

# 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.

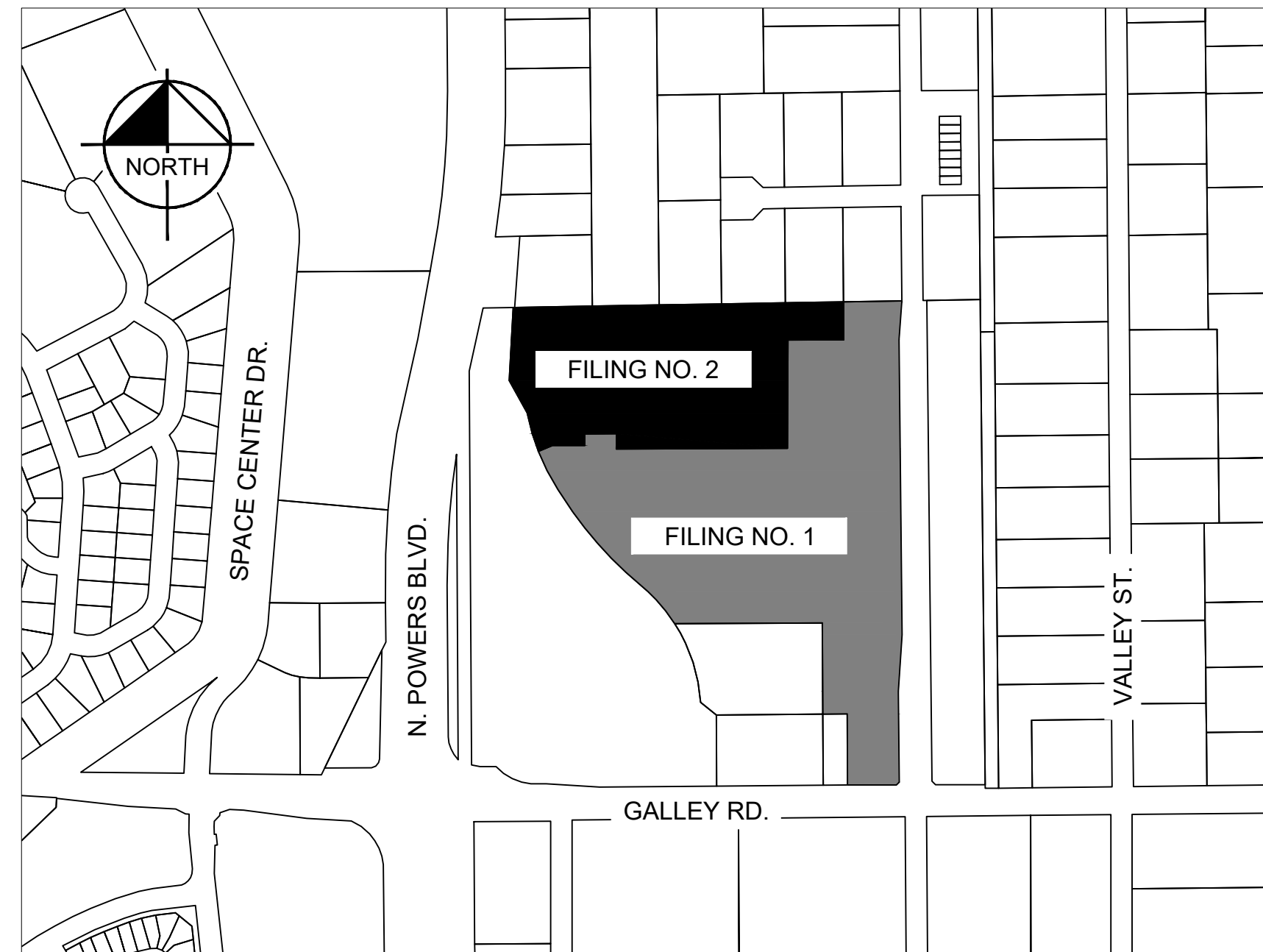
(PER TITLE COMMITMENT ORDER NO. SC55107784 AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.)

## 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  
Easements are required to be shown on site development plan. Please depict and describe.

GROSS BUILDING SF: 46,298 SF  
DWELLING UNIT COUNT: 108  
MAXIMUM LOT COVERAGE: 70%  
PROPOSED EASEMENTS: REFER TO FINAL PLAT  
LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)  
Multifamily uses this is 15%. Per LDC Sec. 6.2.2.E.1. Landscape plan is reflective of this requirement.



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

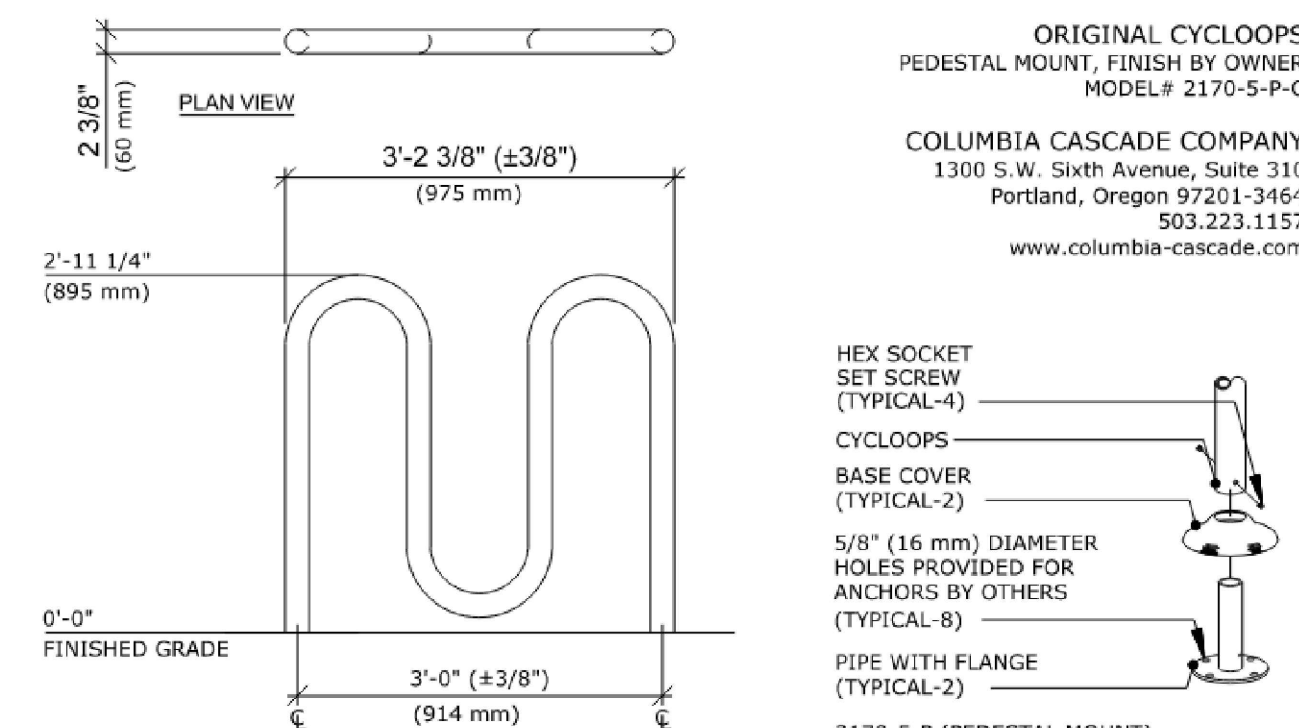
- PROPOSED HEIGHT IS THE AVERAGE MID POINT BASED ON ELEVATION SHEETS, BOTTOM AND TOP OF PITCHED ROOF

## PARKING COUNTS

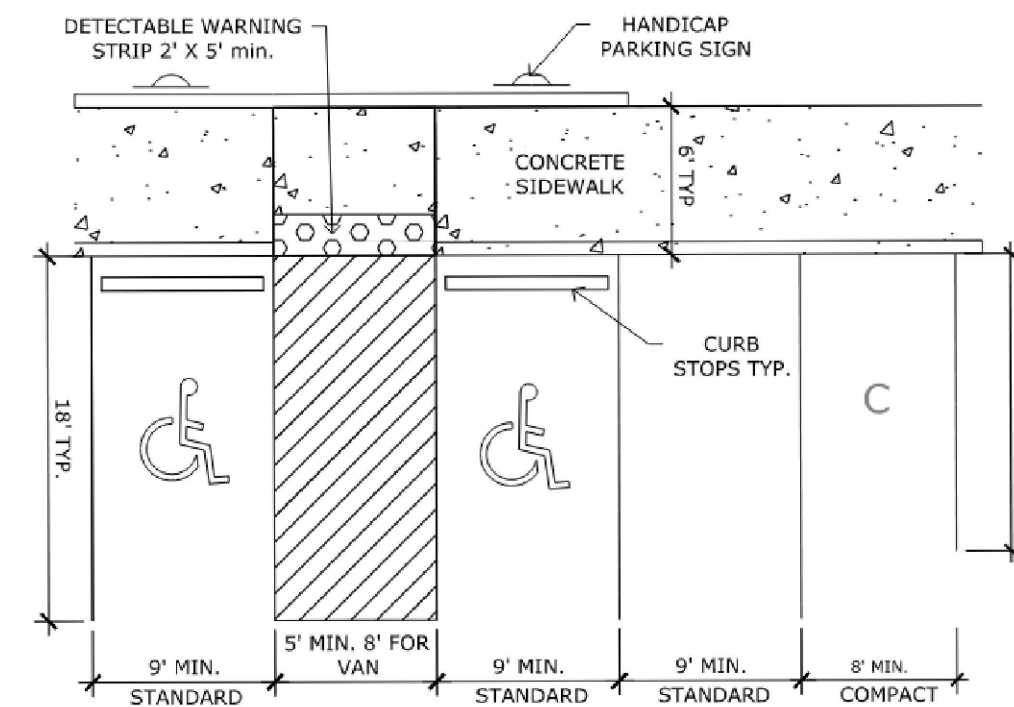
PARKING REQUIRED		PARKING PROVIDED	
1 BEDROOM (36U): 1.5/DU = 54	218	198 (REGULAR)	TOTAL = 293
2 BEDROOM (50U): 1.7/DU = 85		90 (COMPACT)	
3 BEDROOM(12U): 2.0/DU = 24		7 (ADA)	
GUEST: 1/3 DU = 55			
200-300 SPACES = 7			
5% OF REQUIRED STALLS = 11		23	

I am still only counting 216 parking spaces on the next page

What are these calculations?



1 4 BICYCLE RACK  
N.T.S.



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) 360-6827  
CONTACT: SPENCER BARON

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

This should be the PPR file number

PCD FILE NO. SF-2232



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

PROJECT NO.  
096668009

SHEET

C-001

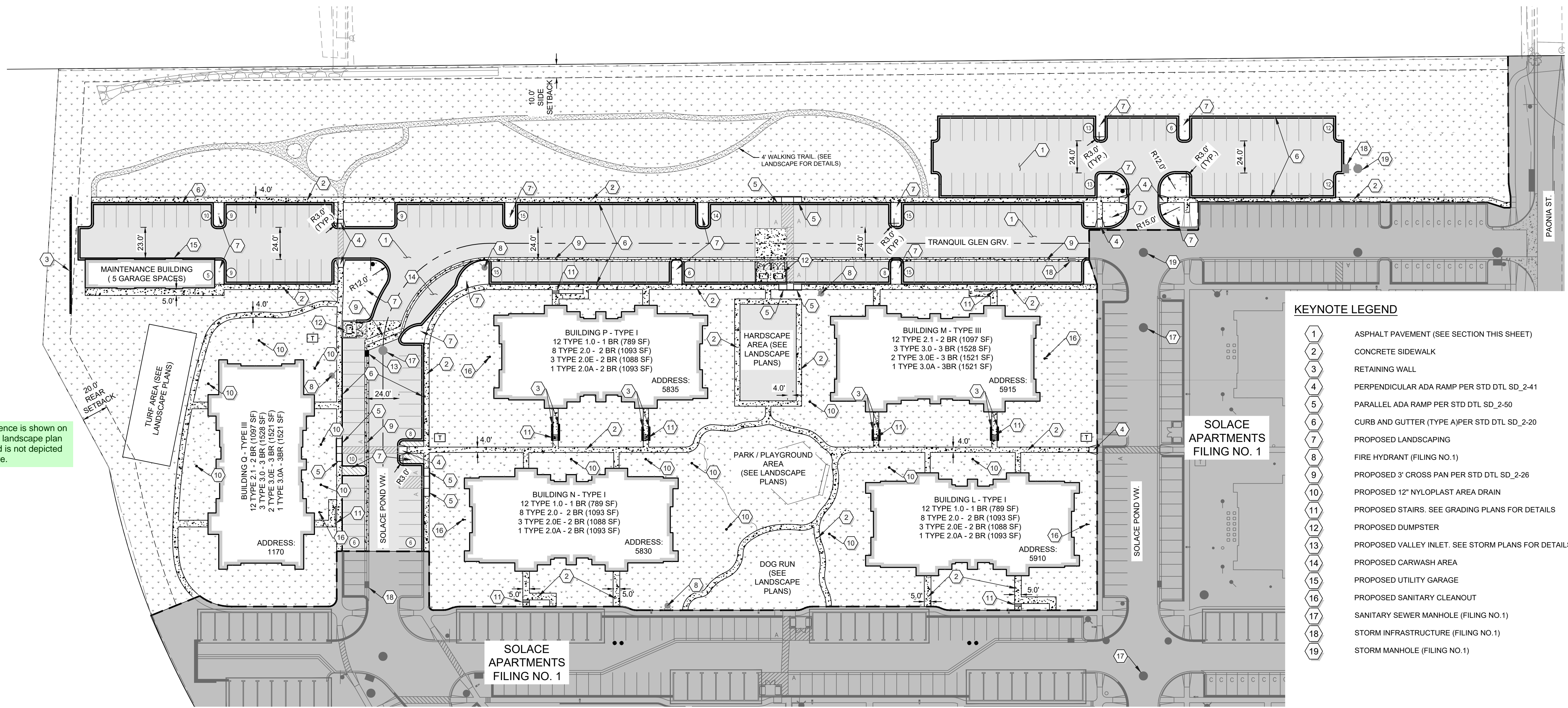
**Kimley-Horn**  
2022 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ  
DRAWN BY: mvz/res  
CHECKED BY: EJJ  
DATE: 12/12/2022

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

K:\COS\_LLA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD\_SP.dwg Zimmermann, Mitch 12/20/2022 4:00 PM

A fence is shown on the landscape plan and is not depicted here.

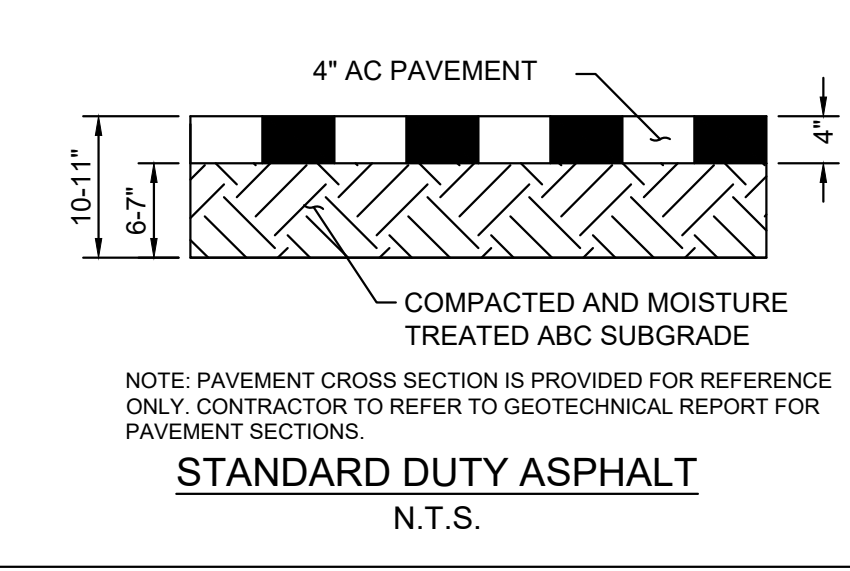
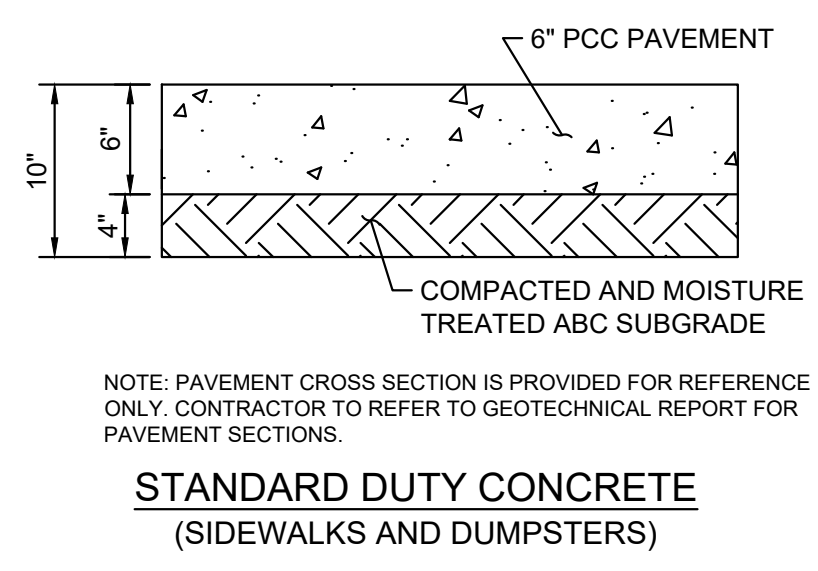


**KEYNOTE LEGEND**

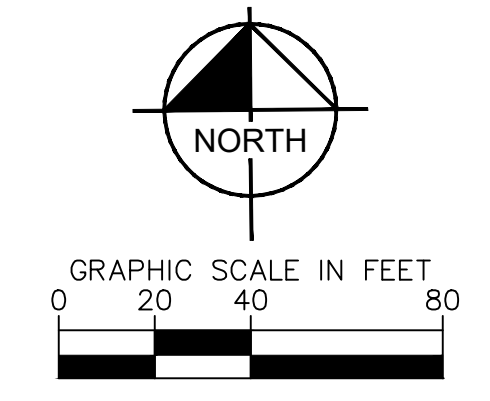
1	ASPHALT PAVEMENT (SEE SECTION THIS SHEET)
2	CONCRETE SIDEWALK
3	RETAINING WALL
4	PERPENDICULAR ADA RAMP PER STD DTL SD_2-41
5	PARALLEL ADA RAMP PER STD DTL SD_2-50
6	CURB AND GUTTER (TYPE A) PER STD DTL SD_2-20
7	PROPOSED LANDSCAPING
8	FIRE HYDRANT (FILING NO.1)
9	PROPOSED 3" CROSS PAN PER STD DTL 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: JANUARY 15, 2020  
 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

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

**PRELIMINARY**  
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 CONSTRUCTION  
 Kimley»Horn  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
096668009  
 SHEET  
C-002

NO.	REVISION	BY	DATE	APPR.