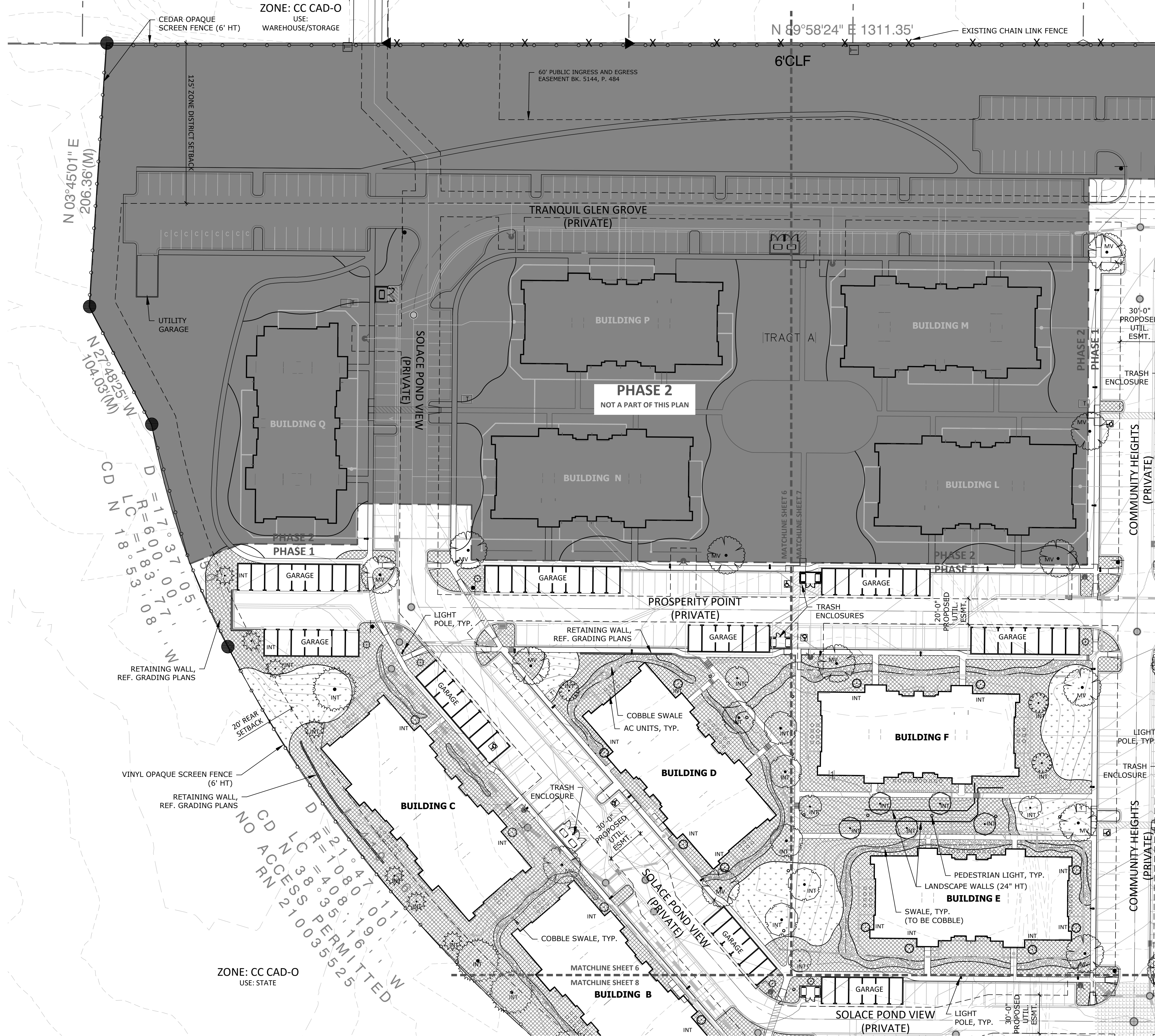


# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

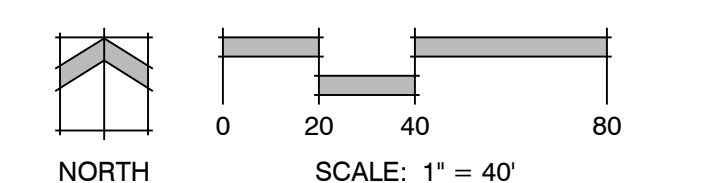
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.



### 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 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 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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### 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

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# 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.,  
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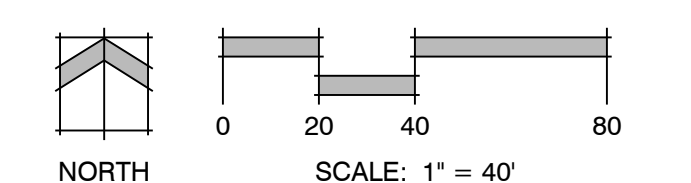
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### GROUND COVER LEGEND

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Road base/Breeze on Pea Gravel substrate

SEE SHEET 9 FOR PLANT SCHEDULE  
AND LANDSCAPE NOTES



## 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

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# 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.

Land Planning  
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Architecture  
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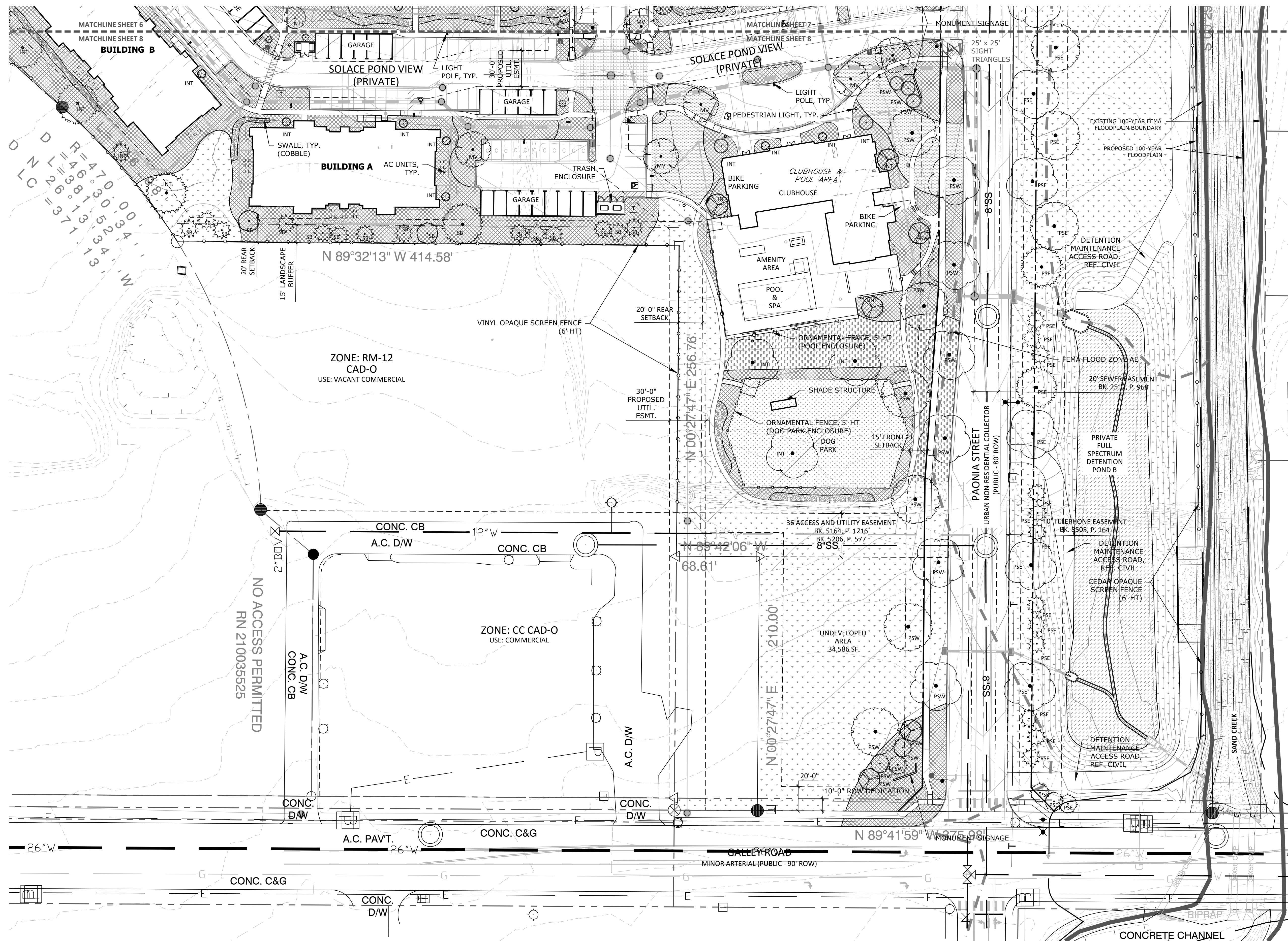


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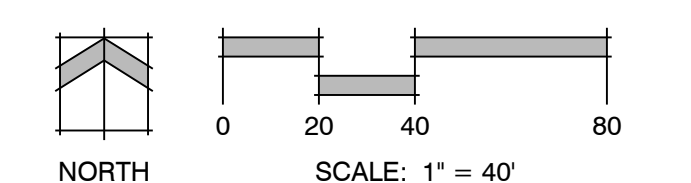
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SOLACE OF  
COLORADO SPRINGS  
SITE DEVELOPMENT  
PLAN  
EL PASO COUNTY, CO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

8  
8 OF 28

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# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

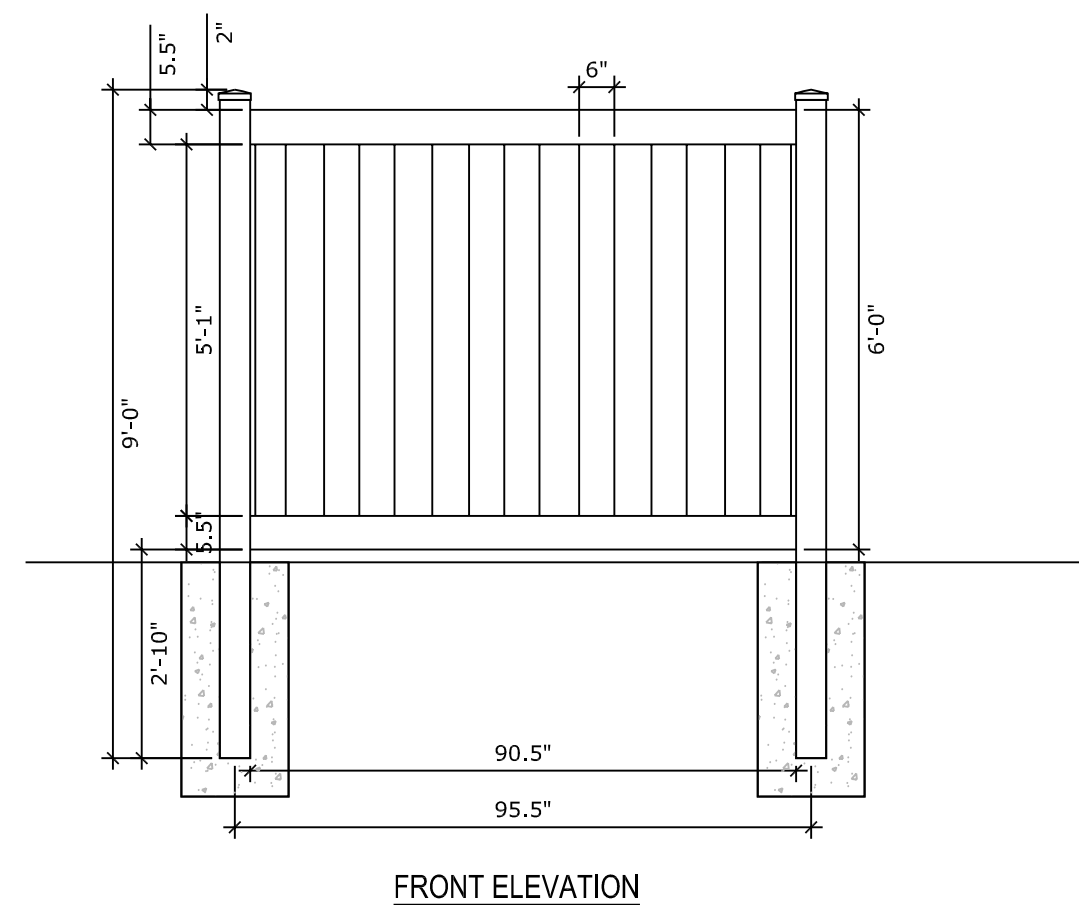
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

### LANDSCAPE NOTES

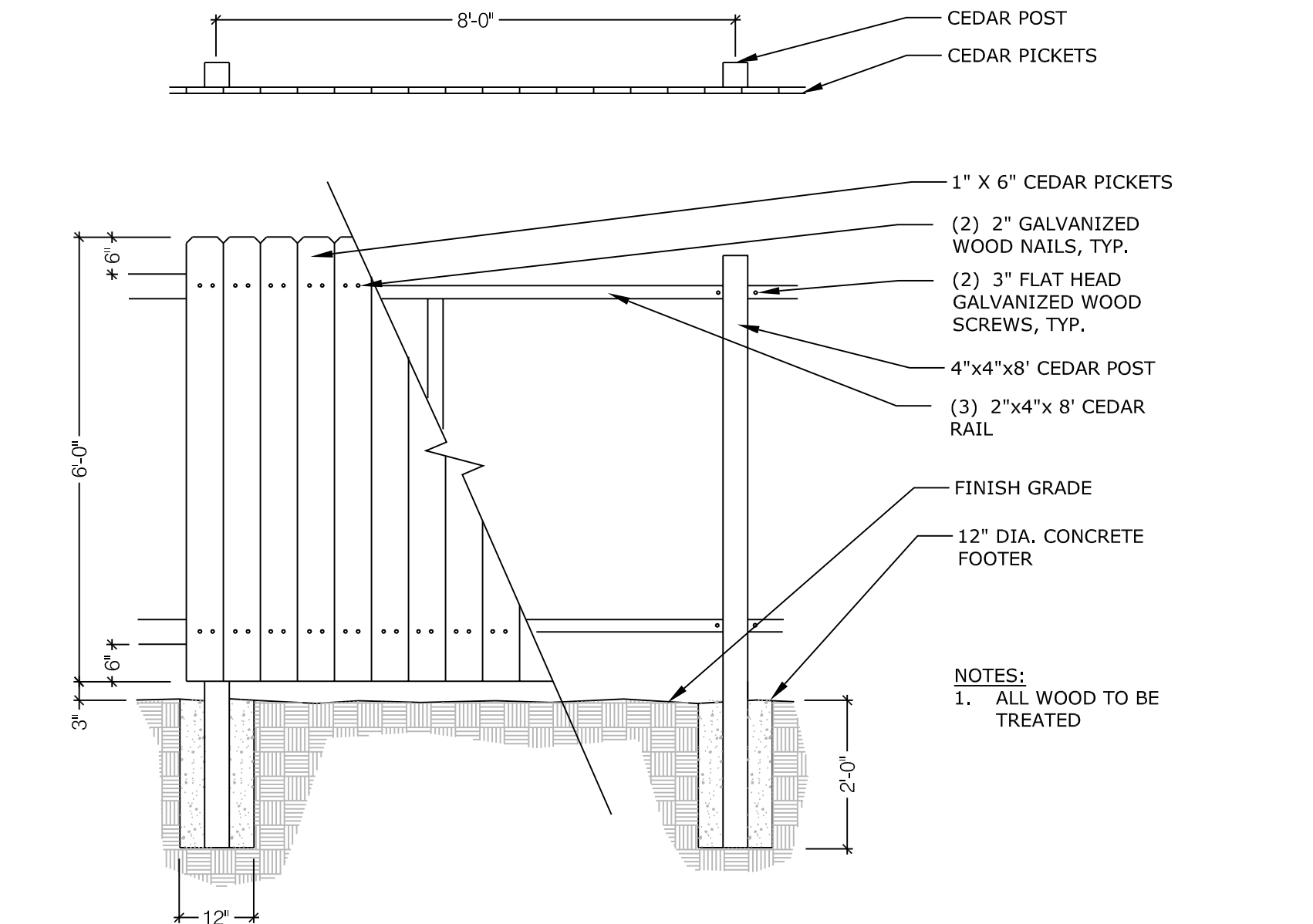
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR BERMING AND GRADES REFER TO GRADING PLAN SHEETS. RETAINING WALLS OVER 32" HEIGHTS TO BE SPECIFIED BY CIVIL ENGINEER.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 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.



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

### GROUND COVER LEGEND

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- DOG BASE**  
Road base/Breeze on Pea Gravel substrate

### SITE DATA

Tax ID Number: 540720052  
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

### 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 'Impcoke' / 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

### LANDSCAPE REQUIREMENTS

#### Roadway Setbacks

See Code Section 6.2.2.B.1

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

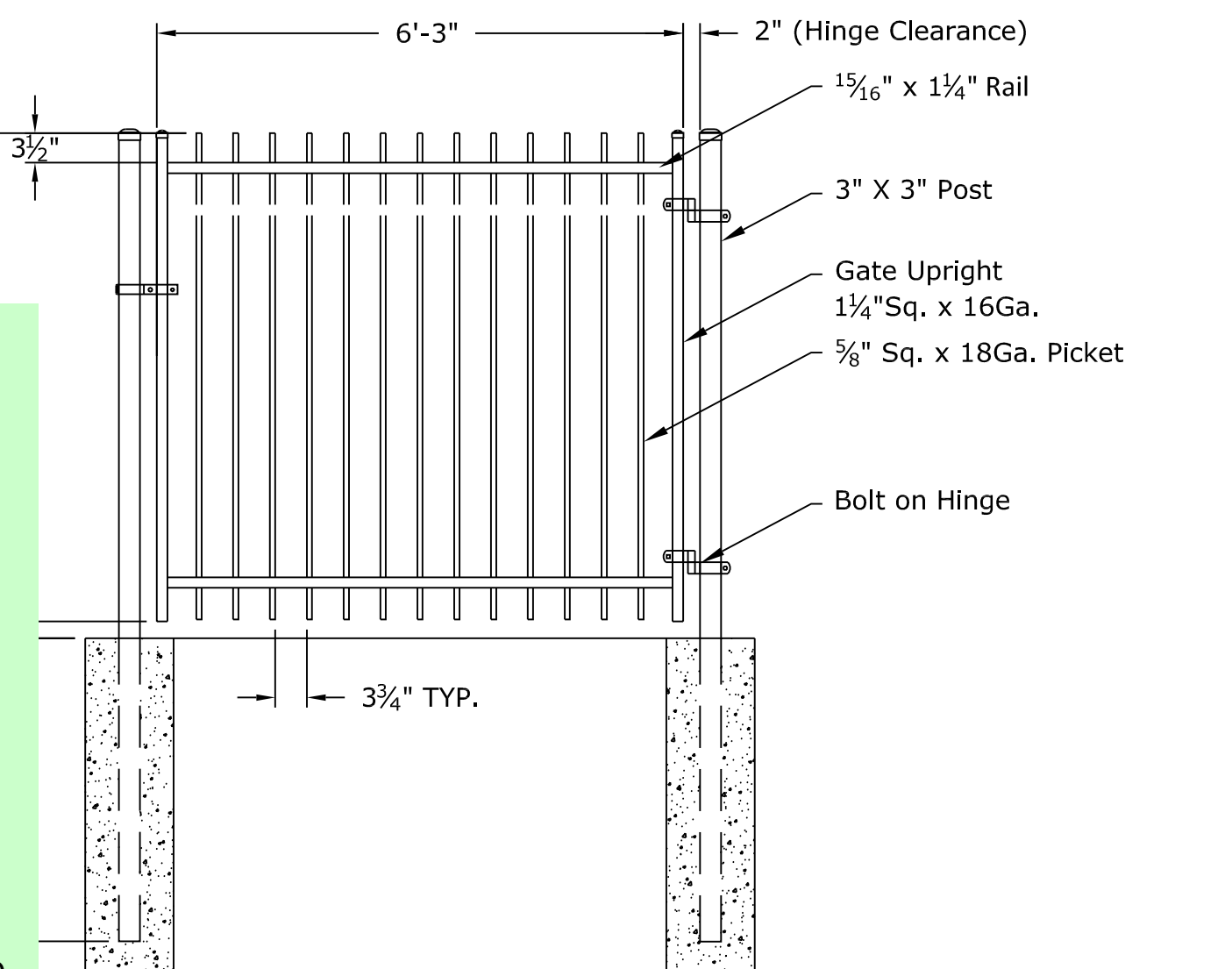
  

6' Opaque Structure exterior boundary	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
	SB	75% / 75%

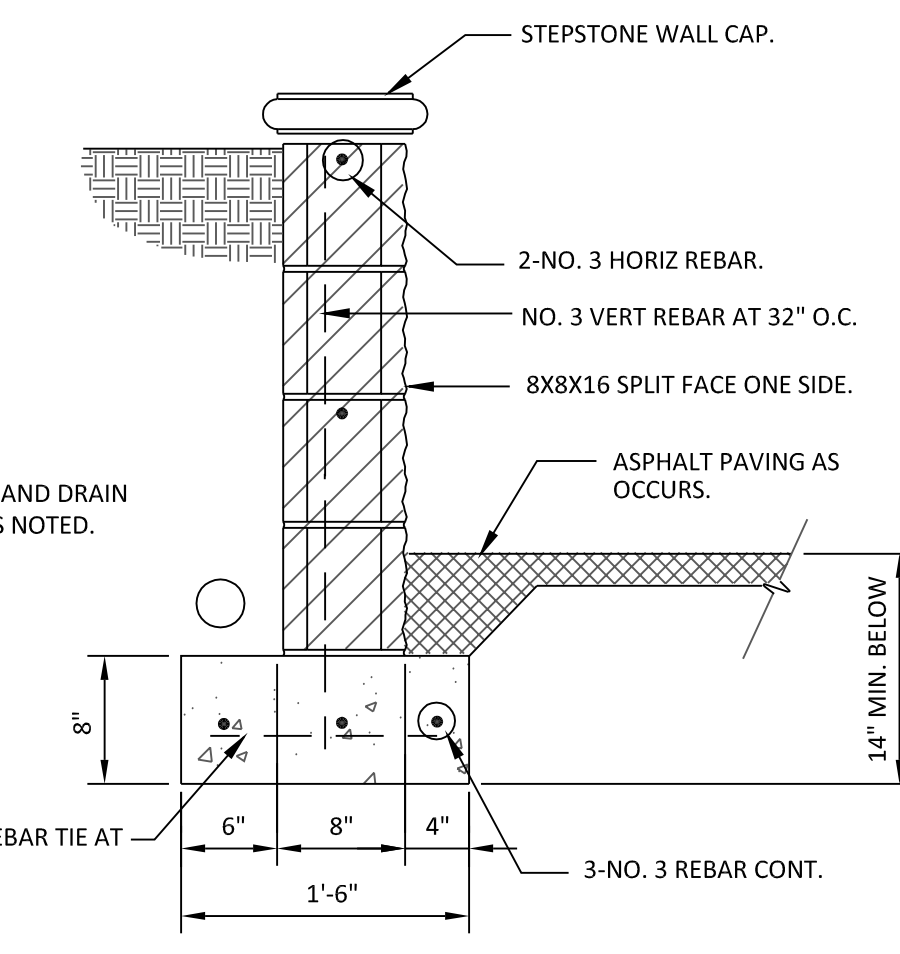
\* Internal Landscaping Requirement only applied to Multifamily component of the development (Property on west side of Paonia - Excludes ROW dedication and area labeled 'UnDeveloped Area')  
\*\* Relief of 25% requested.

Letter of Intent references 25% relief of Ground Cover requirement, not internal landscape's tree requirement.

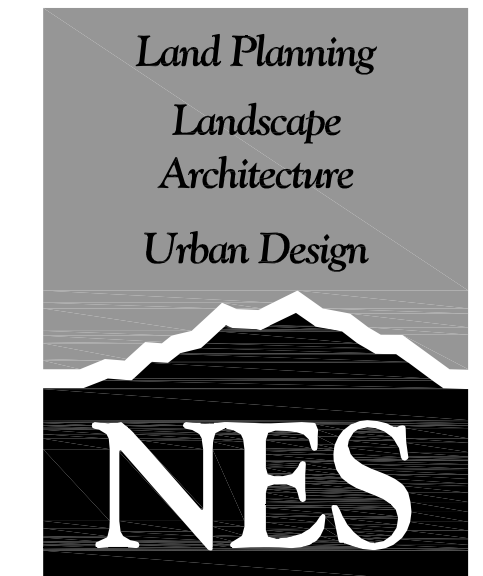
Internal tree requirement (and Roadway?) not satisfied by trees nor shrub substitute as noted in Letter of Intent. Please add trees/shrubs to meet requirement, or revise Letter of Intent to include and justify this as part of your alternative landscape plan.



MENTAL METAL FENCE



4 SPLIT FACE RETAINING WALL, 32" MAX  
1" = 1'-0" FX-SHMAS-13



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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 NOTES & DETAILS

9

9 OF 28

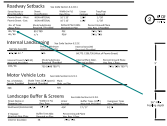
SP-20-001

# Landscape Plans\_V1.pdf Markup Summary

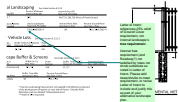
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## Sophie Kiepe (3)

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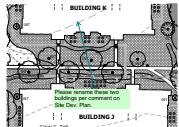
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**Subject:** Architect  
**Page Label:** 4  
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**Subject:** Architect  
**Page Label:** [1] LS PLAN (7)  
**Author:** Sophie Kiepe  
**Date:** 1/11/2021 11:17:09 AM  
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**Color:** ■  
**Layer:**  
**Space:**

Please rename these two buildings per comment on Site Dev. Plan.