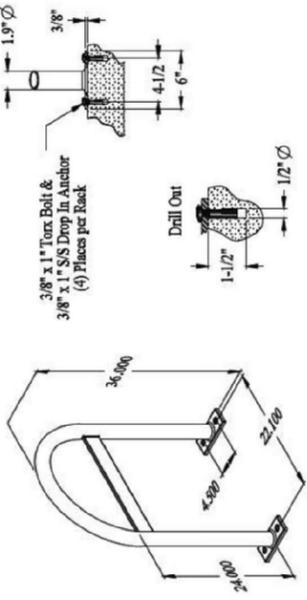


TEMPLETON GAP TOWNHOMES

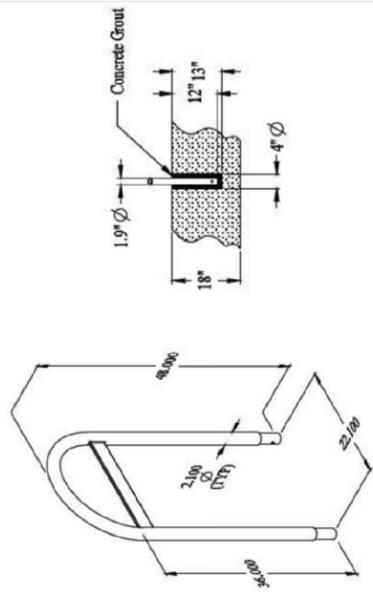
COLORADO SPRINGS, CO

SITE PLAN DETAILS

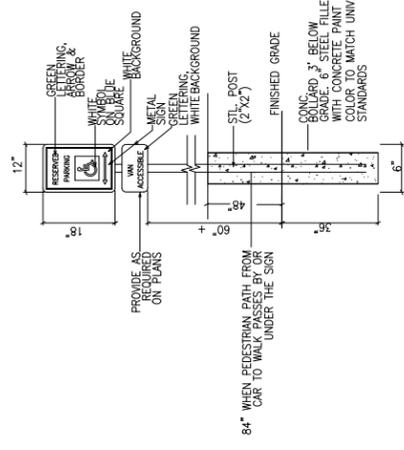
DECEMBER 2020



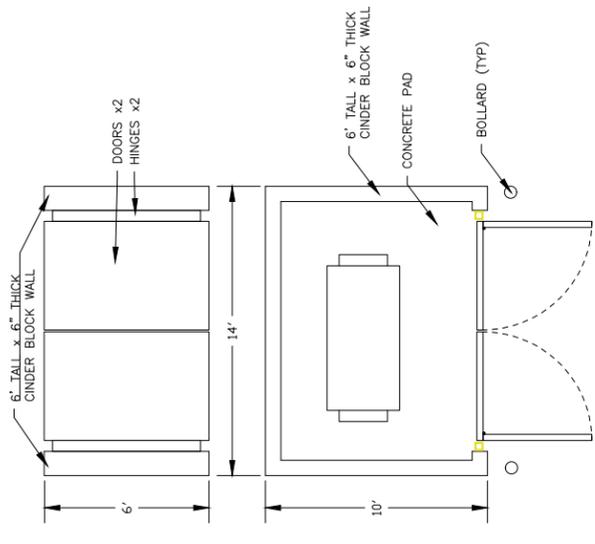
BIKE RACK DETAIL - SURFACE MOUNT
N.T.S.



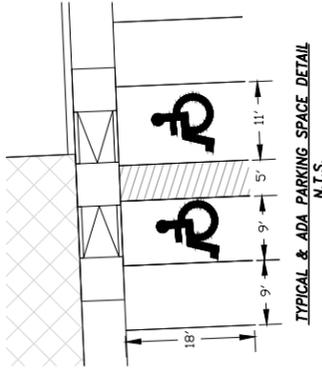
BIKE RACK DETAIL - IN GROUND MOUNT
N.T.S.



ADA PARKING SIGN DETAIL
N.T.S.



TRASH ENCLOSURE DETAIL
N.T.S.

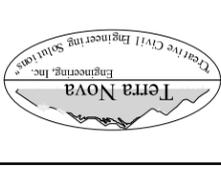


TYPICAL & ADA PARKING SPACE DETAIL
N.T.S.

NO.	REVISIONS	DESCRIPTION	DATE

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

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



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.terra-nova.com

TEMPLETON GAP TOWNHOMES
DEVELOPMENT PLAN
SITE PLAN DETAILS

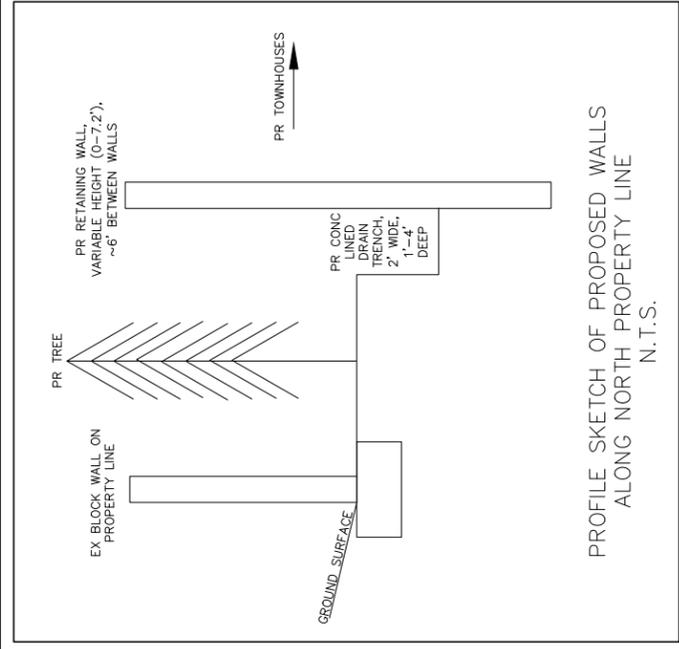
DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS NOTED
V-SCALE N/A
JOB NO. 1883100
DATE ISSUED 12/24/20
SHEET NO. 2 OF 8

TEMPLETON GAP TOWNHOMES

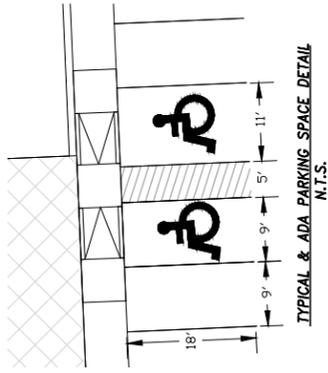
COLORADO SPRINGS, CO

PRELIMINARY GRADING PLAN

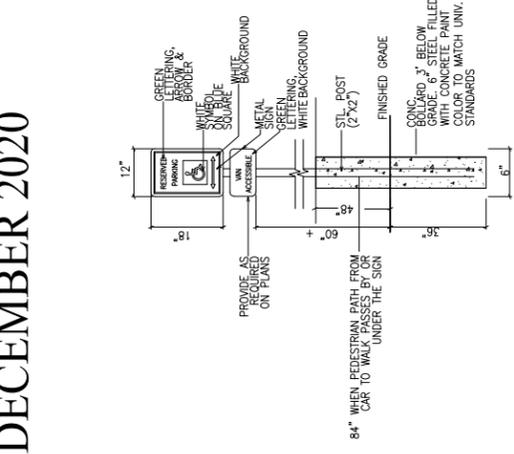
DECEMBER 2020



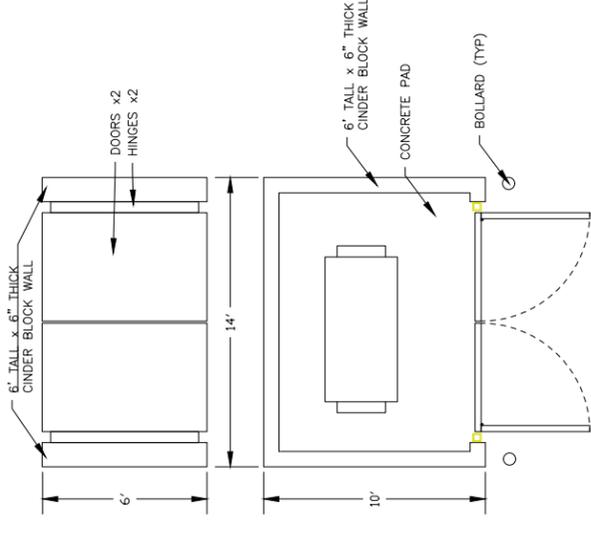
PROFILE SKETCH OF PROPOSED WALLS
ALONG NORTH PROPERTY LINE
N.T.S.



TYPICAL RETAINING WALL SECTION
N.T.S.



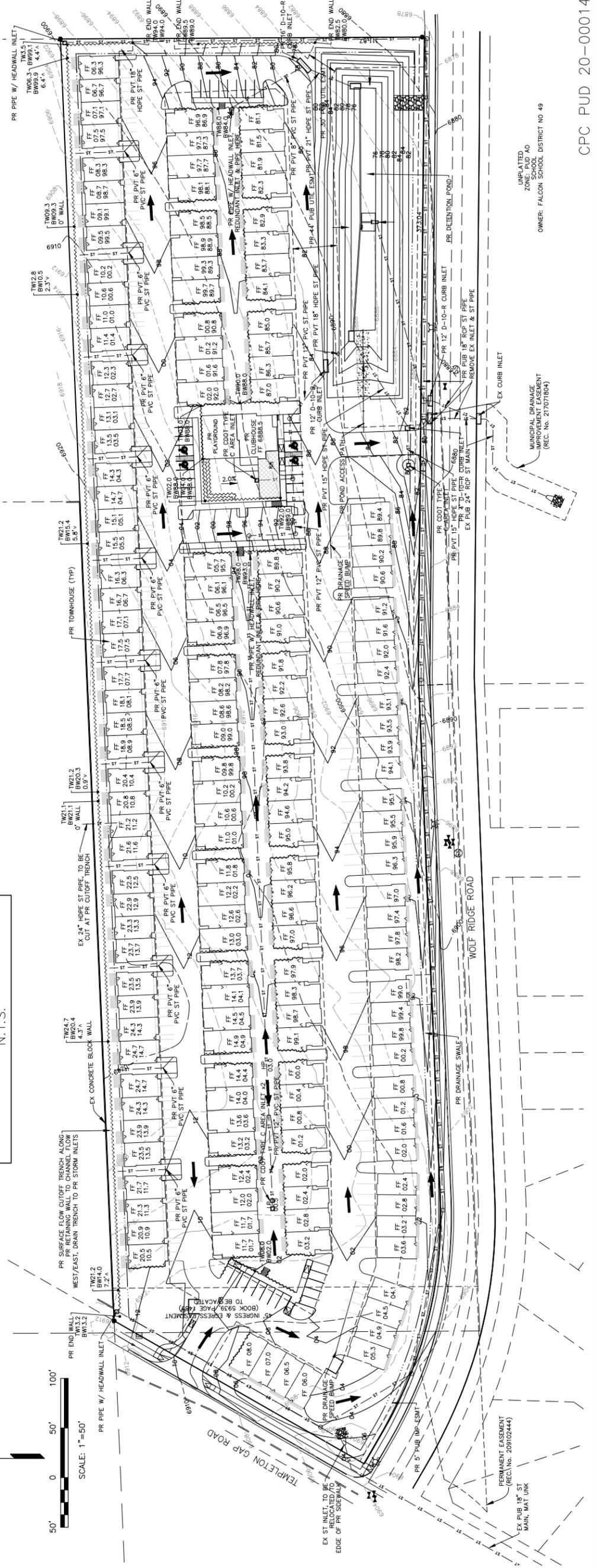
ADA PARKING SIGN DETAIL
N.T.S.



TRASH ENCLOSURE DETAIL
N.T.S.

LEGEND

EXISTING CONTOURS - MINOR	61.32
EXISTING CONTOURS - MAJOR	61.30
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
TOP OF WALL	TW
BOTTOM OF WALL (GROUND SURFACE)	BW
EXISTING ELEVATION	12.00*
GRADE & DIRECTION	2.2%
PROPOSED CONTOUR	62
EXISTING SPOT GRADE	X EX 7314.00
PROPOSED SPOT GRADE	X 7314.00
SETBACK LINE	US
UNDERGROUND GAS LINE	UG
UNDERGROUND ELECTRIC LINE	UE
BARBED WIRE FENCE	X
UNDERGROUND WATER LINE	W
SANITARY SEWER LINE	SS
STORM SEWER LINE	SS
SANITARY SEWER MANHOLE	SM
WATER VALVE	WV
FIRE HYDRANT	FH
PROPOSED RETAINING WALL	RW
ROAD AND DITCH FLOW DIRECTION	RD
GROUND SURFACE FLOW DIRECTION	GS



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



OFFICE: 719-635-6422
FAX: 719-635-6426
WWW.TNRV.COM

TEMPLETON GAP TOWNHOMES
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS NOTED
V-SCALE N/A
JOB NO. 188300
DATE ISSUED 12/24/20
SHEET NO. 2 OF 8

CPC PUD 20-00014

UNPLANNED
ZONE: PUD AO
SCHOOL
OWNER: FALCON SCHOOL DISTRICT NO 49

MUNICIPAL DRAINAGE
IMPROVEMENT EASEMENT
(REC. No. 21707804)

PERMANENT EASEMENT
(REC. No. 209102444)

EX PUB 18\"/>

EX PUB 24\"/>

EX PUB 12\"/>

EX PUB 15\"/>

EX PUB 18\"/>

EX PUB 24\"/>

EX PUB 18\"/>

TEMPLETON GAP TOWNHOMES

COLORADO SPRINGS, CO

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

DECEMBER 2020

PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES ARE GUARANTEED TO ANY UTILITY SERVICE USER. SPRINGS UTILITIES HAS NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATION OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH, WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICES OF SPRINGS UTILITIES.

FIRE INFORMATION

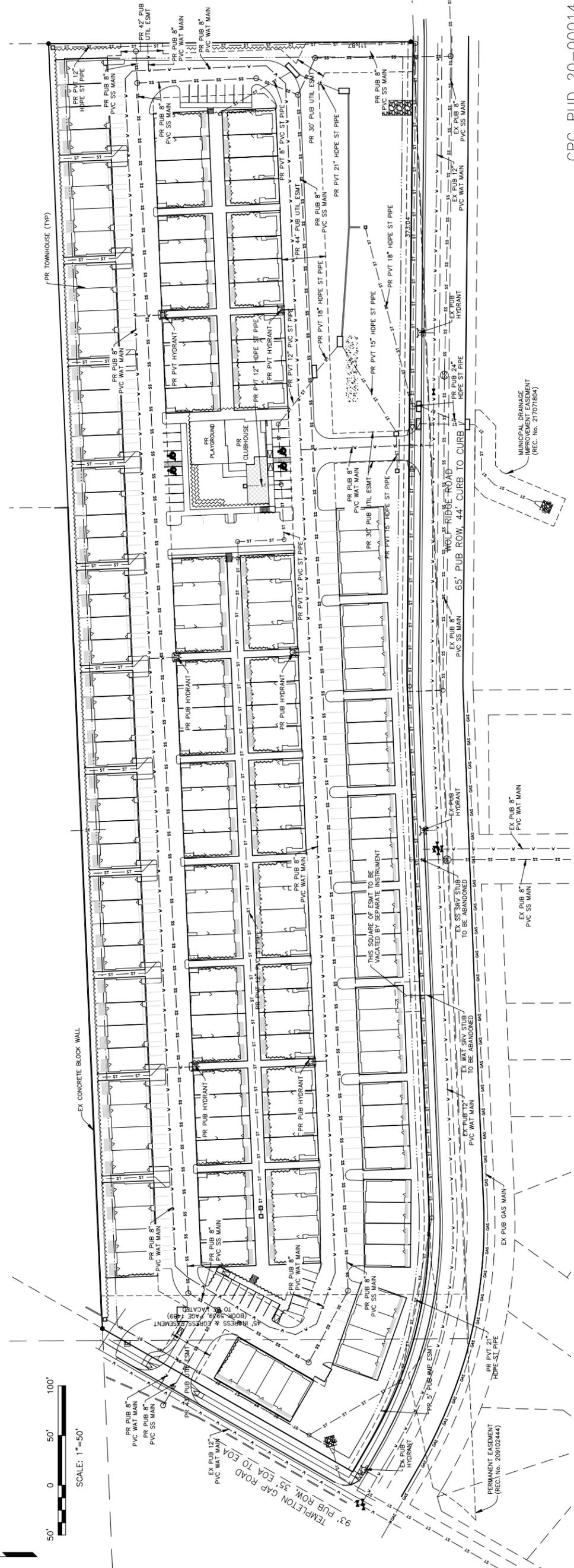
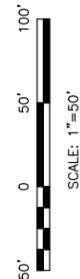
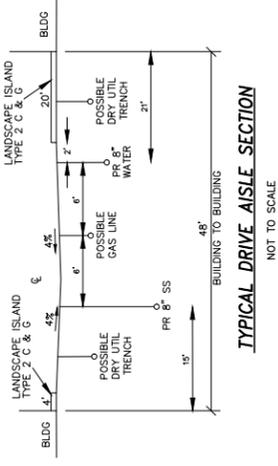
SF	3756 SF (MAX), 2 UNITS
BLDG TYPE	V-B
SPRINKLERED	NO
GPM REQ'D	1750
GPM PROVIDED	2700
FH REQUIRED	1
FH PROVIDED	1
FIRE FLOW	2 HRS
AVE FH SPACING	500'
HOSE LAY	250'

PRESSURE ZONE: BRIARGATE

NOTES:
1. EXISTING UTILITY LOCATIONS HAVE NOT BEEN SURVEYED AND ARE APPROXIMATE.

LEGEND

EXISTING CONTOURS - MINOR	--- 61.32 ---
EXISTING CONTOURS - MAJOR	--- 61.30 ---
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	--- 61.30 ---
EXISTING SPOT GRADE	X EX 7314.00
PROPOSED SPOT GRADE	X 7314.00
SETBACK LINE	--- 06 ---
UNDERGROUND GAS LINE	--- 06 ---
UNDERGROUND ELECTRIC LINE	--- 06 ---
BARBED WIRE FENCE	--- 06 ---
UNDERGROUND WATER LINE	--- 06 ---
SANITARY SEWER LINE	--- 06 ---
STORM SEWER LINE	--- 06 ---
SANITARY SEWER MANHOLE	--- 06 ---
WATER VALVE	--- 06 ---
FIRE HYDRANT	--- 06 ---
PROPOSED RETAINING WALL	--- 06 ---



NO.	REVISIONS	DATE

UNTL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY OF COLORADO SPRINGS UTILITIES DEPARTMENT. APPROVED BY: [Signature] DATE: [Blank]

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



DEVELOPMENT PLAN
TEMPLETON GAP TOWNHOMES

DESIGNED BY LD
DRAWN BY JGF
CHECKED BY LD
H-SCALE AS NOTED
V-SCALE N/A
JOB NO. 1807.00
DATE ISSUED 12/24/20
SHEET NO. 3 OF 8

TEMPLETON GAP TOWNHOMES

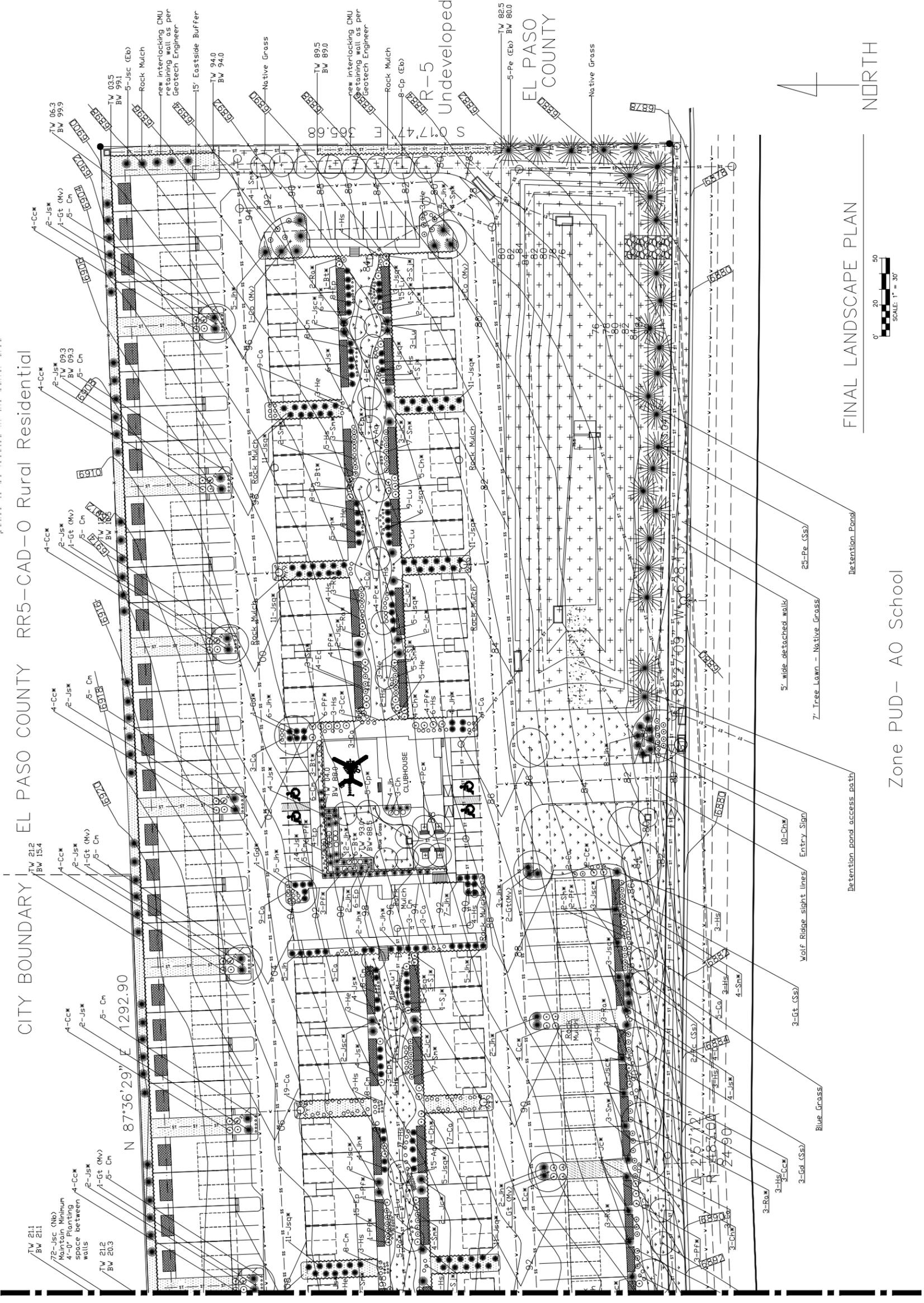
COLORADO SPRINGS, CO

PRELIMINARY LANDSCAPE PLAN

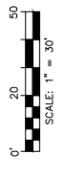
OCTOBER 5, 2020

CITY BOUNDARY EL PASO COUNTY RR5-CAD-0 Rural Residential

MATCH LINE



FINAL LANDSCAPE PLAN



Zone PUD- A0 School

TEMPLETON GAP TOWNHOMES
DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: JWR
DRAWN BY: JMR
CHECKED BY: JMR
H-SCALE: AS NOTED
V-SCALE: N/A
JOB NO. 1909
DATE ISSUED 12/28/19
SHEET NO. 2 OF

JAMES W REES
LANDSCAPE ARCHITECT
520 SILVER SPRING, CO 80919
COLORADO SPRINGS, CO 80919
719-651-3136

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

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

NO.	REVISIONS	DESCRIPTION	DATE

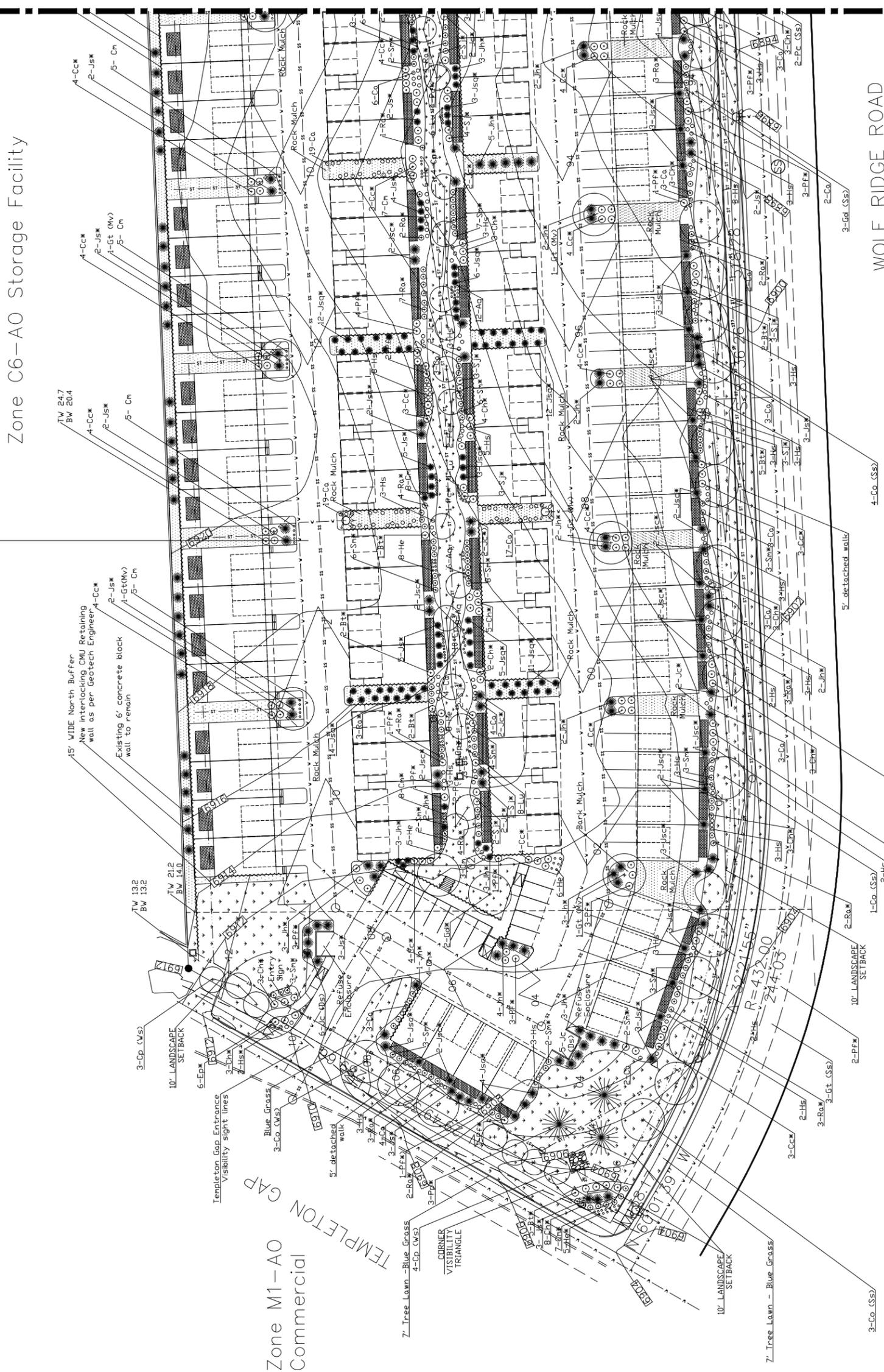
TEMPLETON GAP TOWNHOMES

COLORADO SPRINGS, CO

PRELIMINARY LANDSCAPE PLAN

OCTOBER 5, 2020

MATCH LINE



Zone M1-A0
Commercial

Zone C6-A0 Storage Facility

WOLF RIDGE ROAD

Zone PUD-A0 Residential

DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE

UNTL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES. REVISIONS ARE APPROVED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
GALANT HOMES
ATTN: STEVE MILLER #160
COLORADO SPRINGS, CO 80918
719.445.6264

JAMES W REES
LANDSCAPE ARCHITECT
520 SILVER SPRING CIRCLE
COLORADO SPRINGS, CO 80919
719-651-3136

TEMPLETON GAP TOWNHOMES
DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: JWR
DRAWN BY: JWR
CHECKED BY: JWR
H-SCALE: AS NOTED
V-SCALE: N/A
JOB NO. 1909
DATE ISSUED: 12/28/19
SHEET NO. 2 OF

TEMPLETON GAP TOWNHOMES

COLORADO SPRINGS

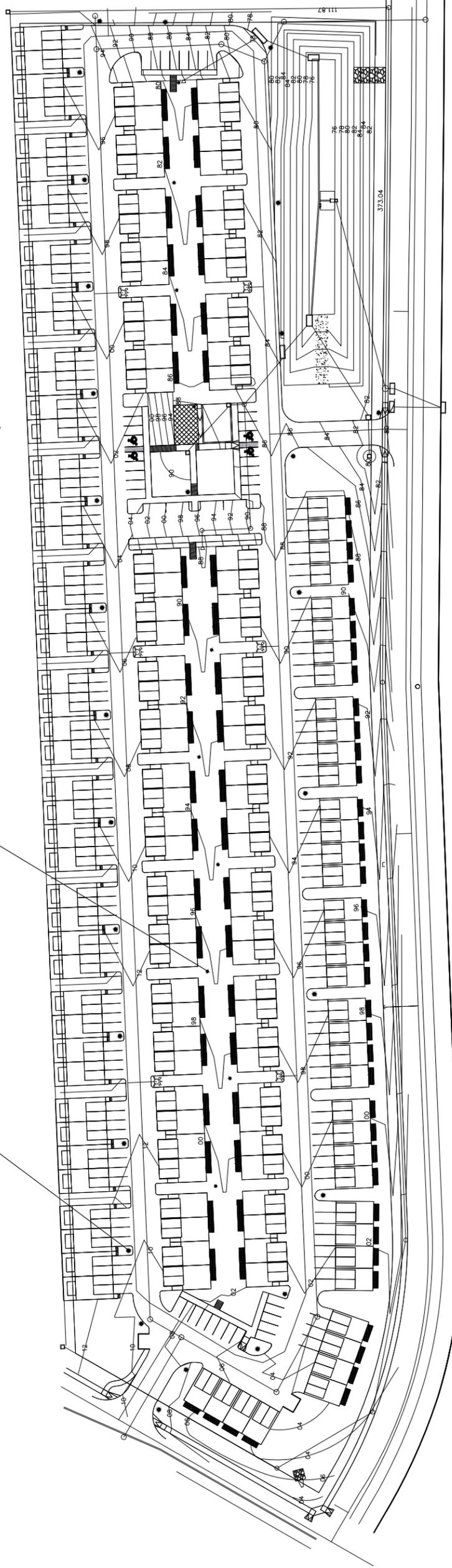
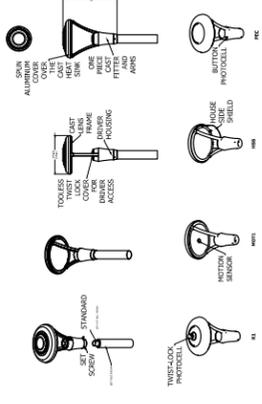
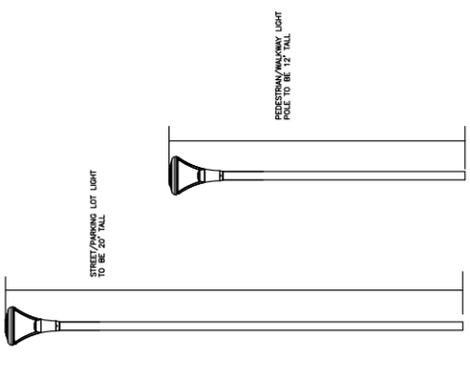
LIGHTING PLAN

AUGUST 5, 2020



LIGHTING NOTES

1. ALL FIXTURES TO BE STEINBERG SOUANA
 2. LUMINAIRES TO BE DARK SKY FRIENDLY LED LUMINAIRE AND ROOF MOUNTED TO DIRECT LIGHT DOWNWARD
 3. ALL STREET LIGHTS TO BE 20' TALL
 4. ALL WALKWAY LIGHTS TO BE 12' TALL
 5. POLES TO BE URBAN LINE ALUMINUM 5" SHaft
 6. BASE COVERS TO BE SOUANA S1900
- * 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 shall be shielded and shall be full cut-off fixtures with no spig lens.



TEMPLETON_GAP_TOWNHOMES

LIGHTING_PLAN

DESIGNED BY JMR
 DRAWN BY JMR
 CHECKED BY JMR
 H-SCALE 1"=50'
 V-SCALE —
 JOB NO. —
 DATE ISSUED 5-13-20
 SHEET NO. — OF —

LIGHTING PLAN

CPC PUP 20-00013

NO.	REVISIONS	DESCRIPTION	DATE

UNL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED. WRITTEN AUTHORIZATION.

PREPARED FOR:
 GALANT_HOMES
 ATTN: STEVE MILLER
 6265 LEHMAN DRIVE, #160
 COLORADO SPRINGS, CO 80918
 719-445-6264