TEMPLETON GAP TOWNHOMES

COLORADO SPRINGS, CO

CONCEPT PLAN

DECEMBER 2020

PROJECT NOTES

OWNER: BEYOND DEVELOPMENT LLC
14965 CROOKED SPUR LANE
COLORADO SPRINGS, CO 80921

DEVELOPER: GALIANT HOMES
6265 LEHMAN DRIVE #160
COLORADO SPRINGS, CO 80918
719.445.6264
ATTN: STEVE MILLER

ENGINEER: TERRA NOVA ENGINEERING, INC.
721 S 23RD STREET
COLORADO SPRINGS, CO 80904
719.635.6422
ATTN: DANE FRANK

SITE AREA: 0.87 AC & 10.55 AC – 11.42 AC TOTAL (497,455 SF)
ADDRESS: 7045 & 7065 TEMPLETON GAP ROAD
TSN: 53070-00-045 & 53070-00-011
ZONING: CURRENT – A/AO (ORDINANCE 06-177), PROPOSED – PUD/AO
BUILDING SETBACKS: FRONT: 10', WEST SIDE: 10', EAST SIDE: 15', REAR: 15'
LANDSCAPING SETBACKS: EAST SIDE: 15', REAR: 15'
MASTER PLAN: T-GAP ADDITION (CITY # CPC MP 06-00069)

BUILDING HEIGHT: 35' MAX
LOT COVERAGE: 3.41 AC (29.8%)
DENSITY: 168 DU, 14.7 DU/AC

PROPOSED USE: TOWNHOMES (3 BEDROOM)

PARKING: 336 GARAGE SPACES, 164 UNIT FRONT SPACES, 43 GUEST SPACES, INCLUDING 4 HANDICAP SPACES (VAN ACCESSIBLE), 543 TOTAL SPACES

PARKING REQUIRED: 336 SPACES (2 SPACES PER DU), 34 GUEST SPACES (10% OF DU SPACES)

THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, EL PASO COUNTY, COLORADO # 08041C0537G, EFFECTIVE DATE DECEMBER 7, 2018.

THE SCHEDULE FOR CONSTRUCTION OF THE PROPOSED BUILDING WILL PROCEED IMMEDIATELY AFTER ALL GOVERNMENTAL APPROVALS ARE OBTAINED.

CONTOURS FOR THIS DOCUMENT ARE 2.0' INTERVALS.

THE SITE IS WITHIN BOTH THE COTTONWOOD CREEK DRAINAGE BASIN AND THE SAND CREEK DRAINAGE BASIN. THE WESTERN QUARTER± OF THE SITE IS WITHIN THE COTTONWOOD CREEK DRAINAGE BASIN.

PUD GUIDELINES:
MAX DENSITY: 20 DU/AC
MAX BUILDING HEIGHT: 35'
REQUIRED BUILDING TYPE: AS INDICATED ON SITE PLAN
REQUIRED BUILDING STYLE: AS INDICATED ON SITE PLAN
REQUIRED SETBACKS: SETBACKS TAKEN FROM PERIPHERY OF DEVELOPMENT

LEGAL DESCRIPTION

WEST PARCEL – THAT TRACT IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHEASTERLY OF HIGHWAY 189, SECTION 7 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

EXCEPT ANY PORTION LYING WITHIN DUBLIN NORTH KWAN PARCEL FILING NO. 8, RECORDED MAY 12, 2016 UNDER RECEPTION NO. 216713766.

EAST PARCEL – THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY NO. 189 AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER WHICH IS 971.84 FEET SOUTHERLY THEREON FROM THE NORTHEAST CORNER THEREOF; THENCE WESTERLY PARALLEL WITH THE NORTH LIE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER TO INTERSECT THE WEST LINE OF SAID NORTHEAST QUARTER, IN EL PASO COUNTY, COLORADO.

EXCEPT ANY PORTION LYING WITHIN DUBLIN NORTH KWAN PARCEL FILING NO 8, RECORDED MAY 12, 2016 UNDER RECEPTION NO. 216713766.

THE ABOVE IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 0 DEGREES 17 MINUTES 47 SECONDS EAST, 971.84 FEET TO THE POINT OF BEGINNING;

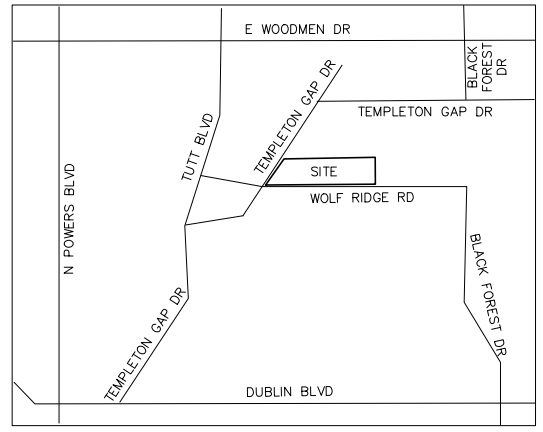
1) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0 DEGREES 17 MINUTES 47 SECONDS EAST, 365.68 FEET TO THE NORTH LINE OF WOLF RIDGE ROAD AS RECORDED AT RECEPTION NUMBER 216713766 (THE FOLLOWING SIX COURSES ARE ALONG SAID NORTH LINE);
2) THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A CENTRAL ANGLE OF 1 DEGREES 29 MINUTES 03 SECONDS, A RADIUS OF 417.00 FEET, FOR AN ARC LENGTH OF 10.80 FEET (THE CENTER OF SAID CURVE BEARS NORTH 0 DEGREES 55 MINUTES 26 SECONDS WEST);
3) THENCE NORTH 89 DEGREES 28 MINUTES 23 SECONDS WEST, 617.33 FEET;
4) THENCE ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A CENTRAL ANGLE OF 2 DEGREES 57 MINUTES 12 SECONDS, A RADIUS OF 463.00 FEET, FOR AN ARC LENGTH OF 24.90 FEET;
5) THENCE SOUTH 87 DEGREES 36 MINUTES 26 SECONDS WEST, 518.28 FEET;
6) THENCE ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A CENTRAL ANGLE OF 32 DEGREES 21 MINUTES 55 SECONDS, A RADIUS OF 432.00 FEET, FOR AN ARC LENGTH OF 244.03 FEET;
7) THENCE NORTH 60 DEGREES 01 MINUTES 39 SECONDS WEST, 38.17 FEET TO THE SOUTHEASTERLY LINE OF TEMPLETON GAP ROAD (FORMERLY KNOWN AS STATE HIGHWAY 189);
8) THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 29 DEGREES 49 MINUTES 32 SECONDS EAST, 289.66 FEET;
9) THENCE NORTH 87 DEGREES 36 MINUTES 29 SECONDS EAST, 1,292.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 463,505 SQUARE FEET (10.64061 ACRES), MORE OR LESS.

TO BE PLATTED AS LOT 1 – LOT 126 AND TRACT A, TEMPLETON GAP TOWNHOMES.

NOTES:

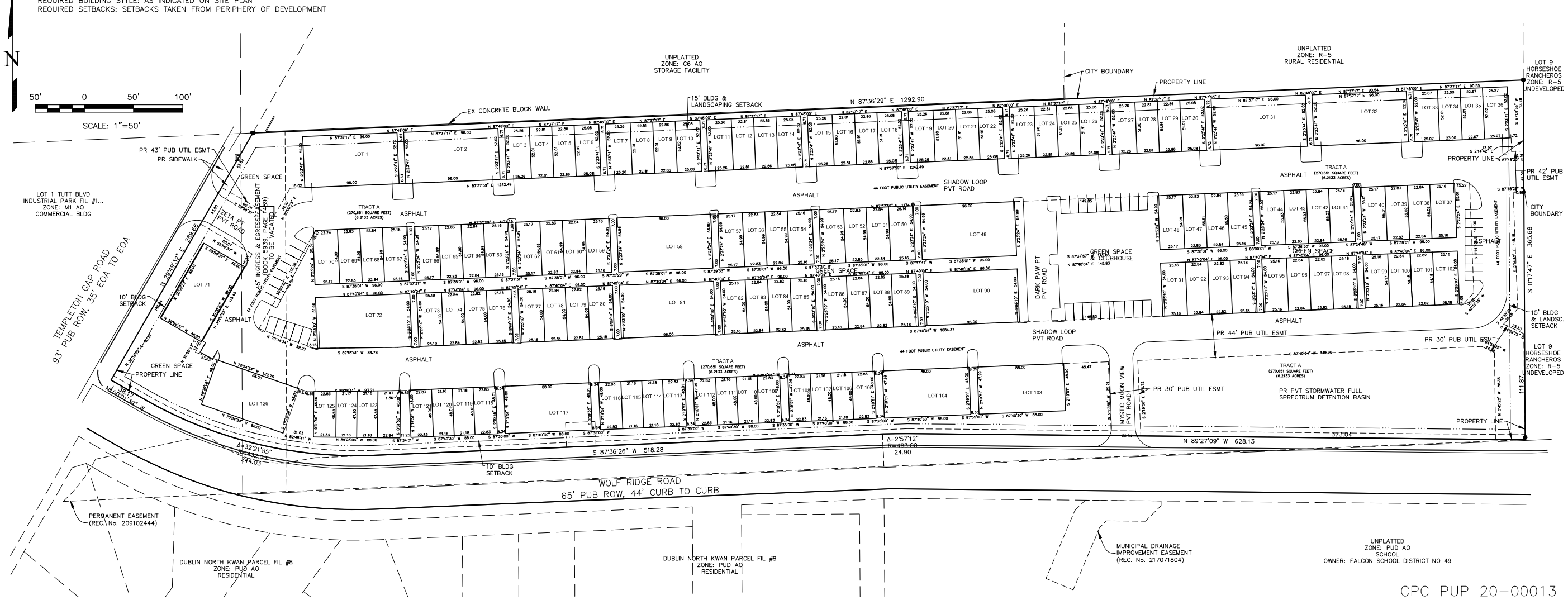
1. EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
2. THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
3. 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
4. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "TEMPLETON GAP TOWNHOMES" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
5. ALL CURB, GUTTER, PEDESTRIAN RAMPS, AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARD ALONG TEMPLETON GAP ROAD OR WOLF RIDGE ROAD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDR INSPECTOR CAN BE REACHED AT 385-5977.
6. ALL PED RAMPS ARE TYPE 1.
7. FIRE LANE MARKING: ALL INTERIOR DRIVE AISLES ARE TO BE MARKED AS FIRE LANES UNLESS DESIGNATED PARKING SPACES ARE SHOWN.
8. MAINTENANCE OF THE COMMON AREAS BEYOND THE PHYSICAL BUILDING, LANDSCAPING, ACCESS, AND DRIVEWAY AREAS IS EXPECTED TO BE THE RESPONSIBILITY OF THE HOA.
9. NO STRUCTURES ARE ALLOWED IN THE BUILDING SETBACKS. FOR THE NORTH ROW OF TOWNHOUSES, THIS MEANS THE PATIOS MUST BE AT GRADE.
10. THIS PROPOSED DEVELOPMENT IS CONSIDERED SMALL LOT PUD, WHICH REQUIRES AT LEAST 200 SQUARE FEET OF OPEN SPACE PER UNIT.



VICINITY MAP
N.T.S.

LEGEND

EXISTING CONTOURS – MINOR	6132
EXISTING CONTOURS – MAJOR	6130
PROPOSED	PR
EXISTING	EX
CONCRETE EDGE	CE
PROPOSED FINISHED GROUND	FG
PROPOSED FINISHED SURFACE	FS
PROPOSED FLOWLINE	FL
SPOT ELEVATION	SE
ASPHALT EDGE	AE
LOW POINT	LP
HIGH POINT	HP
EXISTING ELEVATION	12.00*
GRADE & DIRECTION	2.2%
PROPOSED CONTOUR	62
EXISTING SPOT GRADE	× EX 7314.00
PROPOSED SPOT GRADE	× 7314.00
SETBACK LINE	
UNDERGROUND GAS LINE	UG
UNDERGROUND ELECTRIC LINE	UE
BARBED WIRE FENCE	X
UNDERGROUND WATER LINE	W
SANITARY SEWER LINE	SS
STORM SEWER LINE	ST
SANITARY SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
PROPOSED RETAINING WALL	



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CONCEPT PLAN

REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
GALIANT HOMES
ATTN: STEVE MILLER
6265 LEHMAN DRIVE #160
COLORADO SPRINGS, CO 80918
719.445.6264

Terra Nova Engineering, Inc.
Creative Civil Engineering Solutions
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneiinc.com

TEMPLETON GAP TOWNHOMES

CONCEPT PLAN

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS NOTED
V-SCALE	N/A
JOB NO.	1893.00
DATE ISSUED	12/24/20
SHEET NO.	1 OF 1