

SITE DEVELOPMET PLAN
GREAT WEST CONSTRUCTION OFFICE

5941 TEMPLETON GAP ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
----- LOT LINE
----- BUILDING SETBACK LINE
----- ADJACENT PROPERTY LINE

EXISTING
---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
--o-- SIGN
---W---W--- WATER LINE
---W---W--- WATER VALVE
---W---W--- FIRE HYDRANT
---OE---OE--- OVERHEAD ELEC LINE
---OE---OE--- ELECTRIC POLE
---OE---OE--- GAS LINE
---FO--- FIBER OPTIC LINE
---FO--- TELECOMMUNICATIONS VAULT
---X--- GAS LINE
---G--- BARBED WIRE FENCE
--o-- REGULATORY SIGN

PROPOSED
---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
[Pattern] CONCRETE AREA
[Pattern] ASPHALT AREA
[Pattern] CURB AND GUTTER
[Pattern] DISTURBED AREA EDGE LINE
[Pattern] SHADED DISTURBED AREA
--- LIMIT LINE - AREA NOT IN PPR

ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY
(C)	CATCH CURB
(S)	SPILL CURB

COLORADO SPRINGS UTILITIES NOTES

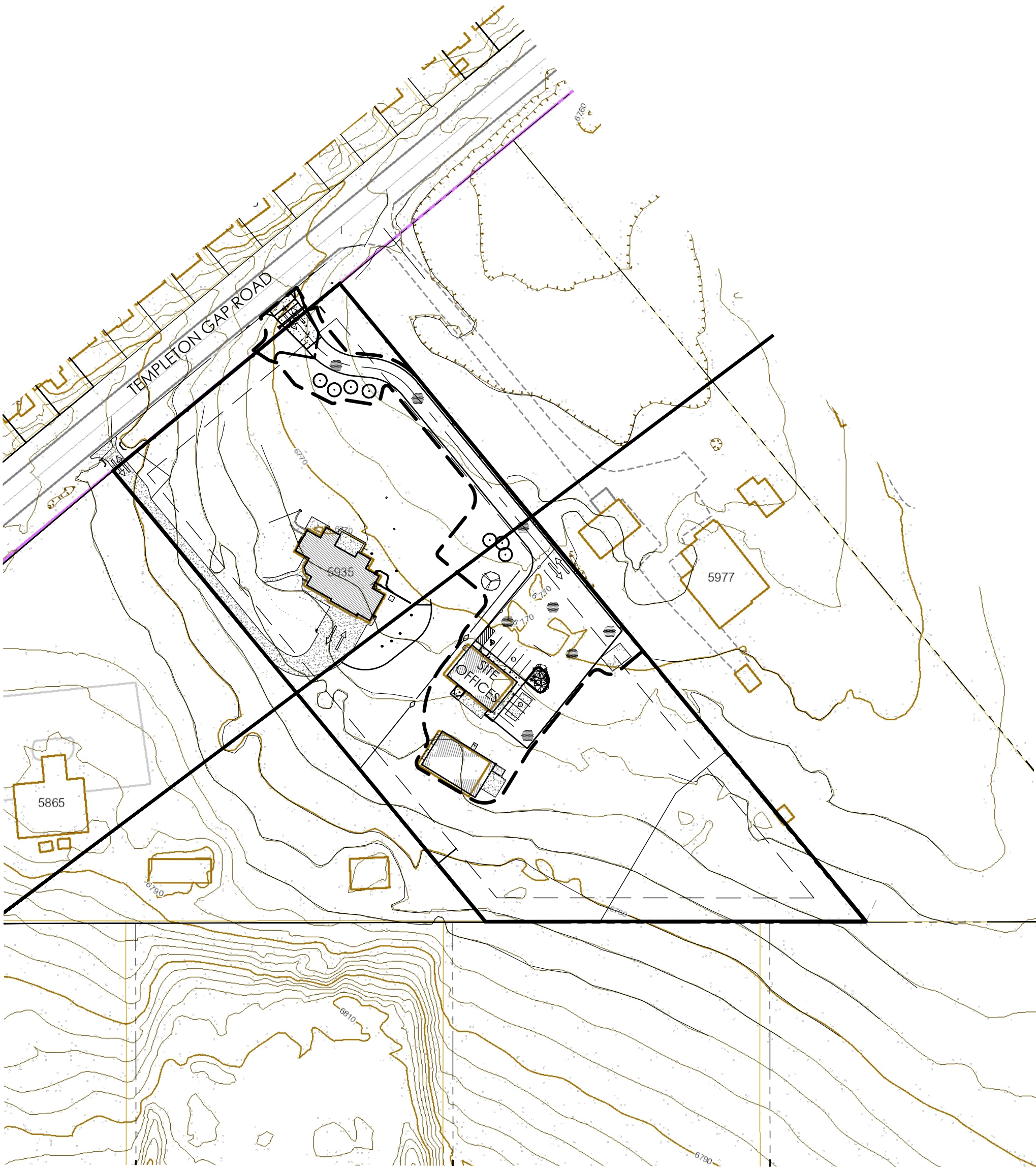
- GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
- CSU FIELD ENGINEER TO DETERMINE FINAL GAS METER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4987 (GAS) WITH ANY QUESTIONS.

ADA NOTE

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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0536G, EFFECTIVE DECEMBER 7, 2018.



SITE LOCATION MAP

1" = 100'
(SEE SITE PLAN ON PAGE 2 FOR SITE DETAILS)

SITE DATA

OWNER
GREAT WEST CONSTRUCTION
PROPERTIES LLC
5935 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923
(719) 380 - 8100

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635 - 5736

ZONING
AGRICULTURE (A-5)
COMMERCIAL AIRPORT OVERLAY DISTRICT
(CAD-O)

TAX SCHEDULE NO.
63130 - 00 - 009

PROPERTY ADDRESSES

5935 TEMPLETON GAP ROAD
RESIDENCE

5941 TEMPLETON GAP ROAD
GREAT WEST CONSTRUCTION OFFICE

5947 TEMPLETON GAP ROAD
STORAGE GARAGE

EXISTING COVERAGE DATA

BUILDINGS:	8,023 SF	1.6%
PAVEMENT (DRIVE/WALK):	7,616 SF	3.5%
LANDSCAPING & OPEN SPACE	93,911 SF	43.1%
STAGING AREA	108,250 SF	49.7%

TOTAL AREA: 217,800 SF 100.0% = 5.0± ACRES

PROPOSED COVERAGE DATA

BUILDINGS:	8,023 SF	1.6%
PAVEMENT (DRIVE/PARKING/WALK):	31,300 SF	14.4%
LANDSCAPING & OPEN SPACE	91,789 SF	42.2%
STAGING AREA	86,688 SF	39.8%

TOTAL AREA: 217,800 SF 100.0% = 5.0± ACRES

PROPOSED DISTURBANCE DATA

AREA TO BE DISTURBED = 35,600 SF

PARKING SCHEDULE

REQUIRED:
OFFICE = 2400 SF
1 SPACE PER 200 SF = 12 SPACES
INCLUDING VAN ACCESSIBLE ADA SPACE = 1
TOTAL SPACES REQUIRED = 12

PROVIDED:
STANDARD SPACES = 11
VAN ACCESSIBLE ADA SPACE = 1
TOTAL SPACES PROVIDED = 12

BUILDING TYPE

OFFICE BUILDING AREA - 2400 SF
STORAGE BUILDING AREA - 2400 SF
ONE STORY (EACH) - TYPE V-B
NON - SPRINKLED (NS)

BUILDING HEIGHT

ALLOWED MAXIMUM BUILDING HEIGHT = 25'-0"
ACTUAL BUILDING HEIGHT = 17'-4" TO 18'-0"

SETBACKS

25' FRONT
25' SIDE
25' REAR

LEGAL DESCRIPTION

A TRACT IN THE SE 1/4 OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 189 WITH THE NORTH LINE OF TEMPLETON HEIGHTS SUBDIVISION, THENCE NORTHEASTERLY ON SAID RIGHT OF WAY LINE FOR 726.61 FEET TO THE POINT OF BEGINNING FOR SAID TRACT; THENCE CONTINUE ALONG THE SAME COURSE FOR 301 FEET; ANGLE RIGHT 90 ° (SOUTHERLY) 847.84 FEET TO THE NORTH LINE OF AFOREMENTIONED TRACT; THENCE WESTERLY ALONG SAID NORTH LINE FOR 390.23 FEET, THENCE NORTHEASTERLY 599.50 FEET TO SAID POINT OF BEGINNING.

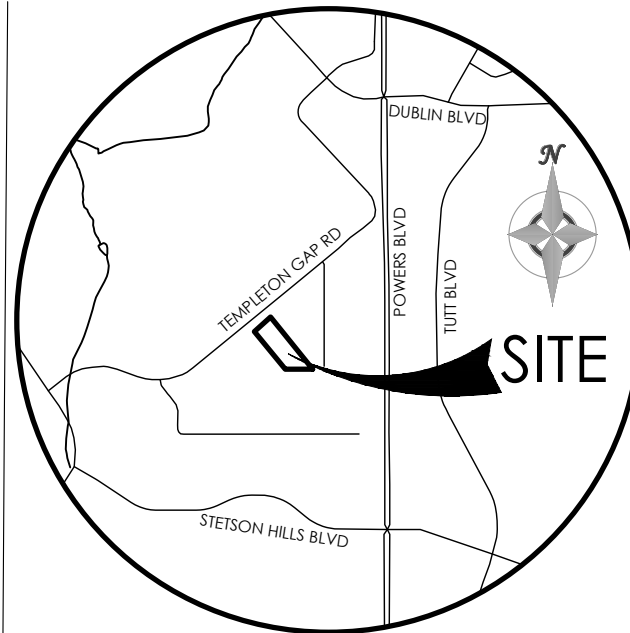
ROAD IMPACT FEE

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND/OR ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS OR ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377). ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.

COUNTY APPROVAL

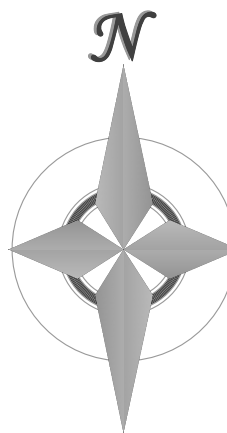
THIS SITE DEVELOPMENT PLAN FOR 5935 TEMPLETON GAP ROAD WAS APPROVED BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2026, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



VICINITY MAP
NOT TO SCALE

BENCHMARK



10 0 20 50 100
1" = 50' 1:600

MVE, INC.
ENGINEERS / SURVEYORS
1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS CO 80909 719.635.5736

REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

5941 TEMPLETON
GAP ROAD

SITE DEVELOPMENT
PLAN

SDP-1 61206
MVE PROJECT
MVE DRAWING SDP

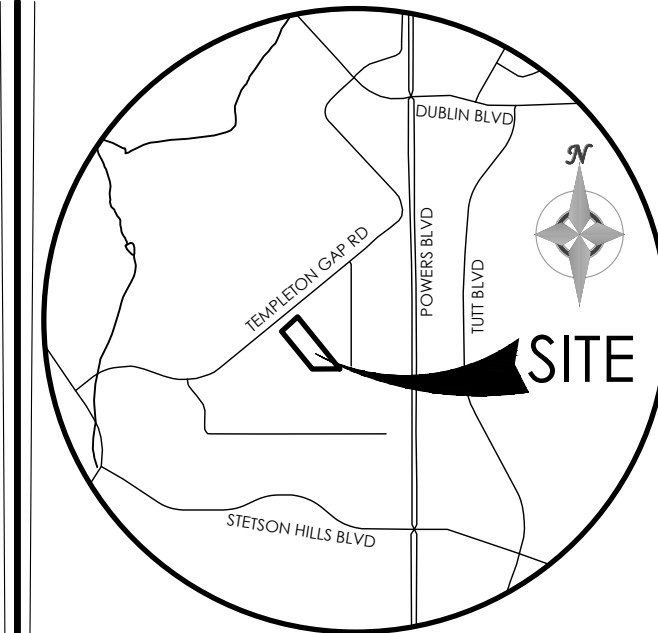
JULY 2, 2026
SHEET 1 OF 3

PDC File No. PPR2512

SITE DEVELOPMENT PLAN
GREAT WEST CONSTRUCTION OFFICE

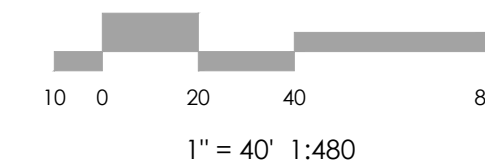
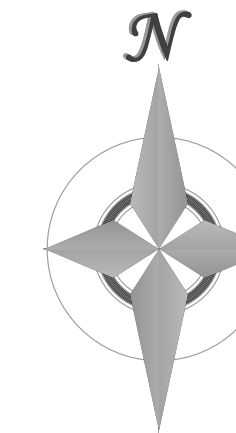
5941 TEMPLETON GAP ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

5941 TEMPLETON
GAP ROAD

SITE DEVELOPMENT
PLAN

SDP-2 MVE PROJECT 61206
MVE DRAWING SDP

JULY 2, 2026
SHEET 2 OF 3

LEGEND

-----	PROPERTY LINE	-----	INDEX CONTOUR	-----	INDEX CONTOUR
-----	EASEMENT LINE	-----	INTERMEDIATE CONTOUR	-----	INTERMEDIATE CONTOUR
-----	LOT LINE	-----	SIGN	-----	CONCRETE AREA
-----	BUILDING SETBACK LINE	-----	WATER LINE	-----	ASPHALT AREA
-----	ADJACENT PROPERTY LINE	-----	WATER VALVE	-----	CURB AND GUTTER
-----		-----	FIRE HYDRANT	-----	DISTURBED AREA EDGE LINE
-----		-----	OVEHEAD ELEC LINE	-----	SHADED DISTURBED AREA
-----		-----	ELECTRIC POLE	-----	LIMIT LINE - AREA NOT IN PPR
-----		-----	GAS LINE		
-----		-----	FIBER OPTIC LINE		
-----		-----	TELECOMMUNICATIONS VAULT		
-----		-----	GAS LINE		
-----		-----	BARBED WIRE FENCE		
-----		-----	REGULATORY SIGN		

ADJACENT PROPERTY OWNERS ADDRESS = (5155)

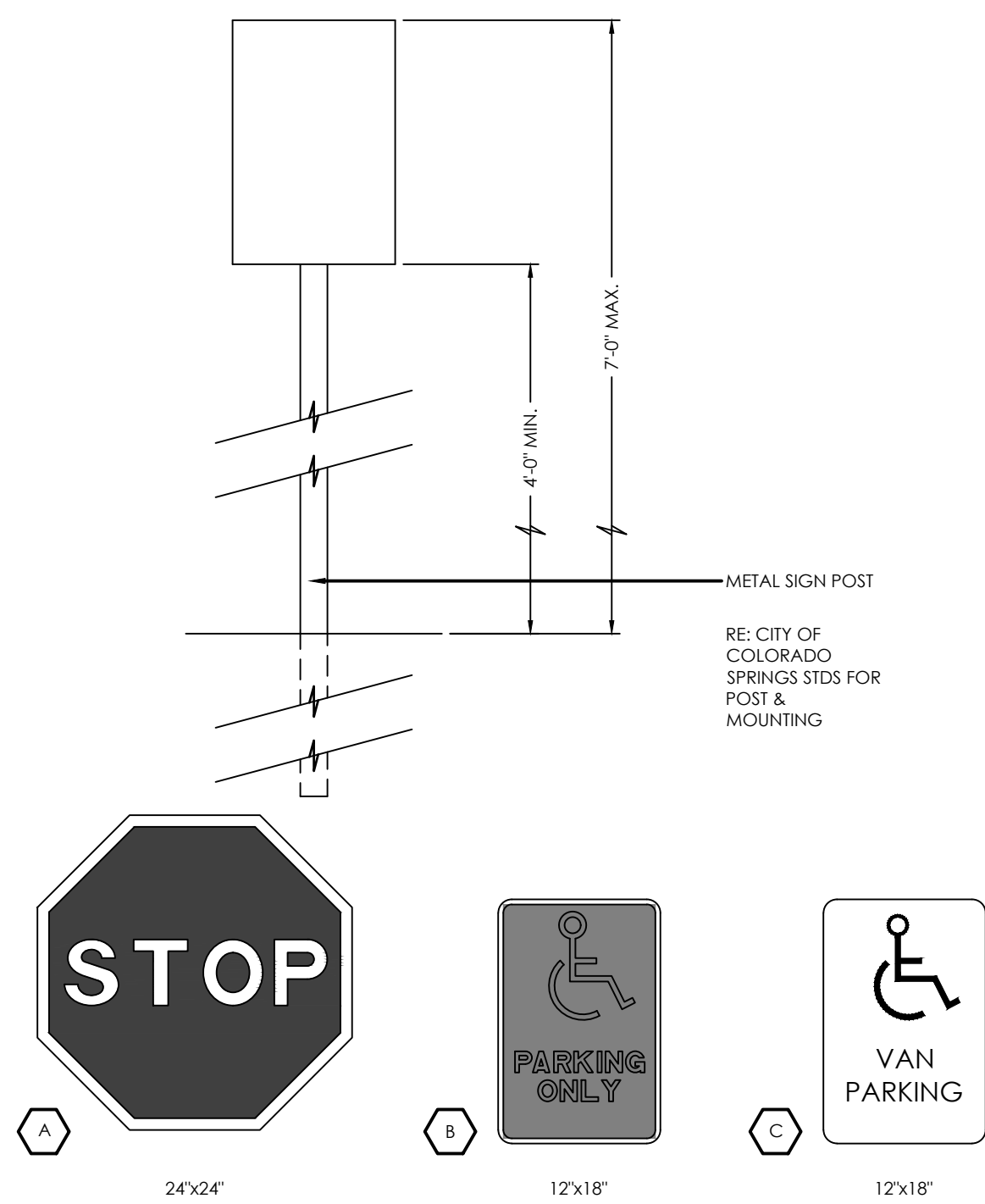
5139 STILLWATER DRIVE - 6313403011 - JULIA J. RUESCH
5147 STILLWATER DRIVE - 6313403010 - G. JEFFERY MITCHELL
5155 STILLWATER DRIVE - 6313403009 - MICHAEL N. KIKER
5163 STILLWATER DRIVE - 6313403008 - MICHAEL MCDONNELL
5171 STILLWATER DRIVE - 6313403007 - AMY C. TAYLOR
5279 STILLWATER DRIVE - 6313403006 - SPAULDING FAMILY TRUST
5187 STILLWATER DRIVE - 6313403005 - REBECCA MILLS
5195 STILLWATER DRIVE - 6313403004 - SUSAN C. WILLARSON
5211 STILLWATER DRIVE - 6313403003 - MARY CHRISTINE SCHOENFER
5865 TEMPLETON GAP ROAD - 6313000010 - ROCKY MOUNTAIN BAPTIST TEMPLE
5977 TEMPLETON GAP ROAD - 6313000008 - PAMELA E. DE TURK
5462 APALOOSA DRIVE - 6313001003 - JANET GLEN
5522 APALOOSA DRIVE - 6313001004 - PETER MICHAUD
5484 APALOOSA DRIVE - 6313001005 - MARK P. RIVERA

DEVELOPMENT NOTES

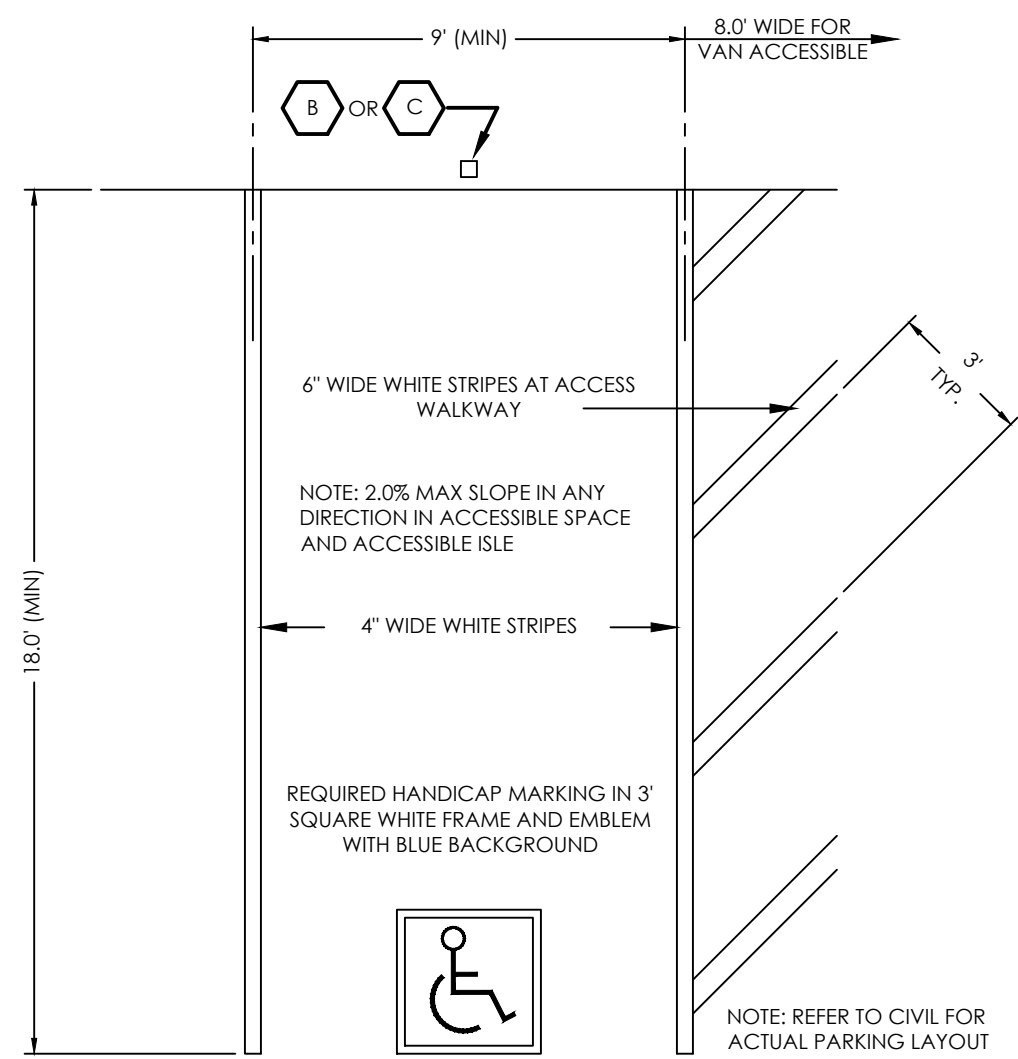
- 5935 TEMPLETON GAP ROAD IS A PRE-DEVELOPED SINGLE FAMILY LOT.
- NO DOMESTIC WATER OR SEWER SERVICE PROVIDED. WATER WELL IS IN PLACE. IG IN PLACE. A NEW ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) WILL BE CONSTRUCTED FOR THE PROPOSED OFFICES.
- NATURAL GAS SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ELECTRIC SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
- FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.
- NO PERMANENT OUTDOOR STORAGE UNDER THIS DEVELOPMENT APPLICATION.
- AN ESTIMATED 80,600 SF OF GRAVEL AREA WAS REFURBISHED (2024) IN THE AREA OF THE SOUTHERN PORTION OF THE TRACT EXCLUDING THE EXISTING NATIVE GRASS AREA AT THE TIME OF THE PRESENT OWNER'S PURCHASE OF THE PROPERTY. REFURBISH IS DEFINED AS TO MAKE NEAT AND CLEAN BY ADDING NEW GRAVEL ON TOP OF EXISTING GRAVEL.
- NEW CONSTRUCTION ON SITE WILL CONSIST OF AN ENTRANCE DRIVE, AND PARKING AREA FOR NEW OFFICE RENOVATION. ALSO, THE NEW ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) AND THE AREA FOR THE TREE TRANSPLANTING IS INCLUDED IN THE NEW CONSTRUCTION. THIS NEW DISTURBANCE WILL ENCOMPASS 32,200 SF OF AREA WHICH IS THE TOTAL AREA CONSIDERED DISTURBED FOR THIS PROJECT WHICH IS LESS THAN 1.0 ACRE.
- THE LIMITS OF DISTURBANCE FOR THE NEW CONSTRUCTION IS SHOWN TO BE NOT MORE THAN 32,200 SF OF AREA AND THEREFORE NO WATER QUALITY TREATMENT IS REQUIRED FOR THIS PROJECT.

This still doesn't match
what is shown in the
FDR

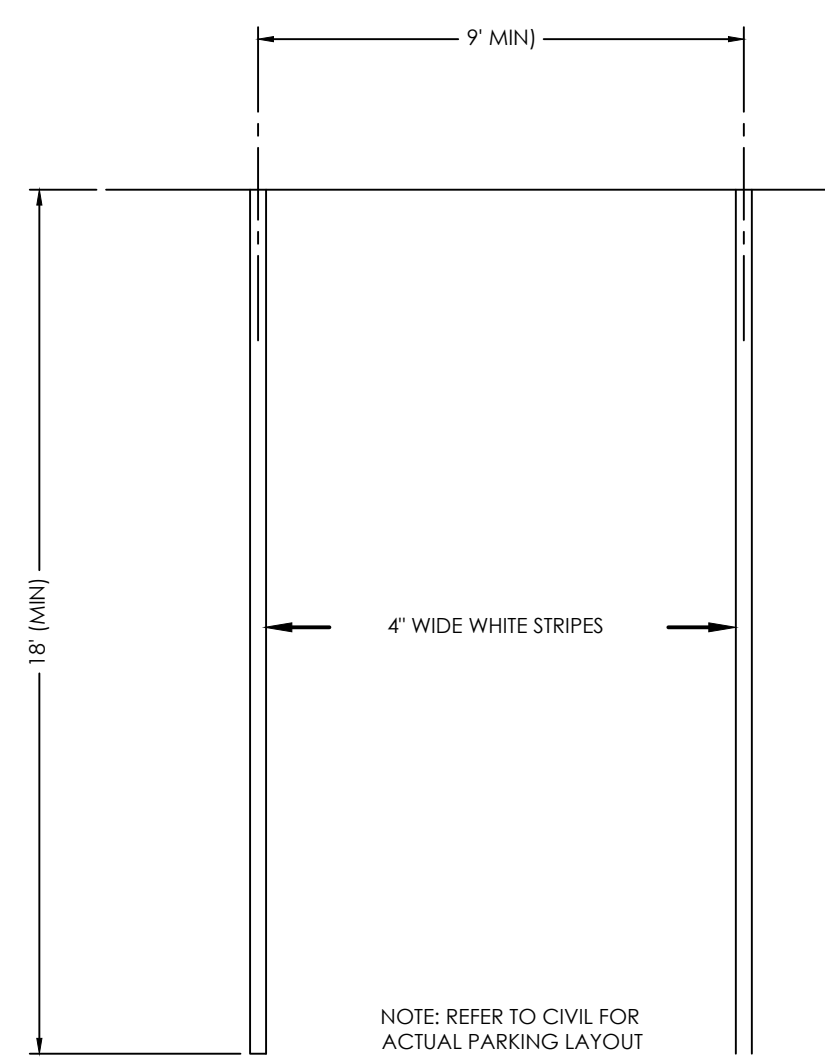
PDC File No. PPR2512



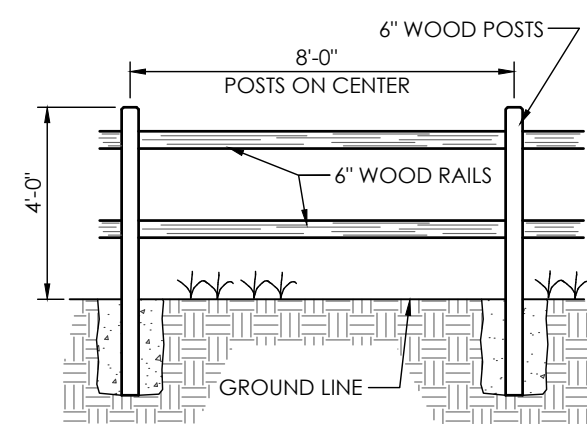
SITE SIGNAGE
SCALE 1" = 1.0'



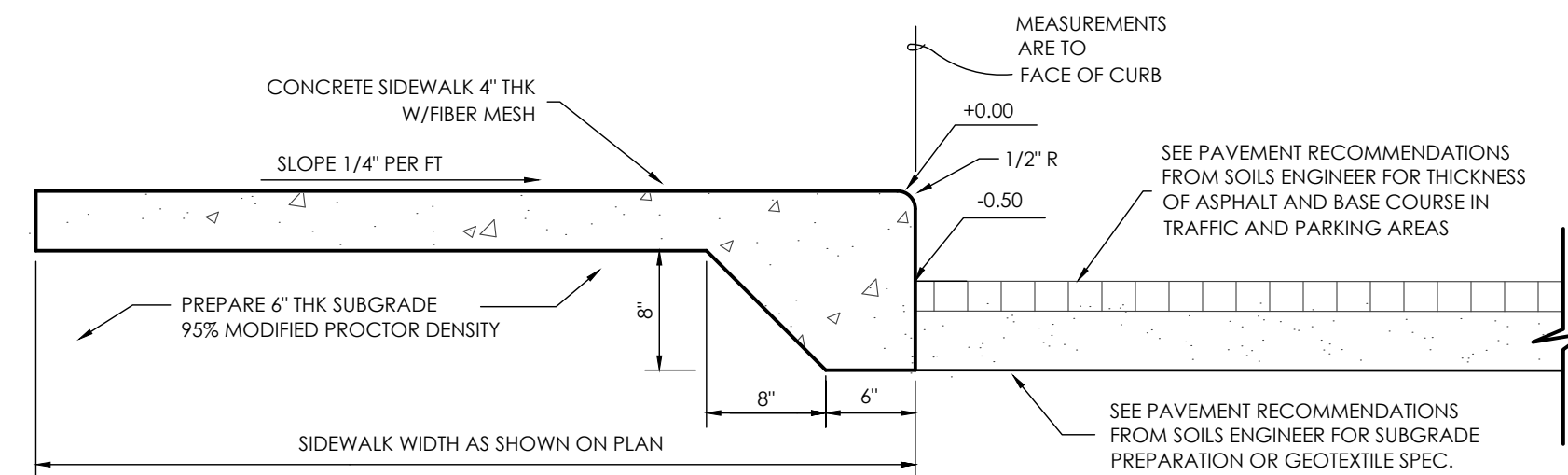
TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4'



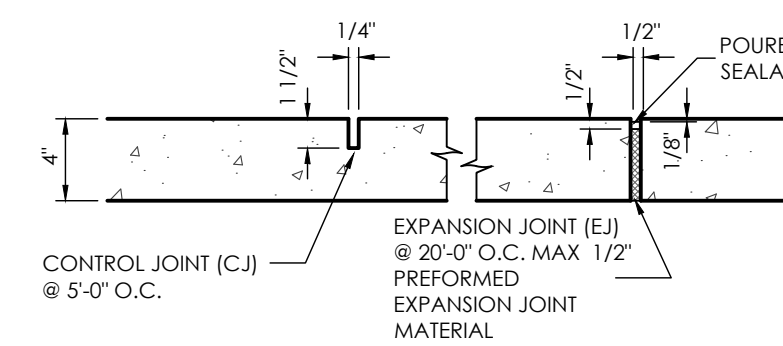
TYPICAL STANDARD PARKING SPACE
SCALE 1" = 4'



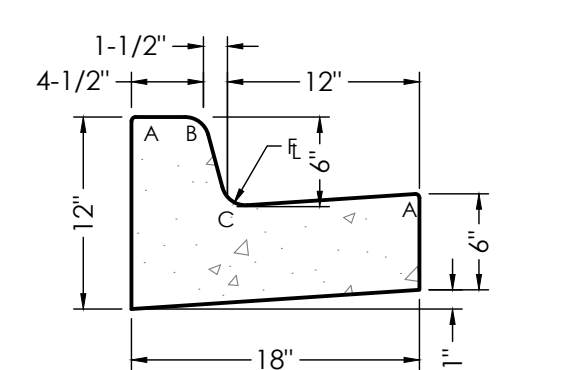
SPLIT RAIL FENCE DETAIL
N.T.S.



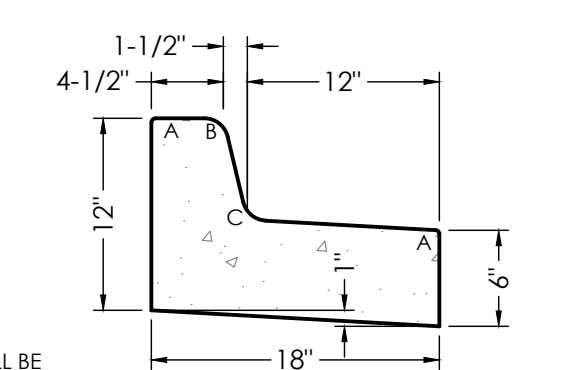
THICKENED EDGE SIDEWALK
SCALE: 1" = 1'



SIDEWALK JOINT DETAIL
NOT TO SCALE

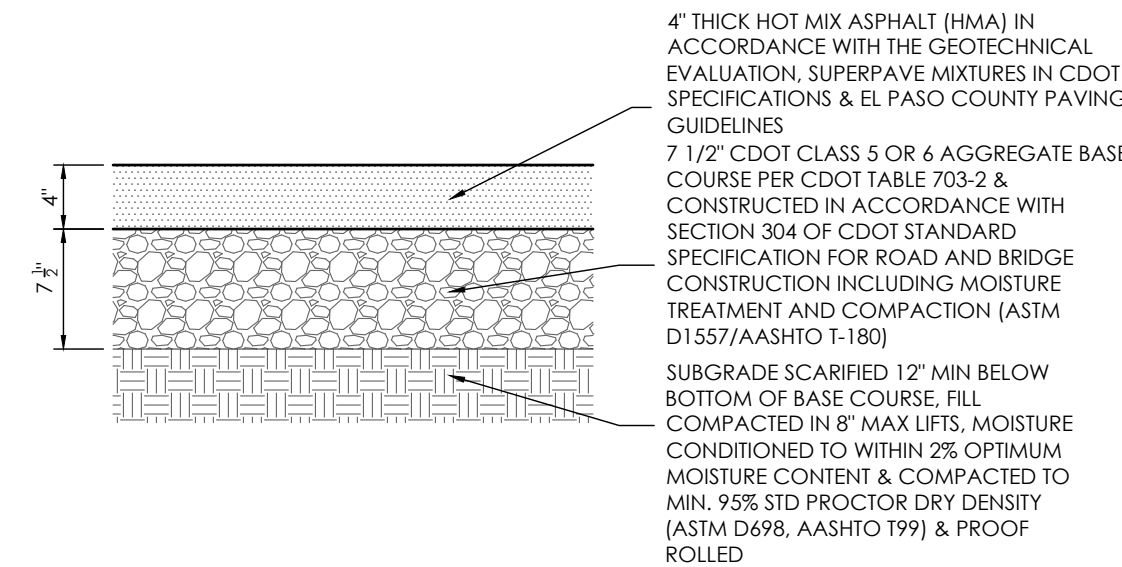


18" CATCH CURB & GUTTER
SCALE 1" = 1'

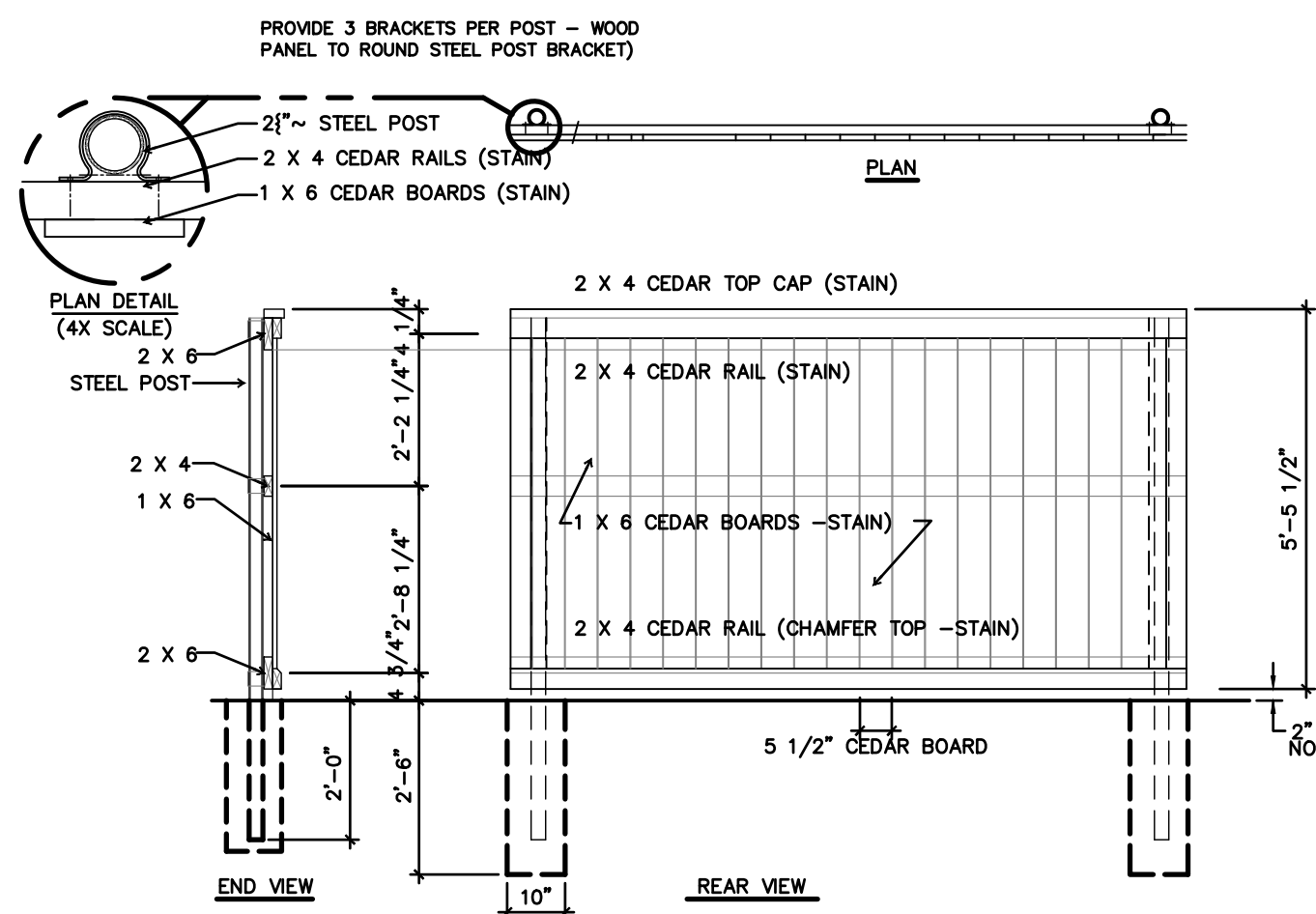


18" SPILL CURB & GUTTER
SCALE 1" = 1'

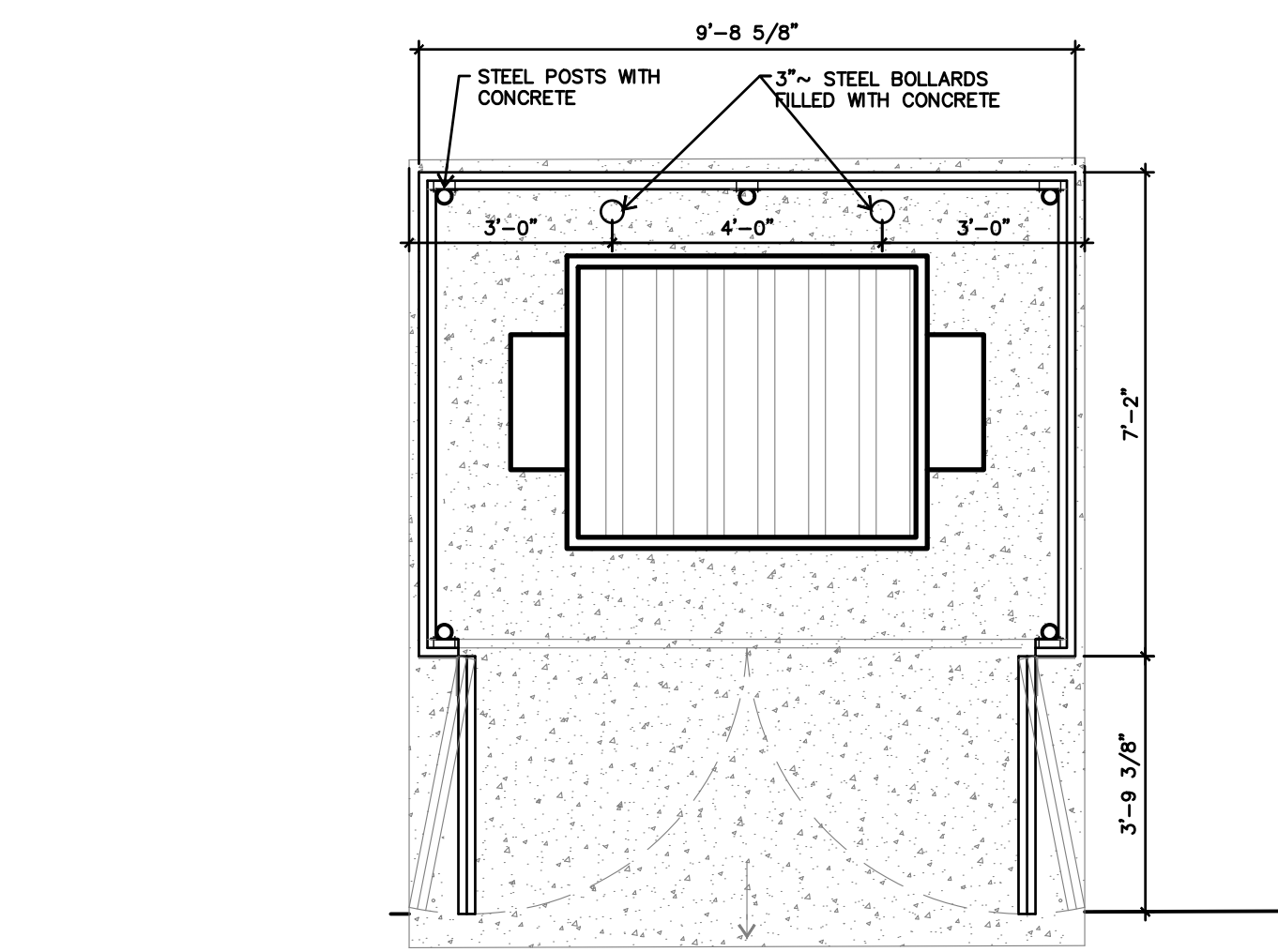
NOTE: CURB AND GUTTER SHOWN ON THESE PLANS ARE PRIVATE. NO PUBLIC (EPC) CURB AND GUTTER IS PROPOSED.



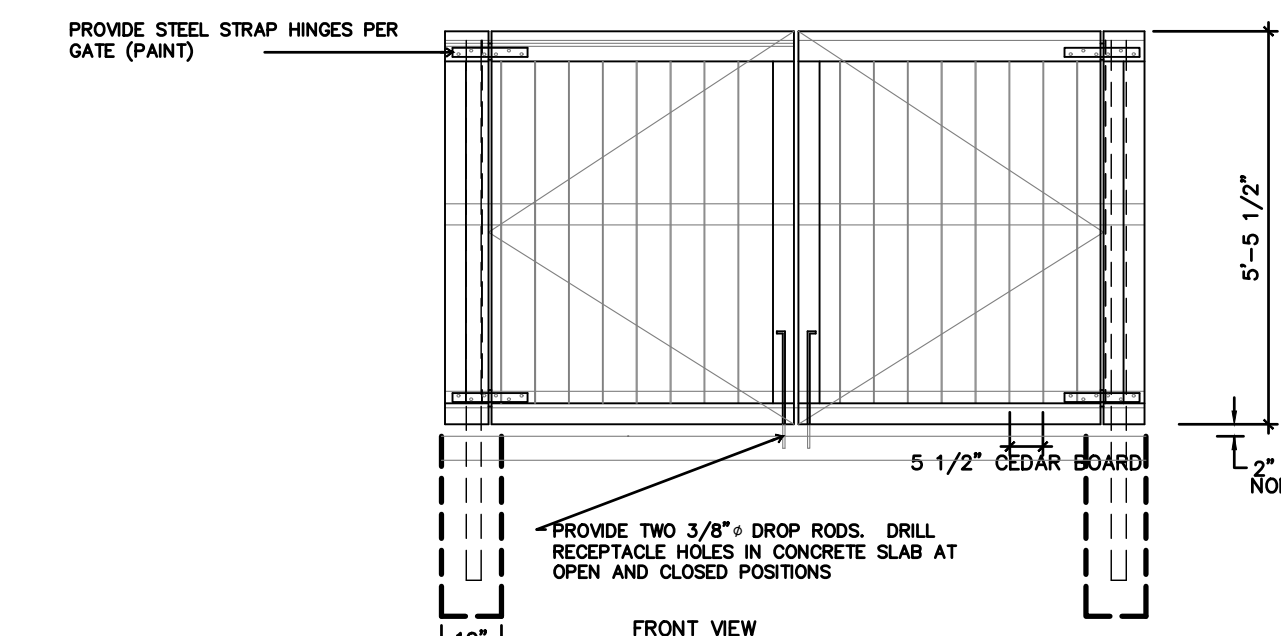
ASPHALT PAVEMENT SECTION
SCALE 1" = 1.0'



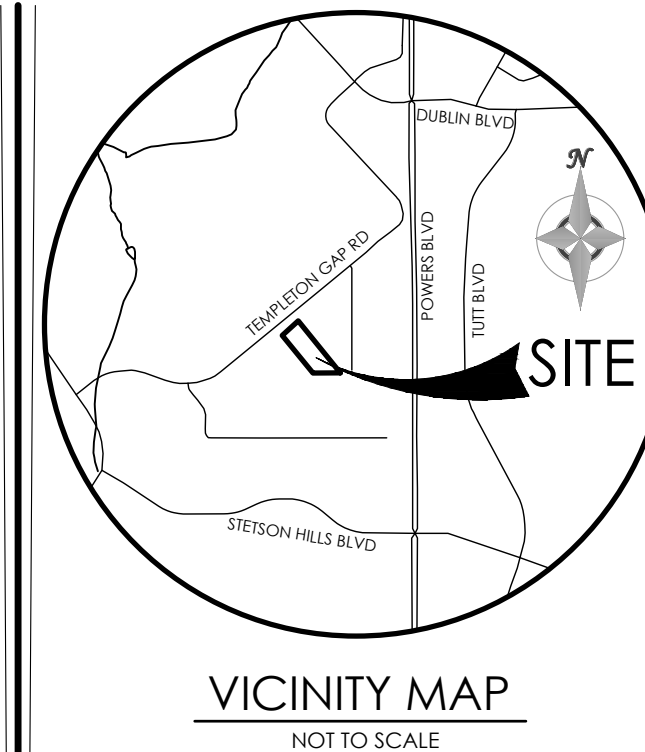
DUMPSTER SCREEN SECTION / ELEV.
SCALE: 3/8" = 1'-0"



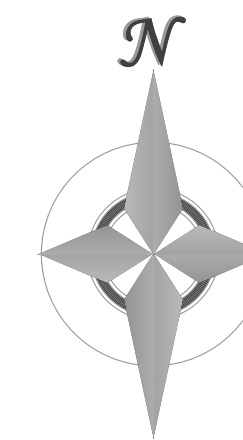
DUMPSTER SCREEN PLAN
SCALE: 3/8" = 1'-0"



DUMPSTER SCREEN GATE ELEV.
SCALE: 3/8" = 1'-0"



VICINITY MAP
NOT TO SCALE



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

5941 TEMPLETON GAP ROAD
SITE DEVELOPMENT PLAN-DETAILS

SDP-3 MVE PROJECT 61206
MVE DRAWING SDP-DS

JULY 2, 2026
SHEET 3 OF 3

PDC File No. PPR2512