

SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

LEGAL DESCRIPTION

TRACT A, SOLACE APARTMENTS FILING No. 1, COUNTY OF EL PASO, STATE OF COLORADO.

COUNTY OF EL PASO,
STATE OF COLORADO.

(PER TITLE COMMITMENT ORDER NO. SC55107784 AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.)

GENERAL NOTES

- BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.ISP).
- 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.

ZONING CLASSIFICATION: RESIDENTIAL, MULTI-DWELLING (RM-12)
LAND USE: RESIDENTIAL, MULTI-FAMILY
JURISDICTION: EL PASO COUNTY
SITE ADDRESS: 5995 TRANQUIL GLEN GROVE
TAX SCHEDULE NO.: 5407205047
BUILDING SETBACKS: 15' FRONT SETBACK
10' SIDE SETBACK
20' REAR SETBACK
MAXIMUM LOT COVERAGE: 70%
PROPOSED EASEMENTS: REFER TO FINAL PLAT
LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)

Include the following in the summary table:
Owner name, contact telephone number, and email for responsible party
Applicant name (if not owner), contact telephone number, and email for responsible party
Plan preparer name, telephone number, and email
Lot/parcel size
Total gross building square footage
Open space, landscaping, and impermeable surface percentage
Density and total number of dwelling units (residential)



VICINITY MAP
1" = 500'

revise to site development plan

LAND AREA:

TOTAL PROPERTY AREA: +/- 9.812 ACRES

BENCHMARK:

ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS FIMS BENCHMARK "BLT104"
(ELEVATION=6452.43 NGVD29)

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP A/B.

FEMA CLASSIFICATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROPERTY OWNER ACKNOWLEDGEMENT

CS POWERS & GALLEY, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF CS POWERS & GALLEY. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

[PROPERTY OWNER]

NOTARY CERTIFICATE
(STATE OF _____)
(COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC

Why is there an owner acknowledgement and certification statement on this plan? This is not necessary.

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

CITIZEN ON CONSTITUTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS BY: _____

TITLE: _____

ADDRESS: _____

Is this the PCD Director approval box?

Add PCD file no.



BUILDING DATA

BUILDING HEIGHT: PROPOSED: 40'-0"
MAXIMUM BY CODE: 40'-0"
PROPOSED LOT COVERAGE: 26%±
PROPOSED BUILDING GROSS SF: ±46,280 SF
NO BUILD AREAS: N/A

Elevation plans show 41'7". Please either revise elevation plans, or provide an analysis of how this still meets the height requirements. Typical measurement can be taken as height equaling midpoint of roof pitch.

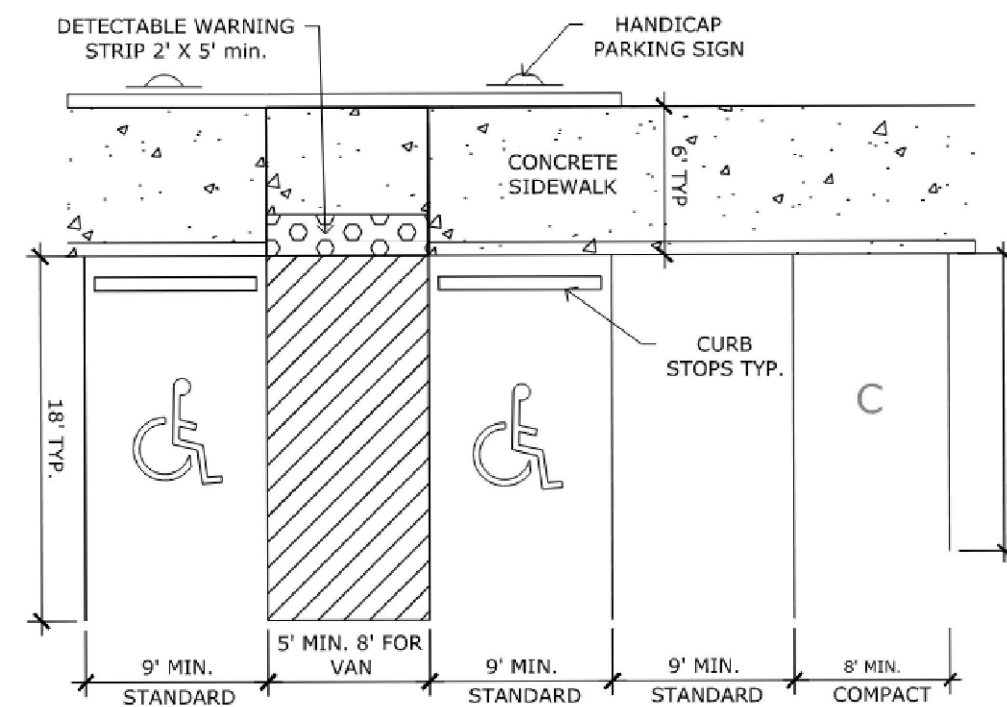
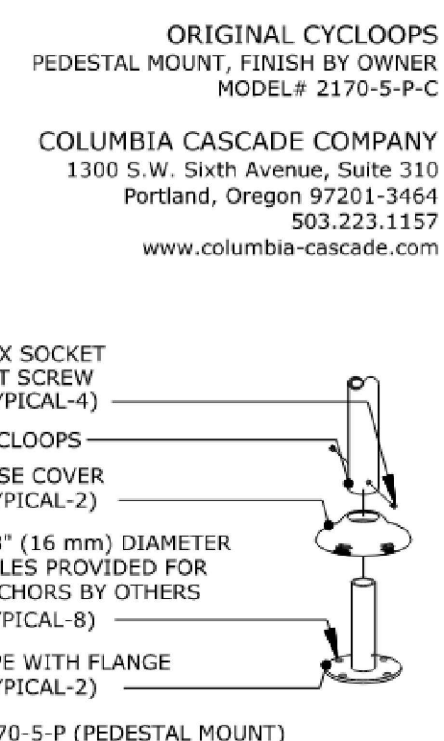
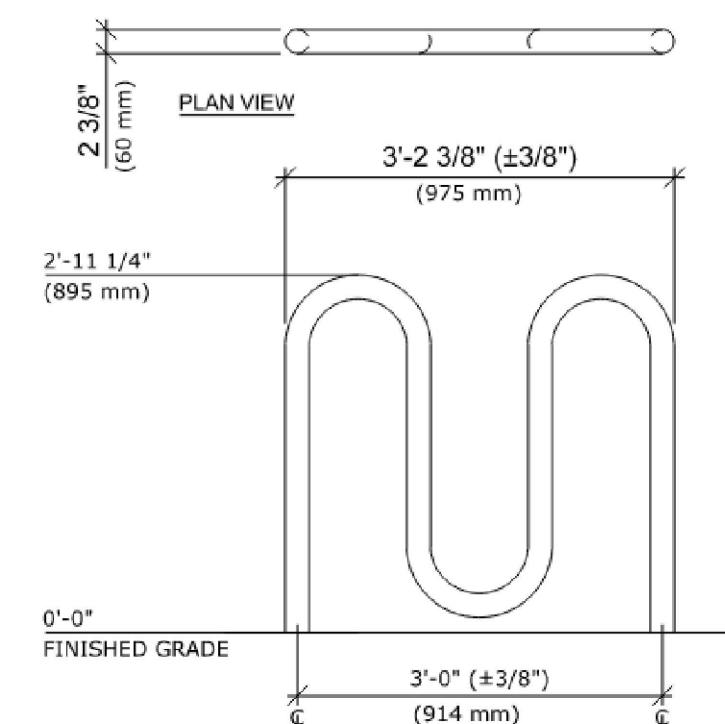
PARKING COUNTS

	PHASE 1 REQUIRED	PARKING PROVIDED	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1 BEDROOM (60U): 1.5/DU=90 2 BEDROOM (168U): 1.7/DU=285.6 3 BEDROOM (6U): 2/DU = 12	301 (REGULAR) 57 (COMPACT) 99 (GARAGE) 8 (ADA) 2 (VAN ADA) TOTAL = 467	1 BEDROOM (36U): 1.5/DU = 54 2 BEDROOM (50U): 1.7/DU = 85 3 BEDROOM(12U): 2.0/DU = 24 GUEST: 1/3 DU = 55	198 (REGULAR) 99 (COMPACT) 7 (ADA) TOTAL = 302
ADA	9 ADA	10	200-300 SPACES = 7	7
BICYCLE PARKING	5% OF REQUIRED STALLS=23.3	48	5% OF REQUIRED STALLS = 11	23

Remove phase 1 calculations - this project is for phase 2 only - unless you are trying to justify that parking for both phases is adequate for both phases total, but then we will need a parking exhibit showing how the number of spaces is adequate for the entire development.

There appears to be less parking included within this phase than noted here. Please explain. I counted roughly 145 parking spaces total for this phase.

This appears to be from the wrong project



2 ADA & STANDARD PARKING STALL LAYOUT

SCALE: NOT TO SCALE

1 4 BICYCLE RACK

N.T.S.

NES-HS-17

K:\DOS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\SDP\196140002 - DP_CV.dwg Salazar, Larry 10/6/2022 1:55 PM

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: mvz/res
CHECKED BY: EJJ
DATE: 09/19/2022

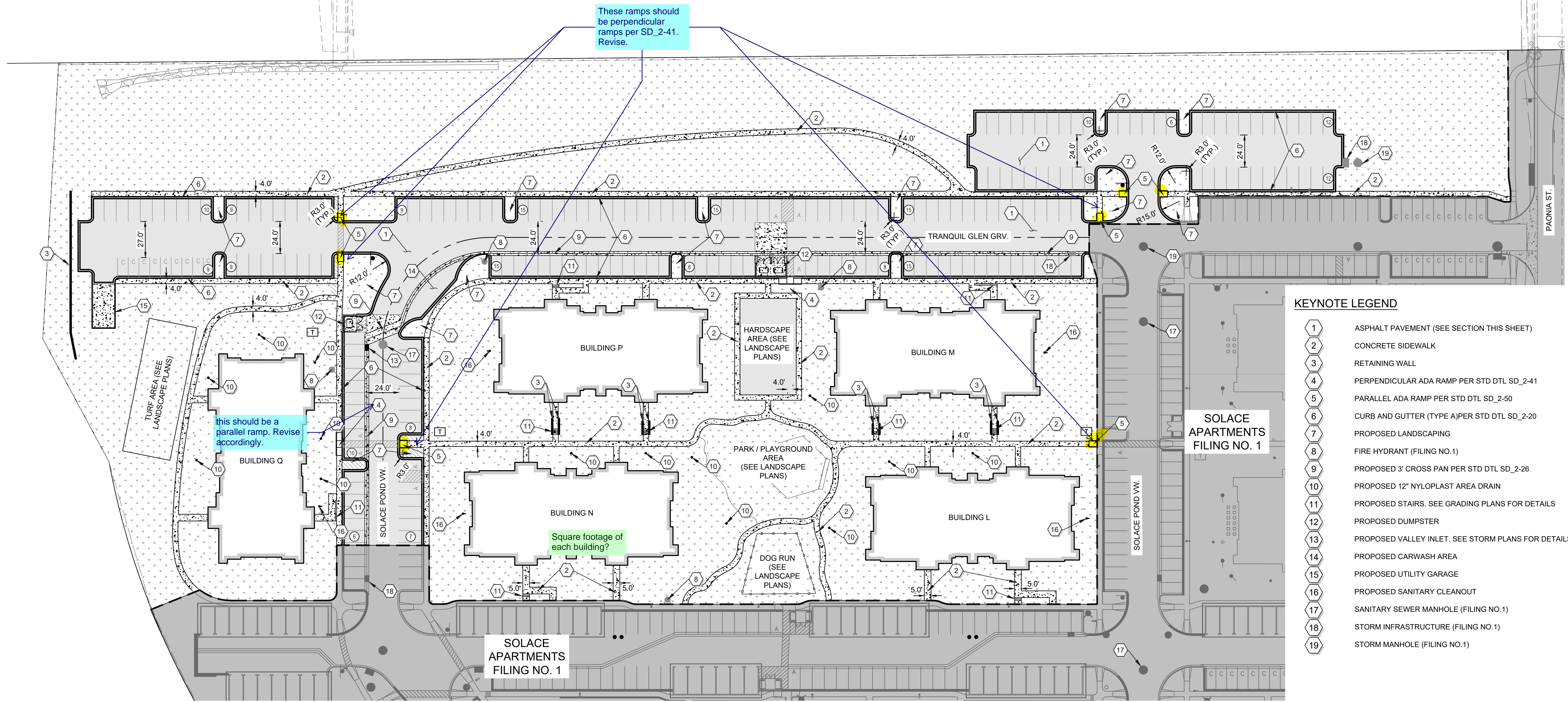
SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096668009
SHEET
C-001

NO.	REVISION	BY	DATE	APPR

K:\COS_LLA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\SDP\196140002 - DP_SP.dwg Salazar, Larry 10/6/2022 1:58 PM

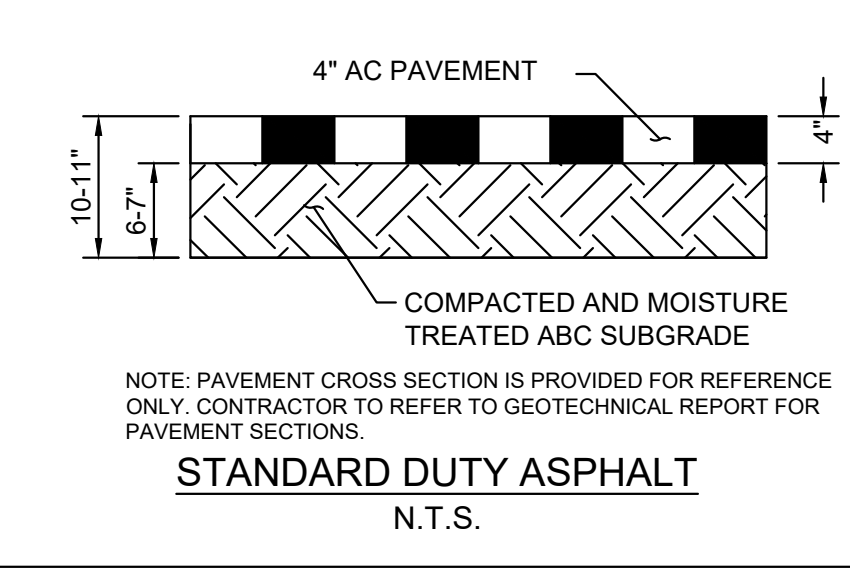
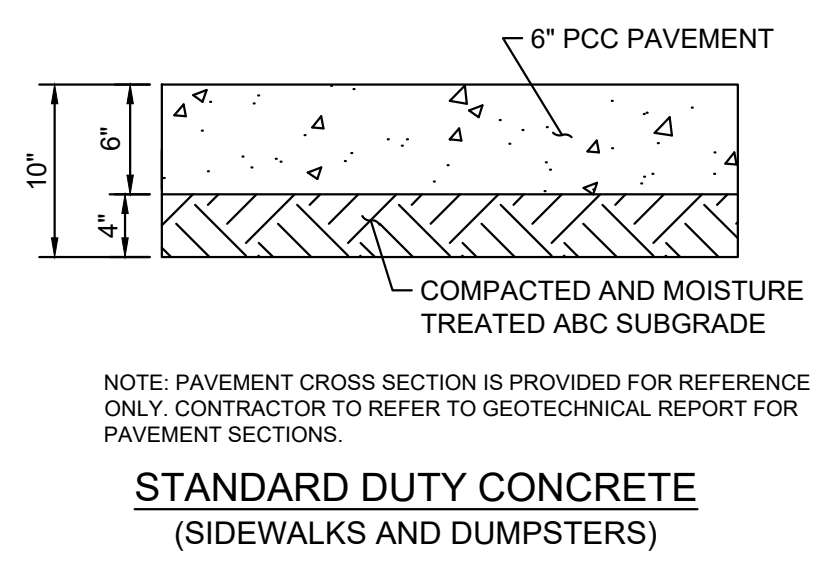


KEYNOTE LEGEND

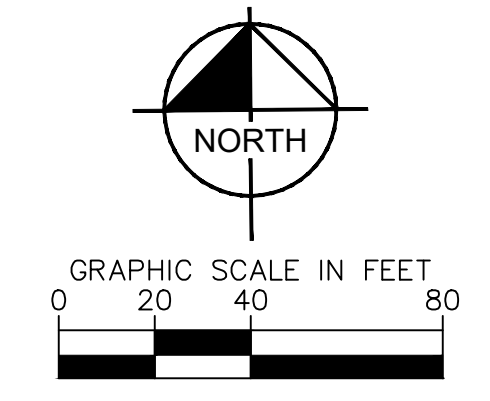
1	ASPHALT PAVEMENT (SEE SECTION THIS SHEET)
2	CONCRETE SIDEWALK
3	RETAINING WALL
4	PERPENDICULAR ADA RAMP PER STD DTL SD_2-41
5	PARALLEL ADA RAMP PER STD DTL SD_2-50
6	CURB AND GUTTER (TYPE A) PER STD DTL SD_2-20
7	PROPOSED LANDSCAPING
8	FIRE HYDRANT (FILING NO.1)
9	PROPOSED 3" CROSS PAN PER STD DTL SD_2-26
10	PROPOSED 12" NYLOPLAST AREA DRAIN
11	PROPOSED STAIRS. SEE GRADING PLANS FOR DETAILS
12	PROPOSED DUMPSTER
13	PROPOSED VALLEY INLET. SEE STORM PLANS FOR DETAILS
14	PROPOSED CARWASH AREA
15	PROPOSED UTILITY GARAGE
16	PROPOSED SANITARY CLEANOUT
17	SANITARY SEWER MANHOLE (FILING NO.1)
18	STORM INFRASTRUCTURE (FILING NO.1)
19	STORM MANHOLE (FILING NO.1)

LEGEND

---	PROPERTY LINE
- - -	PHASING LINE
[Pattern]	STANDARD DUTY ASPHALT PAVING
[Pattern]	CONCRETE PAVING
[Pattern]	LANDSCAPE AREA
[Pattern]	PHASE ONE (FILING NO 1)
⊕	PARKING COUNT



THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
 FIRM: CL THOMPSON
 PROJECT #: CS19163-195
 DATE: DECEMBER 10, 2019
 INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.



Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
 DRAWN BY: mvz/res
 CHECKED BY: EJJ
 DATE: 09/19/2022

SOLACE APARTMENTS, FILING NO. 2, LOT 1
 SITE DEVELOPMENT PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
096668009
 SHEET
C-002

NO.	REVISION	BY	DATE	APPR.