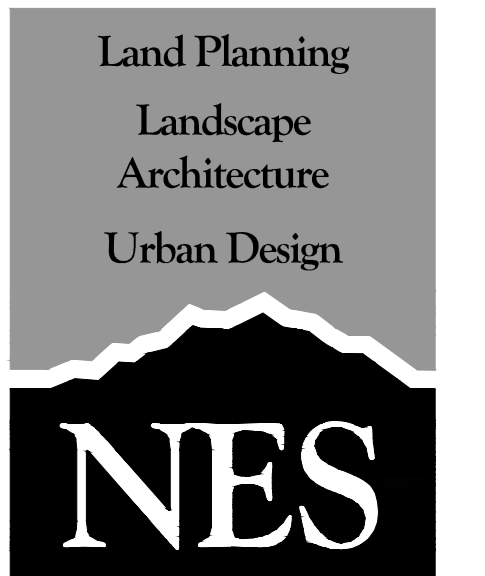


SOLACE OF COLORADO SPRINGS PRELIMINARY PLAN

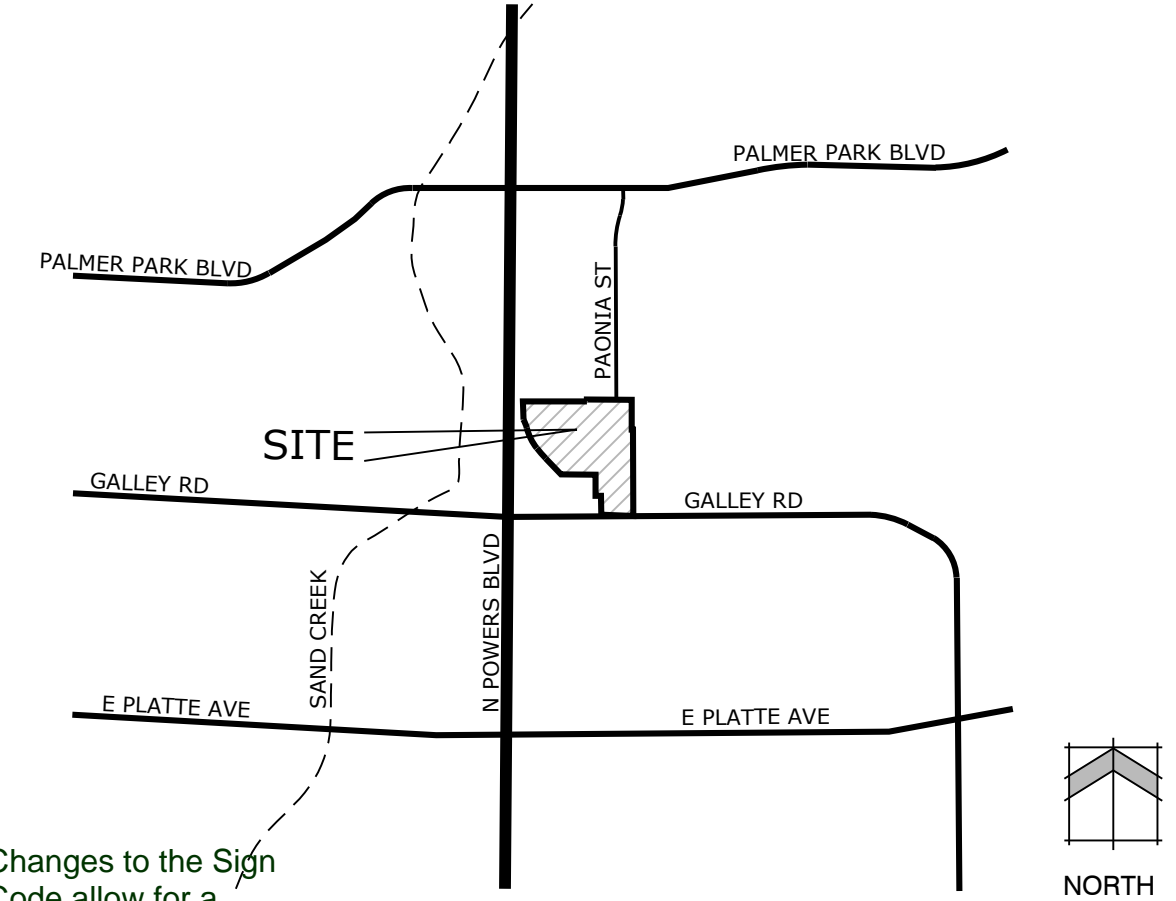
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



N.E.S. Inc.
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In order for there to be 2 phases with water findings for phase 2 to be pushed for that final plat, 2 lots must be proposed with this preliminary plan or the finding of sufficiency would need to be required for the full preliminary plan. Construction phasing can still be addressed in letter of intent, however, this should not be confused with platting phasing

VICINITY MAP



Changes to the Sign Code allow for a Master Sign Plan to be applied for. If it is then alternative signage may be allowed if approved with prelim application

Please spell this out like the other manuals referenced.

NOTES

- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW SUPERVISOR AT 719-385-6720 FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4- FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT CITY TRAFFIC ENGINEERING, SIGNS & MARKETING AT 719-385-6720 FOR ASSISTANCE.
- PRIOR TO BUILDING PERMIT APPROVAL, AN APPLICATION FOR A WAIVER OF REPEAT OR FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- FOUR TO SIX FOOT TALL DECORATIVE FENCE WILL BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED.

Appears to be a City of Colorado Springs template. Please update and include necessary standard notes for water, wastewater, ingress/egress, and easement notes in Title. Some are provided here for you.

Note Regarding Reports on File:
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 Hazard Report; Natural Features Report; (other, modify based upon specific reports)

Wastewater:
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Where the Property is Located in the Airport Overlay Zone NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: 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. (Use when this plat is to provide the notice) All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded) All property within this subdivision is subject to an Aviation Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing aviation easement as reflected in the title policy)

THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY /E NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL

ALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO FOR RM-12 ZONING.

THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON FEMA MAPPING PANEL NO. _____, DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE _____ AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

Cherokee Plat Note Re: Basin Transfer/Insufficiency:
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 this 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 asserted 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 plat note for condition 2 of the rezone, "A 30 dB(A) indoor noise reduction shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate prior to site development plan approval.

Reciprocal Access/Parking Agreement:
All property within this subdivision is subject to a Reciprocal Access/Parking Agreement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

LEGAL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED IN BOOK 5046 AT PAGE 748; AND POWERS AND GALLEY PLAZA FILING NO. 1 AS RECORDED IN PLAT BOOK A-4 AT PAGE 30 OF THE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N 00 DEGREES 27 MINUTES 46 SECONDS E, 1407.69 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N 89 DEGREES 59 MINUTES 53 SECONDS E, 1435.46 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 3845 AT PAGE 129 OF SAID RECORDS, AND ALONG THE SOUTHERLY BOUNDARY LINE OF O.K. SUBDIVISION AS DESCRIBED IN PLAT BOOK G-3 AT PAGE 42 OF SAID RECORDS TO THE SOUTHEASTLY CORNER OF SAID O.K. SUBDIVISION, A POINT ON THE WESTERLY BOUNDARY LINE OF CIMARRON INDUSTRIAL NO. 2 AS DESCRIBED IN PLAT BOOK Y-2 AT PAGE 22 OF SAID RECORDS; THENCE S 00 DEGREES 29 MINUTES 25 SECONDS W, 1375.25 FEET ALONG SAID WESTERLY BOUNDARY LINE OF CIMARRON INDUSTRIAL NO. 2, AND ALONG THE WESTERLY BOUNDARY LINE OF CIMARRON INDUSTRIAL NO. 1 AS DESCRIBED IN PLAT BOOK N-2 AT PAGE 6 TO THE SOUTHWEST CORNER THEREOF, A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 2230 AT PAGE 932 OF SAID RECORDS; THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 444.88 FEET ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 2388 AT PAGE 982 OF SAID RECORDS TO THE NORTHWEST CORNER THEREOF; THENCE S 00 DEGREES 18 MINUTES 00 SECONDS W, 40.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF, A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 7; THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 990.00 FEET ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY 40 FEET OF THE WESTERLY 990 FEET THEREOF AS CONVEYED TO EL PASO COUNTY BY DEED RECORDED JANUARY 15, 1965 IN BOOK 2053 AT PAGE 135 AND BY DEED RECORDED FEBRUARY 9, 1970 IN BOOK 2388 AT PAGE 981; AND EXCEPT ANY PORTION HEREOF TAKEN OR USED AS POWERS BOULEVARD INCLUDING, BUT NOT LIMITED TO THAT CERTAIN TRACT CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED OCTOBER 27, 1987 IN BOOK 5437 AT PAGE 983. AND EXCEPT THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THAT PORTION OF POWERS AND GALLEY PLAZA NO. 1 AS RECORDED IN PLAT BOOK A4 AT PAGE 30 OF THE RECORDS OF SAID COUNTY ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ADDITIONAL RIGHT OF WAY PARCEL AS RECORDED IN SAID POWERS AND GALLEY PLAZA FILING NO. 1; (THE FOLLOWING SIX (6) COURSES ARE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF THE ADDITIONAL RIGHT OF WAY FOR GALLEY ROAD AS RECORDED IN SAID POWERS AND GALLEY PLAZA FILING NO. 1); (1) THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 960.06 FEET; (2) THENCE N 00 DEGREES 27 MINUTES 47 SECONDS E, 170.42 FEET; (3) THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING OF S 44 DEGREES 37 MINUTES 07 SECONDS E, A CENTRAL ANGLE OF 90 DEGREES 09 MINUTES 47 SECONDS AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 236.05 FEET; (4) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 29.52 FEET; (5) THENCE S 85 DEGREES 53 MINUTES 09 SECONDS E, 150.33 FEET; (6) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID POWERS AND GALLEY PLAZA FILING NO. 1; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 1); (1) THENCE N 00 DEGREES 27 MINUTES 47 SECONDS E, 200.00 FEET; (2) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 300.09 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 5168 AT PAGE 1257 OF SAID RECORDS, (THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID TRACT); (1) THENCE S 89 DEGREES 42 MINUTES 00 SECONDS E, 68.61 FEET; (2) THENCE S 00 DEGREES 27 MINUTES 47 SECONDS W, 200.00 FEET; (3) THENCE N 89 DEGREES 42 MINUTES 00 SECONDS W, 68.61 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID POWERS AND GALLEY PLAZA FILING NO. 1; THENCE S 00 DEGREES 27 MINUTES 47 SECONDS W, 10.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. AND EXCEPT THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY DEED RECORDED APRIL 16, 2010 UNDER RECEPTION NO. 210035525. AND EXCEPT THAT PORTION OF LOT 2 OF POWERS & GALLEY PLAZA FILING NO. 1 BY DEED RECORDED FEBRUARY 17, 2016 UNDER RECEPTION NO. 216015634.

PARCEL B:
TEMPORARY NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THAT PORTION OF LOT 1 IN POWERS AND GALLEY PLAZA NO. 1 AS DESCRIBED IN EASEMENT AGREEMENT RECORDED DECEMBER 13, 1991 IN BOOK 5913 AT PAGE 713. Total Square Footage / Acres: 1,255,616 / 28.82

County does not have a waiver, any building permit would require a final plat to be recorded prior any approval of a site development plan

Revise City references to indicate County where applicable. Note that Galley Road is a County roadway at this location.

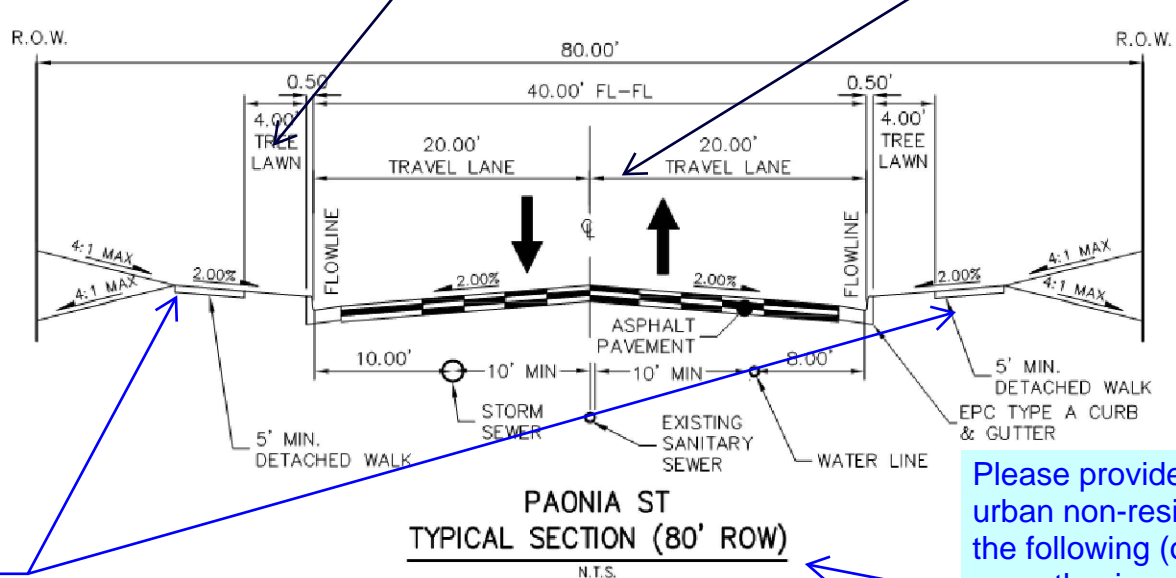
Remove text "Tree Lawn"

Revise travel lane. Plans show a striped median lane. Travel Lane to be measured from lip-to-lip not flowline-to-flowline.

This does not mean that the deviation request has been approved. The ECM administrator will make a determination and if approved then this note should be provided.

Please provide the roadway classification, urban non-residential collector. Indicate the following (or something similar) in parenthesis or under the roadway classification: Per approved deviation request dated _____ filed under SP201.

this will be the final date listed by the applicant on the signed deviation



SITE DATA

Owner:	Butler & Peetz LLC 6625 Delmonico Dr Colorado Springs, CO 80919
Developer:	Jackson Dearborn Partners 404 S. Wells Street, Suite 400 Chicago, IL 60607
Land Planner:	NES Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903
Engineer:	JR Engineering 5475 Tech Center Dr, Suite 235 Colorado Springs, CO 80919
Architect:	LCM Architects 819 S Wabash Ave, 5th Floor Chicago, IL 60605
Tax ID Number:	5407200052
Current Zoning:	RM-12 CAD-O (Resolution No. 17-118)
Site Area:	28.82 Acres
Phase 1 Area:	21.31 Acres
Phase 2 Area:	7.51 Acres
Proposed Land Use:	Multi-Family Residential (348 Units)
Proposed Density:	12 DU/AC
Minimum Lot Size:	3,500 sf
Building Setbacks:	Front: 15' Side: 10' Rear: 20'
	*There is a 125' setback to any structure from the North and East Zone District Boundaries
Landscape Setbacks:	Paonia: 35' Setback
Maximum Lot Coverage:	70%
Maximum Building Height:	40'
Lot Coverage:	-110,560 SF (14.4%) Building -210,280 SF (27.3%) Impervious -449,039 SF (58.3%) Landscape
Utility Providers:	Water/Sewer: Cherokee Metro District Electric/Gas: Colorado Springs Utilities Fire: Cimarron Hills Fire Protection District

SOLACE OF COLORADO SPRINGS

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: _____ DATE: _____
PROJECT MGR: T. BAXTER
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE	BY	DESCRIPTION

COVER

SHEET INDEX

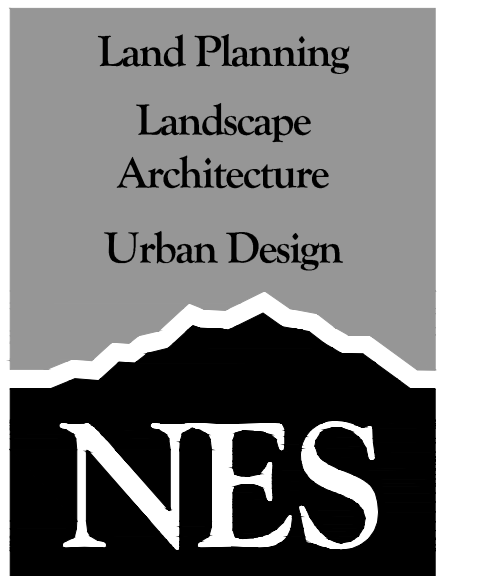
Sheet 1 of 6:	Cover
Sheet 2 of 6:	Preliminary Plan
Sheet 3 of 6:	Preliminary Grading Plan
Sheet 4 of 6:	Preliminary Grading Plan
Sheet 5 of 6:	Preliminary Utility Plan
Sheet 6 of 6:	Preliminary Utility Plan

1 OF 6

SP-20-001

SOLACE OF COLORADO SPRINGS PRELIMINARY PLAN

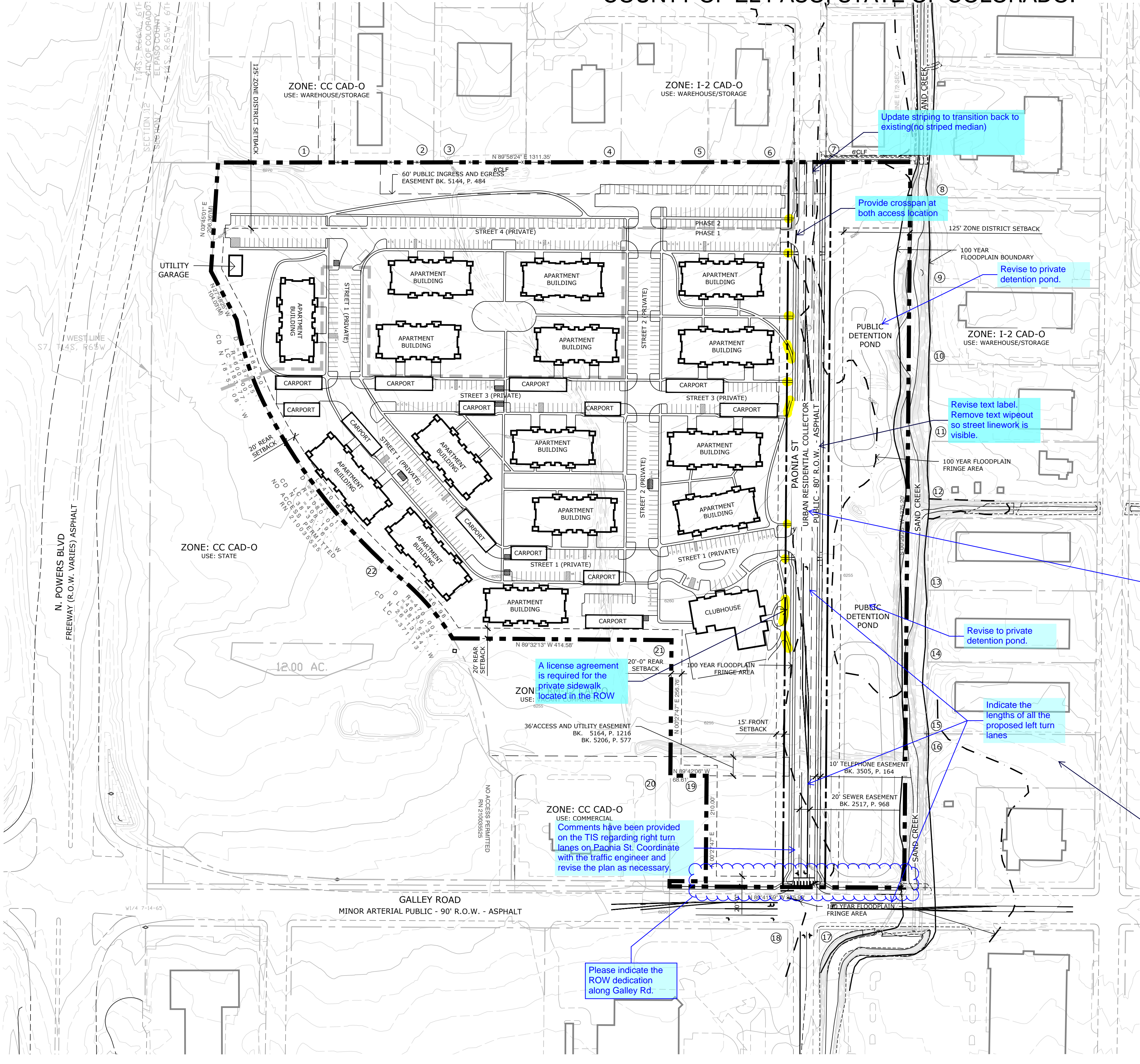
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Adjacent Property Owners – Solace of Colorado Springs

#	TSN	Property Owner and Address
[Paonia St ROW]	5407203018	EL PASO COUNTY 200 S CASCADE AVE STE 150 COLORADO SPRINGS CO, 80903
1	5407205045	T-BONE CONSTRUCTION INC 1310 FORD ST COLORADO SPRINGS CO, 80915-2937
2	5407205013	A STORAGE PLACE - COLO SPGS LLC PO BOX 9443 RANCHO SANTA FE CA, 92087-4443
3	5407205013	KING KEITH 3254 FOREST LAKES DRIVE MONUMENT CO, 80132
4	5407205010	GPM INVESTMENTS LLLP 17695 BAR X RD COLORADO SPRINGS CO, 80908-1576
5	5407205011	JLG INC 3070 WANDERING CT COLORADO SPRINGS CO, 80917-3216
6	5407205012	GPM INVESTMENTS LLLP 17695 BAR X RD COLORADO SPRINGS CO, 80908-1576
7	5407206004	CREATIVE REAL ESTATE LLC 5130 LANGDALE WAY COLORADO SPRINGS CO, 80906-7674
8	5407203015	PIVOT REAL ESTATE COMPANY LLC 1260 VALLEY ST STE B COLORADO SPRINGS CO, 80915-2806
9	5407203016	FFR2 LLC 1220 VALLEY ST COLORADO SPRINGS CO, 80915-2806
10	5407203006	FFR1 LLC 1220 VALLEY ST COLORADO SPRINGS CO, 80915-2806
11	5407203003	POWERS LLC 6675 PARKRIDGE CT COLORADO SPRINGS CO, 80915-3156
12	5407203004	GRELL INVESTMENTS LLC 8225 S MARKSHEFFEL RD FOUNTAIN CO, 80817-2935
13	5407203007	WEBSTER 1130 LLC 1255 HALF CIRCLE LN COLORADO SPRINGS CO, 80915-2527
14	5407203008	SCR CAPITAL PARTNERS LLC 7935 FOREST KEEP CR PARKER CO, 80134
15	5407203009	DOBRY PRTEL INC PO BOX 38451 COLORADO SPRINGS CO, 80937-8451
16	5407203010	7250 FRASER LLC 20609 OAKSBORO CIR WOODLAND HILLS CA, 91364
17	5407314005	TLB REAL ESTATE LLC 6035 GALLEY RD COLORADO SPRINGS CO, 80915-3742
18	5407315006	J B R ENTERPRISES INC PO BOX 373 COLORADO SPRINGS CO, 80901-0373
19 & 20	5407200048 & 5407207001	PEETZ WILLIAM H 3925 HILL CIR COLORADO SPRINGS CO, 80904-1183
21	5407207004	BUTLER & PEETZ LLC 6625 DELMONICO DR COLORADO SPRINGS CO, 80919-1809
22	5407200053	State of Colorado Department of Transportation 4201 E ARKANSAS AVE DENVER CO, 80222-3406



Update striping to transition back to existing (no striped median)

Provide crossspan at both access location

Revise to private detention pond.

Revise text label. Remove text wipeout so street linework is visible.

Urban Non-Residential Collector.

Revise to private detention pond.

Indicate the lengths of all the proposed left turn lanes

Remove existing contours from this sheet.

A license agreement is required for the private sidewalk located in the ROW

Comments have been provided on the TIS regarding right turn lanes on Paonia St. Coordinate with the traffic engineer and revise the plan as necessary.

Please indicate the ROW dedication along Galley Rd.

LEGEND

- ⑥ ADJACENT OWNER INFORMATION
- 100 YEAR FLOODPLAIN FRINGE AREA
- - - PHASE LINE
- PROPERTY BOUNDARY
- - - SETBACKS
- ADJACENT PROPERTY LINES

SOLACE OF COLORADO SPRINGS

PRELIMINARY PLAN

EL PASO COUNTY, CO

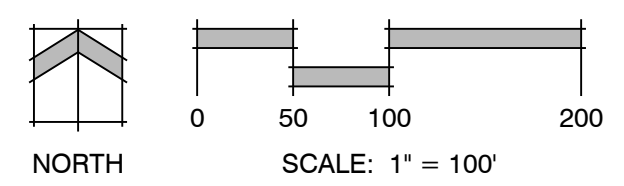
DATE: PROJECT MGR: PREPARED BY: T. BAXTER B. SWENSON

ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY PLAN

2 OF 6

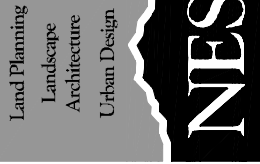


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SOLACE APARTMENTS

EL PASO COUNTY, COLORADO

A PART OF THE NW ¼ OF SECTION 7, TOWNSHIP 14 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.



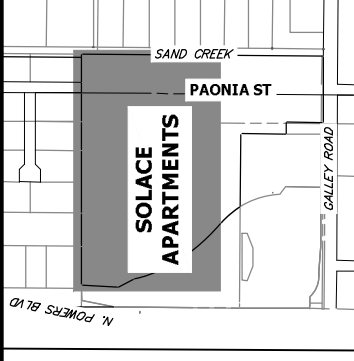
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SOLACE APARTMENTS
PRELIMINARY GRADING PLAN
EL PASO COUNTY, CO

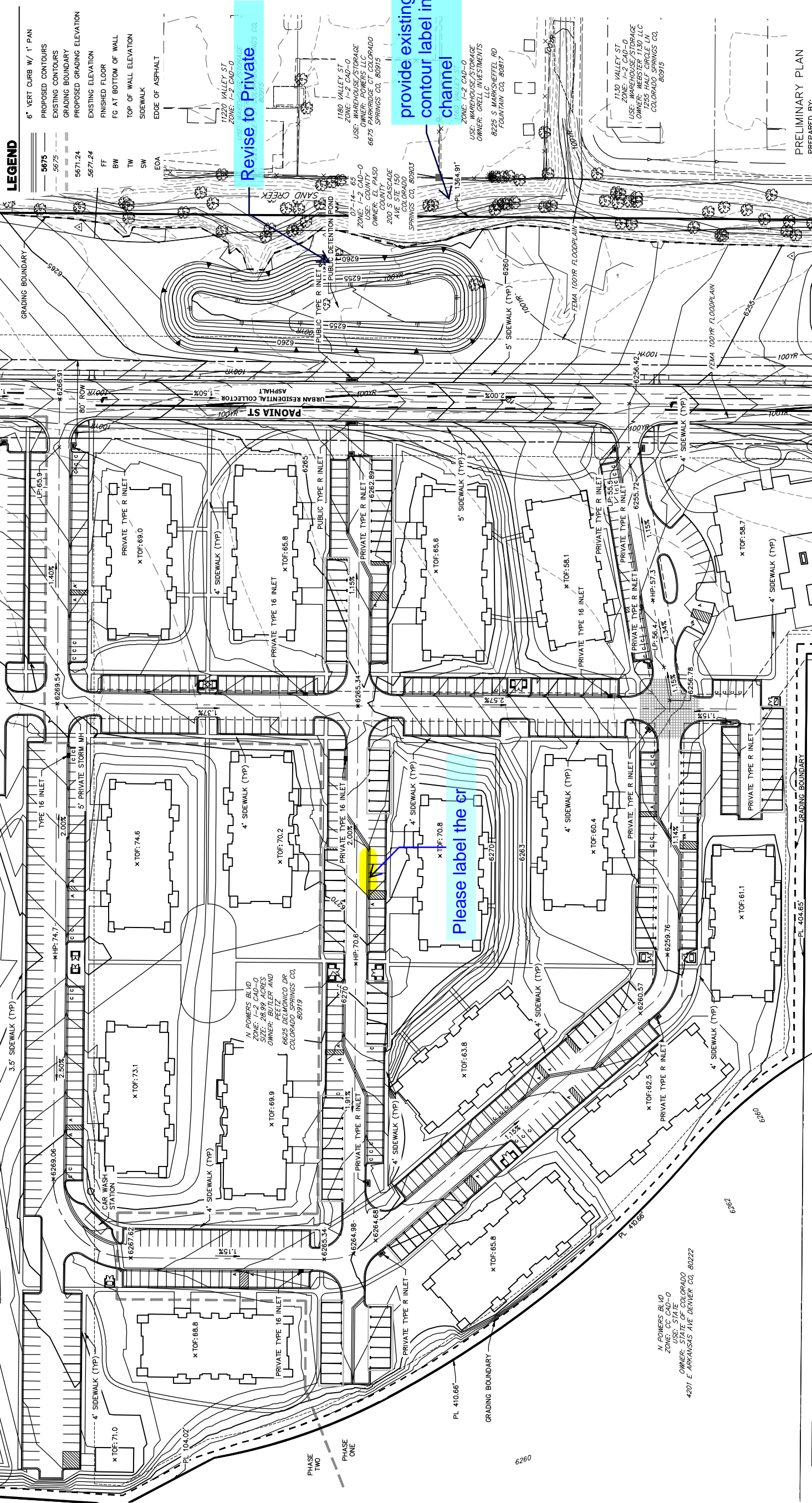
DATE: T. BAXTER, B. SWENSON

PRELIMINARY GRADING PLANS

S3
3 OF 6



KEY MAP
SCALE: 1"=300'



LEGEND

- 6" VERT CURB W/ 1" PAN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- GRADING BOUNDARY
- PROPOSED GRADING ELEVATION
- EXISTING ELEVATION
- FINISHED FLOOR
- FF AT BOTTOM OF WALL
- TOP OF WALL ELEVATION
- SIDEWALK
- EDGE OF ASPHALT

Revise to Private

provide existing contour label in the channel

Please label the contour

verify the scale of the drawing as it does not appear to be correct.

PREPARED BY:
JR ENGINEERING
A Weidman Company

PRELIMINARY PLAN NOTES
PROPOSED PAONIA STREET TO HAVE AN 80' ROW WITH THE SAME ROAD SECTION UTILIZED IN THE 60' TYPICAL URBAN PERSPECTIVAL COLLECTOR STREET AS SHOWN ON SHEET 2, SECTION 2.2.4.B.5 OF THE EGM.

SOLACE APARTMENTS

EL PASO COUNTY, COLORADO

A PART OF THE NW ¼ OF SECTION 7, TOWNSHIP 14 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.

Land Planning
Landscape
Architecture
Urban Design

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PLANNING / LANDSCAPE ARCHITECT

SOLACE APARTMENTS

PRELIMINARY GRADING PLAN
EL PASO COUNTY, CO

DATE: _____
PROJECT INGR: _____
PREPARED BY: T. BAXTER, B. SWENSON

Please provide a preliminary design of the channel improvements to include the drop and check structures. Provide a typical cross section detail of the proposed channel design.

Revise both pond configuration, SOLACE Embankment Structure shall have a minimum width of 12 ft. Geotech report shall provide analysis and recommendation.

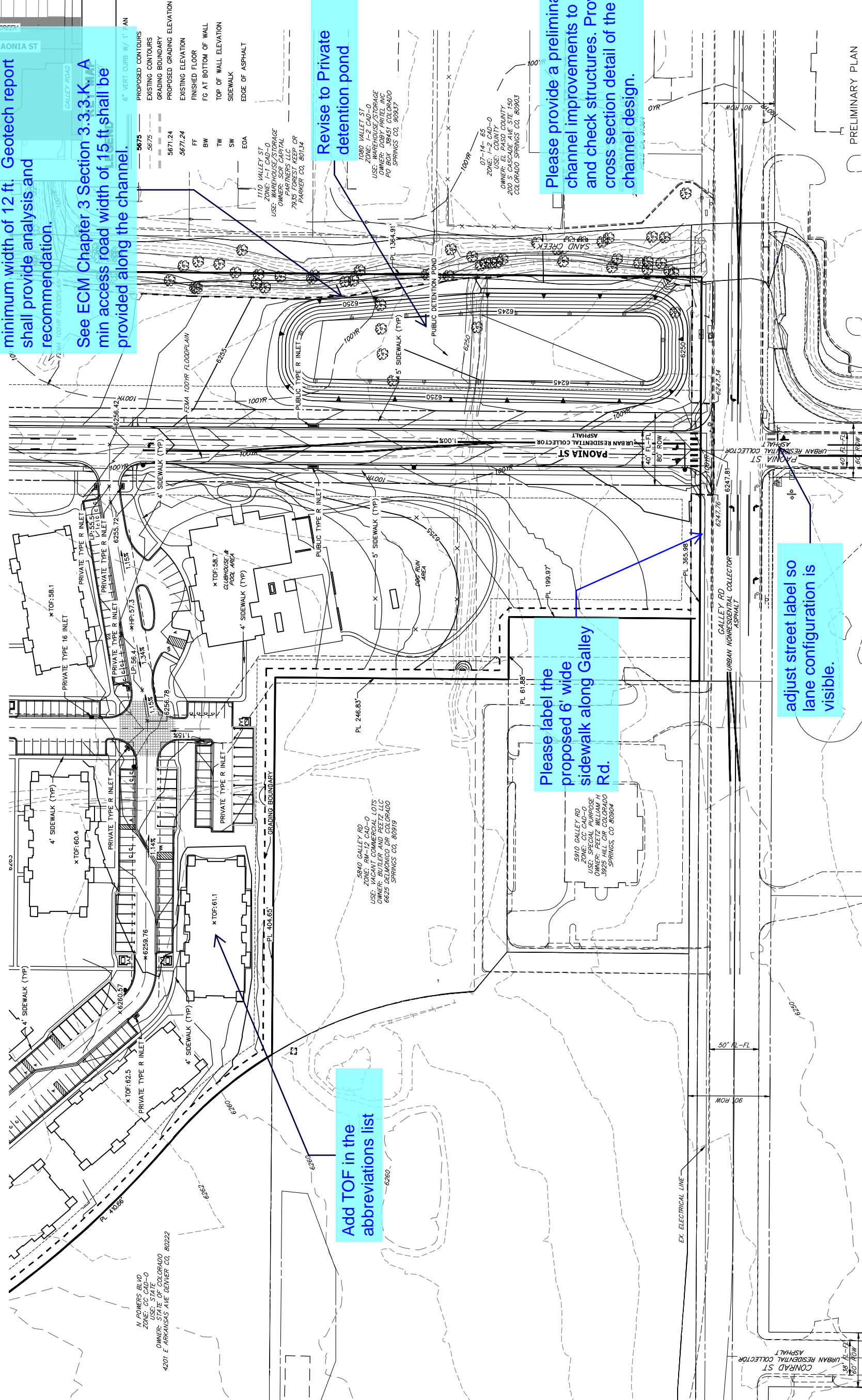
See ECM Chapter 3 Section 3.3.3. K. A min access road width of 15 ft shall be provided along the channel.

Revise to Private detention pond

Please label the proposed 6' wide sidewalk along Galley Rd.

adjust street label so lane configuration is visible.

Add TOF in the abbreviations list



PRELIMINARY PLAN

PREPARED BY: **JR ENGINEERING**
A Wehrman Company

SCALE: 1" = 50'

NORTH

0 25 50 100

PRELIMINARY GRADING PLANS

S4
4 OF 6

SHEET NUMBER

PRELIMINARY PLAN NOTES

PROPOSED PAONIA STREET TO HAVE AN 80' ROW WITH THE SAME ROAD SECTION UTILIZED IN THE 60' THE TYPICAL URBAN DESIGN SPECIFICATIONS STREET FOUND IN CHAPTER 2, SECTION 2.2.4.B.5 OF THE ECM.

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SOLACE APARTMENTS

EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLAN



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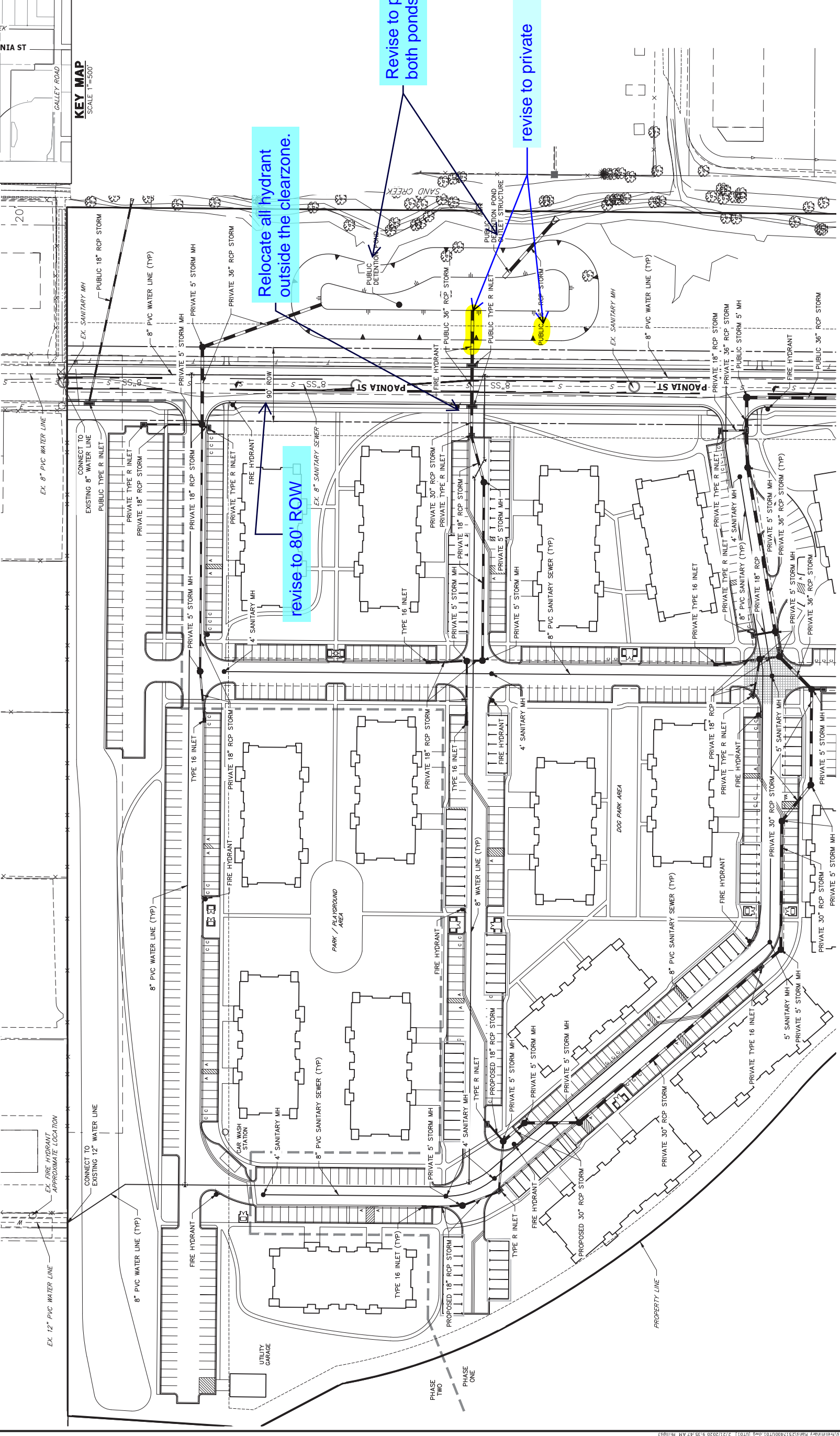
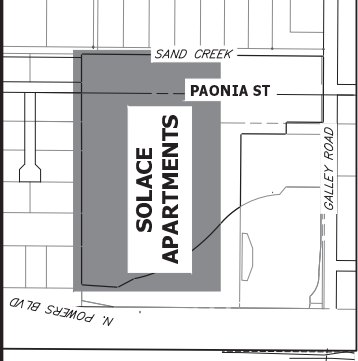
SOLACE APARTMENTS
PRELIMINARY UTILITY PLAN

EL PASO COUNTY, CO

DATE: PROJECT NGR: T. BAXTER
PREPARED BY: B. SWENSON

OVERALL UTILITY PLANS

S5
5 OF 6



Relocate all hydrant outside the clearzone.

revise to 80' ROW

Revise to private for both ponds.

revise to private

PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

PRELIMINARY PLAN
PREPARED BY:
JR ENGINEERING
A Weidman Company

SOLACE APARTMENTS

EL PASO COUNTY, COLORADO

PRELIMINARY UTILITY PLAN

A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH,
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SOLACE APARTMENTS

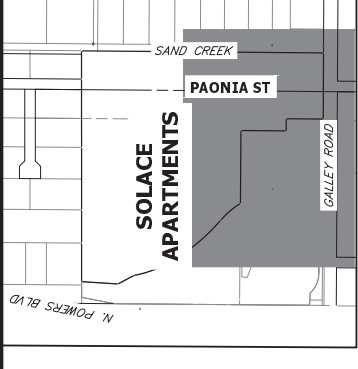
PRELIMINARY UTILITY PLAN

EL PASO COUNTY, CO

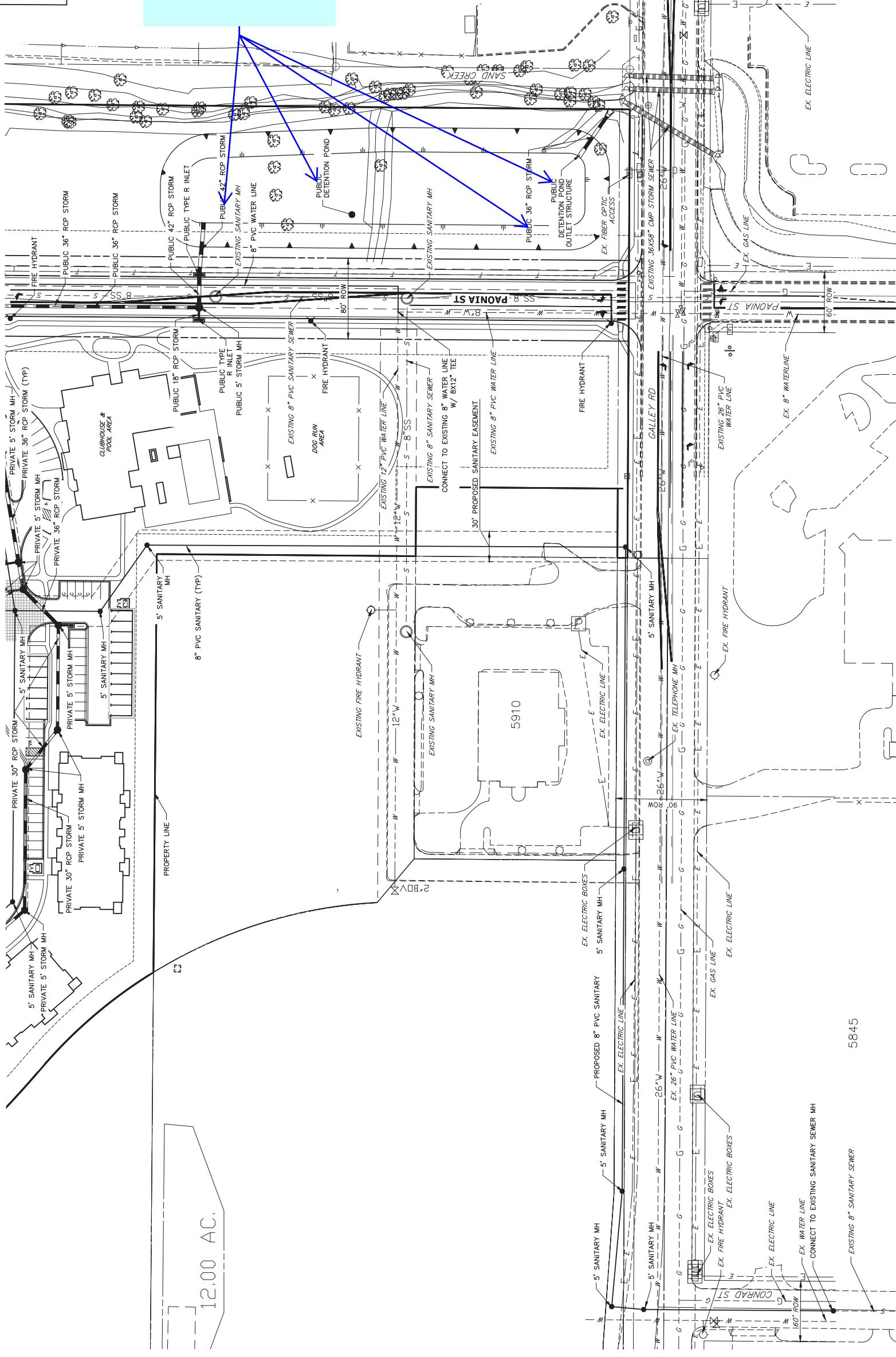
DATE: T. BAXTER
PROJECT MGR: B. SWENSON
PREPARED BY:

OVERALL UTILITY PLANS

S6
6 OF 6



revise to private



PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

5845

6015

PRELIMINARY PLAN
PREPARED BY:
JR ENGINEERING
A Weidman Company

NORTH

SCALE: 1" = 50'

0 25 50 100

Prelim Plan_V1.pdf Markup Summary

Access/Parking Agreement (1)

FIGS SHIPPED PANEL NO.
AREAS WITHIN THE
: 304 OF EL PASO COUNTY

Reciprocal Access/Parking Agreement
All property within the subdivision is subject to
a Reciprocal Access/Parking Agreement as
recorded at Reception No. _____
of the records of the El Paso County Clerk and
Recorder.

Subject: Access/Parking Agreement
Page Label: [1] Cover
Lock: Locked
Author: dsdsevigny
Date: 4/1/2020 2:29:21 PM
Status:
Color: ■
Layer:
Space:

Reciprocal Access/Parking Agreement:
All property within this subdivision is subject to a
Reciprocal Access/Parking Agreement as recorded
at Reception No. _____, of the records
of the El Paso County Clerk and Recorder.

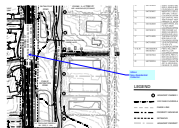
Airport Overlay (1)

Where the Property is Located in the Airport
Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT
OVERFLIGHT AND NOISE IMPACT
ASSOCIATED WITH AIRPORT: 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. (Use when
this plat is to provide the notice)
All property within this subdivision is subject to a
Notice of Potential Aircraft Overflight and Noise
Impact recorded at Reception No.
_____, of the records of the El Paso
County Clerk and Recorder. (Use when the Notice
has previously been recorded)
All property within this subdivision is subject to an
Avigation Easement as recorded at Reception No.
_____, of the records of the El Paso
County Clerk and Recorder. (Use only when the
property is subject to an existing avigation
easement as reflected in the title policy)

Subject: Airport Overlay
Page Label: [1] Cover
Lock: Locked
Author: dsdsevigny
Date: 4/1/2020 2:30:26 PM
Status:
Color: ■
Layer:
Space:

Where the Property is Located in the Airport
Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT
OVERFLIGHT AND NOISE IMPACT
ASSOCIATED WITH AIRPORT: 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. (Use when
this plat is to provide the notice)
All property within this subdivision is subject to a
Notice of Potential Aircraft Overflight and Noise
Impact recorded at Reception No.
_____, of the records of the El Paso
County Clerk and Recorder. (Use when the Notice
has previously been recorded)
All property within this subdivision is subject to an
Avigation Easement as recorded at Reception No.
_____, of the records of the El Paso
County Clerk and Recorder. (Use only when the
property is subject to an existing avigation
easement as reflected in the title policy)

Callout (32)



Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:24 PM
Status:
Color: ■
Layer:
Space:

Urban Non-Residential Collector.



Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:25 PM
Status:
Color: ■
Layer:
Space:

Revise City references to indicate County where applicable. Note that Galley Road is a County roadway at this location.



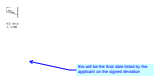
Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:26 PM
Status:
Color: ■
Layer:
Space:

Please provide the roadway classification, urban non-residential collector. Indicate the following (or something similar) in parenthesis or under the roadway classification: Per approved deviation request dated _____ filed under SP201.



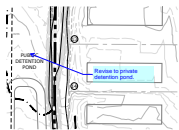
Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:27 PM
Status:
Color: ■
Layer:
Space:

This does not mean that the deviation request has been approved. The ECM administrator will make a determination and if approved then this note should be provided.



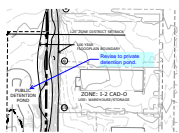
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Page Label: [1] Cover
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:30 PM
Status:
Color: ■
Layer:
Space:

this will be the final date listed by the applicant on the signed deviation



Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:31 PM
Status:
Color: ■
Layer:
Space:

Revise to private detention pond.



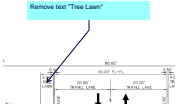
Subject: Callout
Page Label: [1] Plan(2)
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Author: Daniel Torres
Date: 4/1/2020 2:29:31 PM
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Space:

Revise to private detention pond.



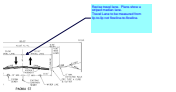
Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:32 PM
Status:
Color: ■
Layer:
Space:

Please spell this out like the other manuals referenced.



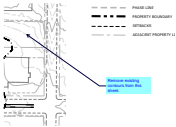
Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:33 PM
Status:
Color: ■
Layer:
Space:

Remove text "Tree Lawn"



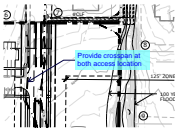
Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:34 PM
Status:
Color: ■
Layer:
Space:

Revise travel lane. Plans show a striped median lane.
 Travel Lane to be measured from lip-to-lip not flowline-to-flowline.



Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:35 PM
Status:
Color: ■
Layer:
Space:

Remove existing contours from this sheet.



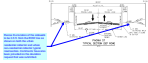
Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:36 PM
Status:
Color: ■
Layer:
Space:

Provide crosspan at both access location



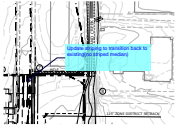
Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:39 PM
Status:
Color: ■
Layer:
Space:

Revise text label. Remove text wipeout so street linework is visible.



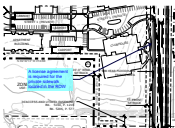
Subject: Callout
Page Label: [1] Cover
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:29:40 PM
Status:
Color: ■
Layer:
Space:

Revise the location of the sidewalk to be 0.5 ft. from the ROW line as shown on both the urban residential collector and urban non-residential collector typical road section. Comments have also been provided on the deviation request that was submitted.



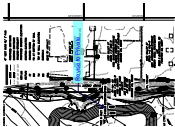
Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:42 PM
Status:
Color: ■
Layer:
Space:

Update striping to transition back to existing(no striped median)



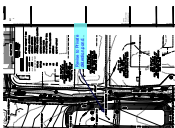
Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:43 PM
Status:
Color: ■
Layer:
Space:

A license agreement is required for the private sidewalk located in the ROW



Subject: Callout
Page Label: 3
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:55 PM
Status:
Color: ■
Layer:
Space:

Revise to Private



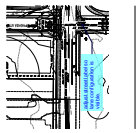
Subject: Callout
Page Label: 4
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:57 PM
Status:
Color: ■
Layer:
Space:

Revise to Private detention pond



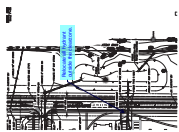
Subject: Callout
Page Label: 4
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:58 PM
Status:
Color: ■
Layer:
Space:

Add TOF in the abbreviations list



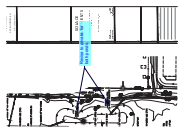
Subject: Callout
Page Label: 4
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:59 PM
Status:
Color: ■
Layer:
Space:

adjust street label so lane configuration is visible.



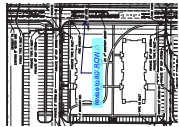
Subject: Callout
Page Label: 5
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:30:00 PM
Status:
Color: ■
Layer:
Space:

Relocate all hydrant outside the clearzone.



Subject: Callout
Page Label: 5
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:30:02 PM
Status:
Color: ■
Layer:
Space:

Revise to private. for both ponds.



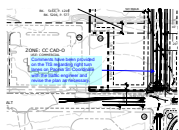
Subject: Callout
Page Label: 5
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:30:03 PM
Status:
Color: ■
Layer:
Space:

revise to 80' ROW



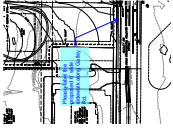
Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:04 PM
Status:
Color: ■
Layer:
Space:

Indicate the lengths of all the proposed left turn lanes



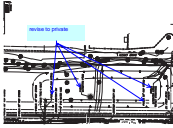
Subject: Callout
Page Label: [1] Plan(2)
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:06 PM
Status:
Color: ■
Layer:
Space:

Comments have been provided on the TIS regarding right turn lanes on Paonia St. Coordinate with the traffic engineer and revise the plan as necessary.



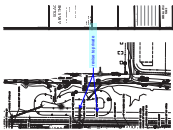
Subject: Callout
Page Label: 4
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:08 PM
Status:
Color: ■
Layer:
Space:

Please label the proposed 6' wide sidewalk along Galley Rd.



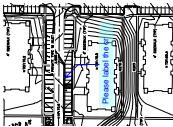
Subject: Callout
Page Label: 6
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:09 PM
Status:
Color: ■
Layer:
Space:

revise to private



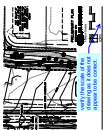
Subject: Callout
Page Label: 5
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:10 PM
Status:
Color: ■
Layer:
Space:

revise to private



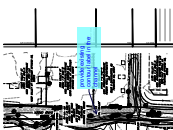
Subject: Callout
Page Label: 3
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:13 PM
Status:
Color: ■
Layer:
Space:

Please label the cr



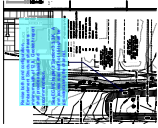
Subject: Callout
Page Label: 3
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:15 PM
Status:
Color: ■
Layer:
Space:

verify the scale of the drawing as it does not appear to be correct.



Subject: Callout
Page Label: 3
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:30:19 PM
Status:
Color: ■
Layer:
Space:

provide existing contour label in the channel



Subject: Callout
Page Label: 4
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:30:20 PM
Status:
Color: ■
Layer:
Space:

Revise both pond configuration. Embankment Structure shall have a minimum width of 12 ft. Geotech report shall provide analysis and recommendation.

See ECM Chapter 3 Section 3.3.3.K. A min access road width of 15 ft shall be provided along the channel.

Cherokee Metro (1)



Subject: Cherokee Metro
Page Label: [1] Cover
Lock: Locked
Author: dsdseigny
Date: 4/1/2020 2:29:15 PM
Status:
Color: ■
Layer:
Space:

Cherokee Plat Note Re: Basin Transfer/Insufficiency:
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 this 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 asserted 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.

Cloud+ (4)



Subject: Cloud+
Page Label: [1] Cover
Lock: Locked
Author: dsdseigny
Date: 4/1/2020 2:29:08 PM
Status:
Color: ■
Layer:
Space:

Changes to the Sign Code allow for a Master Sign Plan to be applied for. If it is then alternative signage may be allowed if approved with prelim application



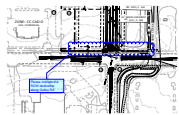
Subject: Cloud+
Page Label: [1] Cover
Lock: Locked
Author: dsdseigny
Date: 4/1/2020 2:29:10 PM
Status:
Color: ■
Layer:
Space:

Daniel, is this correct?



Subject: Cloud+
Page Label: [1] Cover
Lock: Locked
Author: dsdseigny
Date: 4/1/2020 2:29:13 PM
Status:
Color: ■
Layer:
Space:

County does not have a waiver, any building permit would require a final plat to be recorded prior any approval of a site development plan



Subject: Cloud+
Page Label: [1] Plan(2)
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:16 PM
Status:
Color: ■
Layer:
Space:

Please indicate the ROW dedication along Galley Rd.

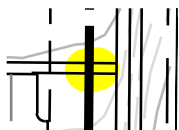
Highlight (13)



Subject: Highlight
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:43 PM
Status:
Color: ■
Layer:
Space:




Subject: Highlight
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Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:44 PM
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Color: ■
Layer:
Space:




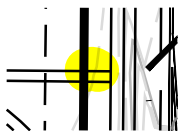
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Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:45 PM
Status:
Color: ■
Layer:
Space:




Subject: Highlight
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Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:45 PM
Status:
Color: 
Layer:
Space:




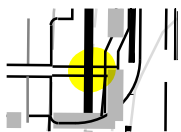
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Date: 4/1/2020 2:29:46 PM
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Layer:
Space:




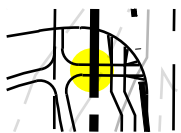
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Author: dsdlaforce
Date: 4/1/2020 2:29:50 PM
Status:
Color: 
Layer:
Space:




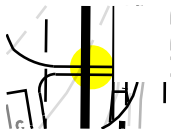
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Date: 4/1/2020 2:29:51 PM
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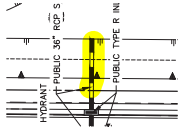
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Date: 4/1/2020 2:29:53 PM
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Space:



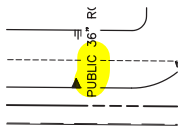
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Author: dsdlaforce
Date: 4/1/2020 2:29:54 PM
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Color: 
Layer:
Space:



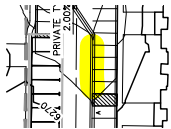
Subject: Highlight
Page Label: [1] Plan(2)
Lock: Locked
Author: dsdlaforce
Date: 4/1/2020 2:29:55 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 5
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:11 PM
Status:
Color: ■
Layer:
Space:

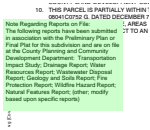


Subject: Highlight
Page Label: 5
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:12 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 3
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:14 PM
Status:
Color: ■
Layer:
Space:

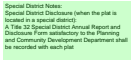
Reports on File (1)



Subject: Reports on File
Page Label: [1] Cover
Lock: Locked
Author: dsdseivny
Date: 4/1/2020 2:29:14 PM
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Note Regarding Reports on File:
 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 Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Special Districts (1)



Subject: Special Districts
Page Label: [1] Cover
Lock: Locked
Author: dsdsevigny
Date: 4/1/2020 2:29:22 PM
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Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

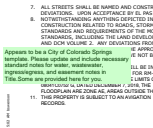
Text Box (5)



SP-20-001

Subject: Text Box
Page Label: [1] Cover
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Author: dsdsevigny
Date: 4/1/2020 2:29:11 PM
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SP-20-001



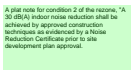
Subject: Text Box
Page Label: [1] Cover
Lock: Locked
Author: dsdsevigny
Date: 4/1/2020 2:29:12 PM
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Appears to be a City of Colorado Springs template. Please update and include necessary standard notes for water, wastewater, ingress/egress, and easement notes in Title. Some are provided here for you.



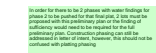
Subject: Text Box
Page Label: 4
Lock: Locked
Author: Daniel Torres
Date: 4/1/2020 2:30:21 PM
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Please provide a preliminary design of the channel improvements to include the drop and check structures. Provide a typical cross section detail of the proposed channel design.



Subject: Text Box
Page Label: [1] Cover
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Author: dsdsevigny
Date: 4/1/2020 2:30:29 PM
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A plat note for condition 2 of the rezone, "A 30 dB(A) indoor noise reduction shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate prior to site development plan approval.



Subject: Text Box
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Author: dsdsevigny
Date: 4/1/2020 2:30:31 PM
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In order for there to be 2 phases with water findings for phase 2 to be pushed for that final plat, 2 lots must be proposed with this preliminary plan or the finding of sufficiency would need to be required for the full preliminary plan. Construction phasing can still be addressed in letter of intent, however, this should not be confused with platting phasing

Wastewater (1)

Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Subject: Wastewater
Page Label: [1] Cover
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Author: dsdsevigny
Date: 4/1/2020 2:29:20 PM
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Wastewater:
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)