

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 18, LOT 19, AND A PORTION OF APALOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, TOGETHER WITH THE SOUTHERLY HALF OF THE VACATION OF TEMPLETON GAP ROAD ADJACENT TO SAID LOT 2, AS RECORDED IN BOOK 5413 AT PAGE 657, TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A 3/4" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.

COMMENCING AT THE NORTHWEST CORNER OF TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1960 AT PAGE 365, THE FOLLOWING THREE (3) COURSES:

1. N50°22'10"E A DISTANCE OF 726.61 FEET;
2. S39°37'50"E A DISTANCE OF 599.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION;
3. S89°53'43"W ON SAID NORTHERLY LINE A DISTANCE OF 693.07 FEET TO THE NORTHEAST CORNER OF LOT 4, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION;

THENCE S00°06'17"E ON SAID LOT 4, A DISTANCE OF 670.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF APALOOSA WAY AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE N89°53'43"E ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.80 FEET; THENCE S00°06'17"E A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APALOOSA DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING S00°06'17"E ON SAID EAST BOUNDARY LINE OF SAID LOT 18 A DISTANCE OF 590.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S89°53'43"W THE SOUTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION, A DISTANCE OF 934.87 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE ON THE BOUNDARY LINE OF LOT 2, SAID TEMPLETON SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. N22°46'24"E A DISTANCE OF 287.67 FEET;
2. N87°38'10"W A DISTANCE OF 730.83 FEET;

THENCE N39°46'06"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY ONE-HALF OF THE VACATION OF TEMPLETON GAP RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NO. 87-126, RECORDED IN BOOK 5413, PAGE 657 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE ON SAID NORTHERLY LINE OF THE SOUTHERLY ONE-HALF THE FOLLOWING TWO (2) COURSES:

1. N50°22'10"E A DISTANCE OF 662.50 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 64°31'46", A RADIUS OF 50.00 FEET, A DISTANCE OF 56.31 FEET, WHOSE CHORD BEARS S81°06'03"E A DISTANCE OF 53.38 FEET TO A POINT ON CURVE;

THENCE N50°22'10"E A DISTANCE OF 910.42 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,427,218 SQUARE FEET OR 32.764 ACRES MORE OR LESS.

SITE DATA:

TAX ID NUMBER:	6313000010, 6313001019, 6313001054, 6313001016, 6313001015, 6313001001
EXISTING ZONING:	A-5 CAD-O;
DRAINAGE BASIN:	COTTONWOOD CREEK DRAINAGE BASIN
EXISTING USE:	RELIGIOUS WORSHIP, VACANT LAND, SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL
PROPOSED USE AREA:	1,420,056 SF
TOTAL DEVELOPMENT AREA:	32.8 ACRES
MASTER PLAN:	NA
DEVELOPMENT SCHEDULE:	2025-2030
PROPOSED ZONE:	R-FLEX MEDIUM AP-O

FLOODPLAIN STATEMENT

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 0841C0536G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN).

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO ANNEX 32.8 ACRES OF LAND INTO THE CITY OF COLORADO SPRINGS. THE LAND USE PLAN PROPOSED A MIX OF SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED. THE GOAL OF THE PROJECT IS TO HELP ACHIEVE THE OVERALL VISION OF THE CITY OF COLORADO SPRING BY PROVIDING A VARIETY OF HOUSING TYPES AND FOSTERING A SENSE OF PLACE AND COMMUNITY THAT WILL ULTIMATELY IMPROVE THE QUALITY OF LIFE FOR ITS CITIZENS. THE OVERALL DEVELOPMENT AREA IS APPROXIMATELY 32.8 ACRES.

PROPOSED LAND USE

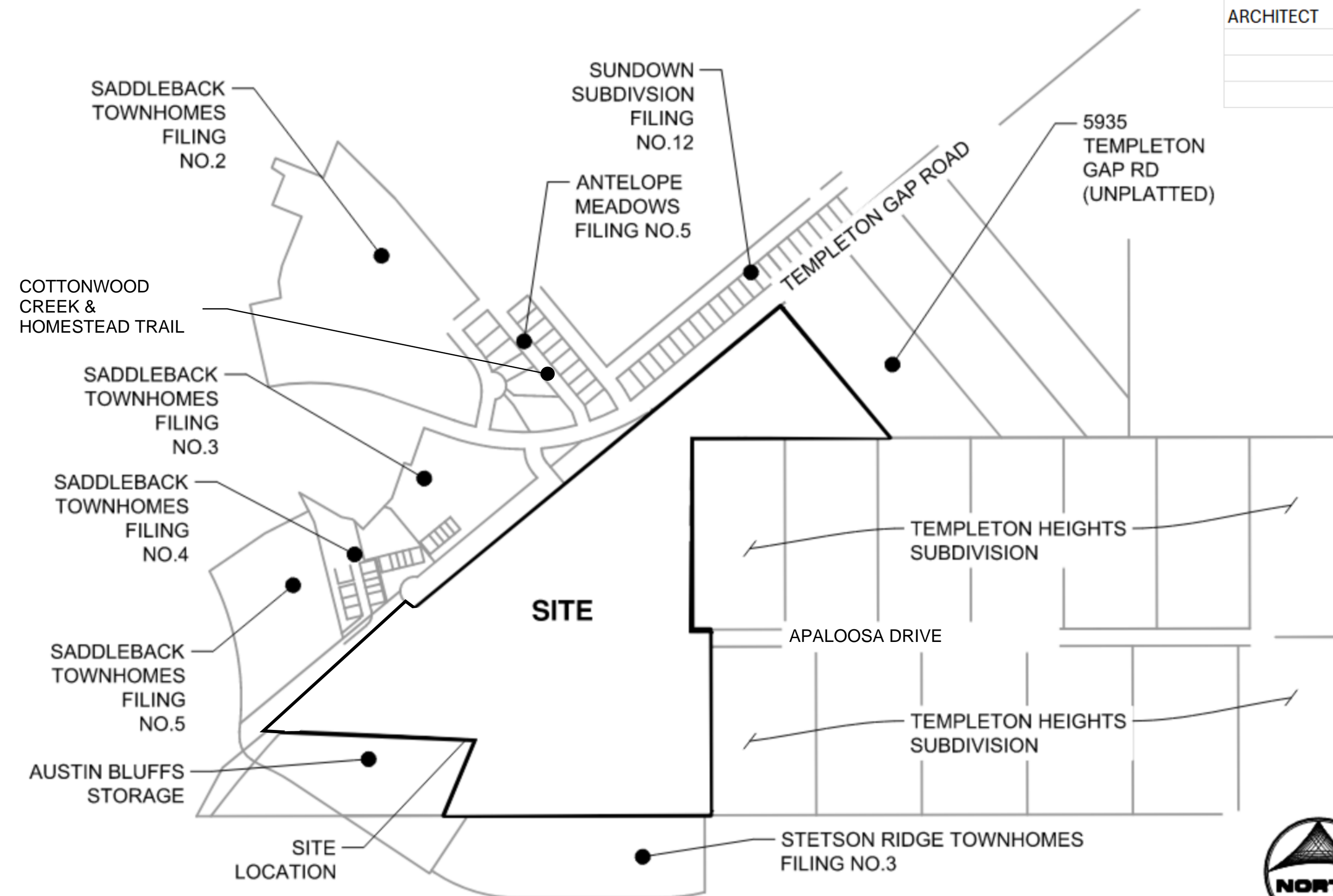
LAND USE CATEGORY	DENSITY RANGE	ACREAGE
Residential	5 - 16 DU/AC	32.8

GENERAL NOTES

1. ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLATS.
2. THE DISTRICT OR HOA FOR TEMPLETON GAP WILL DEVELOP, OWN, AND MAINTAIN ANY PARKS WITHIN THE LAND USE PLAN.
3. PARK AND OPEN SPACE BOUNDARIES ARE CONCEPTUAL ONLY. FINAL PARK AND OPEN SPACE BOUNDARIES SHALL BE ESTABLISHED AT THE TIME OF FINAL PLAT.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO CONSTRUCT ALL FUTURE ROADWAYS DEPICTED WITHIN THE LAND USE PLAN TO CITY STANDARDS.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO CONSTRUCT ALL FUTURE TRAFFIC CONTROL DEVICES WITHIN THE VICINITY.
6. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A DEVELOPMENT PLAN OR GRADING PLAN MUST BE APPROVED.
7. A CLUBHOUSE WILL BE LOCATED WITHIN THE RESIDENTIAL LAND USE AREA.
8. THE HOA SHALL OWN AND MAINTAIN THE DETENTION PONDS AND WATER QUALITY FEATURES.
9. 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.
10. EACH DEVELOPMENT PLAN OR PHASING PLAN BASED OFF THE LAND USE PLAN SHALL MEET THE ZONING STANDARDS OF THE R-FLEX MEDIUM ZONE DISTRICT.
11. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE ESTABLISHED WITH THE PLAT.
12. THE MINERAL ESTATE OWNER NOTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUPL-23-0011. THE APPLICANT HAS ATTESTED THERE ARE NO SEPERATE MINERAL ESTATE OWNERS IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
13. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPERATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
14. A PORTION OF APALOOSA DRIVE IS PROPOSED TO BE VACATED. A SEPERATE VACATION OF RIGHT-OF-WAY APPLICATION WILL BE SUBMITTED.
15. FEES TO THE SCHOOL DISTRICT WILL BE PROVIDED IN LIEU OF LAND DEDICATION.
16. FEES TO CITY PARKS WILL BE PROVIDED IN LIEU OF LAND DEDICATION.
17. THE FINAL ALIGNMENT OF THE HOMESTEAD TRAIL (12 FT URBAN TRAIL) IS TO BE DETERMINED WITH THE DEVELOPMENT PLAN.
18. A DEVELOPMENT PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ANY VERTICAL CONSTRUCTION TO ADDRESS SPECIFIC ZONING REQUIREMENTS.

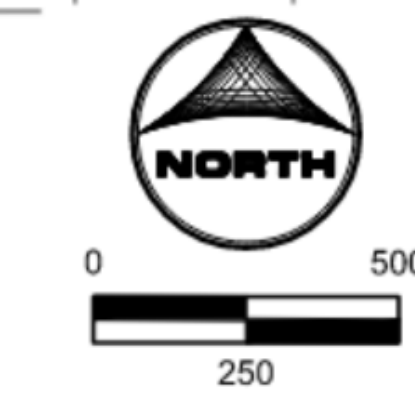
**SUMMIT VIEW
LAND USE PLAN**

LOCATED WITHIN A PORTION OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
NOVEMBER 2023



VICINITY MAP

1"=500'



PROJECT TEAM:

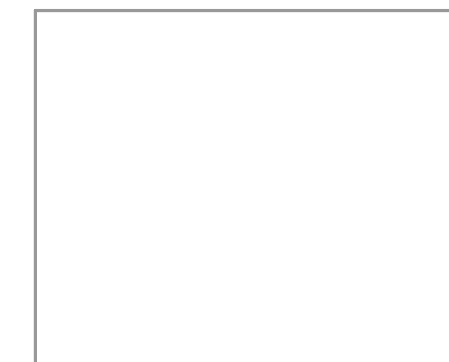
OWNER	TEMPLETON GAP DEVELOPMENT, LLC 1280 S 800 E STE 200 OREM, UT 84097 ROCKY MOUNTAIN BAPTIST TEMPLE 5865 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923
APPLICANT	VERTEX CONSULTING 455 E PIKES PEAK AVE COLORADO SPRINGS, CO 80903 719-733-8605
CIVIL ENGINEER/ LANDSCAPE ARCHITECT	HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY, SUITE 230 COLORADO SPRINGS, CO 80920 719-394-2344

R-FLEX MEDIUM: LOT AND BUILDING STANDARDS	
DENSITY AND LOT STANDARDS	
RESIDENTIAL DENSITY RANGE OF AREA INCLUDED IN LAND USE PLAN	5-16 DU/AC
LOT AREA (MINIMUM)	
RESIDENTIAL USES	1,500 SF PER DU
NON-RESIDENTIAL USES	N/A
LOT WIDTH (MINIMUM)	
RESIDENTIAL USES	20 FT PER DU
NON-RESIDENTIAL USES	N/A
SETBACKS (MINIMUM)	
A FRONT	
ALL RESIDENTIAL STRUCTURES EXCEPT GARAGES	10 FT
STREET LOADED GARAGE	20FT
NON-RESIDENTIAL STRUCTURES, FRONTAGE	MIN: 5FT; MAX: 20FT
B SIDE	
INTERIOR, RESIDENTIAL USE	1 FT MINIMUM WITH 6 FT COMBINED BOTH SIDES, OR 0 FT IF ATTACHED
CORNER LOT SIDE STREET, RESIDENTIAL USE	15 FT
INTERIOR, NON-RESIDENTIAL USE	10 FT
CORNER LOT SIDE STREET, NON-RESIDENTIAL USE	20 FT PER DU
C REAR	
ALL RESIDENTIAL STRUCTURES	10 FT
DETACHED GARAGE OR CARPORT	5 FT FROM PROPERTY LINE ADJACENT TO THE ALLEY OR FROM THE EDGE OF ANY ACCESS EASEMENT
NON-RESIDENTIAL USES	15 FT
HEIGHT (MAXIMUM)	
D BUILDING HEIGHT	45 FT

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	LAND USE PLAN
3	TOPOGRAPHIC AND BOUNDARY SURVEY

PARK LAND DEDICATION CALCULATIONS				
HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED
SINGLE-FAMILY DETACHED	76	1	0.0146	1.1 AC
SINGLE-FAMILY ATTACHED	177	3 to 4	0.0117	2.07 AC
TOTAL				3.17 AC

CITY APPROVAL:



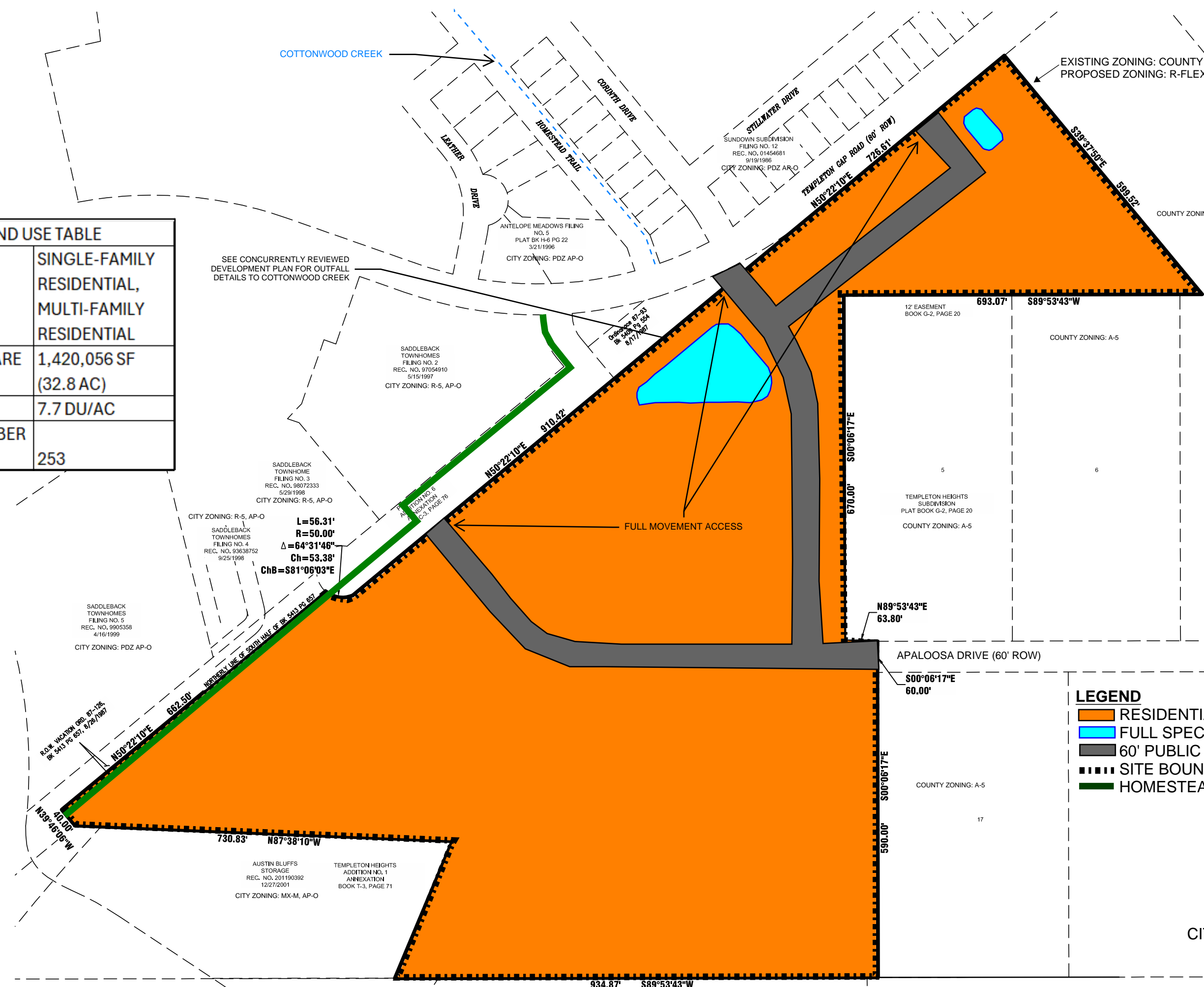
CITY FILE NO: LUPL-23-0011

COTTONWOOD CREEK

EXISTING ZONING: COUNTY A-5 (AGRICULTURAL)
 PROPOSED ZONING: R-FLEX MEDIUM, AP-0 (AIRPORT OVERLAY)

LAND USE TABLE	
USE	SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL
TOTAL SQUARE FOOTAGE	1,420,056 SF (32.8 AC)
DENSITY	7.7 DU/AC
TOTAL NUMBER OF UNITS	253

SEE CONCURRENTLY REVIEWED DEVELOPMENT PLAN FOR OUTFALL DETAILS TO COTTONWOOD CREEK



$L=56.31'$
 $R=50.00'$
 $\Delta=64^{\circ}31'46''$
 $Ch=53.38'$
 $ChB=S81^{\circ}06'03''E$

- LEGEND**
- RESIDENTIAL LAND USE
 - FULL SPECTRUM DETENTION POND
 - 60' PUBLIC ROADWAY WIDTH
 - SITE BOUNDARY
 - HOMESTEAD TRAIL

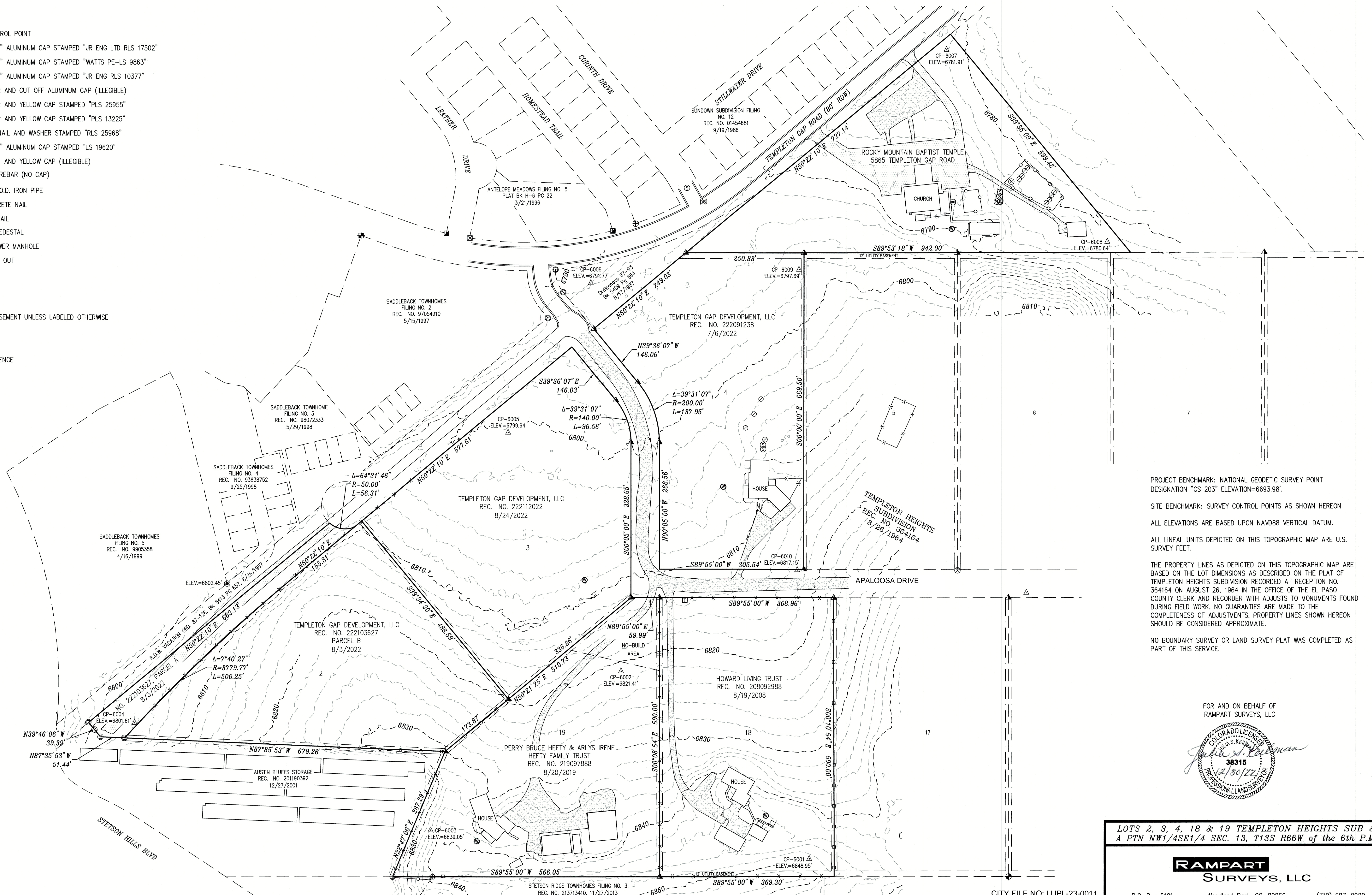
CITY FILE NO: LUPL-23-0011

TOPOGRAPHIC MAP

LOTS 2, 3, 4, 18 & 19 TEMPLETON HEIGHTS SUBDIVISION, AND A PORTION OF THE NW1/4SE1/4 OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST OF THE 6th P.M. COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGEND:

- ▲ SURVEY CONTROL POINT
- FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENG LTD RLS 17502"
- ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED "WATTS PE-LS 9863"
- ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENG RLS 10377"
- ⊠ FOUND REBAR AND CUT OFF ALUMINUM CAP (ILLEGIBLE)
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "PLS 25955"
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "PLS 13225"
- ⊕ FOUND MAG NAIL AND WASHER STAMPED "RLS 25968"
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 19620"
- ⊠ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
- ⊗ FOUND 5/8" REBAR (NO CAP)
- ▲ FOUND 7/8" O.D. IRON PIPE
- FOUND CONCRETE NAIL
- ⊕ FOUND 60D NAIL
- ⊠ TELEPHONE PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEAN OUT
- 4" PVC
- ⊕ WATER VALVE
- ⊕ WELL
- 6" UTILITY EASEMENT UNLESS LABELED OTHERWISE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- ASPHALT
- GRAVEL



PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY POINT DESIGNATION "CS 203" ELEVATION=6693.98'

SITE BENCHMARK: SURVEY CONTROL POINTS AS SHOWN HEREON.

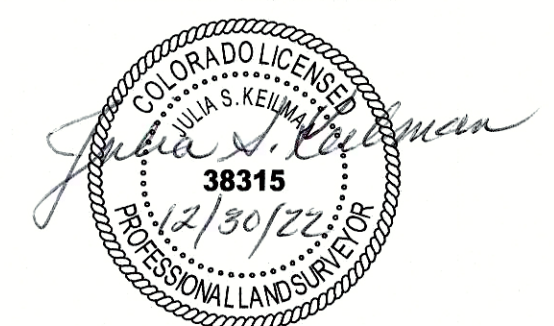
ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.

ALL LINEAL UNITS DEPICTED ON THIS TOPOGRAPHIC MAP ARE U.S. SURVEY FEET.

THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC MAP ARE BASED ON THE LOT DIMENSIONS AS DESCRIBED ON THE PLAT OF TEMPLETON HEIGHTS SUBDIVISION RECORDED AT RECEPTION NO. 364164 ON AUGUST 26, 1964 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER WITH ADJUSTS TO MONUMENTS FOUND DURING FIELD WORK. NO GUARANTIES ARE MADE TO THE COMPLETENESS OF ADJUSTMENTS. PROPERTY LINES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE.

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC



LOTS 2, 3, 4, 18 & 19 TEMPLETON HEIGHTS SUB & A PTN NW1/4SE1/4 SEC. 13, T13S R66W of the 6th P.M.

RAMPART SURVEYS, LLC

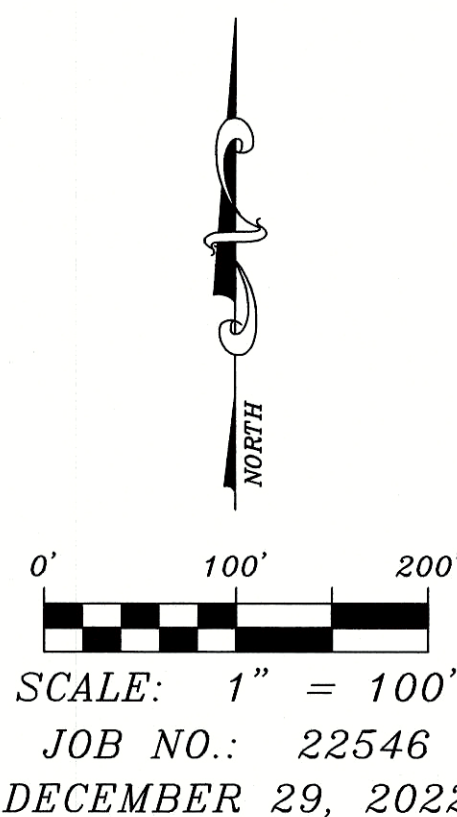
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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CITY FILE NO: LUPL-23-0011

SHEET 3 OF 3



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