

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.

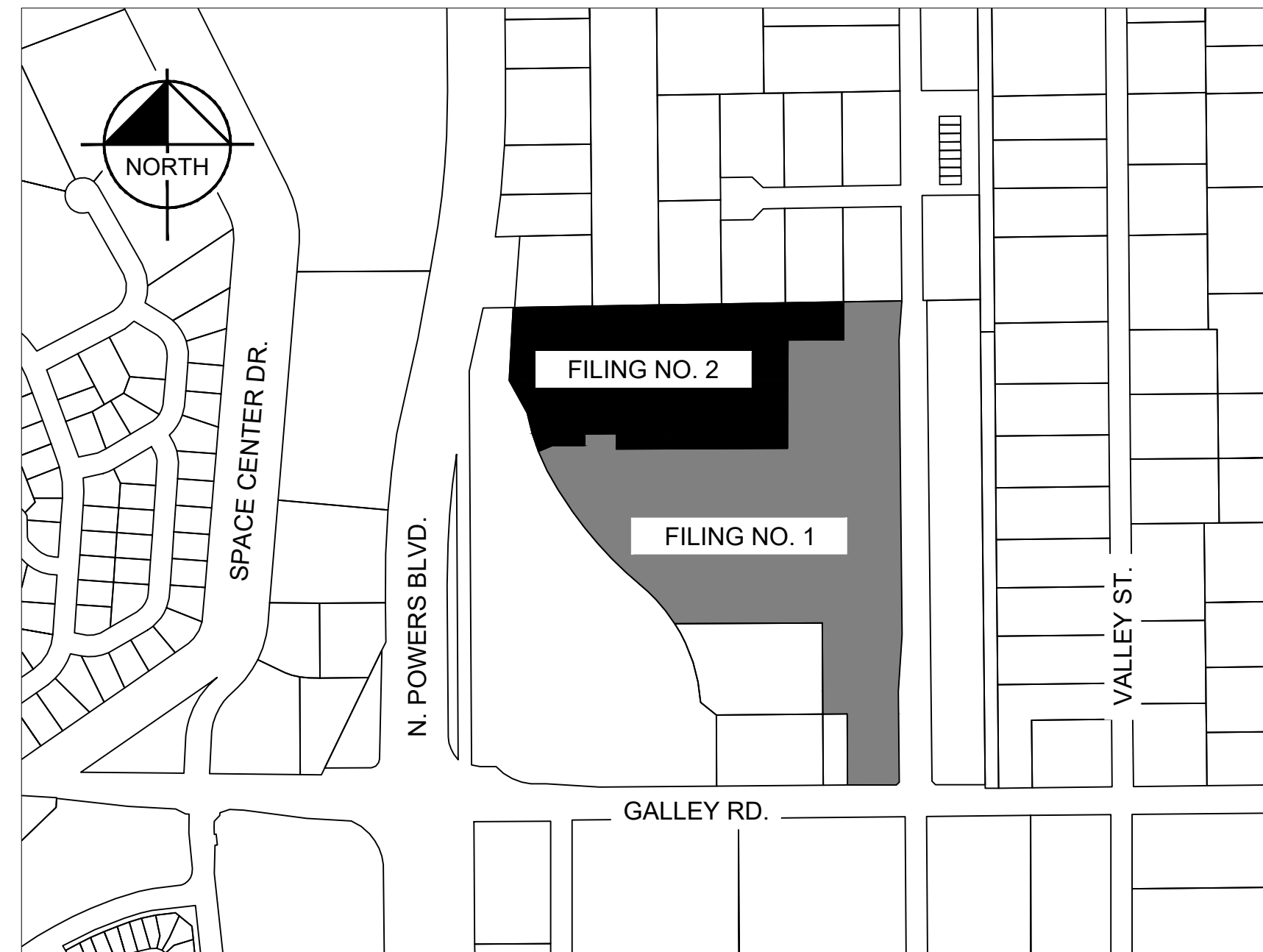
(PER TITLE COMMITMENT ORDER NO. SC55107784 AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.)

GENERAL NOTES

- 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.

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
10' SIDE SETBACK
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)

Easements are shown on the next page?



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

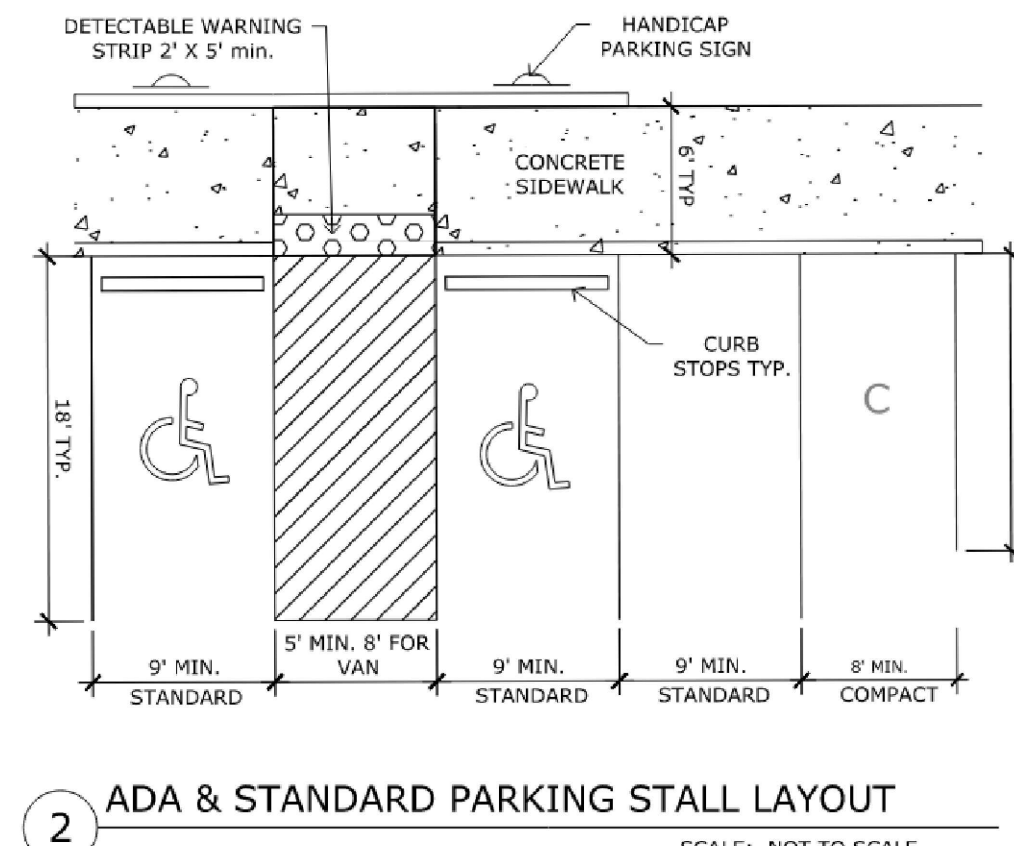
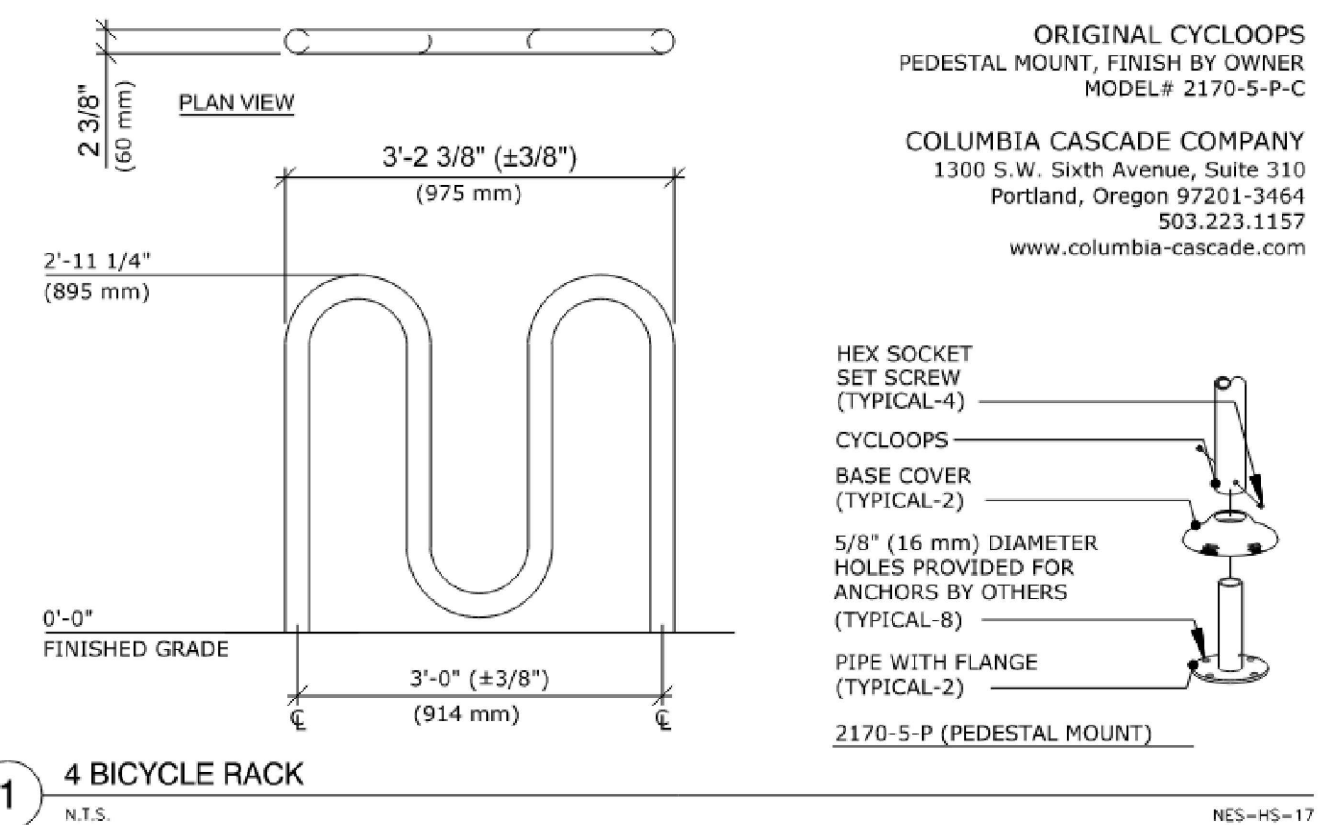
PROPOSED LOT COVERAGE: 26%±
PROPOSED BUILDING GROSS SF: ±46,280 SF

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) 5 (GARAGE) 7 (ADA) 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



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) 360-6827
CONTACT: SPENCER BARON

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

Previous comment not addressed: This should be the PPR file number

PCD FILE NO. SF-2232



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: 03/10/2023

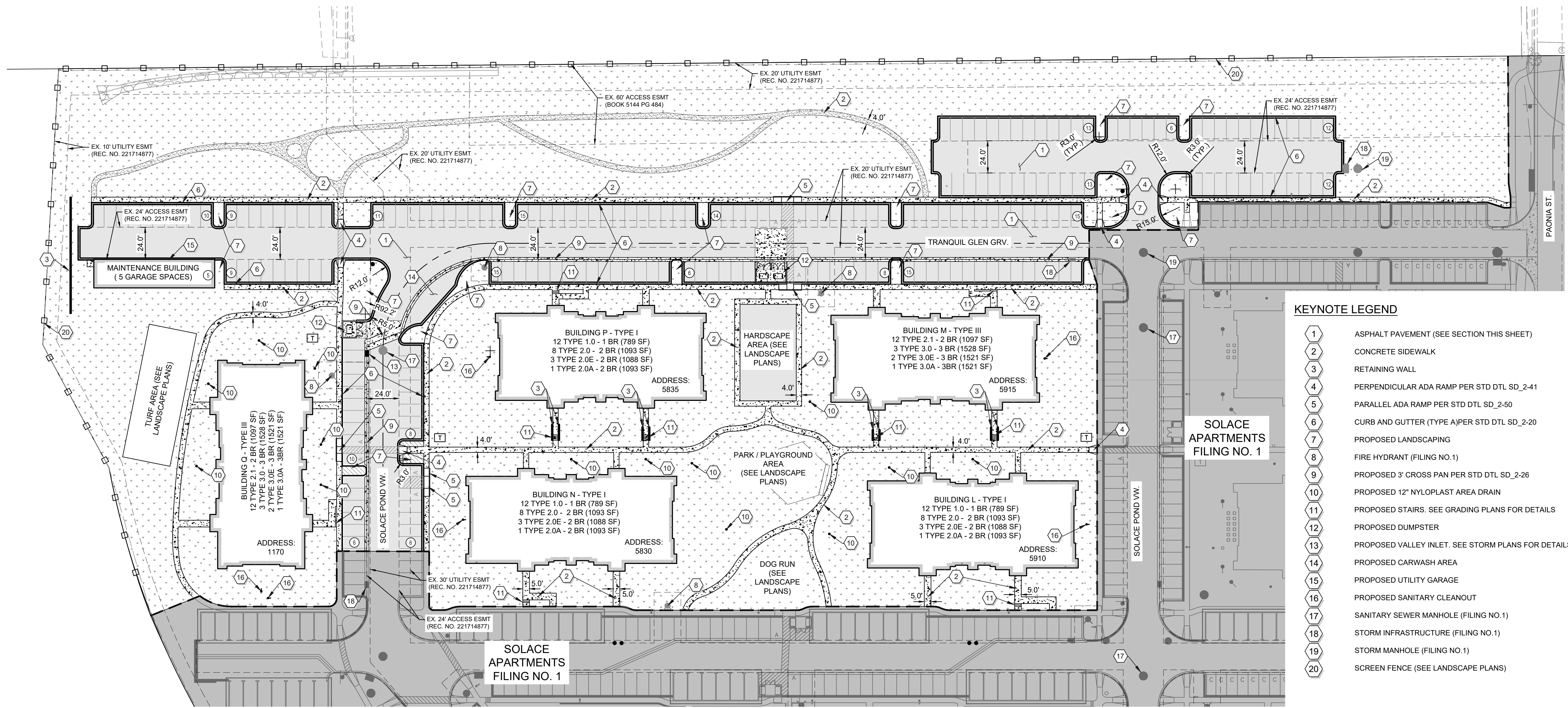
SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
COVER SHEET

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

PROJECT NO.
096668009
SHEET
C-001

K:\005_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\SDP\196140002 - DP_CV.dwg Zimmermann, Mitch 3/10/2023 9:52 AM

K:\COS_LLA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\SDP\196140002 - DP_SP.dwg Zimmermann, Mitch 3/10/2023 9:53 AM



MAINTENANCE BUILDING
(5 GARAGE SPACES)

TURF AREA (SEE
LANDSCAPE PLANS)

BUILDING Q - TYPE III
12 TYPE 2.1 - 2 BR (1097 SF)
3 TYPE 3.0 - 3 BR (1528 SF)
2 TYPE 3.0E - 3 BR (1521 SF)
1 TYPE 3.0A - 3BR (1521 SF)
ADDRESS: 1170

BUILDING P - TYPE I
12 TYPE 1.0 - 1 BR (789 SF)
8 TYPE 2.0 - 2 BR (1093 SF)
3 TYPE 2.0E - 2 BR (1088 SF)
1 TYPE 2.0A - 2 BR (1093 SF)
ADDRESS: 5835

BUILDING N - TYPE I
12 TYPE 1.0 - 1 BR (789 SF)
8 TYPE 2.0 - 2 BR (1093 SF)
3 TYPE 2.0E - 2 BR (1088 SF)
1 TYPE 2.0A - 2 BR (1093 SF)
ADDRESS: 5830

HARDSCAPE
AREA (SEE
LANDSCAPE
PLANS)

BUILDING M - TYPE III
12 TYPE 2.1 - 2 BR (1097 SF)
3 TYPE 3.0 - 3 BR (1528 SF)
2 TYPE 3.0E - 3 BR (1521 SF)
1 TYPE 3.0A - 3BR (1521 SF)
ADDRESS: 5915

BUILDING L - TYPE I
12 TYPE 1.0 - 1 BR (789 SF)
8 TYPE 2.0 - 2 BR (1093 SF)
3 TYPE 2.0E - 2 BR (1088 SF)
1 TYPE 2.0A - 2 BR (1093 SF)
ADDRESS: 5910

PARK / PLAYGROUND
AREA
(SEE LANDSCAPE
PLANS)

DOG RUN
(SEE
LANDSCAPE
PLANS)

SOLACE
APARTMENTS
FILING NO. 1

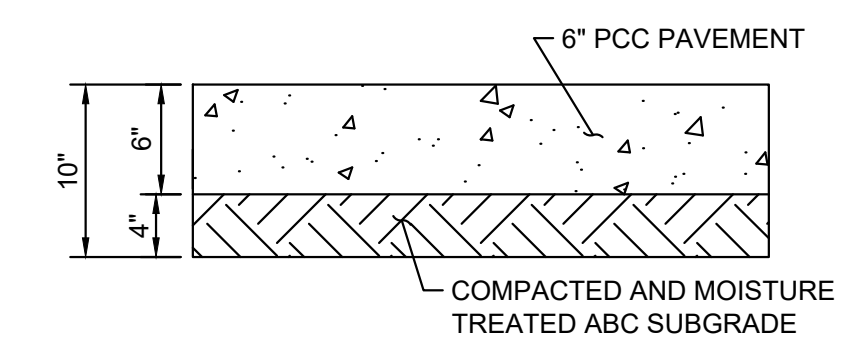
SOLACE
APARTMENTS
FILING NO. 1

KEYNOTE LEGEND

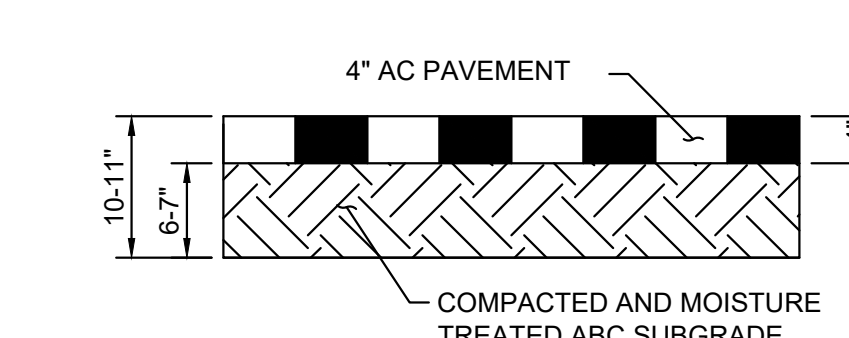
1	ASPHALT PAVEMENT (SEE SECTION THIS SHEET)
2	CONCRETE SIDEWALK
3	RETAINING WALL
4	PERPENDICULAR ADA RAMP PER STD DTL SD_2-41
5	PARALLEL ADA RAMP PER STD DTL SD_2-50
6	CURB AND GUTTER (TYPE A) PER STD DTL SD_2-20
7	PROPOSED LANDSCAPING
8	FIRE HYDRANT (FILING NO.1)
9	PROPOSED 3" CROSS PAN PER STD DTL 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)
[Pattern]	STANDARD DUTY ASPHALT PAVING
[Pattern]	CONCRETE PAVING
[Pattern]	LANDSCAPE AREA
[Pattern]	PHASE ONE (FILING NO 1)
Ⓢ	PARKING COUNT

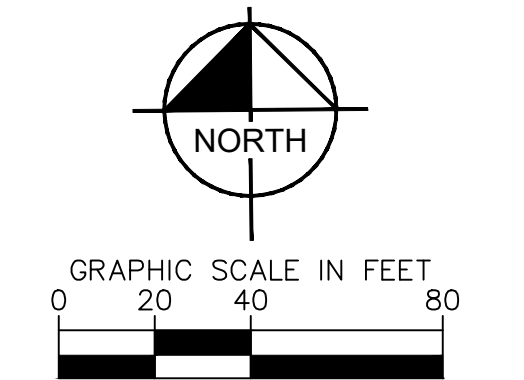


NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.
STANDARD DUTY CONCRETE
(SIDEWALKS AND DUMPSTERS)



NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.
STANDARD DUTY ASPHALT
N.T.S.

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.



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: EJG
DATE: 03/10/2023

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