

Information does not match the Application. Please confirm which information is correct and update accordingly.

Information revised to reflect Application form.

EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) EL PASO COUNTY APPLICATION AND PERMIT

PCD File No. added.

Add: PCD File Number: SF-20-032

APPLICANT INFORMATION

PERMIT NUMBER

Owner Information	
Owner	Jackson Dearborn Partners
Name (person of responsibility)	Dane Olmstead
Company/Agency	
Position of Applicant	Chief Investment Officer
Address (physical address, not PO Box)	53 W Jackson Blvd., Suite 1756
City	Chicago
State	IL
Zip Code	60604
Mailing address, if different from above	Not Applicable
Telephone	312.878.7362
FAX number	NA
Email Address	dolmstead@jacksondearborn.com
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	All contractor information to be determined.
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Information	
Project Name	Solace Apartments Filing No. 1
Legal Description	A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
Address (or nearest major cross streets)	Galley Rd and North Powers Blvd (Northeast corner
Acreage (total and disturbed)	Total: 28.83 acres Disturbed: 28 acres
Schedule	Start of Construction: July 2021 Completion of Construction: August 2021 Final Stabilization: June 2022
Project Purpose	To provide 144 multifamily units in El Paso County.
Description of Project	Solace Apartments Filing No. 1 is a proposed development consisting of 144 apartment units with associated roads, utilities, open space, and other infrastructure in El Paso County.
Tax Schedule Number	5407200052

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs is not permitted until issuance of a Construction permit and Notice to Proceed.

Signature of ECM Administrator: _____

Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Cost estimates of construction and maintenance of construction and permanent stormwater control measures (Cost estimates shall be provided on a unit cost basis for all stormwater BMPs);
- Financial surety in an amount agreeable to the ECM Administrator based on the cost estimates of the stormwater quality protection measures provided. The financial surety shall be provided in the form of a Letter of Credit, Surety with a Bonding Company, or other forms acceptable to El Paso County;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be located on site.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner, for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or for damage to property resulting from any activities undertaken by a permit holder or under the direction of a permit holder. The permit holder shall be responsible for any liability imposed by law and for injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or damage to property arising out of work or other activity permitted and done by the permit holder under a permit, or arising out of the failure on the permit holder's part to perform the obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

To the extent allowed by law, the permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, or damage to property resulting from the performance of work or other activity under the permit, or arising out of the failure on the permit holder's part to perform his obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees.

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application and the El Paso County Engineering Criteria Manual and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage.

Signature of Owner or Representative

Date: _____

Print Name of Owner or Representative

Signature of Operator or Representative

Date: _____

Print Name of Operator or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____

mulching should match
seeding quantity

Mulching quantity revise to
match seeding quantity.

2021 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
Solace at Cimarron hills	3/12/2021	2000-5174.00
Project Name	Date	PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
* Earthwork							
less than 1,000; \$5,300 min		CY	\$ 8.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min	54,415	CY	\$ 2.50	=	\$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmt.)	14.8	AC	\$ 828.00	=	\$ 12,254.40		\$ 12,254.40
* Mulching		AC	\$ 777.00	=	\$ -		\$ -
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction	3,682	CY	\$ 21.00	=	\$ 77,322.00		\$ 77,322.00
* Permanent Pond/BMP (provide engineer's estimate)	2	EA	\$ 32,500.00	=	\$ 65,000.00		\$ 65,000.00
		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,453.00	=	\$ 2,453.00		\$ 2,453.00
Silt Fence	2,309	LF	\$ 2.60	=	\$ 6,003.40		\$ 6,003.40
Temporary Seeding	14.8	AC	\$ 650.00	=	\$ 9,620.00		\$ 9,620.00
Temporary Mulch	14.8	AC	\$ 777.00	=	\$ 11,499.60		\$ 11,499.60
Erosion Bales		EA	\$ 26.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams	8	EA	\$ 518.00	=	\$ 4,144.00		\$ 4,144.00
Inlet Protection	25	EA	\$ 173.00	=	\$ 4,325.00		\$ 4,325.00
Sediment Basin	2	EA	\$ 1,824.00	=	\$ 3,648.00		\$ 3,648.00
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 14,918.75		\$ 14,918.75
Section 1 Subtotal					\$ 387,120.15		\$ 387,120.15
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control		LS		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	1,314	CY	\$ 52.00	=	\$ 68,328.00		\$ 68,328.00
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -
Asphalt Pavement (4" thick)	657	SY	\$ 20.00	=	\$ 13,140.00		\$ 13,140.00
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 91.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 311.00	=	\$ 1,244.00		\$ 1,244.00
Guide/Street Name Sign	6	EA	\$ 300.00	=	\$ 1,800.00		\$ 1,800.00
Epoxy Pavement Marking	2,572	SF	\$ 14.00	=	\$ 36,008.00		\$ 36,008.00
Thermoplastic Pavement Marking	120	SF	\$ 24.00	=	\$ 2,880.00		\$ 2,880.00
Barricade - Type 3		EA	\$ 207.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	2,524	LF	\$ 31.00	=	\$ 78,244.00		\$ 78,244.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	97	LF	\$ 31.00	=	\$ 3,007.00		\$ 3,007.00
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -
6" Sidewalk	920	SY	\$ 75.00	=	\$ 69,000.00		\$ 69,000.00
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp	6	EA	\$ 1,190.00	=	\$ 7,140.00		\$ 7,140.00
Cross Pan, local (8" thick, 6' wide to include return)	148	LF	\$ 63.00	=	\$ 9,324.00		\$ 9,324.00
Cross Pan, collector (9" thick, 8' wide to include return)	110	LF	\$ 95.00	=	\$ 10,450.00		\$ 10,450.00
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)	50	LF	\$ 51.00	=	\$ 2,550.00		\$ 2,550.00
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

PROJECT INFORMATION			
Solace at Cimarron hills	3/12/2021	2000-5174.00	
Project Name	Date	PCD File No.	SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
0" C&G	50	LF	\$ 30.00	=	\$ 1,500.00		\$ 1,500.00
Concrete Paving	109	SY	\$ 75.00	=	\$ 8,175.00		\$ 8,175.00
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	93	LF	\$ 67.00	=	\$ 6,231.00		\$ 6,231.00
24" Reinforced Concrete Pipe	41	LF	\$ 81.00	=	\$ 3,321.00		\$ 3,321.00
30" Reinforced Concrete Pipe		LF	\$ 100.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe	188	LF	\$ 124.00	=	\$ 23,312.00		\$ 23,312.00
42" Reinforced Concrete Pipe	31	LF	\$ 166.00	=	\$ 5,146.00		\$ 5,146.00
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	1	EA	\$ 5,736.00	=	\$ 5,736.00		\$ 5,736.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,440.00	=	\$ 7,440.00		\$ 7,440.00
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'	1	EA	\$ 7,894.00	=	\$ 7,894.00		\$ 7,894.00
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	3	EA	\$ 8,136.00	=	\$ 24,408.00		\$ 24,408.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'	1	EA	\$ 10,265.00	=	\$ 10,265.00		\$ 10,265.00
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	1	EA	\$ 11,005.00	=	\$ 11,005.00		\$ 11,005.00
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,075.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	2	EA	\$ 12,034.00	=	\$ 24,068.00		\$ 24,068.00
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 83.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
LOMR	1	LS	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00
[insert items not listed but part of construction plans]							
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
Section 2 Subtotal					=	\$ 461,616.00	\$ 461,616.00

PROJECT INFORMATION			
Solace at Cimarron hills	3/12/2021	2000-5174.00	
Project Name	Date	PCD File No.	SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC) **								
ROADWAY IMPROVEMENTS								
Aggregate Base Course (135 lbs/cf)	4,967	CY	\$ 50.00	=	\$ 248,350.00			\$ 248,350.00
Asphalt Pavement (4" thick)	22,350	SY	\$ 19.00	=	\$ 424,650.00			\$ 424,650.00
Regulatory Sign/Advisory Sign	7	EA	\$ 300.00	=	\$ 2,100.00			\$ 2,100.00
Guide/Street Name Sign	12	EA	\$ 300.00	=	\$ 3,600.00			\$ 3,600.00
Curb and Gutter, Type A (6" Vertical)	8,609	LF	\$ 30.00	=	\$ 258,270.00			\$ 258,270.00
6" Sidewalk	3,655	SY	\$ 72.00	=	\$ 263,160.00			\$ 263,160.00
Pedestrian Ramp	42	EA	\$ 1,150.00	=	\$ 48,300.00			\$ 48,300.00
Concrete Paving					\$ -			\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
18" Reinforced Concrete Pipe	1,254	LF	\$ 65.00	=	\$ 81,510.00			\$ 81,510.00
24" Reinforced Concrete Pipe	763	LF	\$ 78.00	=	\$ 59,514.00			\$ 59,514.00
30" Reinforced Concrete Pipe	464	LF	\$ 97.00	=	\$ 45,008.00			\$ 45,008.00
36" Reinforced Concrete Pipe	327	LF	\$ 120.00	=	\$ 39,240.00			\$ 39,240.00
42" Reinforced Concrete Pipe	44	LF	\$ 160.00	=	\$ 7,040.00			\$ 7,040.00
Flared End Section (FES) RCP Size = 18"	2	EA	\$ 390.00		\$ 780.00			\$ 780.00
Flared End Section (FES) RCP Size = 24"	1	EA	\$ 468.00		\$ 468.00			\$ 468.00
Curb Inlet (Type R) L=5', Depth < 5'	5	EA	\$ 5,542.00		\$ 27,710.00			\$ 27,710.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	3	EA	\$ 7,188.00		\$ 21,564.00			\$ 21,564.00
Grated Inlet (Type 13 Valley),	7	EA	\$ 4,640.00		\$ 32,480.00			\$ 32,480.00
Storm Sewer Manhole, Box Base	3	EA	\$ 11,627.00		\$ 34,881.00			\$ 34,881.00
Storm Sewer Manhole, Slab Base	18	EA	\$ 6,395.00		\$ 115,110.00			\$ 115,110.00
Drainage Channel Lining, Concrete	971	CY	\$ 570.00		\$ 553,470.00			\$ 553,470.00
Drainage Channel Lining, Rip Rap	198	CY	\$ 112.00		\$ 22,176.00			\$ 22,176.00
Drainage Channel Lining, Grass	0.40	AC	\$ 1,469.00	=	\$ 587.60			\$ 587.60
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	4,476	LF	\$ 66.00	=	\$ 295,416.00			\$ 295,416.00
Water Main Pipe (Ductile Iron), Size 8"	563	LF	\$ 78.00	=	\$ 43,914.00			\$ 43,914.00
Gate Valves, 8"	30	EA	\$ 1,923.00	=	\$ 57,690.00			\$ 57,690.00
Fire Hydrant Assembly, w/ all valves	14	EA	\$ 6,828.00	=	\$ 95,592.00			\$ 95,592.00
Water Service Line Installation, inc. tap and valves	16	EA	\$ 1,370.00	=	\$ 21,920.00			\$ 21,920.00
Fire Cistern Installation, complete		EA		=	\$ -			\$ -
				=	\$ -			\$ -
[insert items not listed but part of construction plans]				=	\$ -			\$ -
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"	3,239	LF	\$ 66.00	=	\$ 213,774.00			\$ 213,774.00
Sanitary Sewer Manhole, Depth < 15 feet	19	EA	\$ 4,540.00	=	\$ 86,260.00			\$ 86,260.00
Sanitary Service Line Installation, complete	16	EA	\$ 1,451.00	=	\$ 23,216.00			\$ 23,216.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -			\$ -
				=	\$ -			\$ -
[insert items not listed but part of construction plans]				=	\$ -			\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)								
		EA		=	\$ -			\$ -
		EA		=	\$ -			\$ -
		EA		=	\$ -			\$ -
		EA		=	\$ -			\$ -
		EA		=	\$ -			\$ -
Section 3 Subtotal				=	\$ 3,127,750.60			\$ 3,127,750.60
*** - Section 3 is not subject to defect warranty requirements								

** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION			
Solace at Cimarron hills	3/12/2021	2000-5174.00	
Project Name	Date	PCD File No.	SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00
Total Construction Financial Assurance							\$ 4,016,486.75
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)							\$ 4,016,486.75
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance							\$ 158,238.48
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)							

Approvals I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.	
_____ Engineer (P.E. Seal Required)	
_____ Approved by Owner / Applicant	_____ Date
_____ Approved by El Paso County Engineer / ECM Administrator	_____ Date

SOLACE OF COLORADO SPRINGS: LOT1 (PHASE 1)

LETTER OF INTENT

DECEMBER 2020; REVISED MARCH 2021

PROPERTY OWNER

Butler & Peetz LLC
6625 Delmonico Drive
Colorado Springs, CO 80919

APPLICANT:

Jackson Dearborn Partners
404 S Wells Street, Ste 400
Chicago, IL 60607

A condition of Approval will be added to this development in regards to the signalization of Galley Rd/Paonia St. It is anticipated that escrow would be required at this final plat stage. You will be notified of any additional requirements that may be needed in regards to the signal improvements at this intersection.

PROPERTY:

N.E.S. Inc.
619 North Cascade Ave.
Colorado Springs, CO 80903

REQUEST

Noted

Jackson Dearborn Partners request the approval of:

1. Site Development Plan (SDP) for Lot 1 (Phase 1) (234 units) of the Solace of Colorado Springs project.
2. A Final Plat consistent with the Preliminary Plan for Solace of Colorado Springs (SP-20-001)

SITE DESCRIPTION

Solace of Colorado Springs project is located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The entire project site is approximately 28.83 acres. Solace of Colorado Springs is split into two phases for construction. Lot 1 (Phase 1) is the subject of this application. Lot 1 (Phase 1) contains most of the site and covers the southern three-fourths of the property. Lot 1 is 13.75 acres, in addition to Tract B (east of Paonia Street) consisting of 4.70 acres and the Paonia Street right-of-way which is 2.7 acres. Lot 2 (Phase 2) is the northern fourth of the property, referred to as Tract A on the Final Plat, consisting of 7.68 acres. Most of the area has been developed with commercial and light industrial uses. The site is zoned RM-12 (CAD-O) (Residential Multi-Dwelling, Commercial Airport Overlay District)



Post Construction Stormwater Management Applicability Evaluation Form

This form is to be used by the Engineer of Record to evaluate applicable construction activities to determine if the activities are eligible for an exclusion to permanent stormwater quality management requirements. Additionally Part III of the form is used to identify and document which allowable control measure design standard is used for the structure.

Part I. Project Information	
1. Project Name: Solace Apartments Filing No. 1 - Pond A & Pond B	
2. El Paso County Project #: SF-20-032	3. ESQCP #:
4. Project Location: Northeast Corner of Galley Rd and North Powers Blvd	Project Location in MS4 Permit Area (Y or N): Y
5. Project Description: Solace Apartments Filing No. 1 is a proposed 28 acre development consisting of 144 apartment units with associated roads, utilities, open space, and other infrastructure in El Paso County.	
If project is located within the El Paso County MS4 Permit Area, please provide copy of this completed form to the Stormwater Quality Coordinator for reporting purposes; and save completed form with project file.	

Part II. Exclusion Evaluation: Determine if Post-Construction Stormwater Management exclusion criteria are met. Note: Questions A thru K directly correlate to the MS4 permit Part I.E. 4.a.i (A) thru (K). If Yes, to any of the following questions, then mark Not Applicable in Part III, Question 2.				
Questions	Yes	No	Not Applicable	Notes:
A. Is this project a "Pavement Management Site" as defined in Permit Part I E.4.a.i. (A)?		X		This exclusion applies to "roadways" only. Areas used primarily for parking or access to parking are not included.
B. Is the project "Excluded Roadway Development"?				
• Does the site add less than 1 acre of paved area per mile?	X		X	
• Does the site add 8.25 feet or less of paved width at any location to the existing roadway?	X		X	
C. Does the project increase the width of the existing roadway by less than 2 times the existing width?	X		X	For redevelopment of existing roadways, only the area of the existing roadway is excluded from post-construction requirements when the site does not increase the width by two times or more. <i>This exclusion only excludes the original roadway area it does NOT apply to entire project.</i>
D. Is the project considered an aboveground and Underground Utilities activity?		X		Activity can NOT permanently alter the terrain, ground cover or drainage patterns from those present prior to the activity
E. Is the project considered a "Large Lot Single-Family Site"?		X		Must be a single-residential lot or agricultural zoned land, ≥ 2.5 acres per dwelling and total lot impervious area < 10 percent.

Questions (cont'd)	Yes	No	Not Applicable	Notes
F. Do Non-Residential or Non-Commercial Infiltration Conditions exist? Post-development surface conditions do not result in concentrated stormwater flow or surface water discharge during an 80 th percentile stormwater runoff event.		x		Exclusion does not apply to residential or commercial sites for buildings. A site specific study is required and must show: rainfall and soil conditions; allowable slopes; surface conditions; and ratios of imperviousness area to pervious area.
G. Is the project land disturbance to Undeveloped Land where undeveloped land remains undeveloped following the activity?		x		Project must be on land with no human made structures such as buildings or pavement.
H. Is the project a Stream Stabilization Site?		x		Standalone stream stabilization projects are excluded.
I. Is the project a bike or pedestrian trail?		x		Bike lanes for roadways are not included in this exclusion, but may qualify if part of larger roadway activity is excluded in A, B or C above.
J. Is the project Oil and Gas Exploration?		x		Activities and facilities associated with oil and gas exploration are excluded.
K. Is the project in a County Growth Area?				Note, El Paso County does not apply this exclusion. All Applicable Construction Activity in El Paso County must comply the Post-Construction Stormwater Management criteria.

Part III. Post Construction (Permanent) Stormwater Control Determination		
Questions	Yes	No
1. Is project an Applicable Construction Activity?	x	
2. Do any of the Exclusions (A-K in Part II) apply?	x	X
<p>If the project is an Applicable Construction Activity and no Exclusions apply then Post-Construction (Permanent) Stormwater Management is required. Complete the applicable sections of Part IV below and then coordinate signatures for form and place in project file.</p> <p>If the project is not an Applicable Construction Activity, or Exclusion(s) apply then Post-Construction (Permanent) Stormwater Management is NOT required. Coordinate signatures for form and place in project file.</p>		

Part IV: Onsite PWQ Requirements, Documentation and Considerations	Yes	No
1. Check which Design Standard(s) the project will utilize. Standards align with Control Measure Requirements identified in permit Part I.E.4.a.iv.		
A. Water Quality Capture Volume (WQCV) Standard	X	
B. Pollutant Removal/80% Total Suspended Solids Removal (TSS)		X
C. Runoff Reduction Standard		X
D. Applicable Development Site Draining to a Regional WQCV Control Measure		X
E. Applicable Development Site Draining to a Regional WQCV Facility		X
F. Constrained Redevelopment Sites Standard		X
G. Previous Permit Term Standard		X
2. Will any of the project permanent stormwater control measure(s) be maintained by another MS4? If Yes, you must obtain a structure specific maintenance agreement with the other MS4 prior to advertisement.		X
3. Will any of the project permanent stormwater control measures be maintained by a private entity or quasi-governmental agency (e.g. HOA or Special District, respectively)? If Yes, a Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement must be recorded with the El Paso County Clerk and Recorder.	X	

<p>Part V Notes (attach an additional sheet if you need more space)</p> <p>Onsite flows will be stored and treated in to onsite detention ponds. Ponds A & B will treat and detain all developed flow before releasing them into the adjacent Sand Creek Center Tributary Drainageway, at discharge rates below historic for the site.</p>
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Project design is complete to include the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required. The engineering, drainage considerations and information used to complete these documents is complete, true, and accurate to the best of my belief and knowledge.

Revise, sign, date & stamp Form

Signature and Stamp of Engineer of Record

Date

Revised and Signed.

Post-Construction Stormwater Management Applicability Form has been reviewed and the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required, have been reviewed for compliance with the Post Construction Stormwater Management process and MS4 Permit requirements.

Signature of El Paso County Project Engineer

Date

SOLACE APARTMENTS FILING NO. 1

LOCATED IN THE SW1/4 OF THE NW1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT BUTLER AND PEETZ, LLC, & JACKSON DEARBORN PARTNERS, LLC, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 2, N00°27'47"E A DISTANCE OF 256.76 FEET, TO THE NORTHEASTERLY CORNER;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, N89°32'13"W A DISTANCE OF 414.58 FEET, TO A POINT ON THE EASTERLY LINE OF CDOT PARCEL EA-20 PROJECT C R200-142 RECORDED UNDER RECEPTION NO. 210035525, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°24'52"W, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°54'45" AND AN ARC LENGTH OF 146.94 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 21°47'10" AND AN ARC LENGTH OF 410.66 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17°38'16" AND AN ARC LENGTH OF 184.70 FEET, TO A POINT OF NON-TANGENT;
- N27°49'47"W A DISTANCE OF 104.02 FEET;
- N03°44'19"E A DISTANCE OF 206.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF POWERS POINTE FILING NO. 5 RECORDED UNDER RECEPTION NO. 205094827;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF POWERS POINT FILING NO. 1 RECORDED UNDER RECEPTION NO. 97085192 AND O K SUBDIVISION RECORDED IN PLAT BOOK G-3 AT PAGE 42, SAID LINE BEING THE NORTHERLY LINE SHOWN ON THAT LAND SURVEY PLAT PREPARED BY OLIVER E. WATTS RECORDED UNDER RECEPTION NO. 212900123, N89°58'24"E A DISTANCE OF 1311.67 FEET, TO A POINT ON THE WESTERLY LINE OF CIMMARON INDUSTRIAL NO. 2 RECORDED IN PLAT BOOK Y-2 AT PAGE 22;

THENCE ON SAID WESTERLY LINE AND THE WESTERLY LINE OF CIMMARON-INDUSTRIAL NO. 1 RECORDED IN PLAT BOOK N-2 AT PAGE 6, S00°29'25"W A DISTANCE OF 1375.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLEY ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°42'00"W A DISTANCE OF 376.01 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5913 AT PAGE 737;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21538406, N00°27'47"E A DISTANCE OF 210.00 FEET;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 215138406, N89°42'00"W A DISTANCE OF 68.61 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,255,877 SQUARE FEET OR 28.8310 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 1 LOT, 2 TRACTS, 1 STREET, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN EL PASO COUNTY.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SOLACE APARTMENTS FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

JACKSON DEARBORN PARTNERS, LLC

BUTLER & PEETZ, LLC

STATE OF COLORADO }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

NOTICE:

PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	7.6846	RESERVED FOR FUTURE DEVELOPMENT	JDP	JDP
B	4.7038	OPEN SPACE/LANDSCAPING/DRAINAGE	JDP	JDP
TOTAL	12.3884	JDP = JACKSON DEARBORN PARTNERS, LLC		

GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARING: THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING N00°27'47"E AS SHOWN ON SAID PLAT.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SITE IS WITHIN ZONE X AND A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 0804100752G WITH A REVISED DATE OF DECEMBER 7, 2018.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPLETIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SC55076029-3, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 18, 2020 AT 5:00 P.M.
- TRACT A IS FOR FUTURE DEVELOPMENT AND WILL REMAIN A NO BUILD AREA UNTIL REPLATTED. THIS TRACT WILL BE OWNED AND MAINTAINED BY JACKSON DEARBORN PARTNERS, LLC.
- TRACT B IS FOR OPEN SPACE, LANDSCAPING, AND DRAINAGE AND WILL REMAIN A NO BUILD AREA EXCEPT FOR THE CONSTRUCTION OF DRAINAGE FACILITIES. THIS TRACT WILL BE OWNED AND MAINTAINED BY JACKSON DEARBORN PARTNERS, LLC.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLES MEADOW JUMPING MOUSE).
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____
IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT, WILDFIRE HAZARDS REPORT; NOISE STUDY REPORT; NATURAL FEATURES REPORT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- LOT 1 AND 2 OF POWERS AND GALLEY PLAZA FILING NO. 1 HAVE DIRECT ACCESS TO PAONIA STREET VIA THE 36' ACCESS EASEMENT RECORDED IN BOOK 5206 AT PAGE 577 AND IN BOOK 5164 AT PAGE 1216 AS SHOWN HEREON. GALLEY ROAD ACCESS TO LOT 1 AND 2 OF POWERS AND GALLEY PLAZA FILING NO. 1 WILL BE CLOSED AND CONRAD STREET SOUTHBOUND WILL BE RELOCATED EAST WHEN THE POWERS AND GALLEY ULTIMATE INTERCHANGE IS BUILT PER STATE HIGHWAY ACCESS CODE, MARCH 2002, SECTION 2.13 OF THE INTERCHANGE MANAGEMENT PLANS.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK & RECORDER.
- NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- WATER AND SANITARY SERVICE SHALL BE SUPPLIED BY CHEROKEE METROPOLITAN DISTRICT NO. 1
- ELECTRIC AND NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE SOLACE APARTMENTS FILING NO. 1 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THE SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST, BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSURES THAT ITS LONG-TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- A BLANKET ACCESS EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 1 AND TRACT A FOR EMERGENCY SERVICES.
- NOTICE IS HEREBY GIVEN: PROPERTIES MAY BE IMPACTED BY AIR QUALITY, NOISE, AND OTHER POTENTIAL NUISANCES CREATED BY EXISTING AND FUTURE INDUSTRIAL LAND USES AND ACTIVITIES CONDUCTED ON THE NEARBY INDUSTRIALLY ZONED PROPERTIES.



Add note stating that the area depicted as floodplain is dedicated as a no-build area.

ADDED NO-BUILD STATEMENT



SURVEYORS CERTIFICATE

I JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

JARROD ADAMS, _____ DATE _____
COLORADO REGISTERED PLS #38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR SOLACE APARTMENTS FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR SOLACE APARTMENTS FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____. SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 20____ A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES

RECORDING FEE: _____
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

Please add "PCD File No. SF-20-032".

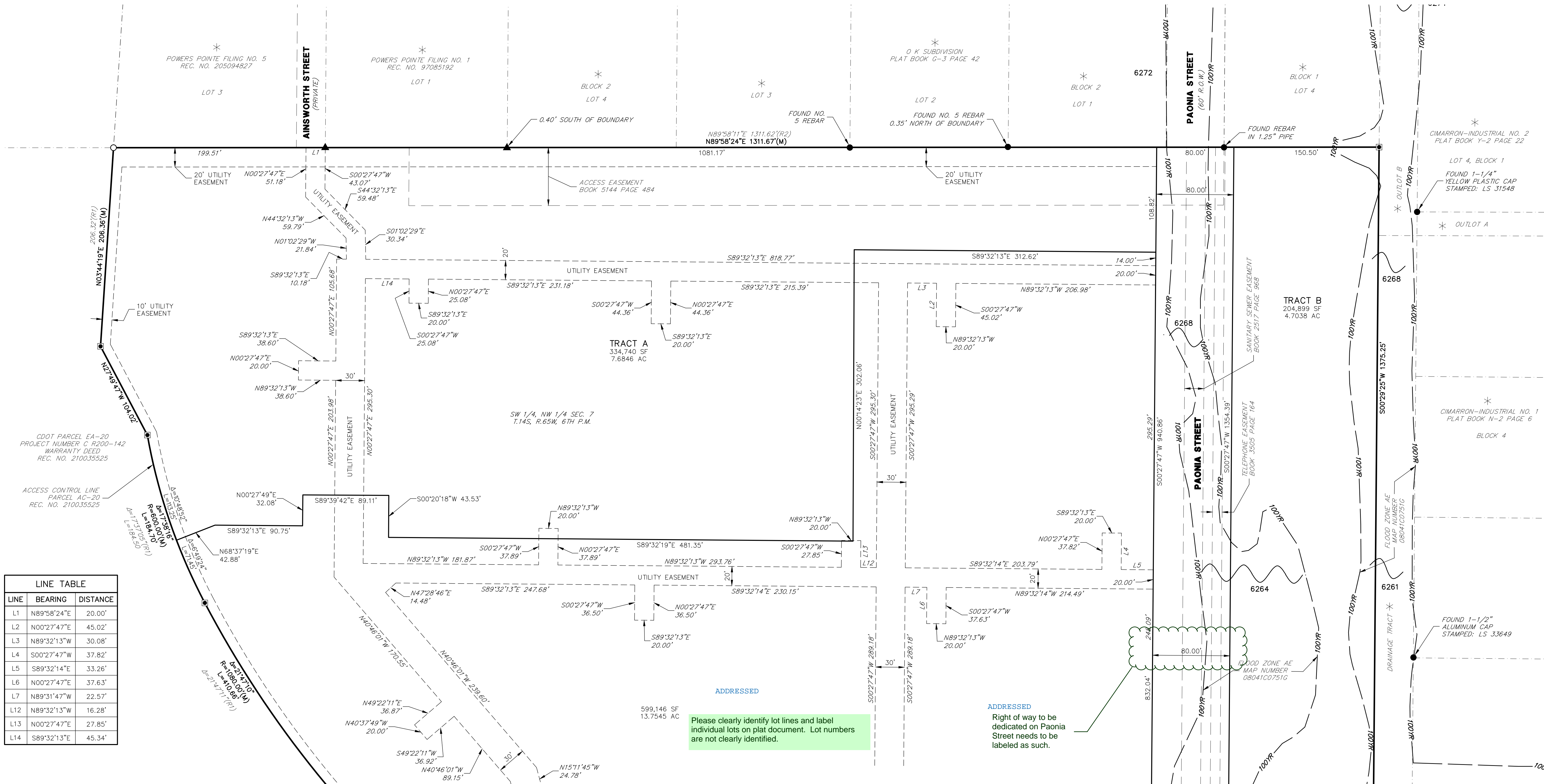
ADDED FILE NO. TO ALL PAGES



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SOLACE APARTMENTS FILING NO. 1

LOCATED IN THE SW1/4 OF THE NW1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°58'24"E	20.00'
L2	N00°27'47"E	45.02'
L3	N89°32'13"W	30.08'
L4	S00°27'47"W	37.82'
L5	S89°32'14"E	33.26'
L6	N00°27'47"E	37.63'
L7	N89°31'47"W	22.57'
L12	N89°32'13"W	16.28'
L13	N00°27'47"E	27.85'
L14	S89°32'13"E	45.34'

LEGEND

- FOUND 2" ALUMINUM CAP STAMPED: WATTS LS9853
- FOUND 1.25" YELLOW PLASTIC CAP ILLEGIBLE
- SET 1.5" ALUMINUM CAP STAMPED: PLS 38252
- NOT A PART OF THIS SUBDIVISION PLAT
- (M) AS MEASURED
- (R1) PER DEED REC. NO. 210035525
- (R2) PER LAND SURVEY PLAT REC. NO. 212900123
- 20.00' PROPOSED LOT DIMENSION
- 20.00' PROPOSED EASEMENT DIMENSION

- (R) RADIAL BEARING
- (S.F./AC) SQUARE FEET/ACRES
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY/LOT LINE
- 100 YEAR FLOODPLAIN
- BASE FLOOD ELEVATION

SEE SHEET 3



50 25 0 50
ORIGINAL SCALE: 1" = 50'



FINAL PLAT
SOLACE APARTMENTS FILING NO. 1
JOB NO. 25174.00
MARCH 16, 2021
SHEET 2 OF 3

J-R ENGINEERING
A Westrian Company

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