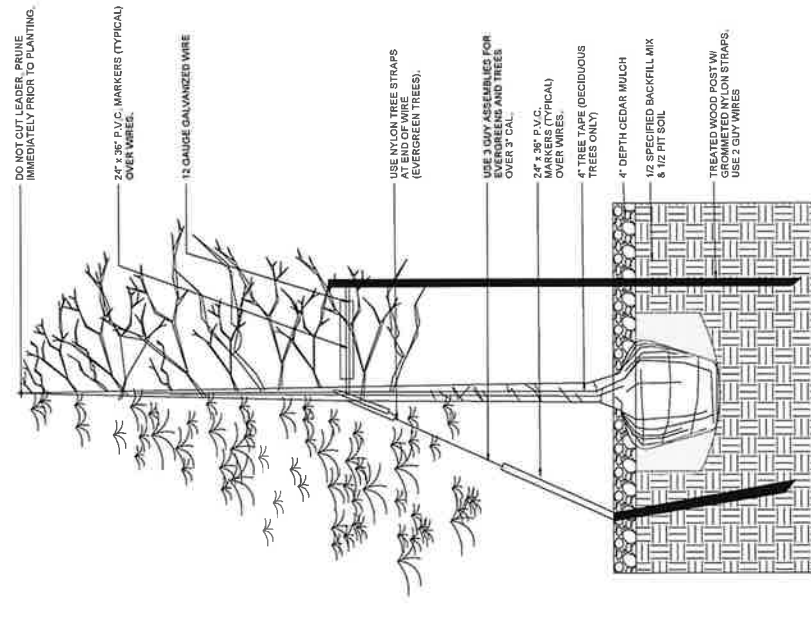
GRADING AND DRAINAGE PLAN

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

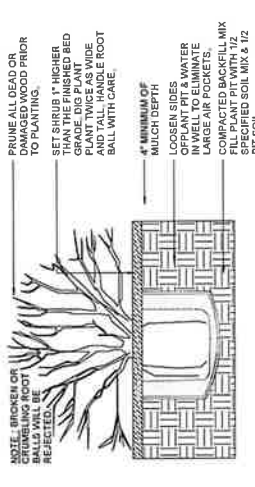
SITE DEVELOPMENT PLAN

BLACK FOREST OFFICE

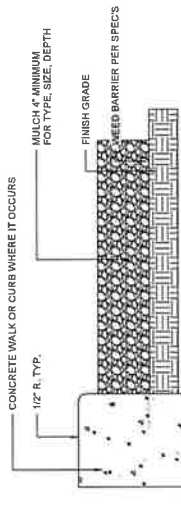
N1/2 NE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
4.77 ACRES



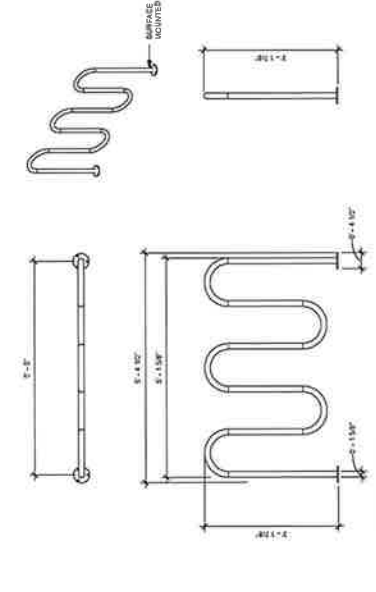
1 TREE DETAIL
1" = 1'-0"



2 SHRUB DETAIL
1" = 1'-0"



3 MULCH DETAIL
1" = 1'-0"



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

- LANDSCAPE NOTES:**
1. THE LANDSCAPE ARCHITECTURAL SITE PLANS TO BE USED IN CONFORMANCE WITH THE DISTRICTS, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION PLANS FOR THE COMPLETE PROJECT.
 2. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 3. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 4. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 5. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 6. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 7. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 8. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 9. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 10. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 11. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 12. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 13. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 14. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 15. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 16. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 17. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.
 18. ALL LANDSCAPE AREAS SHALL BE BOUNDARIES WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 100% TO 200% OF THE VOLUME OF THE SOIL TO BE TREATED. THE ORGANIC COMPOST SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.

- LANDSCAPE SOIL NOTES:**
1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 2. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 3. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 4. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 5. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 6. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 7. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 8. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 9. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 10. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 11. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 12. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 13. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 14. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 15. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 16. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 17. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
 18. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CHLOR REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.

COMMON NAME	% OF TOTAL	PLANT PER AREA	HEIGHT
SPYRAMEA CRETATA (WATERBURY)	75%	20x20	12'
GRAND PINE	25%	20x20	8-12'
REDWOOD	25%	8x8	10-12'
REDWOOD	25%	8x8	10-12'
REDWOOD	25%	8x8	10-12'
REDWOOD	25%	8x8	10-12'

NOTE: ORGANIC MATERIAL SHALL BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH AND TO BE APPLIED TO THE ENTIRE PROJECT TO MAINTAIN THE SOIL'S HEALTH.

HYDRATION PERCENTAGE	% OF TOTAL
PERCENTAGE	50%
PERCENTAGE	50%

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

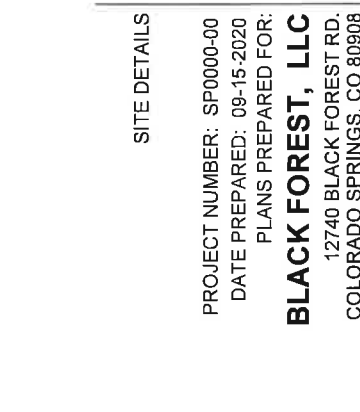
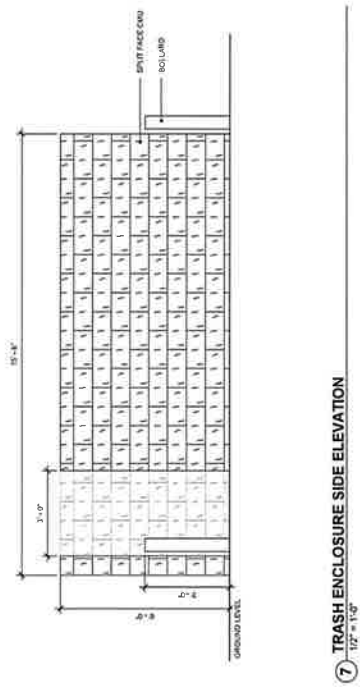
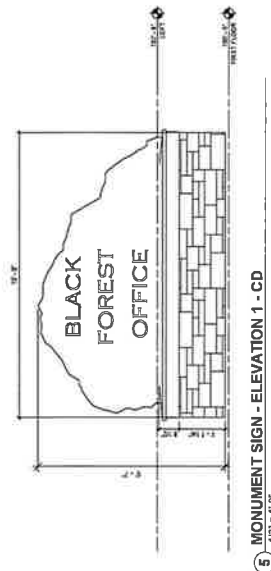
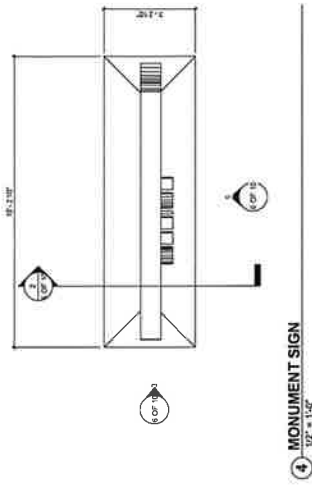
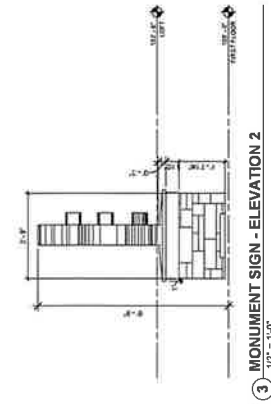
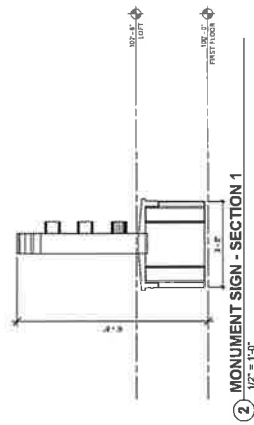
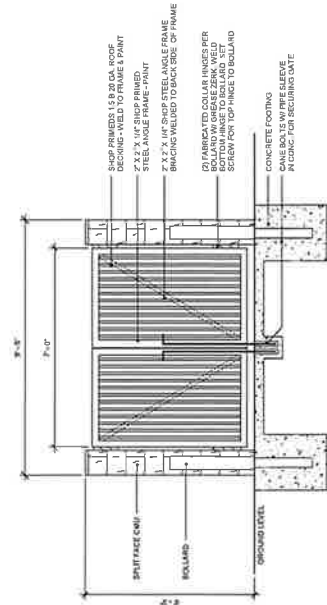
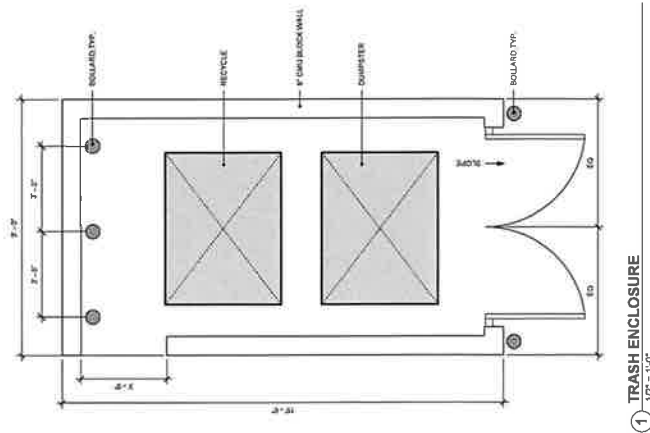
SHEET
5 OF 10



CONCEPT & PLAN ARCHITECTS AND PLANNERS, INC.
1215 S. SPRING ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1234
WWW.PWNARCHITECTS.COM

SITE DEVELOPMENT PLAN BLACK FOREST OFFICE

N1/2 NE1/4 SE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
4.77 ACRES



SHEET
6 OF 10

PWN
Architects & Planners, Inc.
4001 S. SPRING ST., SUITE 100
DENVER, COLORADO 80202
303.733.8877
WWW.PWNARCHITECTS.COM

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

SITE DETAILS

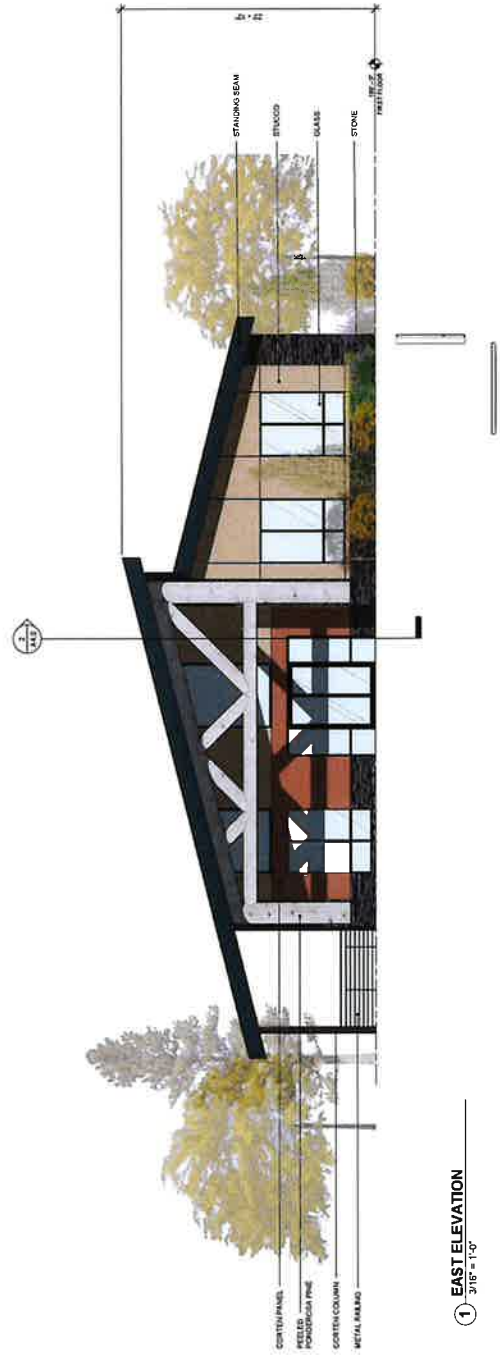
SITE DEVELOPMENT PLAN

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"

SHEET
7 OF 10

PWN
Architects &
Planners, Inc.

300 S. AVENUE #1, LARER, CO
76101
PHONE: (817) 333-3333
WWW.PWNARCHITECTSANDPLANNERS.COM

BUILDING ELEVATIONS

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

SITE DEVELOPMENT PLAN

BLACK FOREST OFFICE

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



① SOUTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

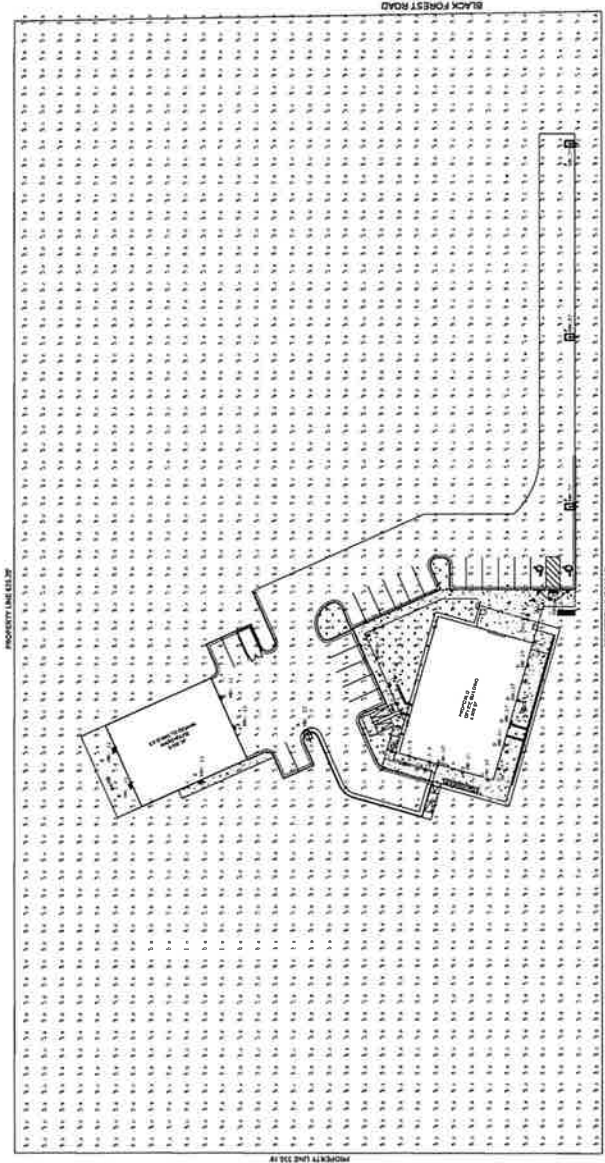
SHEET
8 OF 10

PWN
Architects & Planners, Inc.
1001 S. PINE ST. SUITE 100
DENVER, CO 80202
303.733.8888
WWW.PWNARCHITECTS.COM

BUILDING ELEVATIONS

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

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
 100' = 1" = 10'

Layer	Color	Symbol	Description
1	Red	Circle	Light Pole
2	Blue	Circle	Light Pole
3	Green	Circle	Light Pole
4	Yellow	Circle	Light Pole
5	Purple	Circle	Light Pole
6	Brown	Circle	Light Pole
7	Pink	Circle	Light Pole
8	Grey	Circle	Light Pole
9	White	Circle	Light Pole
10	Black	Circle	Light Pole

SHEET
9 OF 10

PWN
 Architects &
 Planners, Inc.
 200 S. Federal Blvd., Suite 200
 Denver, CO 80202
 Phone: 303.733.8800
 Fax: 303.733.8801
 www.pwn.com

**PHOTOMETRIC
 PLAN**

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

SITE DEVELOPMENT PLAN

BLACK FOREST OFFICE

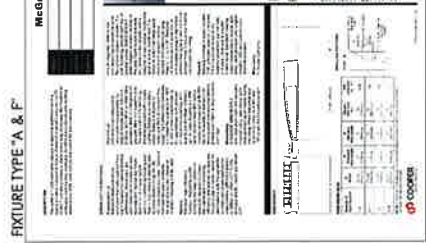
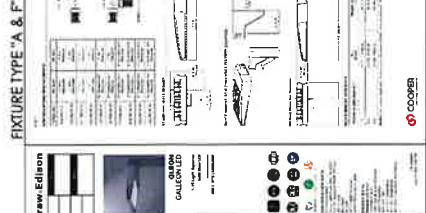
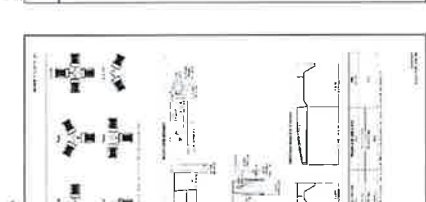
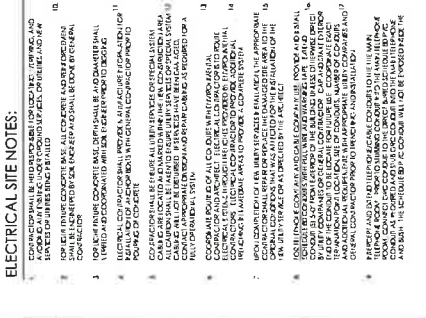
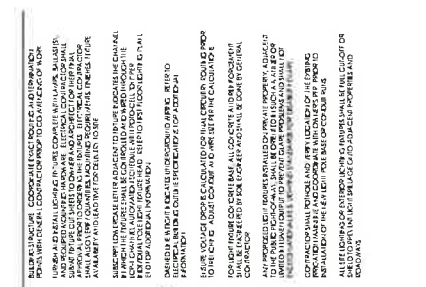
N1/2 NE1/4 SE 1/4 SE 1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
4.77 ACRES

ELECTRICAL SITE NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
12. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
13. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
14. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
15. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
16. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
17. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
18. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
20. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

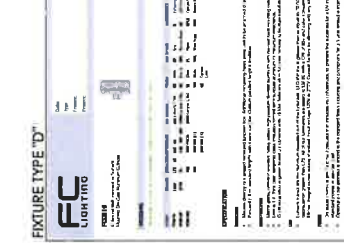
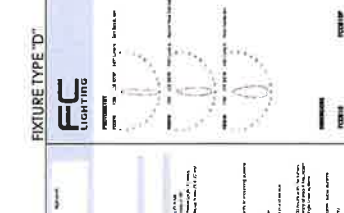
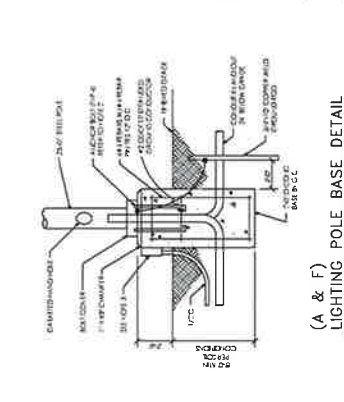
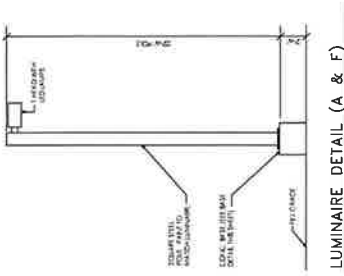
ELECTRICAL SITE NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
12. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
13. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
14. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
15. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
16. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
17. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
18. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 COLORADO ELECTRICAL CODE (CEC).
20. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



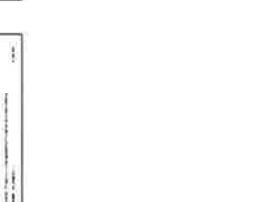
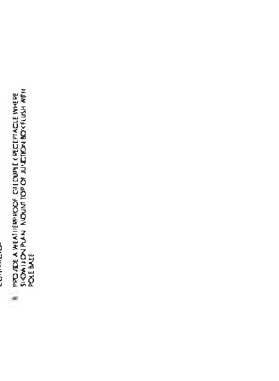
PHOTOMETRIC CUT SHEETS

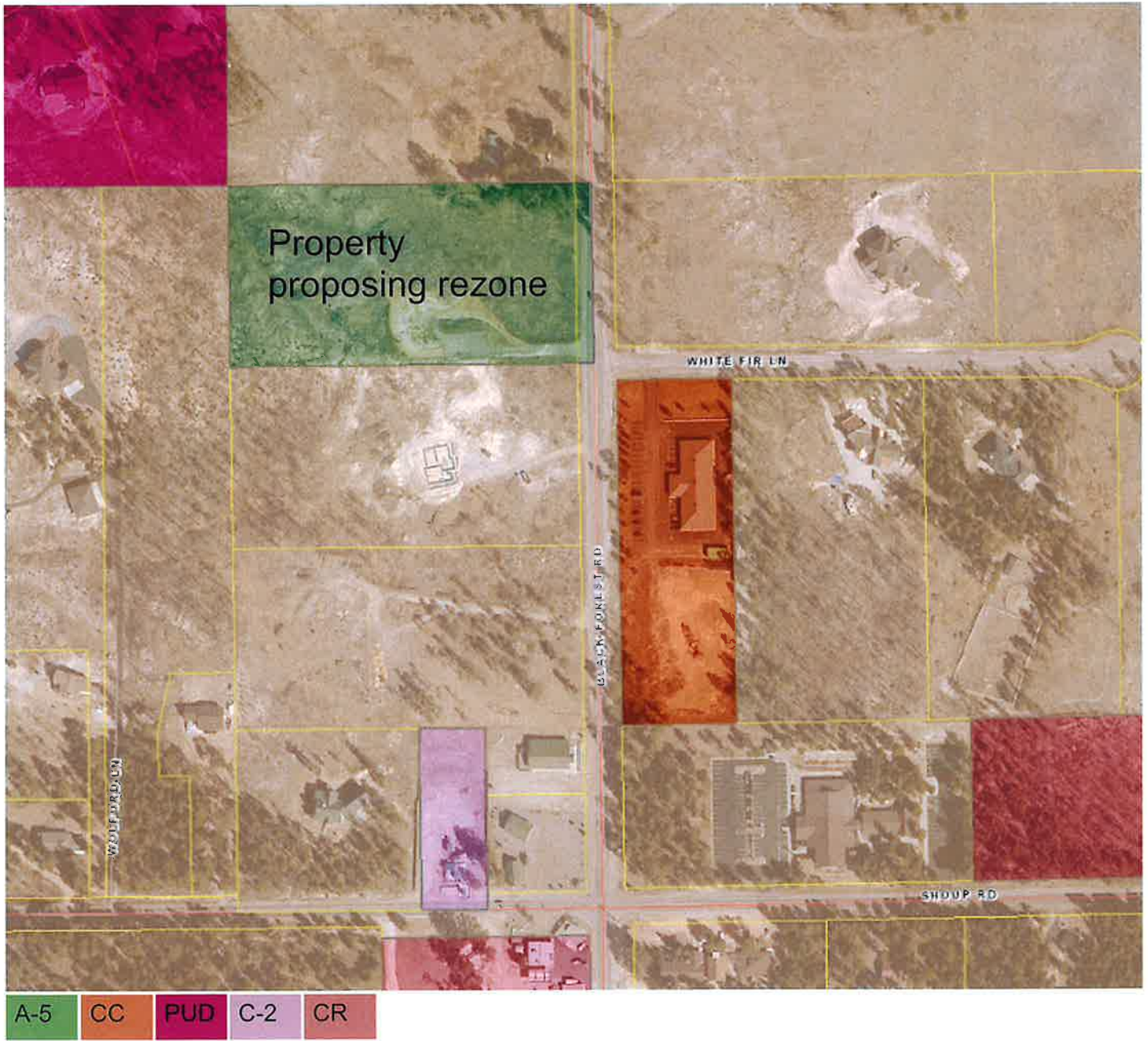
PROJECT NUMBER: SP0000-00
DATE PREPARED: 09-15-2020
PLANS PREPARED FOR:
BLACK FOREST, LLC
12740 BLACK FOREST RD.
COLORADO SPRINGS, CO 80908



PHOTOMETRIC CUT SHEETS

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







COLORADO
Division of Water Resources
 Department of Natural Resources

WELL PERMIT NUMBER 168912--A
RECEIPT NUMBER 3695886

ORIGINAL PERMIT APPLICANT(S)

BLACK FOREST LLC

APPROVED WELL LOCATION

Water Division: 2 Water District: 10
 Designated Basin: N/A
 Management District: N/A
 County: EL PASO
 Parcel Name: N/A
 Physical Address: 12740 BLACK FOREST ROAD COLORADO
 SPRINGS, CO 80908
 SE 1/4 SE 1/4 Section 7 Township 12.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 525861.7 Northing: 4318597.5

PERMIT TO REPLACE EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(c) for the relocation of an existing well, permit no. 168912. The old well must be plugged in accordance with Rule 16 of the Water Well Construction Rules within ninety-one (91) days of completion of the new well. The enclosed Well Abandonment Report form must be completed and submitted to affirm that the old well was plugged.
- 4) Approved as the only well on a tract of land of 4.77 acres described as the N 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of Sec. 7, Twp. 12 S, Rng. 65 W, Sixth P.M., El Paso County.
- 5) The use of ground water from this well is limited to drinking and sanitary facilities as described in CRS 37-92-602(1)(c), for a commercial business. Water from this well shall not be used for lawn/landscape/greenhouse irrigation, domestic animal/livestock watering, or for any other purpose outside the business building structure(s).
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The annual amount of ground water to be withdrawn by this well shall not exceed 1/3 acre-foot (108,600 gallons).
- 8) The total depth of the well shall not exceed 690 feet, which corresponds to the base of the Dawson aquifer. At a minimum, plain casing shall be installed and grouted through all unconsolidated materials and shall extend a minimum of ten feet into the bedrock formation to prevent production from other zones.
- 9) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: At the proposed well location, the Dawson aquifer is located at or near the ground surface and extends to a depth of approximately 690 feet. Wells completed in the Dawson aquifer must be constructed in accordance with Well Construction Rule 10.4.6 (2 CCR 402-2) for a Type II aquifer.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us>

WELL PERMIT NUMBER 168912--A **RECEIPT NUMBER 3695886**



Issued By SHANNON PORTER

Date Issued: 12/23/2019
Expiration Date: 12/23/2021