SITE DATA.

SITE ADMINISTRY

THE ADMINISTRY

STREAM OF THE ADMINISTRY OF 06-0014 ADMINISTRY

STREAM OF THE ADMINISTRY OF 06-0014 ADMINISTRY

STREAM OF THE ADMINISTRY OF 06-0014-000 NO 06-22Q)

STREAM OF THE ADMINISTRY OF 06-22Q

STREAM OF THE ADMINISTRY OF 06-22Q

STREAM OF THE ADMINISTRY OF 06-0014-000 NO 06-22Q

NAX SPECIAL NO. 5300-00-075 & 5302-00-01

NAX SPECIAL NO. 5300-00-075 & 5302-00-01

STREAM OF THE ADMINISTRY OF 05-0010 NO 05-22Q

STREAM OF 05-0010 NO 05-2Q

STREAM O

PARKING REQUIREMENTS. THE PARKING REQUIREMENTS FOR EACH PARCEL SHALL BE TERMINED AT TIME OF POELCHARDIN FLAM REVEW AND COMPLY WITH THE APPLICABLE REQUIREMENTS FOR USE AS SET FORTH IN OTTY CODE.

MAX BEAUTY STORY WAS STATED AND BE A CONSIDER A MAX BEAUTY STORY WAS STATED STORY BY STATED AND BE A CONSIDER A MAX BEAUTY STORY WAS STATED STORY STATED AND BEAUTY STORY BY STATED AND BEAUTY S

DRAINAGE BASIN: SAND CREEK ANTICIPATED DEVELOPMENT SCHEDULE: JUNE 2021 - DECEMBER 2022

FRMA FLOODPLAIN NOTE:

October to the states addressive wavelent according to the states of the stat

GENERAL NOTES:

- . PROPOSED CURB AND GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT OF WAY SHALL

- 1. THE PROGRESS WHILE RESPONSEL TO CONSTRUCT ALL OF THE RECOMMENDED AND AND ANY ACCESSION OFFICE AND ASSOCIATED PROME WERROADER AT THE PROFOSCED BRIGHT IN YOUR ACCESSIONATION WERROADER THE COMPETITION OF THE CONSTRUCTION OF THE FIRST BRIGHT SHOUND AND ASSOCIATED WERROADERS WHILL AND ASSOCIATED WERROADERS WHILL AND ASSOCIATED WERROADERS AND ASSOCIAT
- CORDUNCE THE FLO OF ANY DISTRIBUTION OF STEET ACCESSION. THIS OF ANY REQUIDINGS ON CONCLANGE THE PROPERTY HAS OF ANY REQUIDINGS ON CONCLANGE THE PROPERTY ON FOR LOUGH ON THE STEEL AND STEEL OF ANY O
 - A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 19-385-6720 FOR ASSISTANCE
- INTERNATION, COSTE FOR SITA MAY RECURSOR.

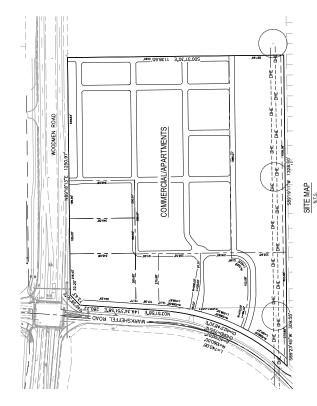
 1. THE PROPERTY IS SHEET TO THE PRELIMENT SIGNATOR SITE PROPERTY IS CONTRIBUTED AND THE SHEET THE PROPERTY OF THE PRELIMENTY SIGNATOR TO THE PROPERTY DESCRIPTION THE SIGNATOR SITE OF THE PROPERTY SIGNATOR SITE OF THE PROPERTY SIGNATOR SIGN
- 9. ALL DOTING CHRIS, GUTTRE SCHWALS, PETSCHWA WARRS AND CHRIST, PANS PORSING A SHETTY HAURD, WARRSTED, THORNIER CHRISTOWN CHRIST WIN WEITHOU CHRIST WOT THORNIER WIN STANDING THOU THE PRECEDULARY WEITH WEITH THE STANDING THE CHRISTOWN CHRIST WIN SHE REMOVED WE RESTOR THE STANDING THE CHRISTOWN OF PETSCHWAITT RAY ON SHET WHITH PANS WILL BE SUB-BRITTED TO INDEXESTING THE SET OF WITH THE CHRISTOWN OF RECEDULARY PARK ROUGH THE CHRISTOWN OF RECENTED.
 - PPRSE FOR GRADING AND EROSION CONTROL, TRASH DUMPSTER(S) MUST BE IN GATED ENGLOSURES, DESIGNED TO COMPLIMENT THE DESIGN OF THE
- THE WANTDAWCK AND CONNESSINF OF THE TILL SPECIFICIAL DETENTION STORMWATER PORD WITHIN TRACTS.
 AND B SHALL BE RESPONDED TO THE WOODMEN HEIGHTER SHETTO DISTINCT.
 AND SHALL BE WANTJANED BY THE WIND TABLES THE WANTJANED BY THE WIND TABLES.
 - BUSNESS RETAIL JURGOGLIGHT DISTRICT, AS RECORDED UNDER RECEPTION, NO. 21912865 14. ALL STREETSCHPIO, LANDSCAPE PLANTINGS, DIRECTLY AQUACIOT TO THE INTERNAL STREETS OF COMMERCIAL (JOS 2-7 SHALL BE OWNED AND MANTANED BY THE MIN RETAIL BUSINESS JURGOGLIGHT DISTRICT
- AS RECORDED JUNESR RECEPTION, NO. 2012/2016;1. IS, ALL PRIVINE TISTEETS ARE PROVINETY OWNED AND MAINTAINED BY THE WIN RETAIL BUSINESS MAPROFIZIONT IS ALL PROVINED MAINTAINED STREET, AS RECORDED JUNESR RECEPTION NO. 21917/2015. 6. ALL STREETSCAPING LANDSCAPE PLANTINGS, OPEN SPACES, AND COMMON AREAS WITHIN OR DIRECTLY GLACENT TO LOT 1 SHALL BE OWNED AND MAINTAINED BY THE SOLACE AT BLACK FOREST HOMEOWINESS
- THIS MARRIMONI COMPLEX SHALL BE SUBLECT TO THE DECLARATION OF CONDUMNS, CONDITIONS, THIS THOUSAND EXEMBERS FOR SOLACE AT BLACK FOREST HOMEOWERS ASSOCIATION, TO BE RECORDED
- MITH THE INAL PLAT. AL ALGOSSO TO AUD FROM WANGSHEFTEL RIADA AND WOODMEN ROAD FROM THE PROPOSED DEPLEMENT SHALL BE WITH PRODOSED ROADWAY ACCESS, AS DEPICED WITHAN THIS REPOSED COACEDY FLAM.
 - THE IMPERL ESTATE OWNER NOTIFICATION GERFFICKTION AFTENANT WAS SUBJAITED AND CAN BE FOUND FILE CPC-CL-21--00050. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINIERAL ESTATE OWNERS IDENTIFIED AND NO FLIRTHER ACTION WAS TAKEN.

SOLACE AT BLACK FOREST FILING NO.

A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2, NW 1/4) OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MAJOR CONCEPT PLAN AMENDMENT

AUGUST 2021



CONCEPT PLAN NOTES:

- THE SIGNAL ESCROW FOR THE MARKSHEFFEL STE ACCESS WILL BE ESCROWED PRIOR TO THE FIRST BULDING PERMIT APPROVAL.
- A DRAINIGE REPORT AND GRADING PLIAN WAS NOT SUBMITTED FOR THE SITE FOR CONCEPT PLAN YERW. A DRAINICE REPORT AND FINAL GRADING DEVELOPMENT PLAN WILL BE REQUIRED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.
- ALL PRIVATE ACCESS CIRCULATION ROADS ON THE SITE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND /OR DISTRICT.

FORGE PARTNERS 14142 DENVER WEST PKWY SUITE 125 LAKEWOOD, CO 80401 303-437-1831

305 M&S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH AVE., SUITE COLORADO SPRINGS, CO 80903 719-955-5485 CIVIL ENGINEER:



LEGAL DESCRIPTION:

HENCE 58972348"WA DISTANCE OF 109.55 FEET TO A POINT ON A CURNE ON THE EASTERLY RIGHT-OF-MAY UNE OF MARKSHEFTEL ROUD; A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHANEST QUARTER (N1/2, NW1/4) SECTION 9, 1735, R65W, OF THE 6th P.M., COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE MORTHEAST QUARTER OF THE NORTHWEST QUARTER (NEI/4, NW1/4) SECTION 9;

THENCE ALONG SUD PROFILED-WINNER UNK THE COLUMNOR THREE (3) COURGES.

1. PRICES ADDRESS THEN ON HE GAR A CAMEN TO THE THE SUD COME WHATHER OF 1,000.00 THELL A CENTRUL ANGEL

2. PRICES AND A CHARGO OF TAILS THEIR SPANSE AND THE ADDRESS AND

THENCE SOCI3730'E ALONG SAID EAST LINE 1,138.65 FEET TO THE SOUTHEAST CORNER THEREOF;

HENCE SBYTB'ITM, (ASSUMED BASS OF BEARING, SEE PLAT NOTE 1) A DISTANCE OF 1,328.90 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTANS A OLICULATED AFEA OF 1,581,576 SQUAPE FEET (38,308 AGRES, MORE OR LESS). TO BE PLATTED AS "SOLACE AT BALCK FOREST FILING NO. 1"

	OWNERSHIP	WHMD	WHMD		
	MAINTENANCE OWNERSHIP	WHMD	ОМНИО		
INACI IABLE	use	DRAINAGE/DETENTION POND/LANDSCAPING/PUBLIC ACCESS/ PUBLIC IMPROVEMENTS	DRAINAGE/DETENTION POND/LANDSCAPING/PUBLIC ACCESS/ PUBLIC IMPROVEMENTS	TOTAL 9.250 (TOTAL ACREAGE OF ALL TRACTS)	*WHWD = WOODMEN HEIGHTS METROPOLITAN DISTRICT
	T (ACRES) USE	6.862	2.388	9.250	D = W00
	TRACT	∢	œ	TOTAL	*MHM

CONCEPT PLAN AMENDMENT HISTORY TABLE

S S S	CEPT	CONCEPT PLAN APPROVAL	APP	ŝ	AL.	PURPOSE	DATE OF
CITY	FILE	NO.	CPC	გ	CITY FILE NO. CPC CP 06-146	INITIAL PROPOSAL	7-30-5
CITY	FILE	ő.	CPC	8	CITY FILE NO. CPC CP 06-146-A1MN11	AMEND SITE FOR CONVENIENCE STORE	1/5/20.
CITY	FILE	NO.	CPC	ક	CITY FILE NO. CPC CP 06-146-A2MN18	AMEND SITE FOR LARGER LIQUOR STORE	8/52/2
Į.	9111	ç	G	8	CITY FILE NO CPC OP 06-146-A3M.121	MAJOR CONCEPT PLAN AMENDMENT	PFNDING

SHEET INDEX:

CONCEPT PLAN COVER SHEET CONCEPT PLAN

CONCEPTUAL GRADING

SOLACE AT BLACK FOREST FILMG NO. 1 — MAJOR CONCEPT PLAN AMENDMENT JOB NO. 608-5466 DATE REPORTED, APRIL 2021 DATE REVASED, JANG-2021 DATE REVASED, JANG-2021



