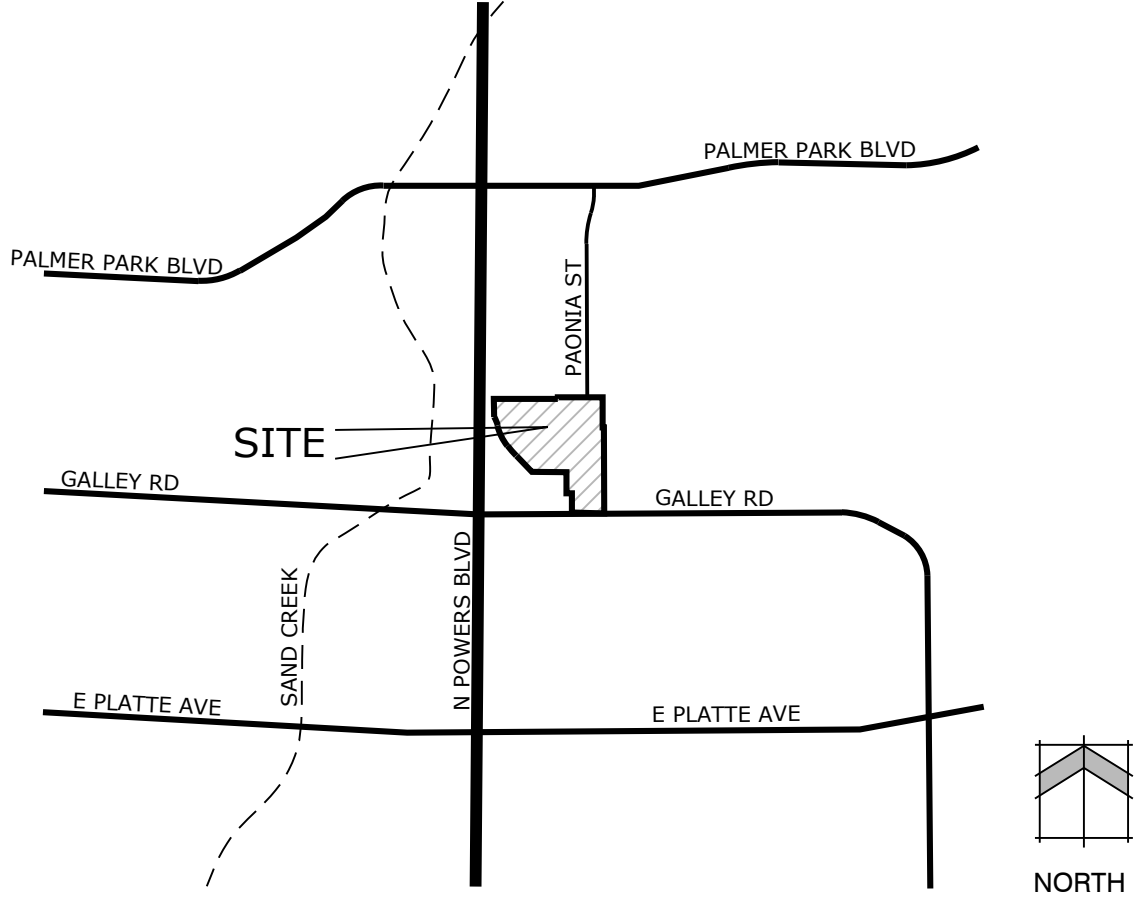


VICINITY MAP



NOTES

- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4- FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND THE PLAT MUST BE RECORDED.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL STREETS SHALL BE 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR RM-12 ZONING.
- THIS PARCEL IS PARTIALLY WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON FEMA MAPPING PANEL NO. 08041C0752 G, DATED DECEMBER 7, 2018. THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE SITE DEVELOPMENT PLAN 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 AND HAZARD REPORT; NOISE STUDY; SAND CREEK CENTER TRIBUTARY CHANNEL ANALYSIS REPORT.
- 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 IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 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 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 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.
- 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.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- STORMWATER DRAINAGE: ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATION THEREOF.
- THE APPLICANT IS PROPOSING FEES IN LIEU OF SCHOOL AND PARK LAND DEDICATION. THE ANTICIPATED FEES FOR 342 DWELLING UNITS IS \$159,714 IN REGIONAL PARK FEES, \$100,890 IN URBAN PARK FEES, AND \$34,884 IN SCHOOL DISTRICT 11 FEES.
- A FLOODPLAIN DEVELOPMENT PERMIT AND NO-RISE LETTER FOR WORK IN THE SAND CREEK FLOODWAY CHANNEL IMPROVEMENTS WILL BE PROVIDED AT THE TIME OF THE SITE DEVELOPMENT PLAN, FINAL PLAT AND CONSTRUCTION DRAWINGS FOR LOT 1 (PHASE 1).
- THE APPLICANT REQUESTS THE FOLLOWING:
  - LOT 1 (PHASE 1) CONSISTING OF 234 UNITS: THE FINDING OF SUFFICIENCY FOR WATER QUANTITY, DEPENDABILITY AND QUALITY WITH THE PRELIMINARY PLAN (APPROVED NOVEMBER 5, 2020) SO THAT THE FINAL PLAT FOR LOT 1 (PHASE 1) CAN BE APPROVED ADMINISTRATIVELY.
  - LOT 2 (PHASE 2) CONSISTING OF 108 UNITS: THE FINDING OF SUFFICIENCY FOR WATER QUANTITY, DEPENDABILITY AND QUALITY BE DEFERRED TO THE FINAL PLAT.
- ADA NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

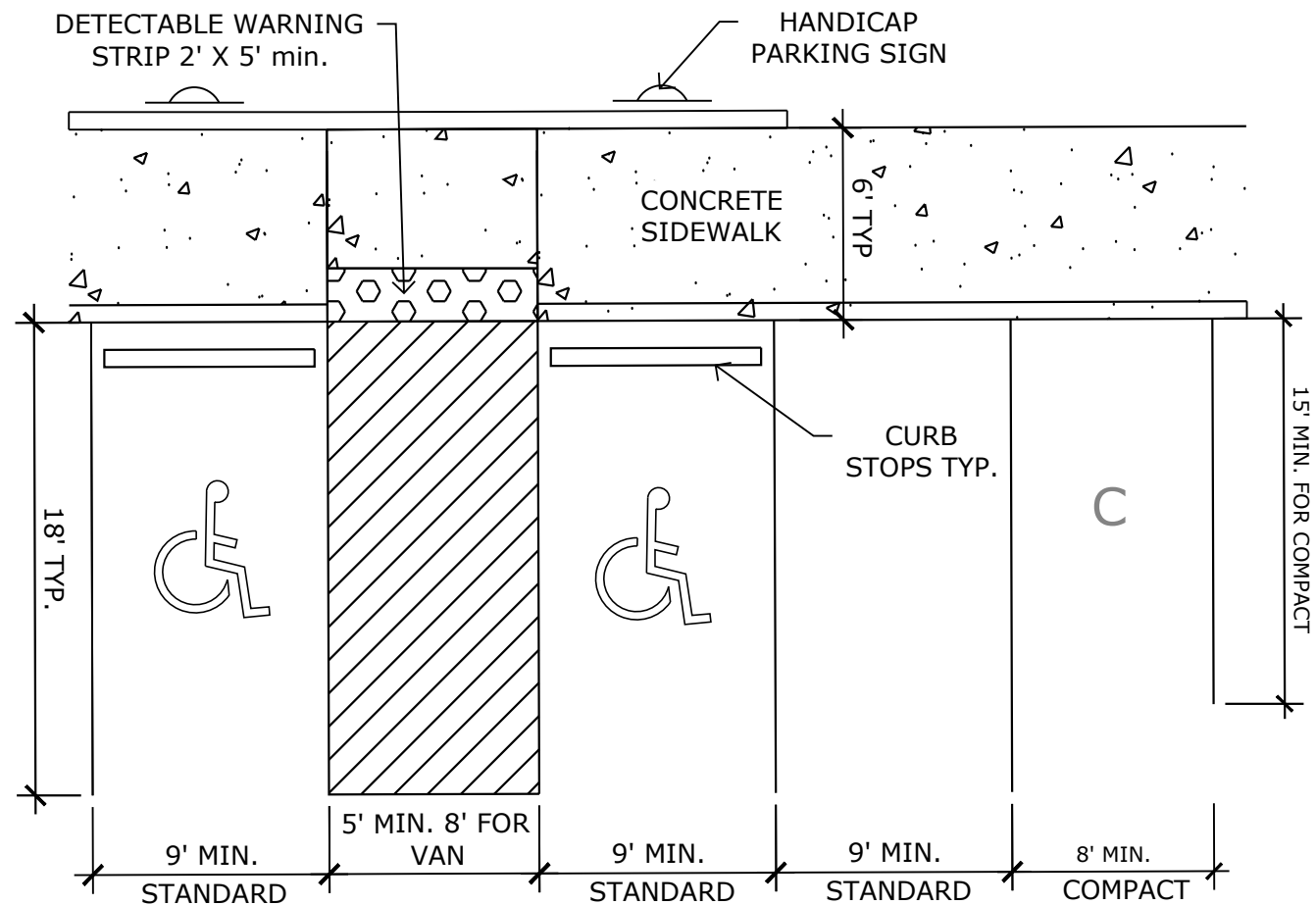
# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

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

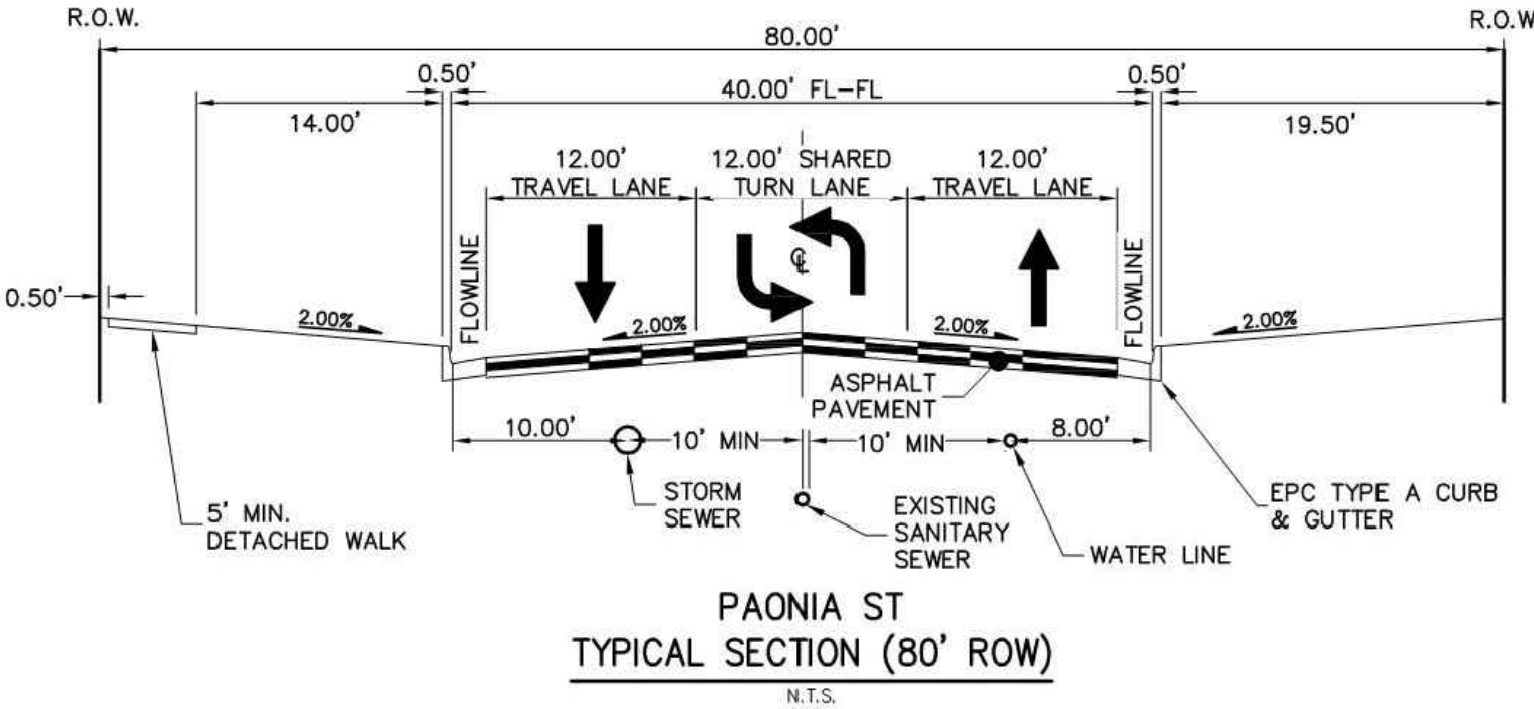
LEGAL DESCRIPTION

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, 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 90 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. 210055628, SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
THENCE ON SAID EASTERLY LINE, THE FOLLOWING COURSES:  
1. 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 148.94 FEET, TO A POINT OF REVERSE CURVE;  
2. 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 410.86 FEET, TO A POINT OF COMPOUND CURVE;  
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17°38'18" AND AN ARC LENGTH OF 184.70 FEET, TO A POINT OF NON-TANGENT;  
4. N27°49'47"W A DISTANCE OF 104.02 FEET;  
5. 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 378.01 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.



1 ADA & STANDARD PARKING STALL LAYOUT

SCALE: NOT TO SCALE



### URBAN NON RESIDENTIAL COLLECTOR

(PER APPROVED DEVIATION REQUEST DATED 6-30-2020 FILED UNDER SP201)

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 C&D-O (Resolution No. 17-118)
Site Area:	28.82 Acres
Phase 1 Area:	21.26 Acres
Phase 2 Area:	7.57 Acres (Not part of this Site Development Plan)
Proposed Land Use:	Residential Multi-Dwelling (342 Units)
Phase 1:	234 Dwelling Units
Phase 2:	108 Dwelling Units (Not part of this Site Development Plan)
Proposed Density:	11.87 DU/AC
Minimum Lot Size:	3,500 sf
Lot 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: 10' Setback
Maximum Lot Coverage:	70%
Maximum Building Height:	40'
Proposed Building Heights:	Residential Buildings: 40' Clubhouse: 33' Garages: 16'
Phase 1 Lot Coverage:	Lot 1: 609,772 SF - Building: 59,239 SF (9.8%) - Impervious: 135,937 SF (22.3%) - Landscape: 414,542 SF (67.9%)
Tract A (Future Phase 2):	325,995 SF
Tract B Detention:	206,247 SF
Paonia ROW:	113,863 SF
Utility Providers:	Water/Sewer: Cherokee Metro District Electric/Gas: Colorado Springs Utilities Fire: Cimarron Hills Fire Protection District

BUILDING UNIT MIX

Building Type	1 Bedroom	2 Bedroom	3 Bedroom	Units Per Type	Total Units
Type 1	12	32	24	24	120
Type 2	24	24	24	24	96
Type 3	12	6	18	18	18
Total Units	60	168	6		234

Parking:

Formula:	6.2.5.D
Required:	466 (9 ADA Spaces)
1 Bedroom:	60 Units x 1.5 Spaces = 90 Spaces
2 Bedroom:	168 Units x 1.7 Spaces = 285.6 Spaces
3 Bedroom:	6 Units x 2 Spaces = 12 Spaces
Guest Parking:	234 Units / 3 Spaces = 78 Spaces
Provided:	467 (12 ADA Spaces)
Garage Parking:	99 (2 ADA Spaces)
Compact Parking:	57
Standard Parking:	301
Standard ADA Parking:	8
ADA Van Parking:	2
Bicycle Parking:	Formula: 6.2.5.F
Required:	5% of 466 Spaces = 23.3
Provided:	48 Spaces (4 spaces per building provided in breezeways + 8 at clubhouse)

SHEET INDEX

Sheet 1 of 28:	Cover
Sheet 2 of 28:	Site Development Plan North
Sheet 3 of 28:	Site Development Plan South
Sheet 4 of 28:	Site and Overall Utility Plan North
Sheet 5 of 28:	Site and Overall Utility Plan South
Sheet 6 of 28:	Landscape Plan
Sheet 7 of 28:	Landscape Plan
Sheet 8 of 28:	Landscape Plan
Sheet 9 of 28:	Landscape Details and Notes
Sheet 10 of 28:	Architectural Site Plan
Sheet 11 of 28:	Trash Enclosures
Sheet 12 of 28:	Garage Plans and Elevations
Sheet 13 of 28:	Concept Images
Sheet 14 of 28:	Concept Images
Sheet 15 of 28:	Site Lighting Plan
Sheet 16 of 28:	Photometric Plan
Sheet 17 of 28:	Type 1 Level 1 Floor Plan
Sheet 18 of 28:	Type 1 Level 2 & 3 Floor Plan
Sheet 19 of 28:	Type 2 Level 1 Floor Plan
Sheet 20 of 28:	Type 2 Level 2 & 3 Floor Plan
Sheet 21 of 28:	Type 3 Level 1 Floor Plan
Sheet 22 of 28:	Type 3 Level 2 & 3 Floor Plan
Sheet 23 of 28:	Type 1 Building Exterior Finishes
Sheet 24 of 28:	Type 2 Building Exterior Finishes
Sheet 25 of 28:	Type 3 Building Exterior Finishes
Sheet 26 of 28:	Clubhouse Floor Plan
Sheet 27 of 28:	Clubhouse Overall Elevations
Sheet 28 of 28:	Clubhouse Overall Elevations

Land Planning  
Landscape  
Architecture  
Urban Design



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE:	12-15-2020
PROJECT MGR:	T. BAXTER
PREPARED BY:	B. SWENSON

SHEET

SHEET INFO

DATE:	BY:	DESCRIPTION:
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ISSUE / REVISION

SHEET TITLE

COVER

1

1 OF 28

SHEET NUMBER

PLATE #

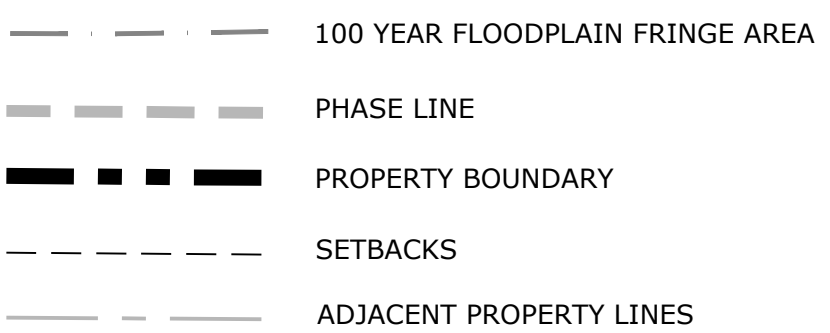


# SITE DEVELOPMENT PLAN

EL PASO COUNTY, CO

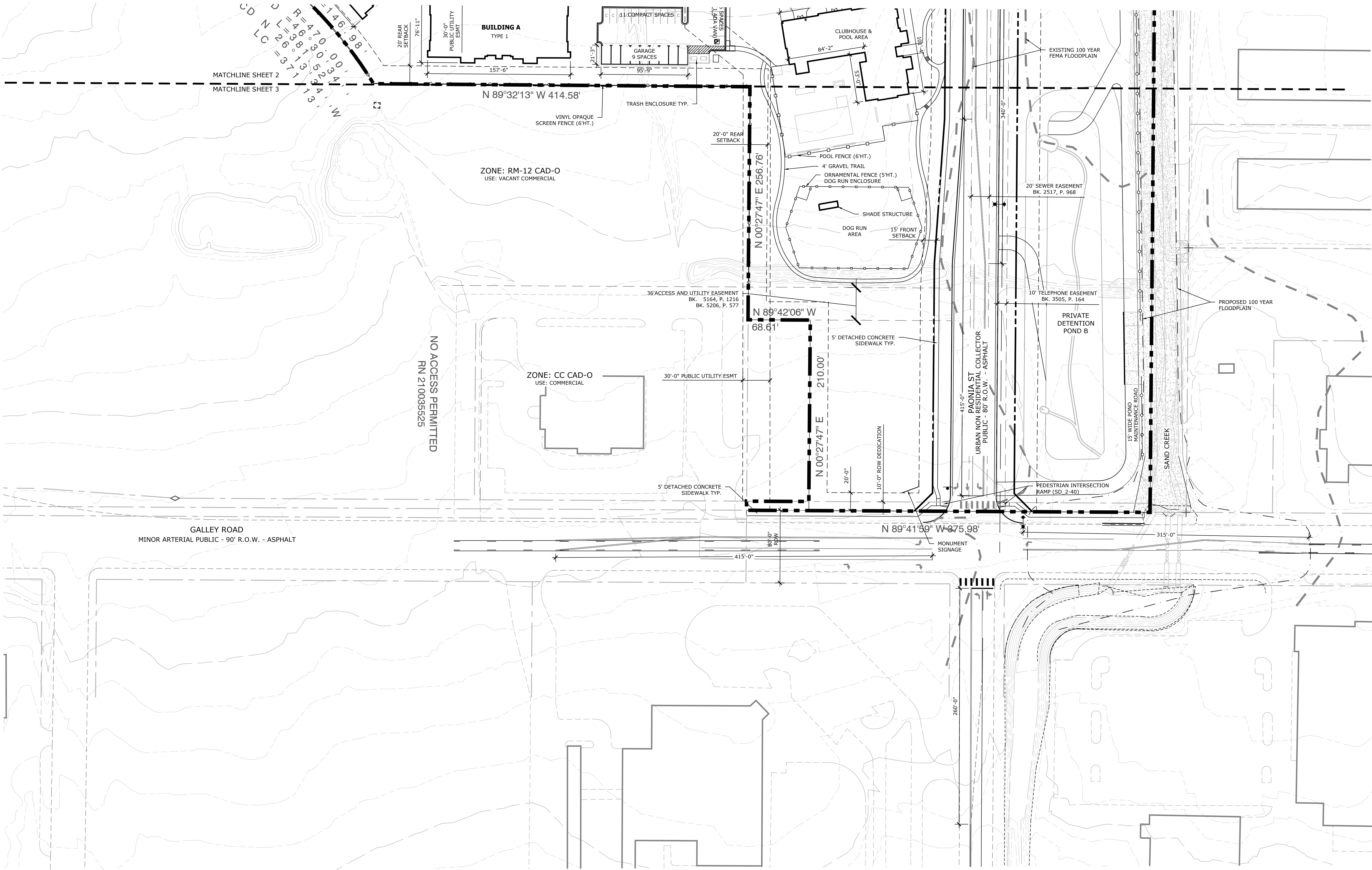
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OF 28



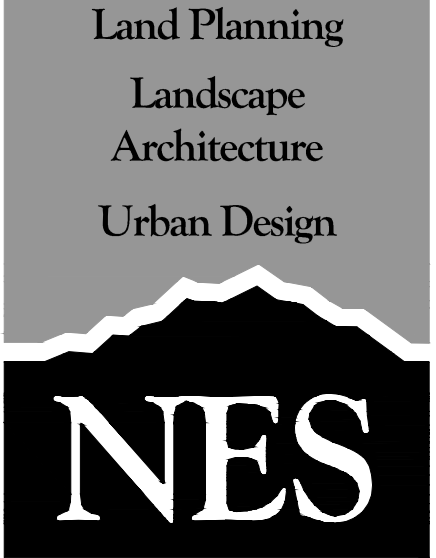
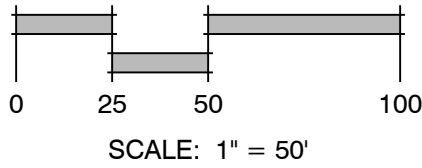
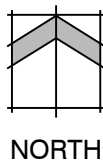


P:\Jackson Dearborn Partners\Solace Apartments Site Development Plan\Drawings\Planning\Develop\Solace\_SDP\_Phase1.dwg (Plan(3)) 12/15/2020 5:44:23 PM bswenson



## LEGEND

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



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## SOLACE OF COLORADO SPRINGS

### SITE DEVELOPMENT PLAN EL PASO COUNTY, CO

PROJECT INFO  
DATE: 12-15-2020  
PROJECT MGR: T. BAXTER  
PREPARED BY: B. SWENSON

## ENTITLEMENT

DATE: BY: DESCRIPTION:

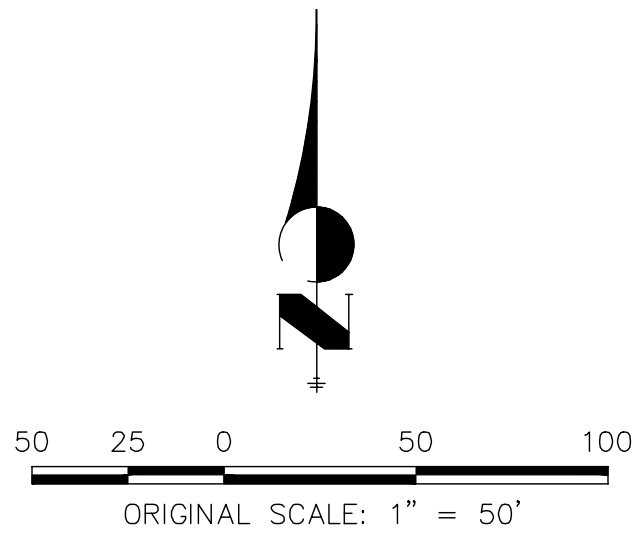
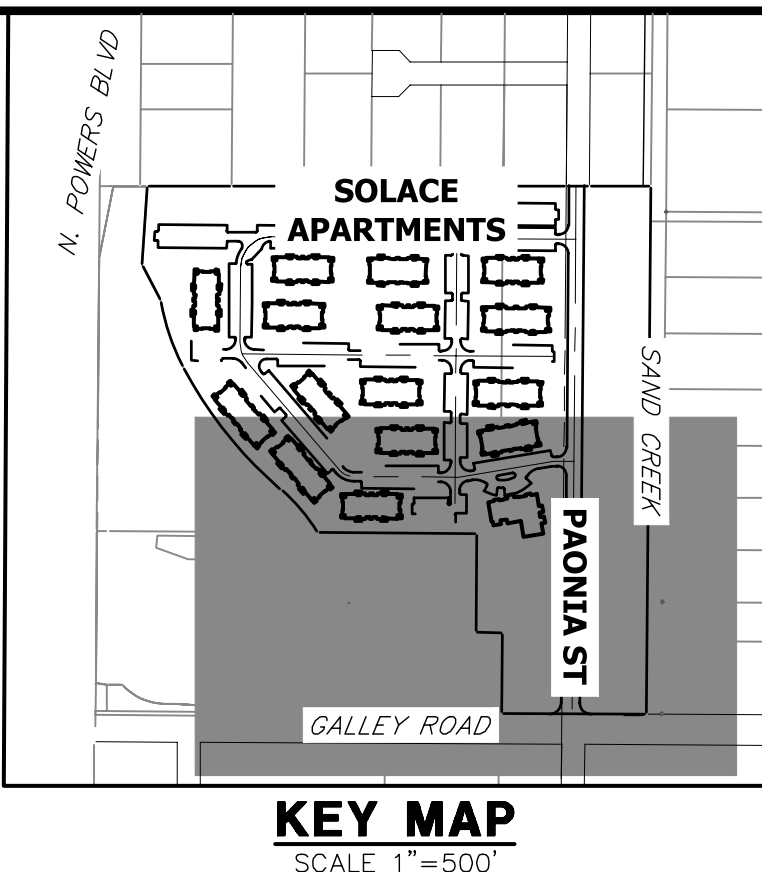
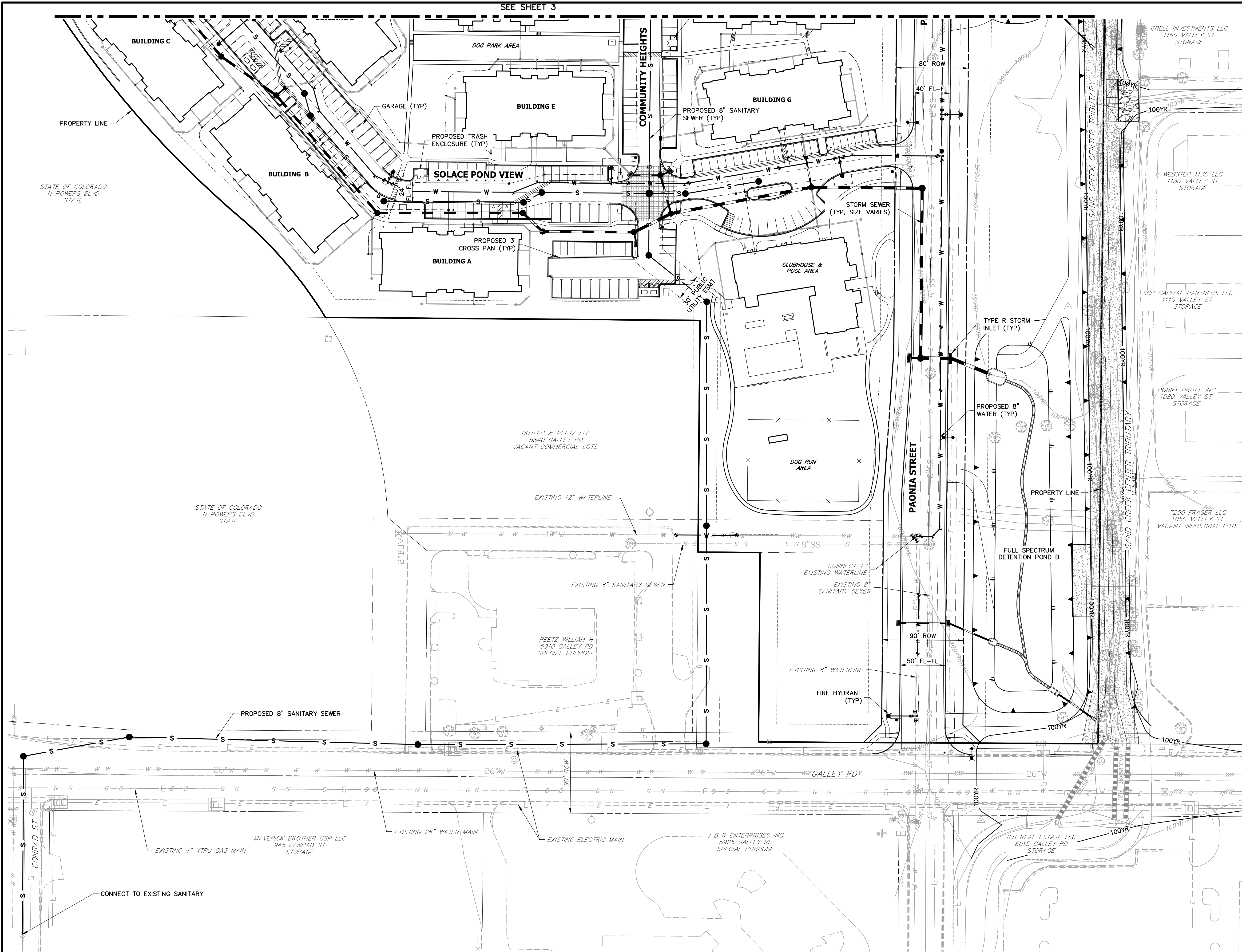
### LOT 1 SITE PLAN SOUTH

3  
3 OF 28







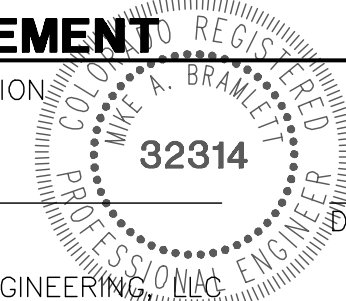


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEER APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR		BY		DATE	
		JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577					
J.R. ENGINEERING A Western Company		No.		REVISION			
		1"=50'		H-SCALE			
SOLACE APARTMENTS - FILING NO. 1		V-SCALE		DATE			
		11/20/20		DESIGNED BY			
SITE AND OVERALL UTILITY PLAN		DRAWN BY		CHECKED BY			
SHEET		5 OF 28		JOB NO.		25174.00	



# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

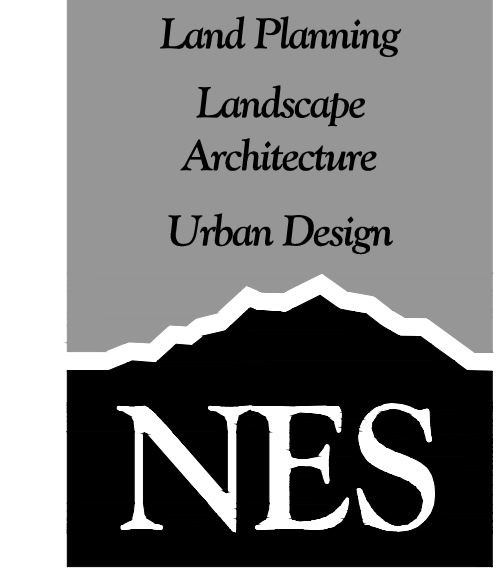
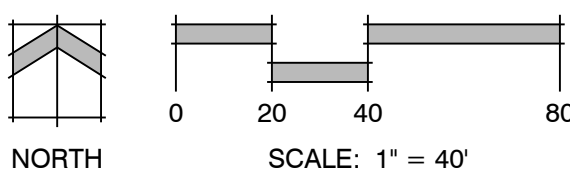
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.



### GROUND COVER LEGEND

- BLUEGRASS SOD  
Fescue - Buffalo grass Blend
- ALTERNATIVE TURF SEED MIX  
Low Maintenance Tall Fescue Mix
- NATIVE SEED MIX  
Foothills Wheatgrass Mix with Annual Ryegrass
- DETENTION SEED MIX  
Native Wetland species mix
- SHRUB BED  
3/4 - 1/2\"/>
- ROCK COBBLE  
2-6\"/>
- DOC BASE  
Road base/Breeze on Pea Gravel substrate

SEE SHEET 9 FOR PLANT SCHEDULE  
AND LANDSCAPE NOTES



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### SOLACE OF COLORADO SPRINGS

#### SITE DEVELOPMENT PLAN EL PASO COUNTY, CO

DATE: 12-15-2020  
PROJECT MGR: T. BAXTER  
PREPARED BY: K. MARSHALL

#### ENTITLEMENT

DATE: BY: DESCRIPTION:

#### LANDSCAPE PLAN

6

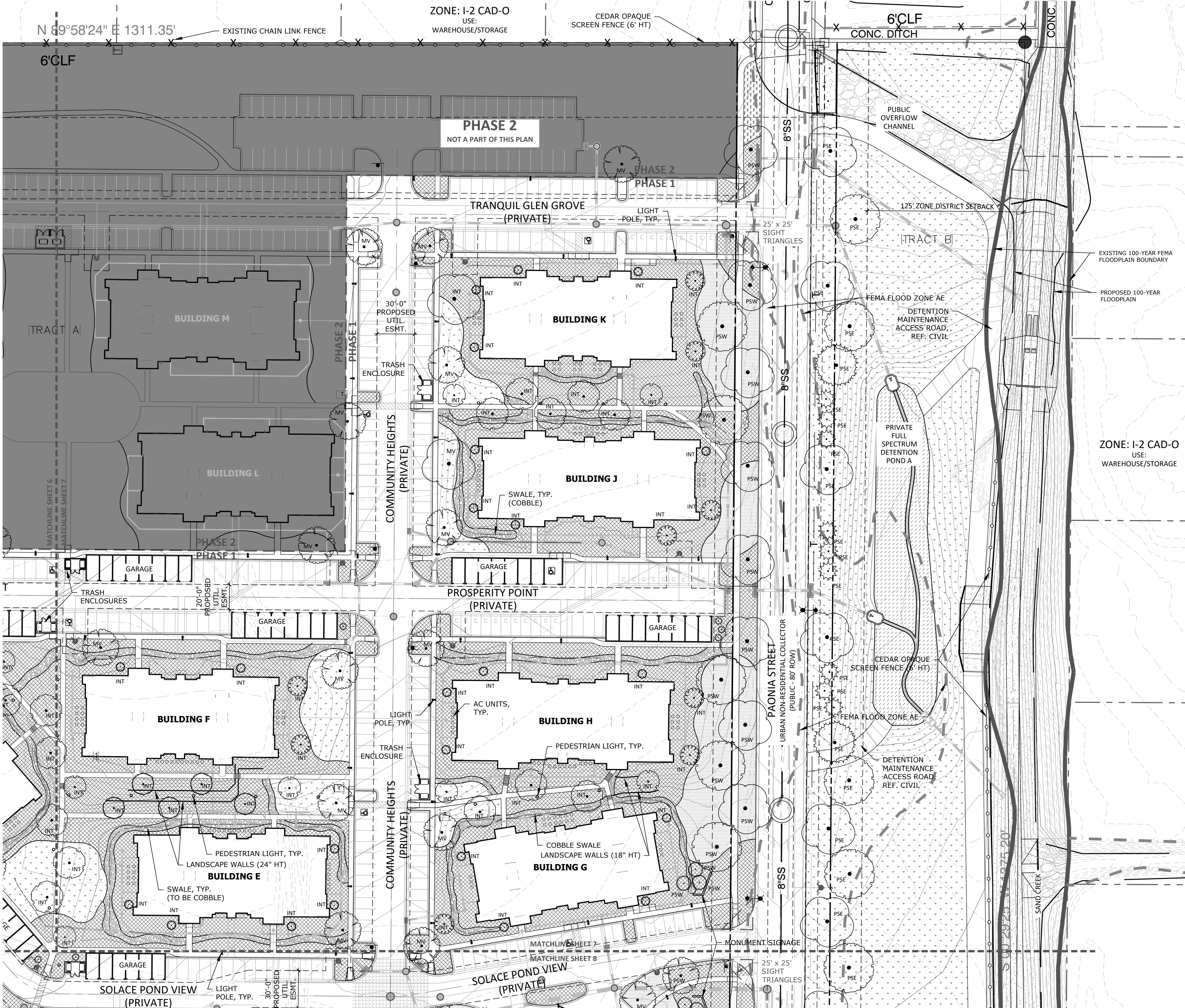
6 OF 28



# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

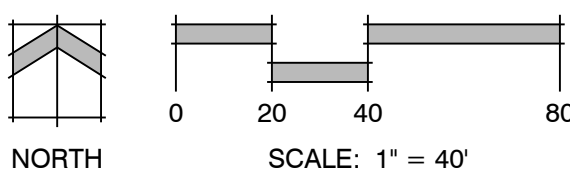
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Low Maintenance Tall Fescue Mix
- NATIVE SEED MIX  
Foothills Wheatgrass Mix with Annual Ryegrass
- DETENTION SEED MIX  
Native Wetland species mix
- SHRUB BED  
3/4" - 1/2" Rock Mulch or Wood Mulch  
25% Live Plant Coverage
- ROCK COBBLE  
2-6" River Rock Cobble
- DOC BASE  
Road base/Breeze on Pea Gravel  
substrate

SEE SHEET 9 FOR PLANT SCHEDULE  
AND LANDSCAPE NOTES



Land Planning  
Landscape  
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### SOLACE OF COLORADO SPRINGS

#### SITE DEVELOPMENT PLAN EL PASO COUNTY, CO

DATE: 12-15-2020  
PROJECT MGR: T. BAXTER  
PREPARED BY: K. MARSHALL

### ENTITLEMENT

DATE: BY: DESCRIPTION:

### LANDSCAPE PLAN

7

7 OF 28

SP-20-001



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

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OF 28



# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

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

### LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR BERMING AND GRADES REFER TO GRADING PLAN SHEETS. RETAINING WALLS OVER 32" HEIGHTS TO BE SPECIFIED BY CIVIL ENGINEER.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-  
RECOMMENDED SOIL AMENDMENT:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SHOWN IN GROUND COVER LEGEND. FINAL MIX SELECTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE/BUFFALO GRASS BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 5:1 GRADIENT.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-4" ARKANSAS TAN, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS. COBBLE TO BE INSTALLED AT THE BOTTOM OF ALL SWALES AS INDICATED ON THE PLAN.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- A MINIMUM 24" WIDE BAND OF INORGANIC MATERIAL (NOT TO BE WOOD MULCH) TO BE MAINTAINED AROUND BASE OF ALL BUILDING FOUNDATIONS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- EVERGREEN SHRUBS WILL BE PROVIDED AS SCREENING OF AC UNITS INSTALLED AT THE FOUNDATIONS OF BUILDINGS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- INTERNAL TREE REQUIREMENTS WILL BE SATISFIED WITH SHRUB SUBSTITUTES AS INDICATED IN THE LANDSCAPE REQUIREMENT TABLE. SHRUBS AND GRASSES COUNTING TOWARD REQUIREMENTS ARE TO BE SPECIES FROM APPENDIX B OF THE EL PASO COUNTY LANDSCAPE AND WATER CONSERVATION MANUAL. INSTALLED SHRUBS ARE TO BE A MINIMUM SIZE OF #5 CONTAINER.
- INSTALLATION OF PLANT MATERIAL SHALL BE PHASED IN UP TO 4 PHASES AS DETERMINED BY A LANDSCAPE FINANCIAL ASSURANCE PHASING PLAN TO BE APPROVED PRIOR TO RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

### LANDSCAPE REQUIREMENTS

#### Roadway Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required
Paonia Street - West	NON-ARTERIAL	10' / 20'	1354'	1 / 30'
Paonia Street - East	NON-ARTERIAL	10' / 10'	1354'	1 / 30'

No. of Trees Req./ Prov.	Shrub Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
46 / 38	80 / TBD	PSE	75% / 75%
46 / 46	x / x	PSW	75% / 75%

#### Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided
565,154 S.F. *	15%	84,773 / 286,736 (West of Paonia Street)

Internal Trees (1/500 SF) Required / Provided	Shrub Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
169 / 96	730 / (548 TBD**)	INT	75% / (50% TBD**)

#### Motor Vehicle Lots

See Code Section 6.2.2.C.1

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan
368	25 / 25	MV

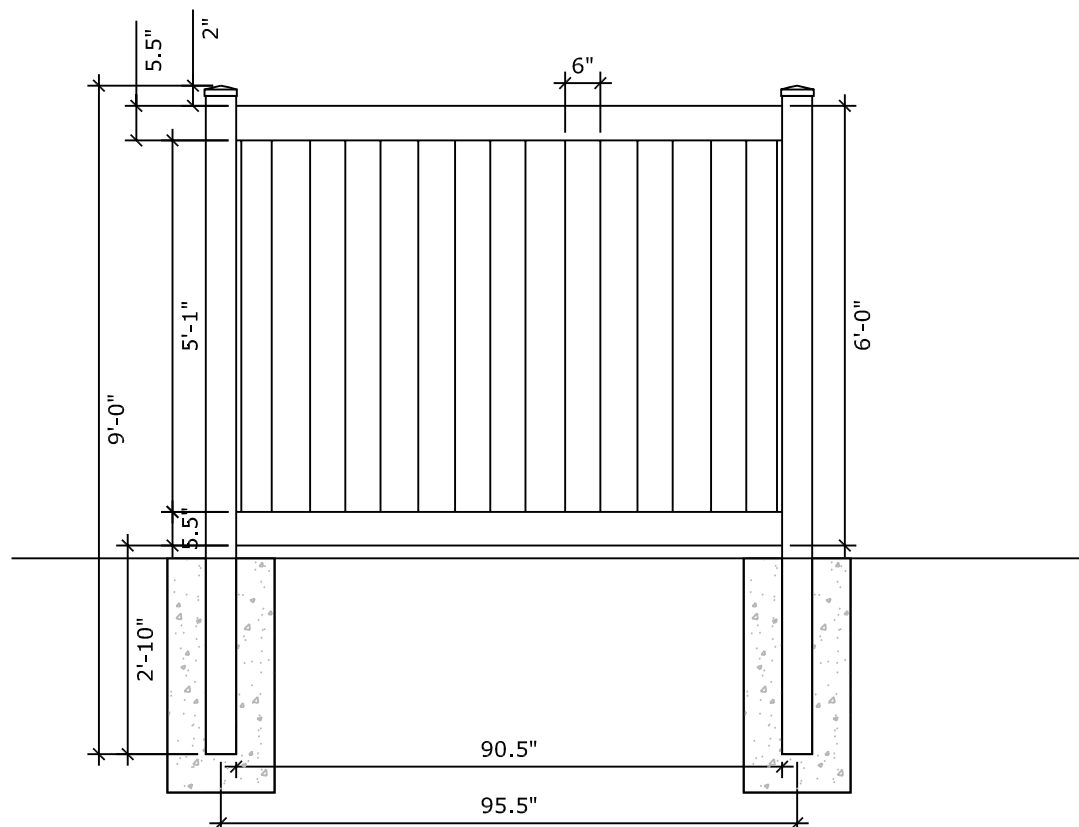
#### Landscape Buffer & Screens

See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (33%) / Prov.
Southwest (Commercial)	15' / 15'	414'	17 / 17	6 / 15

6' Opaque Structure Reg./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
exterior boundary	SB	75% / 75%

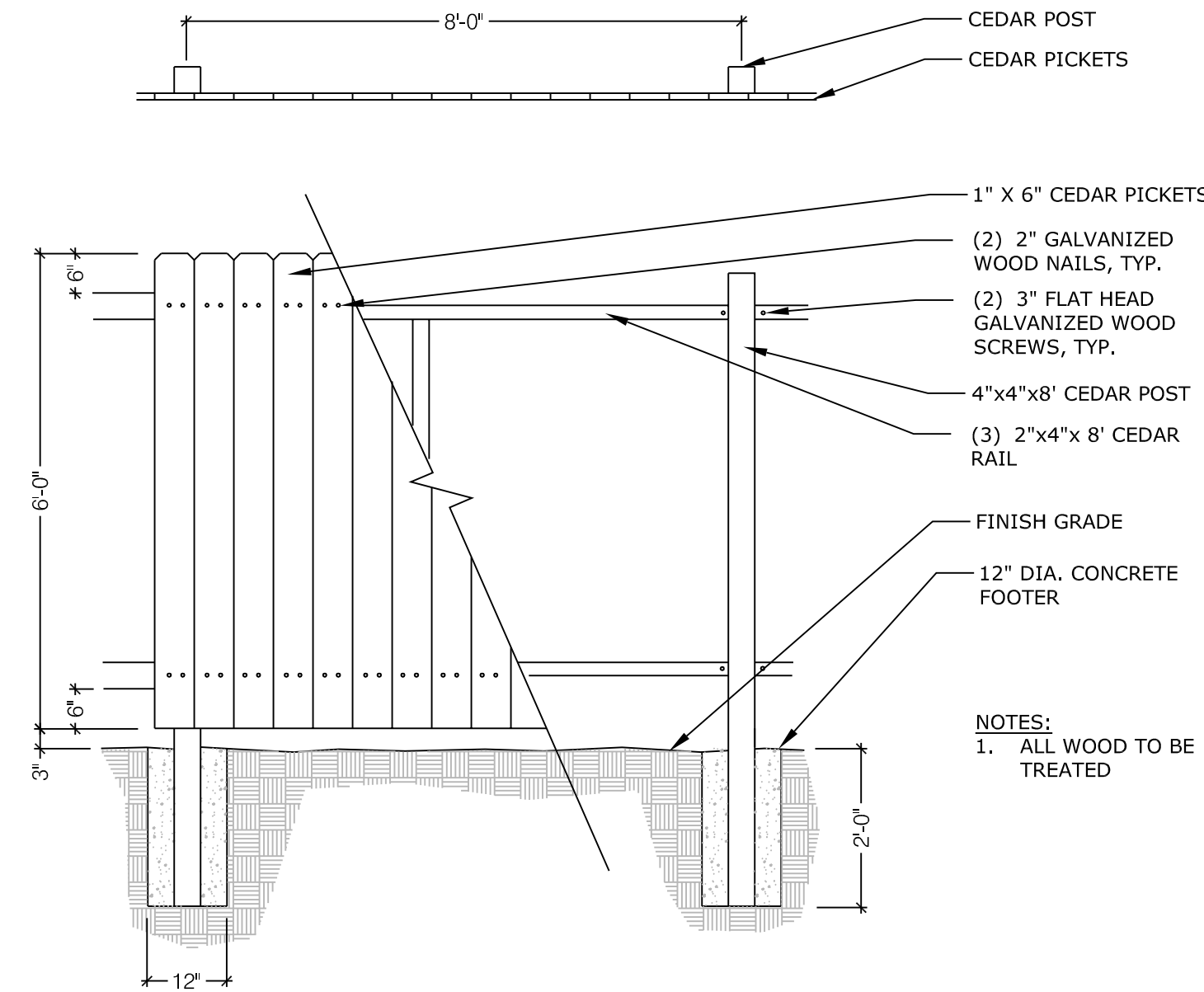
\* Internal Landscaping Requirement only applied to Multifamily component of the development (Property on west side of Paonia - Excludes ROW dedication and area labeled 'UnDeveloped Area')  
\*\* Relief of 25% requested.



#### 1 6' VINYL FENCE

N.T.S.

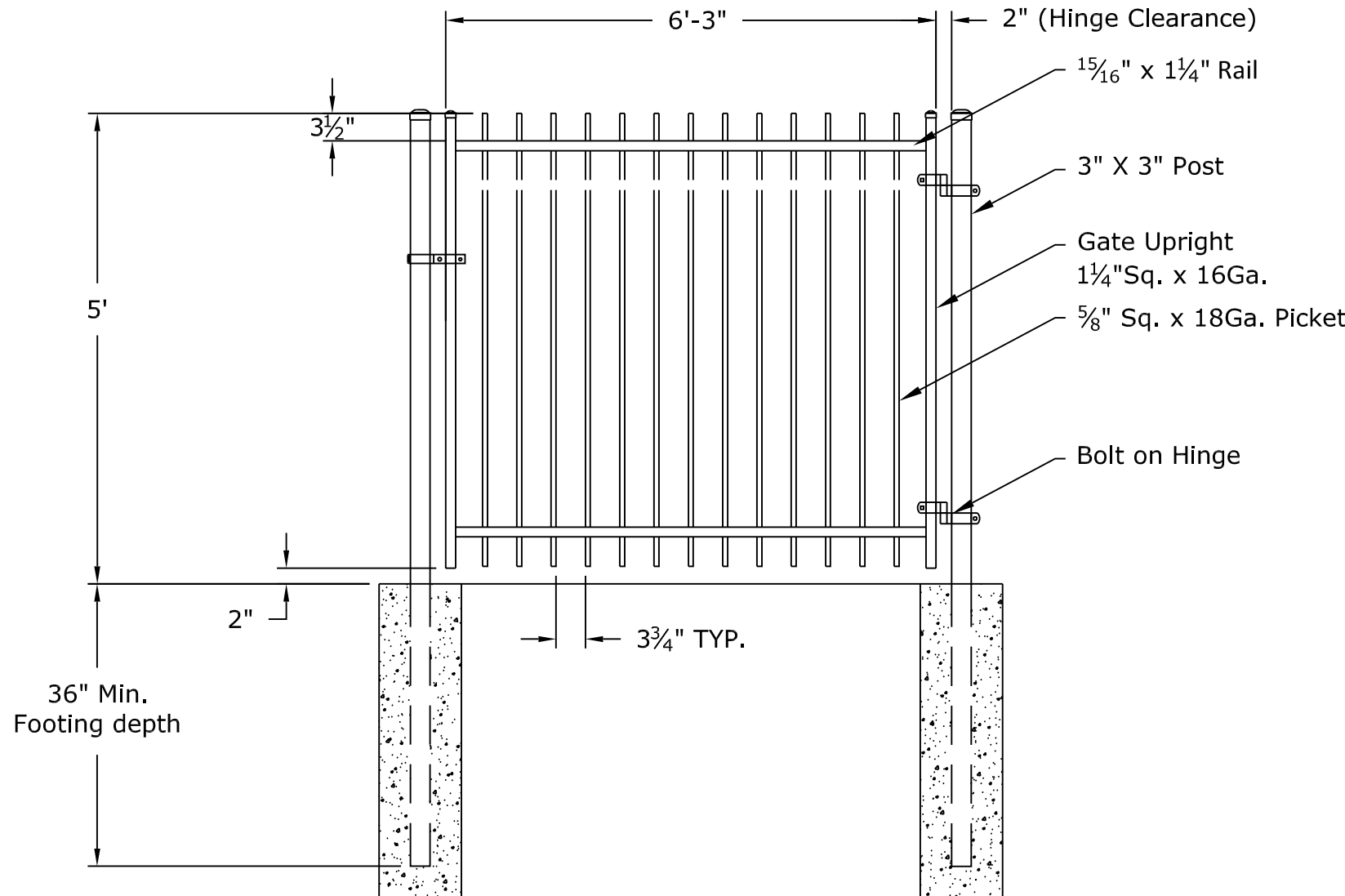
NES-LS-16



#### 2 6' OPAQUE CEDAR FENCE W/ WOOD POSTS

1/2" = 1'-0"

NES-LS-18



#### 3 5' HT. ORNAMENTAL METAL FENCE

NTS

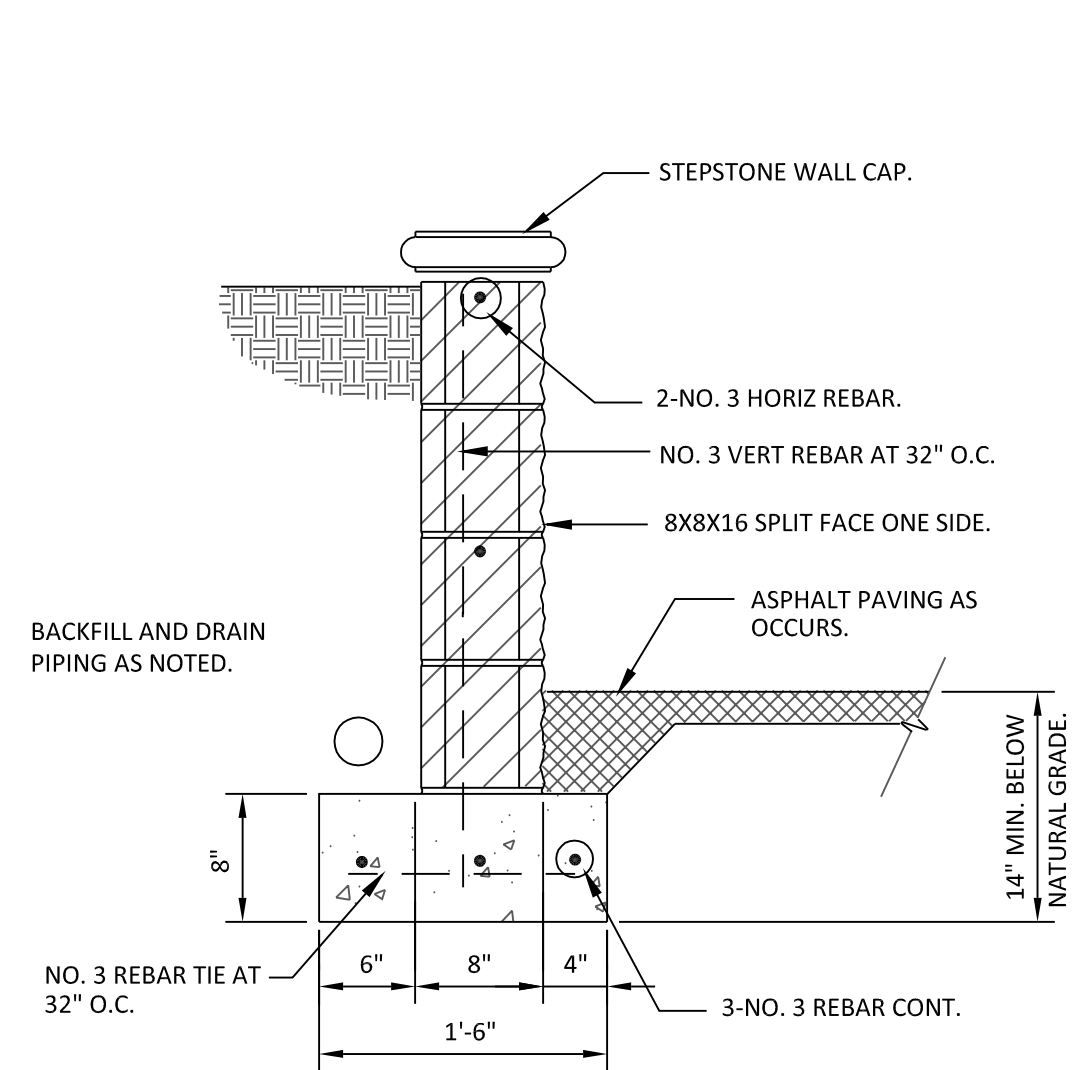
NTS

### GROUND COVER LEGEND

	BLUEGRASS SOD Fescue - Buffalo grass Blend
	ALTERNATIVE TURF SEED MIX Low Maintenance Tall Fescue Mix
	NATIVE SEED MIX Foothills Wheatgrass Mix with Annual Ryegrass
	DETENTION SEED MIX Native Wetland species mix
	SHRUB BED 3/4" - 1 1/2" Rock Mulch or Wood Mulch 25% Live Plant Coverage
	ROCK COBBLE 2-6" River Rock Cobble
	DOG BASE Road base/Breeze on Pea Gravel substrate

### PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	14	Acer grandidentatum / Bigtooth Maple Low Root Damage Potential	35'	30'	2" Cal.	B&B	Xeric
	41	Gleditsia triacanthos 'Impcole' / Imperial Seedless Honey Locust	35'	35'	2" Cal.	B&B	Xeric
	30	Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree (Seedless)	60'	50'	2" Cal.	B&B	Xeric
	18	Quercus macrocarpa / Burr Oak	60'	45'	2" Cal.	B&B	Xeric
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	37	Juniperus scopulorum 'Moonglow' / Moonglow Juniper Low Root Damage Potential	15'	8'	6" HT	CONT	Xeric
	10	Juniperus virginiana 'Burkitt' / Burk Red Cedar Low Root Damage Potential	20'	6'	6" HT	B&B	Xeric
	6	Picea pungens / Colorado Spruce	60'	30'	6" HT	B&B	NonX
	8	Picea pungens 'Baby Blueeyes' / Baby Blue Eyes Spruce	30'	15'	6" HT	B&B	NonX
	10	Pinus aristata / Bristlecone Pine Low Root Damage Potential	30'	20'	6" HT	B&B	Xeric
	43	Pinus edulis / Pinon Pine Low Root Damage Potential	25'	15'	6" HT	B&B	Xeric
	10	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B	Xeric
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	7	Acer tataricum ginnala 'Flame' / Flame Amur Maple Low Root Damage Potential	20'	20'	1.5" Cal.	B&B	Xeric
	8	Crataegus crus-galli Inermis / Thornless Cockspur Hawthorn Low Root Damage Potential	25'	20'	1.5" Cal.	B&B	Xeric
	6	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B	NonX



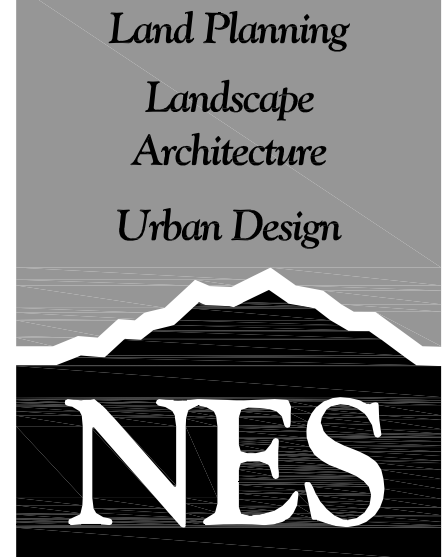
#### 4 SPLIT FACE RETAINING WALL, 32" MAX

1" = 1'-0"

FX-SH-MAS-13

### SITE DATA

Tax ID Number:	5407200052
Current Zoning:	RM-12 CAD-O (Resolution No. 17-118)
Site Area:	Phase 1: 21.17 Acres
Proposed Land Use:	Residential Multi-Dwelling (Phase 1: 234 Dwelling Units)
Lot Setbacks:	
Front:	15'
Side:	10'
Rear:	20'
*There is a 125' setback to any structure from the East Zone District Boundary	
Landscape Setbacks:	
Paonia:	10' Setback
Maximum Lot Coverage:	70%
Proposed Lot Coverage:	Refer to Site Development Plan Cover Sheet 1
Provided Parking:	368 Uncovered Spaces



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PLANNER: LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 12-15-2020  
PROJECT MGR: T. BAXTER  
PREPARED BY: K. MARSHALL

SEAL

### ENTITLEMENT

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

### LANDSCAPE NOTES & DETAILS

9

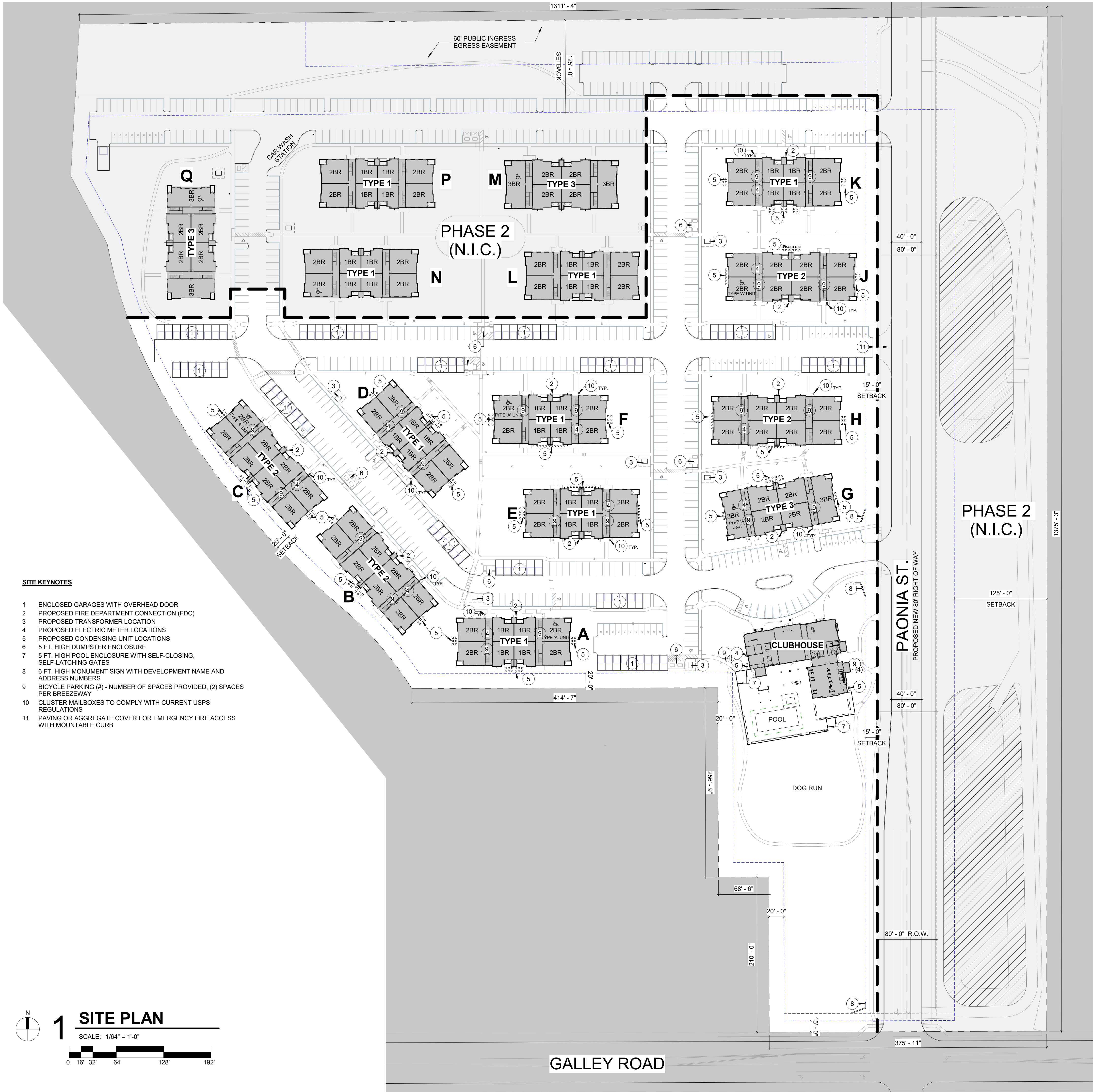
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SHEET NUMBER

PLANTING

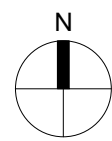
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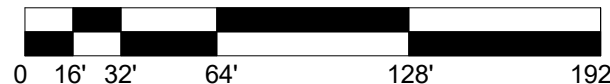
SITE KEYNOTES

- ENCLOSED GARAGES WITH OVERHEAD DOOR
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TRANSFORMER LOCATION
- PROPOSED ELECTRIC METER LOCATIONS
- PROPOSED CONDENSING UNIT LOCATIONS
- 5 FT. HIGH DUMPSTER ENCLOSURE
- 5 FT. HIGH POOL ENCLOSURE WITH SELF-CLOSING, SELF-LATCHING GATES
- 6 FT. HIGH MONUMENT SIGN WITH DEVELOPMENT NAME AND ADDRESS NUMBERS
- BICYCLE PARKING (#) - NUMBER OF SPACES PROVIDED, (2) SPACES PER BREEZEWAY
- CLUSTER MAILBOXES TO COMPLY WITH CURRENT USPS REGULATIONS
- PAVING OR AGGREGATE COVER FOR EMERGENCY FIRE ACCESS WITH MOUNTABLE CURB



1 SITE PLAN

SCALE: 1/64" = 1'-0"



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CIVIL ENGINEER:

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MEP ENGINEER:  
**SALAS O'BRIEN**

815 SOUTH WABASH AVENUE  
CHICAGO, IL 60605  
TEL: 312.786.4310

**SOLACE  
APARTMENTS**

SITE DEVELOPMENT  
PLAN

DATE:	11/18/2020
PROJECT MGR:	PROJECT MGR
PREPARED BY:	PREPARED BY

NOT FOR  
CONSTRUCTION

ISSUE TYPE

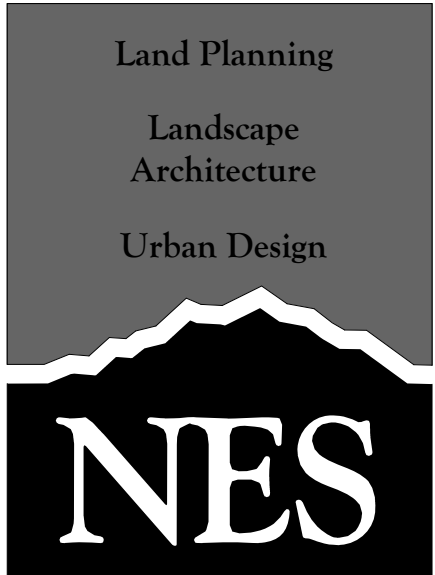
DATE	BY	DESCRIPTION

**ARCHITECTURAL SITE  
PLAN**

A0.01

10 OF 28





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## SOLACE APARTMENTS

SITE DEVELOPMENT PLAN

DATE: 11/18/2020  
PROJECT MGR: PROJECT MGR  
PREPARED BY: PREPARED BY

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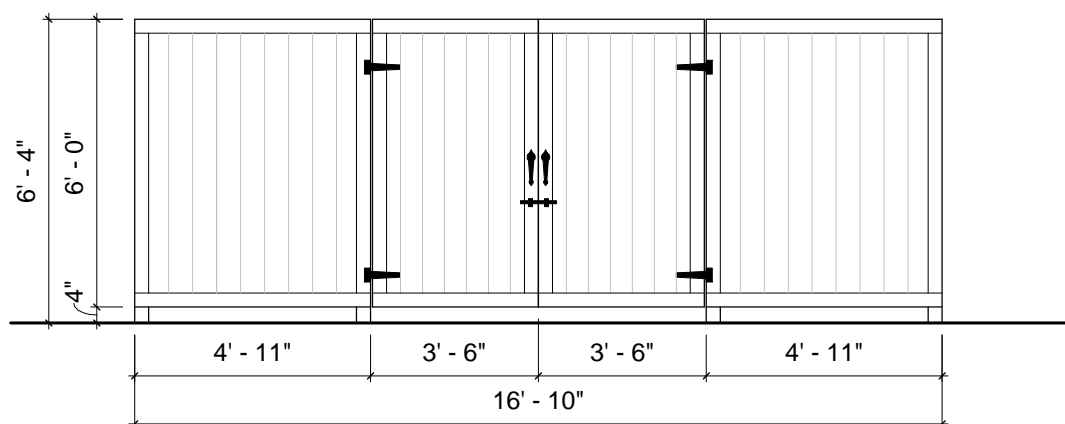
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DATE: BY: DESCRIPTION:

TRASH ENCLOSURES

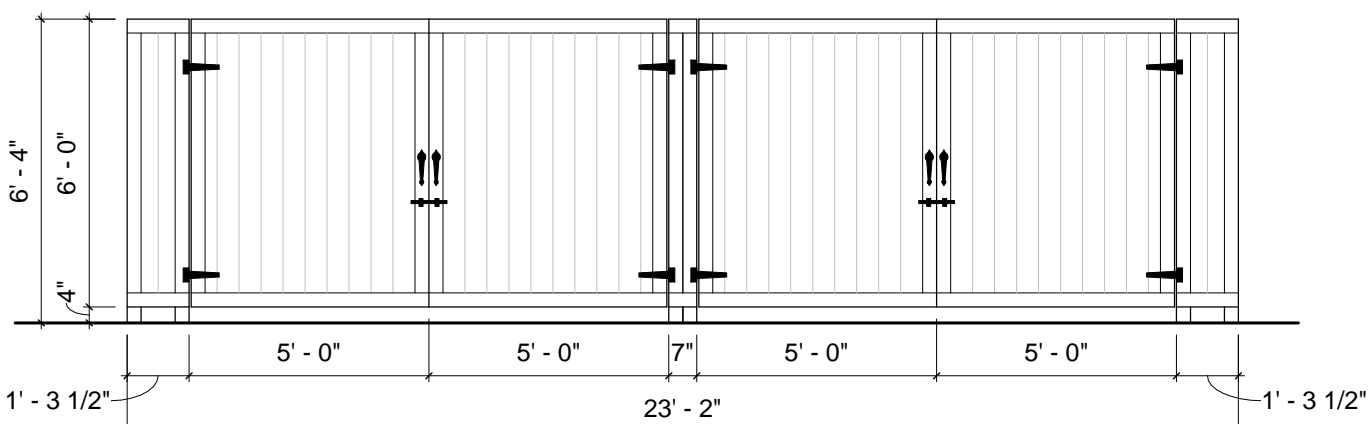
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11 OF 28



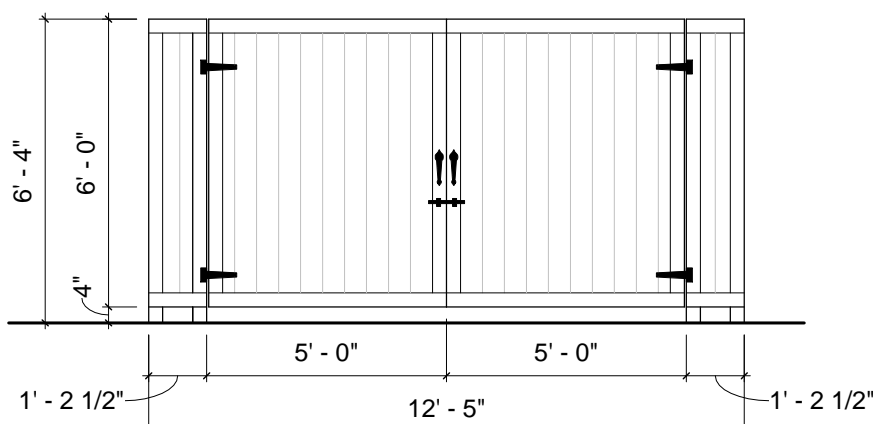
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PLAN & ELEVATION

SCALE: 1/4" = 1'-0"



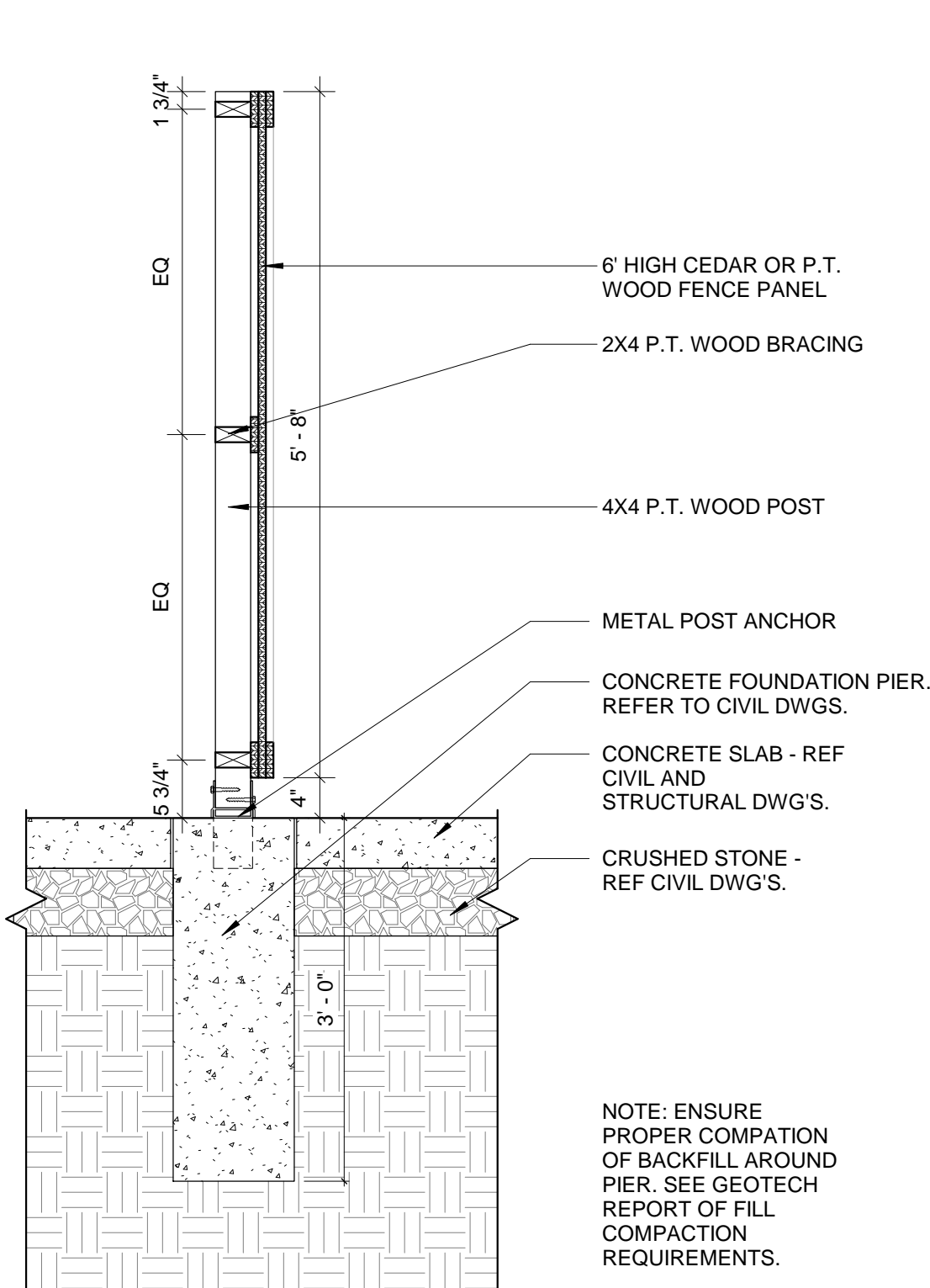
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PLAN & ELEVATION

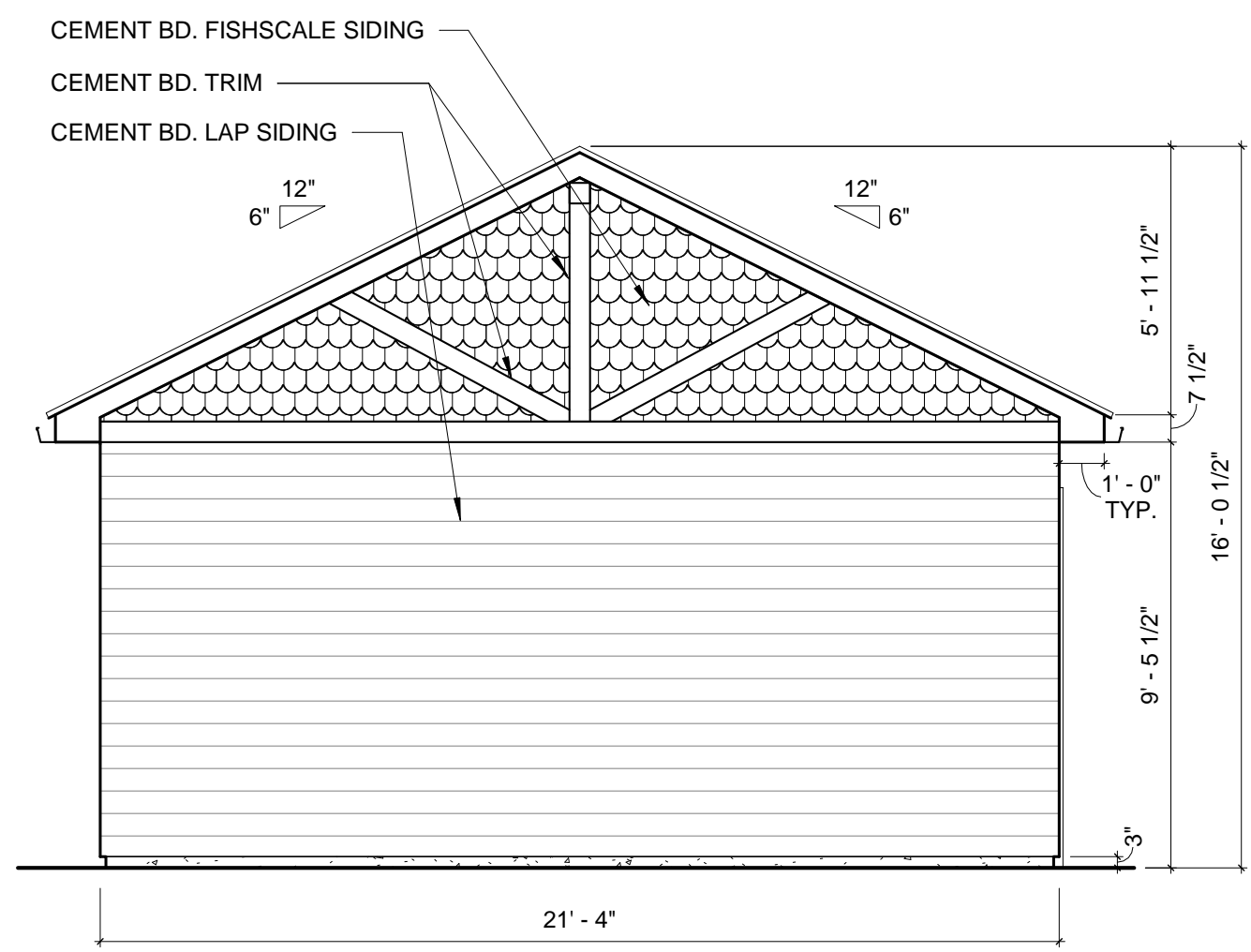
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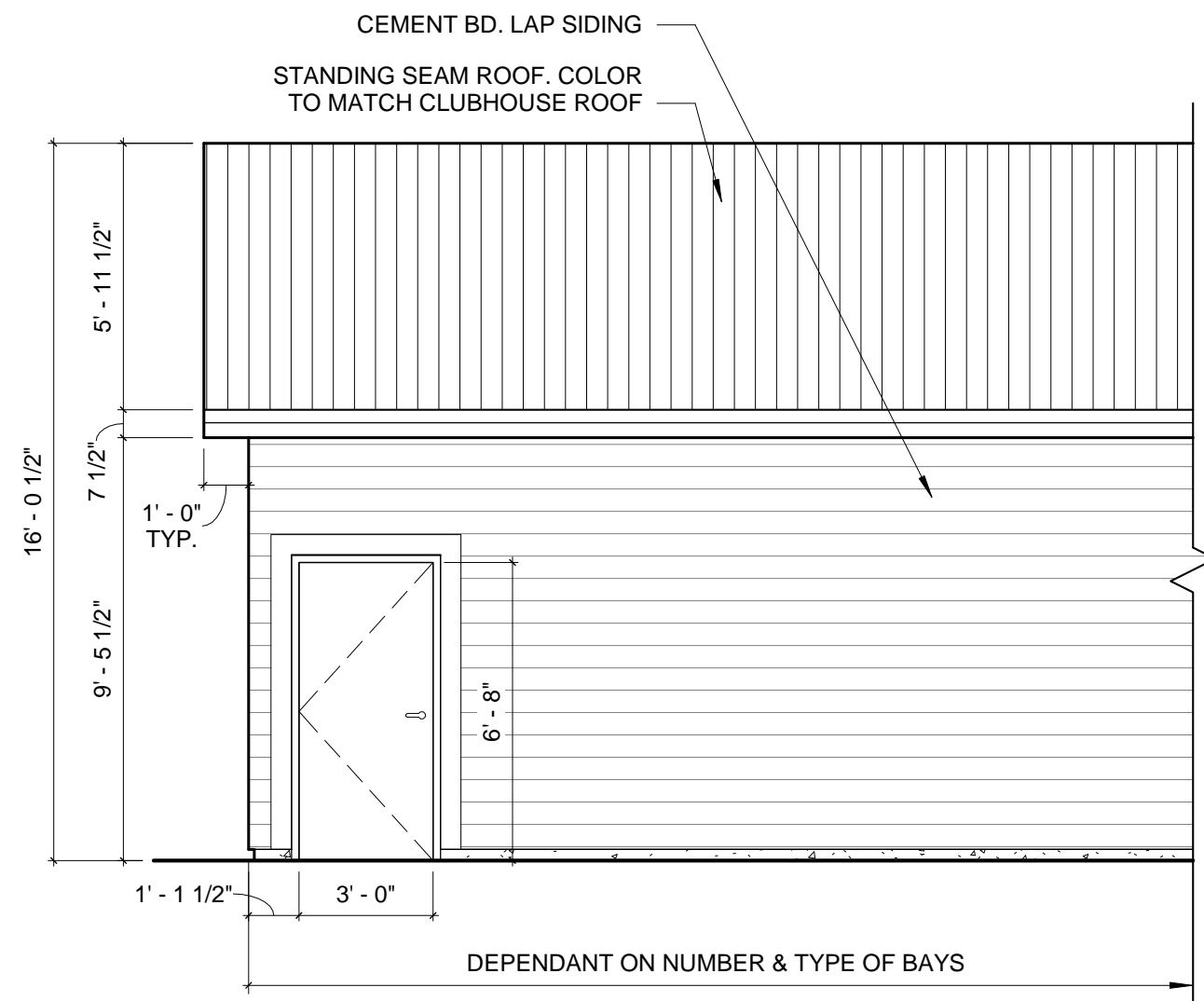
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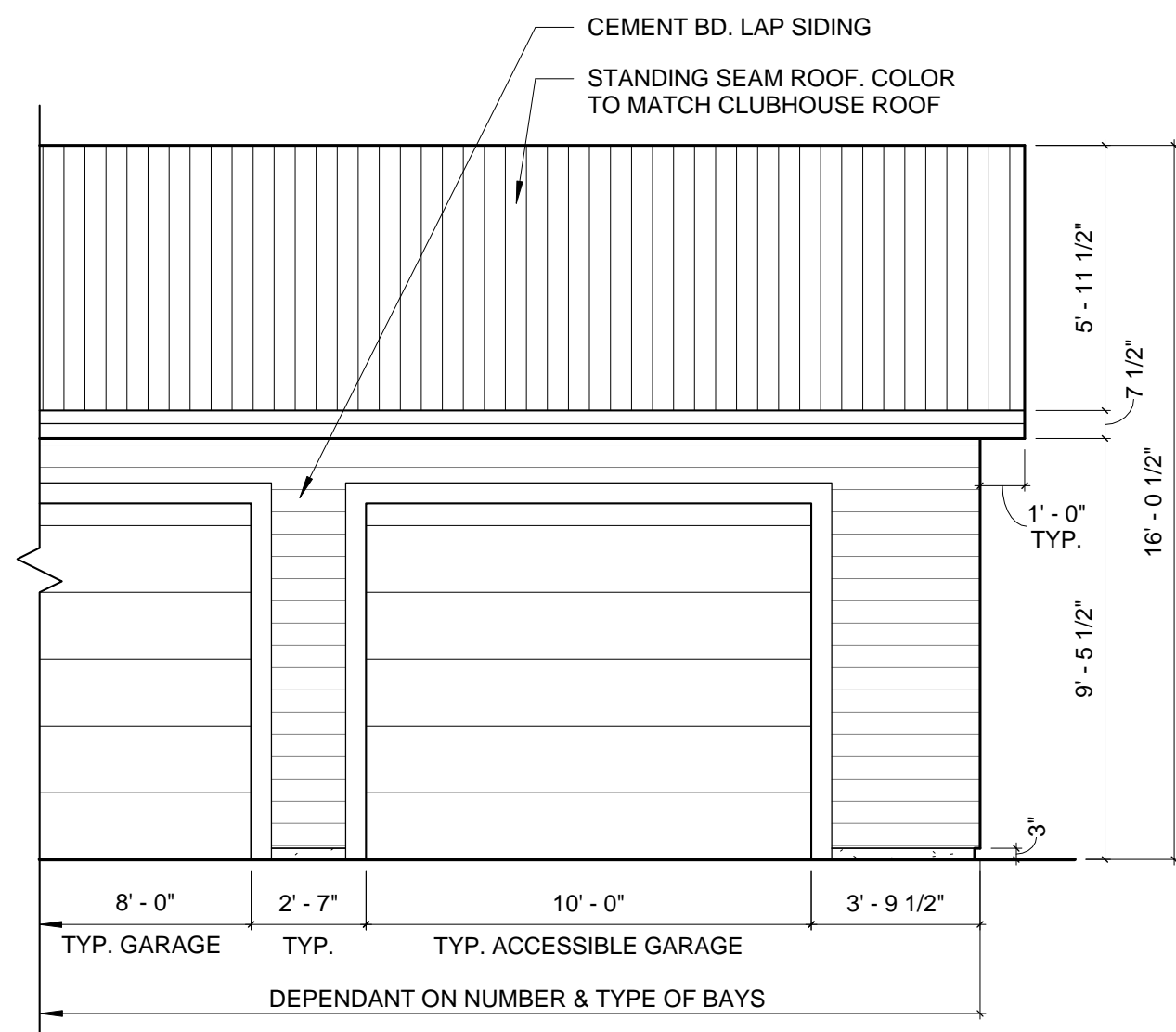




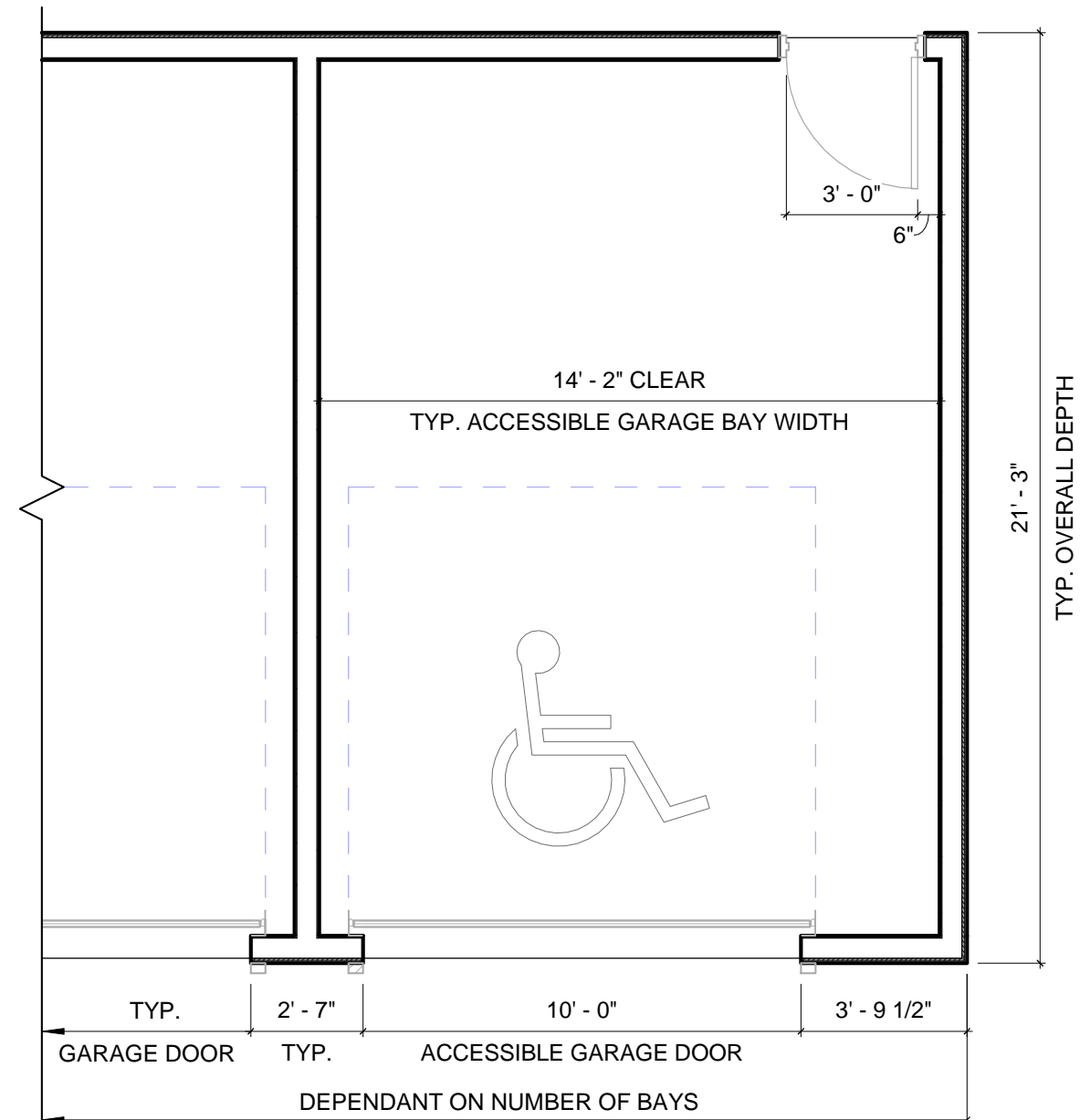
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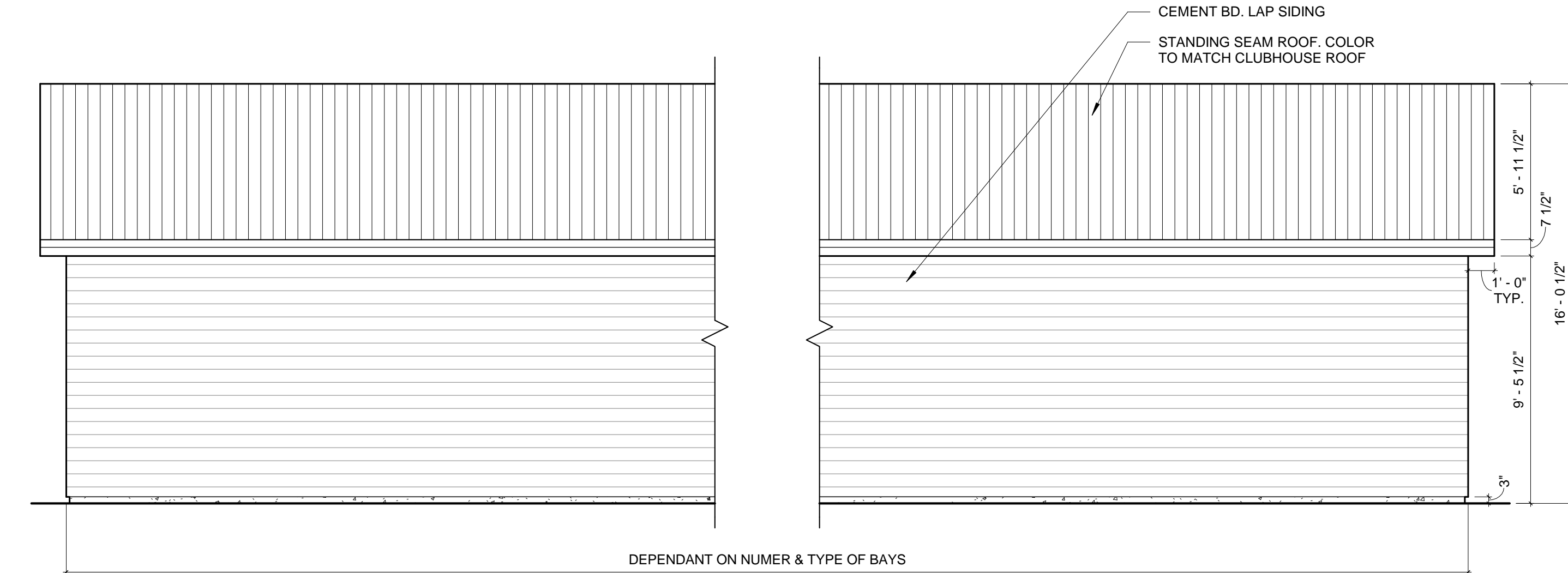
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(WITH ACCESSIBLE GARAGE)  
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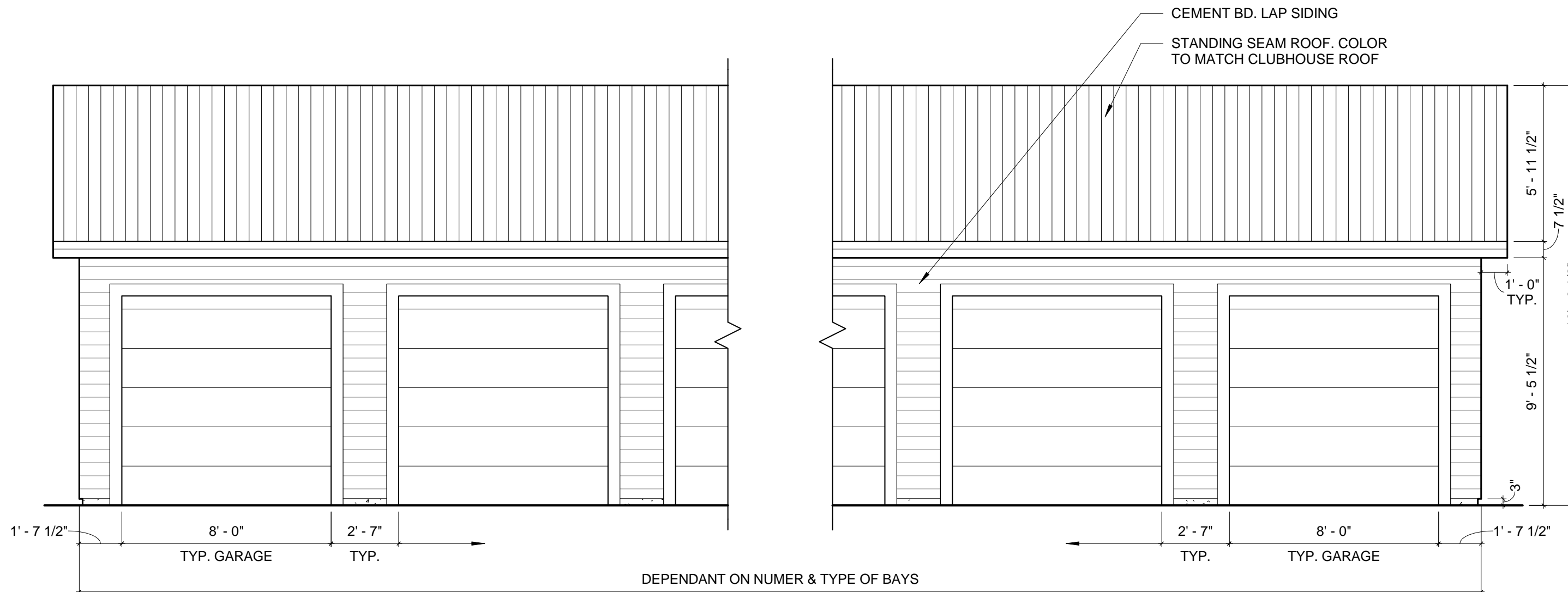
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(WITH ACCESSIBLE GARAGE)  
SCALE: 1/4" = 1'-0"



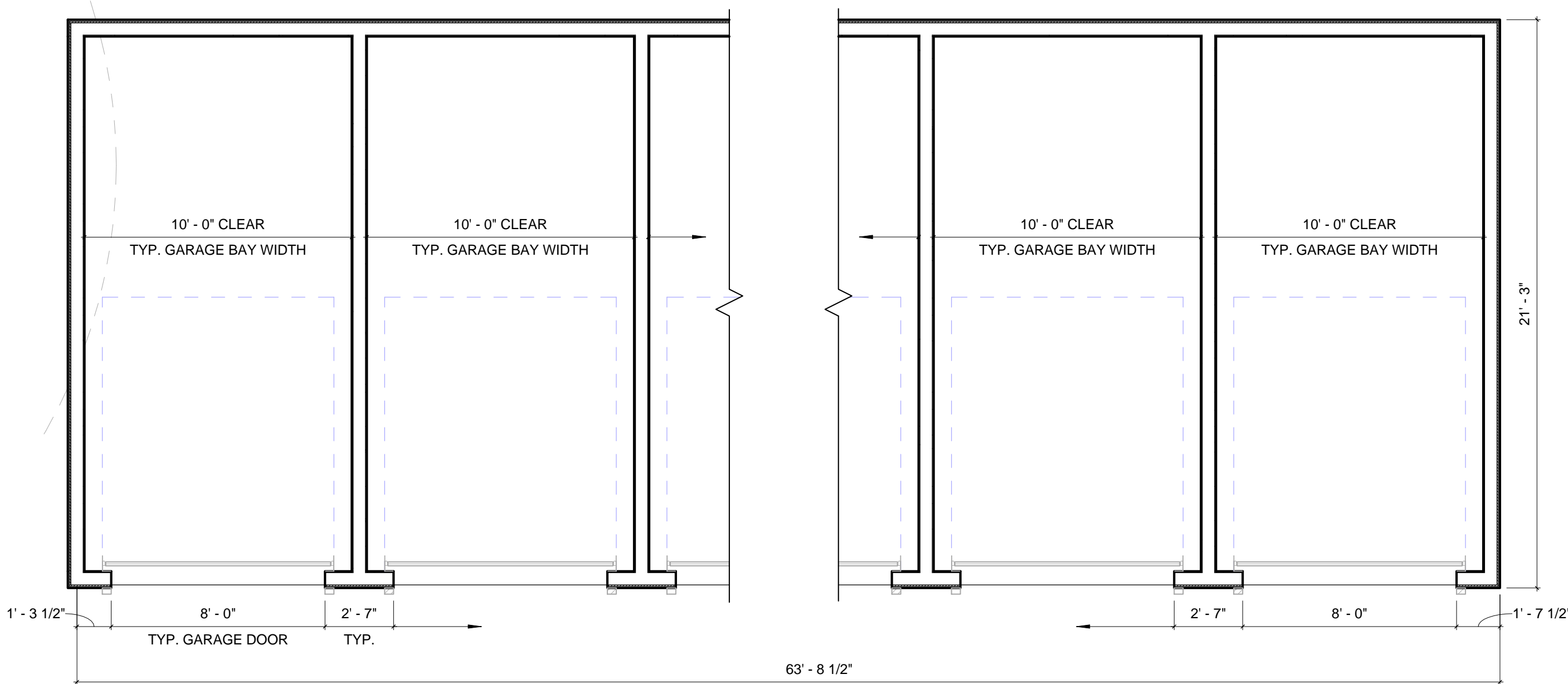
2 TYP. ACCESSIBLE GARAGE PLAN  
SCALE: 1/4" = 1'-0"



6 TYP. ELEVATION - BACK  
SCALE: 1/4" = 1'-0"



3 TYP. ELEVATION - FRONT  
SCALE: 1/4" = 1'-0"



1 TYP. GARAGE PLAN  
SCALE: 1/4" = 1'-0"

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ISSUE TYPE

DATE: BY: DESCRIPTION:

GARAGE PLANS &  
ELEVATIONS

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12 OF 28

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1 3-STORY WALKUP CONCEPT VIEW

SCALE: NOT TO SCALE

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## SOLACE APARTMENTS

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PLAN

DATE: 11/18/2020  
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### ISSUE TYPE

DATE: BY: DESCRIPTION:

### CONCEPT IMAGES

A0.08  
13 OF 28

IMAGES ARE REPRESENTATIONAL AND ARE NOT FOR CONSTRUCTION.





1 CLUBHOUSE CONCEPT IMAGE - NORTH FACADE  
SCALE: NOT TO SCALE



2 CLUBHOUSE CONCEPT IMAGE - SOUTH FACADE  
SCALE: NOT TO SCALE

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STRUCTURAL ENGINEER:  
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MEP ENGINEER:  
**SALAS O'BRIEN**  
815 SOUTH WABASH AVENUE  
CHICAGO, IL 60605  
TEL: 312.786.4310

SOLACE  
APARTMENTS

SITE DEVELOPMENT  
PLAN

DATE: 11/18/2020  
PROJECT MGR: PROJECT MGR  
PREPARED BY: PREPARED BY

NOT FOR  
CONSTRUCTION

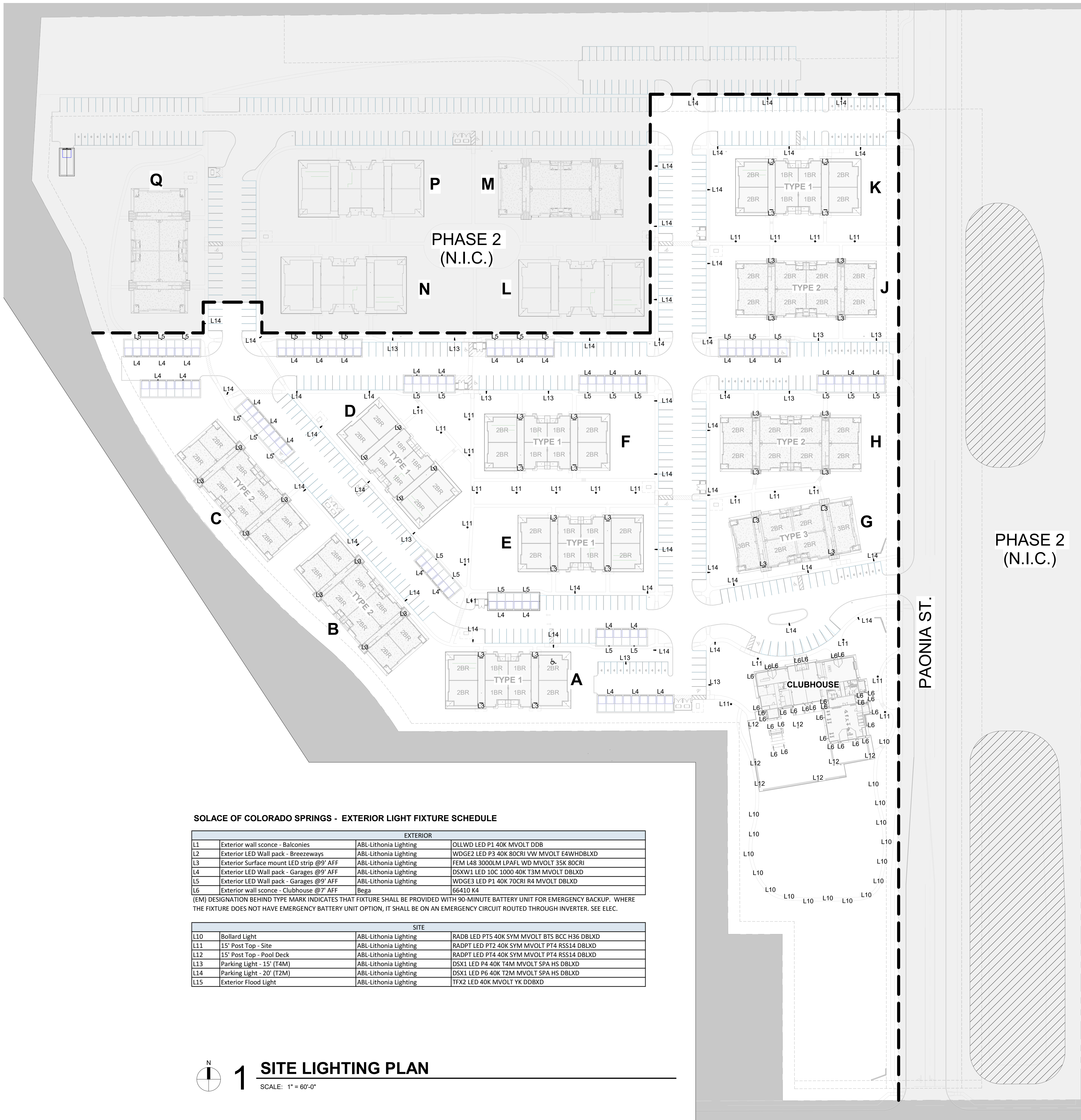
ISSUE TYPE

DATE	BY	DESCRIPTION

CONCEPT IMAGES

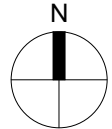
A0.09  
14 OF 28





SOLACE OF COLORADO SPRINGS - EXTERIOR LIGHT FIXTURE SCHEDULE

EXTERIOR			
L1	Exterior wall sconce - Balconies	ABL-Lithonia Lighting	OLLWD LED P1 40K MVOLT DDB
L2	Exterior LED Wall pack - Breezeways	ABL-Lithonia Lighting	WDGE2 LED P3 40K 80CRI VW MVOLT E4WHDBLXD
L3	Exterior Surface mount LED strip @9' AFF	ABL-Lithonia Lighting	FEM L48 3000LM LPAL WD MVOLT 35K 80CRI
L4	Exterior LED Wall pack - Garages @9' AFF	ABL-Lithonia Lighting	DSXW1 LED 10C 1000 40K T3M MVOLT DBLXD
L5	Exterior LED Wall pack - Garages @9' AFF	ABL-Lithonia Lighting	WDGE3 LED P1 40K 70CRI R4 MVOLT DBLXD
L6	Exterior wall sconce - Clubhouse @7' AFF	Bega	66410 K4
(EM) DESIGNATION BEHIND TYPE MARK INDICATES THAT FIXTURE SHALL BE PROVIDED WITH 90-MINUTE BATTERY UNIT FOR EMERGENCY BACKUP. WHERE THE FIXTURE DOES NOT HAVE EMERGENCY BATTERY UNIT OPTION, IT SHALL BE ON AN EMERGENCY CIRCUIT ROUTED THROUGH INVERTER. SEE ELEC.			
SITE			
L10	Bollard Light	ABL-Lithonia Lighting	RADB LED PT5 40K SYM MVOLT BT5 BCC H36 DBLXD
L11	15' Post Top - Site	ABL-Lithonia Lighting	RADPT LED PT2 40K SYM MVOLT PT4 RSS14 DBLXD
L12	15' Post Top - Pool Deck	ABL-Lithonia Lighting	RADPT LED PT4 40K SYM MVOLT PT4 RSS14 DBLXD
L13	Parking Light - 15' (T4M)	ABL-Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT SPA HS DBLXD
L14	Parking Light - 20' (T2M)	ABL-Lithonia Lighting	DSX1 LED P6 40K T2M MVOLT SPA HS DBLXD
L15	Exterior Flood Light	ABL-Lithonia Lighting	TFX2 LED 40K MVOLT YK DDBXD



1 SITE LIGHTING PLAN

SCALE: 1" = 60'-0"

Land Planning  
Landscape  
Architecture  
Urban Design

NES

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SOLACE  
APARTMENTS

SITE DEVELOPMENT  
PLAN

DATE: 11/18/2020  
PROJECT MGR: PROJECT MGR  
PREPARED BY: PREPARED BY

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CONSTRUCTION

ISSUE TYPE		
DATE:	BY:	DESCRIPTION:

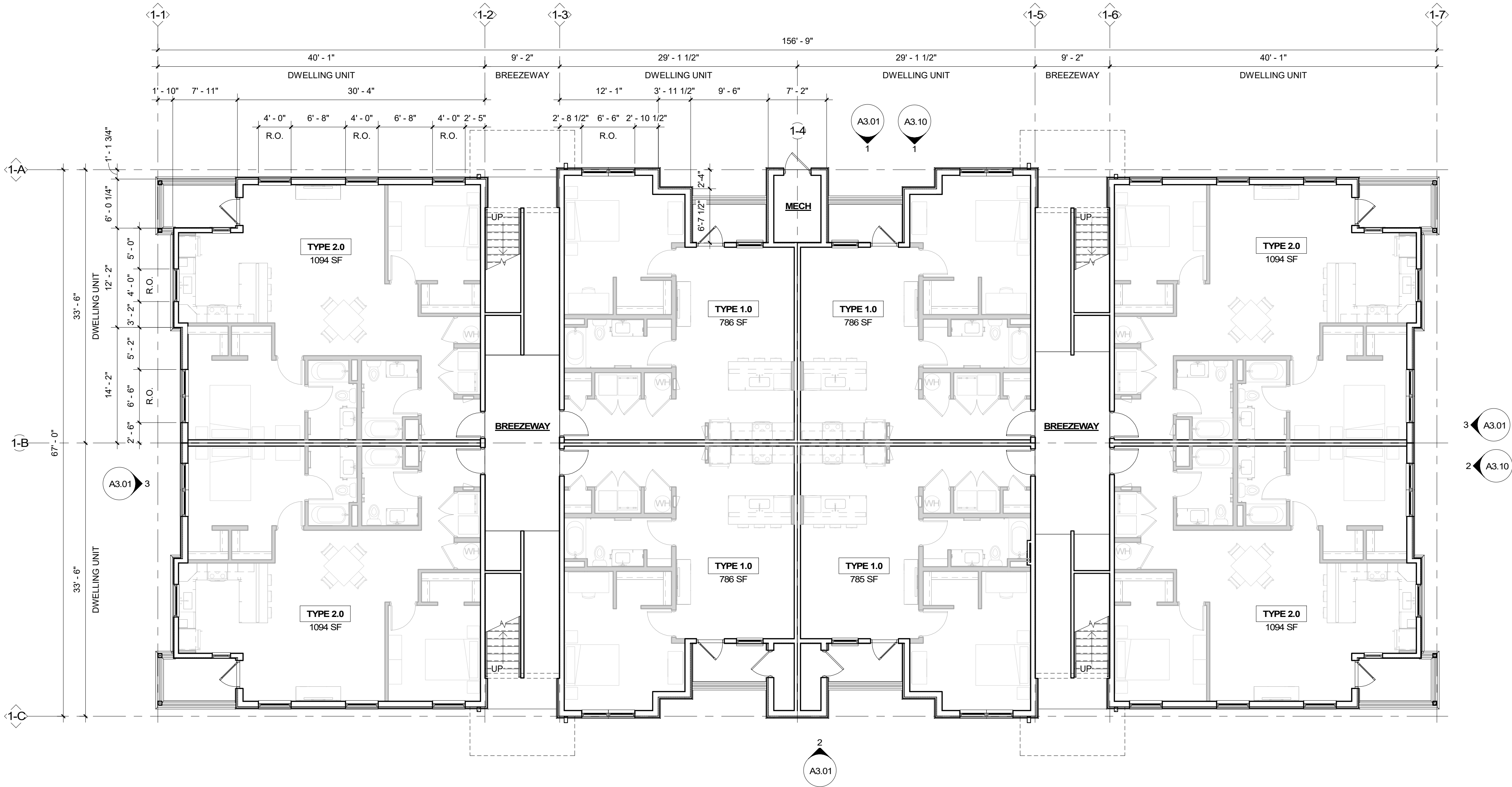
SITE LIGHTING PLAN

A0.20  
15 OF 28









GENERAL NOTES

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FLOOR PLAN KEYNOTES

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Architecture  
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**SOLACE APARTMENTS**

SITE DEVELOPMENT PLAN

DATE: 11/18/2020  
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PREPARED BY: PREPARED BY

NOT FOR CONSTRUCTION

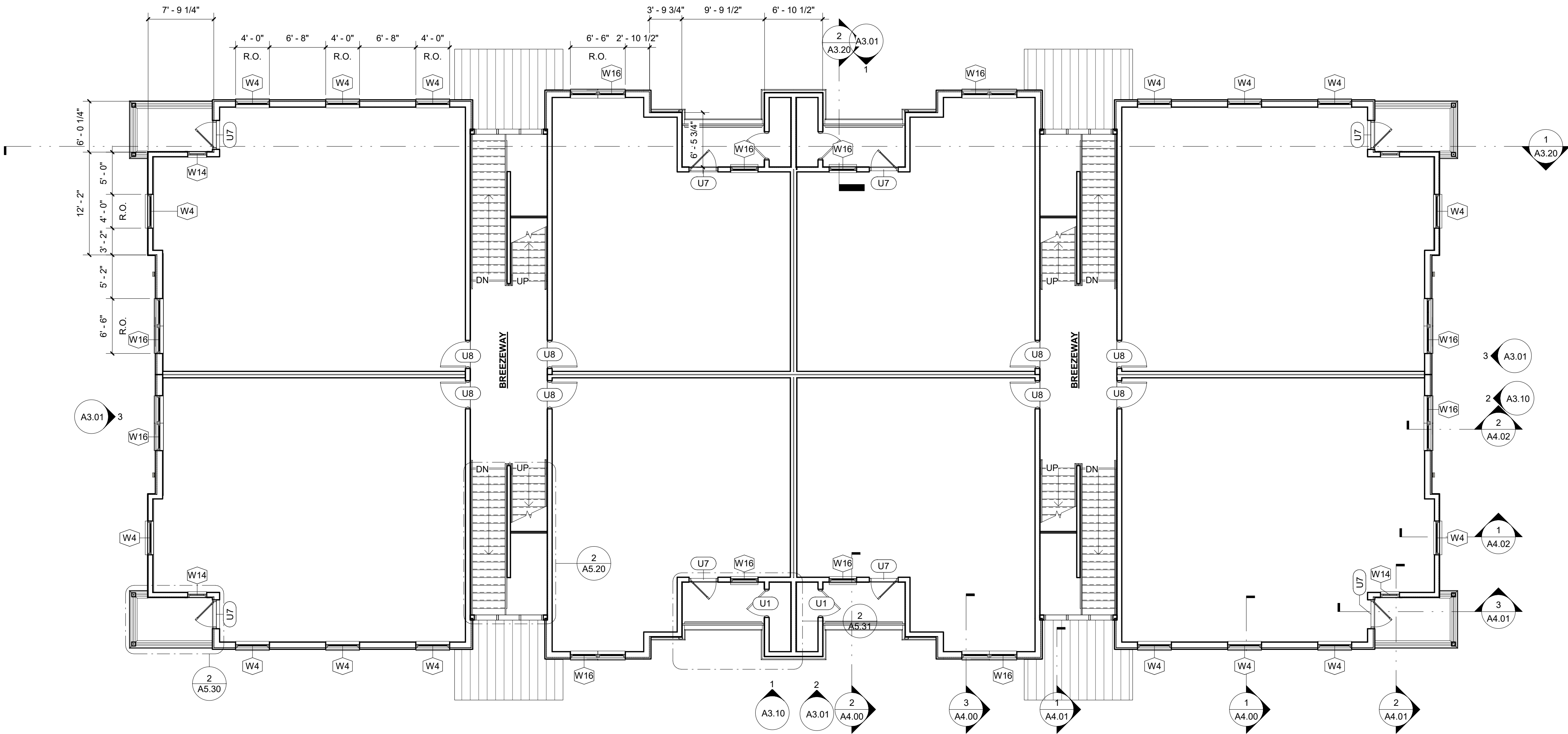
ISSUE TYPE

DATE:	BY:	DESCRIPTION:

**TYPE I - LEVEL 1 FLOOR PLAN**

**A1.11**  
17 OF 28





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SOLACE  
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SITE DEVELOPMENT  
PLAN

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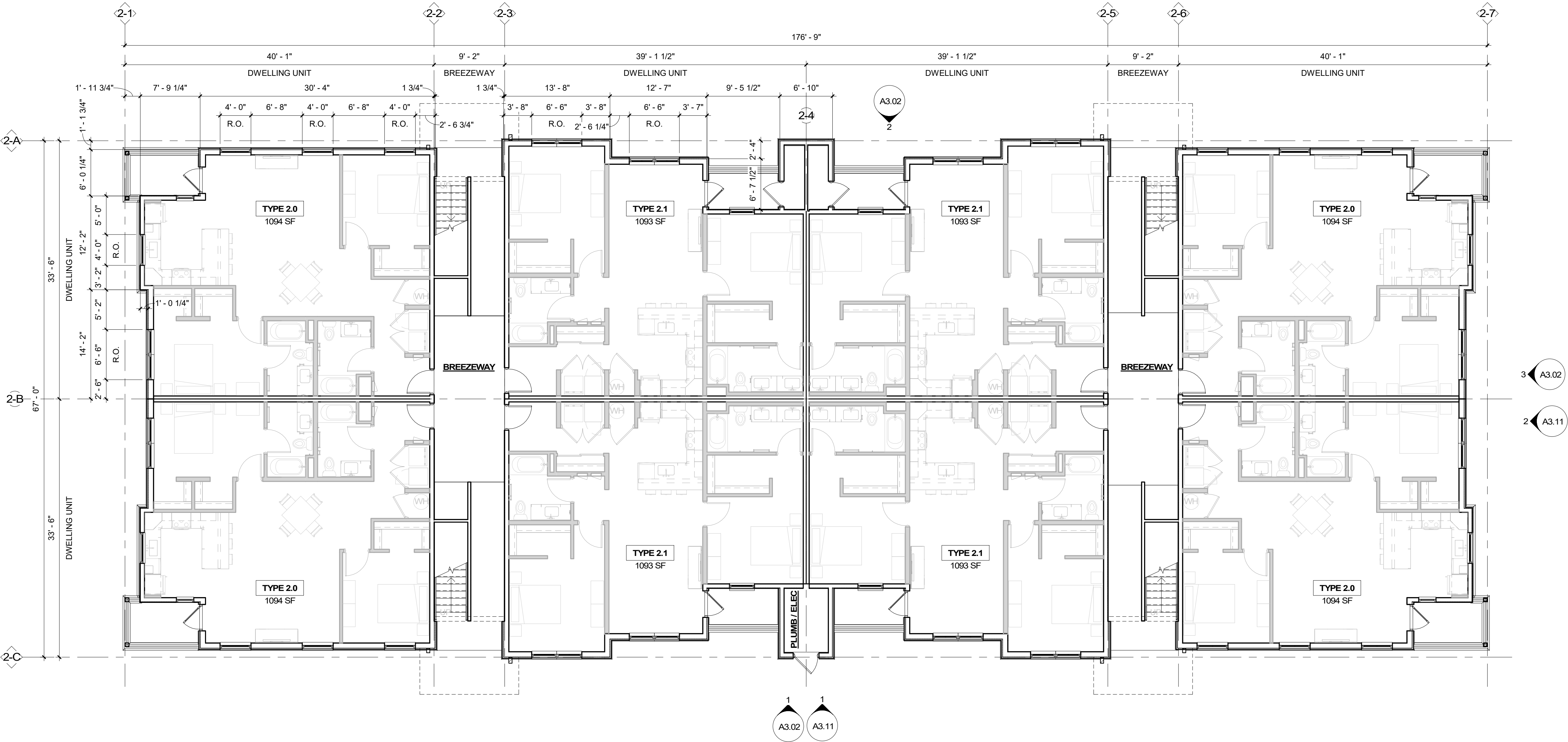
ISSUE TYPE

DATE	BY	DESCRIPTION

**TYPE I - LEVEL 2 & 3  
FLOOR PLAN**

**A1.12**  
19 OF 28





GENERAL NOTES

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FLOOR PLAN KEYNOTES

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Landscape  
Architecture  
Urban Design

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SOLACE  
APARTMENTS

SITE DEVELOPMENT  
PLAN

DATE: 11/18/2020  
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PREPARED BY: PREPARED BY

NOT FOR  
CONSTRUCTION

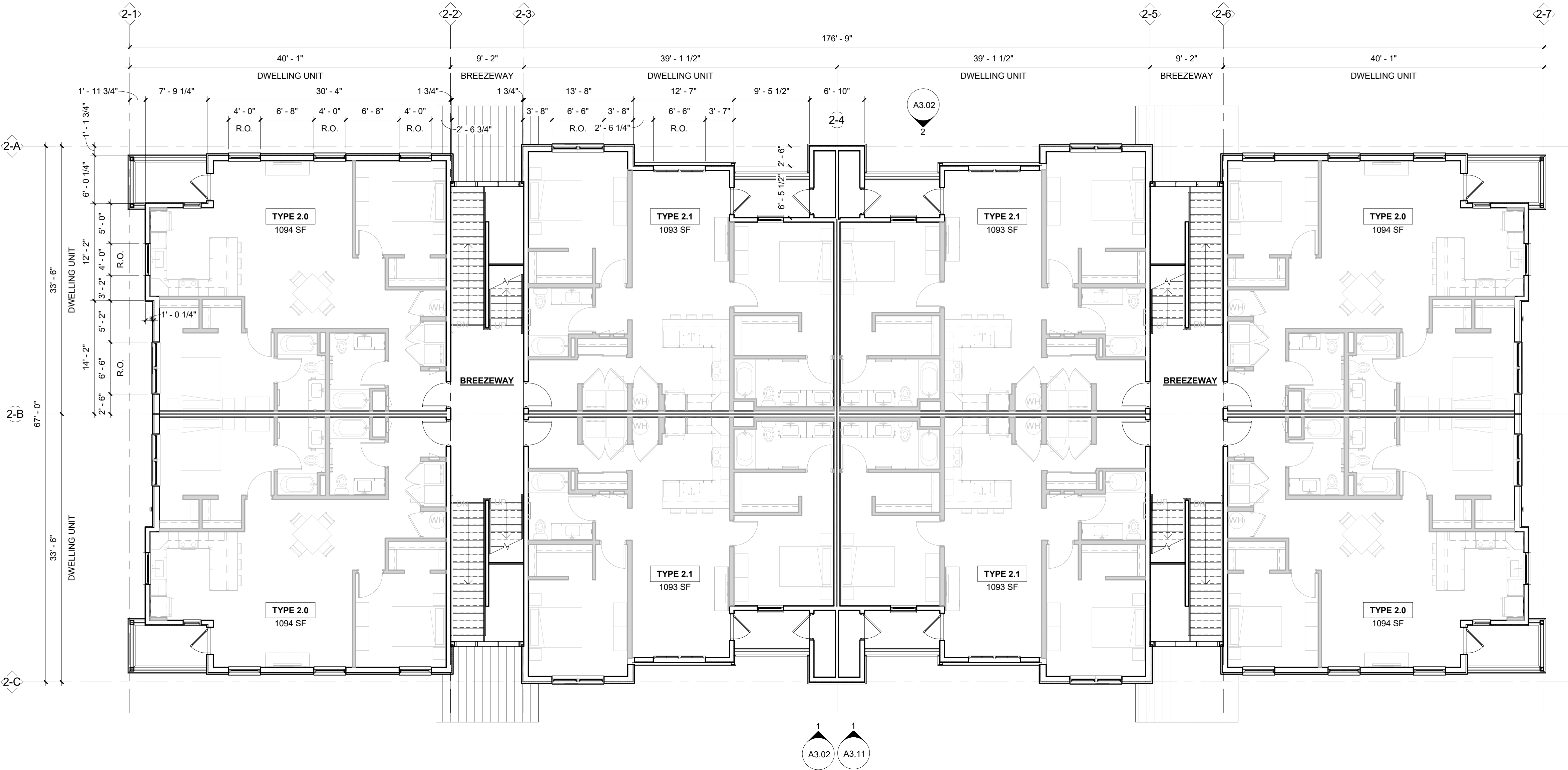
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DATE: BY: DESCRIPTION:

TYPE II - LEVEL 1 FLOOR  
PLAN

A1.21  
19 OF 28

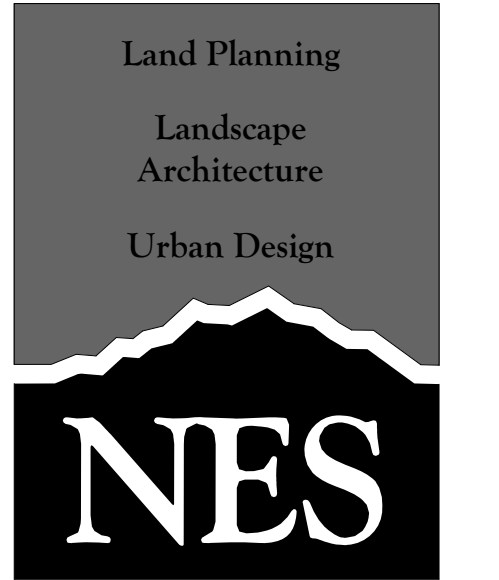
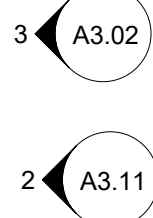




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FLOOR PLAN KEYNOTES



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SOLACE APARTMENTS  
SITE DEVELOPMENT PLAN

DATE: 11/18/2020  
PROJECT MGR: PROJECT MGR  
PREPARED BY: PREPARED BY

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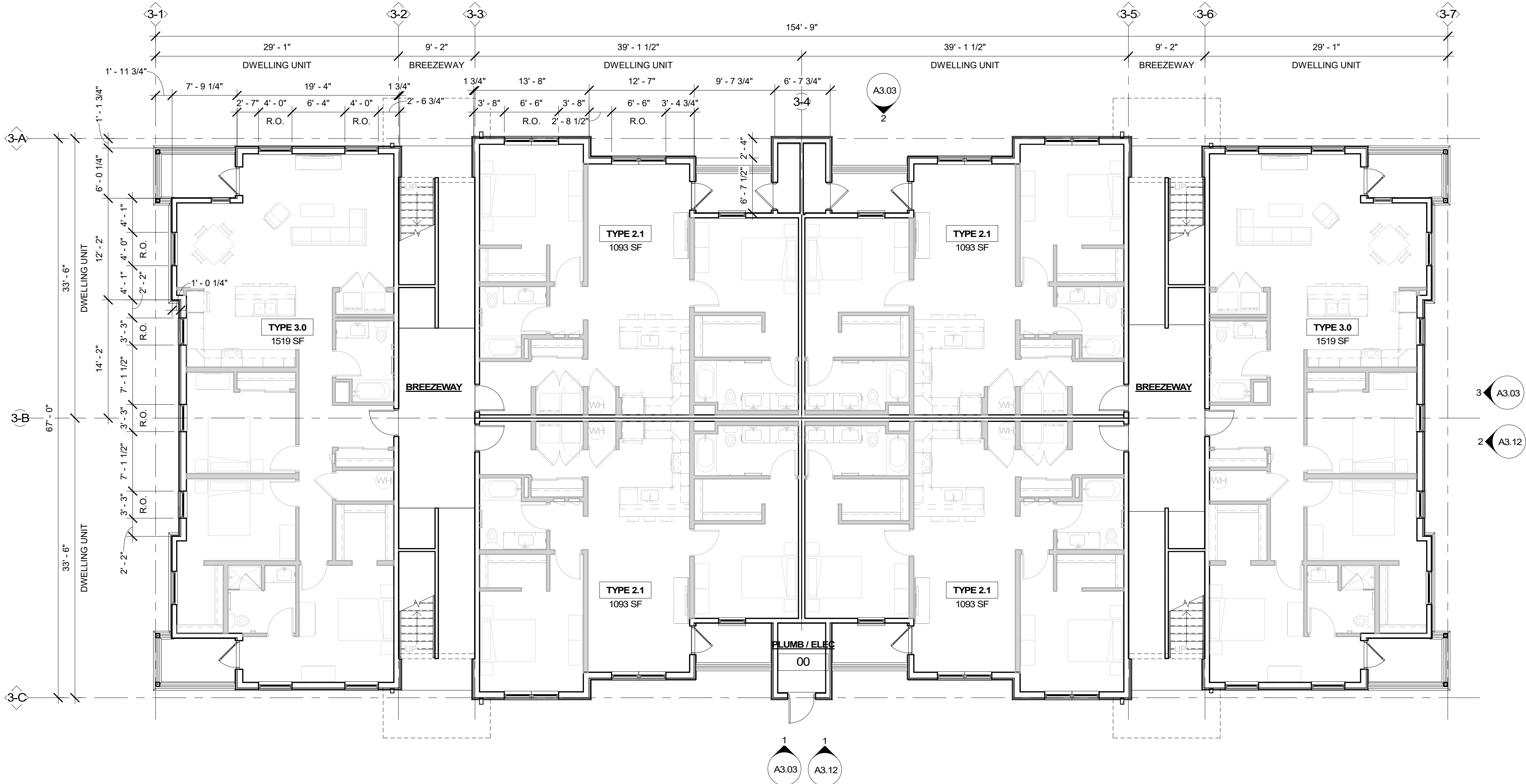
ISSUE TYPE

DATE	BY	DESCRIPTION

TYPE II - LEVEL 2 & 3 FLOOR PLAN

A1.22  
20 OF 28





GENERAL NOTES

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FLOOR PLAN KEYNOTES

Land Planning  
Landscape  
Architecture  
Urban Design

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APARTMENTS

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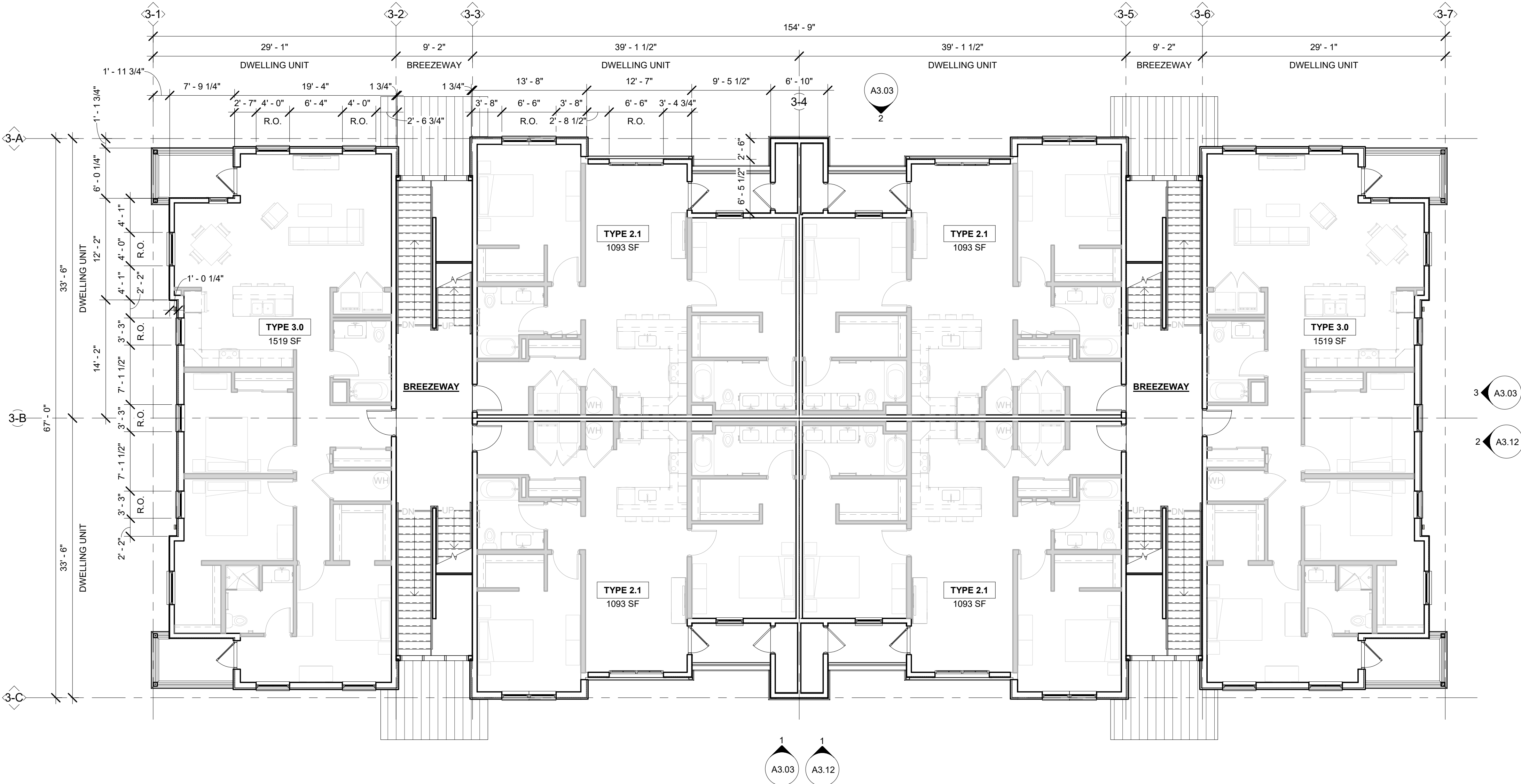
ISSUE TYPE

DATE: BY: DESCRIPTION:

TYPE III - LEVEL 1  
FLOOR PLAN

A1.31  
21 OF 28





GENERAL NOTES

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CONSTRUCTION

ISSUE TYPE

DATE	BY	DESCRIPTION

TYPE III - LEVEL 2 & 3  
FLOOR PLAN

A1.32  
22 OF 28





2 BLDG I - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY					
NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL
1	STONE PANEL SIDING & SILL B.O.D.: VERSETTA STONE COLOR: xxx	4	FIBER CEMENT BD SIDING (B.O.D.: HARDIE REVEAL PANEL SYSTEM COLOR: XX	7	EIFS BAND COLOR: XX
2	FIBER CEMENT BD (LAP SIDING) B.O.D.: HARDIEPLANK COLOR: XX	5	FIBER CEMENT BD (TRIM) B.O.D.: HARDIETRIM COLOR: XX	8	ROOF BRACKETS B.O.D.: PRE-FABRICATED COLOR: DARK GREY
3	FIBER CEMENT BD (VERTICAL SIDING) B.O.D.: HARDIEPANEL COLOR: XX	6	FIBER CEMENT BD (SHINGLE) B.O.D.: HARDIESHINGLE COLOR: XX	9	STANDING SEAM METAL CANOPY B.O.D.: COLOR: LIGHT GREY
				10	MTL GUTTER & DOWNSPOUT COLOR: DARK GREY
				11	PRE-FINISHED MTL TRIM @ FLASHING COLOR: XX
				12	BALCONY GUARDRAILS COLOR: DARK GREY
				13	PVC FASCIA TRIM BOARD COLOR: XX



1 BLDG I - FRONT & REAR ELEVATION

SCALE: 1/8" = 1'-0"

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DATE: 11/19/2020  
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PREPARED BY: PREPARED BY

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ISSUE TYPE

DATE: BY: DESCRIPTION:

TYPE I BUILDING -  
EXTERIOR FINISHES

A3.10  
23 OF 28





2 BUILDING II - SIDE ELEVATION

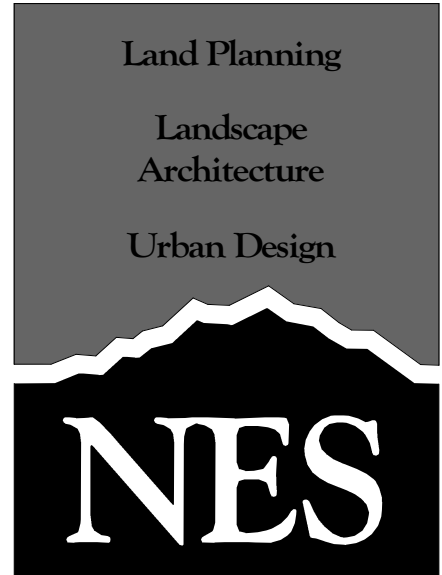
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY									
NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL
1	STONE PANEL SIDING & SILL B.O.D.: VERSETTA STONE COLOR: xxx	4	FIBER CEMENT BD SIDING (B.O.D.: HARDIE REVEAL PANEL SYSTEM COLOR: XX	7	EIFS BAND COLOR: XX	10	MTL GUTTER & DOWNSPOUT COLOR: DARK GREY	13	PVC FASCIA TRIM BOARD COLOR: XX
2	FIBER CEMENT BD (LAP SIDING) B.O.D.: HARDIEPLANK COLOR: XX	5	FIBER CEMENT BD (TRIM) B.O.D.: HARDIETRIM COLOR: XX	8	ROOF BRACKETS B.O.D.: PRE-FABRICATED COLOR: DARK GREY	11	PRE-FINISHED MTL TRIM @ FLASHING COLOR: XX		
3	FIBER CEMENT BD (VERTICAL SIDING) B.O.D.: HARDIEPANEL COLOR: XX	6	FIBER CEMENT BD (SHINGLE) B.O.D.: HARDIESHINGLE COLOR: XX	9	STANDING SEAM METAL CANOPY B.O.D.: COLOR: LIGHT GREY	12	BALCONY GUARDRAILS COLOR: DARK GREY		



1 BUILDING II - FRONT & REAR ELEVATIONS

SCALE: 1/8" = 1'-0"



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404 S. WELLS STREET  
SUITE # 400  
CHICAGO, IL 60607  
CONTACT: DIANE OLIMSTEAD  
TEL: 734.216.2577

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STRUCTURAL ENGINEER:  
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## SOLACE APARTMENTS

SITE DEVELOPMENT  
PLAN

DATE: 11/19/2020  
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PREPARED BY: PREPARED BY

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DATE: BY: DESCRIPTION:

### TYPE II BUILDING - EXTERIOR FINISHES

A3.11  
24 OF 28





2 BUILDING III - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY									
NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL
1	STONE PANEL SIDING & SILL B.O.D.: VERSETTA STONE COLOR: xxx	4	FIBER CEMENT BD SIDING (B.O.D.: HARDIE REVEAL PANEL SYSTEM COLOR: XX	7	EIFS BAND COLOR: XX	10	MTL GUTTER & DOWNSPOUT COLOR: DARK GREY	13	PVC FASCIA TRIM BOARD COLOR: XX
2	FIBER CEMENT BD (LAP SIDING) B.O.D.: HARDIEPLANK COLOR: XX	5	FIBER CEMENT BD (TRIM) B.O.D.: HARDIETRIM COLOR: XX	8	ROOF BRACKETS B.O.D.: PRE-FABRICATED COLOR: DARK GREY	11	PRE-FINISHED MTL TRIM @ FLASHING COLOR: XX		
3	FIBER CEMENT BD (VERTICAL SIDING) B.O.D.: HARDIEPANEL COLOR: XX	6	FIBER CEMENT BD (SHINGLE) B.O.D.: HARDIESHINGLE COLOR: XX	9	STANDING SEAM METAL CANOPY B.O.D.: COLOR: LIGHT GREY	12	BALCONY GUARDRAILS COLOR: DARK GREY		



1 BUILDING III - FRONT & REAR ELEVATIONS

SCALE: 1/8" = 1'-0"

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Architecture  
Urban Design

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SOLACE  
APARTMENTS

SITE DEVELOPMENT  
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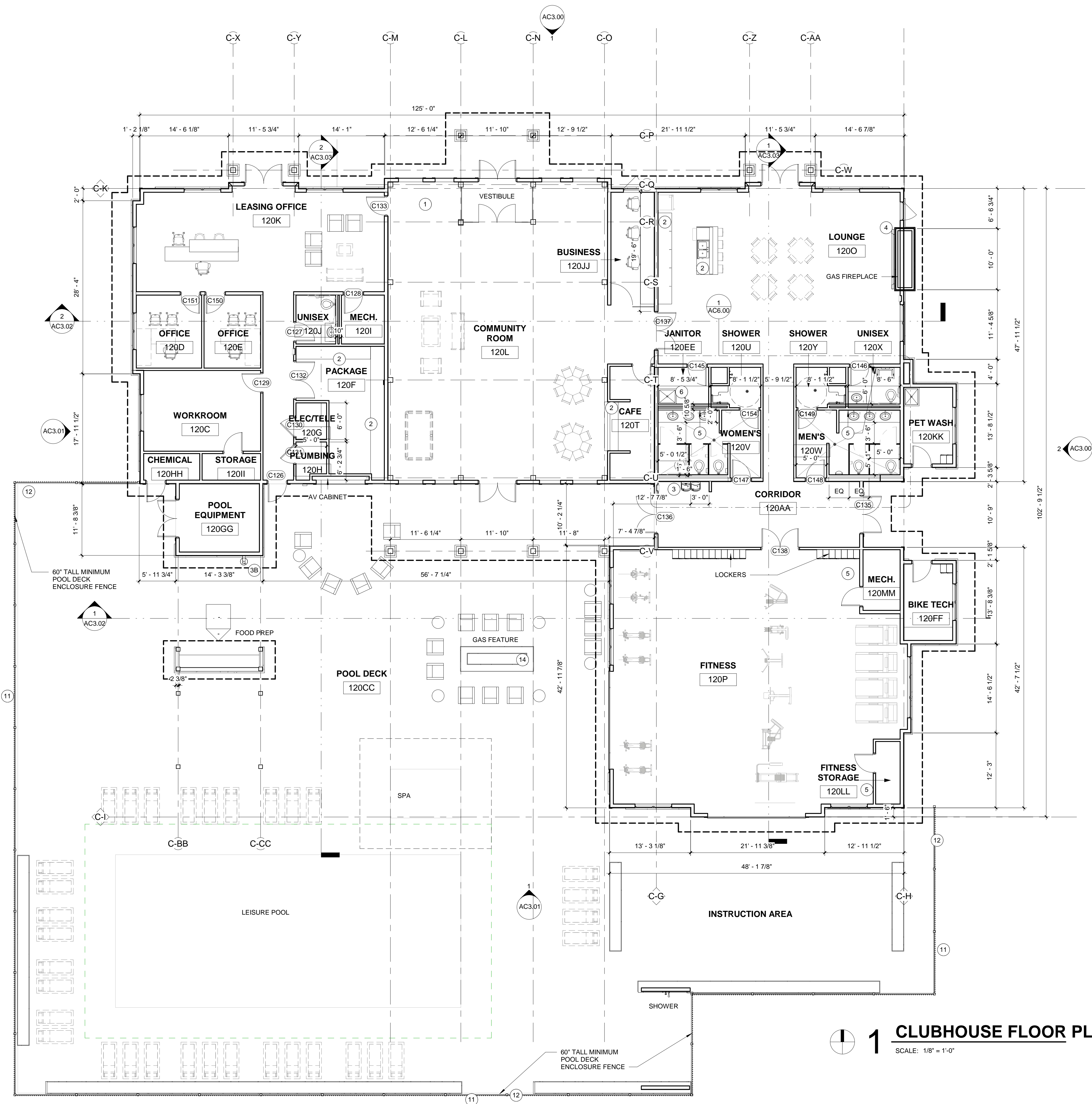
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ISSUE TYPE		
DATE:	BY:	DESCRIPTION:

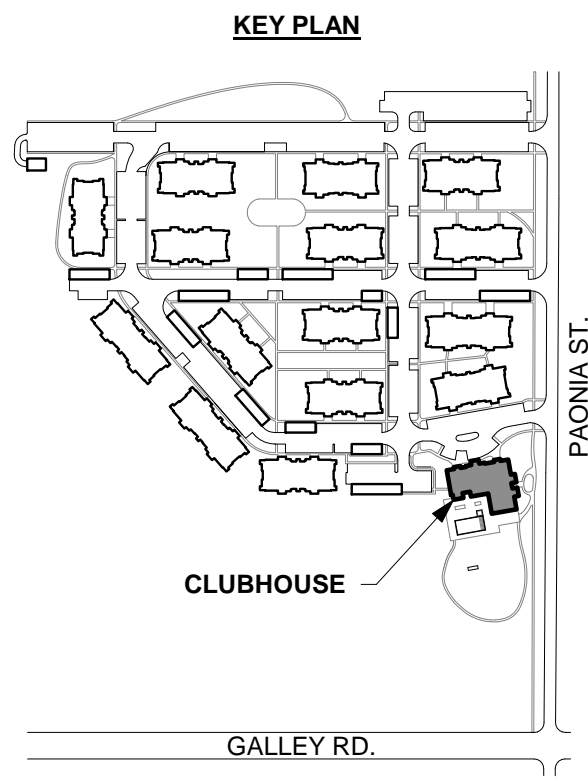
TYPE III BUILDING -  
EXTERIOR FINISHES

A3.12  
25 OF 28





1 CLUBHOUSE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



- FLOOR PLAN GENERAL NOTES**
- A. EXTERIOR DIMS ARE TO FACE OF WALL OR CENTERLINE OF DEMISING WALL, U.N.O.
  - B. SEE A3 SHEETS FOR DOOR & WINDOW INFORMATION.
  - C. ALL FLOOR/WALL PENETRATIONS TO BE FIRE STOPPED W/ AN APPROVED UL LISTED SYSTEM WHICH RATING IS EQUIVALENT OR HIGHER TO THAT OF THE FLOOR/WALL ASSEMBLY IT PASSES THROUGH.
  - D. SEE A6 SHEETS FOR UNIT INFORMATION INCLUDING WINDOW DIMENSIONS.

- AC1.00 KEYNOTES**
- 1 CONCRETE SLAB-ON-GRADE WITH STAMPED FINISH. REFER TO STRUCTURAL DWGS., TYP.
  - 2 SOLID SURFACE COUNTERTOP AT 34" A.F.F.
  - 3 HI-LOW DRINKING FOUNTAIN.
  - 3B WALL-MOUNTED DRINKING FOUNTAIN.
  - 4 LINEAR ELECTRIC FIREPLACE - B.O.D. MODERN FLAMES LANDSCAPE FULLVIEW LFV2-120/12-SH FIREPLACE.
  - 5 FRAMELESS, WALL-MOUNTED, FILM-BACKED MIRRORS.
  - 6 36 X 48 S.S. WASH BASIN W/ ADJUSTABLE LEGS AND CUTOFF FOR HOT/COLD WATER ATTACHMENT.
  - 7 EXTERIOR HOSEBIB / SILLCOCK
  - 8 CONDENSING UNITS. SEE MECHANICAL DWGS.
  - 9 EMERGENCY TELEPHONE
  - 10 SWIMMING POOL AND SPA TRANSFORMER. SEE ELEC. AND POOL DWGS.
  - 11 5'-0" HIGH DECORATIVE METAL FENCE
  - 12 POOL DECK ENTRANCE GATE : SELF-CLOSING & SELF-LATCHING 5'-0" HIGH METAL GATE
  - 13 STORM DRAIN PER CIVIL
  - 14 EXTERIOR GAS FEATURE

**POOL DECK LIGHTING LEVEL**

REQUIRED: (X) LUMENS / (Y) WATTS PER SF

DECK AREA = X,XXX SF

**LM / WATTS REQUIRED =**  
(XX,XXX) LM / (Y,YYY) W

**TYPE L2 (MODEL) :** QTY (4)  
(X,XXX)K: (XX,XXX) LM / (YY) W EACH  
TOTAL = (XX,XXX) LM / (YYY) W

**TYPE L4 (MODEL) :** QTY (4)  
(X,XXX)K: (XX,XXX) LM / (YY) W EACH  
TOTAL = (XX,XXX) LM / (YYY) W

**LM / WATTS PROVIDED =**  
(XX,XXX) LM / (YYY) W

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**SOLACE APARTMENTS**

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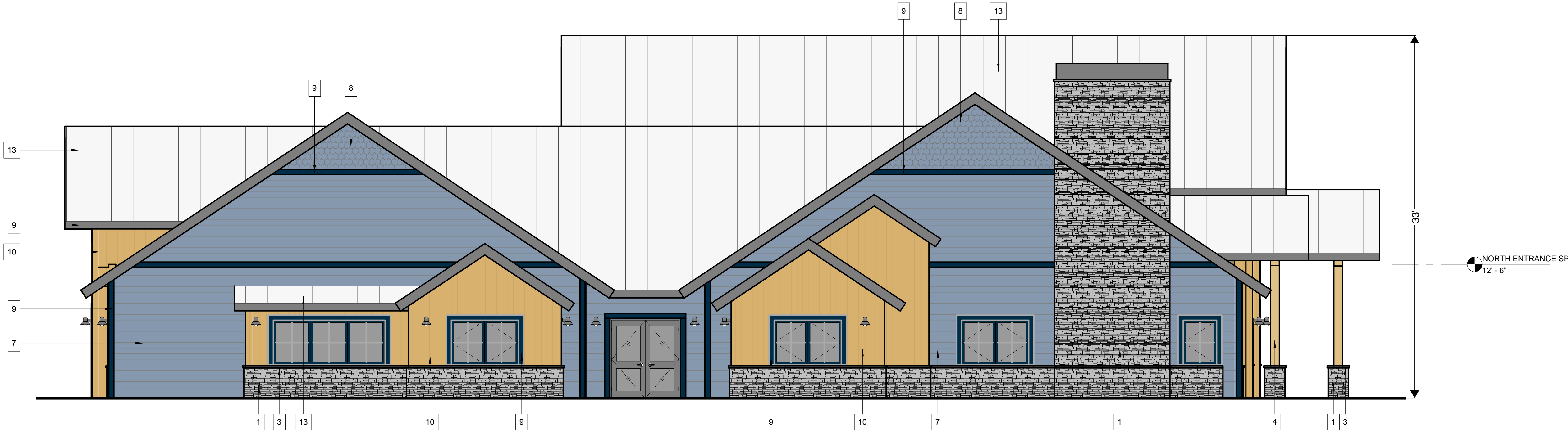
DATE	BY	DESCRIPTION

**CLUBHOUSE - FLOOR PLAN**

**AC1.00**  
26 OF 28



EXTERIOR FINISH KEY											
NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL
1	STONE SIDING B.O.D.: BORAL VERSETTA STONE COLOR: LEDGESTONE SAND	4	PREFINISHED HEAVY TIMBER/ENGINEERED TIMBER	7	FIBER CEMENT. LAP SIDING COLOR #1: (BLUE)	10	FIBER CEMENT BD. & BATTEN COLOR #2: (NATURAL)	13	STANDING SEAM METAL	16	STEEL GATES COLOR: DARK BRONZE
2	CAST STONE PIER AND WALL CAPS COLOR: TBD	5	NOT USED	8	FIBER CEMENT. SCALLOPED SIDING COLOR #1: (BLUE)	11	FIBER CEMENT TRIM BOARD	14	PREFINISHED MTL. GUTTER & DOWNSPOUT COLOR: GALVANIZED	17	
3	PRE-CAST SILL B.O.D.: BORAL VERSETTA STONE SILL COLOR: SAND	6	NOT USED	9	FIBER CEMENT TRIM BOARD COLOR #1 (BLUE)	12	NOT USED	15		18	



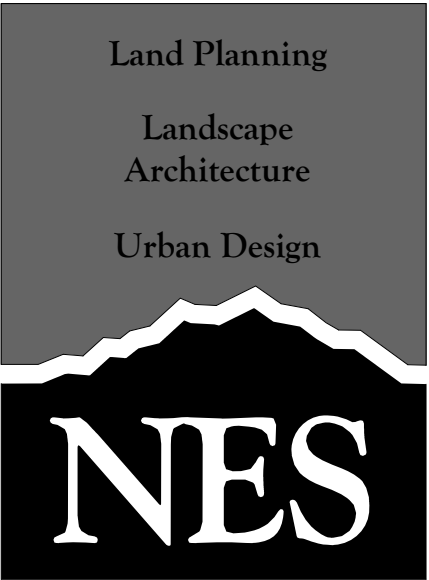
2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



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**CLUBHOUSE - OVERALL  
ELEVATIONS**

**AC3.00**  
27 OF 28



EXTERIOR FINISH KEY											
NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL
1	STONE SIDING B.O.D.: BORAL VERSETTA STONE COLOR: LEDGESTONE SAND	4	PREFINISHED HEAVY TIMBER/ENGINEERED TIMBER	7	FIBER CEMENT. LAP SIDING COLOR #1: (BLUE)	10	FIBER CEMENT BD. & BATTEN COLOR #2: (NATURAL)	13	STANDING SEAM METAL	16	STEEL GATES COLOR: DARK BRONZE
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3	PRE-CAST SILL B.O.D.: BORAL VERSETTA STONE SILL COLOR: SAND	6	NOT USED	9	FIBER CEMENT TRIM BOARD COLOR #1 (BLUE)	12	NOT USED	15		18	



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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CLUBHOUSE - OVERALL  
ELEVATIONS

AC3.01  
28 OF 28