

Solace Apartment Project - Preliminary Plan

FEMA, LOMR, CLOMR

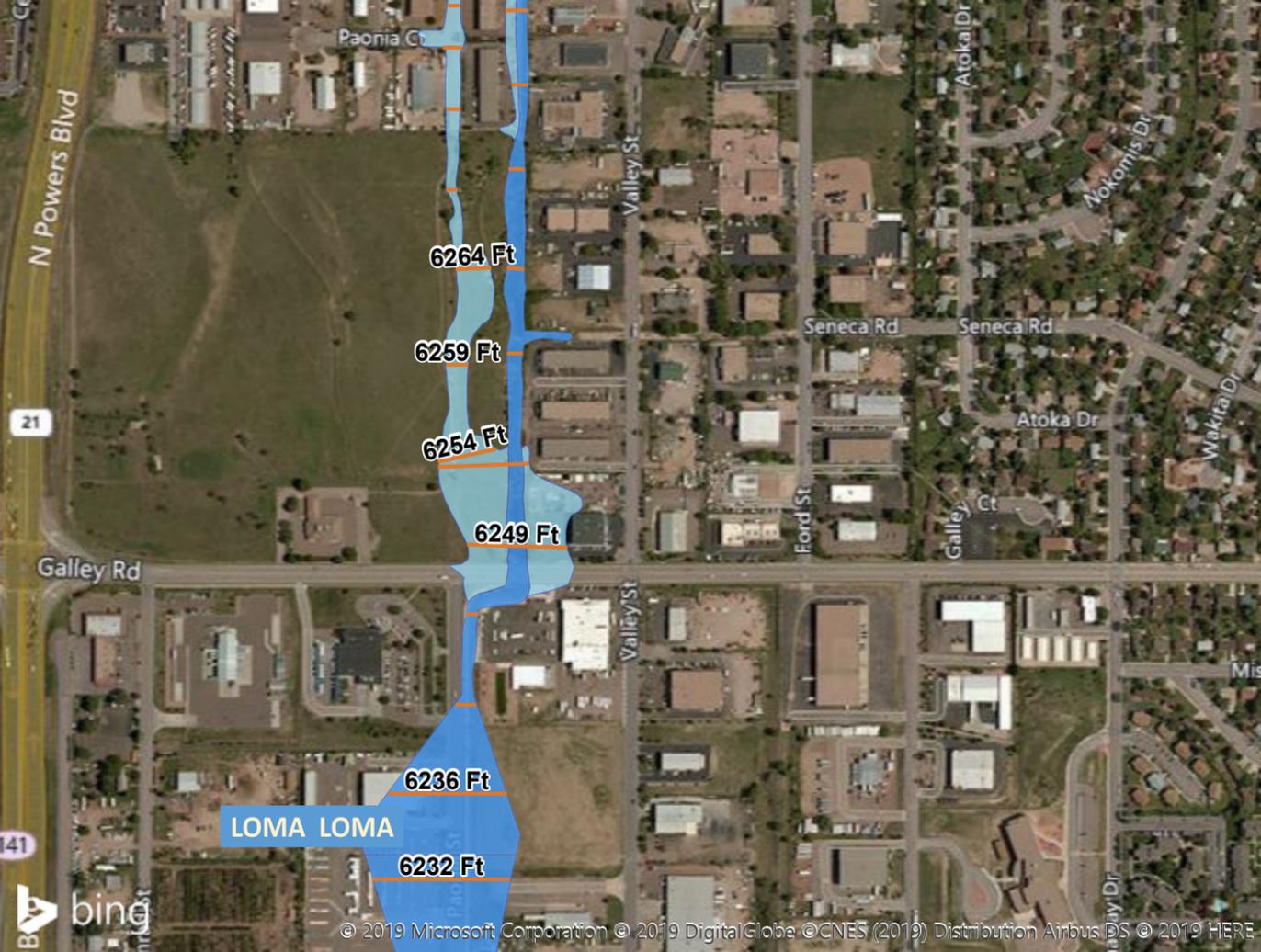
The Solace Apartment project encompasses approximately 28 acres and the east boundary generally aligns with the Center Tributary of Sand Creek. The Sand Creek-Center Tributary Drainageway has been studied as part of a Flood Insurance Study (FIS) for El Paso County Colorado, Volume 7 of 8, revised December 7, 2018. The floodway of the creek is generally within the banks except where it overtops Galley Road and then returns to the developed concrete channel. A separate floodplain is shown as well. The floodplain is reflective of channel flows overtopping the culvert crossing at Omaha Street and flood flow continuing down Paonia Street to the north property line of the Solace property and then continuing south to Galley Road.

The current site plan for Solace apartments has three separate areas of development; the area west of the proposed extension of Paonia developed as apartments; the Paonia extension from Galley Rd. to the current end of Paonia at Solaces north property line; and the area east of Paonia which will be generally untouched except for the construction of two detention ponds.

Since none of the apartment buildings are within the mapped 100 year floodplain, the client's current development strategy is to not modify the FEMA flood mapping for the parcel and obtain a floodplain development permit. The preliminary Paonia construction plans have added an inlet at the north to collect flood flows as well as inlets at each pond location to take street flows into the detention ponds. All of this work should be allowable under a Floodplain Development Permit.

RBD Floodplain indicated that a LOMR will be required after the floodplain improvements are complete. Please include that in this letter. A condition of approval will be added to this project that a LOMR be completed after the improvements are complete.

JR Addressed



LOMA LOMA

6264 Ft

6259 Ft

6254 Ft

6249 Ft

6236 Ft

6232 Ft

Paonia Ct

Valley St

Seneca Rd

Seneca Rd

Atoka Dr

Nokomis Dr

Atoka Dr

Wakita Dr

Galley Ct

Ford St

Valley St

Mis...

Way Dr

N Powers Blvd

21

141

bing

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Please use the 2021 FAE

Updated 2021 version.

SF-20-032

2019 Financial Assurance Estimate Form (with pre-plat construction)

include quantities for these items

PCD file # Added.

Updated: 7/16/2019

PROJECT INFORMATION		
Solace Apartments	11/25/2020	2000-5174.00
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Pre-Plat Construction	
				Plat	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
greater than 200,000; \$300,000 min		CY	\$ 2.00	=	\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)		AC	\$ 800.00	=	\$ -
* Mulching		AC	\$ 750.00	=	\$ -
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -
* Permanent Pond/BMP Construction	3,682	CY	\$ 20.00	=	\$ 73,632.42
* Permanent Pond/BMP (Spillway)	2	EA	\$ 7,500.00	=	\$ 15,000.00
* Permanent Pond/BMP (Outlet Structure)	2	EA	\$ 25,000.00	=	\$ 50,000.00
Safety Fence		LF	\$ 3.00	=	\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -
Vehicle Tracking Control	1	EA	\$ 2,370.00	=	\$ 2,370.00
Construction Fence	1,073	LF	\$ -	=	\$ -
Silt Fence	2,309	LF	\$ 2.50	=	\$ 5,772.50
Temporary Seeding	14.8	AC	\$ 628.00	=	\$ 9,294.40
Temporary Mulch	14.8	AC	\$ 750.00	=	\$ 11,100.00
Erosion Bales		EA	\$ 25.00	=	\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -
Rock Check Dams		EA	\$ 500.00	=	\$ -
Inlet Protection	25	EA	\$ 167.00	=	\$ 4,175.00
Sediment Basin	2	EA	\$ 1,762.00	=	\$ 3,524.00
Concrete Washout Basin	1	EA	\$ 900.00	=	\$ 900.00
[insert items not listed but part of construction plans]				=	\$ -
MAINTENANCE (35% of Construction BMPs)				=	\$ 12,997.57
Section 1 Subtotal				=	\$ 363,765.89

SECTION 2 - PUBLIC IMPROVEMENTS *					
ROADWAY IMPROVEMENTS					
Construction Traffic Control		LS		=	\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	=	\$ -
Aggregate Base Course (135 lbs/cf)	1,314	CY	\$ 50.00	=	\$ 65,711.11
Asphalt Pavement (3" thick)		SY	\$ 14.00	=	\$ -
Asphalt Pavement (4" thick)	657	SY	\$ 19.00	=	\$ 12,485.11
Asphalt Pavement (6" thick)		SY	\$ 29.00	=	\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 88.00	=	\$ -
Raised Median, Paved		SF	\$ 8.00	=	\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 300.00	=	\$ 1,200.00
Guide/Street Name Sign	6	EA	\$ 300.00	=	\$ 1,800.00
Epoxy Pavement Marking	2,572	SF	\$ 13.00	=	\$ 33,431.32
Thermoplastic Pavement Marking	120	SF	\$ 23.00	=	\$ 2,760.00
Barricade - Type 3		EA	\$ 200.00	=	\$ -
Delineator - Type I		EA	\$ 24.00	=	\$ -
Curb and Gutter, Type A (6" Vertical)	2,524	LF	\$ 30.00	=	\$ 75,720.54
Curb and Gutter, Type B (Median)		LF	\$ 30.00	=	\$ -
Curb and Gutter, Type D (Ramp)	97	LF	\$ 30.00	=	\$ 2,918.49
4" Sidewalk (common areas only)		SY	\$ 48.00	=	\$ -
5" Sidewalk		SY	\$ 60.00	=	\$ -
6" Sidewalk	920	SY	\$ 72.00	=	\$ 66,264.48
8" Sidewalk		SY	\$ 96.00	=	\$ -
Pedestrian Ramp	6	EA	\$ 1,150.00	=	\$ 6,900.00
Cross Pan, local (8" thick, 6' wide to include return)	148	LF	\$ 61.00	=	\$ 9,028.00
Cross Pan, collector (9" thick, 8' wide to include return)	110	LF	\$ 92.00	=	\$ 10,120.00
Curb Chase		EA	\$ 1,480.00	=	\$ -
Guardrail Type 3 (W-Beam)	50	LF	\$ 49.00	=	\$ 2,452.45
Guardrail Type 7 (Concrete)		LF	\$ 72.00	=	\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	=	\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	=	\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	=	\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	=	\$ -
Electrical Conduit, Size =		LF	\$ 16.00	=	\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	=	\$ -

Please add PCD file No. SF2032 and PPR2047

include quantities for these items

include quantities for these items

Line item quantities included

Please provide a line item for the LOMR that will be done

LOMR line item added.

PROJECT INFORMATION

Solace Apartments	11/25/2020	2000-5174.00
Project Name	Date	PCD File No.

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	\$ 65.00	=	\$ 6,016.27		\$ 6,016.27
24" Reinforced Concrete Pipe	41	LF	\$ 78.00	=	\$ 3,211.26		\$ 3,211.26
30" Reinforced Concrete Pipe		LF	\$ 97.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe	188	LF	\$ 120.00	=	\$ 22,603.20		\$ 22,603.20
42" Reinforced Concrete Pipe	31	LF	\$ 160.00	=	\$ 4,907.20		\$ 4,907.20
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	1	EA	\$ 5,542.00	=	\$ 5,542.00		\$ 5,542.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,188.00	=	\$ 7,188.00		\$ 7,188.00
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'	1	EA	\$ 7,627.00	=	\$ 7,627.00		\$ 7,627.00
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	3	EA	\$ 7,861.00	=	\$ 23,583.00		\$ 23,583.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'	1	EA	\$ 9,918.00	=	\$ 9,918.00		\$ 9,918.00
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	1	EA	\$ 10,633.00	=	\$ 10,633.00		\$ 10,633.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,570.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	2	EA	\$ 11,627.00	=	\$ 23,254.00		\$ 23,254.00
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 95.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</i>							
Section 2 Subtotal					=	\$ 424,949.43	\$ 424,949.43

PROJECT INFORMATION		
Solace Apartments	11/25/2020	2000-5174.00
Project Name	Date	PCD File No.

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		\$ 248,331.00		\$ 248,331.00
Asphalt Pavement (4" thick)	22,350	SY	\$ 19.00		\$ 424,646.20		\$ 424,646.20
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	=	\$ 258,281.91		\$ 258,281.91
6" Sidewalk	3,655	SY	\$ 72.00	=	\$ 263,160.72		\$ 263,160.72
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	=	\$ 81,501.16		\$ 81,501.16
24" Reinforced Concrete Pipe	763	LF	\$ 78.00	=	\$ 59,513.45		\$ 59,513.45
30" Reinforced Concrete Pipe	464	LF	\$ 97.00	=	\$ 44,991.51		\$ 44,991.51
36" Reinforced Concrete Pipe	327	LF	\$ 120.00	=	\$ 39,215.88		\$ 39,215.88
42" Reinforced Concrete Pipe	44	LF	\$ 160.00	=	\$ 6,986.56		\$ 6,986.56
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	=	\$ 22,158.08		\$ 22,158.08
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	\$ 64.00	=	\$ 286,491.52		\$ 286,491.52
Water Main Pipe (Ductile Iron), Size 8"	563	LF	\$ 75.00	=	\$ 42,206.25		\$ 42,206.25
Gate Valves, 8"	30	EA	\$ 1,858.00	=	\$ 55,740.00		\$ 55,740.00
Fire Hydrant Assembly, w/ all valves	14	EA	\$ 6,597.00	=	\$ 92,358.00		\$ 92,358.00
Water Service Line Installation, inc. tap and valves	16	EA	\$ 1,324.00	=	\$ 21,184.00		\$ 21,184.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	3,239	LF	\$ 64.00	=	\$ 207,276.54		\$ 207,276.54
Sanitary Sewer Manhole, Depth < 15 feet	19	EA	\$ 4,386.00	=	\$ 83,334.00		\$ 83,334.00

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.

Project Number added.

Revised

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): NY
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	

Part V Notes (attach an additional sheet if you need more space)
<div style="border: 1px solid black; padding: 10px;"> <div style="background-color: #f4a460; padding: 5px; display: inline-block;">Discuss the two proposed ponds</div> <div style="margin-left: 20px; border: 1px solid blue; padding: 5px; display: inline-block;">Brief Discussion of ponds added to this section.</div> </div>

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.

Signature and Stamp of Engineer of Record

Date

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

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 11/7/2020

SUBDIVISION NAME:

SOLACE APARTMENTS FILING NO. 1

County EL PASO COUNTY

Type of Submittal:

Request for Exemption _____
 Preliminary Plan _____
 Final Plat X

SUBDIVISION LOCATION: Township 14S Range 65W Section 7

OWNER(S) NAME

BILLY AND PEETZ, LLC ADDRESS
6625 DELMONICO DRIVE
COLORADO SPRINGS, CO 80919

SUBDIVIDER(S) NAME

JACKSON DEARBORN PARTNERS, LLC
 ADDRESS 404 S. WELLS STREET; SUITE 400
CHICAGO, IL 60607

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
	Single Family			
	Apartments	234	~14.02	58%
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)	TRACT A & B	~12.21	42%
	Street			
	Walkways			

	Dedicated School Sites			
	Reserved Park Sites			
	Private Open Areas			
	Easements			
	Other (specify)			
	TOTAL		~28.8	100%

* (By map measure)

Estimated Water Requirements 61.8 ac-ft/yr
(gallons/day).

Proposed Water Source(s) Cherokee Metropolitan District

Estimated Sewage Disposal Requirement (gallons/day).

TBD

Provide specific information similar to estimated water requirements.

Proposed Means of Sewage Disposal
Cherokee Metropolitan District Sanitary Sewer

ACTION:

Planning Commission Recommendation
Approval YES Date 11/5/2020
Disapproval _____
Remarks: _____

Additional Information Included.

Board of County Commissioners
Approval YES Date 11/10/2020
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.