

# SOLACE APARTMENTS FILING NO. 2

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

## LEGAL DESCRIPTION

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

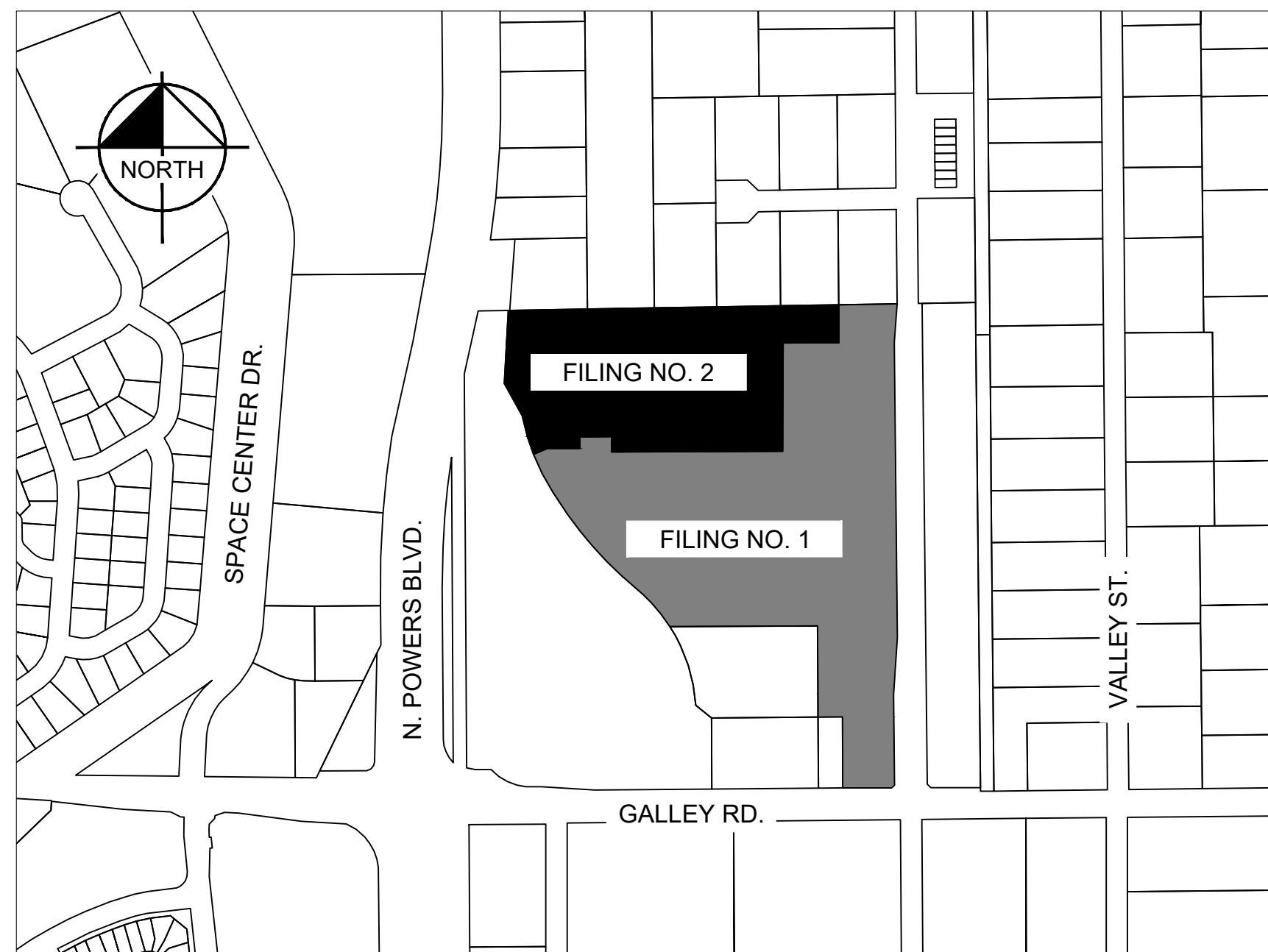
COUNTY OF EL PASO,  
STATE OF COLORADO.

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

## GENERAL NOTES

1. 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).
2. 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.

|                        |   |
|------------------------|---|
| OWNER/APPLICANT:       | CS POWERS & GALLEY, LLC                                   |
| CONTACT INFORMATION:   |   |
| ZONING CLASSIFICATION: | RESIDENTIAL, MULTI-DWELLING (RM-12)                       |
| LAND USE:              | RESIDENTIAL, MULTI-FAMILY                                 |
| PARCEL SIZE:           | 7.685 ACRES±  |
| JURISDICTION:          | EL PASO COUNTY  |
| SITE ADDRESS:          | 5995 TRANQUIL GLEN GROVE                                  |
| TAX SCHEDULE NO.:      | 5407205047  |
| BUILDING SETBACKS:     | 15' FRONT SETBACK<br>10' SIDE SETBACK<br>20' REAR SETBACK |
| GROSS BUILDING SF:     | 46,298 SF   |
| DWELLING UNIT COUNT:   | 108   |
| MAXIMUM LOT COVERAGE:  | 70%   |
| PROPOSED EASEMENTS:    | NONE  |
| LANDSCAPE:             | 15% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)      |



VICINITY MAP  
1" = 500'

## LAND AREA:

TOTAL PROPERTY AREA: +/- 7.685 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).

## OWNER/DEVELOPER STATEMENT

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

CS POWERS & GALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

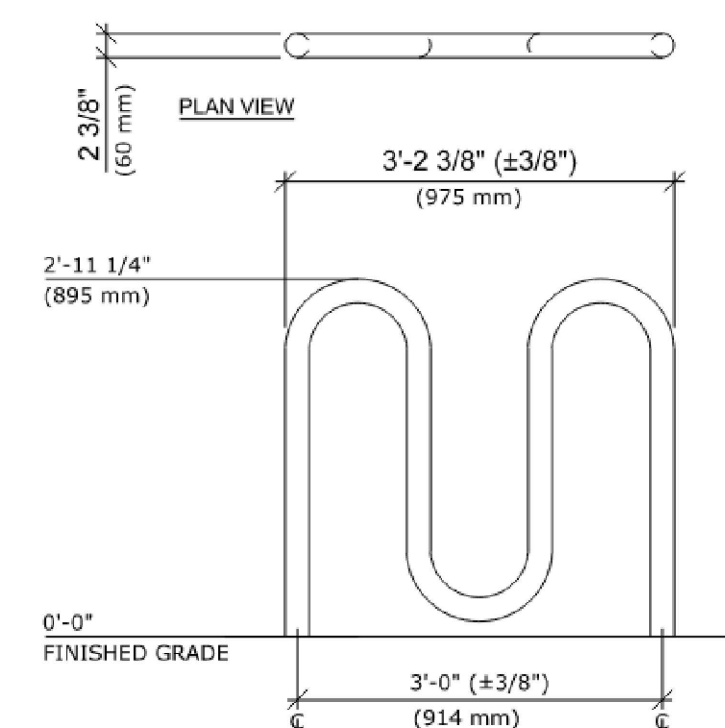
## BUILDING DATA

|                             |            |
|-----------------------------|------------|
| BUILDING HEIGHT:            |            |
| PROPOSED:                   | 37.0'*     |
| MAXIMUM BY CODE:            | 40.0       |
| PROPOSED LOT COVERAGE:      | 26%±       |
| PROPOSED BUILDING GROSS SF: | ±46,280 SF |
| NO BUILD AREAS:             | N/A        |

- \* PROPOSED HEIGHT IS THE AVERAGE MID POINT BASED ON ELEVATION SHEETS, BOTTOM AND TOP OF PITCHED ROOF

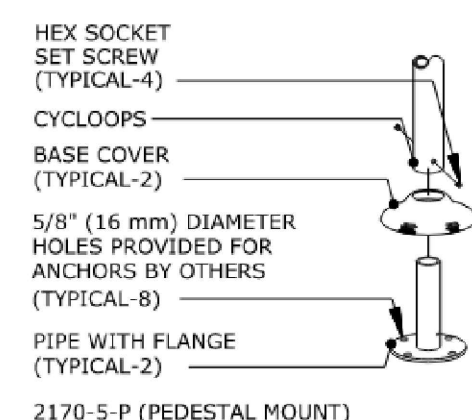
## PARKING COUNTS

| PARKING REQUIRED                           | PARKING PROVIDED  |
|--|---|
| 1 BEDROOM (36U): 1.5/DU = 54               | 206 (REGULAR)<br>5 (GARAGE)<br>7 (ADA)<br><br>TOTAL = 218 |
| 2 BEDROOM (50U): 1.7/DU = 85               |   |
| 3 BEDROOM(12U): 2.0/DU = 24                |   |
| GUEST: 1/3 DU = 55                         |   |
| 200-300 SPACES = 7 ADA SPACES              | 7 ADA SPACES  |
| 5% OF REQUIRED STALLS = 11 BICYCLE PARKING | 23 BICYCLE PARKING  |

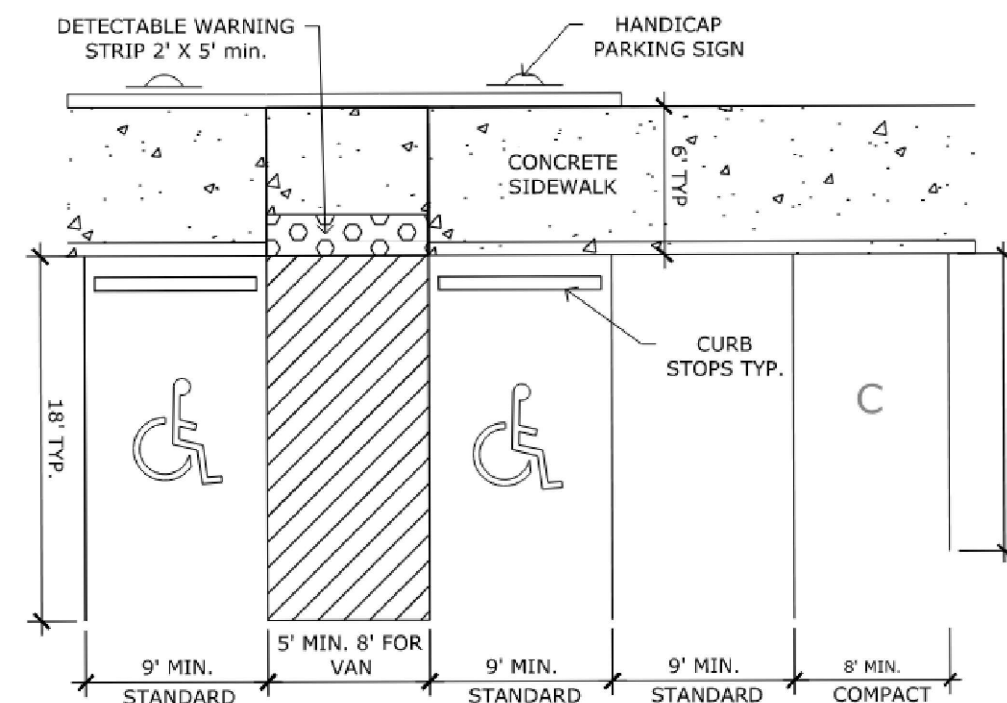


ORIGINAL CYCLOOPS  
PEDESTAL MOUNT, FINISH BY OWNER  
MODEL# 2170-S-P-C

COLUMBIA CASCADE COMPANY  
1300 S.W. Sixth Avenue, Suite 310  
Portland, Oregon 97201-3464  
503.223.1157  
www.columbia-cascade.com



2170-S-P (PEDESTAL MOUNT)



2 ADA & STANDARD PARKING STALL LAYOUT

SCALE: NOT TO SCALE

## CONTACTS

OWNER:  
CS POWERS & GALLEY LLC  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
PHONE: (719) 216-2577  
CONTACT:

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES  
2 N. NEVADA AVENUE SUITE 300  
COLORADO SPRINGS, CO 80903  
CONTACT: ERIC GUNDERSON  
PHONE: (719) 453-0182

SURVEYOR:  
BARRON LAND, LLC  
2790 N. ACADEMY BLVD #311  
COLORADO SPRINGS, CO 80917  
PHONE: (719) 360-8827  
CONTACT: SPENCER BARON

EL PASO COUNTY:  
EL PASO COUNTY  
PCD DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-6300

PCD FILE NO. PPR-2252



| NO. | REVISION | BY | DATE | APPR |
|-----|----------|----|------|------|
|     |          |    |      |      |

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ  
DRAWN BY: MVZ  
CHECKED BY: EJJ  
DATE: 05/25/2023

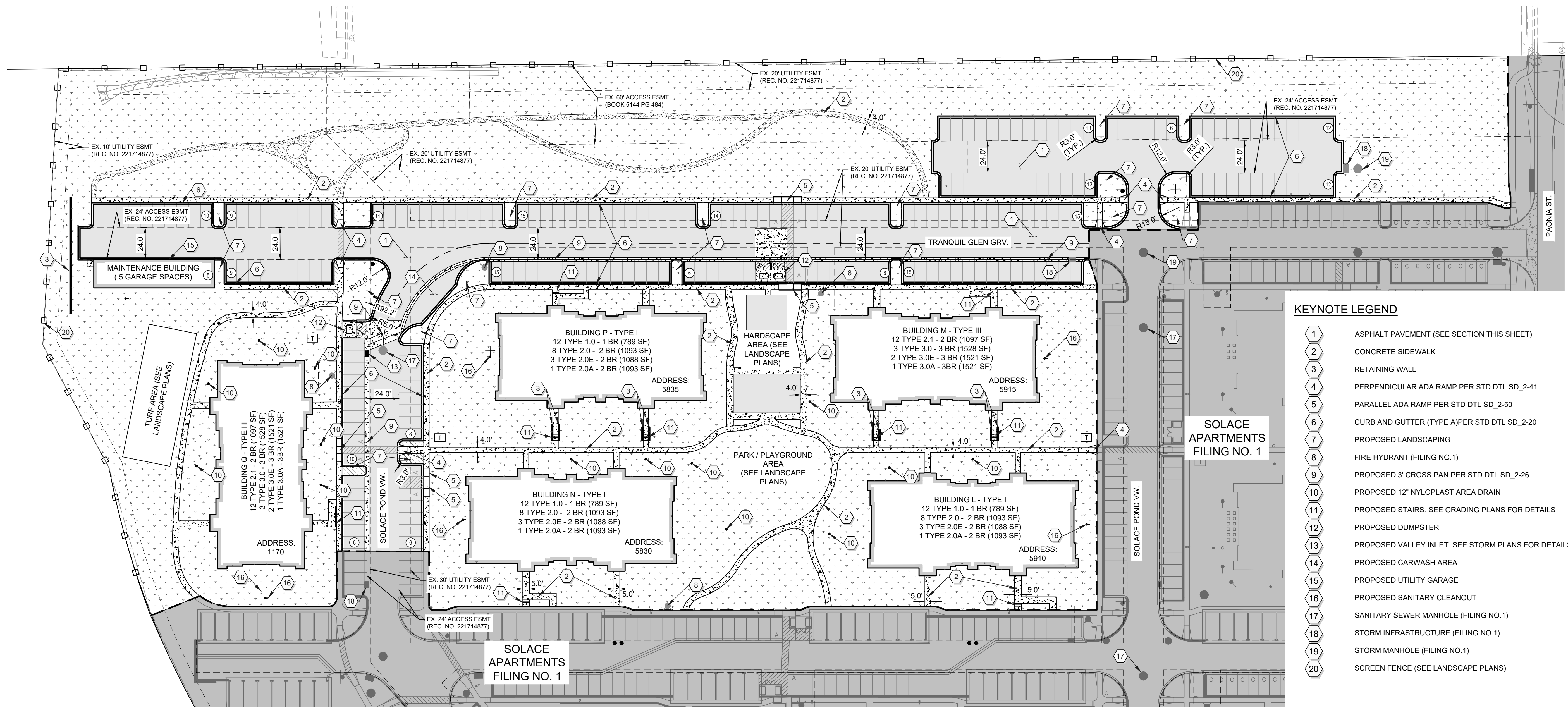
SOLACE APARTMENTS, FILING NO. 2, LOT 1  
SITE DEVELOPMENT PLAN  
COVER SHEET

PROJECT NO.  
196140002

SHEET

C-001

K:\COS\_LLA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\SDP\196140002 - DP\_SP.dwg Zimmermann, Mitch 5/25/2023 8:12 AM

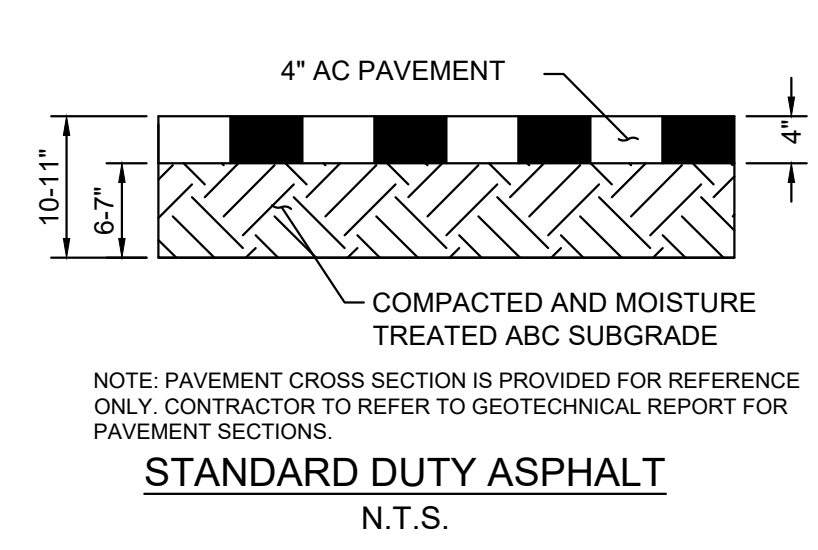
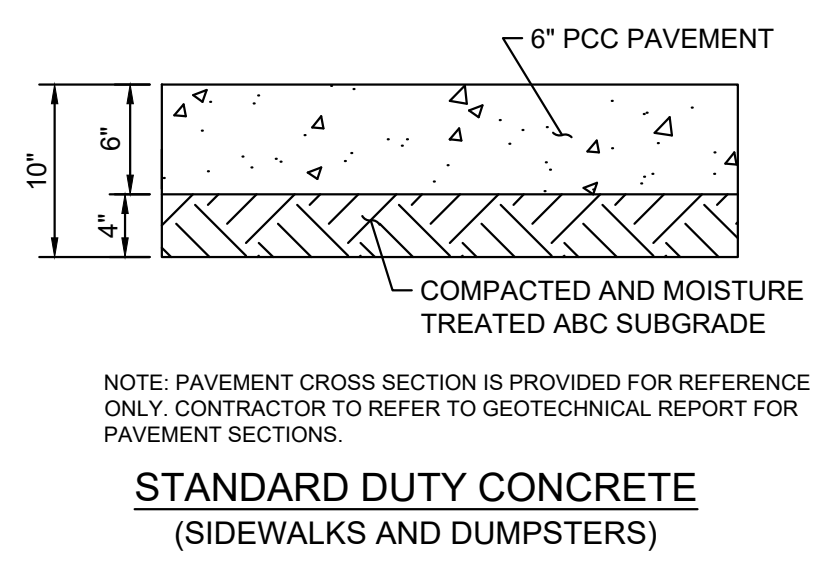


**KEYNOTE LEGEND**

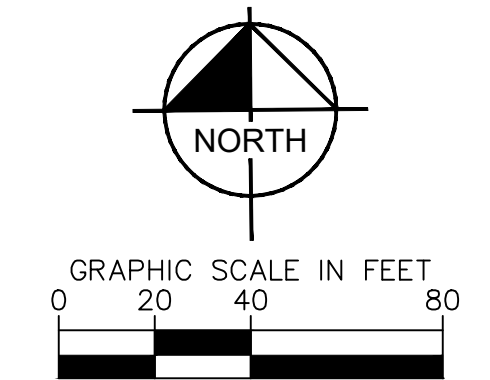
|    |  |
|----|--|
| 1  | ASPHALT PAVEMENT (SEE SECTION THIS SHEET)          |
| 2  | CONCRETE SIDEWALK                                  |
| 3  | RETAINING WALL                                     |
| 4  | PERPENDICULAR ADA RAMP PER STD DTL SD_2-41         |
| 5  | PARALLEL ADA RAMP PER STD DTL SD_2-50              |
| 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)                        |
| 20 | SCREEN FENCE (SEE LANDSCAPE PLANS)                 |

**LEGEND**

|             |                                    |
|-------------|------------------------------------|
| ---         | PROPERTY LINE                      |
| - - -       | PHASING LINE                       |
| □           | SCREEN FENCE (SEE LANDSCAPE PLANS) |
| [Stippled]  | STANDARD DUTY ASPHALT PAVING       |
| [Dotted]    | CONCRETE PAVING                    |
| [Patterned] | LANDSCAPE AREA                     |
| [Shaded]    | 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 19, 2019  
 INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

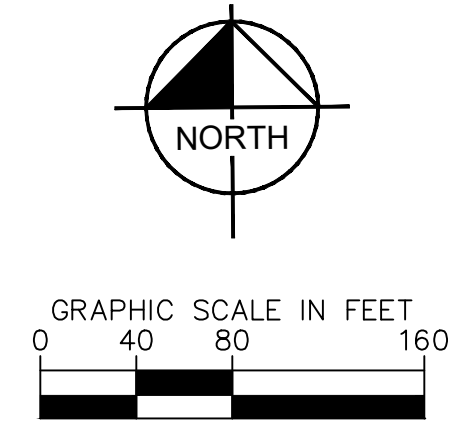


2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

|  |   |
|--|---|
| <p><b>SOLACE APARTMENTS, FILING NO. 2, LOT 1</b></p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><b>OVERALL SITE PLAN</b></p> | <p>NO. _____</p> <p>REVISION _____</p> <p>BY: DATE: APPR. _____</p> |
| <p>DESIGNED BY: MVZ<br/>         DRAWN BY: MVZ<br/>         CHECKED BY: EJJ<br/>         DATE: 05/25/2023</p>            |   |
| <p>PROJECT NO.<br/>196140002</p>   |   |
| <p>SHEET<br/>C-002</p>   |   |



K:\COS\_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\SDP\196140002 - DP\_OVER.dwg Zimmermann, Mitch 5/25/2023 8:14 AM



| PARKING CALCULATIONS                     |            |                   |             |
|--|------------|-------------------|-------------|
| PHASE ONE                                |            |                   |             |
| TYPE                                     | # OF UNITS | REQ PARKING RATIO | REQ PARKING |
| 1 BEDROOM                                | 60         | 1.5               | 90          |
| 2 BEDROOM                                | 168        | 1.7               | 286         |
| 3 BEDROOM                                | 6          | 2                 | 12          |
| VISITOR                                  | 234        | 0.33              | 78          |
| PHASE ONE SUBTOTAL REQUIRED PARKING:     |            |                   | 466         |
| PHASE ONE SUBTOTAL PROVIDED PARKING:     |            |                   | 466         |
| PHASE ONE SUBTOTAL ADA PARKING REQUIRED: |            |                   | 9           |
| PHASE ONE SUBTOTAL ADA PROVIDED:         |            |                   | 16          |
| PHASE ONE SUBTOTAL GARAGE PROVIDED:      |            |                   | 78          |
| PHASE TWO                                |            |                   |             |
| TYPE                                     | # OF UNITS | REQ PARKING RATIO | REQ PARKING |
| 1 BEDROOM                                | 36         | 1.5               | 54          |
| 2 BEDROOM                                | 50         | 1.7               | 85          |
| 3 BEDROOM                                | 12         | 2                 | 24          |
| VISITOR                                  | 234        | 0.33              | 55          |
| PHASE TWO SUBTOTAL REQUIRED PARKING:     |            |                   | 218         |
| PHASE TWO SUBTOTAL PROVIDED PARKING:     |            |                   | 218         |
| PHASE TWO SUBTOTAL ADA PARKING REQUIRED: |            |                   | 7           |
| PHASE TWO SUBTOTAL ADA PROVIDED:         |            |                   | 7           |
| PHASE TWO SUBTOTAL GARAGE PROVIDED:      |            |                   | 5           |
| TOTAL REQUIRED PARKING:                  |            |                   | 684         |
| TOTAL PROVIDED PARKING:                  |            |                   | 684         |

**Kimley»Horn**

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ  
DRAWN BY: MVZ  
CHECKED BY: EJJ  
DATE: 05/25/2023

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

PROJECT NO.  
196140002

SHEET  
C-003



| NO. | REVISION | DATE | APPR. |
|-----|----------|------|-------|
|     |          |      |       |