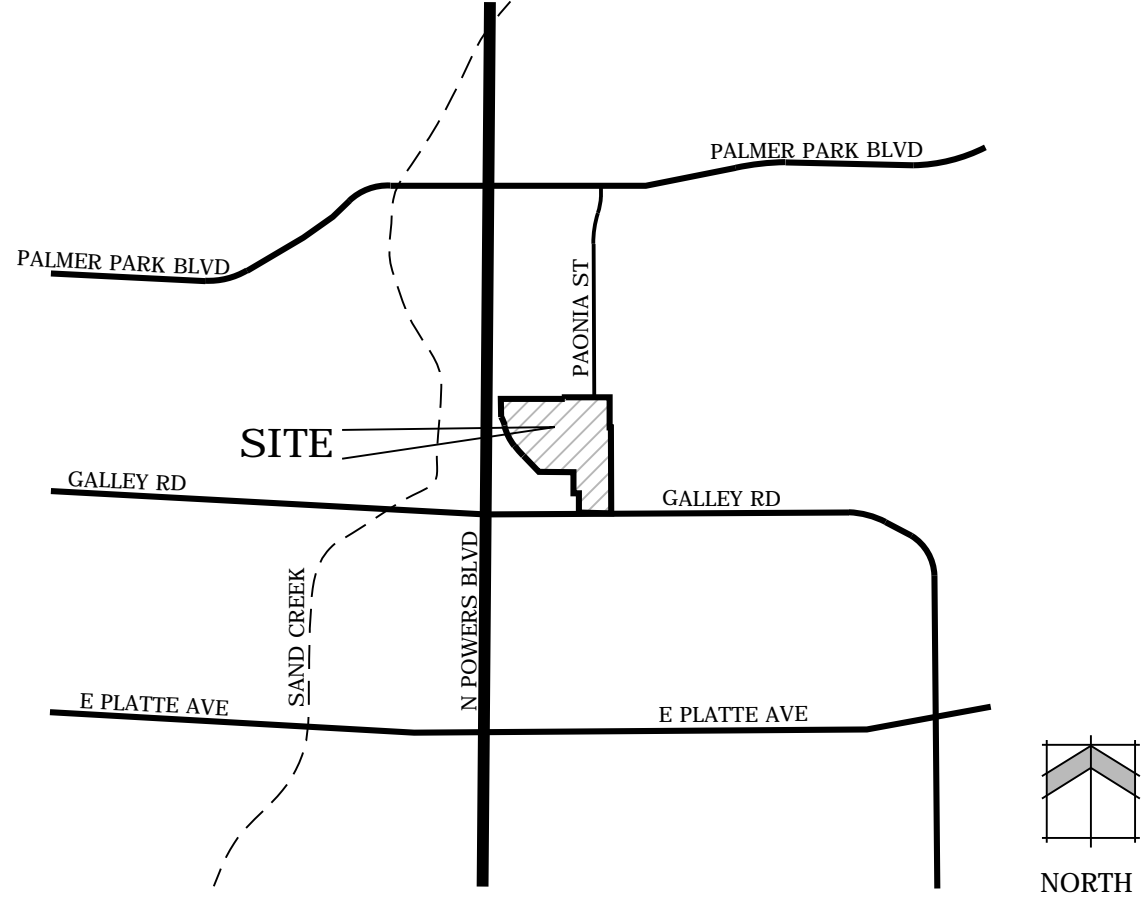


VICINITY MAP



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

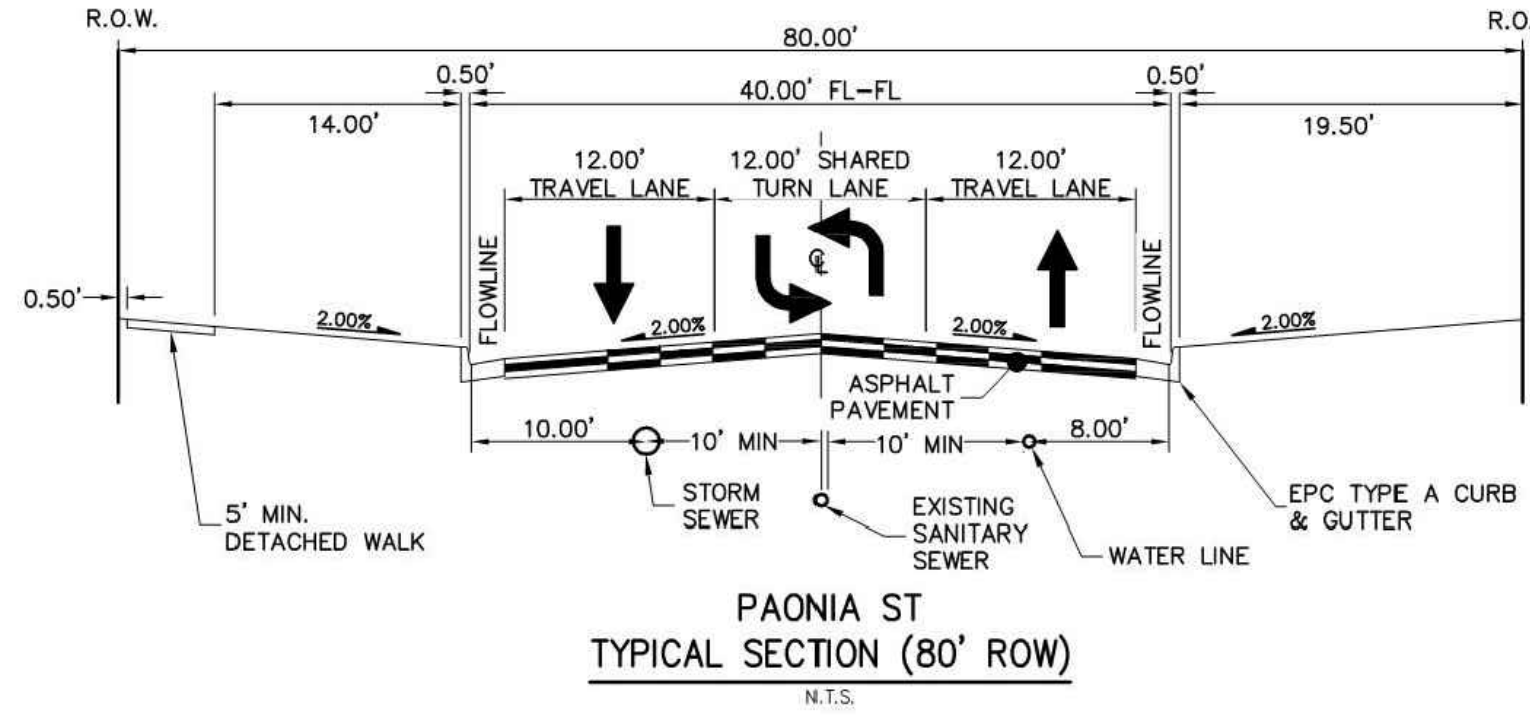
## PHASE 1 - SITE DEVELOPMENT PLAN

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

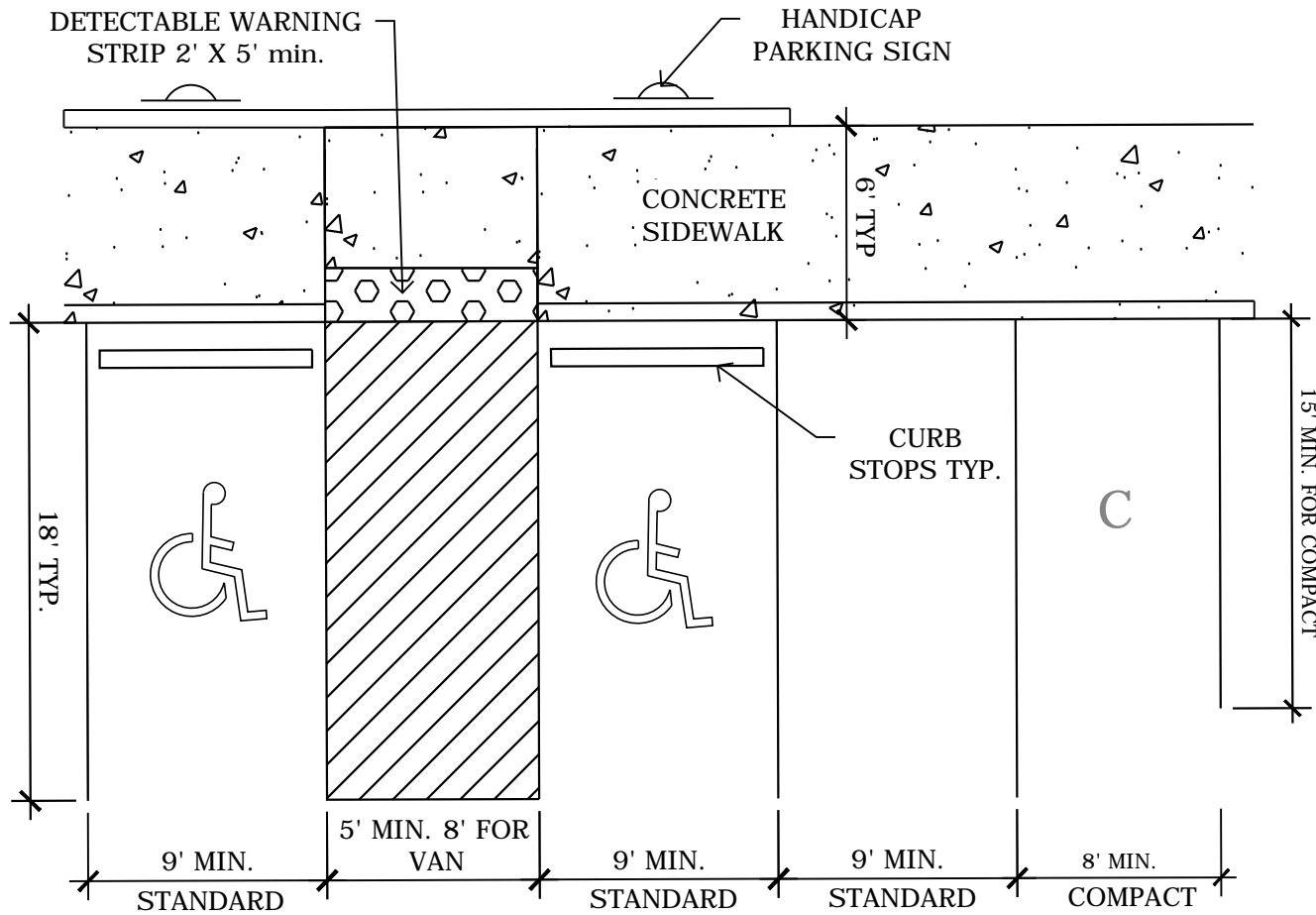
A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2, POWERS & 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.

The approval includes approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.



### 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	48
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

Approved

By: Craig Dossey, Executive Director

Date: 01/10/2022

El Paso County Planning & Community Development



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

ENTITLEMENT

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

SHEET NUMBER

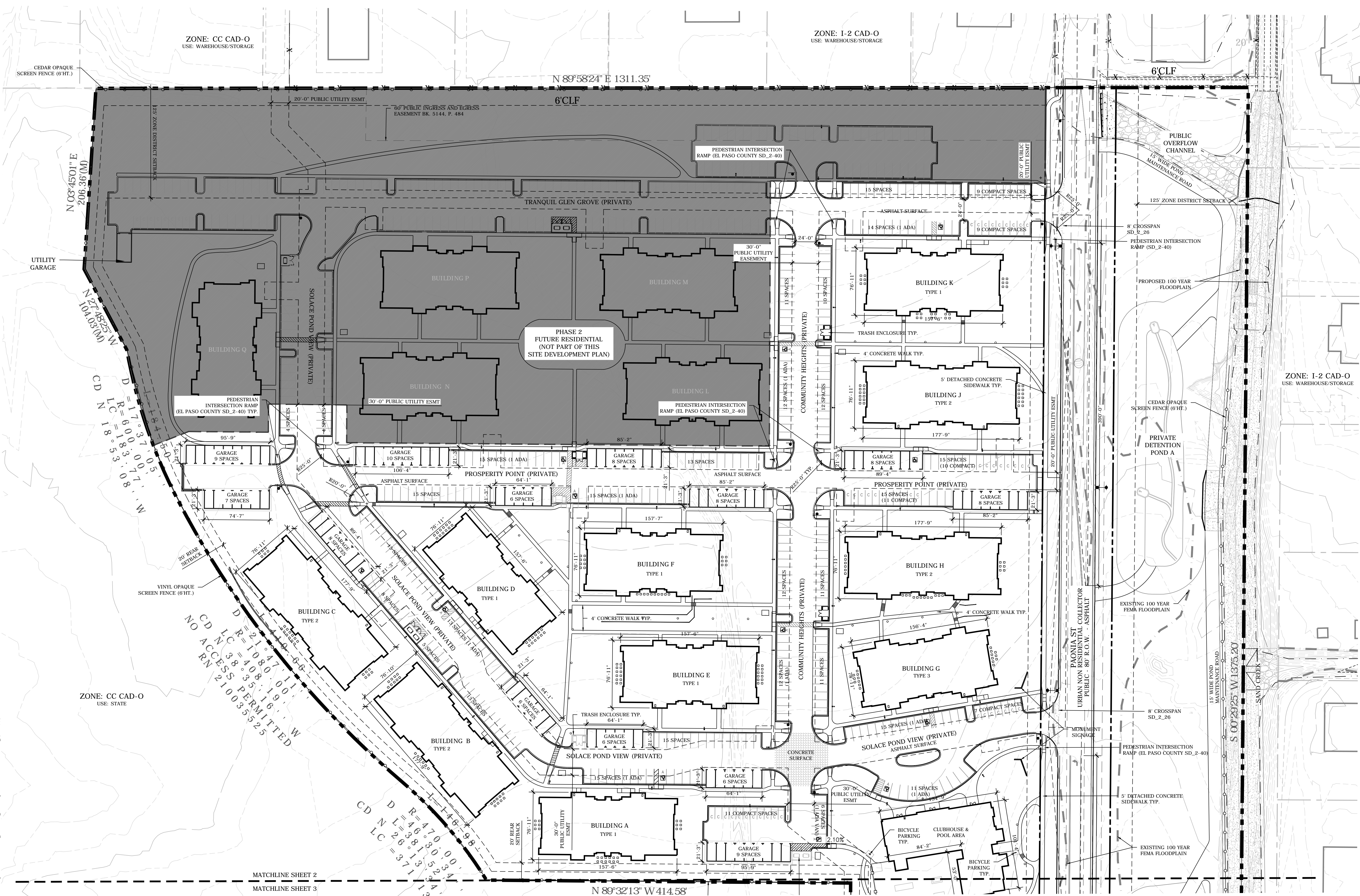
COVER

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1 OF 28

PLANT FILE

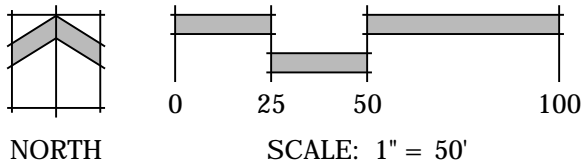


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LEGEND

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



Land Planning  
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Architecture  
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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:	B. SWENSON

ENTITLEMENT

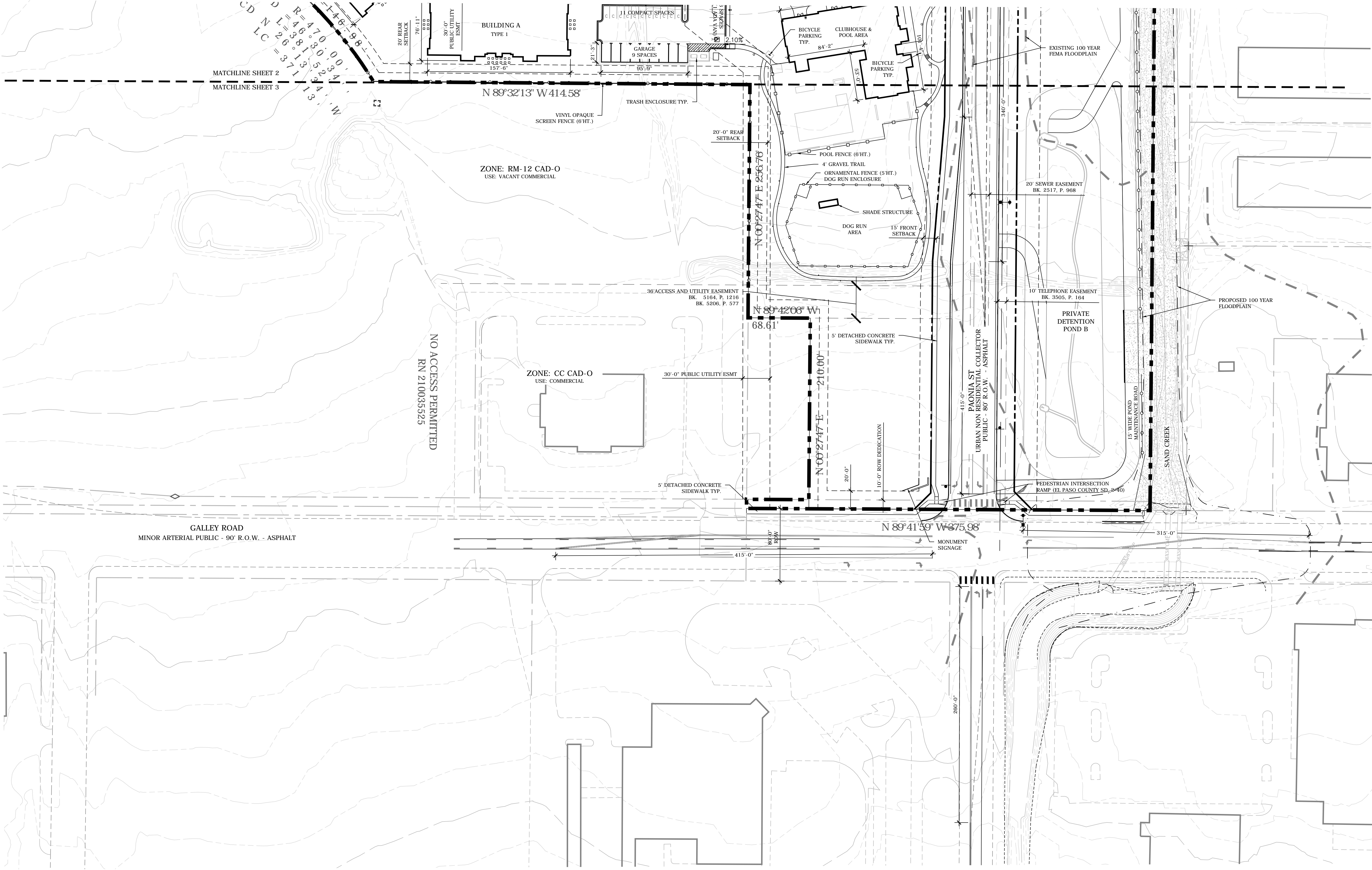
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3/18/2021	JBS	PER COUNTY COMMENTS

LOT 1 SITE PLAN  
NORTH

2  
2 OF 28

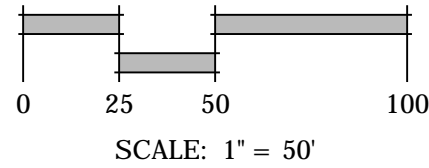


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## LEGEND

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



SCALE: 1" = 50'

Land Planning  
Landscape  
Architecture  
Urban Design

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PLANNED LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

## 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

SHEET NUMBER  
PLANTING







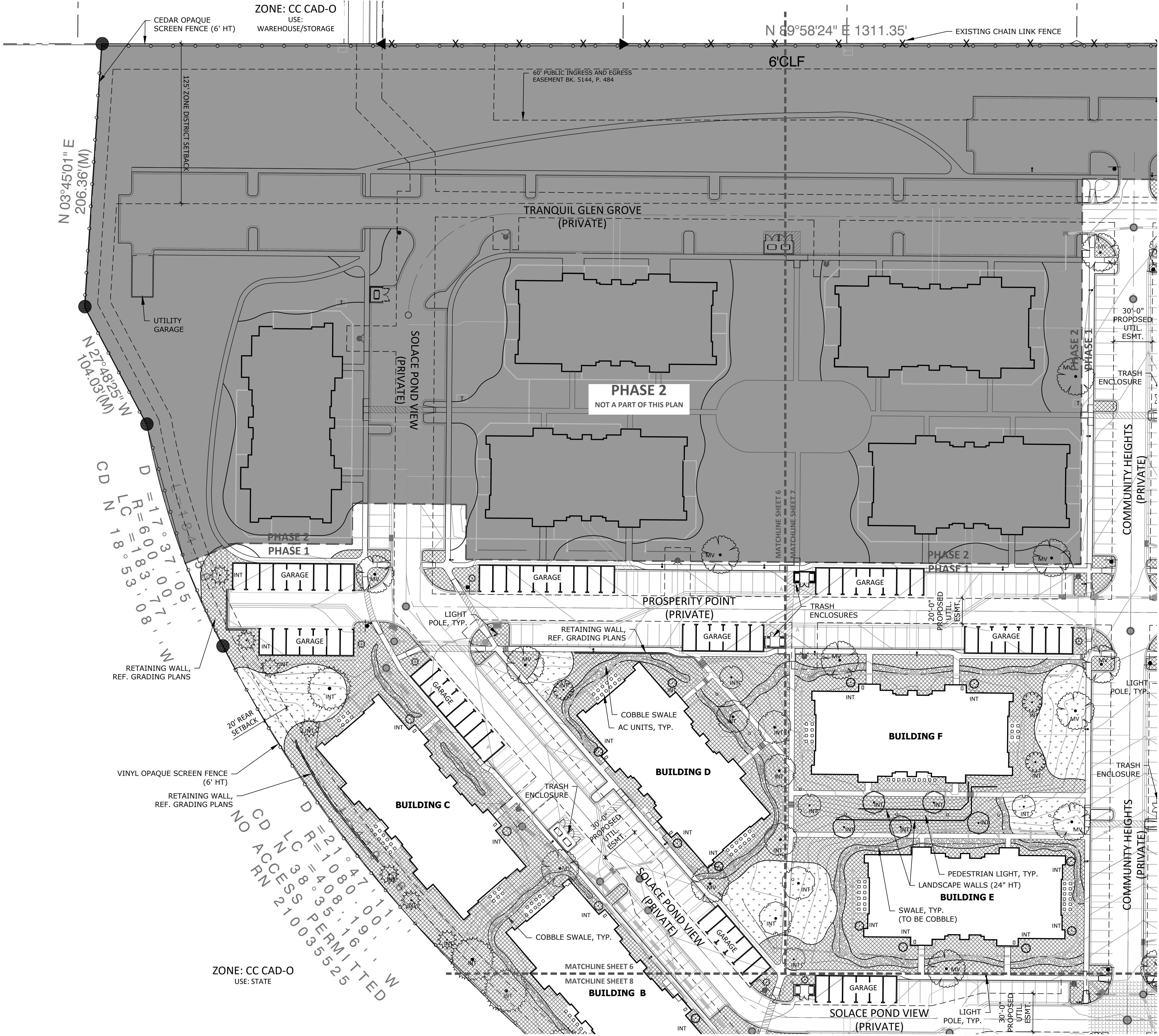




# SOLACE OF COLORADO SPRINGS

## PHASE 1 - SITE DEVELOPMENT PLAN

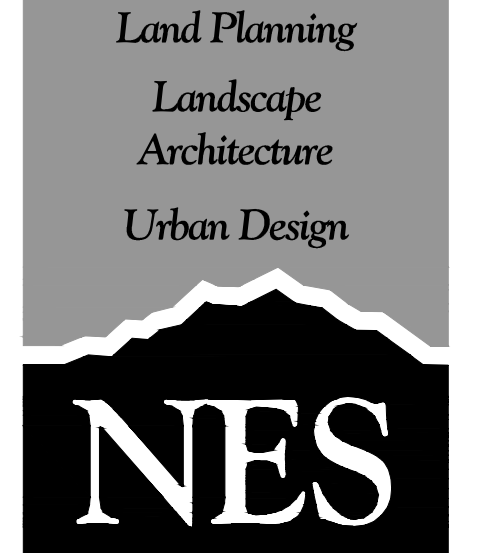
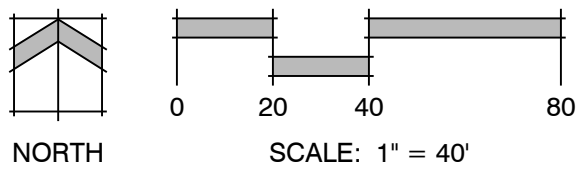
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.



### 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



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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:
03-16-21	KM	PER COUNTY REVIEW COMMENTS

### LANDSCAPE PLAN

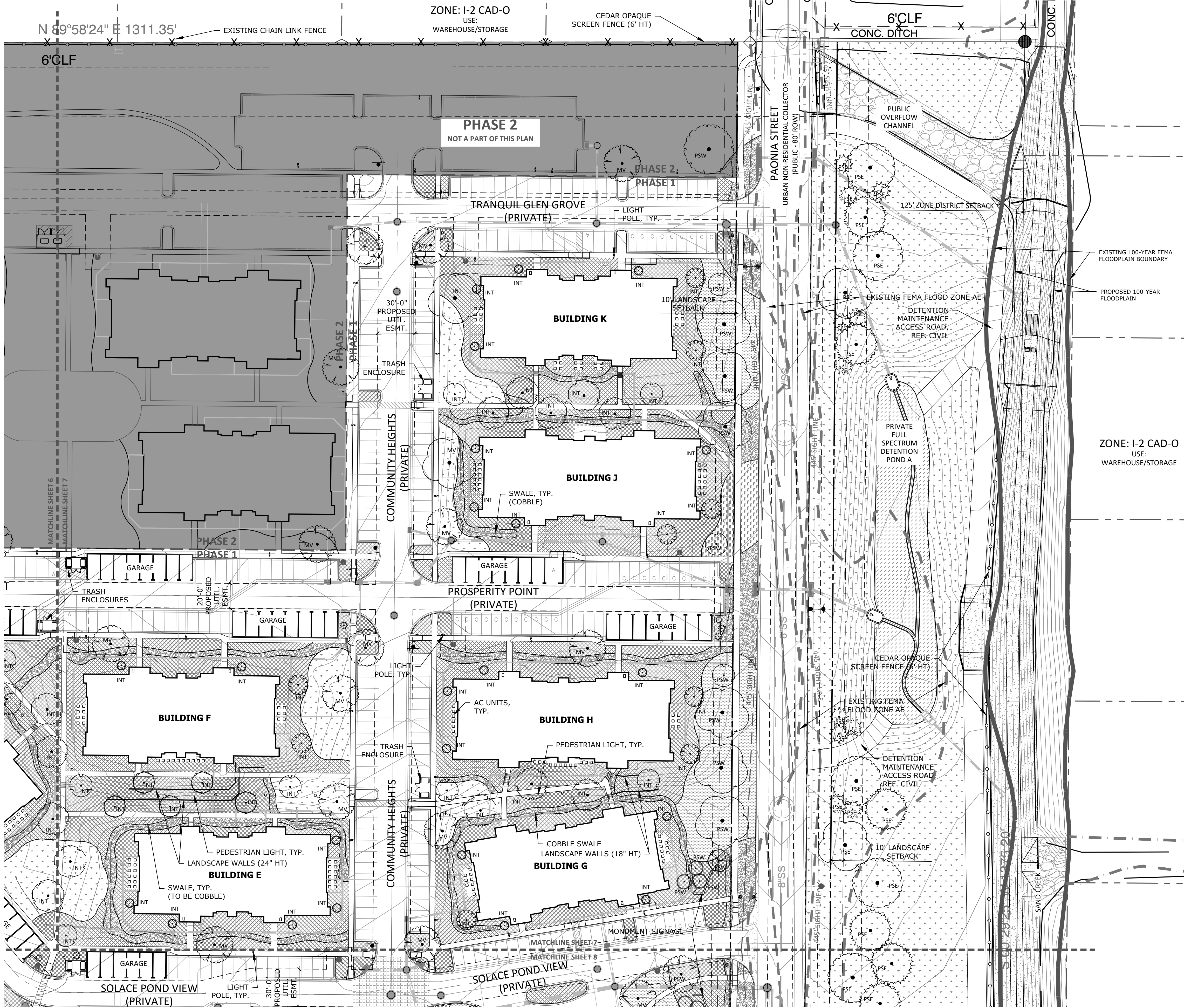
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# SOLACE OF COLORADO SPRINGS

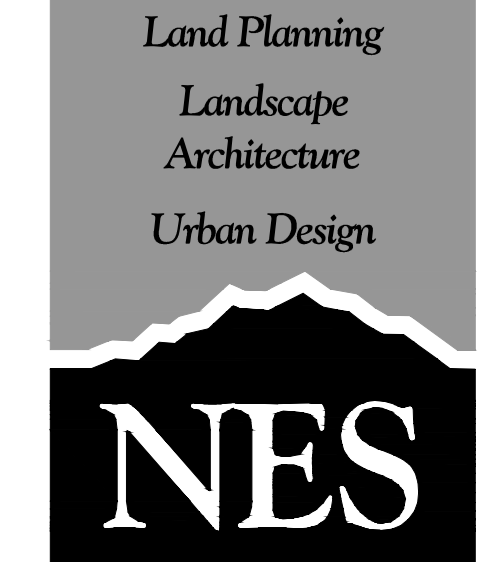
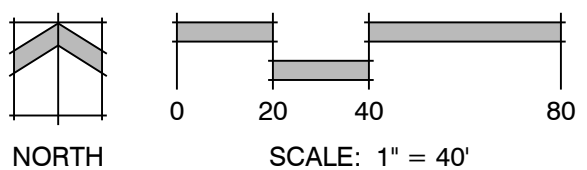
## PHASE 1 - SITE DEVELOPMENT PLAN

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



- GROUND COVER LEGEND**
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Fescue - Buffalo grass Blend
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Low Maintenance Tall Fescue Mix
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Road base/Breeze on Pea Gravel  
substrate

SEE SHEET 9 FOR PLANT SCHEDULE  
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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: 03-16-21 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

**LANDSCAPE PLAN**

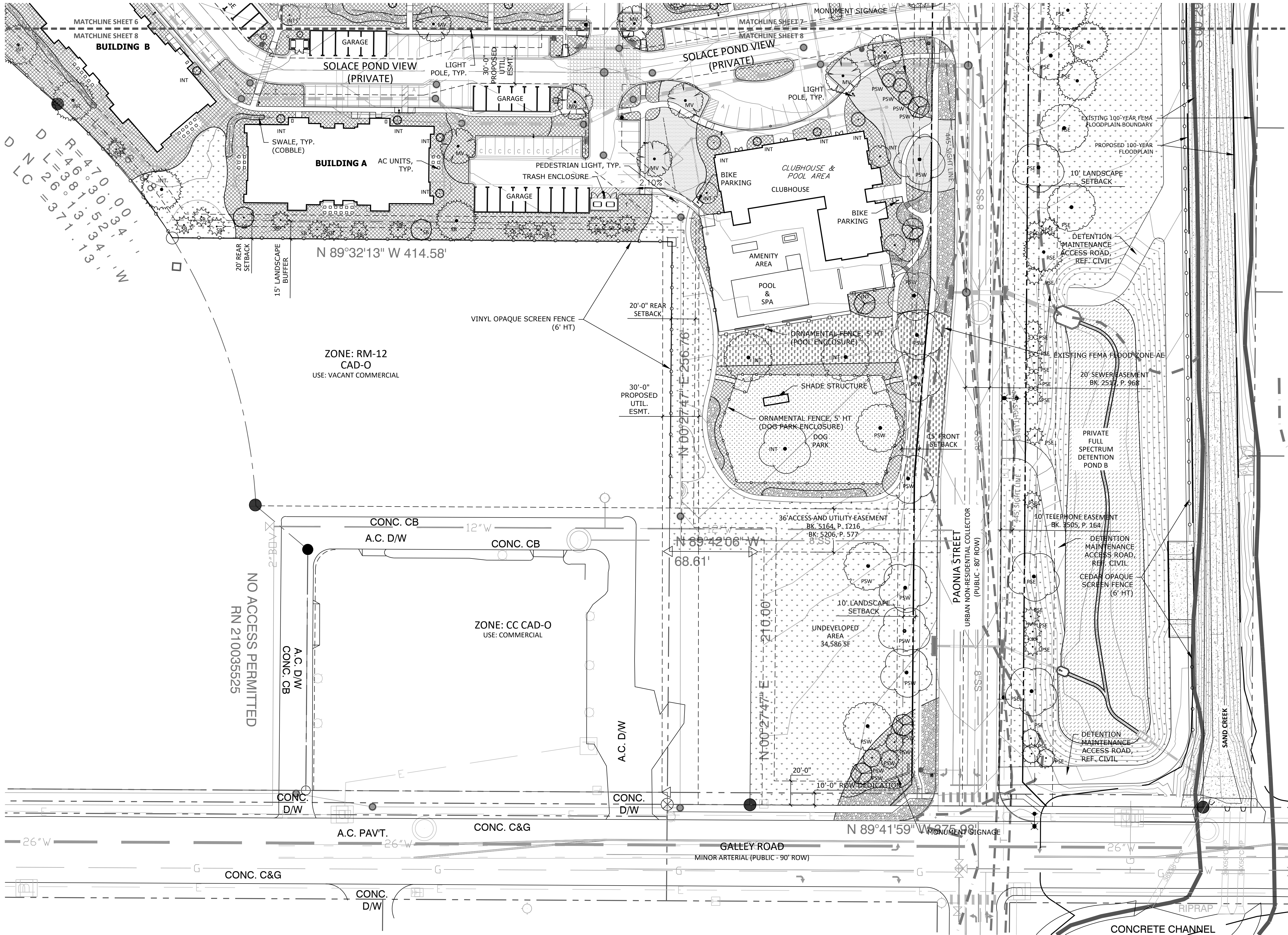
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7 OF 28  
SP-20-001



# SOLACE OF COLORADO SPRINGS

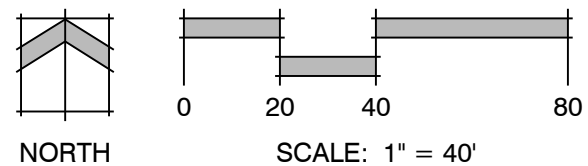
## PHASE 1 - SITE DEVELOPMENT PLAN

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

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Fax 719.471.0267

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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: 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. / Provided	
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

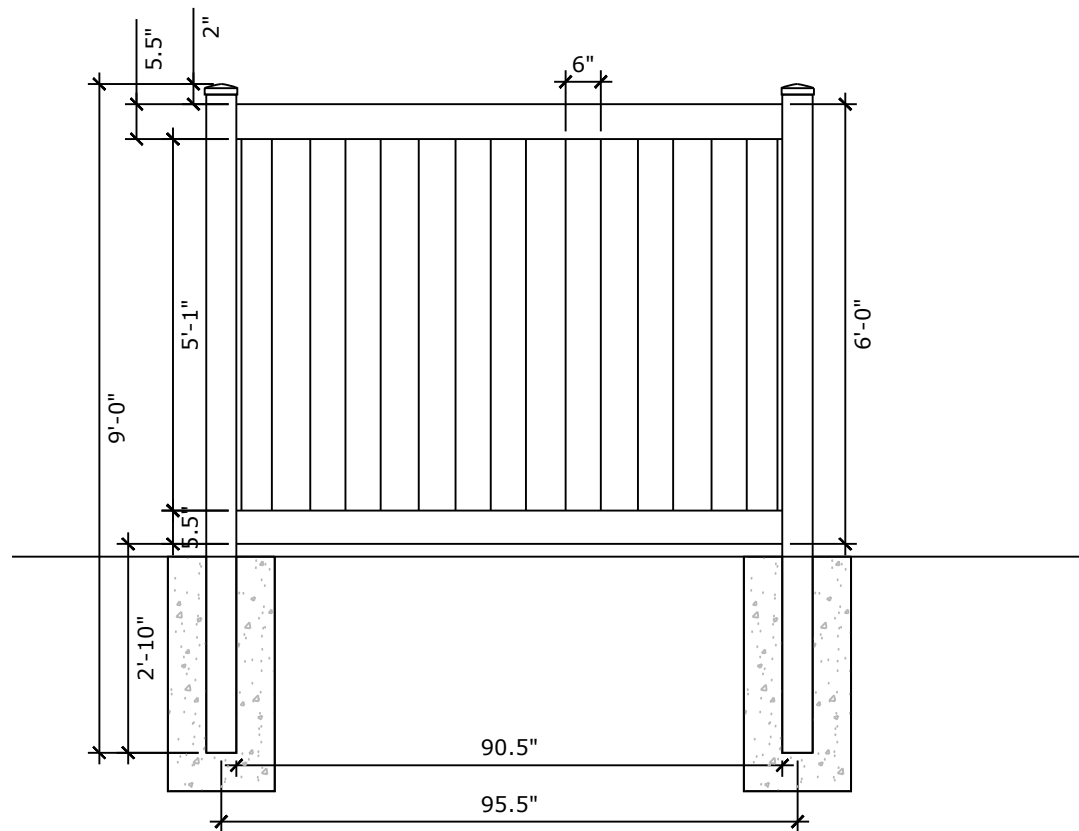
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan
368	25 / 25	MV

#### 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%		

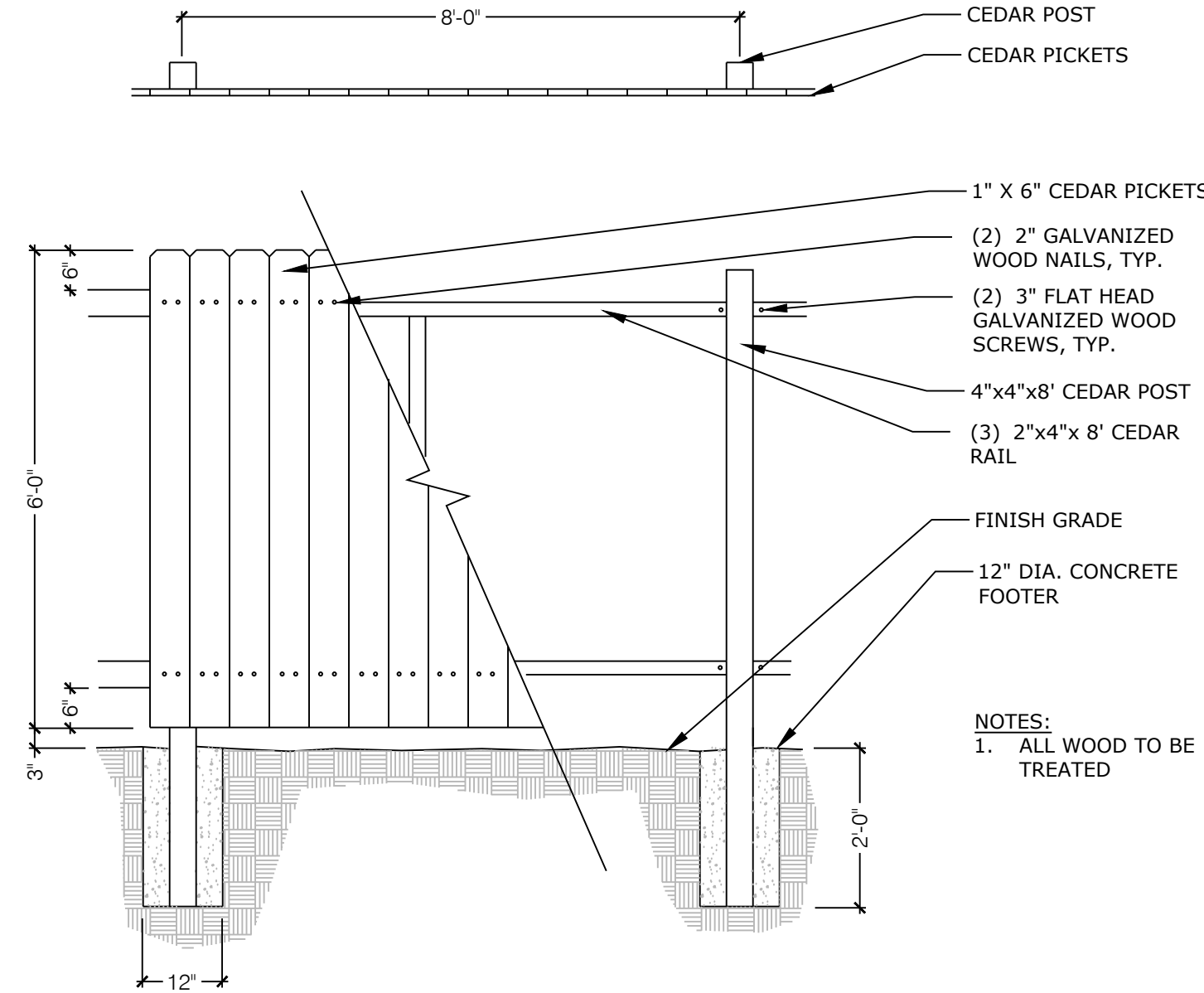
\* Internal Landscaping Requirement only applied to Lot 1 Multifamily component of the development (Property on west side of Paonia - Excludes ROW dedication and area labeled 'UnDeveloped Area')  
\*\* Relief of 25% requested.



#### 1 6' VINYL FENCE

N.T.S.

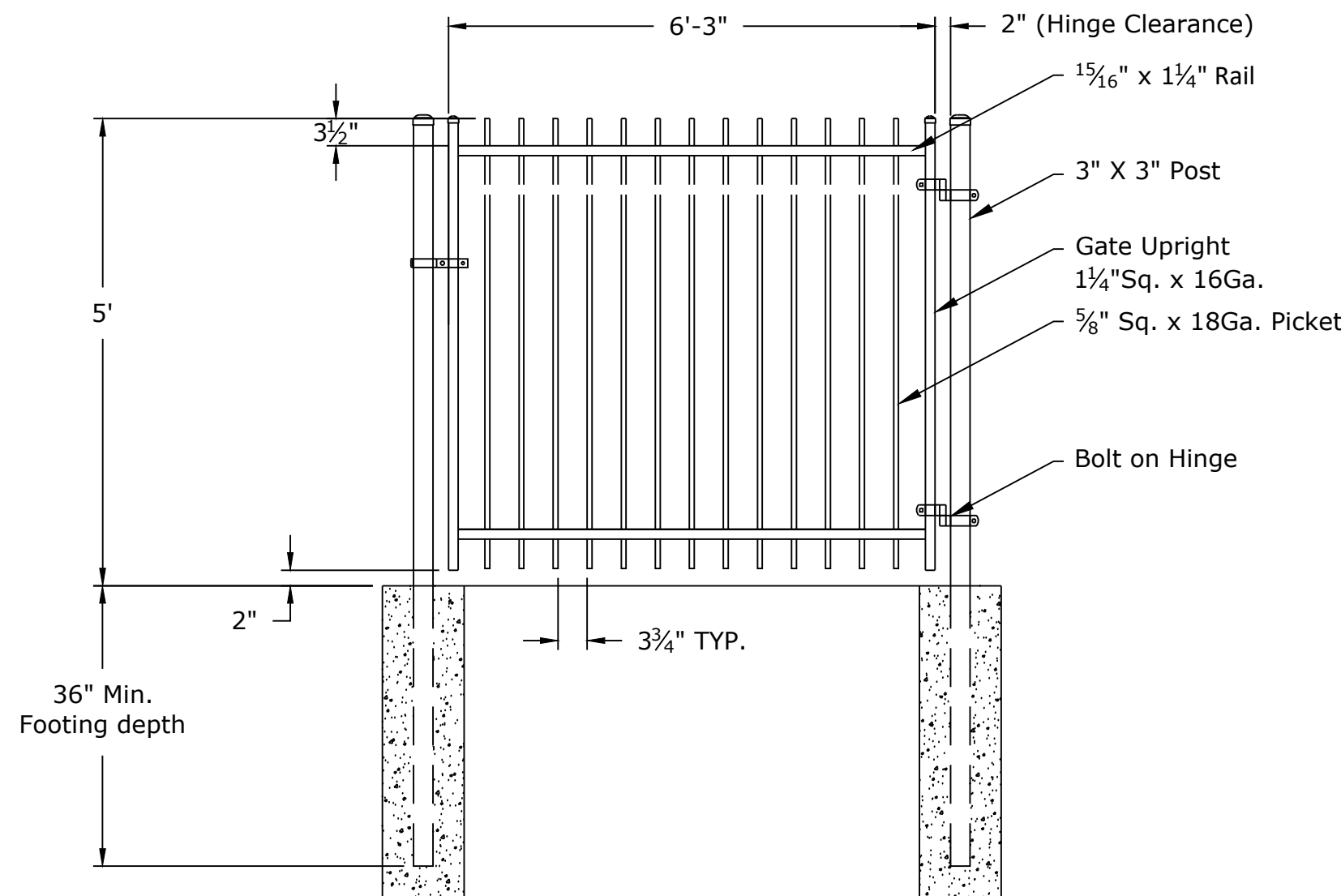
NES-LS-16



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

1/2" = 1'-0"

NES-LS-18

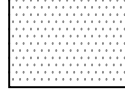


#### 3 5' HT. ORNAMENTAL METAL FENCE

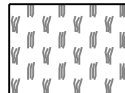
NTS

NTS

### GROUND COVER LEGEND



**BLUEGRASS SOD**  
Fescue - Buffalo grass Blend  
-



**ALTERNATIVE TURF SEED MIX**  
Low Maintenance Tall Fescue Mix  
-



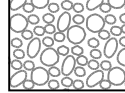
**NATIVE SEED MIX**  
El Paso County Low Grow Mix  
-



**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  
-



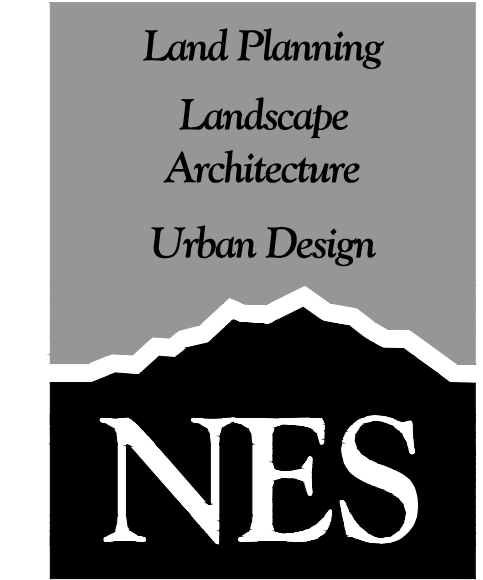
**DOG BASE**  
Road base/Breeze on Pea Gravel substrate  
-

### 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

### 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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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

9

9 OF 28

SP-20-001

### ENTITLEMENT

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


### LANDSCAPE NOTES & DETAILS

9

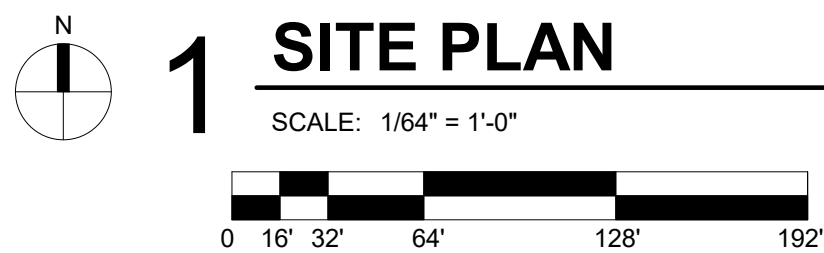
9 OF 28

SP-20-001





- 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
  - ACCESSIBLE PATH



Land Planning  
Landscape Architecture  
Urban Design

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**OWNER / DEVELOPER:**  
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CONTACT: DANE OLIMSTEAD  
TEL: 734.216.2577

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**CIVIL ENGINEER:**  
**JR ENGINEERING**  
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**MEP ENGINEER:**  
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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	BY	DESCRIPTION
03/15/2021	JF	PER COUNTY REVIEW COMMENTS

**ARCHITECTURAL SITE PLAN**

**A0.01**  
10 OF 28



OWNER / DEVELOPER:  
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## SOLACE APARTMENTS

### SITE DEVELOPMENT PLAN

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

NOT FOR  
CONSTRUCTION

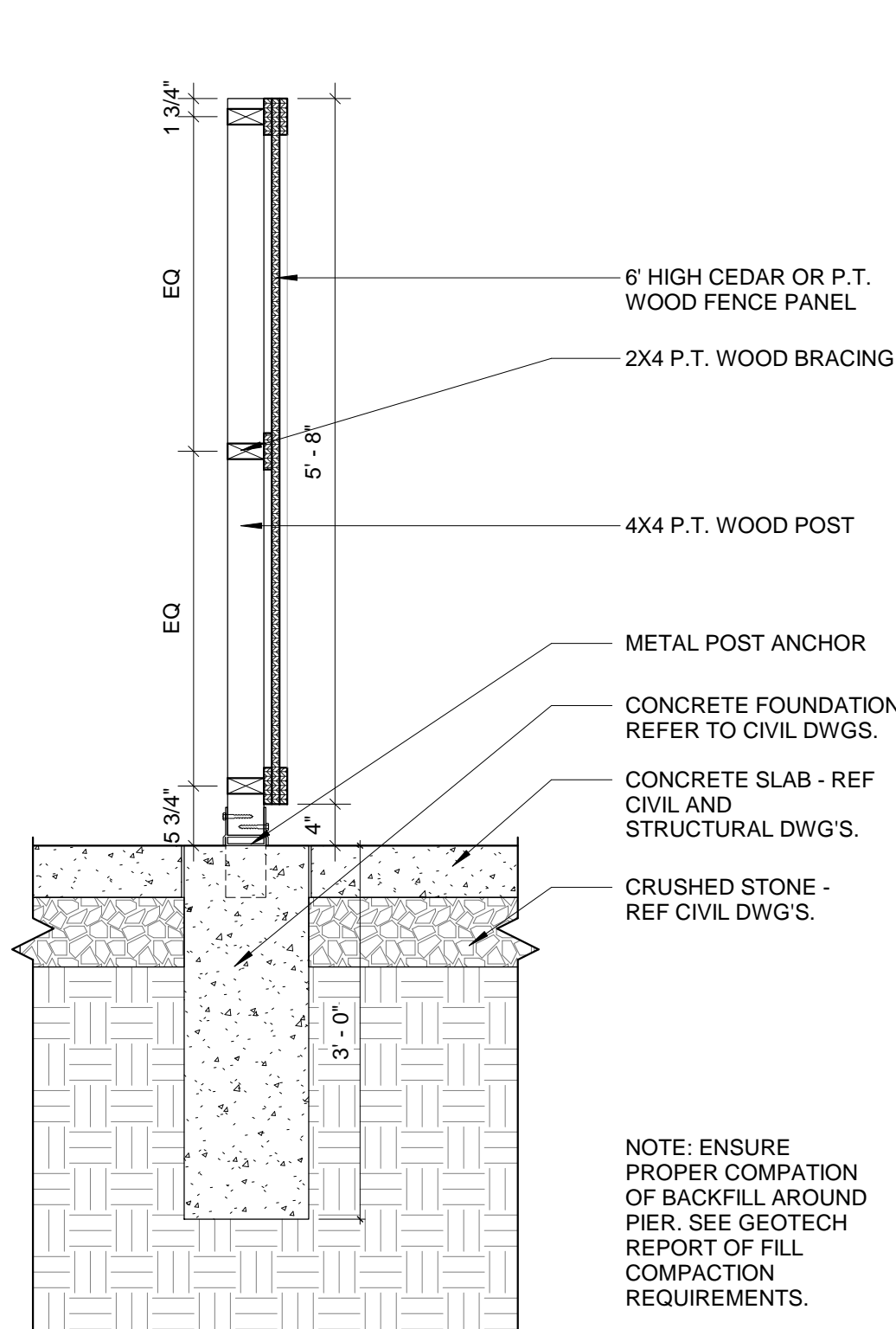
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DATE: BY: DESCRIPTION:

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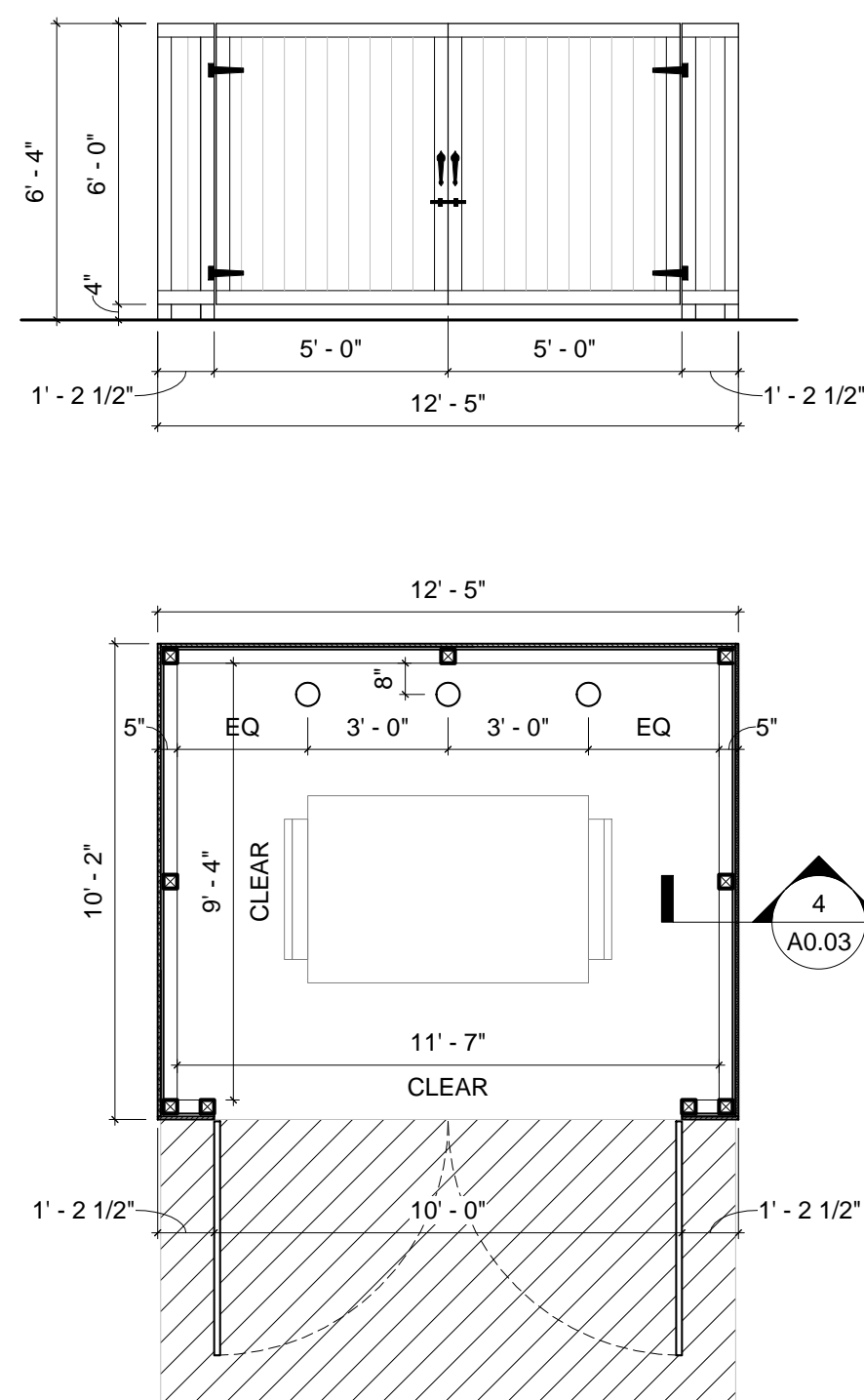
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11 OF 28



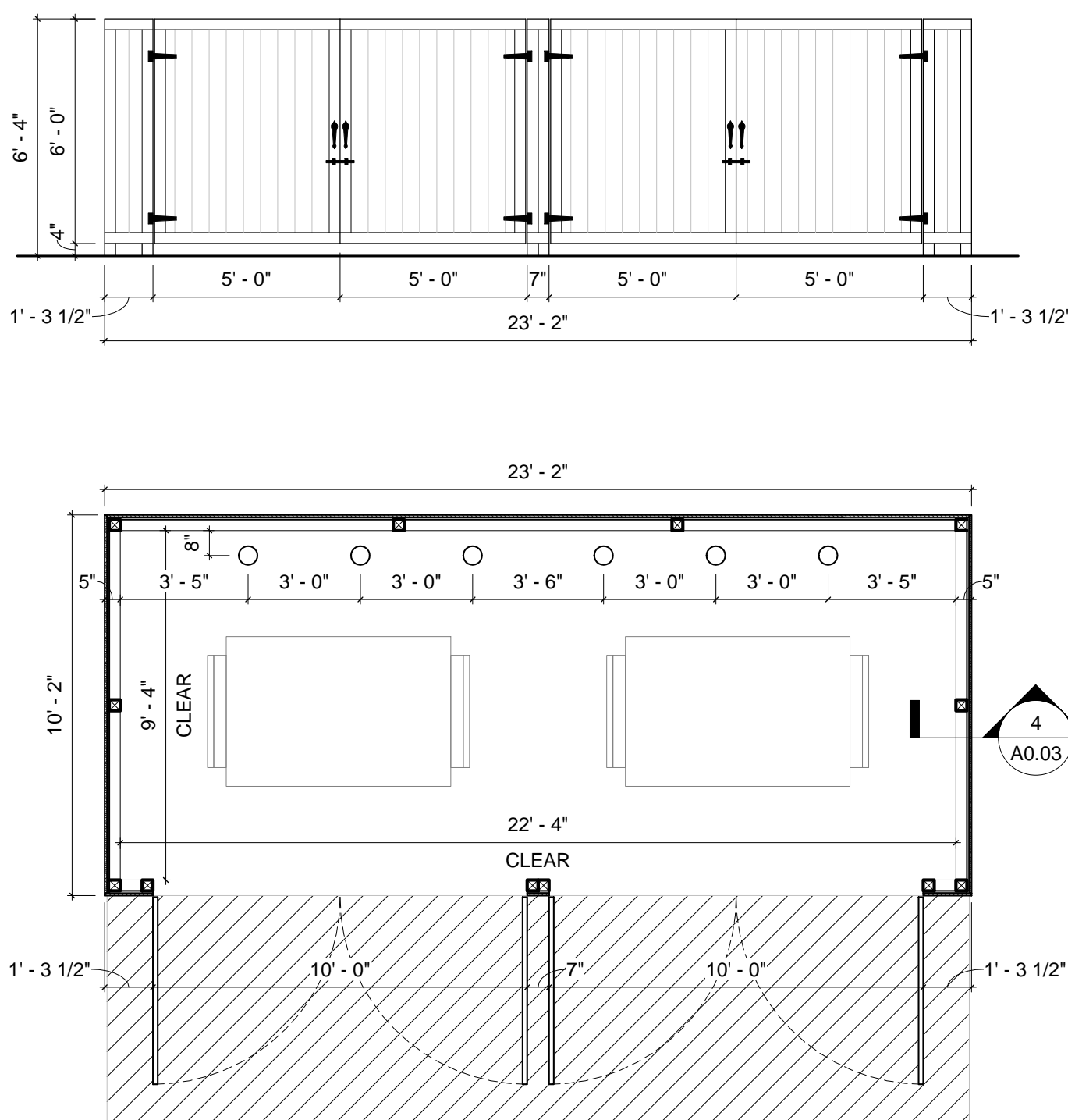
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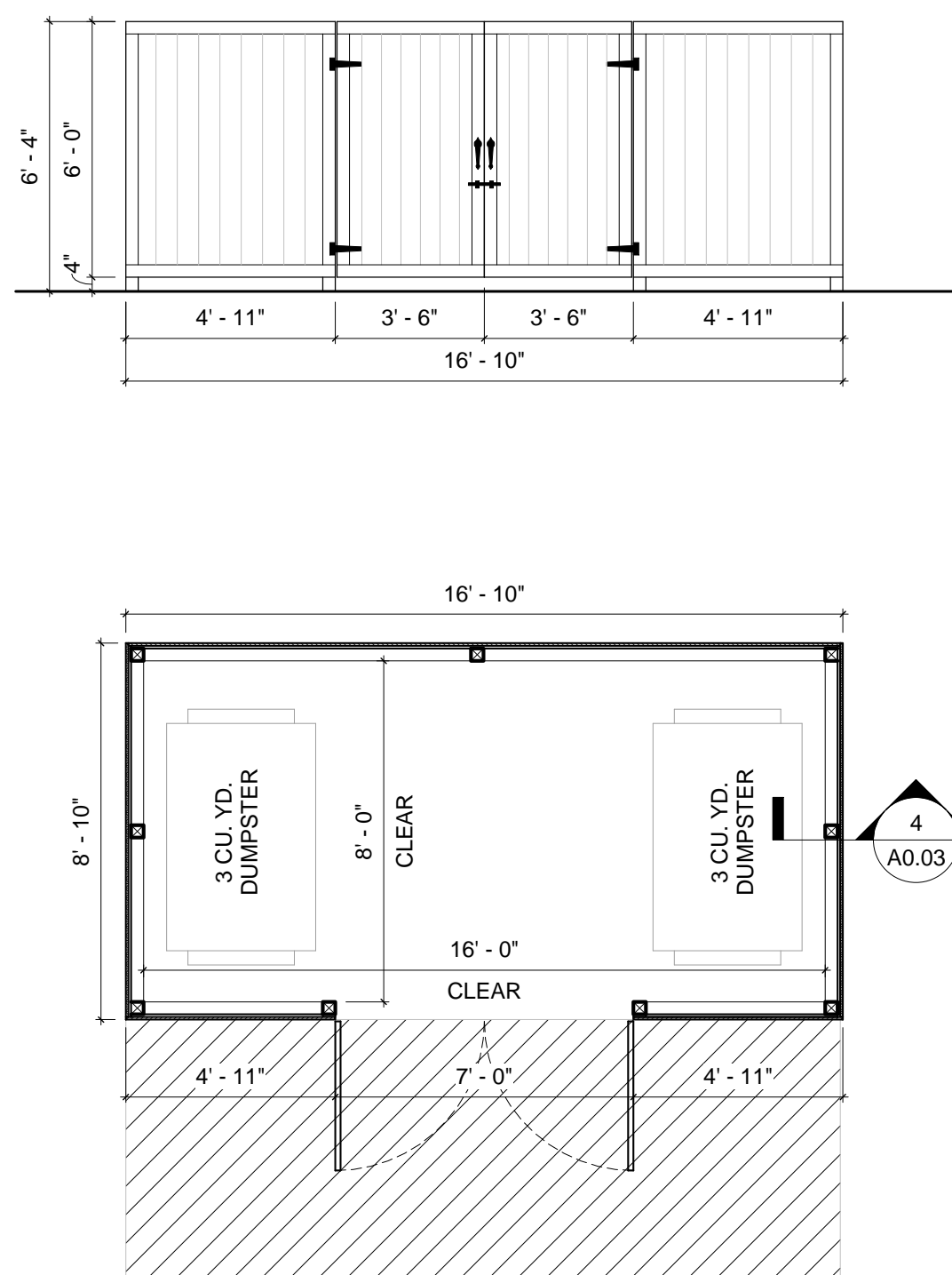
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PLAN & ELEVATION

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



2 TRASH ENCLOSURE - TYPE 2  
PLAN & ELEVATION

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



1 TRASH ENCLOSURE - TYPE 1  
PLAN & ELEVATION

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





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## SITE DEVELOPMENT PLAN

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

SEAL

ISSUE TYPE

DATE:	BY:	DESCRIPTION:
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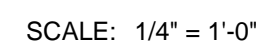
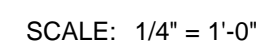
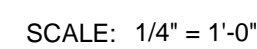
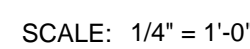
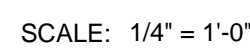
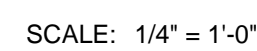
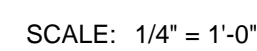
/ REVISION

## Garage Plans & Elevations

A0.05

12 OF 28

PLAN FILE #







1 3-STORY WALKUP CONCEPT VIEW

SCALE: NOT TO SCALE

Land Planning  
Landscape  
Architecture  
Urban Design

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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  
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CONTACT: MIKE BRAMBLETT  
TEL: 303.267.6240

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MEP ENGINEER:  
**SALAS O'BRIEN**  
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CHICAGO, IL 60605  
TEL: 312.786.4310

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

CONCEPT IMAGES

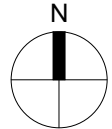
A0.09  
14 OF 28





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  
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**SOLACE APARTMENTS**

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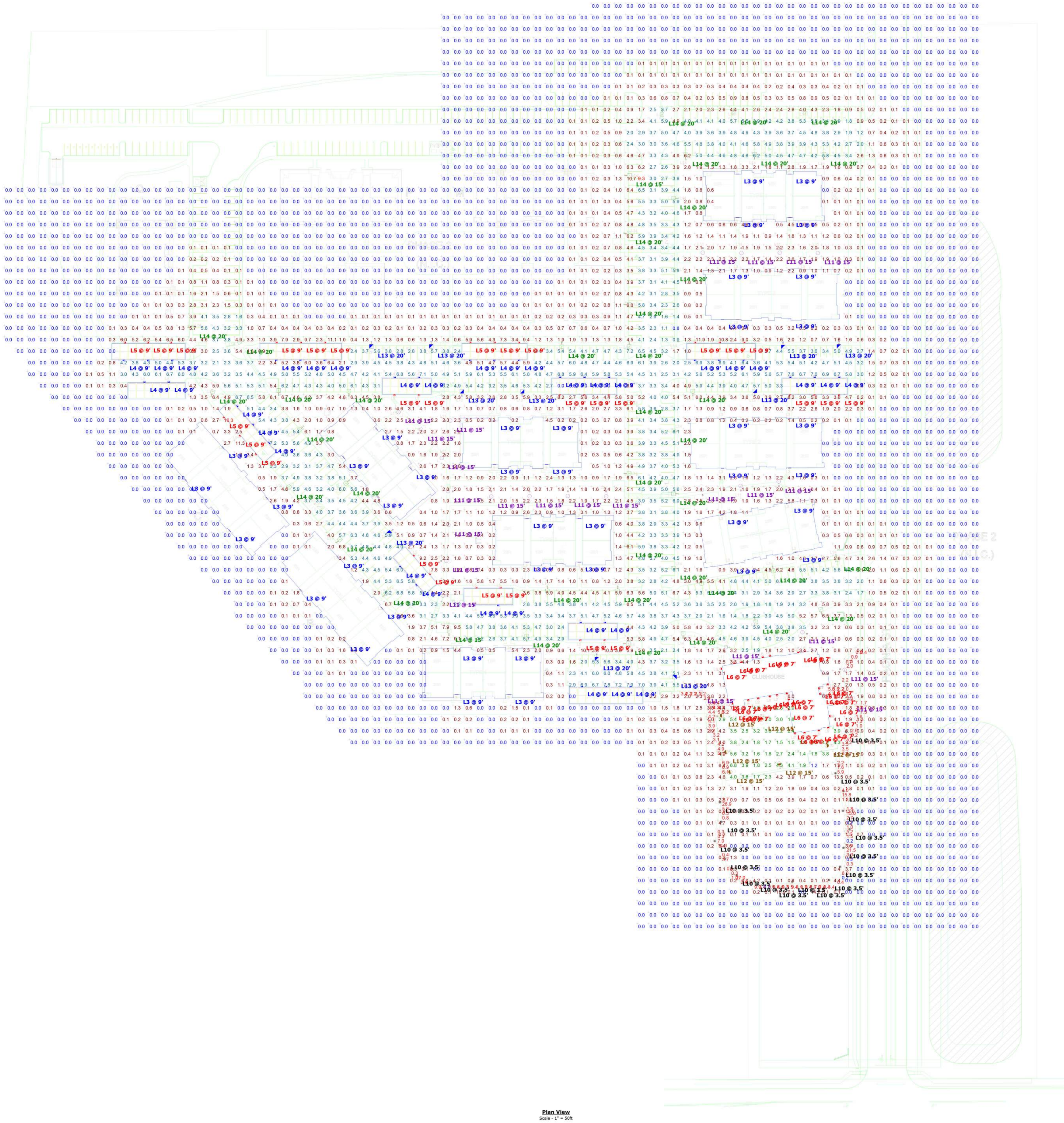
DATE: BY: DESCRIPTION:

SITE LIGHTING PLAN

A0.20

15 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.

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 Lumens	Footcandle	Wattage	LLF	Distribution
L3		40	Lithonia Lighting	FER1 L48 3000LM LPAR, WD BOCBI 35K	FER1 L48 3000LM LPAR, WD BOCBI 35K	LED	3000	2706	18.05	0.9	DIRECT, SC=0+1.21, SC=90+1.84
L4		34	Lithonia Lighting	DSXW1 LED 1000 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, 6' LUMINA	LED	1000	3873	38.8	0.93	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1
L5		29	Lithonia Lighting	WDOE2 LED P3 40K BOCBI VBI	WDOE2 LED WITH P3 40K BOCBI, VISUAL COMFORT WIDE OPTIC	LED	4000	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		LED, R, RW	1	66410	722	52	0.9
L10		17	Lithonia Lighting	RACB LED P5 40K SYM DBLDO	RACB LED P5 40K SYM DBLDO	LED	4000	2215	32.31	0.89	TYPE VI, BUG RATING: B1 - U1 - G2
L11		24	Lithonia Lighting	RADPT P2 40K SYM	RADAPT Post-Top with P2 4000K Symmetric distribution	LED	4000	5169	38.0107	0.91	TYPE VI, BUG RATING: B1 - U1 - G2
L12		6	Lithonia Lighting	RADPT P4 40K SYM	RADAPT Post-Top with P4 4000K Symmetric distribution	LED	4000	11506	85.8782	0.91	TYPE VI, BUG RATING: B3 - U2 - G2
L13		10	Lithonia Lighting	DSX1 LED P6 40K T4M MVOLT H5	DSX1 LED P6 40K T4M MVOLT with house-side shield	LED	4000	14462	163	0.92	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
L14		41	Lithonia Lighting	DSX1 LED P6 40K T2M MVOLT	DSX1 LED P6 40K T2M MVOLT	LED	4000	18997	163	0.92	TYPE III, MEDIUM, BUG RATING: B3 - U0 - G3

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SOLACE  
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SITE DEVELOPMENT  
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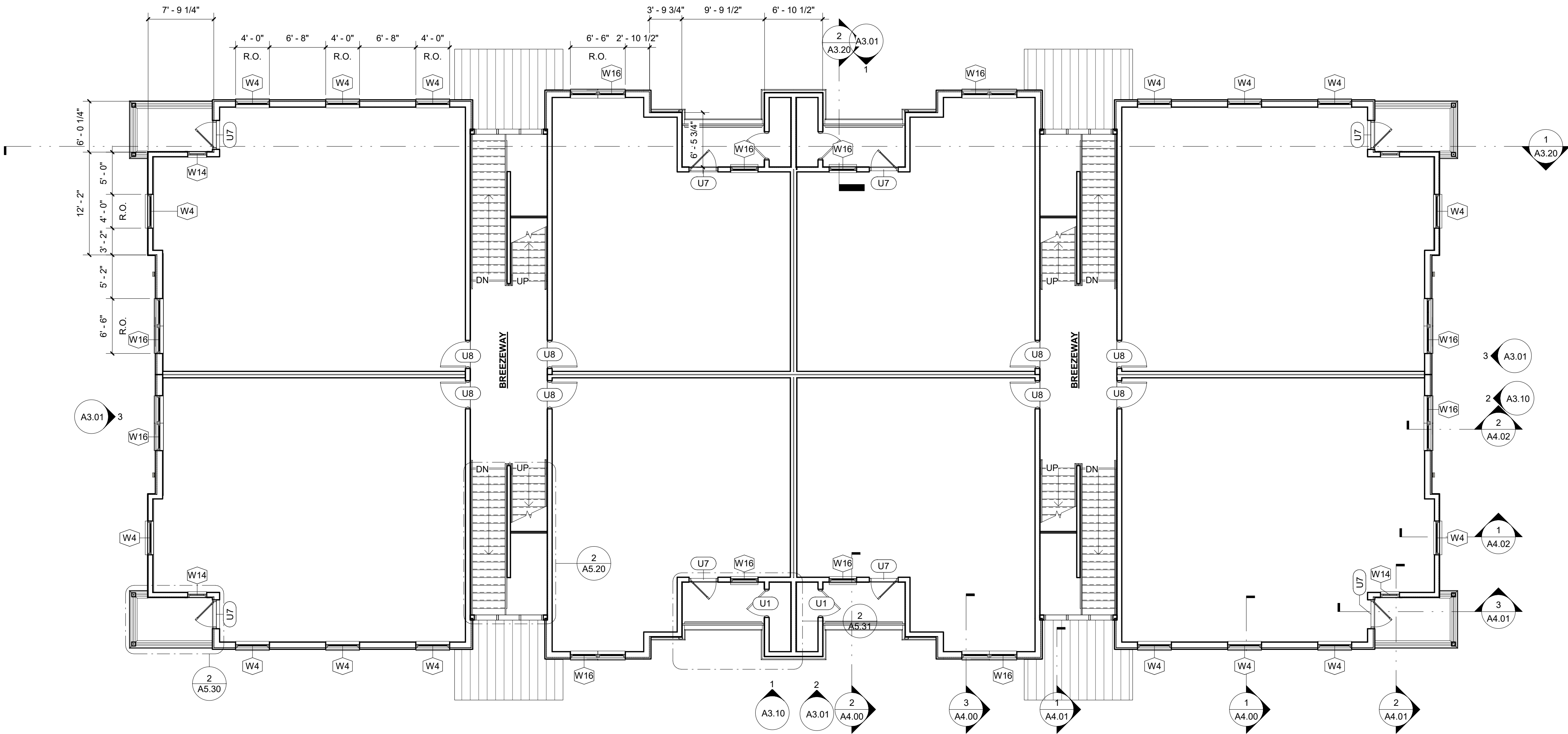
SITE PHOTOMETRIC  
STUDY

A0.21  
16 OF 28









GENERAL NOTES

1. REFER TO KEY PLAN ON THIS SHEET FOR LOCATION OF BUILDING TYPES.
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FLOOR PLAN KEYNOTES

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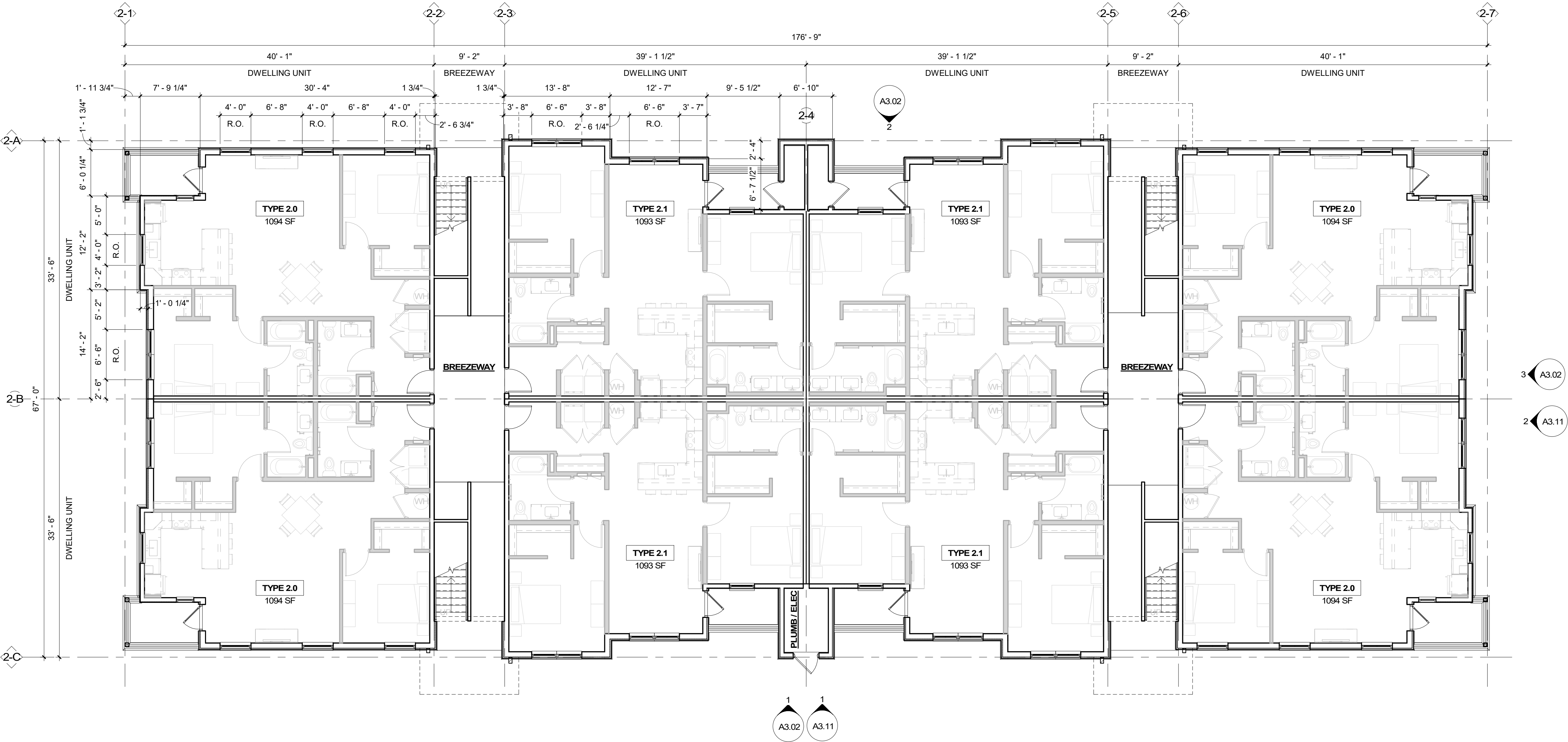
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DATE: BY: DESCRIPTION:

TYPE I - LEVEL 2 & 3  
FLOOR PLAN

A1.12  
18 OF 28

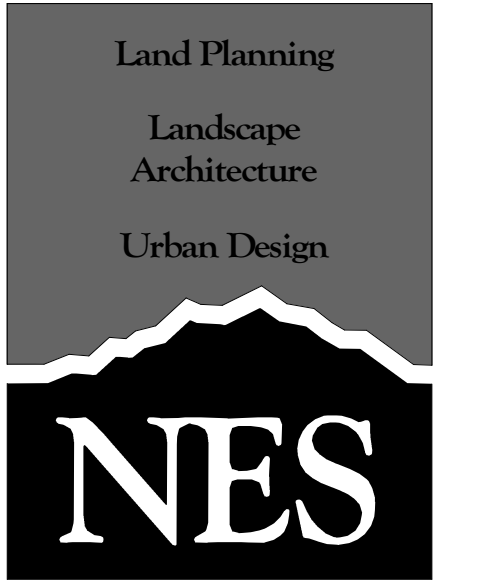
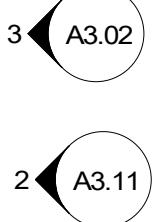




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FLOOR PLAN KEYNOTES



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SOLACE APARTMENTS  
SITE DEVELOPMENT PLAN

DATE: 11/18/2020  
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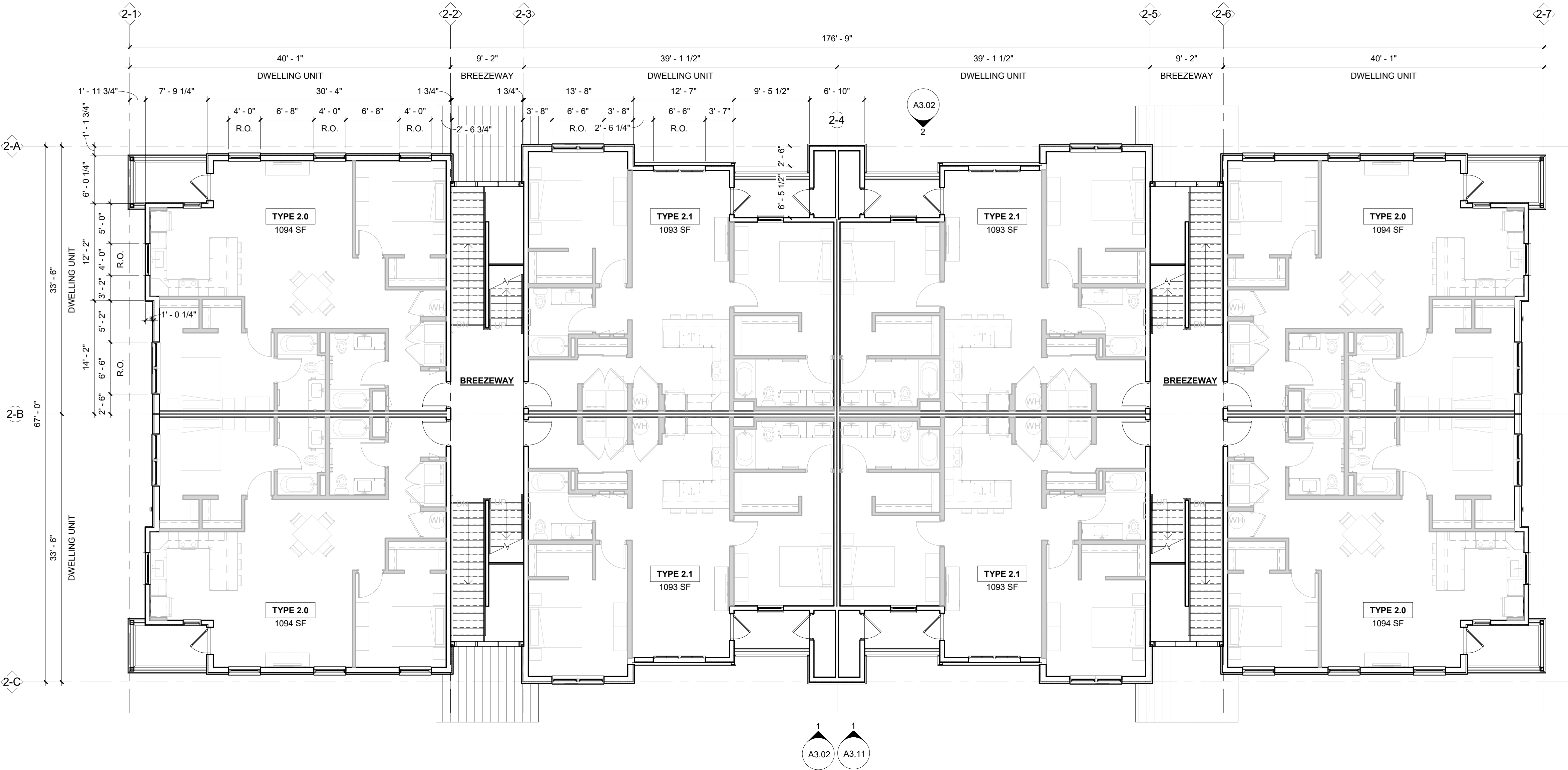
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TYPE II - LEVEL 1 FLOOR PLAN

A1.21

19 OF 28

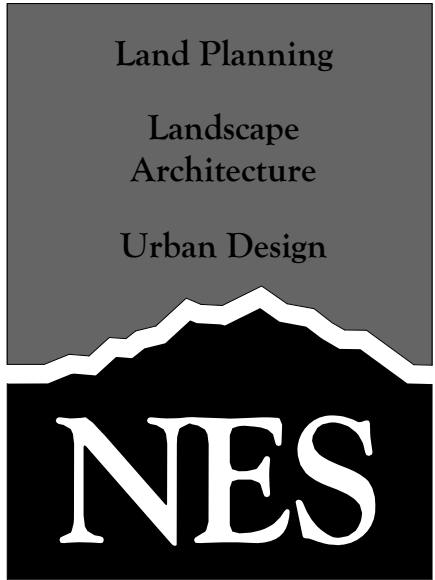
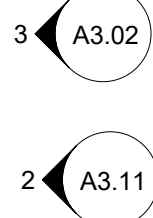




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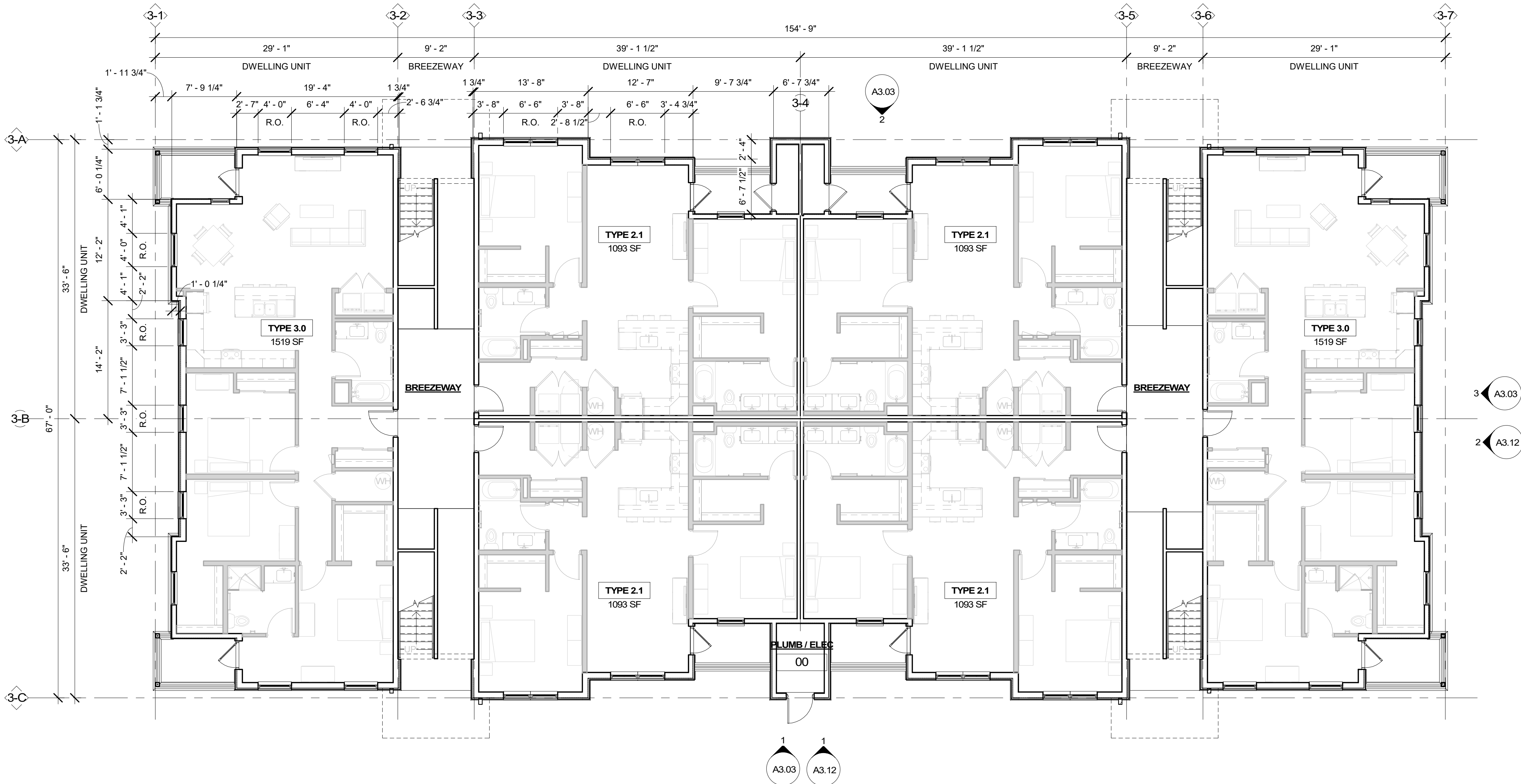
ISSUE TYPE

DATE	BY	DESCRIPTION

TYPE II - LEVEL 2 & 3 FLOOR PLAN

A1.22  
20 OF 28





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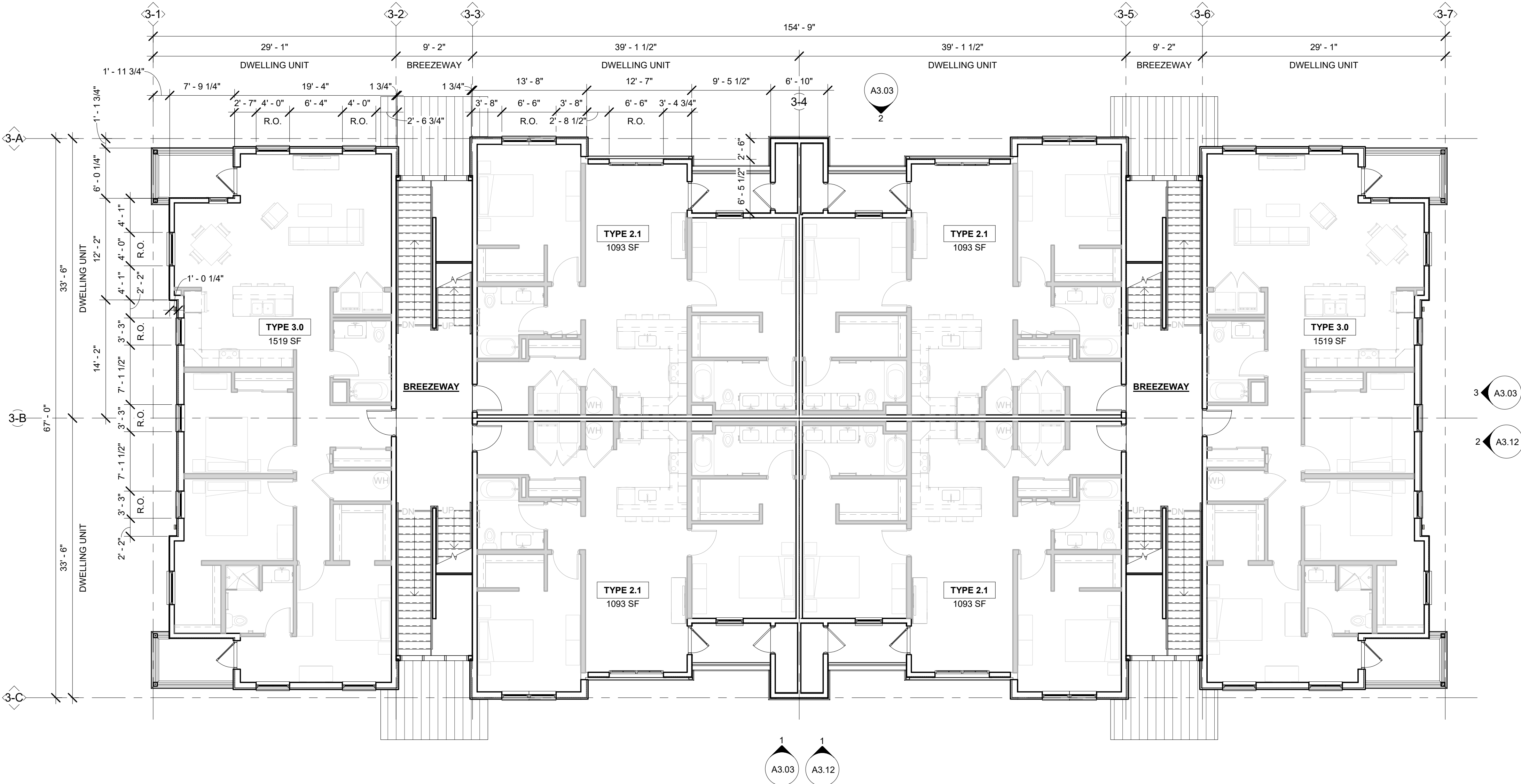
ISSUE TYPE

DATE: BY: DESCRIPTION:

TYPE III - LEVEL 1  
FLOOR PLAN

A1.31  
21 OF 28





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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

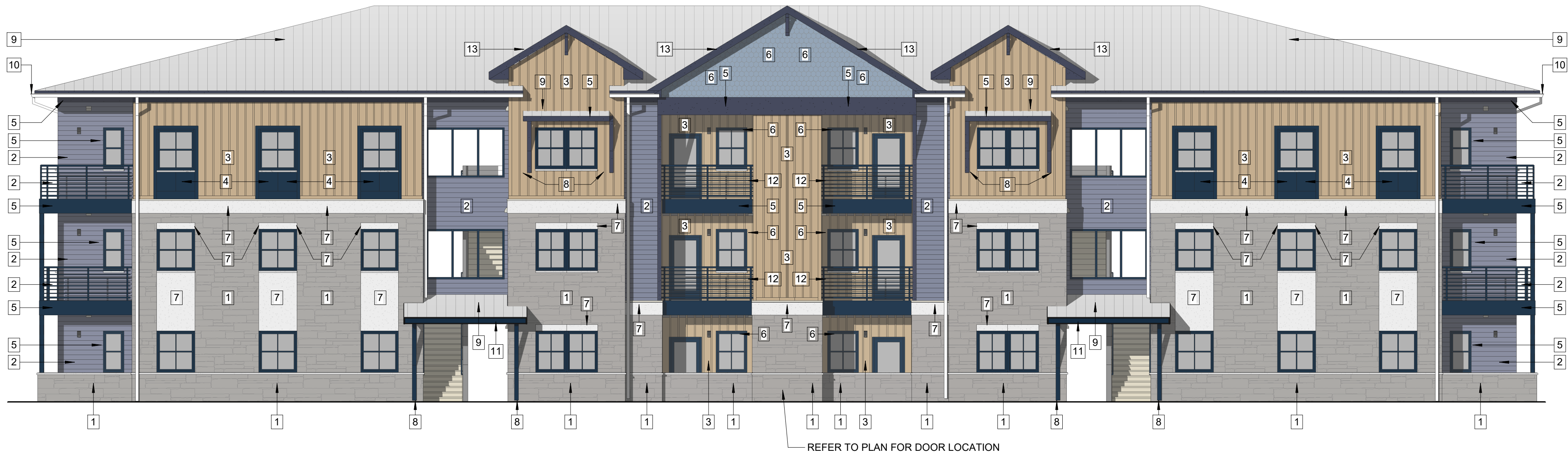




2 BLDG I - SIDE ELEVATION

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"

Land Planning  
Landscape  
Architecture  
Urban Design

NES

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Fax 719.471.0267

www.nescolorado.com

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

404 S. WELLS STREET  
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CONTACT: DANE OLIMSTEAD  
TEL: 734.216.2577

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**JR ENGINEERING**  
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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 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"

Land Planning  
Landscape  
Architecture  
Urban Design

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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



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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 TYPE

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

ISSUE / REVISION

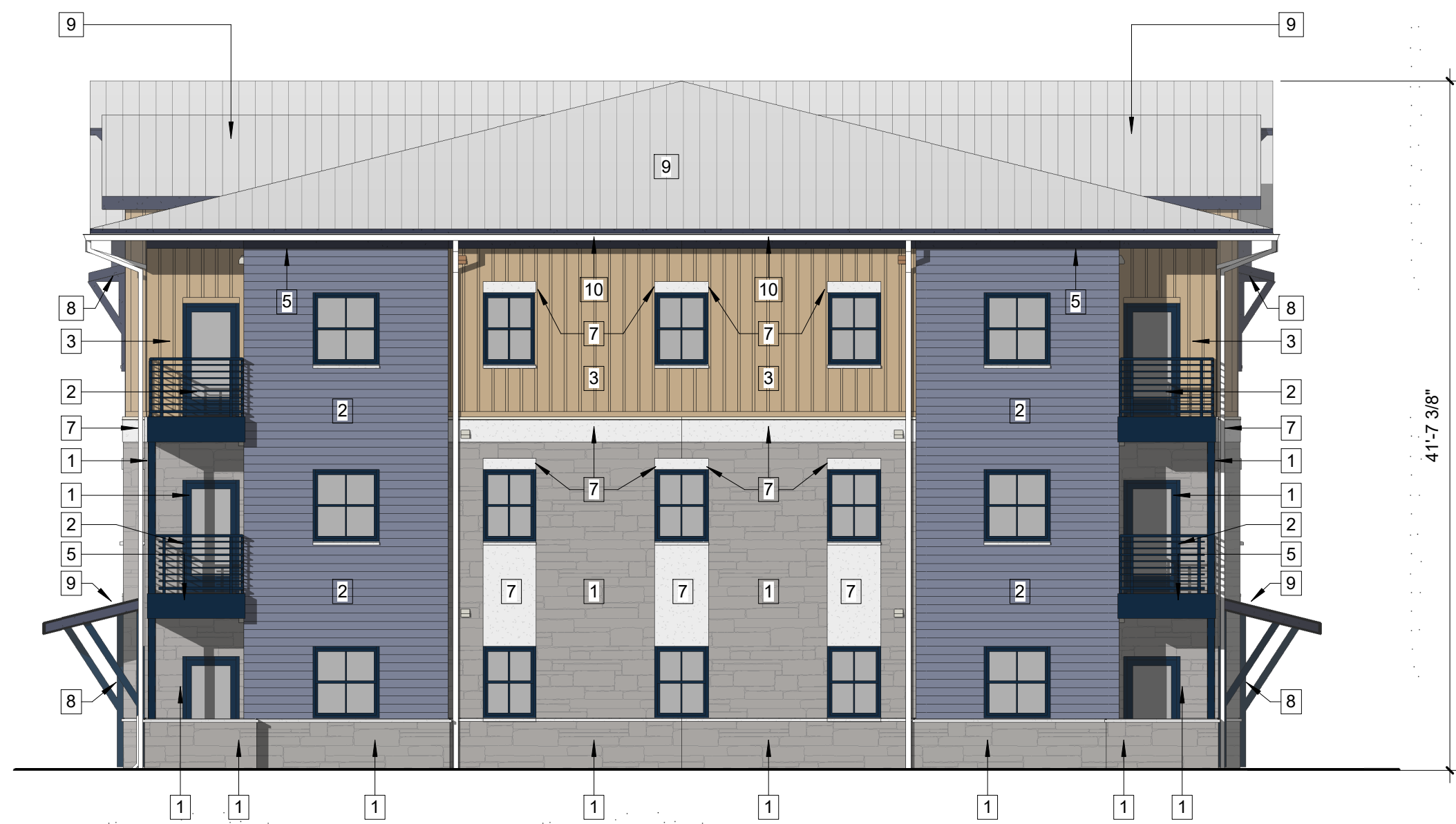
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**TYPE III BUILDING -  
EXTERIOR FINISHES**

SHEET NUMBER

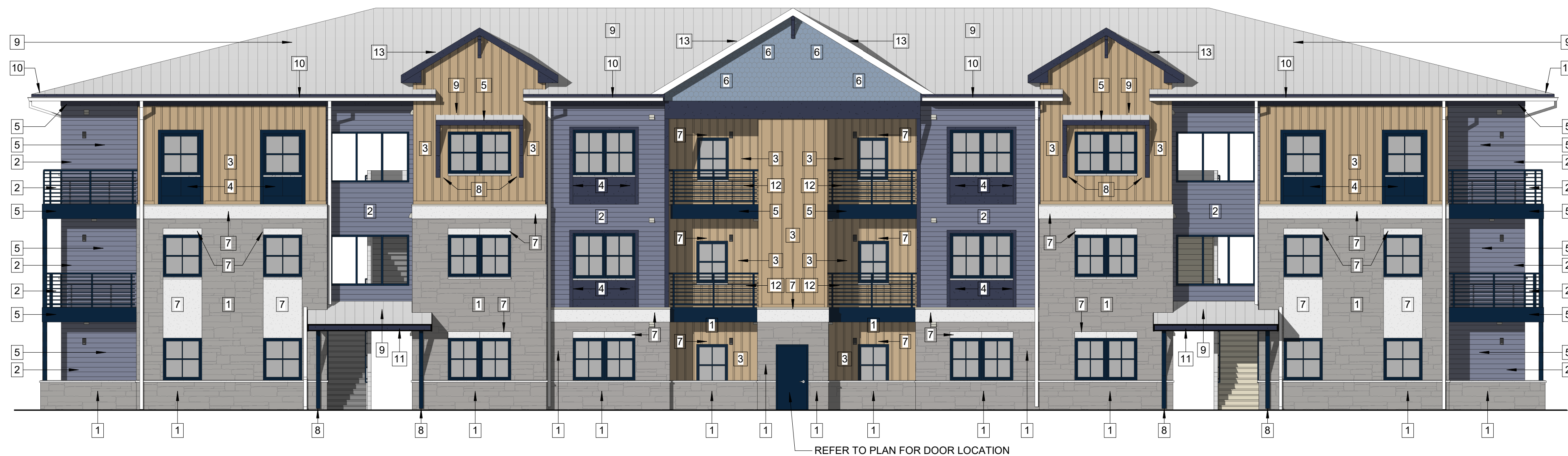
**A3.12**  
25 OF 28

PLAN FILE #



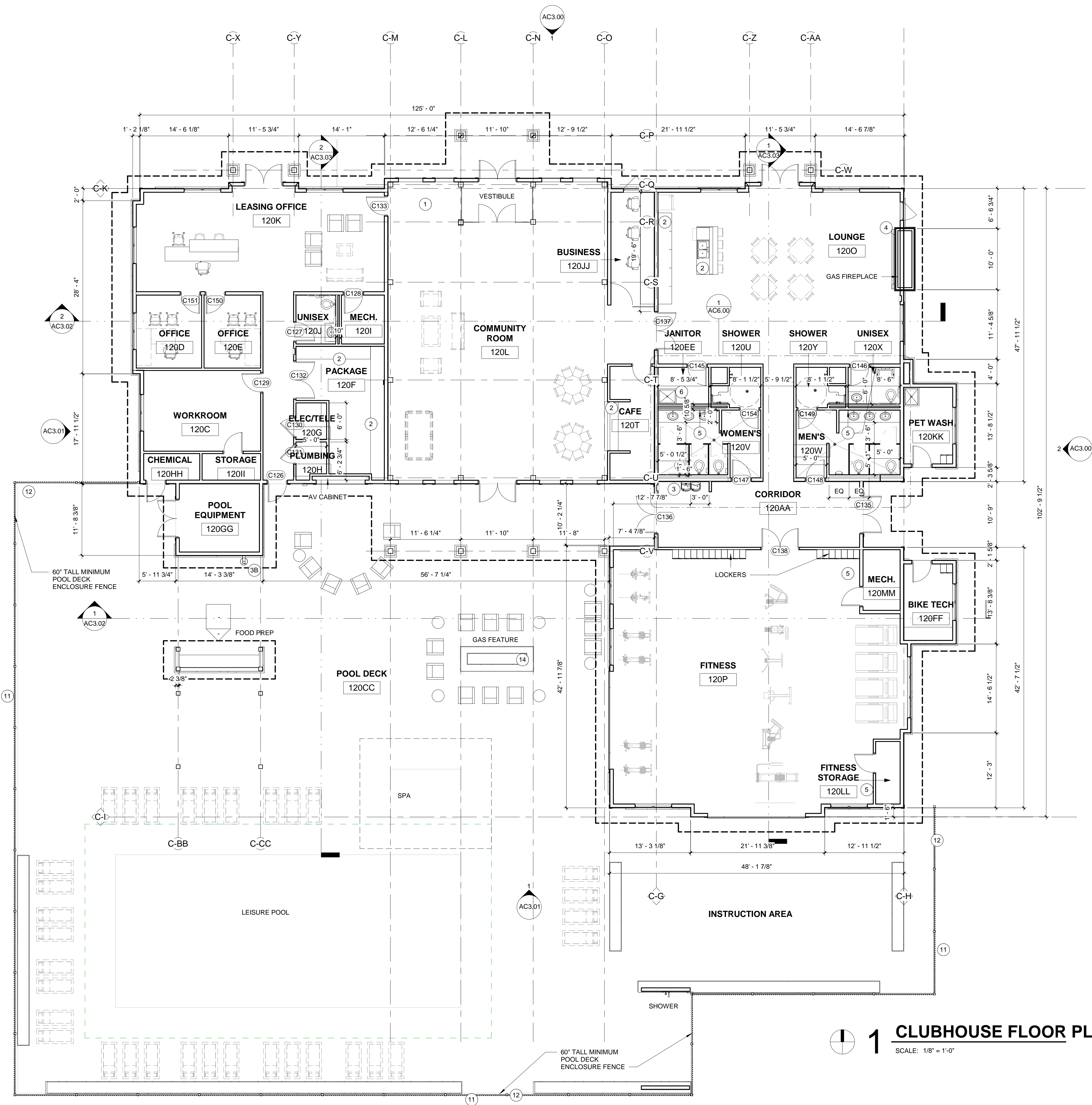
**2 BUILDING III - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY							
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
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
						13	PVC FASCIA TRIM BOARD COLOR: XX

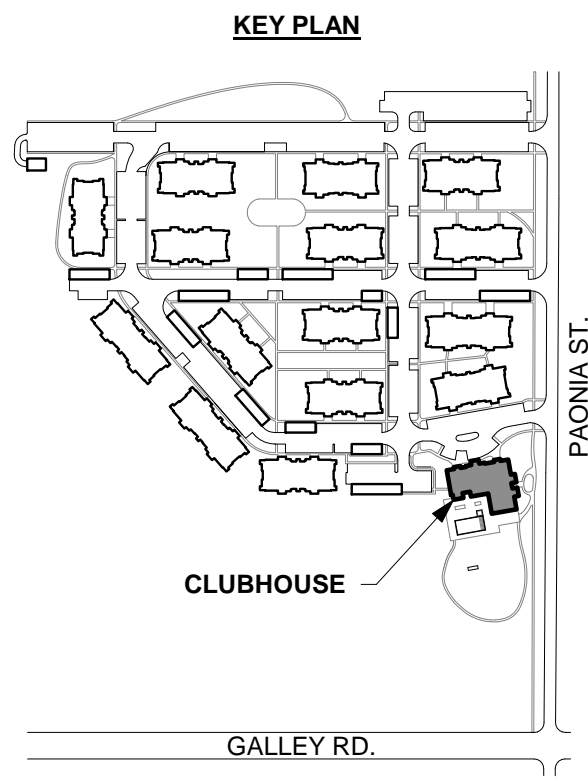


**1 BUILDING III - FRONT & REAR ELEVATIONS**  
SCALE: 1/8" = 1'-0"





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

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**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

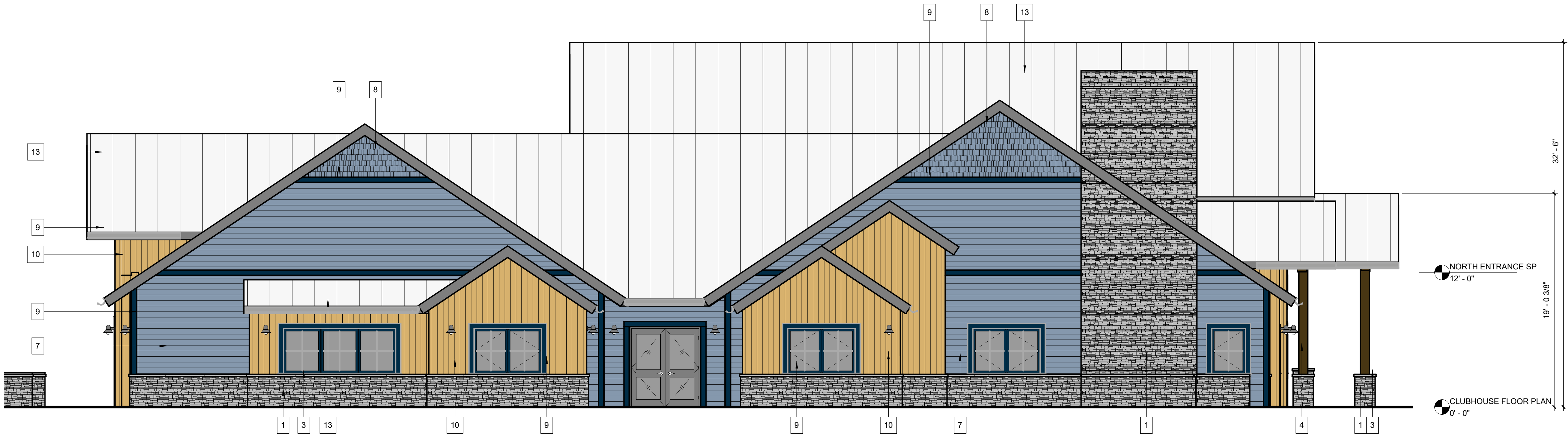
**CLUBHOUSE - FLOOR PLAN**

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	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	



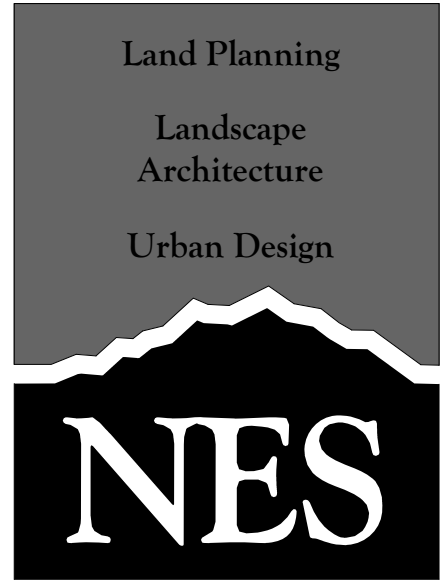
2 EAST ELEVATION

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



1 NORTH ELEVATION

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



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## 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

AC3.00  
27 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
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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	
								16	STEEL GATES COLOR: DARK BRONZE



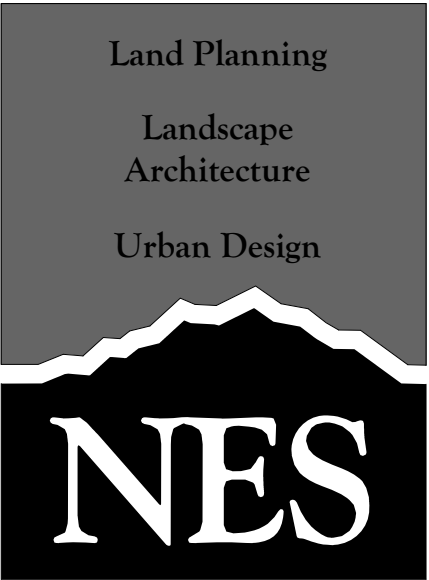
2 WEST ELEVATION

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



1 SOUTH ELEVATION

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



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**SOLACE APARTMENTS**  
  
SITE DEVELOPMENT  
PLAN

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**NOT FOR  
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ISSUE TYPE

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

**CLUBHOUSE - OVERALL  
ELEVATIONS**

**AC3.01**  
28 OF 28



## **SOLACE OF COLORADO SPRINGS: LOT1 (PHASE 1)**

### **LETTER OF INTENT**

**DECEMBER 2020; REVISED MARCH 2021**

#### **PROPERTY OWNER**

Butler & Peetz LLC  
6625 Delmonico Drive  
Colorado Springs, CO 80919

#### **APPLICANT:**

Jackson Dearborn Partners  
404 S Wells Street, Ste 400  
Chicago, IL 60607

#### **CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Ave.  
Colorado Springs, CO 80903

### **REQUEST**

Jackson Dearborn Partners request the approval of:

1. Site Development Plan (SDP) for Lot 1 (Phase 1) (234 units) of the Solace of Colorado Springs project.
2. A Final Plat consistent with the Preliminary Plan for Solace of Colorado Springs (SP-20-001)

### **SITE DESCRIPTION**

Solace of Colorado Springs project is located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The entire project site is approximately 28.83 acres. Solace of Colorado Springs is split into two phases for construction. Lot 1 (Phase 1) is the subject of this application. Lot 1 (Phase 1) contains most of the site and covers the southern three-fourths of the property. Lot 1 is 13.75 acres, in addition to Tract B (east of Paonia Street) consisting of 4.70 acres and the Paonia Street right-of-way which is 2.7 acres. Lot 2 (Phase 2) is the northern fourth of the property, referred to as Tract A on the Final Plat, consisting of 7.68 acres. Most of the area has been developed with commercial and light industrial uses. The site is zoned RM-12 (CAD-O) (Residential Multi-Dwelling, Commercial Airport Overlay District)





The surrounding properties are all in El Paso County and include:

- **North:** To the immediate north is O K Subdivision and Powers Pointe Filing No 1, light industrial use parcels.
- **East:** To the immediate east is Cimarron Industrial No 2 and Mcelhinny Subdivisions, light industrial use parcels.
- **South:** To the south (south of Galley) is Kay Tee Subdivision No 4 and 5 and Powers & Galley Plaza Fil No 1, light industrial use parcels. To the southeast is a vacant parcel.
- **West:** To the immediate west is a vacant parcel owned by the State of Colorado Transportation Department.

The site is currently unoccupied and undeveloped. The property slopes from the northwest to the southeast. The site is mostly native prairie grassland and weeds with scattered deciduous trees. The Sand Creek Center Tributary Drainageway traverses the eastern portion of the property and is heavily wooded. The drainageway within the site is typically deep and narrow with a well-defined flow path in most areas.

## PROJECT DESCRIPTION

A Preliminary Plan was approved by El Paso County Board of County Commissioners on November 5, 2020 for the entire property. This approval allowed for administrative review of the Site Development Plan for Lot 1 and the Final Plat for Lot 1 based on finding of water sufficiency for 234 units. The Preliminary Plan approval did not authorize administrative approval for future final plat filing for Phase 2 of the project which included an additional 108 units and will be the subject of a future submittal.

This Site Development Plan request is for Lot 1 of the Solace of Colorado Springs project. Lot 1 consists of 13.75 acres. The remainder of the property, per the Final Plat, will be placed in three tracts.

- Tract A: Future residential development (Lot 2 on Preliminary Plan) approximately 7.68 acres in size;
- Tract B: Area east of the Paonia Street extension consisting of the two detention ponds and Sand Creek Tributary approximately 4.70 acres in size;
- Paonia Street extension consisting of 2.7 acres in size.

Lot 1 of the project consists of 234 units within 10 buildings. The project proposes garages throughout the project, clubhouse with amenities include a pool, a dog park near the clubhouse, and pedestrian trails through the development. The interior amenities of the clubhouse include the following: fitness center, full service locker rooms, café, business center, community room, lounge with kitchen and fireplace, dog wash, and bike service center. The exterior amenities of the clubhouse include: pool, spa, outdoor fire and sitting area and pergola.

Architectural elevations of the structures (buildings, clubhouse, and garages) are provided with the Site Development Plan set. The building materials will include stone, siding, metal roofing, and timber braces and posts. The color palette is brown (oak) and dark blue. A lighting plan and photometric plan has been provided with the Site Development Plan set. Overall site lighting includes 20' site/parking pole fixtures and site walk bollard lights. Building lighting includes wall mounted lighting near all entrances, decorative accents on garages and on clubhouse / pergola exterior.



The maximum building height in the RM-12 zone district is 40'. The maximum building height for the project structures are 40' for residential buildings, 37' for the clubhouse and 16' garages.

#### **ACCESS AND TRAFFIC:**

Access to the site will be off Paonia Street, which will be extended north from Galley Road to Paonia Street south of Omaha Boulevard. Site access will be provided via two full movement access points along the extension of Paonia Street east of the residential development. Internal driveways will be private and have been designed to provide convenient and safe circulation throughout the site. Street names have been approved by the El Paso-Teller County 911 and are reflected on the Preliminary Plan. A Transportation Impact Study ("TIS"), dated August 2020, prepared by FHU for the Preliminary Plan assessed the trips generated by the proposed development in context of 2021 short-term and 2040 long-term background traffic.

Accordance with the TIS, the following is a summary of the findings and recommendations related to the analysis for the development:

- When constructed, this development would generate an estimated 2,547 vehicle-trips during the day with 160 of these trips occurring during the AM peak and 195 trips occurring during the PM peak.
- No improvements to existing Paonia St north of the site are required.
- Based on the results of this analysis, current and future conditions at the intersection of Galley Rd and Paonia St would meet signal warrants. This intersection should be monitored to determine when signalization is necessary. An annual warrant study should be performed, starting with a study approximately 1 month after completion of the intersection reconstruction adding a new north leg. The warrant study should be based upon 10-12 hours of turning movement counts in order to provide actual rather than scaled values, and the evaluation should incorporate the most recent crash history. The proposed development is expected to generate approximately 9 percent of the traffic traveling through the intersection in the short term and 7 percent in the long term. Coordination with the Engineering Manager and/or County Engineer may be required to determine further responsibility of the developer.
- Consideration should be given to restricting the northbound left turn movement at the Galley Rd/Conrad St intersection to reduce congestion at this location.
- Auxiliary turn lanes should be installed along the southbound and eastbound approaches to the Galley Rd/Paonia St intersection and left turn lanes should be provided at the site accesses to Paonia St.
- When the intersection of Galley Rd and Paonia St is reconstructed with a new north leg as an unsignalized intersection, a crosswalk should be striped on the north leg of the intersection, and, when signalized, on the west leg of the intersection.
- McAuliffe Elementary School is within 2 miles of the project site; therefore, missing sidewalk gaps and improvements to existing sidewalks should be made for better access. A six-foot sidewalk will need to be constructed on the north side of Galley Rd between Powers Blvd and east of Paonia St.

Mountain Metropolitan Transit provides bus service in El Paso County. Currently there are existing bus stops located adjacent to the project site. Route #23 runs east/west on Galley Rd and have frequent stops that are less than 0.2 mile apart.



### **WATER AND SEWER:**

The Water Resources Report and a Wastewater Disposal Report were prepared by JR Engineering for the Preliminary Plan. This project is located in the service area for the Cherokee Metropolitan District ("District"). The District provided a 'Letter of Commitment', dated February 12, 2020 and June 15, 2020, for Lot 1 (Phase 1) of the project for 234 units. The commitment letter has been provided with this request. To confirm this commitment, a copy of the final plat approved by El Paso County Planning and Community Development must be provided to the District within 12 months of the date of this letter. A new commitment letter from the District will be required for Lot 2 (Phase 2) of this development.

With the Preliminary Plan approval, the County Attorney's Office recommended a finding of conditional sufficiency with regard to water quantity and dependability for Phase 1, which is graphically depicted on the preliminary plan. A separate finding of water quality, quantity, and dependability will be required at a later date with the final plat for Phase 2 of the development. The State Water Engineer's Office had made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights.

### **UTILITIES/SERVICES:**

Colorado Springs Utilities has provided a commitment letter for electric and gas services. The Cimarron Hills Fire Department has provided a Will Serve letter which indicated that emergency services requested from the CHFPD will be provided from our full-time staffed facilities, with the closest located at 1885 Peterson Road, approximately 1.5 miles away. A copy of both letters has been included with this submittal. A Fire Protection Plan has been provided with this submittal.

### **DRAINAGE:**

A Final Drainage Report prepared by JR Engineering is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies.

In summary, the Final Drainage Report analyzed the existing drainage characteristics of the site and any required improvements. The development is consistent with pre-development drainage conditions with construction of the recommended drainage improvements, including storm sewer, detention pond and existing drainways. Offsite major drainways or surrounding development will not be adversely affected by this development. Flows will be safely conveyed through the Sand Creek Drainageway, channel improvements will be necessary to ensure channel stability and prevent channel degradation. Improvements to the Sand Creek Center Tributary Drainway are addressed in the Sand Creek Center Tributary Channel Improvements letter. The Final Drainage Report meets the latest El Paso County Drainage Criteria requirements for the site.



## **NOISE:**

A Noise Attenuation report was prepared by ASTI Environmental (ASTI) and submitted with the Preliminary Plan. According to ASTI, “based on the data sources cited in this letter (report) and noise level calculations using HUD methodology, the required 30 dB(A) reduction and less than 30 dB(A) interior noise will be attained by the proposed development.”

## **FLOODPLAINS/SAND CREEK TRIBUTARY:**

A floodplain boundary has been assessed by JR Engineering as described in the FEMA CLOMR Report and is depicted on the Site Development Plan. The proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained entirely within the open space area to the east of the Paonia extension, which will be platted as a separate tract and will not impact the residential development. Since none of the apartment buildings are within the mapped 100 year floodplain, the current development strategy is to not modify the FEMA flood mapping for the parcel and obtain a floodplain development permit. El Paso County RDB Floodplain noted that the LOMR will be required after the floodplain improvements are complete.

A Sand Creek Center Tributary Channel Improvements memo and plans prepared by JR Engineering have been provided with this submittal. The memorandum and plans provide design details for the existing conditions of the Sand Creek Center Tributary Drainageway. The memorandum discusses proposed improvements for the channel, design methodology, and the modeling results. In summary, the analysis proposed improvements of the Sand Creek Center Tributary Drainageway and its secondary drainageway located in Paonia Street. The proposed diversion channel also redirects flow that would otherwise flood the proposed extension of Paonia Street back into the channel, thus alleviating the risk of the roadway flooding in a 100 year event.

## **GEOLOGIC & SOIL HAZARDS:**

The Soils and Geology Report prepared by CTL Thompson (“CTL”) dated December 10, 2019, notes that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include seismicity and radioactivity which can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation and landscaping irrigation. CTL indicated that site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment. Colorado Geologic Survey (CGS) concurs with CTL that the site does not include geologic hazards that would preclude the planned development. CGS noted during the Preliminary Plan entitlement process “provided CTL’s recommendations are strictly adhered to, CGS has no objection to approval of the Preliminary Plan.”

The Soils and Geology Report provided the following engineered design and construction methods:

- **Expansive Soil:** Soils are predominately non-expansive, clean to silty sand. The proposed structure can be constructed with conventional, shallow foundations and slab-on-grade, first-level floors without soil improvement.
- **Radon and Radioactivity:** No unusual hazard exists from naturally occurring sources of radioactivity on the site. Passive and active mitigation procedures are commonly employed in this region to effectivity reduce the buildup of radon gas. The measures can be taken after a structure is enclosed during construction and if radon is a concern, mitigation systems should be installed to reduce the risk.



- Foundation and Floor System Concepts: A Soils and Foundation Investigation report should be prepared after completion of site grading should address appropriate foundation systems and floor system alternatives on a building-by-building basis.
- Site Development Considerations (Flooding and Stream Bank Erosion & Unstable Slopes): The Sand Creek Center Tributary Drainageway traverses the property along the east property boundary. Improvements to the Sand Creek channel has been addressed in the Final Drainage Report and the Sand Creek Center Tributary Channel Improvements memo and plans prepared by JR Engineering submitted with this application.

#### **NATURAL FEATURES/HAZARDS:**

A Natural Features and Hazard Report and Wildland Fire and Hazard Mitigation Plan are provided with submittal which address wildlife, wildlife, soils and geologic, wetlands, floodplain, and noxious weed management. The property slopes from northwest to southeast at grades between 2 and 3 percent. The topography of the property can be characterized by rolling rangeland. There is one major Drainageway that runs along the east boundary of the site: Sand Creek Center Tributary Drainageway. The Sand Creek Drainage Basin covers approximately 54 square miles in unincorporated El Paso County, CO. The Sand Creek Drainage Basin is tributary to Fountain Creek. The Drainageway within the site is typically deep and narrow with well-defined flow path in most areas. Based on the Sand Creek Channel Analysis Report prepared by JR Engineering, the existing channel sections will need protection from erosion as a result of the development. Current conditions of the channel are inadequate as velocities in the channel exceed allowable limits and overtopping occurs at Galley Road. The Report recommends several improvements to ensure channel stability. These improvements will ensure the drainageway functions properly as a primary drainage conveyance system for the development.

#### **LANDSCAPE PLAN:**

A Landscape Plan has been provided with the Site Development Plan set. The Landscape Plan is only for Lot 1 of this project. A detailed Landscape Plan will be provided for Phase 2 of the project when Phase 2 Site Development Plan is submitted to the County at a later date. The Landscape Plan for Phase 2 will address the 125' setback from the industrial uses to the north.

#### Alternative Landscape Justification:

In accordance with Section 6.2.2.(A)(4) of the El Paso County Land Development Code, alternative landscape design is being requested to allow for a more xeric landscape for the project while still meeting the purpose of the landscape section of the LDC and promoting the concepts contained in the Landscape and Water Conservation Manual. Water conservation is encouraged in the El Paso County Water Master Plan and is critical within the Cherokee Metro District which will be providing water services to this project. The project is surrounded by industrial type uses and a xeric / water sensitive landscape is reflective of the surrounding area.

The landscape plan reflects the following alternatives to allow for native and drought-tolerant landscaping, minimize landscape area covered with non-native turf, and increase cover with non-living landscape materials to encourage water efficient irrigation techniques.

- The reduction in the overall internal live coverage required from 75% to 50% will reduce.
  - Shrub bed irrigation area from approximately 111,000 SF down to 55,00 SF, and therefore lower water demand.



- During establishment, for shrub beds alone, from 340,000 gal/month down to 170,000 gal/month, or once less water is needed from 110,000 gal/month down to 40,000 gal/month.
- Overall Lot 1 landscape irrigation water use will be a reduction from 350,000 gal/month down to 290,000 gal/month.
- Minimized areas of sod to be tall fescue / buffalo grass blend
- Internal tree requirements will be partially provided with shrub substitution as noted in the landscape requirement table on the landscape plan.
- A Relief of 25% of internal shrub substitute count is being requested as identified on the landscape plan.

Landscaping in the area to the east of Paonia Street and around the two detention ponds will be a native seed mix.

## FINAL PLAT

The Solace of Colorado Springs Preliminary Plan was approved to development 342 units in two phases. Lot 1 (Phase 1) consisting of 234 units and Lot 2 (Phase 2) consisting of 108 units. A finding of water sufficiency was issued by both the County Attorney and State Water Engineer was obtained for Lot 1 (Phase 1) with the Preliminary Plan.

### **Final Plat Criteria of Approval (7.2.1.D.3.f.)**

#### **1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN; EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7- PAGE 9 EFFECTIVE 05/2016**

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses. The property does not lie within a Master Plan Small Area Plan. The following County Policy Plan policies are relevant to this project:

- **Policy 6.1.1:** Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.
- **Policy 6.1.7:** Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.
- **Policy 6.1.8:** Encourage incorporating buffers or transitions between areas of varying use or density where possible.
- **Policy 6.1.11:** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.
- **Policy 6.2.10:** Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.
- **Policy 6.3.4:** Commercial, office, industrial and, residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.
- **Policy 13.1.1:** Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.
- **Policy 13.1.2:** Support the provision of land use availability to meet the housing needs of county residents.



- **Goal 13.4:** Encourage a positive relationship between housing development, land use planning and transportation systems.

The proposed project is consistent with the policies of the County Plan which encourages infill development which complements existing uses. The County Plan encourages a variety of housing options that allows for a balance of mutually supported land uses in a more urban area of the County. This project is in a location that is accessible to employment and public transportation. A buffer area of 125' from the industrial uses to the north will be maintained.

The project is located within Region 5, Cherokee Metropolitan District service area of the EL Paso County Water Master Plan (WMP). The WMP specifically states: *"Region 5 consists of areas served by Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps."*

The WMP notes that Region 5 has a current water supply of 4,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 6,800-acre feet per year and the project demand is 6,468-acre feet.

The *Water Resource Report* prepared by JR Engineering and submitted with the Preliminary Plan application provided calculations on the portable water supply. Cherokee Metropolitan District will supply water to the proposed development by means of its existing water supply system. A demand of 100.6 acre-feet of water per year has been determined to be needed at full build out. Per the phasing of the Solace development, Lot 1 has a demand 64.0 acre-feet of water per year and Lot 2 will have a demand of 36.6 acre-feet of water per year. Potable water demand was calculated to be 71.9 acre-feet per year with 28.7 acre-feet per year for landscape irrigation demand. A commitment letter from the Cherokee Metropolitan District has been submitted for Lot 1 (Phase 1).

**2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;**

Final Plat for Lot 1 is in substantial conformance with the Solace of Colorado Springs Preliminary Plan. The Board of County Commissioners approved the Preliminary Plan on November 5, 2020.

**3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;**

The proposed Final Plat meets the applicable sections of the Code, subject to the approved Preliminary Plan. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met. Specific conditions were set out in the Preliminary Plan approval. Comments to these conditions are provided:

- Condition #1: All applicable fees will be paid upon Final Plat approval and recordation of the Final Plat mylar.
- Condition #2: All applicable school and park fees will be paid upon Final Plat approval and recordation of the Final Plat mylar.
- Condition #3: The Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. The Developer acknowledges the general recommendations of the Colorado Park and Wildlife



Division outlined in the letter dated January 19, 2021. There is no mapped Preble's Meadow Jumping Mouse habitat on this property. There are no wetlands in the reach of the Sand Creek Center Tributary which traverses the property, however since this reach is considered Waters of the US, Section 404 Clean Water Act (CWA) permit is necessary for any possible impacts to aquatic resources.

- Condition #4: Acknowledge.
- Condition #5: Acknowledge.
- Condition #6: According to the Airport Staff, the Noise Attenuation report prepared by ASTI Environmental (ASTI) and submitted with the Preliminary Plan, acts as the Noise Reduction Certificate. Indoor noise reduction based on approved construction techniques can be achieved.
- Condition #7: Note added to Final Plat.
- Condition #8: A 'Determination of No Hazard' from the FAA was required to be obtained prior to the formal submittal. In accordance with the submitted FAA letters, dated December 20, 2020, the aeronautical study revealed that the structures did not exceed obstruction standard and would not be a hazard to air navigation. The letters from the FAA noted that the required FAA Form 7460-2, Notice of Actual Construction or Alteration, is required to be filed "within 5 days after construction reaches its greatest height (7460-2, Part 2).
- Condition #9: The turn lane widening of Paonia at Galley on the west side required an additional 2-ft beyond the plat submittal.
- Condition #10.
  - 10a: Will be covered under separate agreement.
  - 10b: Shown on CD's and included on Financial Assurance.
  - 10C: Not warranted at this time per the approved Traffic Impact Study.
  - 10d: Connection is shown on CD's and included in Financial Assurance
  - 10e: No off-site impacts not covered by current fees.
- Condition #11: An opaque privacy fence (6' height cedar or vinyl) around the majority of the perimeter of the development. This includes the north boundary of Lot 2, the west boundary of Lot 2 and Lot 1 down to the extent adjacent to the dog park (stopping at the 36' Access and Utility Easement), and segments within the detention Tracts on the edge of the Sand Creek channel way. The fence locations are shown and called out on the site plan and landscape plan sheets. Details have been provided on the landscape notes and detail sheet.
- Condition #12. In accordance with RBD Floodplain, CLOMR/LOMR or No-Rise/LOMR is required for modifications the floodplain and floodway. Post project LOMR is required for detention ponds in the SFHA. General note # 20 on the Site Development Plan has been revised to reflect this requirement.

**4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

Cherokee Metro District has a sufficient water supply to support Lot 1 (Phase 1) of this development. Letter of commitment was issued by the District on June 15, 2020, which is provided with this submittal. A new commitment letter from the District will be required for Lot 2 (Phase 2) of this development. A finding of water sufficiency by the County Attorney and the State of Colorado Water Engineer for Lot 1 (Phase 1) was obtained with the Preliminary Plan. The



District will supply water to the proposed development via its existing water supply system via three connections discussed in the Water Resources Report prepared by JR Engineering. The District will supply water to the proposed development via its existing water supply system via three connections discussed in the Water Resources Report. In accordance with the commitment letter provided by the Cherokee Metro District, the following will be the total water demand for Phase 1 which corresponds with 234 units, clubhouse and pool. Irrigation allocation is sufficient for traditional grass landscaping for areas not covered in roads, walkways or structures.

Type of Use	Demand (AF/yr)
Domestic	47.0
Irrigation	14.8
<b>Total</b>	<b>61.8</b>

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

Cherokee Metro District will serve the project and has sufficient capacity. According to the Wastewater Disposal Report prepared by JR Engineering, the proposed wastewater discharge of the project is within the acceptance capacity of the Cherokee Metro District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District.

- 6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. §30-28-133(6)(c)];**

The Soils and Geology Report prepared by CTL Thompson ("CTL") dated December 10, 2019, notes that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include seismicity and radioactivity which can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation and landscaping irrigation. CTL indicated that site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment. Colorado Geologic Survey (CGS) concurs with CTL that the site does not include geologic hazards that would preclude the planned development. CGS noted during the Preliminary Plan entitlement process "provided CTL's recommendations are strictly adhered to, CGS has no objection to approval of the Preliminary Plan." Engineering design and construction methods have been outlined previously in this Letter of Intent.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;**

Drainage improvements are addressed in the Final Drainage Report and the grading and erosion control plans prepared by JR Engineering. Detention and water quality are provided on site and meets the DCM criteria. In summary, the Final Drainage Report analyses the existing drainage characteristics of the site and any required improvements. The development is consistent with pre-development drainage conditions with construction of the recommended drainage improvements, including storm sewer, detention pond and existing drainways.



Offsite major drainways or surrounding development will not be adversely affected by this development. Flows will be safely conveyed through the Sand Creek Drainageway, channel improvements will be necessary to ensure channel stability and prevent channel degradation. Improvements to the Sand Creek Center Tributary Drainage are addressed in the Sand Creek Center Tributary Channel Improvements letter. The Final Drainage Report meets the latest El Paso County Drainage Criteria requirements for the site.

**8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

The proposed development will have two accesses located along the Paonia Street extension. Paonia Street is anticipated to be extended from Galley Road north to connect with the existing Paonia Street terminus located south of Omaha Blvd. The internal streets in the project will be private. A Traffic Impact Study prepared by FHU has been provided with this submittal.

**9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. The Cimarron Hills Fire Department will provide fire protection and emergency services.

**10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;**

The site lies within The Cimarron Hills Fire Department. A will serve letter from the Department and a Fire Protection Report are included with the submittal.

**11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;**

Off-site improvements were evaluated with the Preliminary Plan. Improvements on Galley Road at Paonia Street were addressed. A Transportation Impact Study ("TIS") prepared by FHU, was reviewed and approved by the County. The TIS assessed the trips generated by the proposed development in context of 2021 short-term and 2040 long-term background traffic. The TIS provided recommendations related to the analysis for the development based on two future scenarios: Short Term Future (Y2021) and Long-Term Future (Y2040). The Traffic Impact Study demonstrated that the development will not materially impact existing levels of service on surrounding roads and proposed access improvements on Galley Road and Paonia Street will accommodate the site development traffic.

Off-site impacts to the Sand Creek Center Tributary Drainageway which requires channel improvements have been addressed in the following reports prepared by JR Engineering:

- *Sand Creek Center Tributary Channel Improvements Memorandum,*
- *Sand Creek – Center Tributary Channel Analyses Report for Solace Apartments, and*
- *Final Drainage Report for Solace Apartments*



**12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;**

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

**13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 10 EFFECTIVE 05/2016**

The proposed subdivision meets the applicable sections of the Code. Deviation requests from the Engineering Criteria Manual (ECM) have been submitted with this application.

Deviation Requests

The following Deviations request of the Engineering Criteria Manual (ECM) were submitted and approved with the Preliminary Plan approved by the County:

1. Section 2.2.4.B.4 of the Engineering Criteria Manual (ECM) for Roadway Cross Sections for Paonia Street
  2. Section 2.3.7.E of the ECM for Turn Lane Design along Paonia Street
  3. Section 2.3.7.E of the ECM for Turn Lane Design along Galley Street
- 
1. Section 2.2.4.B.4 Deviation Request: The ECM criterion for an 80' ROW width (Urban Non-Residential Collector) typical section is 48' of pavement (lip-lip) typical, typical curb and gutter, and 8' tree lawns with 5' detached sidewalk on the west side. The request for the deviation is that Paonia Street to the north and south of the development exists as a 60' ROW with 36' (lip-lip) pavement area. The proposed design is to maintain a consistent section through the development and the entire Paonia corridor while still providing the requested 80' ROW of an Urban Non-Residential Collector. The proposed alternative is for Paonia Street to have an 80' ROW but the same road section as the "Typical Urban Residential Collector Cross Section" listed in Chapter 2, section 2.2.4.B.5 of the ECM. The only difference will be a 14' tree lawn instead of an 8' tree lawn due to the extra ROW width.
  2. Section 2.3.7.E Deviation (Paonia): The required deceleration length ECM criteria for a 155' deceleration lane length from Table 2-26 for a 40 MPH design speed. The ability to provide the required northbound left turn lane length for the left turn lane required at the southernmost site access to Paonia Street is limited by the planned construction of a required southbound left turn lane approaching Galley Road. The intersection spacing does not provide sufficient distance to provide the full required length. The deviation for the proposed design will provide adequate storage capacity for northbound traffic turning left into the development while protecting the required southbound left turn lane at Galley Road. The deviation will provide a comparable design and quality to a full standard turn lane because deceleration length will only be limited by 50 feet.
  3. Section 2.3.7.E Deviation (Galley): A smaller left turn lane is needed to prevent restricting turn movements in and out of the surrounding businesses along Galley Road. Access for an existing parcel located at 6020 Galley Road and a parcel located at 6035 Galley Road would be directly impacted by the proposed turn lane. The deviation for the proposed design will provide



adequate capacity for westbound traffic turning left onto Paonia Street while still providing full movement access to the businesses on the north and south side of Galley Road. The deviation will prevent any negative impacts to the surrounding properties. By shortening the left turn lane's deceleration lengths, any negative impacts to the existing businesses will be resolved while also removing conflict points at these access locations that will improve public safety.

**14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]**

No known mineral deposits are impeded by the subdivision.