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April 8, 2021

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Planning and Community Development
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RE: Concept Plan Amendment, Development Plan, and Final Plat for:
"Solace at Black Forest Filing. No. 1" - Project Statement

This submittal is for concurrent approval of the Concept Plan Amendment, Development Plan, and Final Plat application for the Solace at Black Forest Filing. No. 1 site. This is a proposal for a combined Commercial and Apartment Complex subdivision. The 36.308-acre site is located in Section 9, Township 13 South, Range 65 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado, southeast of the intersection of Woodmen Road and Marksheffel Road.

The 36.308-acre site is currently zoned PBC-AO Planned Business and Airport Overlay. It shall consist of (6) six commercial lots, including indoor storage units, restaurants, fast/food coffee drive-thru facilities, gas station/convenience stores, associated parking lot areas, lighting, landscaping, utilities, and drainage facilities. Lot 1 shall consist of a 378-unit apartment complex.

This Development Plan proposes the initial development of Lot 1, consisting of (18.201-acre), of a 378-unit apartment complex to include a leasing office and a community pool. The development plan shall include the drainage facilities (Full Spectrum Detention) for the entire site development to include the commercial sites. The commercial Lots 2-7 shall require individual Development Applications with landscaping plans, architectural, sight lighting for each lot.

The Final Plat, Development Plan, and proposed Concept Plan Amendment shall conform to one another.

Should you require any additional information, please contact me at 719-210-8125.

Respectfully,

Georgianne Willard
M&S Civil Consultants, Inc.

PROJECT STATEMENT