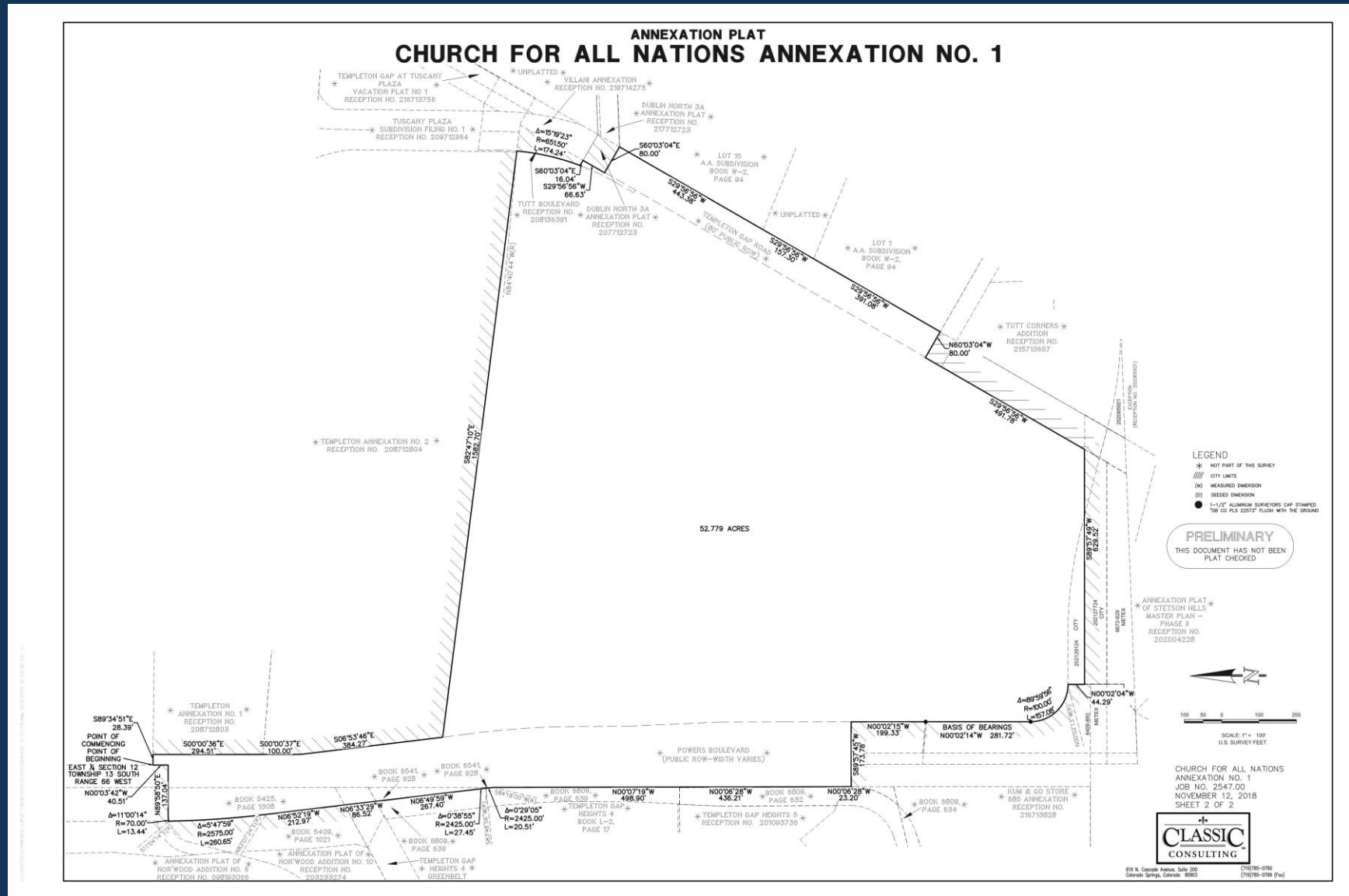


CHURCH FOR ALL NATIONS ANNEXATION

June 20, 2019 – Planning Commission

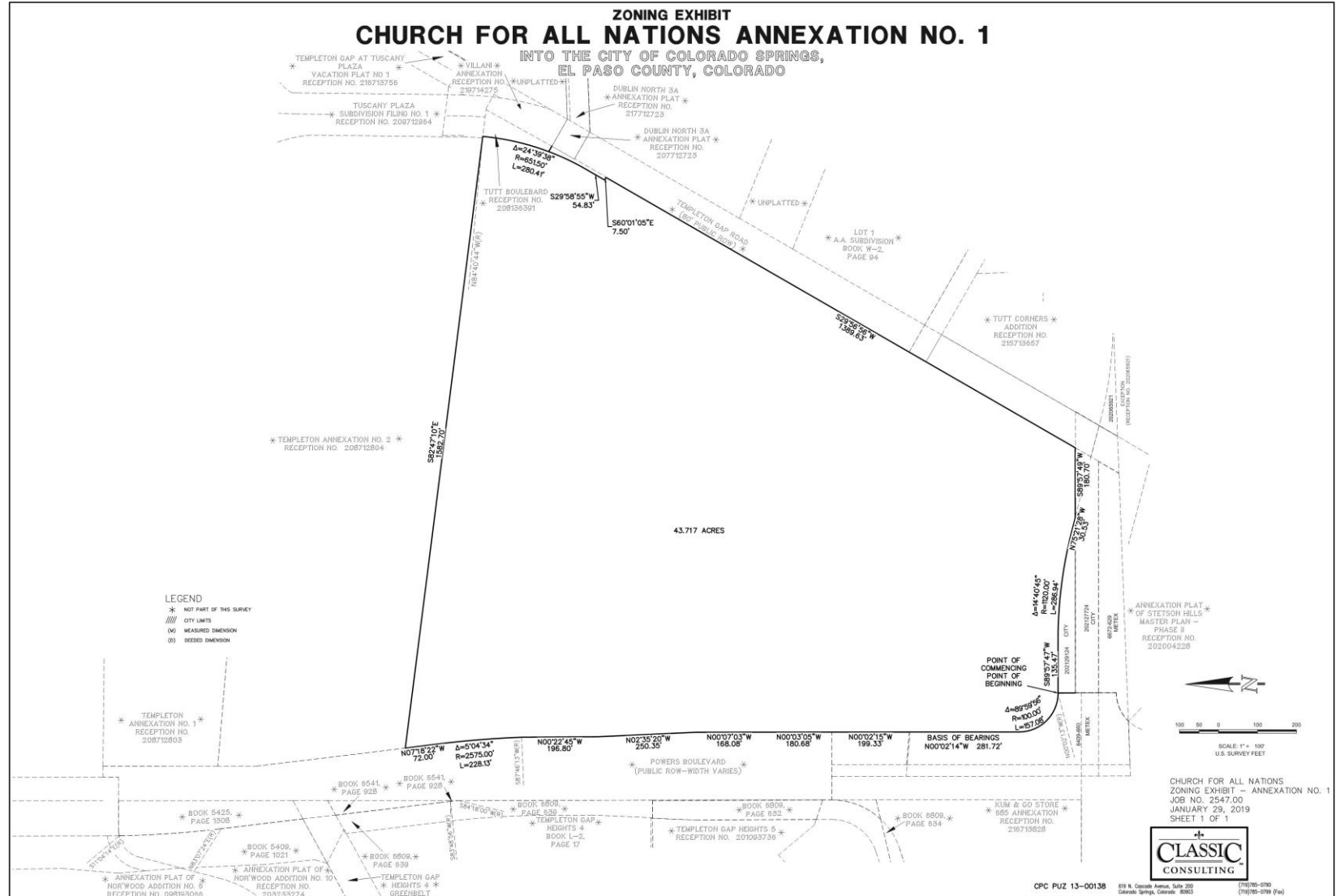
ANNEXATION PLAT

- 52.779 Acres
- Includes remaining portions of Powers Blvd.
- Includes remaining portions of Templeton Gap Rd. (Tutt Blvd.)



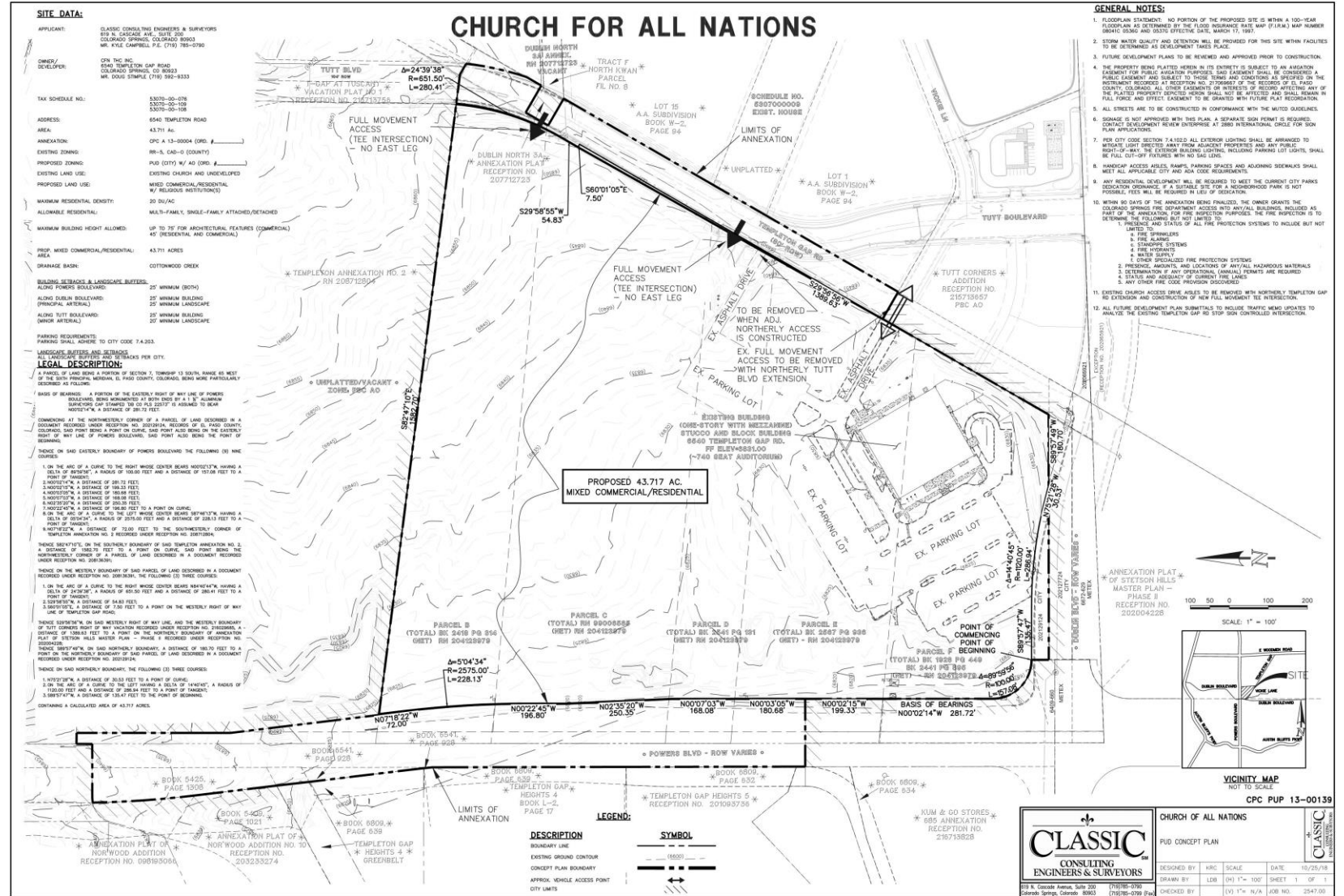
PUD ZONING

- 43.717 Acres



PUD CONCEPT PLAN

- 43.717 Acres
- Flexibility to adapt to:
 - Church Expansion
 - Retail / Commercial / Office
 - Residential
- Access from Templeton Gap / Tutt Blvd.
- No access to Dublin or Powers



SITE DATA:

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS
 6540 TEMPLETON GAP ROAD
 COLORADO SPRINGS, COLORADO 80903
 MR. DOUG STAMPE (719) 592-8333

OWNER/DEVELOPER: CHC THE INC.
 6540 TEMPLETON GAP ROAD
 COLORADO SPRINGS, CO 80903
 MR. DOUG STAMPE (719) 592-8333

TAX SCHEDULE NO.: 8320-00-078
 8320-00-108
 8320-00-108

ADDRESS: 6540 TEMPLETON ROAD
 43.71 AC.

AREA: 43.71 AC.

ANNEXATION: OPC A 13-0004 (OPC # 1)

EXISTING ZONING: RR-3, CAD-0 (DOWNTOWN)
 PROPOSED ZONING: PUD (OPC) BY AD (OPC # 1)

EXISTING LAND USE: EXISTING CHURCH AND UNDEVELOPED

PROPOSED LAND USE: MIXED COMMERCIAL/RESIDENTIAL
 W/ RESIDUAL RESIDENTIAL(S)

MAXIMUM RESIDENTIAL DENSITY: 20 UNITS/AC

ALLOWABLE RESIDENTIAL: MAX-FAMILY, SINGLE-FAMILY ATTACHED/DETACHED

MAXIMUM BUILDING HEIGHT ALLOWED: UP TO 75 FEET FOR ARCHITECTURAL FEATURES (COMMERCIAL)
 45' (RESIDENTIAL AND COMMERCIAL)

AREA: MIXED COMMERCIAL/RESIDENTIAL, 43.71 ACRES

ADJACENT AREAS: COTTONWOOD CREEK

BUILDING SETBACKS & LANDSCAPE BUFFERS:
 ALONG POWERS BOULEVARD: 20' MINIMUM (BOTH)
 ALONG DUBLIN BOULEVARD: 25' MINIMUM BUILDING (PRINCIPAL ARTERIAL), 20' MINIMUM LANDSCAPE
 ALONG TUTT BOULEVARD: 20' MINIMUM BUILDING (MINOR ARTERIAL), 20' MINIMUM LANDSCAPE

PARKING REQUIREMENTS: PARKING SHALL conform TO CITY CODE 7.4.203.

LANDSCAPE BUFFERS AND SETBACKS: AS SHOWN ON ATTACHED SCHEDULE PER CITY.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE OR LESS THE DESCRIBED PARCEL, BEING THE SAME AS DESCRIBED IN RECORDS 201712723 AND 201712723.

BASES OF BEARINGS: A PORTION OF THE EASTERN RIGHT OF WAY LINE OF POWERS BOULEVARD, BEING MORE OR LESS THE DESCRIBED PARCEL, BEING THE SAME AS DESCRIBED IN RECORDS 201712723 AND 201712723.

COMMENCING AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEIPTION NO. 2018718594, THENCE S89°01'05"E A DISTANCE OF 100.00 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEIPTION NO. 2018718594, THENCE S29°58'55"W A DISTANCE OF 54.83 FEET TO A POINT OF TANGENCY, THENCE ALONG SAID EASTERN BOUNDARY OF POWERS BOULEVARD THE FOLLOWING (IN NINE CURVES):

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°12'14"W, BEING A BELLA OF RADIUS "R" A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY.
2. N00°12'14"W A DISTANCE OF 28.13 FEET.
3. N00°12'14"W A DISTANCE OF 28.13 FEET.
4. N00°12'14"W A DISTANCE OF 28.13 FEET.
5. N00°12'14"W A DISTANCE OF 28.13 FEET.
6. N00°12'14"W A DISTANCE OF 28.13 FEET TO A POINT ON CURVE.
7. N00°12'14"W A DISTANCE OF 28.13 FEET TO A POINT OF TANGENCY, BEING A BELLA OF RADIUS "R" A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY.
8. N00°12'14"W A DISTANCE OF 28.13 FEET TO A POINT OF TANGENCY.
9. N00°12'14"W A DISTANCE OF 28.13 FEET TO A POINT OF TANGENCY.

THENCE S89°01'05"E TO THE SOUTHWESTERLY CORNER OF SAID TEMPLETON ANNEXATION NO. 2, A DISTANCE OF 100.00 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEIPTION NO. 2018718594.

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEIPTION NO. 2018718594, THE FOLLOWING (IN THREE CURVES):

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°02'15"W, BEING A BELLA OF RADIUS "R" A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY.
2. N00°02'15"W A DISTANCE OF 199.33 FEET.
3. N00°02'15"W A DISTANCE OF 199.33 FEET.

THENCE S89°01'05"E ON SAID WESTERLY BOUNDARY, A DISTANCE OF 180.68 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEIPTION NO. 2018718594.

THENCE ON SAID WESTERLY BOUNDARY, THE FOLLOWING (IN THREE CURVES):

1. N00°02'15"W A DISTANCE OF 199.33 FEET TO A POINT OF TANGENCY.
2. N00°02'15"W A DISTANCE OF 199.33 FEET TO A POINT OF TANGENCY, BEING A BELLA OF RADIUS "R" A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY.
3. N00°02'15"W A DISTANCE OF 199.33 FEET TO A POINT OF TANGENCY.

CONTAINING A CALCULATED AREA OF 43.71 ACRES.

GENERAL NOTES:

1. FLOODPLAIN STATEMENT: NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 80484C 0004 AND 0005 EFFECTIVE DATE, MARCH 11, 1991.
2. STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITH FACILITIES TO BE DETERMINED AS DEVELOPMENT TAKES PLACE.
3. FUTURE DEVELOPMENT PLANS TO BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.
4. THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN ANTI-GRAFFITI EASEMENT FOR PUBLIC UTILITIES PURSUANT TO THE EASEMENT GRANTS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEIPTION NO. 210697807 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS IN RECORD AFFECTING ANY OF THE FULL PLATZED AREAS SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. EASEMENTS TO BE OBTAINED WITH FUTURE DEVELOPMENT.
5. ALL STREETS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE MUTCD GUIDELINES.
6. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. SIGNAGE DEVELOPMENT REVIEW EXTENSIVE AT 2800 INTERNATIONAL CIRCLE FOR SIGN PLAN APPROVAL.
7. PER CITY CODE SECTION 7.4.1022 ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MINIMIZE LIGHT POLLUTION AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHTS-OF-WAY. EXTERIOR BUILDING LIGHTS INCLUDING PARKING LOT LIGHTS SHALL BE FULL CUT-OFF FIXTURES WITH NO GLARE SHAWLS.
8. HANDICAP ACCESS ADLES, RAMPS, PARKING SPACES AND ADJACENT SIDEWALKS SHALL MEET ALL APPLICABLE CITY AND ADA CODE REQUIREMENTS.
9. ANY RESIDENTIAL DEVELOPMENT WILL BE REQUIRED TO MEET THE CURRENT CITY PARKS ASSOCIATION REQUIREMENTS. IF A SUITABLE SITE FOR A MEMORIAL PARK IS NOT AVAILABLE, FEES WILL BE REQUIRED IN LIEU OF DEDICATION.
10. WITHIN 90 DAYS OF THE ANNEXATION BEING FINANCED, THE OWNER GRANTS THE COLORADO SPRINGS FIRE DEPARTMENT ACCESS TO ANY/FULL BUILDINGS, INCLUDING AS PART OF THE APPLICATION FOR FIRE PROTECTION PURPOSES, THE FIRE DEPARTMENT IS TO DETERMINE THE FOLLOWING BUT NOT LIMITED TO:
 1. PRELIMINARY AND STATUS OF ALL FIRE PROTECTION SYSTEMS TO INCLUDE BUT NOT LIMITED TO:
 - a. FIRE ALARMS
 - b. FIRE SPRINKLERS
 - c. FIRE EXITS
 - d. STAIRWELL SYSTEMS
 - e. FIRE ESCAPES
 2. OTHER SPECIALIZED FIRE PROTECTION SYSTEMS
 3. PRELIMINARY AND STATUS OF ANY/HAZARDOUS MATERIALS
 4. DETERMINATION IF ANY OPERATIONAL (ANNUAL) PERMITS ARE REQUIRED
 5. STATUS AND ADEQUACY OF CORROSION PREVENTION
 6. ANY OTHER FIRE CODE PROVISIONS DISCLOSED.
11. EXISTING CHURCH ACCESS DRIVE AREAS TO BE MAINTAINED WITH NORTHERLY TEMPLETON GAP RD EXTENSION AND CONSTRUCTION OF NEW FULL MOVEMENT INTERSECTION.
12. ALL FUTURE DEVELOPMENT PLAN SUBMITTALS TO INCLUDE TRAFFIC MAPS UPDATES TO ANALYZE THE EXISTING TRAFFIC VOLUME AND TO STUDY SIGN CONTROLS INTERSECTION.

818 S. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80905
 (719) 592-8330
 (719) 592-8339 FAX

CHURCH OF ALL NATIONS

PUD CONCEPT PLAN

DESIGNED BY: HRC SCALE: DATE: 10/25/18

DRAWN BY: LDB (H) 1"=100' SHEET: 1 OF 1

CHECKED BY: JVA (H) 1/4"=1/4" SHEET NO: 2847.00

CPC PUP 13-00139

NOT TO SCALE