

**SITE DATA:**

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, COLORADO 80903  
MR. KYLE CAMPBELL P.E. (719) 785-0790

OWNER/DEVELOPER: CFN THG INC.  
6540 TEMPLETON GAP ROAD  
COLORADO SPRINGS, CO 80923  
MR. DOUG STIMPLE (719) 592-9333

TAX SCHEDULE NO.: 53070-00-076  
53070-00-109  
53070-00-108

ADDRESS: 6540 TEMPLETON ROAD

AREA: 43.711 Ac.

ANNEXATION: CPC A 13-00004 (ORD. # \_\_\_\_\_)

EXISTING ZONING: RR-5, CAD-0 (COUNTY)

PROPOSED ZONING: PUD (CITY) W/ AO (ORD. # \_\_\_\_\_)

EXISTING LAND USE: EXISTING CHURCH AND UNDEVELOPED

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

MAXIMUM RESIDENTIAL DENSITY: 20 DU/AC

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

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

PROP. MIXED COMMERCIAL/RESIDENTIAL AREA: 43.711 ACRES

DRAINAGE BASIN: COTTONWOOD CREEK

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

PARKING REQUIREMENTS:  
LANDSCAPE BUFFERS AND SETBACKS  
ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2" ALUMINUM SURVEYORS' CAP STAMPED "DB CO PLS 22573" IS ASSUMED TO BEAR N00°02'14"W, A DISTANCE OF 281.72 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202129124, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING A POINT ON CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY BOUNDARY OF POWERS BOULEVARD THE FOLLOWING (9) NINE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°02'13"W, HAVING A DELTA OF 89°59'56", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT;
2. N00°02'14"W, A DISTANCE OF 281.72 FEET;
3. N00°02'15"W, A DISTANCE OF 199.33 FEET;
4. N00°03'05"W, A DISTANCE OF 180.68 FEET;
5. N00°07'03"W, A DISTANCE OF 168.08 FEET;
6. N02°35'20"W, A DISTANCE OF 250.35 FEET;
7. N00°22'45"W, A DISTANCE OF 196.80 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°46'13"W, HAVING A DELTA OF 05°04'34", A RADIUS OF 2575.00 FEET AND A DISTANCE OF 228.13 FEET TO A POINT OF TANGENT;
9. N07°18'22"W, A DISTANCE OF 72.00 FEET TO THE SOUTHWESTERLY CORNER OF TEMPLETON ANNEXATION NO. 2 RECORDED UNDER RECEPTION NO. 208712804;

THENCE ON SAID SOUTHERLY BOUNDARY OF SAID TEMPLETON ANNEXATION NO. 2, A DISTANCE OF 1582.70 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208136391;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208136391, THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N84°40'44"W, HAVING A DELTA OF 24°39'38", A RADIUS OF 651.50 FEET AND A DISTANCE OF 280.41 FEET TO A POINT OF TANGENT;
2. S29°58'55"W, A DISTANCE OF 54.83 FEET;
3. S60°01'05"E, A DISTANCE OF 7.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD;

THENCE S29°56'56"W, ON SAID WESTERLY RIGHT OF WAY LINE, AND THE WESTERLY BOUNDARY OF TUTT CORNERS RIGHT OF WAY VACATION RECORDED UNDER RECEPTION NO. 216029685, A DISTANCE OF 1389.63 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT OF STETSON HILLS MASTER PLAN - PHASE II RECORDED UNDER RECEPTION NO. 202004228;

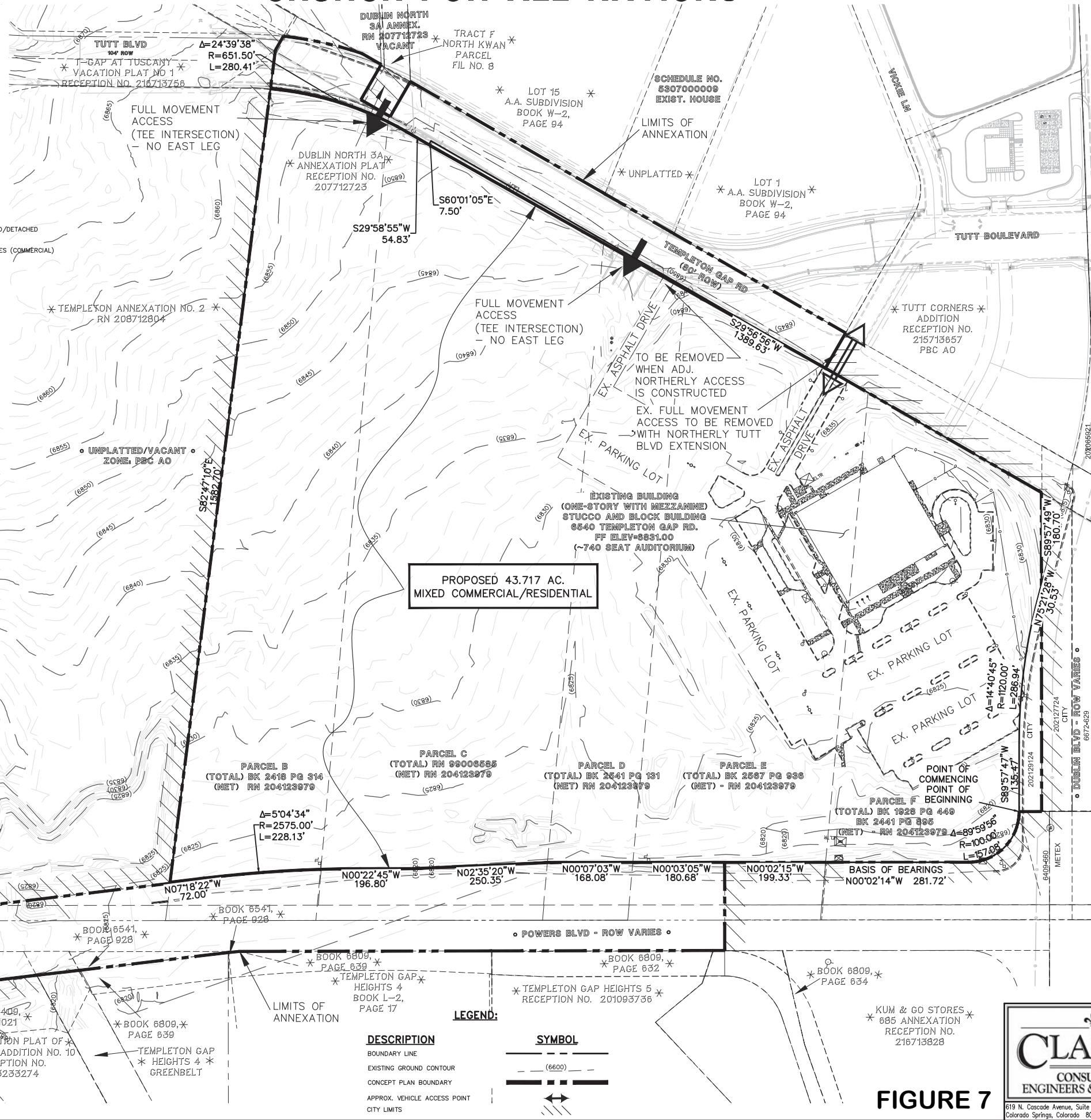
THENCE S89°57'49"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 180.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202129124;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

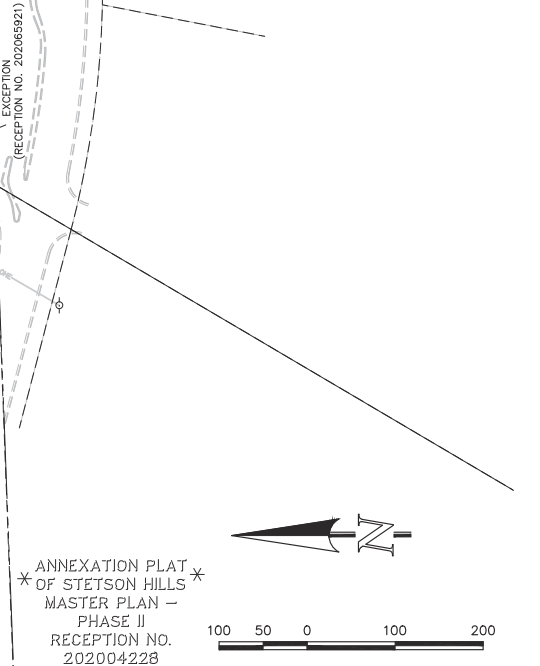
1. N75°21'28"W, A DISTANCE OF 30.53 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°40'45", A RADIUS OF 1120.00 FEET AND A DISTANCE OF 286.94 FEET TO A POINT OF TANGENT;
3. S89°57'47"W, A DISTANCE OF 136.47 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 43.711 ACRES.

# CHURCH FOR ALL NATIONS



- 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 (F.I.R.M.) MAP NUMBER 06041C 05366 AND 0537G EFFECTIVE DATE, MARCH 17, 1997.
  2. STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN 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 AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. EASEMENT TO BE GRANTED WITH FUTURE PLAT RECORDATION.
  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. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
  7. PER CITY CODE SECTION 7.4.102.D ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. THE EXTERIOR BUILDING LIGHTING, INCLUDING PARKING LOT LIGHTS, SHALL BE FULL CUT-OFF FIXTURES WITH NO SAG LENS.
  8. HANDICAP ACCESS AISLES, RAMP, PARKING SPACES AND ADJOINING SIDEWALKS SHALL MEET ALL APPLICABLE CITY AND ADA CODE REQUIREMENTS.
  9. ANY RESIDENTIAL DEVELOPMENT WILL BE REQUIRED TO MEET THE CURRENT CITY PARKS DEDICATION ORDINANCE. IF A SUITABLE SITE FOR A NEIGHBORHOOD PARK IS NOT POSSIBLE, FEES WILL BE REQUIRED IN LIEU OF DEDICATION.
  10. WITHIN 90 DAYS OF THE ANNEXATION BEING FINALIZED, THE OWNER GRANTS THE COLORADO SPRINGS FIRE DEPARTMENT ACCESS INTO ANY/ALL BUILDINGS, INCLUDED AS PART OF THE ANNEXATION, FOR FIRE INSPECTION PURPOSES. THE FIRE INSPECTION IS TO DETERMINE THE FOLLOWING BUT NOT LIMITED TO:
    1. PRESENCE AND STATUS OF ALL FIRE PROTECTION SYSTEMS TO INCLUDE BUT NOT LIMITED TO:
      - a. FIRE SPRINKLERS
      - b. FIRE ALARMS
      - c. STANDPIPE SYSTEMS
      - d. FIRE HYDRANTS
      - e. WATER SUPPLY
      - f. OTHER SPECIALIZED FIRE PROTECTION SYSTEMS
    2. PRESENCE, AMOUNTS, AND LOCATIONS OF ANY/ALL HAZARDOUS MATERIALS
    3. DETERMINATION IF ANY OPERATIONAL (ANNUAL) PERMITS ARE REQUIRED
    4. STATUS AND ADEQUACY OF CURRENT FIRE LANES
    5. ANY OTHER FIRE CODE PROVISION DISCOVERED
  11. EXISTING CHURCH ACCESS DRIVE AISLES TO BE REMOVED WITH NORTHERLY TEMPLETON GAP RD EXTENSION AND CONSTRUCTION OF NEW FULL MOVEMENT TEE INTERSECTION.
  12. ALL FUTURE DEVELOPMENT PLAN SUBMITTALS TO INCLUDE TRAFFIC MEMO UPDATES TO ANALYZE THE EXISTING TEMPLETON GAP RD STOP SIGN CONTROLLED INTERSECTION.



**LEGEND:**

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
EXISTING GROUND CONTOUR	(6600)
CONCEPT PLAN BOUNDARY	---
APPROX. VEHICLE ACCESS POINT	↔
CITY LIMITS	---

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (Fax)

**CHURCH OF ALL NATIONS**

PUD CONCEPT PLAN

DESIGNED BY	KRC	SCALE	DATE	10/25/18
DRAWN BY	LDB	(H) 1" = 100'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	2547.00	

**FIGURE 7**

N:\2547\00\DRAWINGS\DEVELOPMENT\2547-00-010 CONCEPT PLAN.dwg, 6/4/2019 11:25:12 AM, 1:1