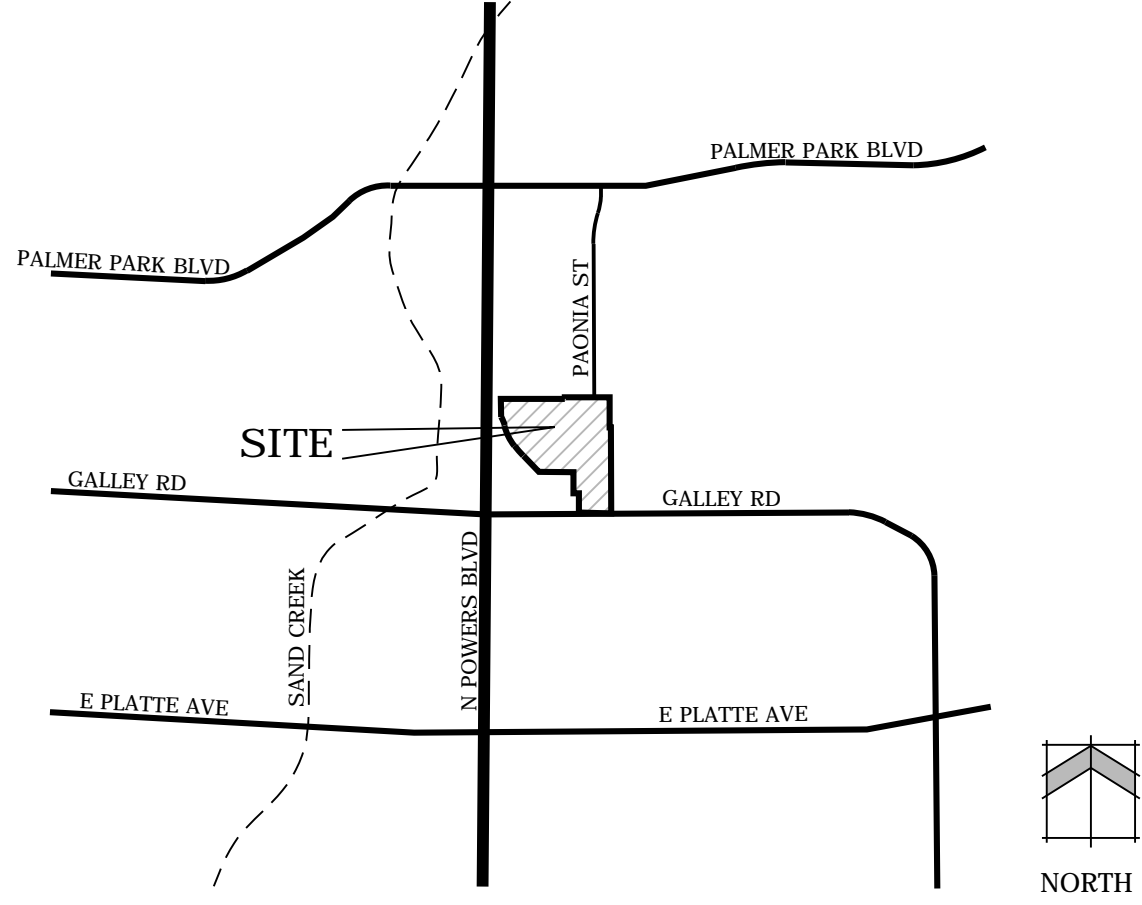


VICINITY MAP



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.
- NORTHWESTING 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 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 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 \$109,278 IN REGIONAL PARK FEES, \$69,030 IN URBAN PARK FEES, AND \$34,884 IN SCHOOL DISTRICT 11 FEES.
- A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR WORK IN THE SFHA. A CLOM/LORM OR NON-RESE/LORM IS REQUIRED FOR MODIFICATION IN THE SAND CREEK CHANNEL FLOODWAY AND FLOODPLAIN. POST PROJECT LORM IS REQUIRED FOR DETENTION PONDS IN THE SFHA.
- 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.

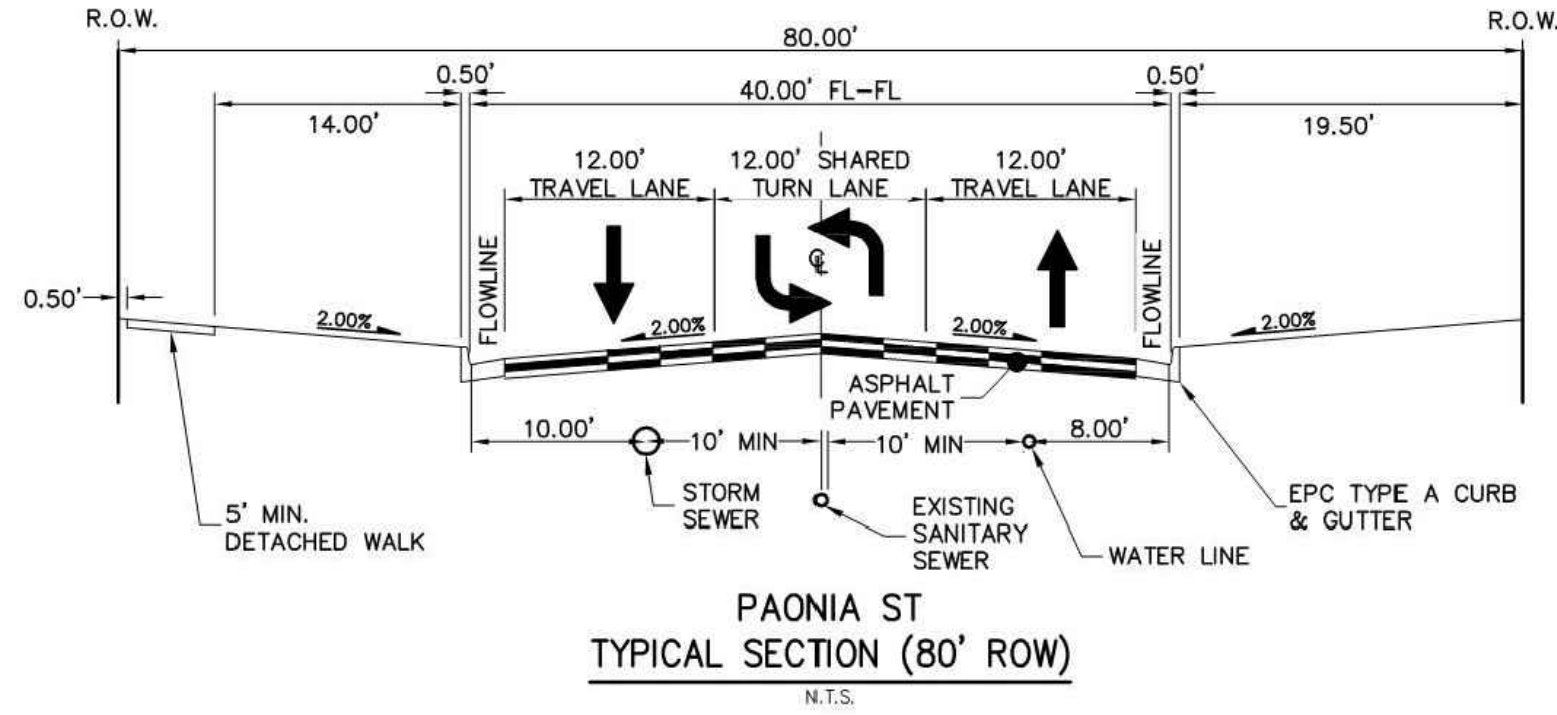
SOLACE OF COLORADO SPRINGS

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.

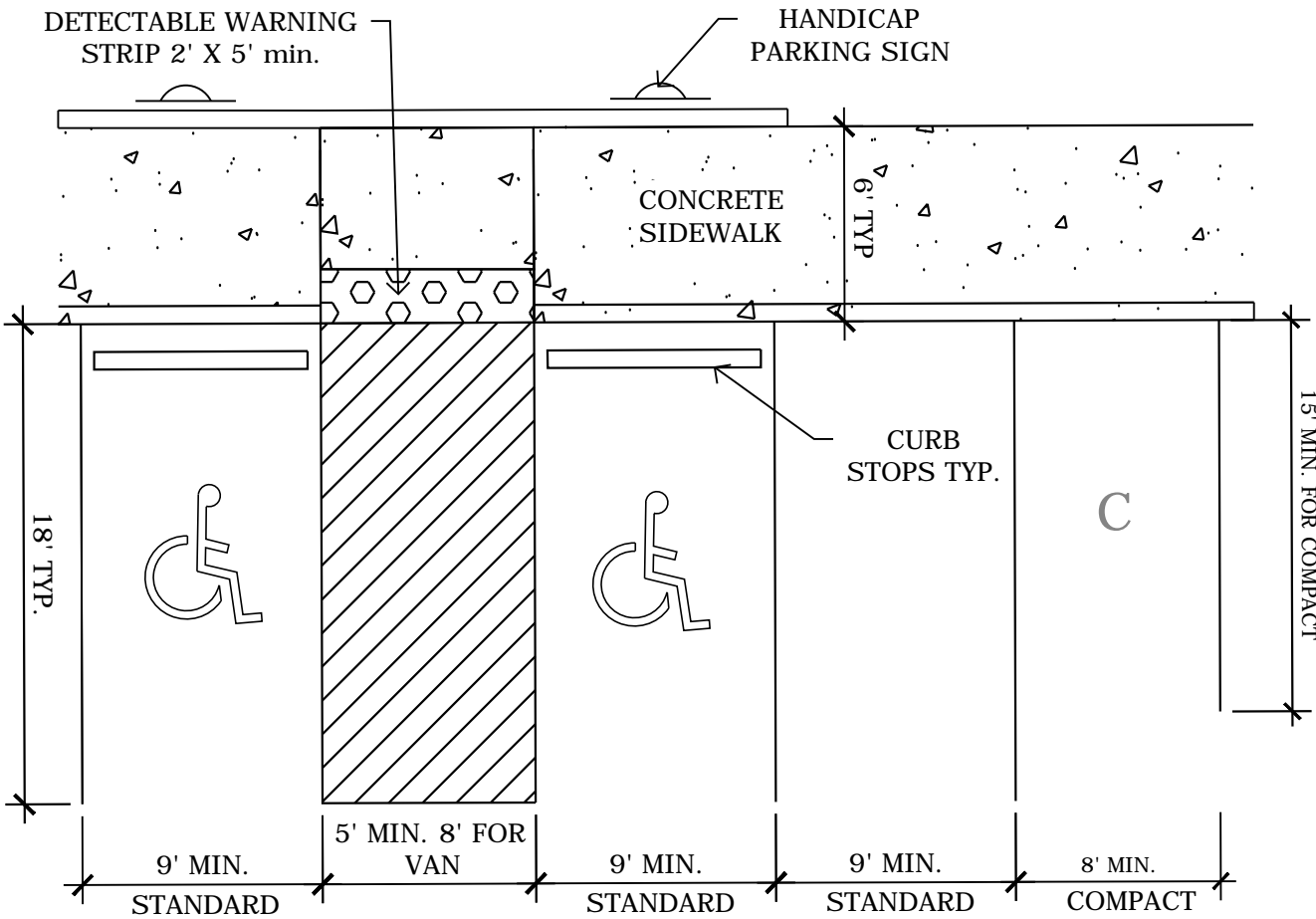
LEGAL DESCRIPTION

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 30 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON THE EASTERLY LINE OF SAID LOT 2, N00°27'47"E A DISTANCE OF 256.76 FEET, TO THE NORTHEASTERLY CORNER;
THENCE ON THE NORTHERLY LINE OF SAID LOT 2, N89°32'13"W A DISTANCE OF 414.58 FEET, TO A POINT ON THE EASTERLY LINE OF CDOT PARCEL EA-20 PROJECT C R200-142 RECORDED UNDER RECEPTION NO. 21005565, 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°24'32"W, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°54'45" AND AN ARC LENGTH OF 140.94 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 410.06 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°38'16" 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. 20509482;
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. 212600123, N89°58'24"E A DISTANCE OF 1311.67 FEET, TO A POINT ON THE WESTERLY LINE OF CIMMARON INDUSTRIAL NO. 2 RECORDED IN PLAT BOOK Y-2 AT PAGE 22;
THENCE ON SAID WESTERLY LINE AND THE WESTERLY LINE OF CIMMARON INDUSTRIAL NO. 1 RECORDED IN PLAT BOOK N-2 AT PAGE 6, S00°29'25"W A DISTANCE OF 1375.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLEY ROAD;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°42'00"W A DISTANCE OF 376.01 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5913 AT PAGE 137;
THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21538400, N00°27'47"E A DISTANCE OF 210.00 FEET;
THENCE ON THE NORTHERLY LINE OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 215138400, 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.



URBAN NON RESIDENTIAL COLLECTOR

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



SITE DATA

Owner:	Butler & Peetz LLC 6025 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 C4D-O (Resolution No. 17-118)
Site Area:	28.83 Acres
Phase 1/Lot 1 Area:	13.75 Acres
Tract B (East of Paonia):	4.70 Acres
ROW:	2.52 Acres
Phase 2/Tract A Area:	7.86 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:	37'
Garages:	16'
Phase 1 Lot Coverage:	
Lot 1:	598,950 SF
Building:	59,239 SF (9.9%)
Impervious:	135,937 SF (22.7%)
Landscape:	403,774 SF (67.4%)
Tract A (Future Phase 2):	342,382 SF
Tract B Detention:	204,732 SF
Paonia ROW:	109,771 SF
Utility Providers:	
Water/Sewer:	Cherokee Metro District
Electric/Gas:	Colorado Springs Utilities
Fire:	Cimmaron Hills Fire Protection District

BUILDING UNIT MIX

Building Type (# of buildings)	1 Bedroom	2 Bedroom	3 Bedroom	Units Per Type	Total Units
Type 1 (B)	12	12		24	120
Type 2 (B)		24		24	96
Type 3 (1)		12	6	18	18
Total Units	60	168	6		234

Parking:	Formula:	6.2.5.D
Required:	1 Bedroom:	466 (9 ADA Spaces)
	2 Bedroom:	60 Units x 1.5 Spaces = 90 Spaces
	3 Bedroom:	168 Units x 1.7 Spaces = 285.6 Spaces
	Guest Parking:	6 Units x 2 Spaces = 12 Spaces
		234 Units / 3 Spaces = 78 Spaces
Provided:	Garage Parking:	467 (12 ADA Spaces)
	Compact Parking:	99 (2 ADA Spaces)
	Standard Parking:	57
	Standard ADA Parking:	301
	ADA Van Parking:	8
		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

© 2012. All Rights Reserved.

SOLACE OF COLORADO SPRINGS

SITE DEVELOPMENT PLAN

EL PASO COUNTY, CO

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

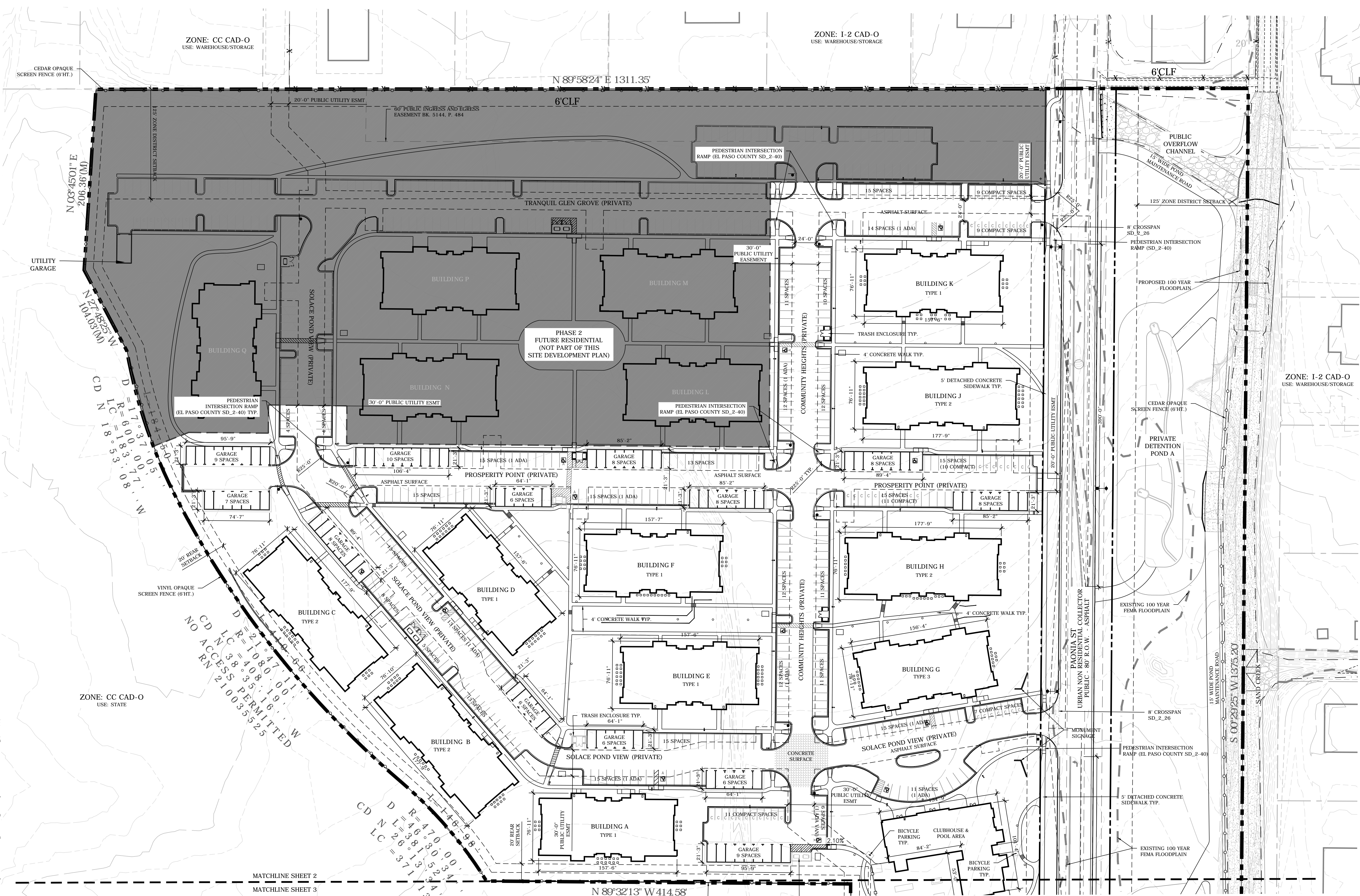
ENTITLEMENT

DATE: 3/18/2021
BY: JBS
DESCRIPTION: PER COUNTY COMMENTS

COVER

1
1 OF 28

P:\Jackson Downtown Partners Solace Apartments Site Development\Plan Drawings\Planning\Develop\Solace_SDP_Phase1.dwg (Plan2) 3/18/2021 10:10:51 AM bswenson



LEGEND

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

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012 All Rights Reserved

PLANNED LANDSCAPE ARCHITECT

IN CONFORMANCE WITH

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
3/18/2021	JBS	PER COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

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

SOLACE OF COLORADO SPRINGS

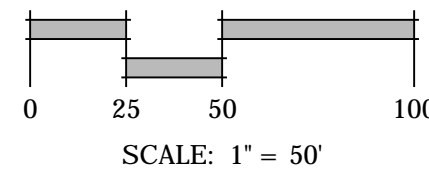
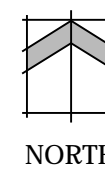
SITE DEVELOPMENT PLAN EL PASO COUNTY, CO

ENTITLEMENT

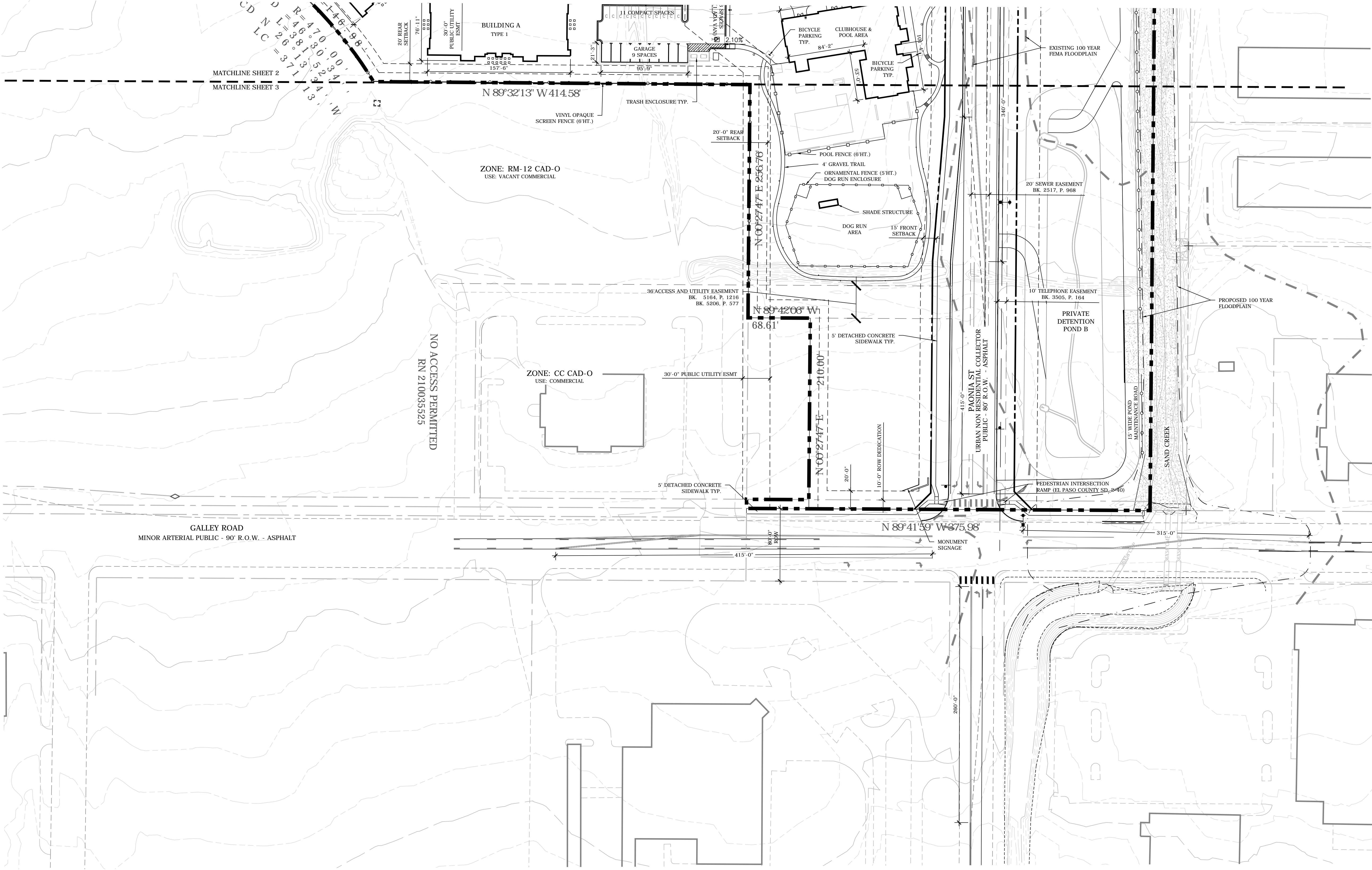
LOT 1 SITE PLAN NORTH

2

2 OF 28

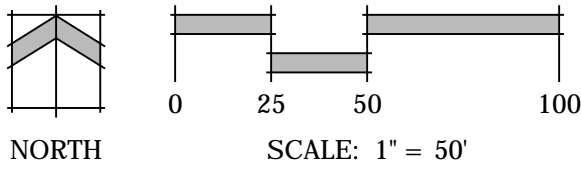


P:\Jackson Downtown Partners Solace Apartments Site Development\Plan Drawings\Planning\Develop\Solace_SDP_Phase1.dwg (Plan3) 3/18/2021 10:17:04 AM bswenson



LEGEND

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



Land Planning
Landscape
Architecture
Urban Design

NES

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
© 2012 All Rights Reserved

SOLACE OF
COLORADO SPRINGS

SITE DEVELOPMENT
PLAN
EL PASO COUNTY, CO

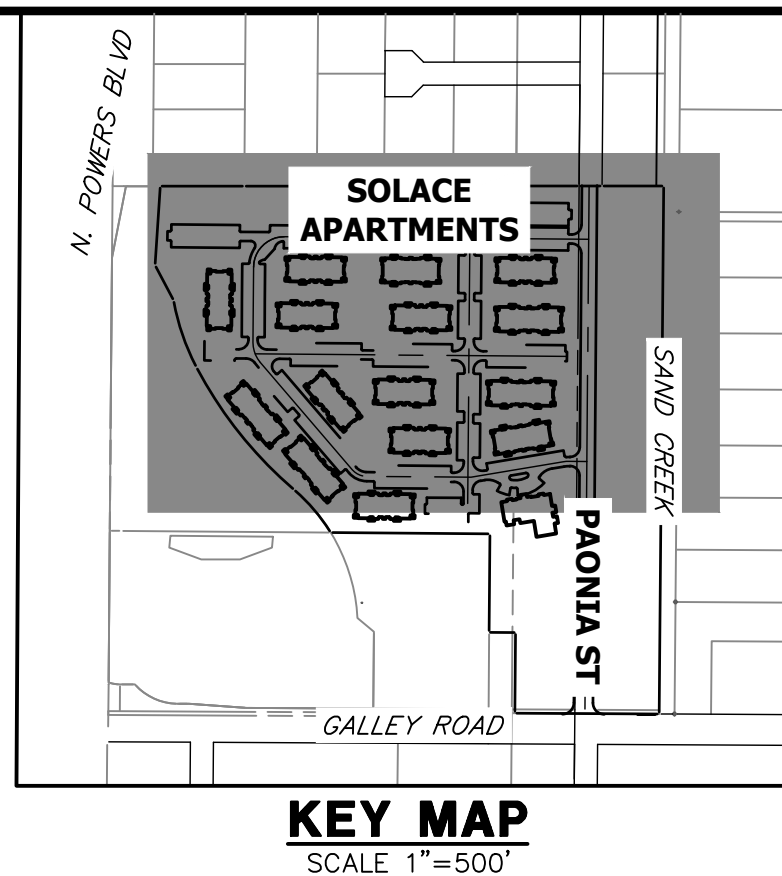
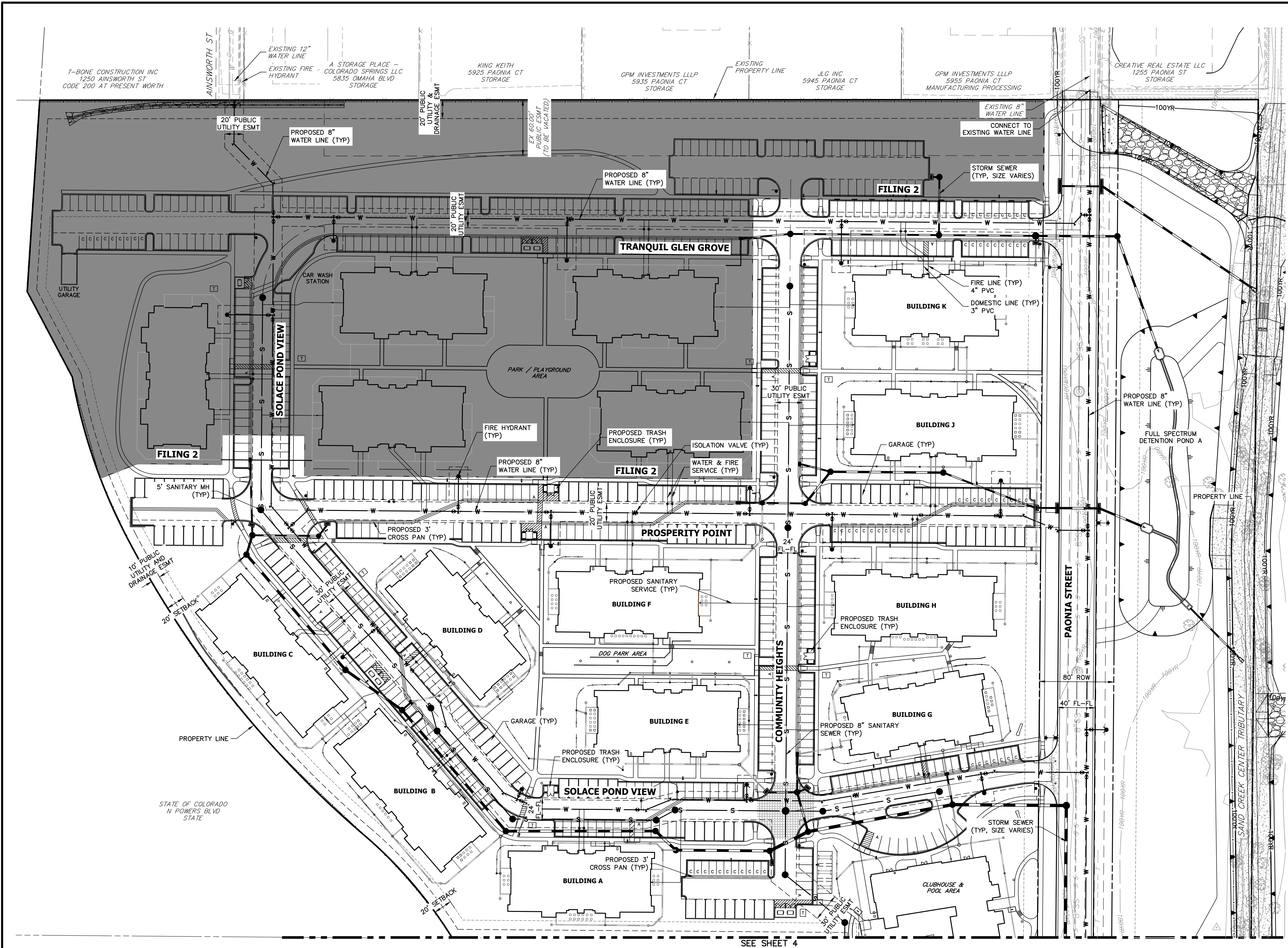
PROJECT INFO
DATE: 12-15-2020
PROJECT MGR: T. BAXTER
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE: 3/18/2021 BY: JBS DESCRIPTION: PER COUNTY COMMENTS

LOT 1 SITE PLAN
SOUTH

3
3 OF 28



50 25 0 50 100

ORIGINAL SCALE: 1" = 50'


- GENERAL NOTES:**
- 1. FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 - 2. ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

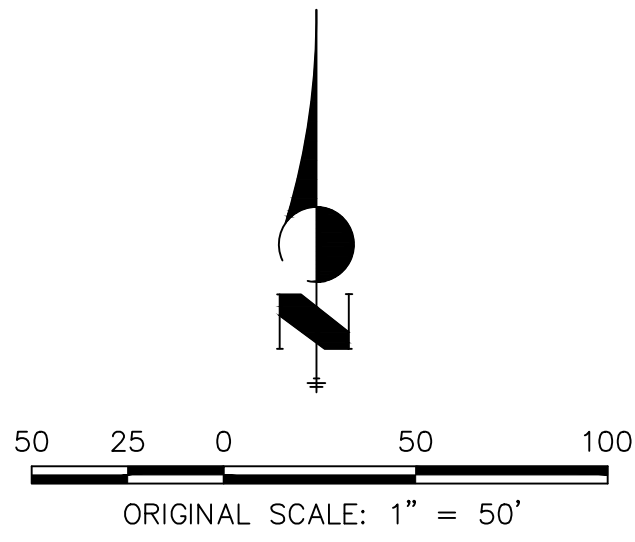
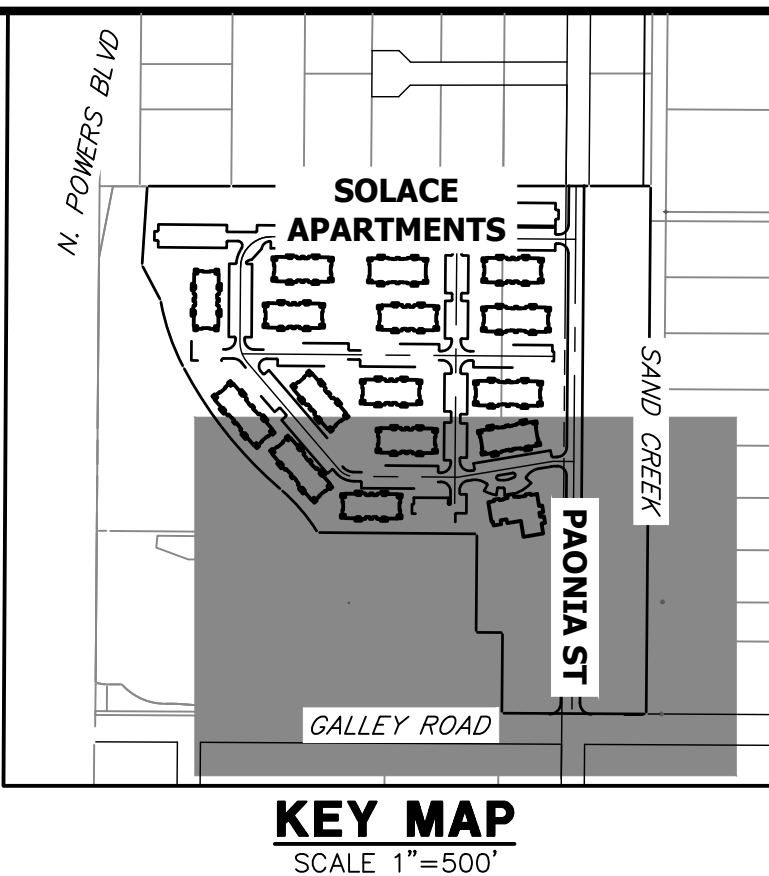
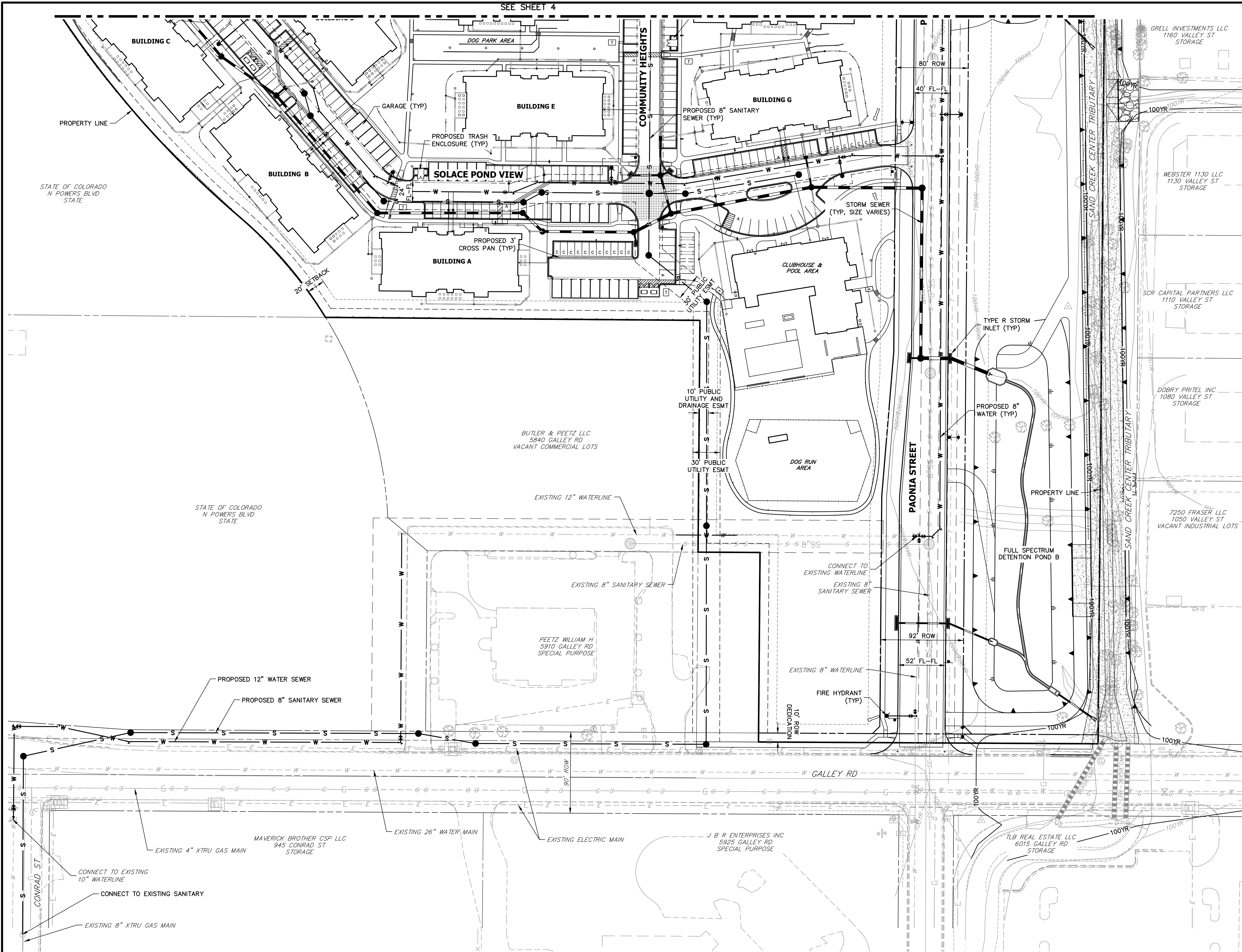
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

Mike Bramlett 32314 6/21/21

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

SHEET 4 OF 28		SOLACE AT CIMARRON HILLS — FILING NO. 1		H-SCALE 1"=50'		No.		REVISION		BY		DATE		<div>J-R ENGINEERING A Western Company</div> <div>Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</div>		<div>PREPARED FOR</div> <div>JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL 60607 OFFICE PHONE (734) 216-2577</div>		<div>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</div>	
SITE AND OVERALL UTILITY PLAN		V-SCALE N/A		03/12/21															
		DATE		DESIGNED BY JRM															
		DRAWN BY JRM																	
		CHECKED BY																	



- GENERAL NOTES:**
1. FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 2. ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

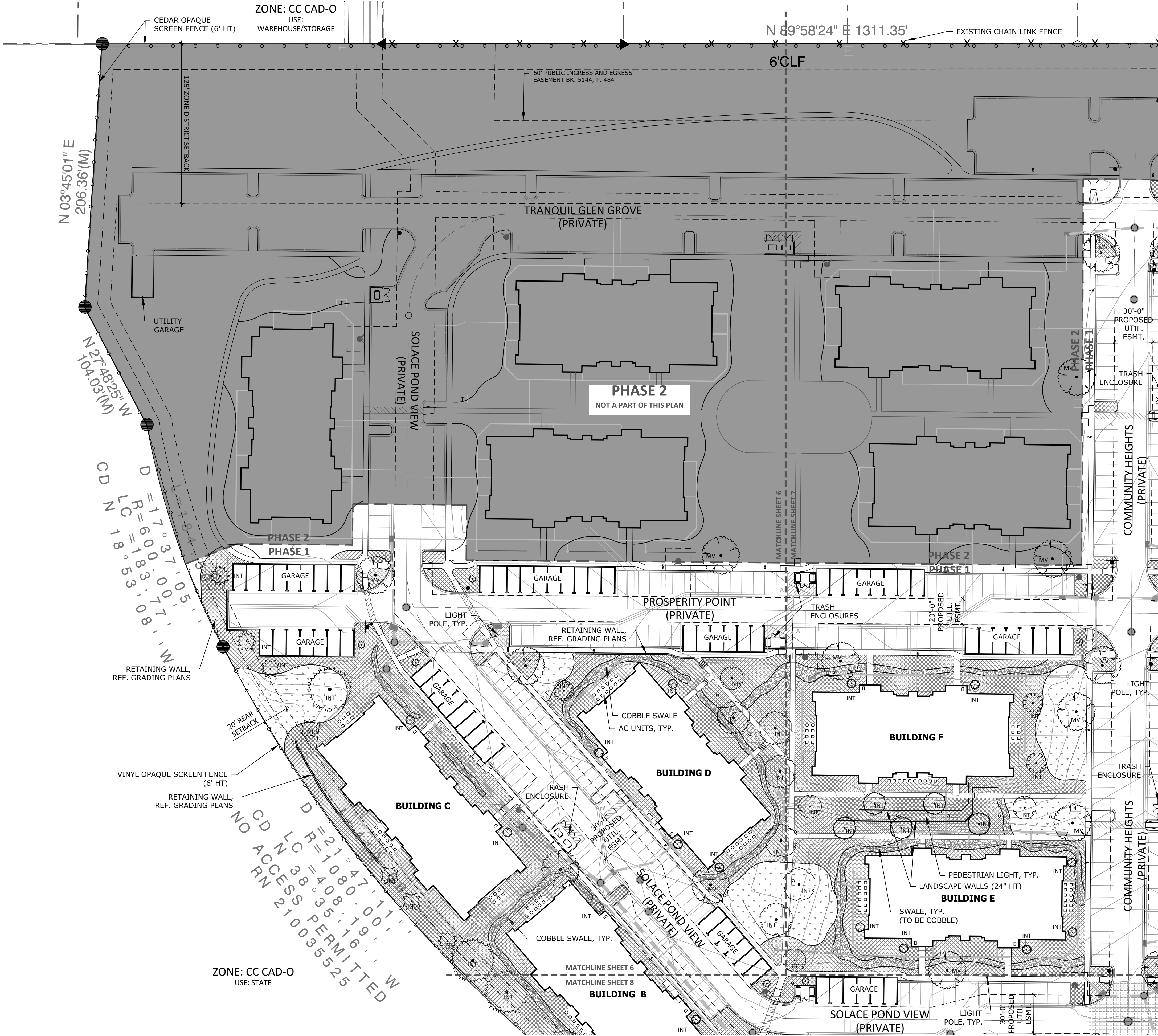


PREPARED FOR		JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577	
BY		DATE	
REVISION		DATE	
H-SCALE	1"=50'	N/A	
V-SCALE			
DATE	03/12/21	DESIGNED BY	JRM
DRAWN BY	JRM	CHECKED BY	
SOLACE AT CIMARRON HILLS — FILING NO. 1		SITE AND OVERALL UTILITY PLAN	
SHEET 5 OF 28		JOB NO. 25174.00	

SOLACE OF COLORADO SPRINGS

PHASE 1 - SITE DEVELOPMENT PLAN

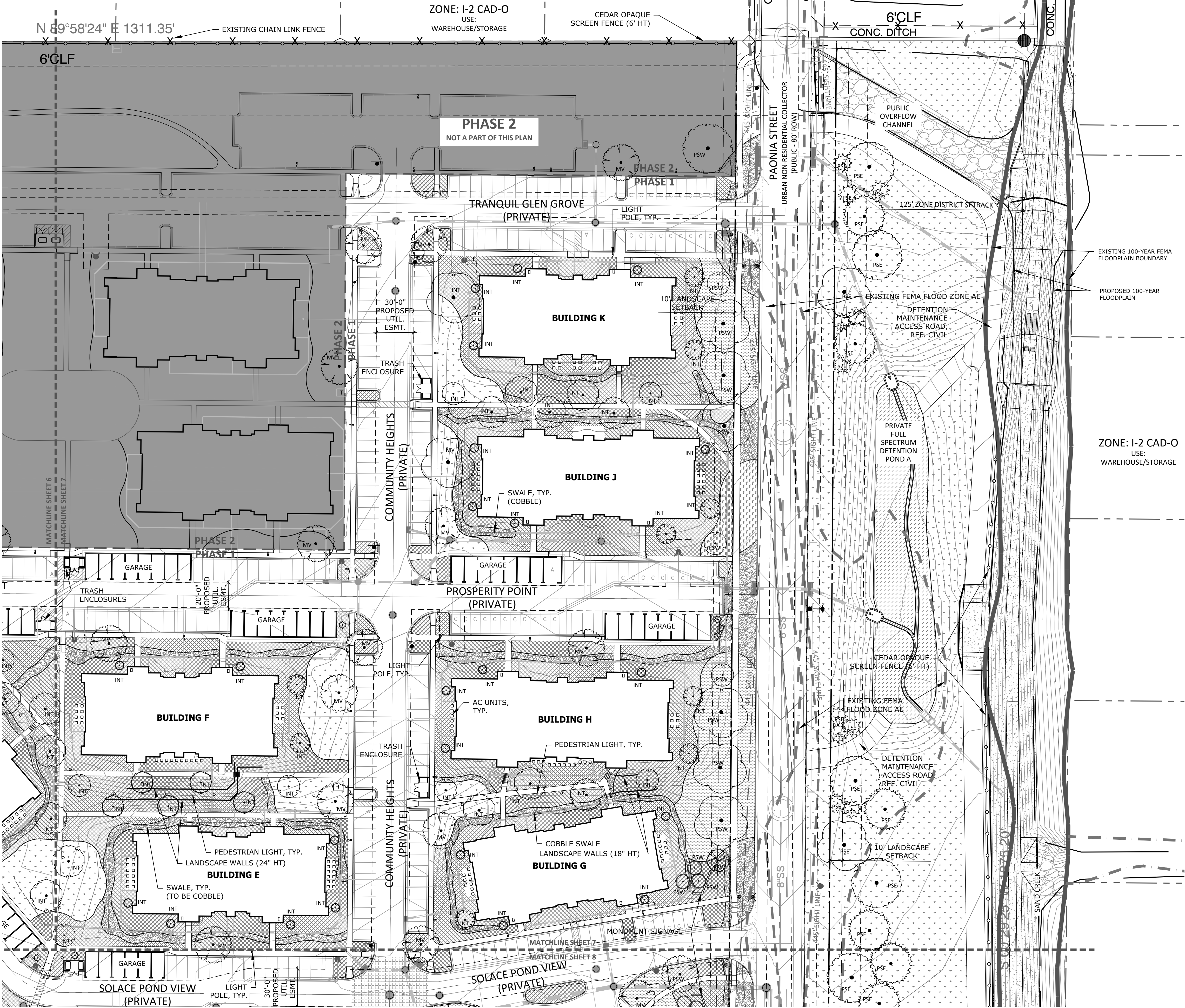
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



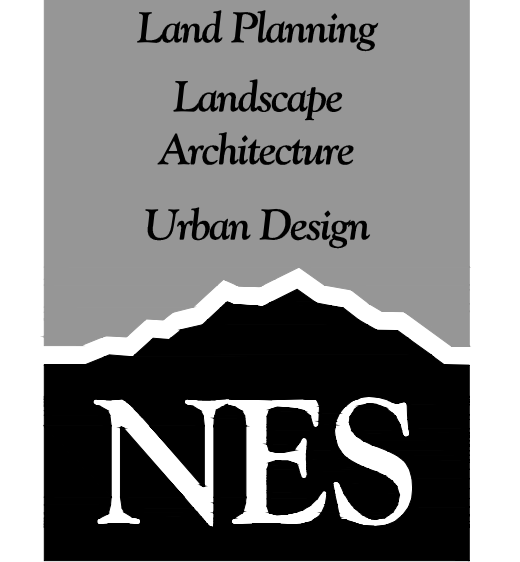
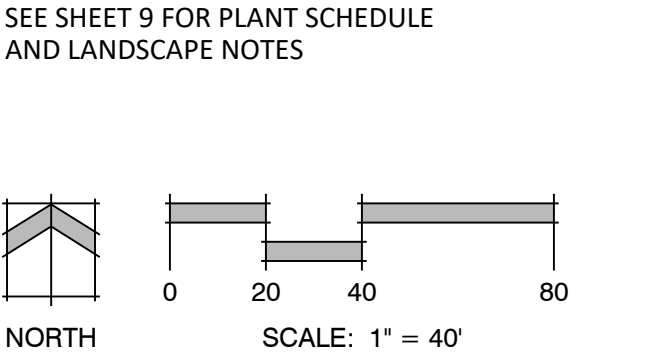
SOLACE OF COLORADO SPRINGS

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
El Paso County Low Grow Mix
 - 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
 - DOG BASE
Road base/Breeze on Pea Gravel
substrate



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

© 2012. All Rights Reserved.

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: 03-16-21 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

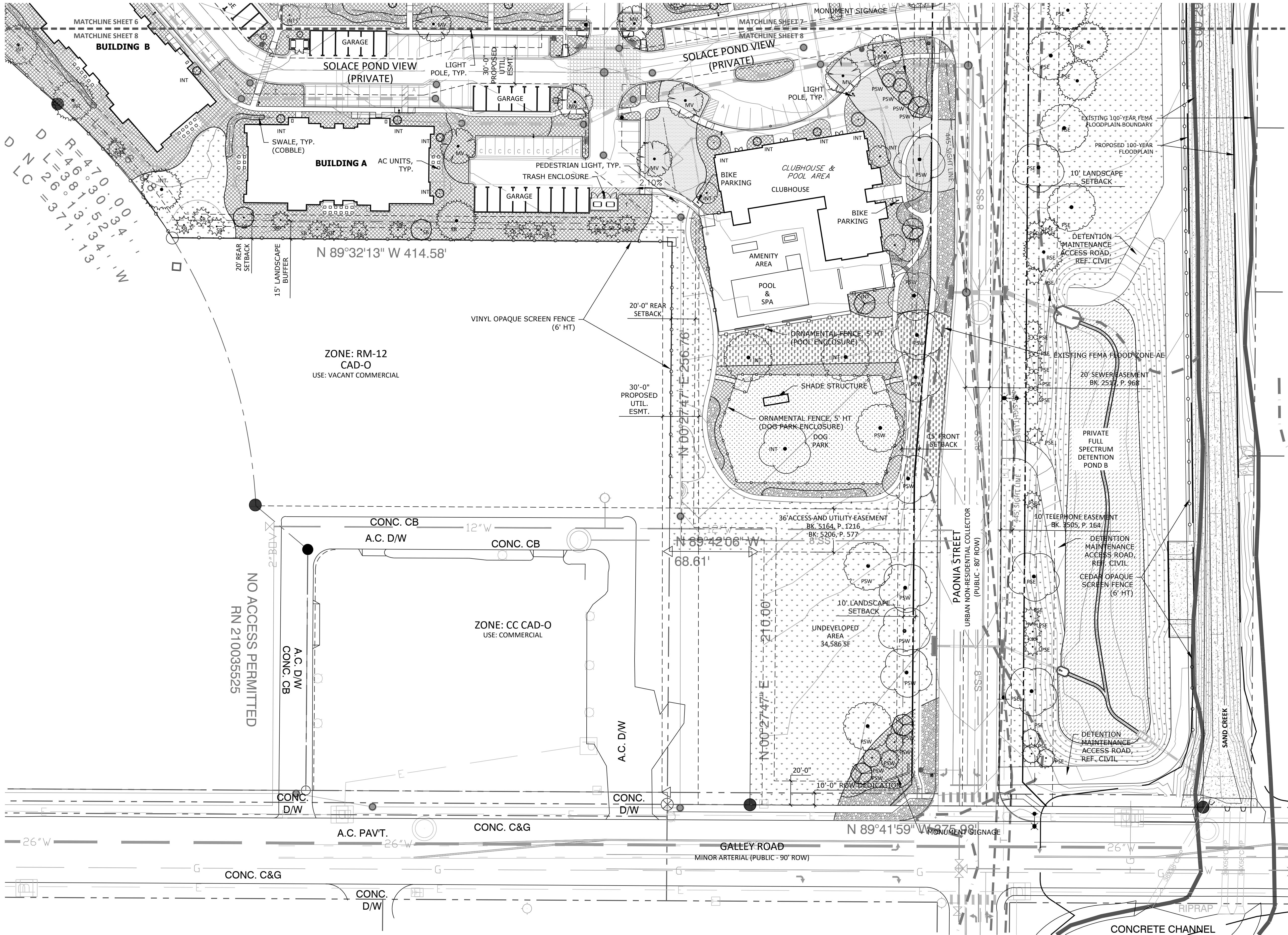
LANDSCAPE PLAN

7
7 OF 28
SP-20-001

SOLACE OF COLORADO SPRINGS

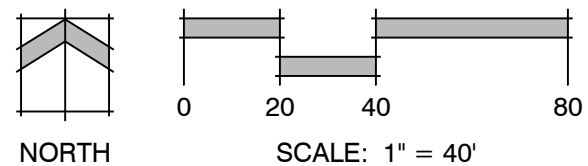
PHASE 1 - SITE DEVELOPMENT PLAN

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
El Paso County Low Grow Mix
 - 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
 - DOG 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

© 2012. All Rights Reserved.

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: 03-16-21 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

LANDSCAPE PLAN

8
8 OF 28

SP-20-001

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. / Prov.	
46 / 37	90 / 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 / 224,851 *	
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

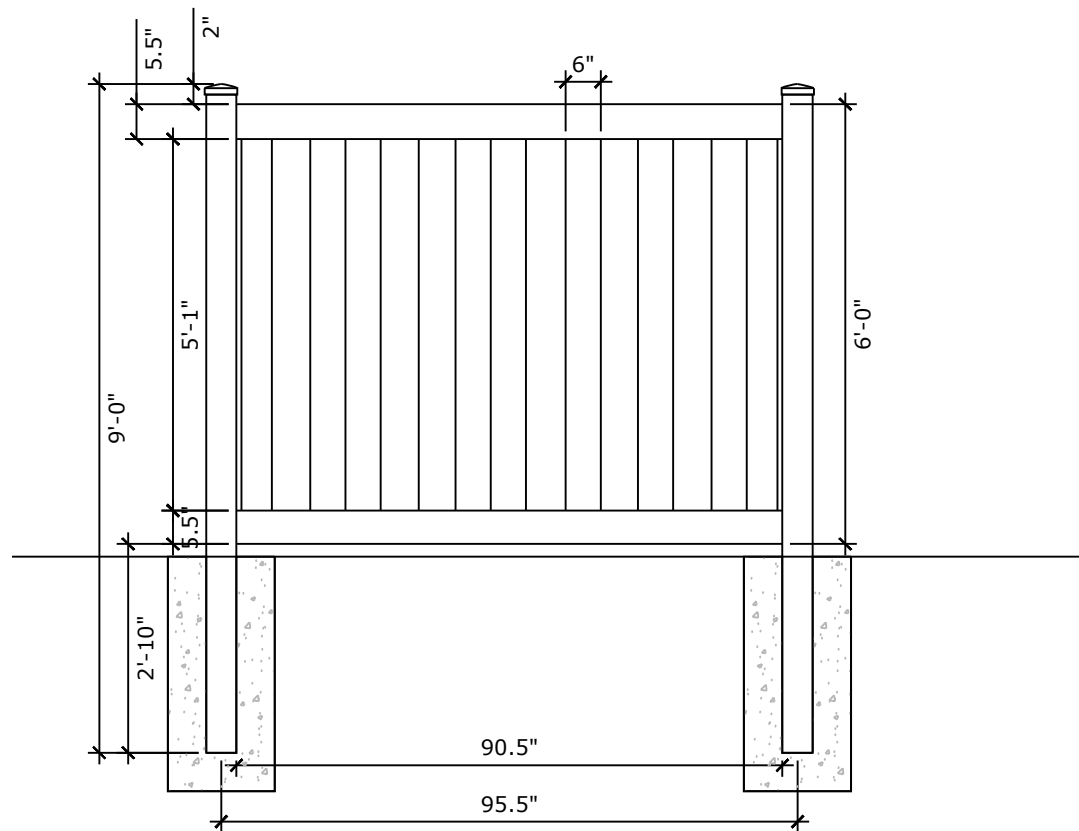
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan
368	25 / 25	MV

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

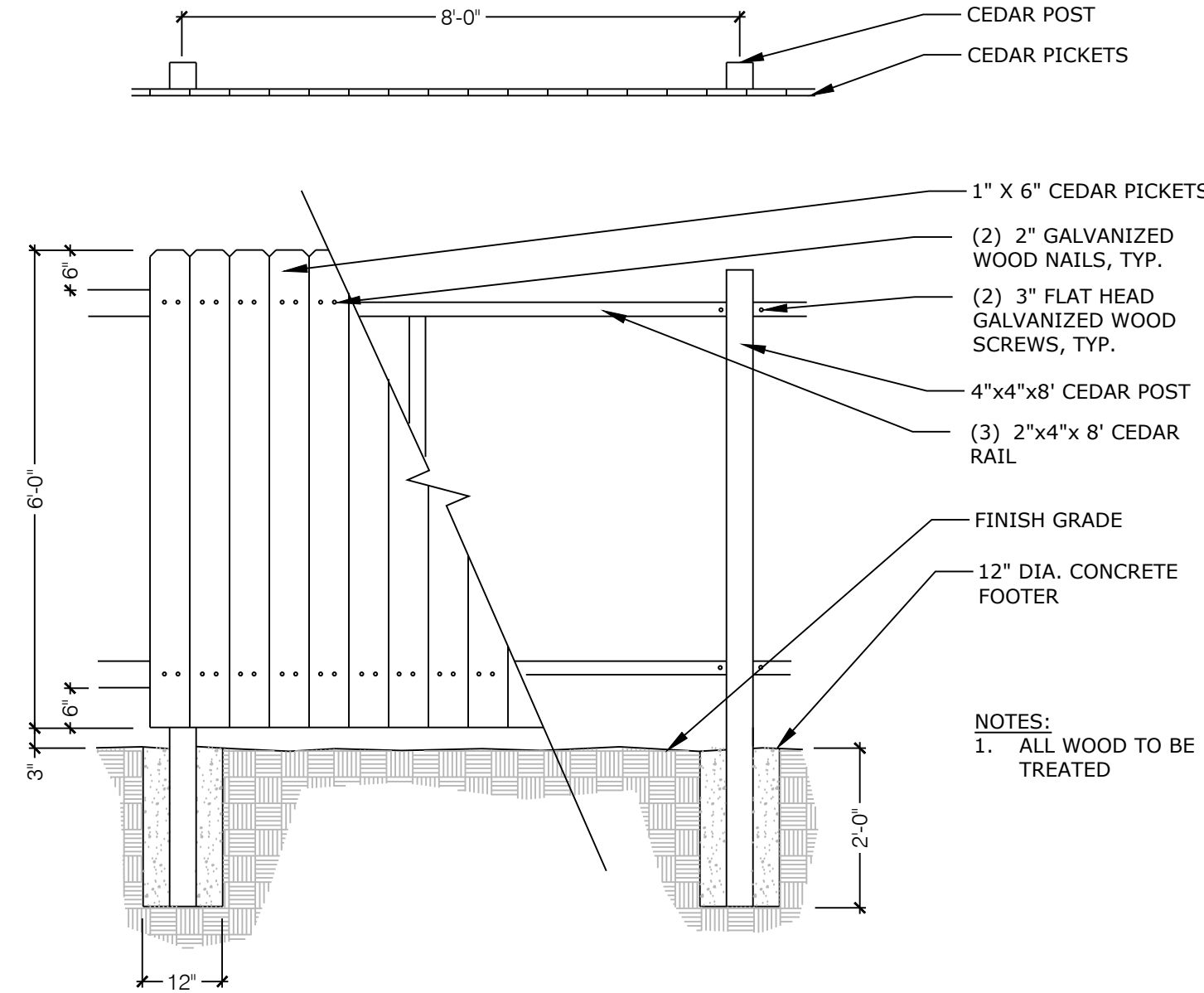
* Internal Landscaping Requirement only applied to Lot 1 Multifamily component of the development (Property on west side of Paonia - Excludes ROW dedication and area labeled 'UnDeveloped Area')
** Relief of 25% requested.



1 6' VINYL FENCE

N.T.S.

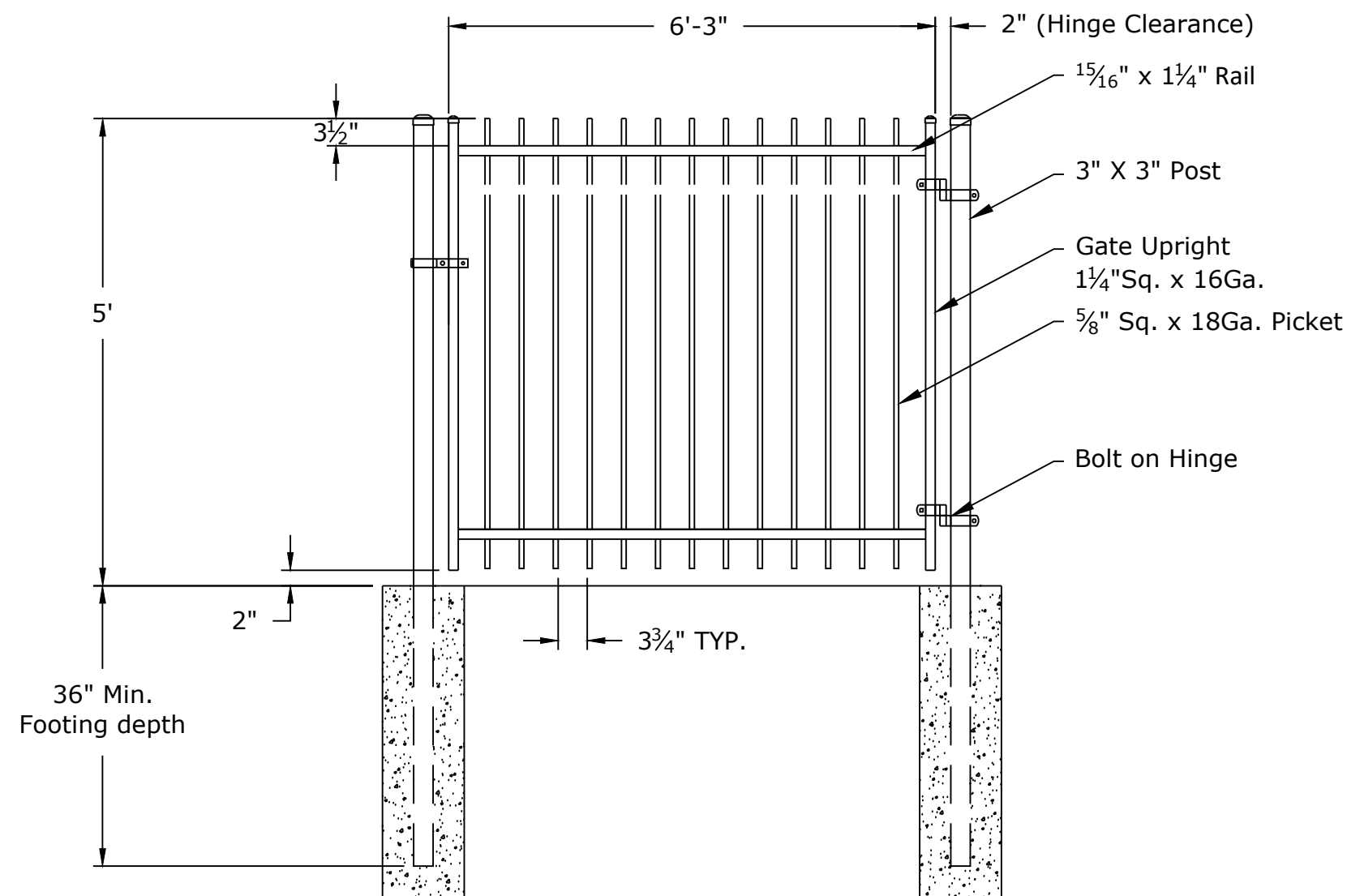
NES-LS-16



2 6' OPAQUE CEDAR FENCE W/ WOOD POSTS

1/2" = 1'-0"

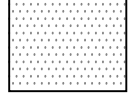
NES-LS-18



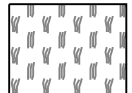
3 5' HT. ORNAMENTAL METAL FENCE

NTS

GROUND COVER LEGEND



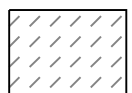
BLUEGRASS SOD
Fescue - Buffalo grass Blend
-



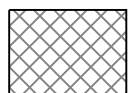
ALTERNATIVE TURF SEED MIX
Low Maintenance Tall Fescue Mix
-



NATIVE SEED MIX
El Paso County Low Grow Mix
-



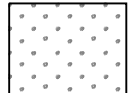
DETENTION SEED MIX
Native Wetland species mix
-



SHRUB BED
3/4 - 1/2" Rock Mulch or Wood Mulch
25% Live Plant Coverage
-



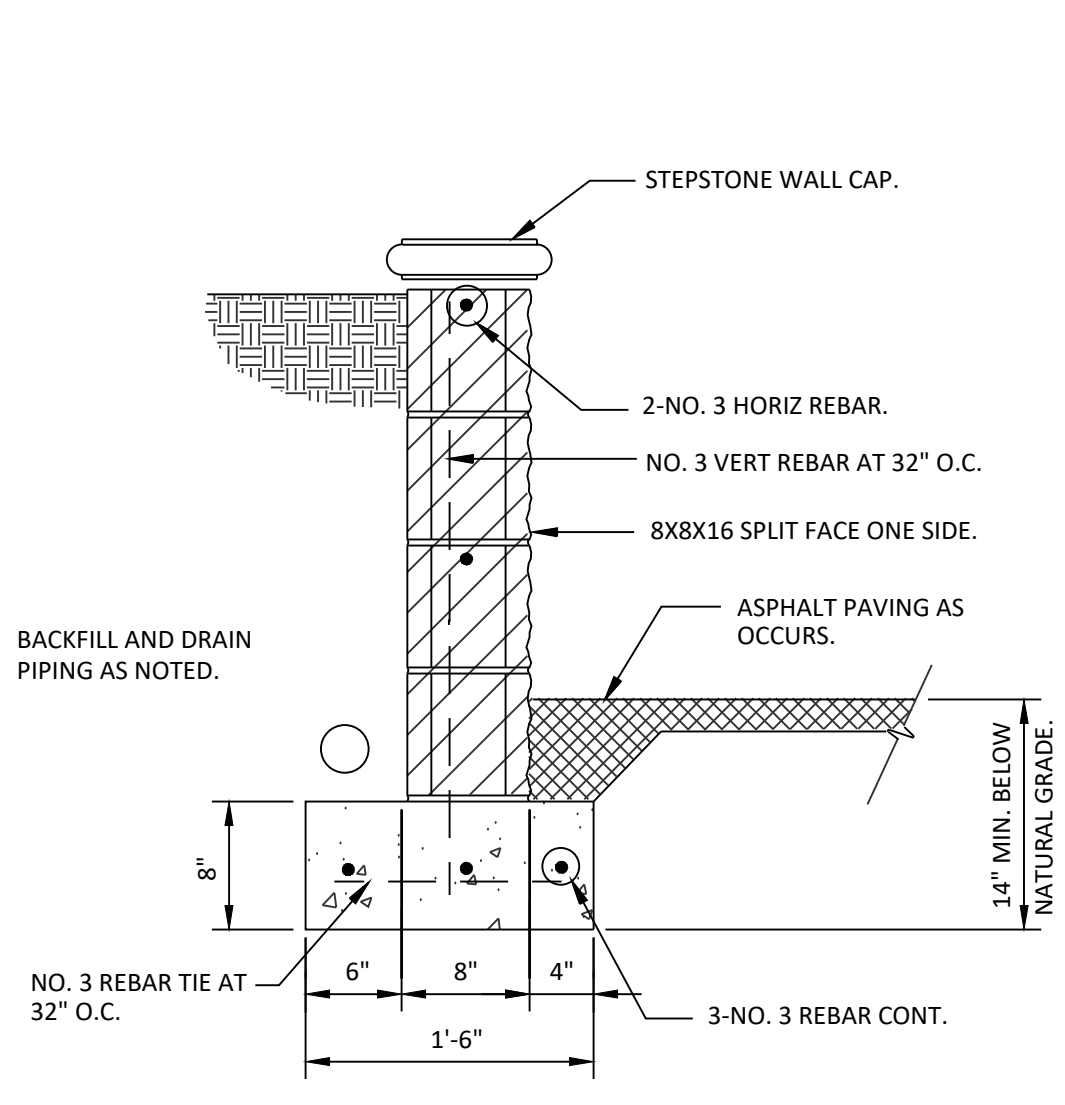
ROCK COBBLE
2-6" River Rock Cobble
-



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
		40	Gleditsia triacanthos 'Impcole' / Imperial Seedless Honey Locust	35'	35'	2" Cal.	B&B	Xeric
		22	Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree (Seedless)	60'	50'	2" Cal.	B&B	Xeric
		13	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 'Burkii' / 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
		46	Pinus edulis / Pinon Pine Low Root Damage Potential	25'	15'	6" HT	B&B	Xeric
		13	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
		14	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



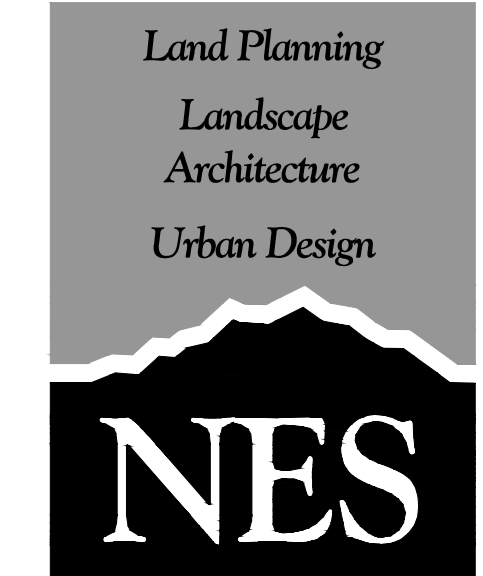
4 SPLIT FACE RETAINING WALL, 32" MAX

1" = 1'-0"

FX-SI-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



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

© 2012. All Rights Reserved.

PLANNED LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

IN ASSOCIATION WITH

SEAL

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER
PLAN FILE #

SP-20-001

9 OF 28

LANDSCAPE NOTES & DETAILS

ENTITLEMENT

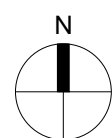
DATE: 03-11-21 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

9



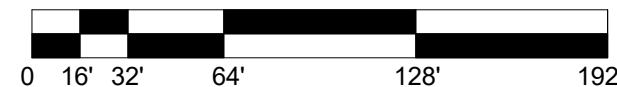
SITE KEYNOTES

- 1 ENCLOSED GARAGES WITH OVERHEAD DOOR
- 2 PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- 3 PROPOSED TRANSFORMER LOCATION
- 4 PROPOSED ELECTRIC METER LOCATIONS
- 5 PROPOSED CONDENSING UNIT LOCATIONS
- 6 5 FT. HIGH DUMPSTER ENCLOSURE
- 7 5 FT. HIGH POOL ENCLOSURE WITH SELF-CLOSING, SELF-LATCHING GATES
- 8 6 FT. HIGH MONUMENT SIGN WITH DEVELOPMENT NAME AND ADDRESS NUMBERS
- 9 BICYCLE PARKING (#) - NUMBER OF SPACES PROVIDED, (2) SPACES PER BREEZEWAY
- 10 CLUSTER MAILBOXES TO COMPLY WITH CURRENT USPS REGULATIONS
- 11 PAVING OR AGGREGATE COVER FOR EMERGENCY FIRE ACCESS WITH MOUNTABLE CURB
- 12 ACCESSIBLE PATH



1 SITE PLAN

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



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

© 2012. All Rights Reserved.

**OWNER / DEVELOPER:
JACKSON DEARBORN,
LLC**

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

**ARCHITECT:
LCM ARCHITECTS**

819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

**CIVIL ENGINEER:
JR ENGINEERING**

5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

**STRUCTURAL ENGINEER:
MARTINO & LUTH, INC**

999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

**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: JF
PREPARED BY: JF

**NOT FOR
CONSTRUCTION**

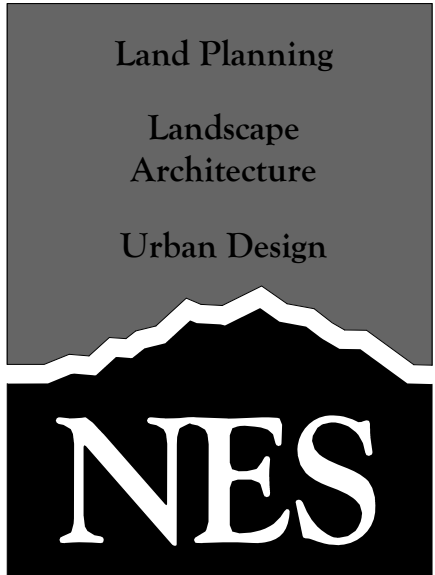
ISSUE TYPE

DATE: 03/15/2021 BY: JF DESCRIPTION: PER COUNTY REVIEW COMMENTS

**ARCHITECTURAL SITE
PLAN**

A0.01

10 OF 28



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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLAMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

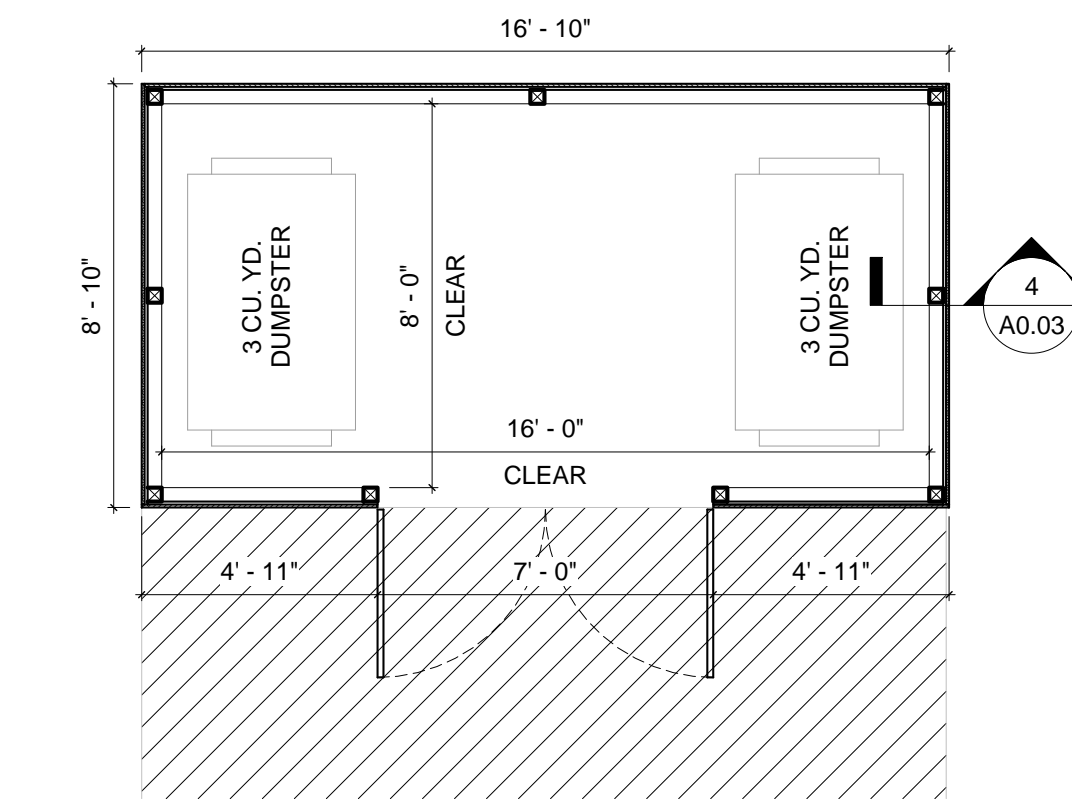
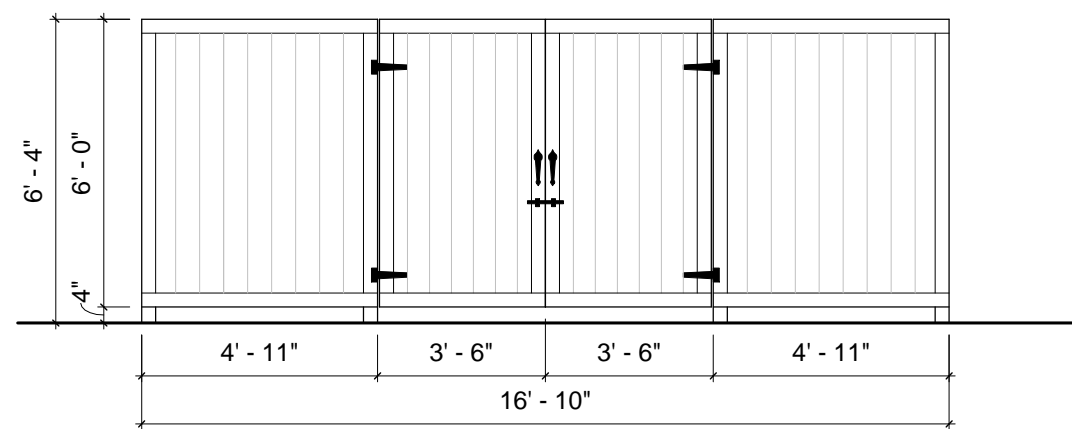
NOT FOR CONSTRUCTION

ISSUE TYPE

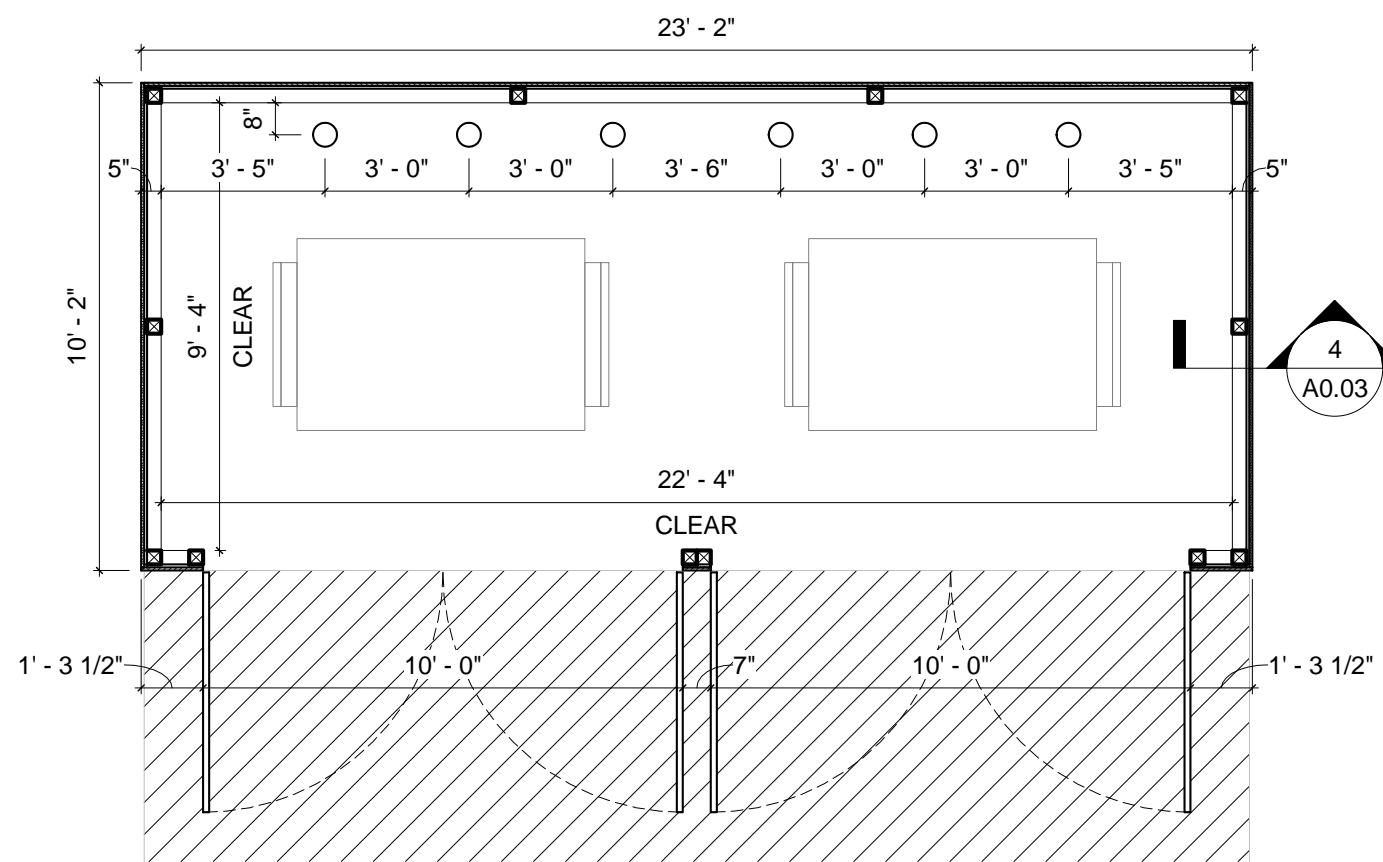
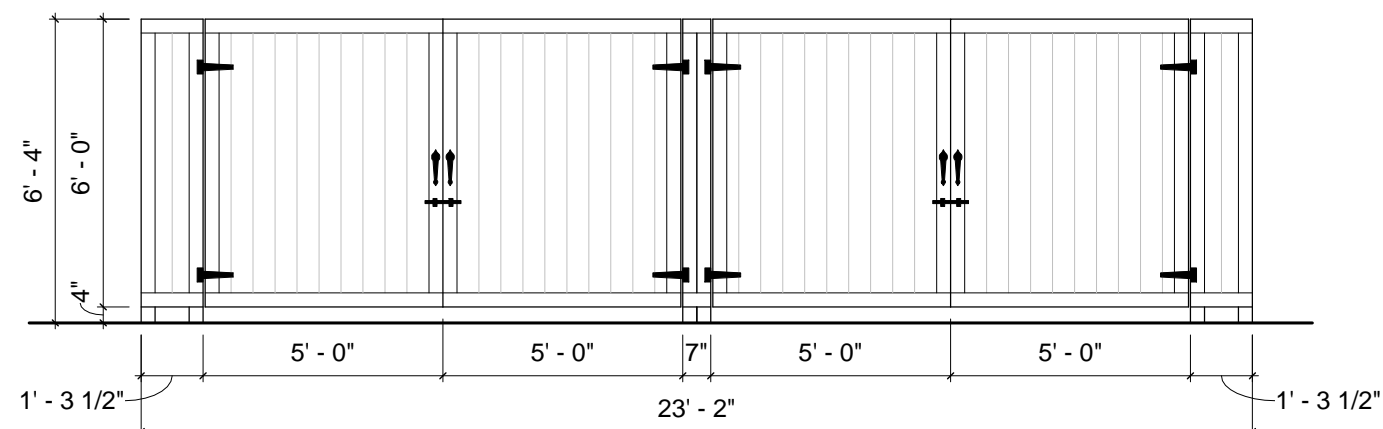
DATE: BY: DESCRIPTION:

TRASH ENCLOSURES

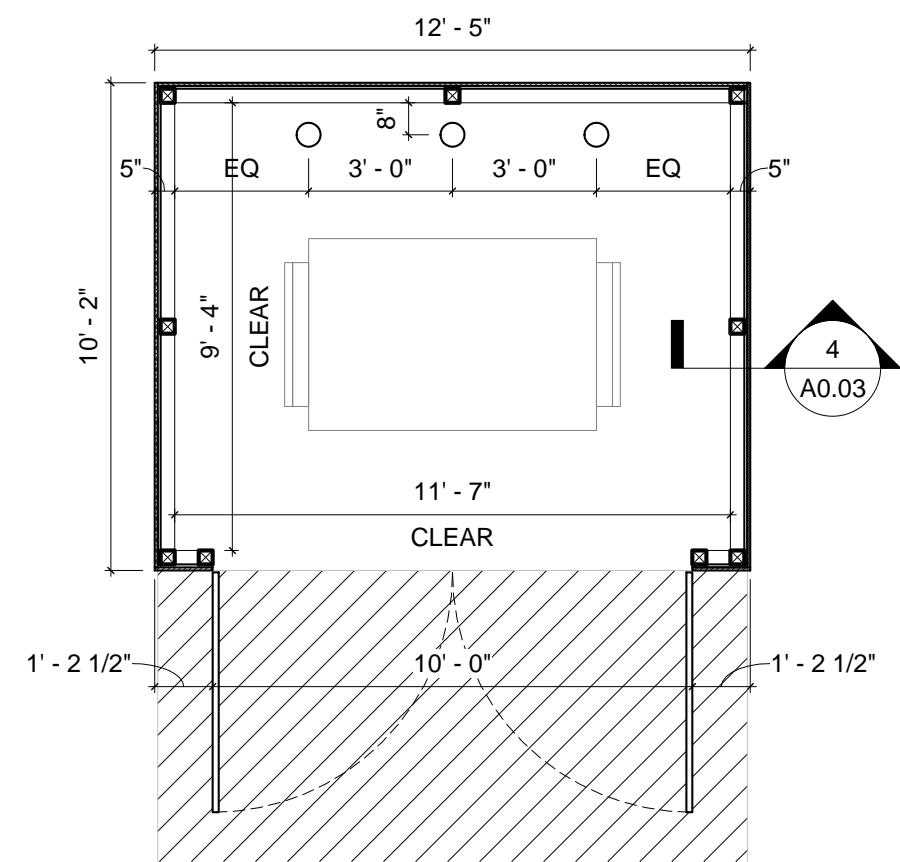
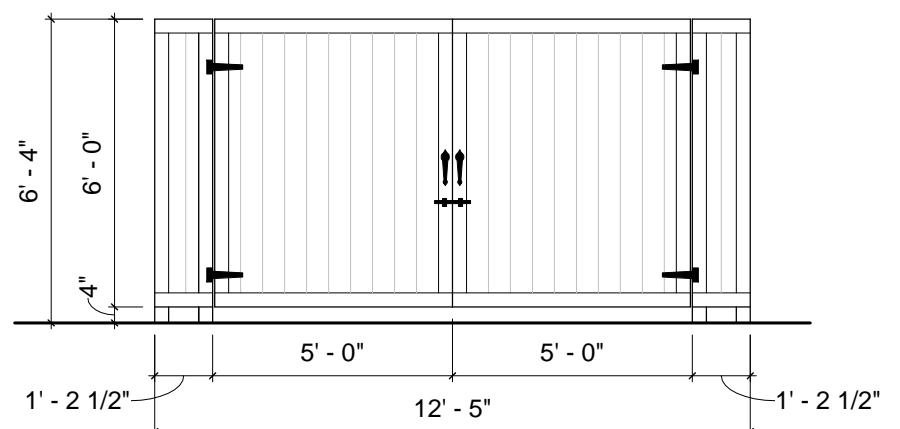
A0.03
11 OF 28



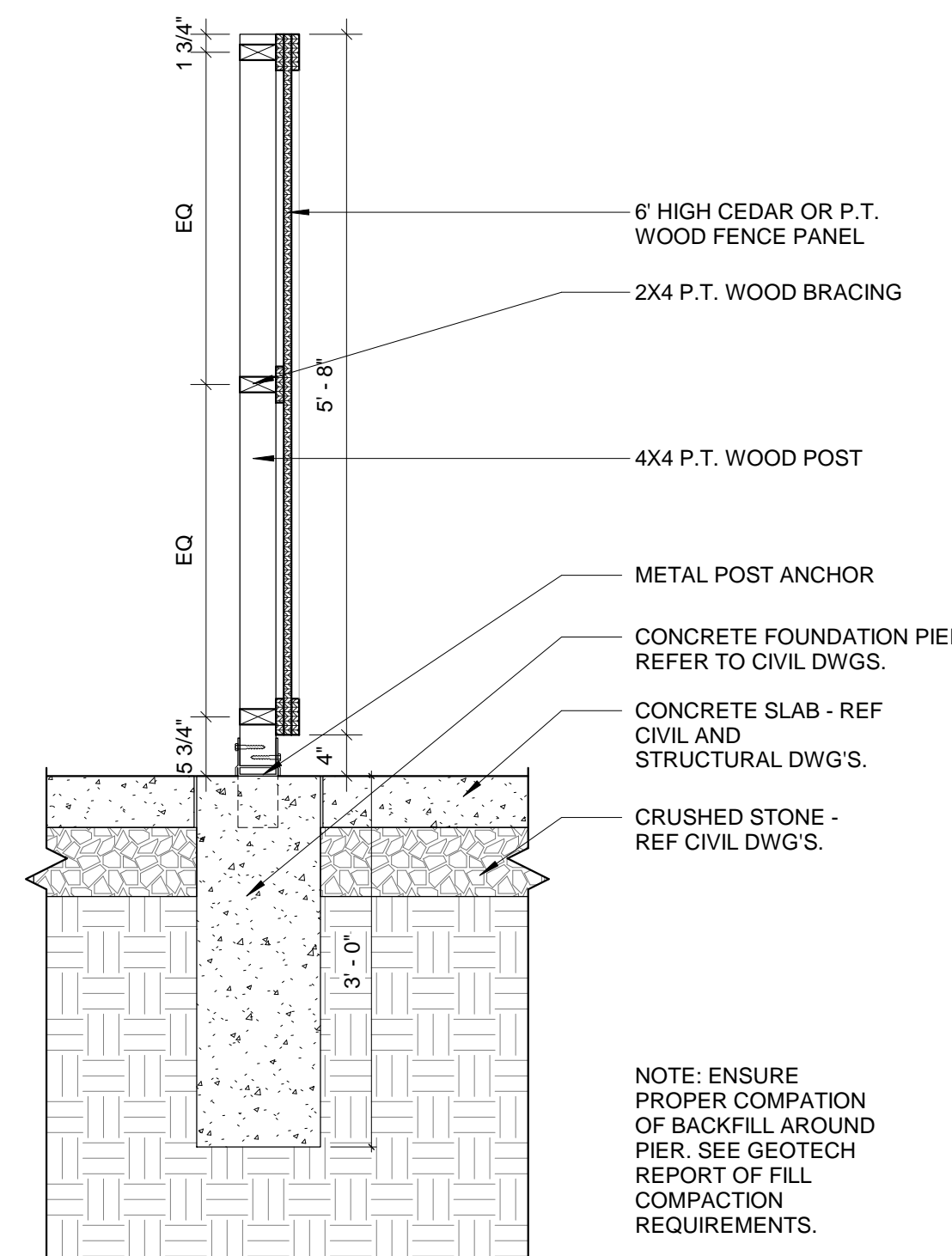
1 TRASH ENCLOSURE - TYPE 1
PLAN & ELEVATION
SCALE: 1/4" = 1'-0"



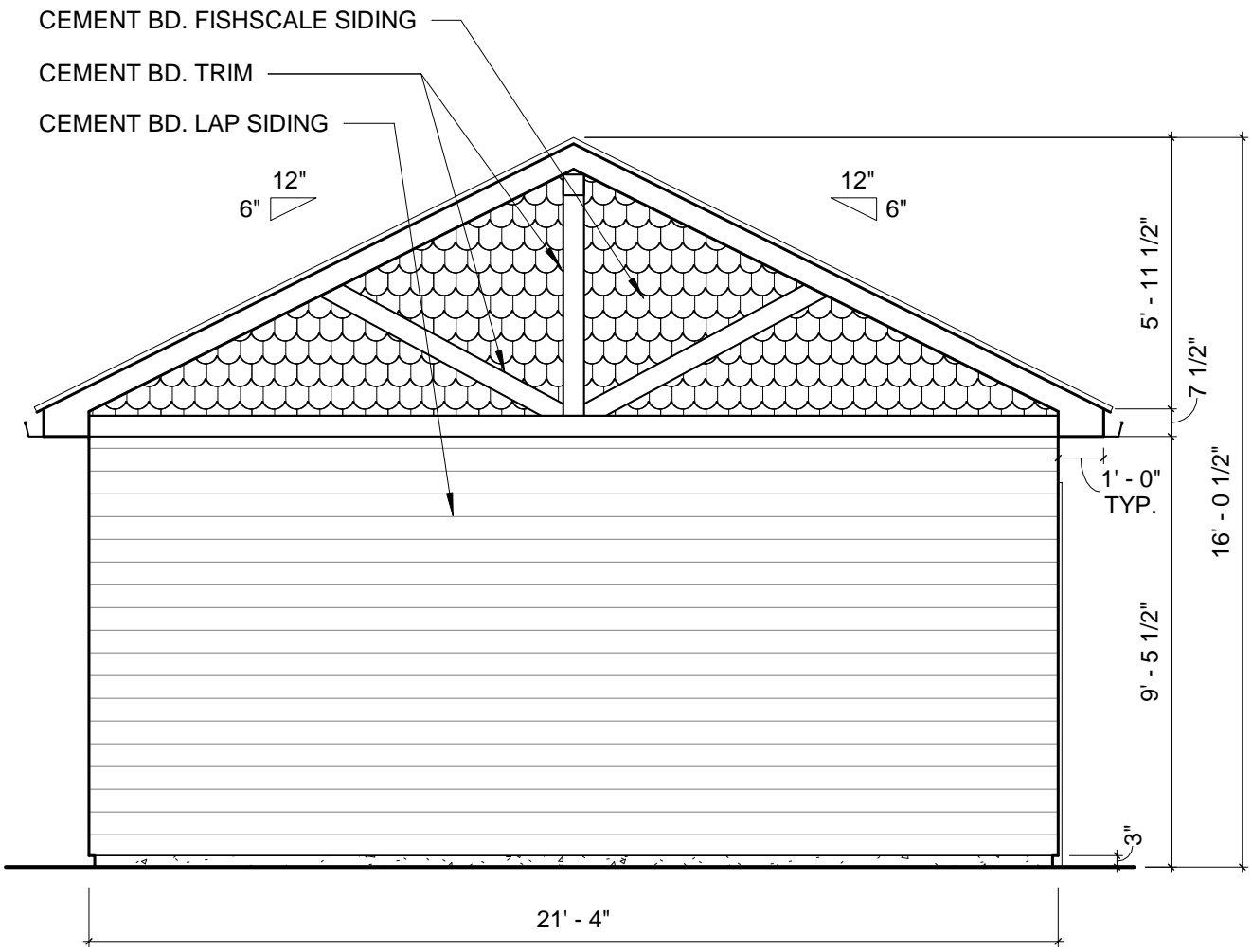
2 TRASH ENCLOSURE - TYPE 2
PLAN & ELEVATION
SCALE: 1/4" = 1'-0"



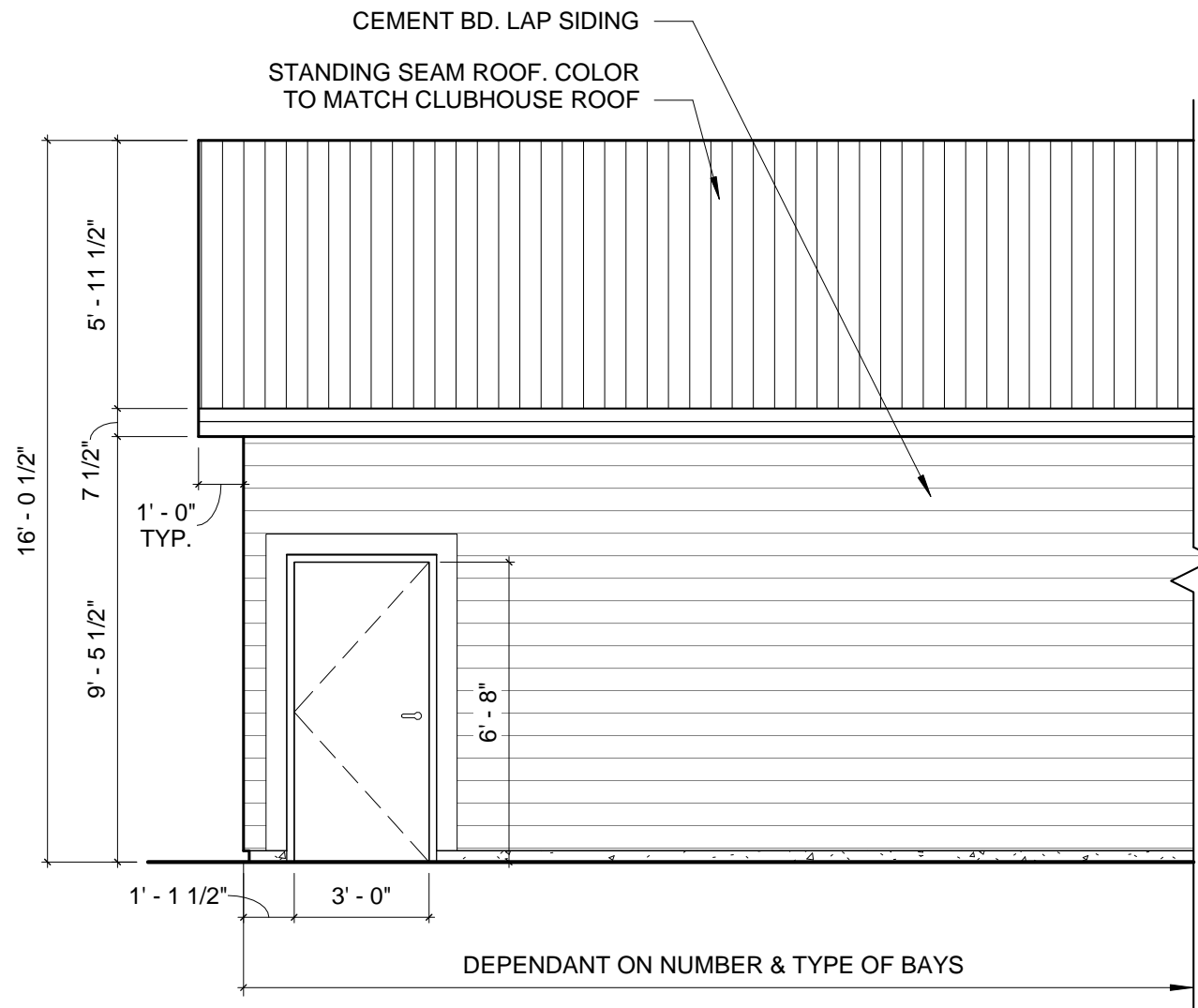
3 TRASH ENCLOSURE - TYPE 3
PLAN & ELEVATION
SCALE: 1/4" = 1'-0"



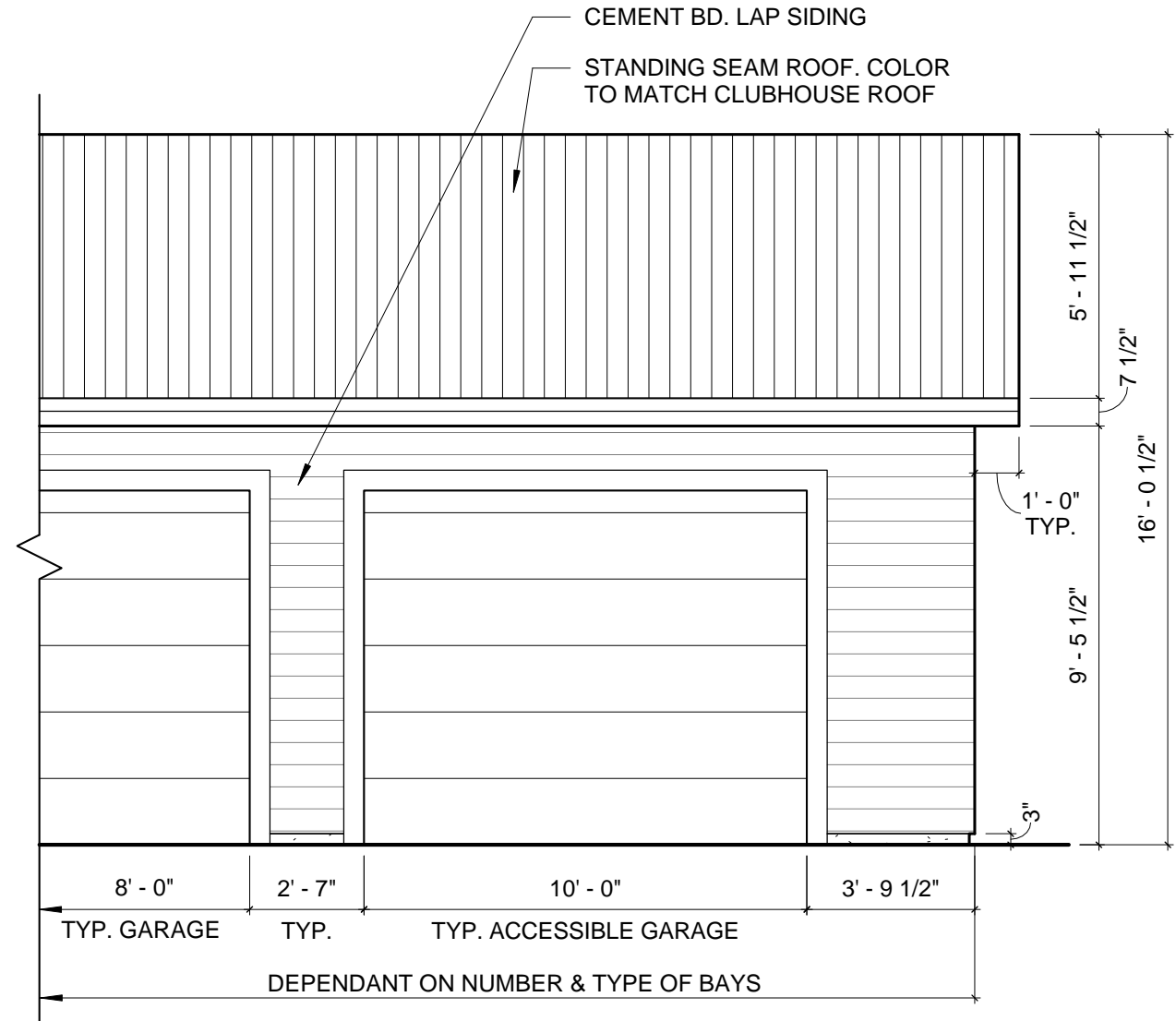
4 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



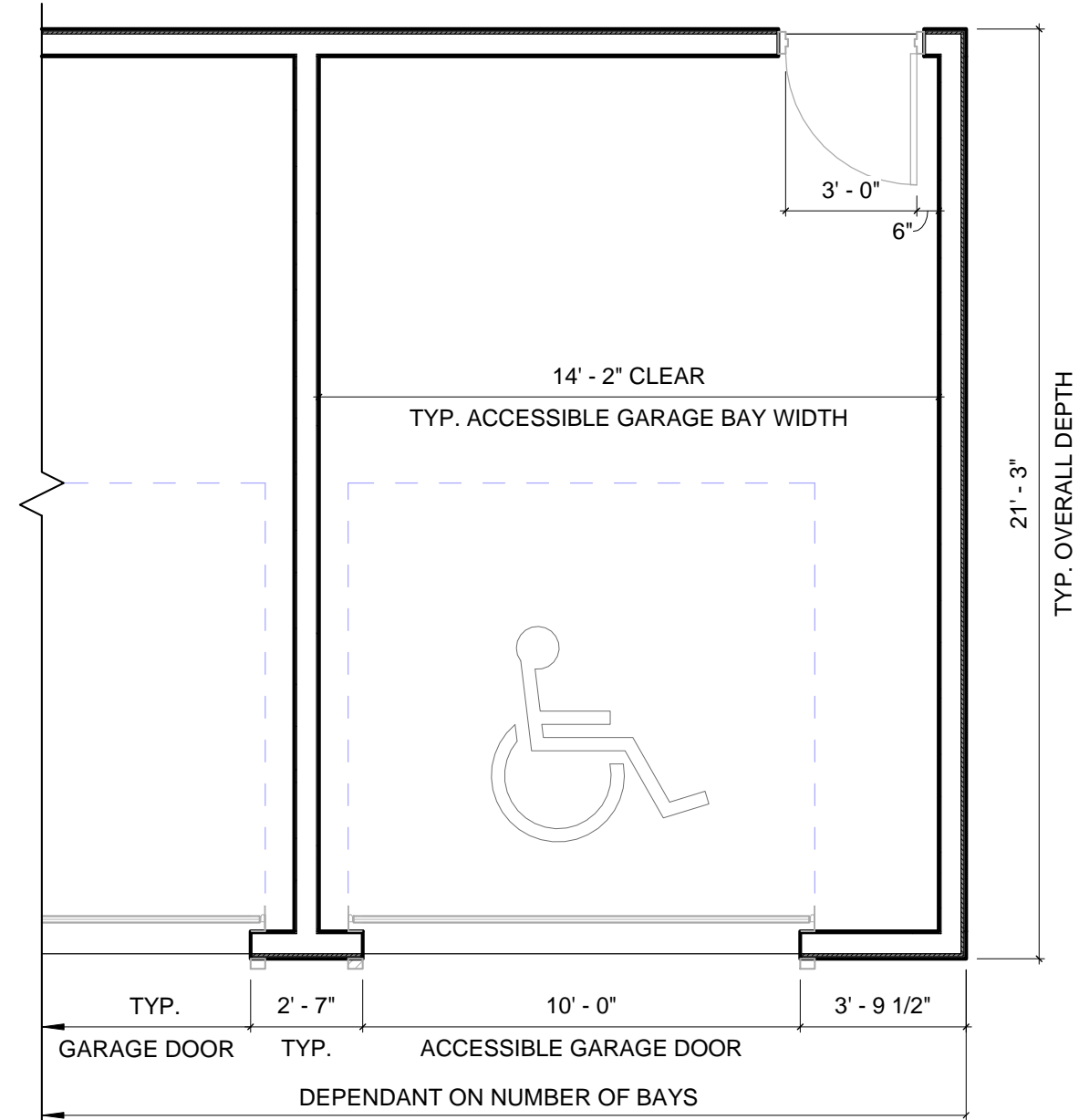
5 TYP. ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



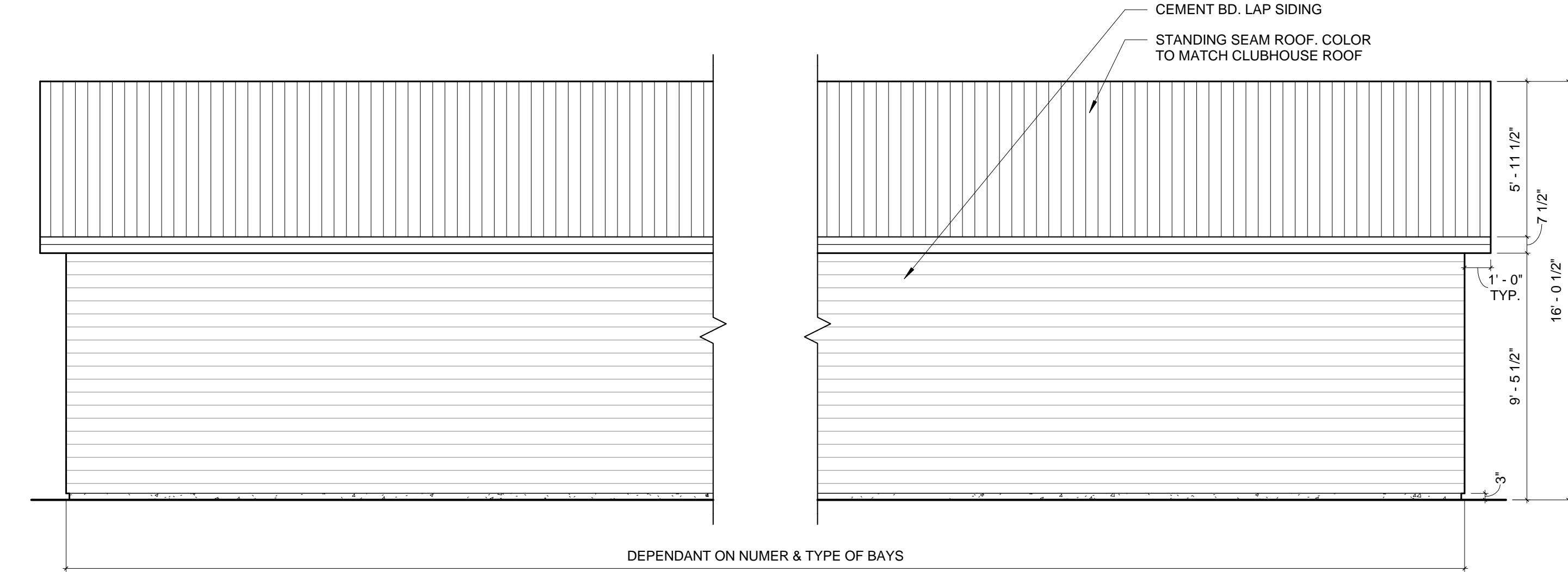
7 TYP. ELEVATION - BACK
(WITH ACCESSIBLE GARAGE)
SCALE: 1/4" = 1'-0"



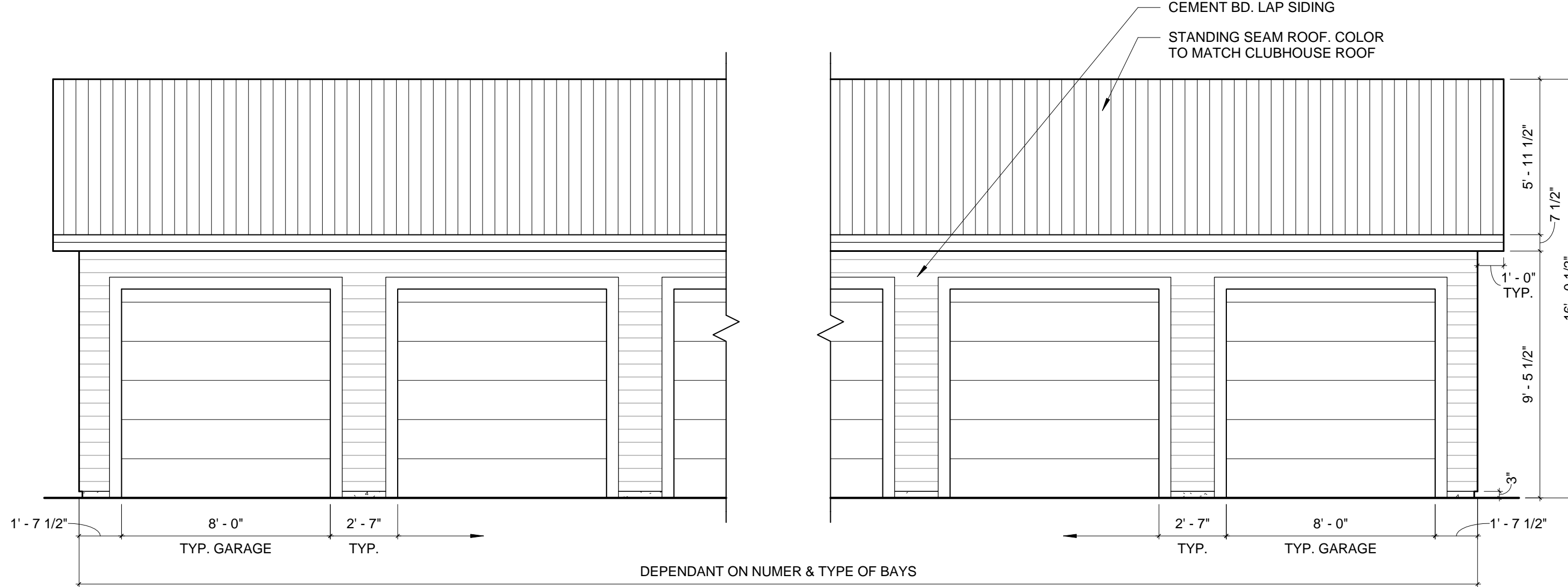
4 TYP. ELEVATION - FRONT
(WITH ACCESSIBLE GARAGE)
SCALE: 1/4" = 1'-0"



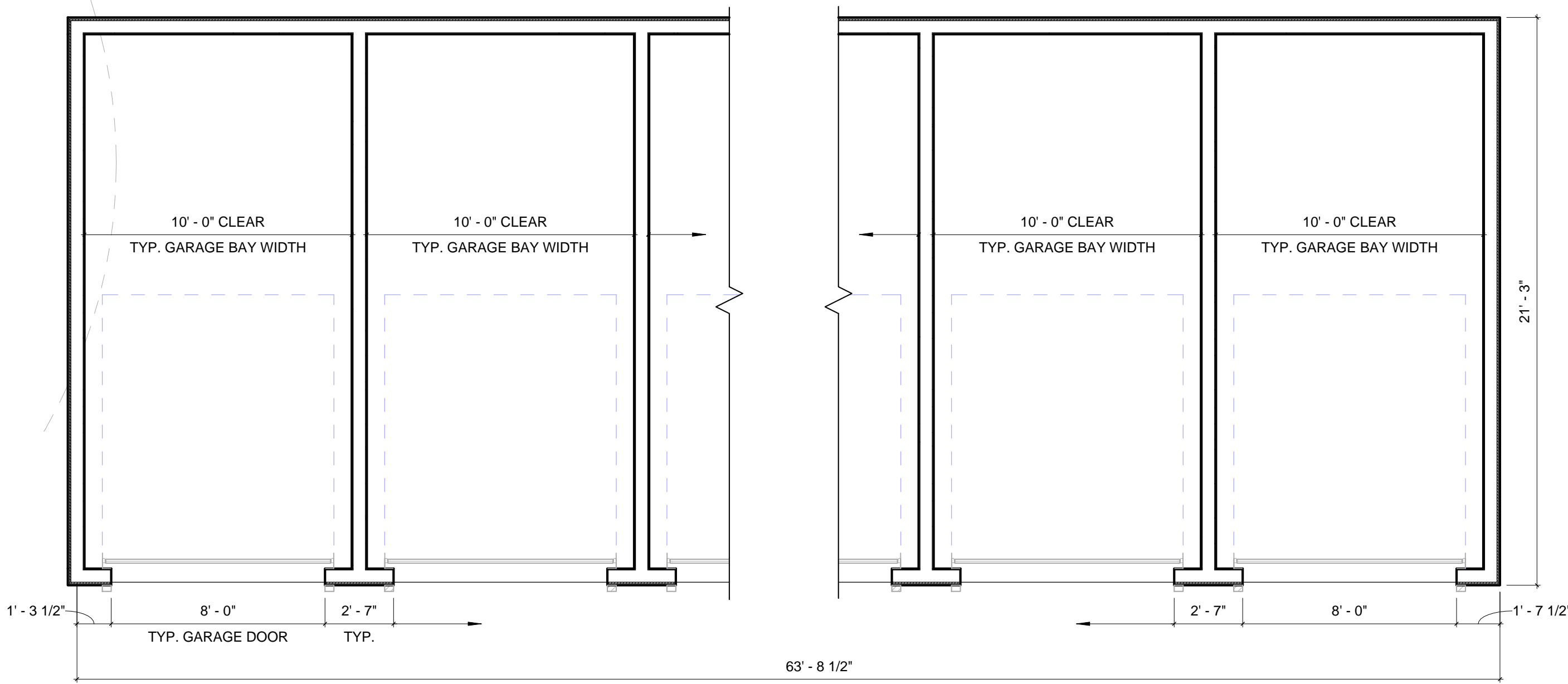
2 TYP. ACCESSIBLE GARAGE PLAN
SCALE: 1/4" = 1'-0"



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"

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN,
LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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:

GARAGE PLANS &
ELEVATIONS

A0.05

12 OF 28

SHEET NUMBER

PLAN FILE #



1 3-STORY WALKUP CONCEPT VIEW

SCALE: NOT TO SCALE

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

- OWNER / DEVELOPER:**
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577
- ARCHITECT:**
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717
- CIVIL ENGINEER:**
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240
- STRUCTURAL ENGINEER:**
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118
- 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

A0.08
13 OF 28



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



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

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

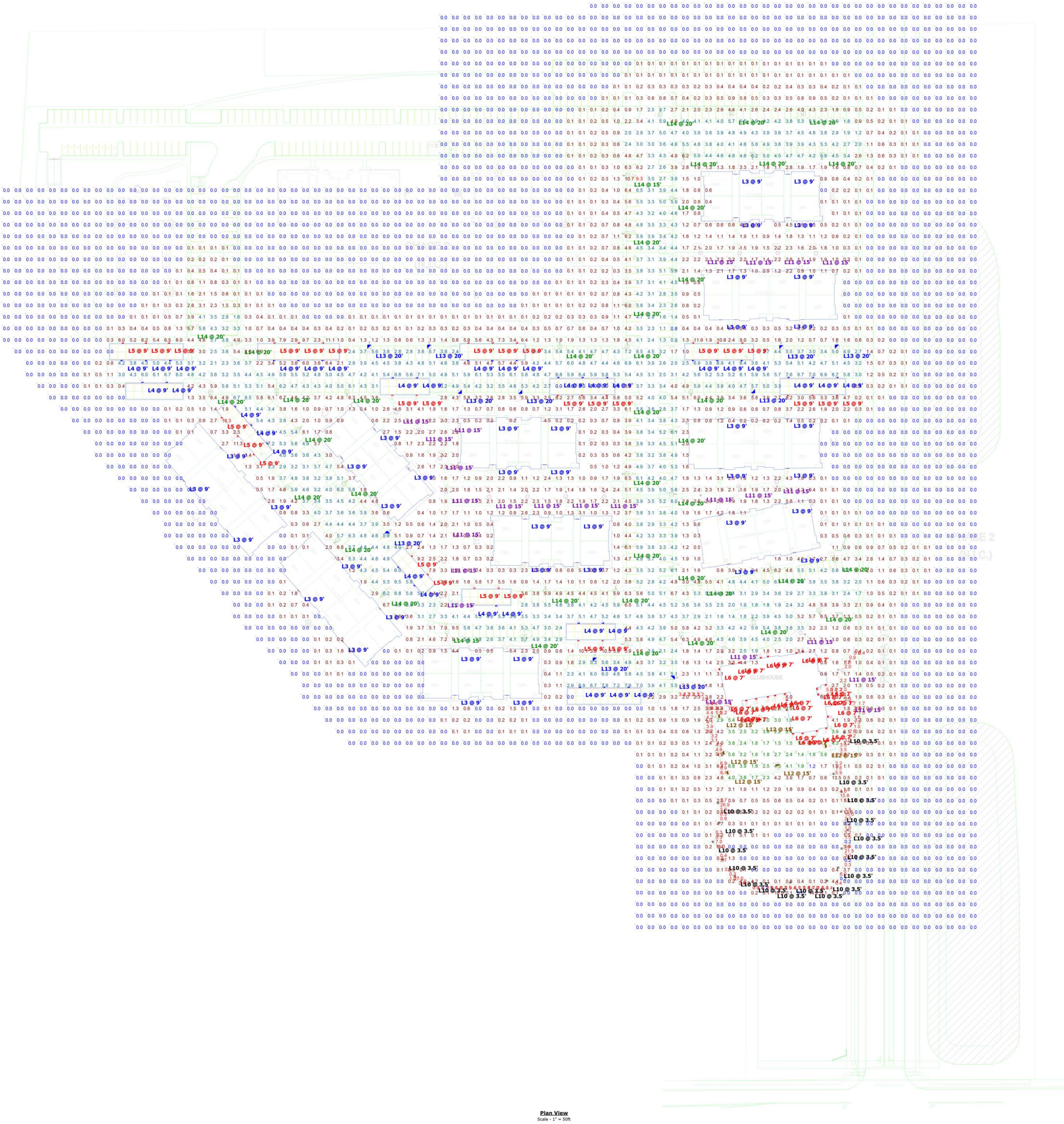
NOT FOR
CONSTRUCTION

ISSUE TYPE

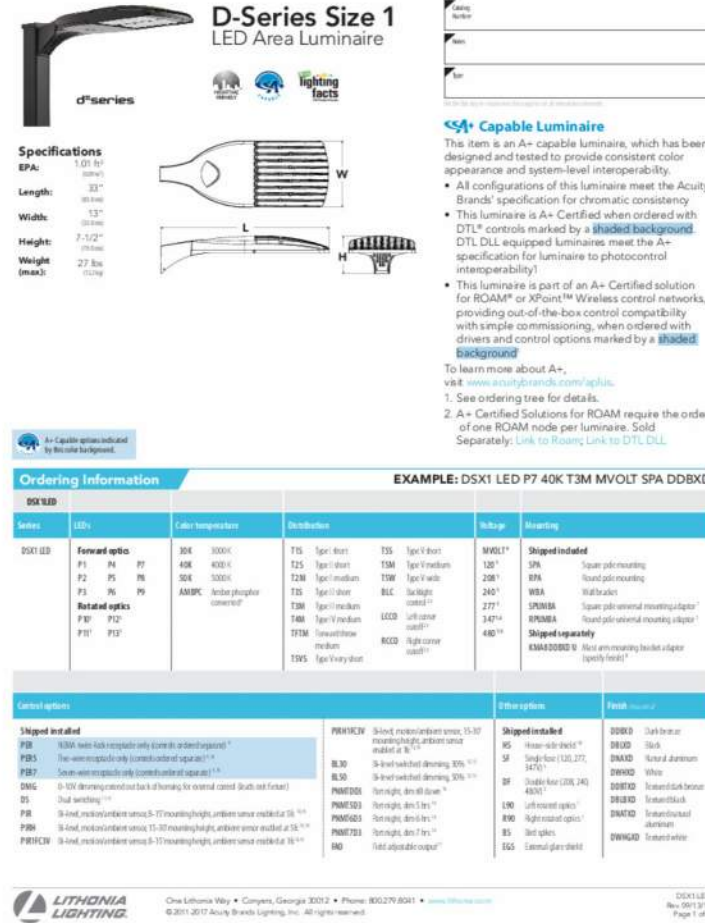
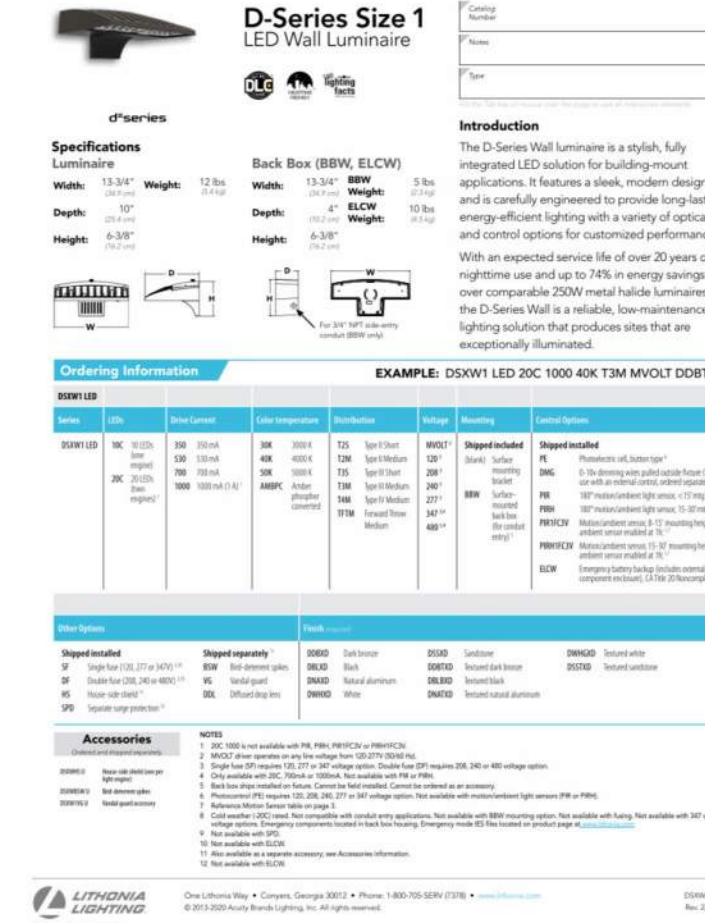
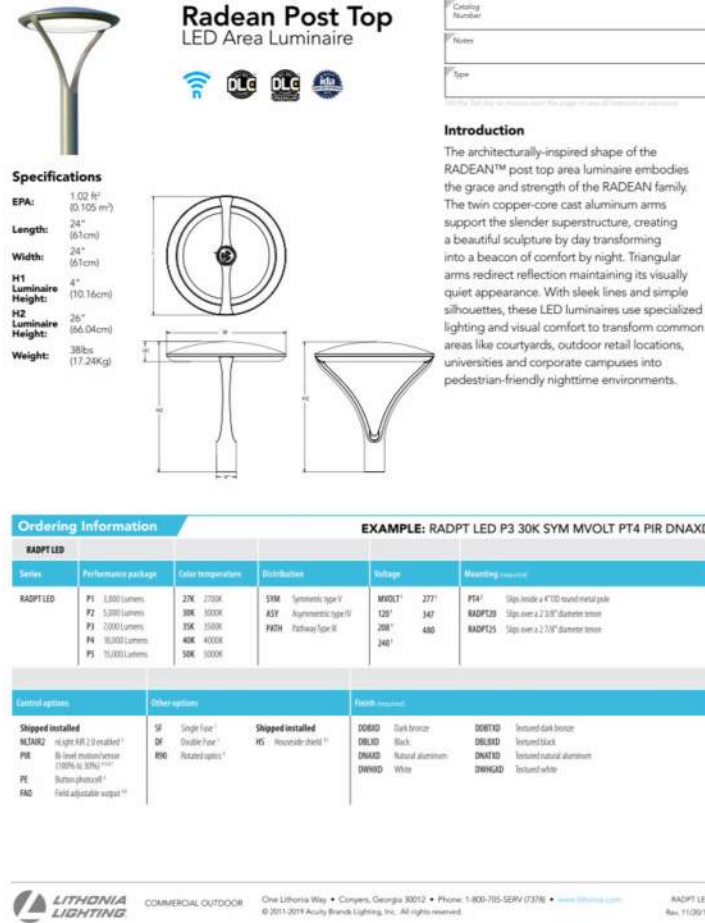
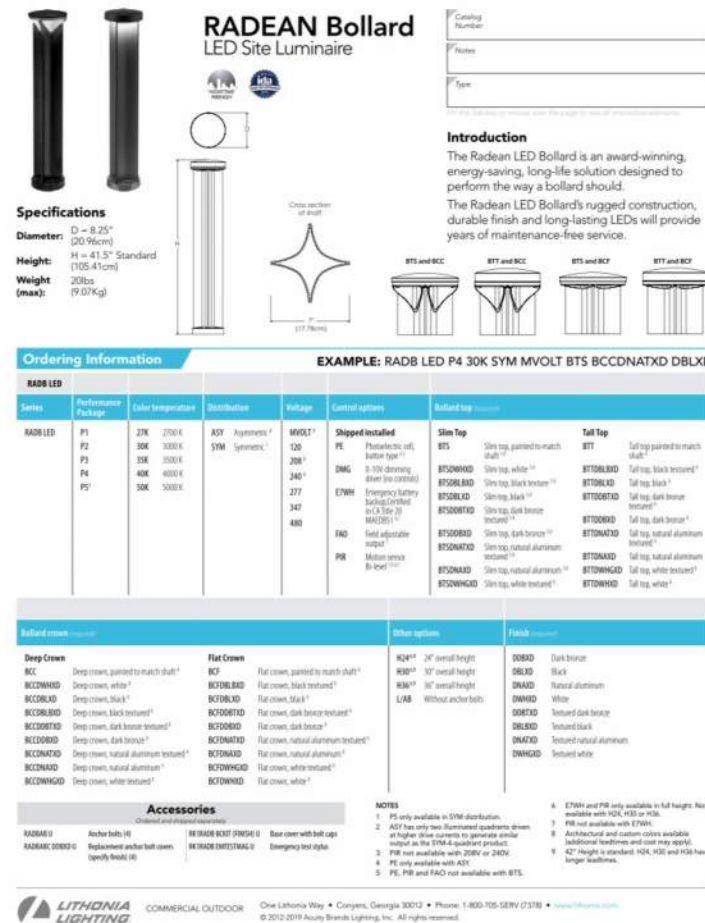
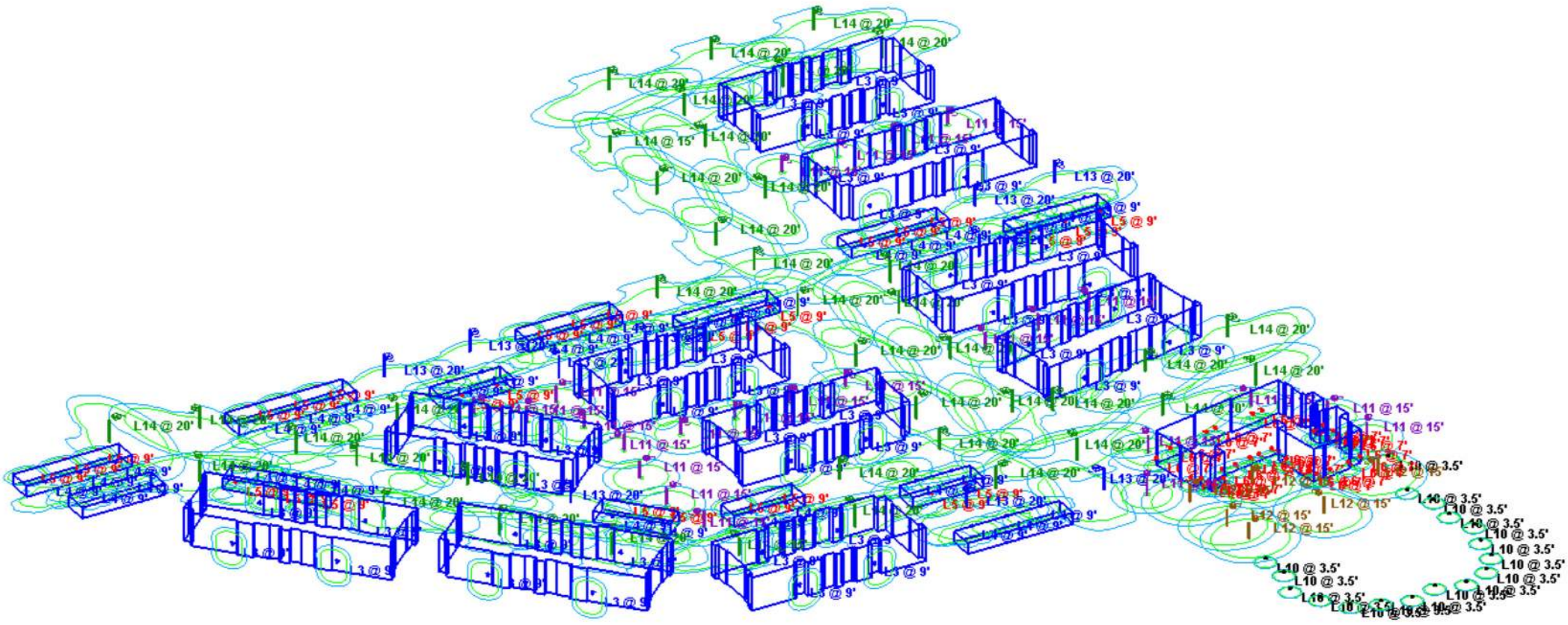
DATE	BY	DESCRIPTION

CONCEPT IMAGES

A0.09
14 OF 28



Note
This architectural lighting submittal is provided only for informational purposes and to the help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable code requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.



Note	
1.	Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2.	Please refer to the "luminaire locations" for mounting heights.
3.	Product information can be obtained at www.lithonia.com or through your local agency.

Statistics	
Description	Symbol Avg Max Min Max/Min Avg/Min
Bollard Walkway	3.9 fc 27.0 fc 0.2 fc 135.0:1 19.5:1
Parking Summary	4.3 fc 9.3 fc 0.8 fc 11.6:1 5.4:1
Pool Area	3.1 fc 7.5 fc 1.2 fc 6.3:1 2.6:1
Spill Light Summary	1.3 fc 16.3 fc 0.0 fc N/A N/A

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number	File Name	Lumens	Wattage	LLF	Distribution
L3		40	Lithonia Lighting	FER148 3000LM LPAFL	FER148 3000LM LPAFL, WD BODK 35K	LED	1	FER148_3000 LM_LPAFL_WD_BODK_35K.dwg	2796	18.05	0.9	DIRECT, SC=0+1.21, SC=90+1.84
L4		34	Lithonia Lighting	DSKWL1 LED 1000 40K T3M MVOLT	DSKWL1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, 6' 1000LM, 6' 1000LM	LED	1	DSKWL1_LED_1000 40K_T3M_MVOLT.dwg	3873	38.8	0.93	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1
L5		29	Lithonia Lighting	WDOE2 LED P3 40K BODK VBI	WDOE2 LED WITH P3 - 40K, BODK, VISUAL COMFORT WIDE OPTIC	LED	1	WDOE2_LED_P3 40K_BODK_VBI.dwg	3213	22.55	0.95	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1
L6		30	BEGA Converted by LUMICA V 25.03.2015 / N.A.	66410	66410	LED, R, RW	1	66410_BEGA_1 65-3ES	722	52	0.9	TYPE VI, BUG RATING: B1 - U0 - G1
L10		17	Lithonia Lighting	RADN LED P5 40K SYM DBLDO	RADN LED P5 40K SYM DBLDO	LED	1	RADN_LED_P5 40K_SYM_DBLDO	2215	32.31	0.89	TYPE VI, BUG RATING: B1 - U0 - G1
L11		24	Lithonia Lighting	RADPT P2 40K SYM	RADN Post-Top with P2 4000K Symmetric distribution	LED	1	RADPT_P2_40K_SYM.dwg	5169	38.0107	0.91	TYPE VI, BUG RATING: B1 - U0 - G1
L12		6	Lithonia Lighting	RADPT P4 40K SYM	RADN Post-Top with P4 4000K Symmetric distribution	LED	1	RADPT_P4_40K_SYM.dwg	11606	85.8782	0.91	TYPE VI, BUG RATING: B1 - U0 - G1
L13		10	Lithonia Lighting	DSK1 LED P6 40K T4M MVOLT P5	DSK1 LED P6 40K T4M MVOLT with house side shield	LED	1	DSK1_LED_P6 40K_T4M_MVOLT_P5.dwg	14462	163	0.92	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
L14		41	Lithonia Lighting	DSK1 LED P6 40K T2M MVOLT	DSK1 LED P6 40K T2M MVOLT	LED	1	DSK1_LED_P6 40K_T2M_MVOLT.dwg	18997	163	0.92	TYPE III, MEDIUM, BUG RATING: B3 - U0 - G3

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC

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

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE GRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

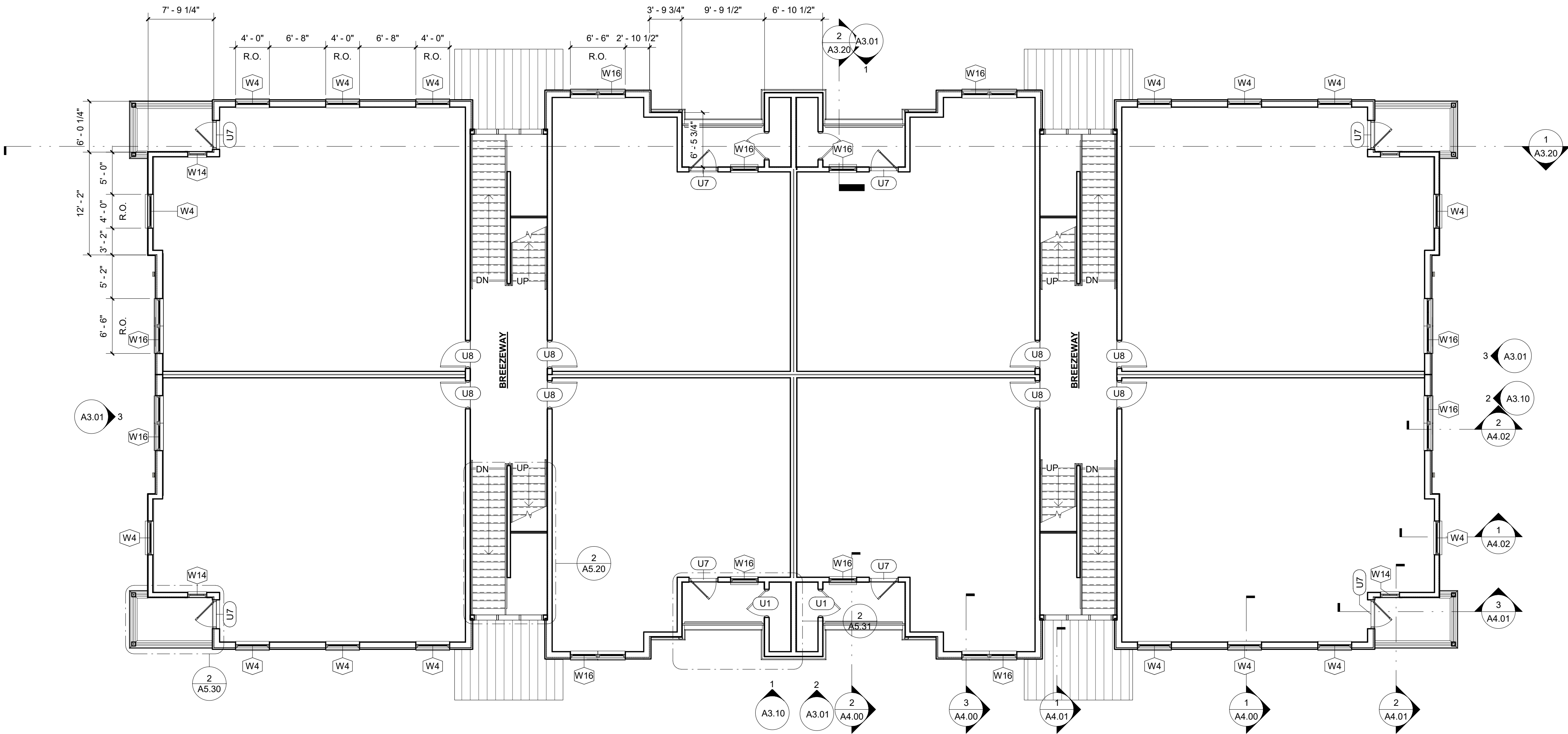
NOT FOR
CONSTRUCTION

ISSUE TYPE

DATE: BY: DESCRIPTION:

SITE PHOTOMETRIC
STUDY

A0.21
16 OF 28



GENERAL NOTES

1. REFER TO KEY PLAN ON THIS SHEET FOR LOCATION OF BUILDING TYPES.
2. EXTERIOR DIMS AND GRID LINES ARE TO EXTERIOR FACE OF WOOD SHEATHING OR CENTERLINE OF DEMISING WALL, U.N.O.
3. 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.
4. SEE A6 SERIES SHEETS FOR UNIT PLANS.
5. SEE A7 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
6. SEE A5 SERIES FOR ENLARGED BREEZEWAY, STAIR AND BALCONY PLANS.
7. ALL BUILDING ELEMENTS, SECTION CUTS AND DIMENSIONS MIRROR ALONG GRIDS 1-4 & 1-B FOR BUILDING I, 2-4 & 2-B FOR BUILDING II AND 3-4 & 3-B FOR BUILDING III.

FLOOR PLAN KEYNOTES

Land Planning
Landscape
Architecture
Urban Design

NES

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

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

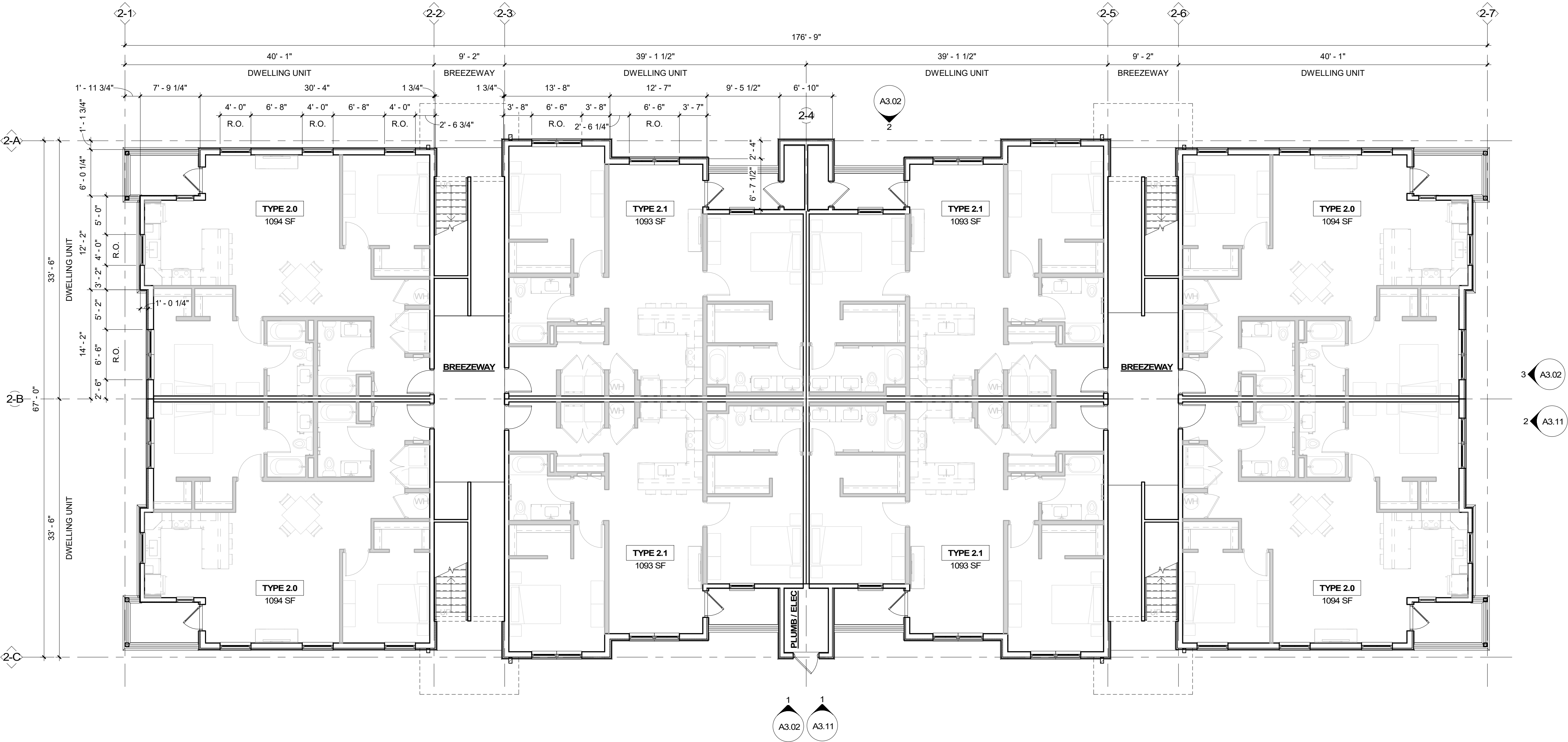
NOT FOR
CONSTRUCTION

ISSUE TYPE

DATE	BY	DESCRIPTION

TYPE I - LEVEL 2 & 3 FLOOR PLAN

A1.12
18 OF 28



GENERAL NOTES

1. REFER TO KEY PLAN ON THIS SHEET FOR LOCATION OF BUILDING TYPES.
2. EXTERIOR DIMS AND GRID LINES ARE TO EXTERIOR FACE OF WOOD SHEATHING OR CENTERLINE OF DEMISING WALL, U.N.O.
3. 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.
4. SEE A6 SERIES SHEETS FOR UNIT PLANS.
5. SEE A7 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
6. SEE A5 SERIES FOR ENLARGED BREEZEWAY, STAIR AND BALCONY PLANS.
7. ALL BUILDING ELEMENTS, SECTION CUTS AND DIMENSIONS MIRROR ALONG GRIDS 1-4 & 1-B FOR BUILDING I, 2-4 & 2-B FOR BUILDING II AND 3-4 & 3-B FOR BUILDING III.

FLOOR PLAN KEYNOTES

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN,
LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DIANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

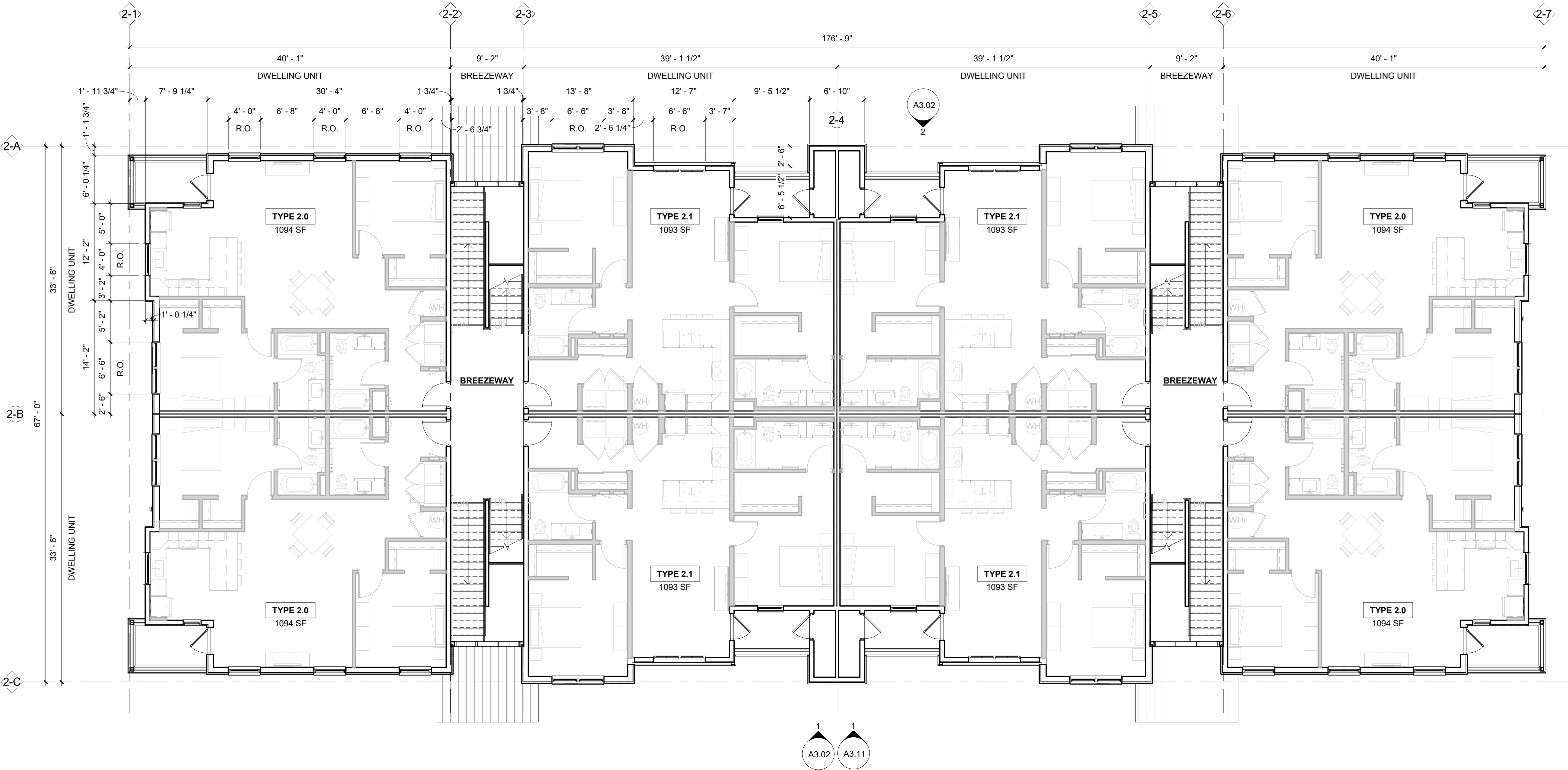
NOT FOR
CONSTRUCTION

ISSUE TYPE

DATE: BY: DESCRIPTION:

TYPE II - LEVEL 1 FLOOR
PLAN

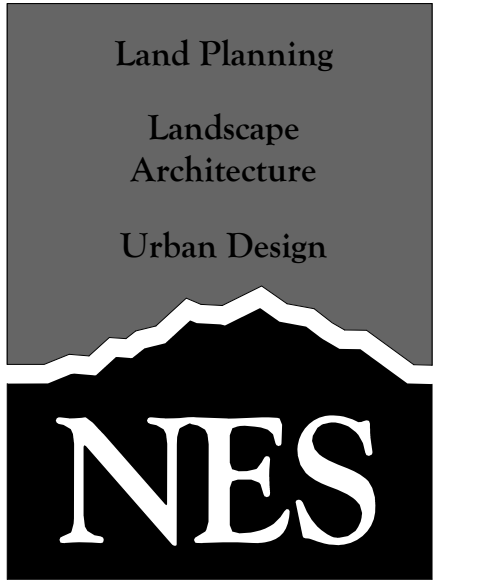
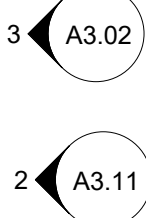
A1.21
19 OF 28



GENERAL NOTES

1. REFER TO KEY PLAN ON THIS SHEET FOR LOCATION OF BUILDING TYPES.
2. EXTERIOR DIMS AND GRID LINES ARE TO EXTERIOR FACE OF WOOD SHEATHING OR CENTERLINE OF DEMISING WALL, U.N.O.
3. 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.
4. SEE A6 SERIES SHEETS FOR UNIT PLANS.
5. SEE A7 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
6. SEE A5 SERIES FOR ENLARGED BREEZEWAY, STAIR AND BALCONY PLANS.
7. ALL BUILDING ELEMENTS, SECTION CUTS AND DIMENSIONS MIRROR ALONG GRIDS 1-4 & 1-B FOR BUILDING I, 2-4 & 2-B FOR BUILDING II AND 3-4 & 3-B FOR BUILDING III.

FLOOR PLAN KEYNOTES



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
© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

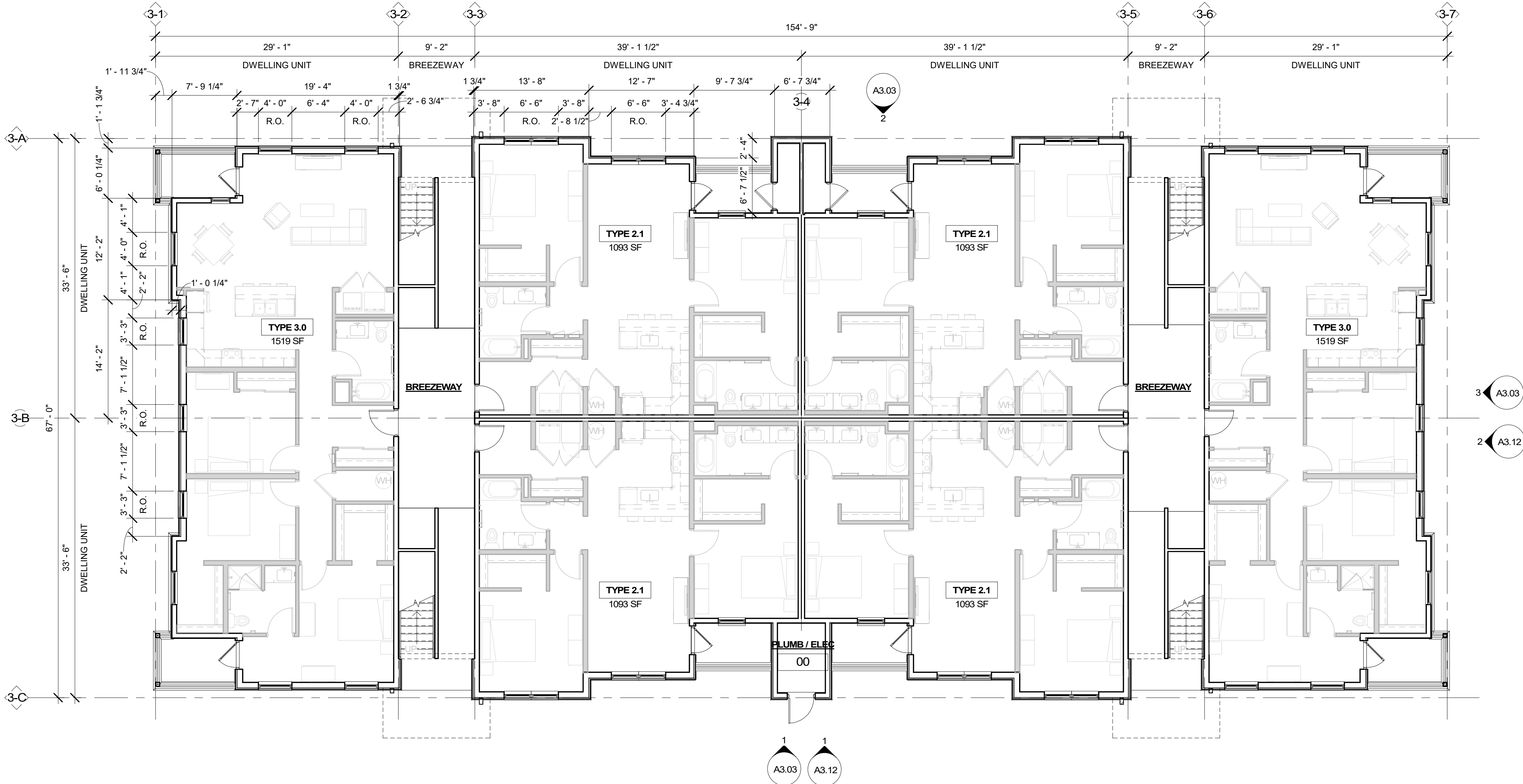
NOT FOR CONSTRUCTION

ISSUE TYPE

DATE	BY	DESCRIPTION

TYPE II - LEVEL 2 & 3 FLOOR PLAN

A1.22



GENERAL NOTES

1. REFER TO KEY PLAN ON THIS SHEET FOR LOCATION OF BUILDING TYPES.
2. EXTERIOR DIMS AND GRID LINES ARE TO EXTERIOR FACE OF WOOD SHEATHING OR CENTERLINE OF DEMISING WALL, U.N.O.
3. 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.
4. SEE A6 SERIES SHEETS FOR UNIT PLANS.
5. SEE A7 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
6. SEE A5 SERIES FOR ENLARGED BREEZEWAY, STAIR AND BALCONY PLANS.
7. ALL BUILDING ELEMENTS, SECTION CUTS AND DIMENSIONS MIRROR ALONG GRIDS 1-4 & 1-B FOR BUILDING I, 2-4 & 2-B FOR BUILDING II AND 3-4 & 3-B FOR BUILDING III.

FLOOR PLAN KEYNOTES

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN,
LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DIANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

SOLACE
APARTMENTS

SITE DEVELOPMENT
PLAN

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

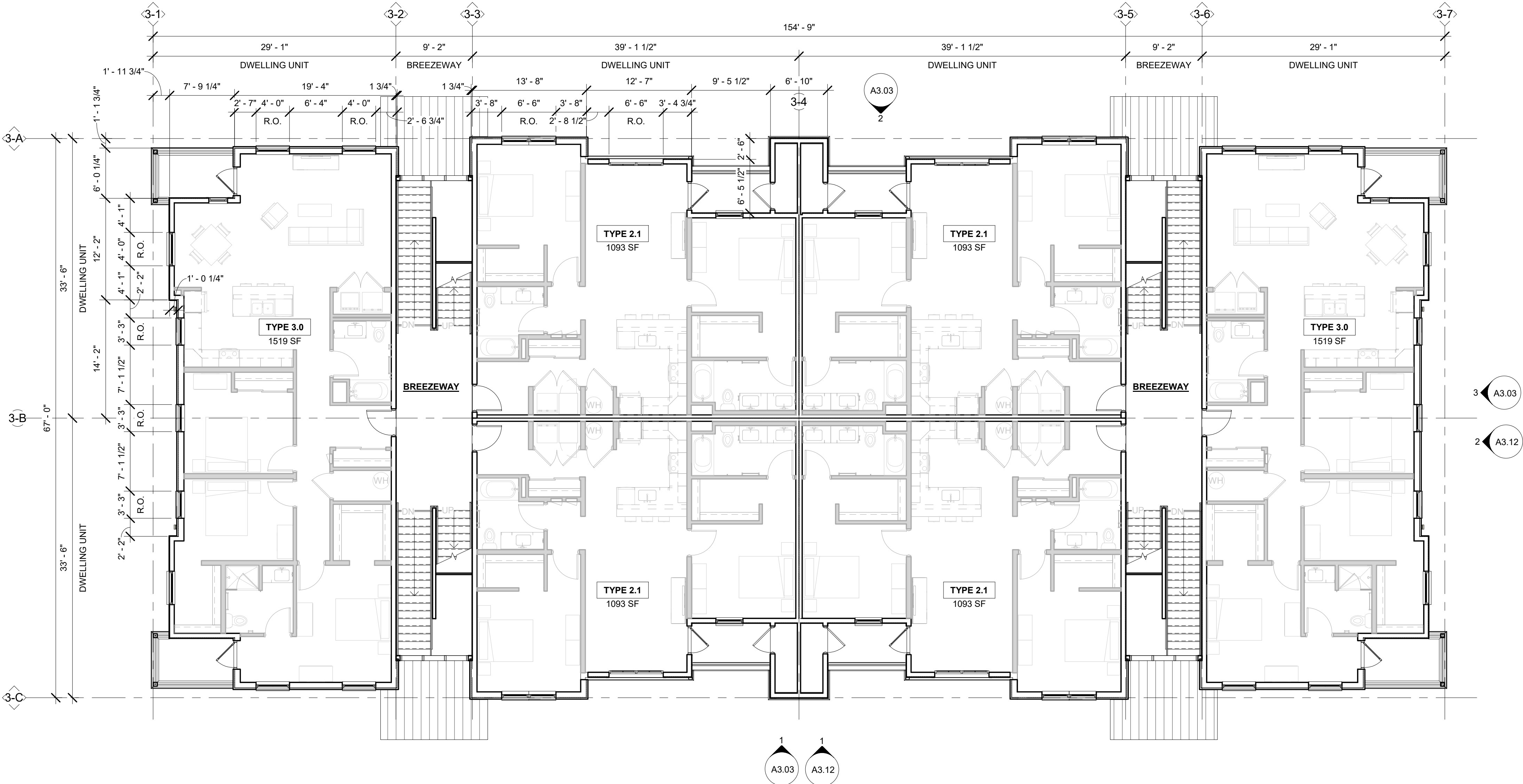
NOT FOR
CONSTRUCTION

ISSUE TYPE

DATE: BY: DESCRIPTION:

TYPE III - LEVEL 1
FLOOR PLAN

A1.31
21 OF 28



GENERAL NOTES

1. REFER TO KEY PLAN ON THIS SHEET FOR LOCATION OF BUILDING TYPES.
2. EXTERIOR DIMS AND GRID LINES ARE TO EXTERIOR FACE OF WOOD SHEATHING OR CENTERLINE OF DEMISING WALL, U.N.O.
3. 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.
4. SEE A6 SERIES SHEETS FOR UNIT PLANS.
5. SEE A7 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
6. SEE A5 SERIES FOR ENLARGED BREEZEWAY, STAIR AND BALCONY PLANS.
7. ALL BUILDING ELEMENTS, SECTION CUTS AND DIMENSIONS MIRROR ALONG GRIDS 1-4 & 1-B FOR BUILDING I, 2-4 & 2-B FOR BUILDING II AND 3-4 & 3-B FOR BUILDING III.

FLOOR PLAN KEYNOTES

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

TYPE III - LEVEL 2 & 3
FLOOR PLAN

A1.32
22 OF 28

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC

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

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

IN ASSOCIATION WITH

SOLACE APARTMENTS

SITE DEVELOPMENT PLAN

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

NOT FOR
CONSTRUCTION

SEAL

ISSUE INFO

ISSUE TYPE

DATE: 03/15/2021 BY: JF DESCRIPTION: PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

TYPE I BUILDING - EXTERIOR FINISHES

SHEET NUMBER

A3.10
23 OF 28

PLAN FILE #



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

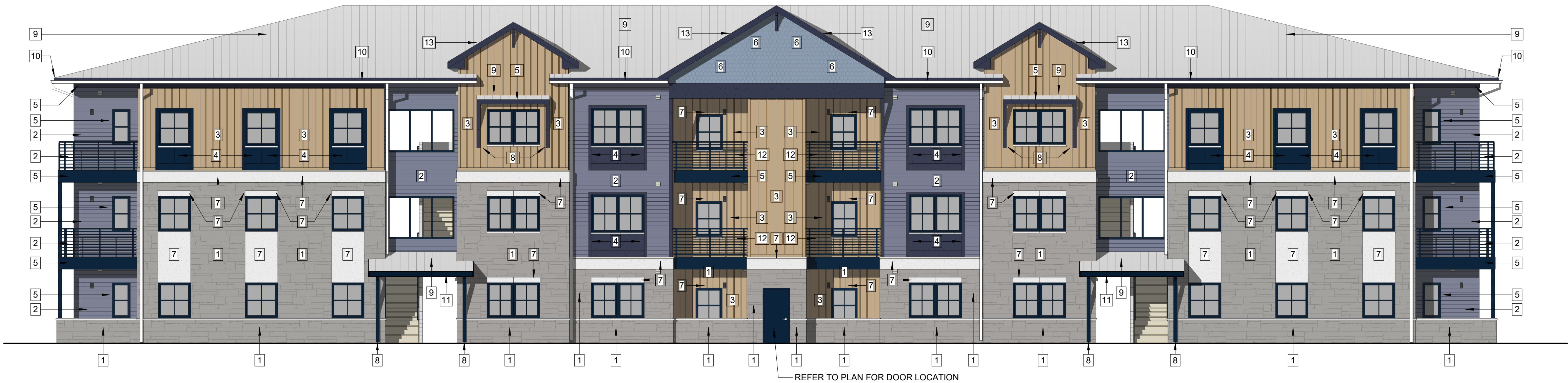
SCALE: 1/8" = 1'-0"



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"

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC

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

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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: JF
PREPARED BY: JF

**NOT FOR
CONSTRUCTION**

ISSUE TYPE

DATE: 03/15/2021 BY: JF DESCRIPTION: PER COUNTY REVIEW COMMENTS

**TYPE II BUILDING -
EXTERIOR FINISHES**

A3.11
24 OF 28

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC

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

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

IN ASSOCIATION WITH

SOLACE APARTMENTS

SITE DEVELOPMENT
PLAN

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

NOT FOR
CONSTRUCTION

SEAL

ISSUE INFO

ISSUE TYPE

DATE: 03/15/2021
BY: JF
DESCRIPTION: PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

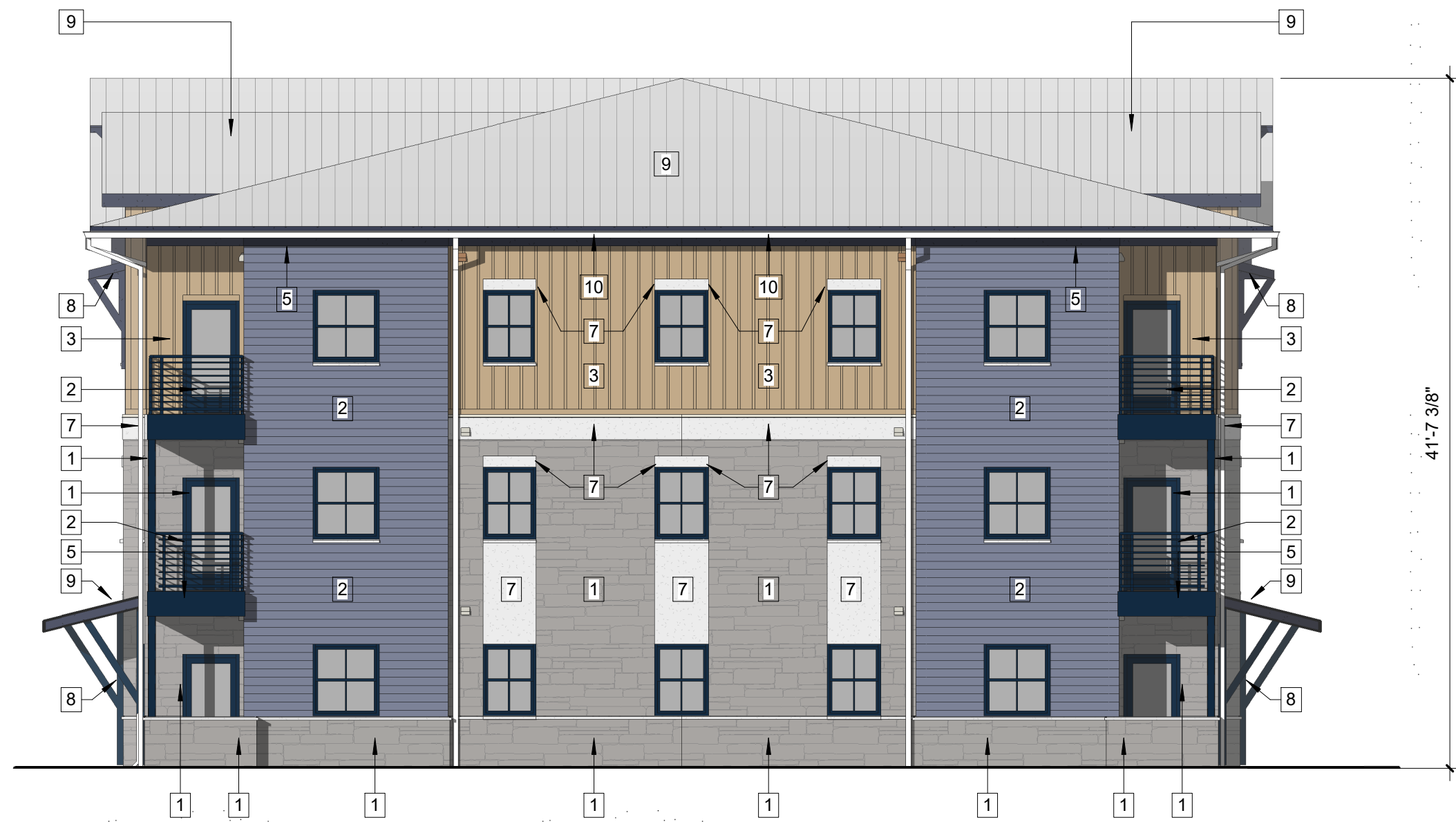
SHEET TITLE

**TYPE III BUILDING -
EXTERIOR FINISHES**

SHEET NUMBER

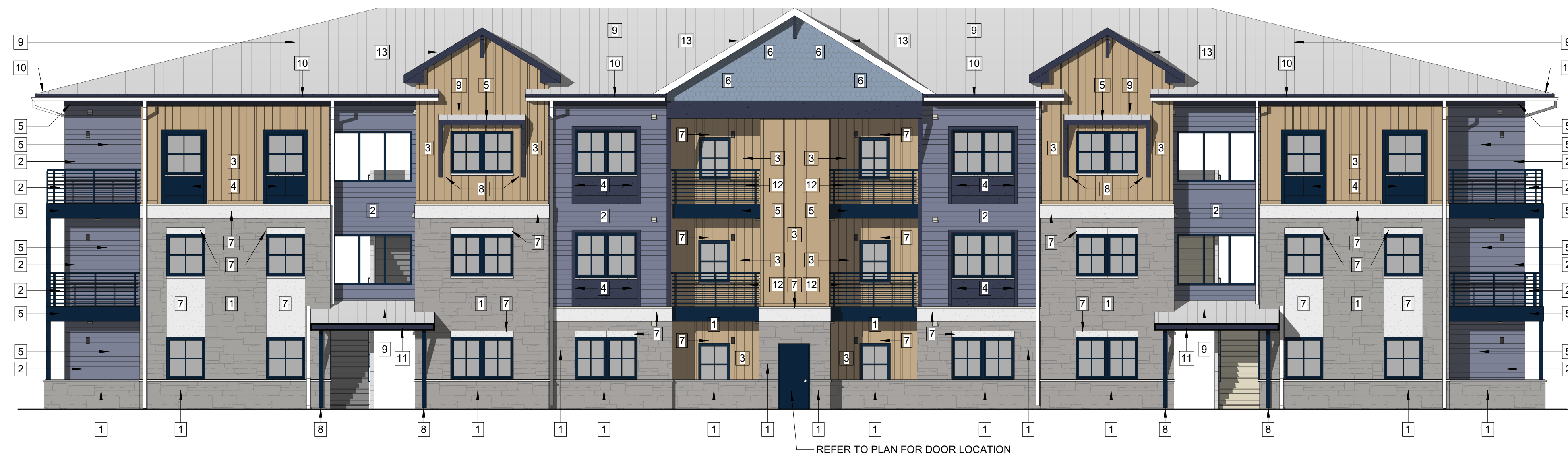
A3.12
25 OF 28

PLAN FILE #



2 BUILDING III - SIDE ELEVATION

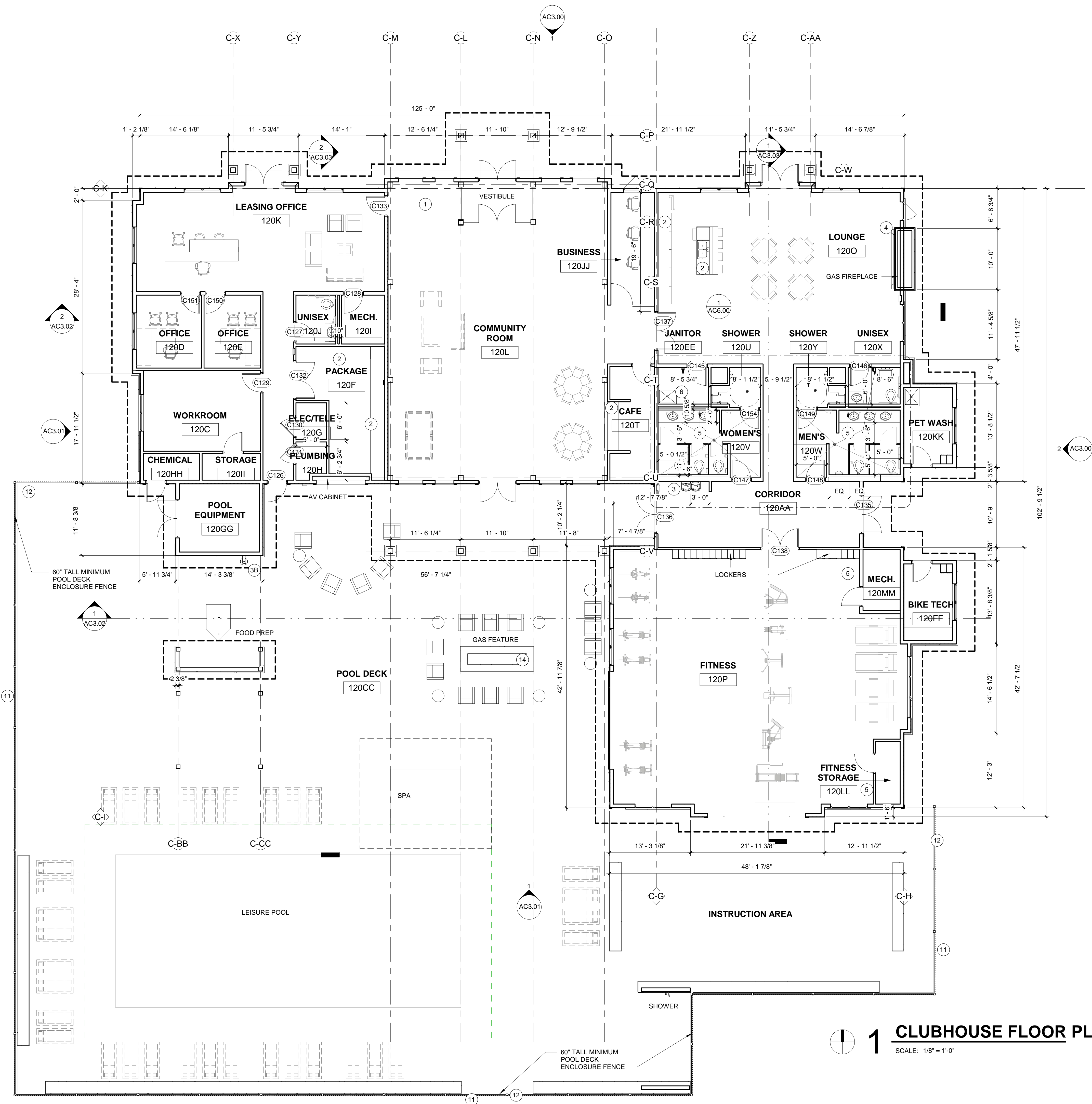
SCALE: 1/8" = 1'-0"



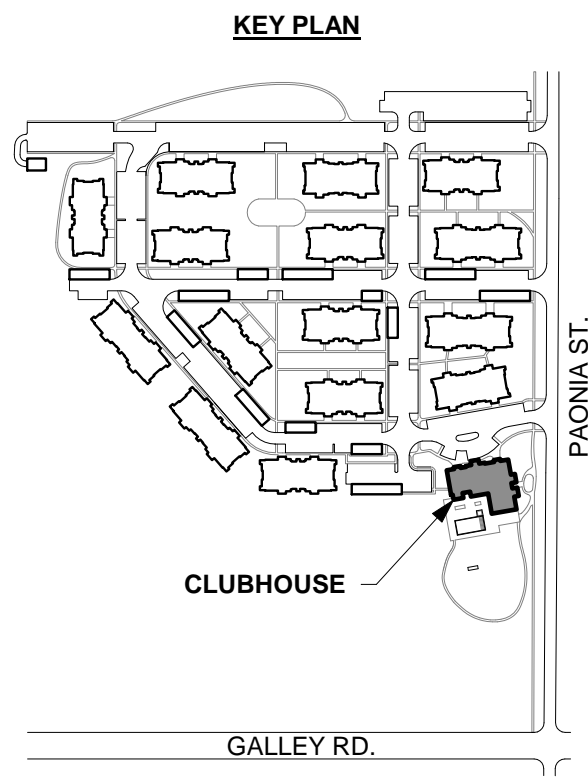
1 BUILDING III - FRONT & REAR ELEVATIONS

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

PLANNER, LANDSCAPE ARCHITECT



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

Land Planning
Landscape Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLIMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.313.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

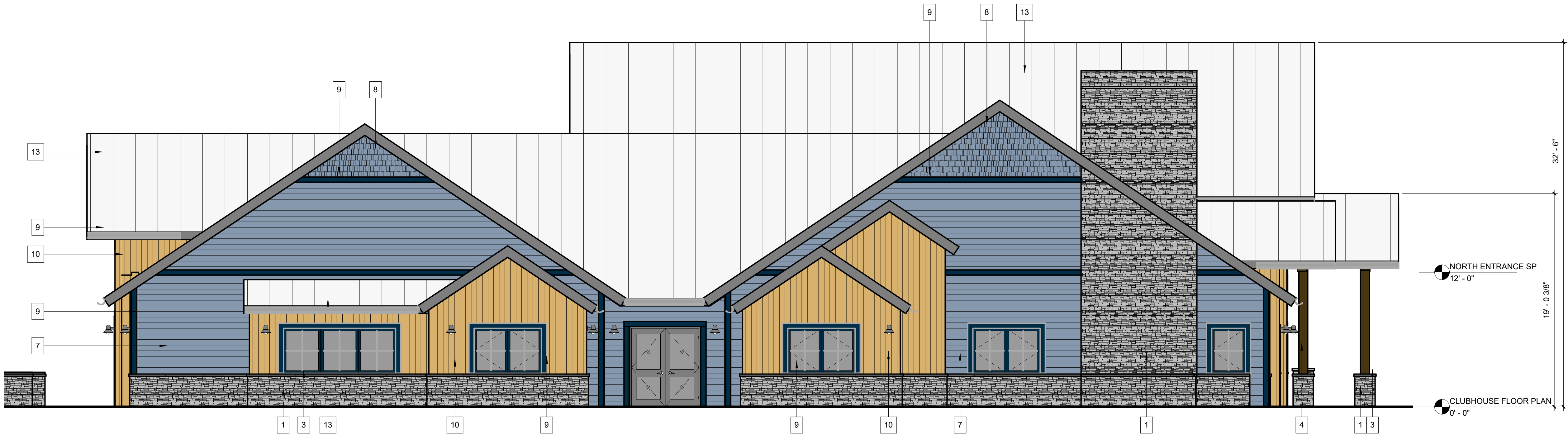
ISSUE TYPE

DATE	BY	DESCRIPTION

CLUBHOUSE - FLOOR PLAN

AC1.00
26 OF 28

EXTERIOR FINISH KEY									
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
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
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	
								16	STEEL GATES COLOR: DARK BRONZE
								17	
								18	



2 EAST ELEVATION

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



1 NORTH ELEVATION

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

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN, LLC
404 S. WELLS STREET
SUITE # 400
CHICAGO, IL 60607
CONTACT: DANE OLAMSTEAD
TEL: 734.216.2577

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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

SOLACE
APARTMENTS

SITE DEVELOPMENT
PLAN

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

NOT FOR
CONSTRUCTION

SEAL

ISSUE INFO

ISSUE TYPE

DATE: 3/15/2021 BY: JF DESCRIPTION: PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

CLUBHOUSE - OVERALL
ELEVATIONS

SHEET NUMBER

AC3.00
27 OF 28

PLAN FILE #

EXTERIOR FINISH KEY									
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
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
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	
								16	STEEL GATES COLOR: DARK BRONZE



2 WEST ELEVATION

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



1 SOUTH ELEVATION

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

Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

OWNER / DEVELOPER:
JACKSON DEARBORN,
LLC

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

ARCHITECT:
LCM ARCHITECTS
819 SOUTH WABASH AVE
FIFTH FLOOR
CHICAGO, IL 60605
TEL: 312.913.1717

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE
SUITE # 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMBLETT
TEL: 303.267.6240

STRUCTURAL ENGINEER:
MARTINO & LUTH, INC
999 18TH STREET
SUITE 855 NORTH
DENVER, CO 80202
TEL: 303.260.7118

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: JF
PREPARED BY: JF

NOT FOR
CONSTRUCTION

ISSUE TYPE

DATE: 3/15/2021 BY: JF DESCRIPTION: PER COUNTY REVIEW COMMENTS

CLUBHOUSE - OVERALL
ELEVATIONS

AC3.01
28 OF 28