

SITE PLAN
FOR
5935 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

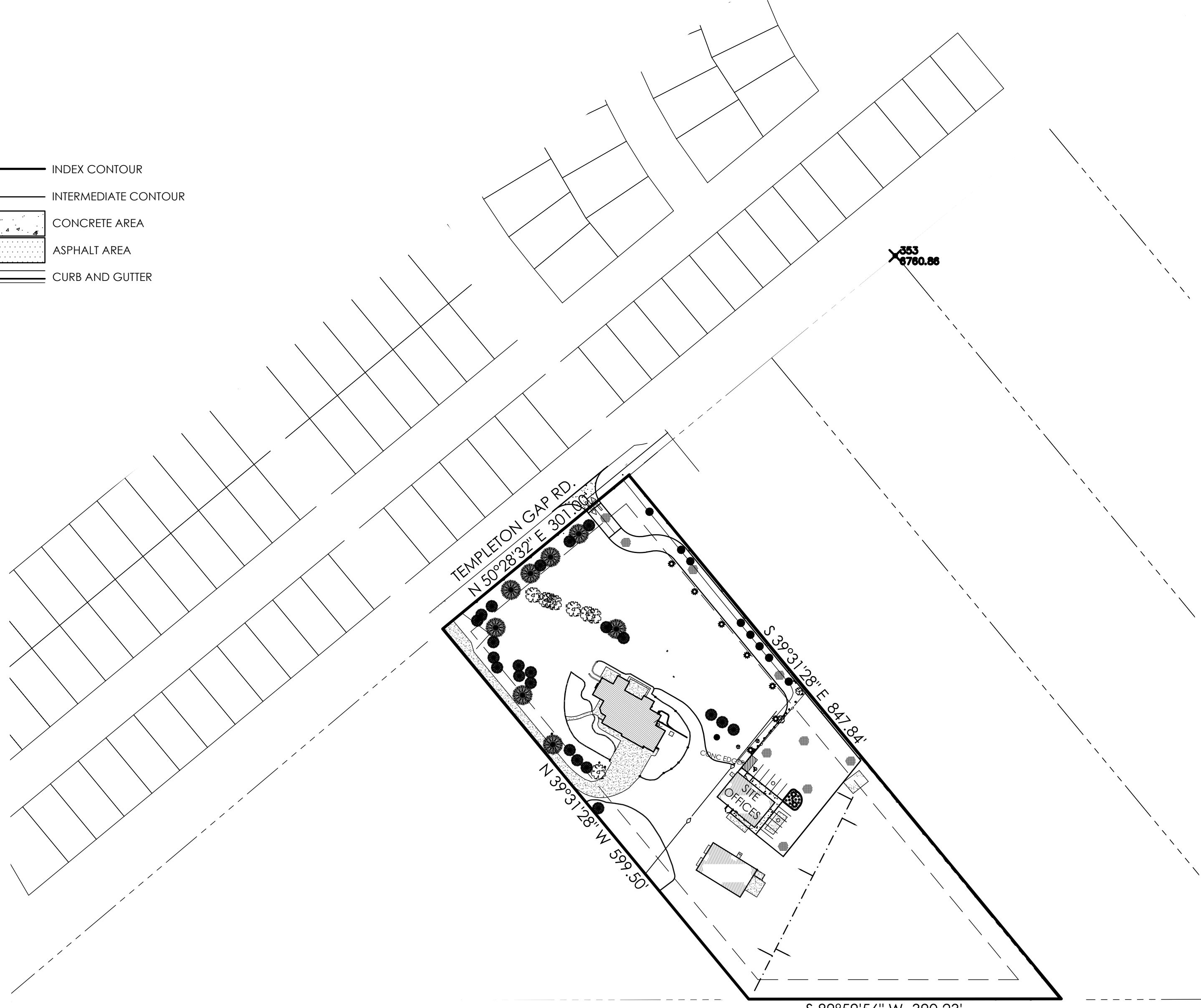
----- PROPERTY LINE
----- EASEMENT LINE
----- LOT LINE
----- BUILDING SETBACK LINE
----- ADJACENT PROPERTY LINE

EXISTING
---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
--- 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
--- REGULATORY SIGN

PROPOSED
---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
--- CONCRETE AREA
--- ASPHALT AREA
--- CURB AND GUTTER

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



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 ADDRESS
5935 TEMPLETON GAP ROAD

EXISTING COVERAGE DATA			
BUILDINGS:	8,023 SF	1.6%	
PAVEMENT (DRIVE/WALK):	7,616 SF	3.5%	
LANDSCAPING :	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 :	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 = 30,000 SF

PARKING SCHEDULE

REQUIRED:
OFFICE = 1300 SF
1 SPACE PER 200 SF = 7 SPACES
INCLUDING VAN ACCESSIBLE ADA SPACE = 1
TOTAL SPACES REQUIRED = 7

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

BUILDING TYPE

OFFICE BUILDING AREA - 2400 SF
TWO STORY - TYPE V-8
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

LAND DESCRIPTION

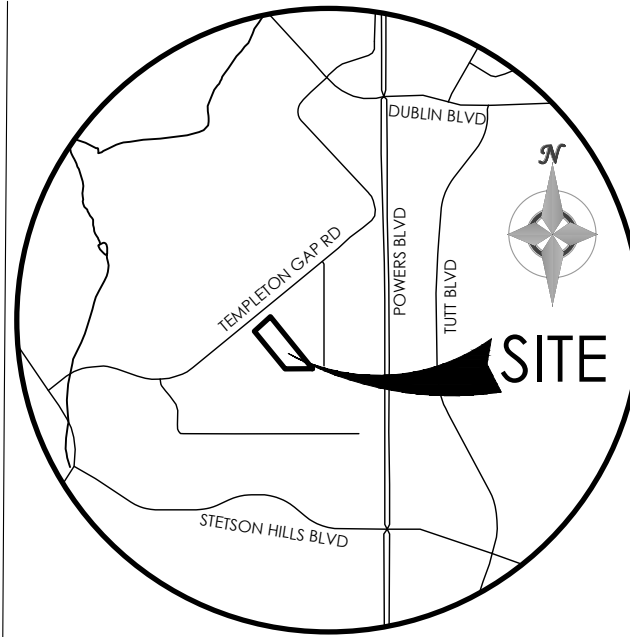
A TRACT IN THE SE 1/4 OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 189 WITH THE NORTH LINE OF TEMPLETON HEIGHTS SUBDIVISION, THENCE NORTHERLY 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 A FOREMENTIONED TRACT; THENCE WESTERLY ALONG SAID NORTH LINE FOR 390.23 FEET, THENCE NORTHERLY 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. 19-471). ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS, THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

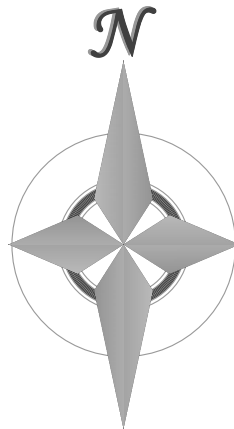
DEVELOPMENT NOTES

- NO DOMESTIC WATER OR SEWER SERVICE PROVIDED, WELL AND SEPTIC IN PLACE.
- NATURAL GAS SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ELECTRIC SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
- FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.



VICINITY MAP
NOT TO SCALE

BENCHMARK



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



REVISIONS

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

5935 TEMPLETON
GAP ROAD

SITE PLAN

SP-1 MVE PROJECT 61206
MVE DRAWING SP-CS

JULY 1, 2024
SHEET 1 OF 3

VA243

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.

LEGEND

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

EXISTING

-----5985----- INDEX CONTOUR
-----84----- INTERMEDIATE CONTOUR
--o--o--o-- SIGN
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---W---W--- WATER VALVE
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---FO---FO--- TELECOMMUNICATIONS VAULT
---X---X--- GAS LINE
---G---G--- BARBED WIRE FENCE
---o--- REGULATORY SIGN

PROPOSED

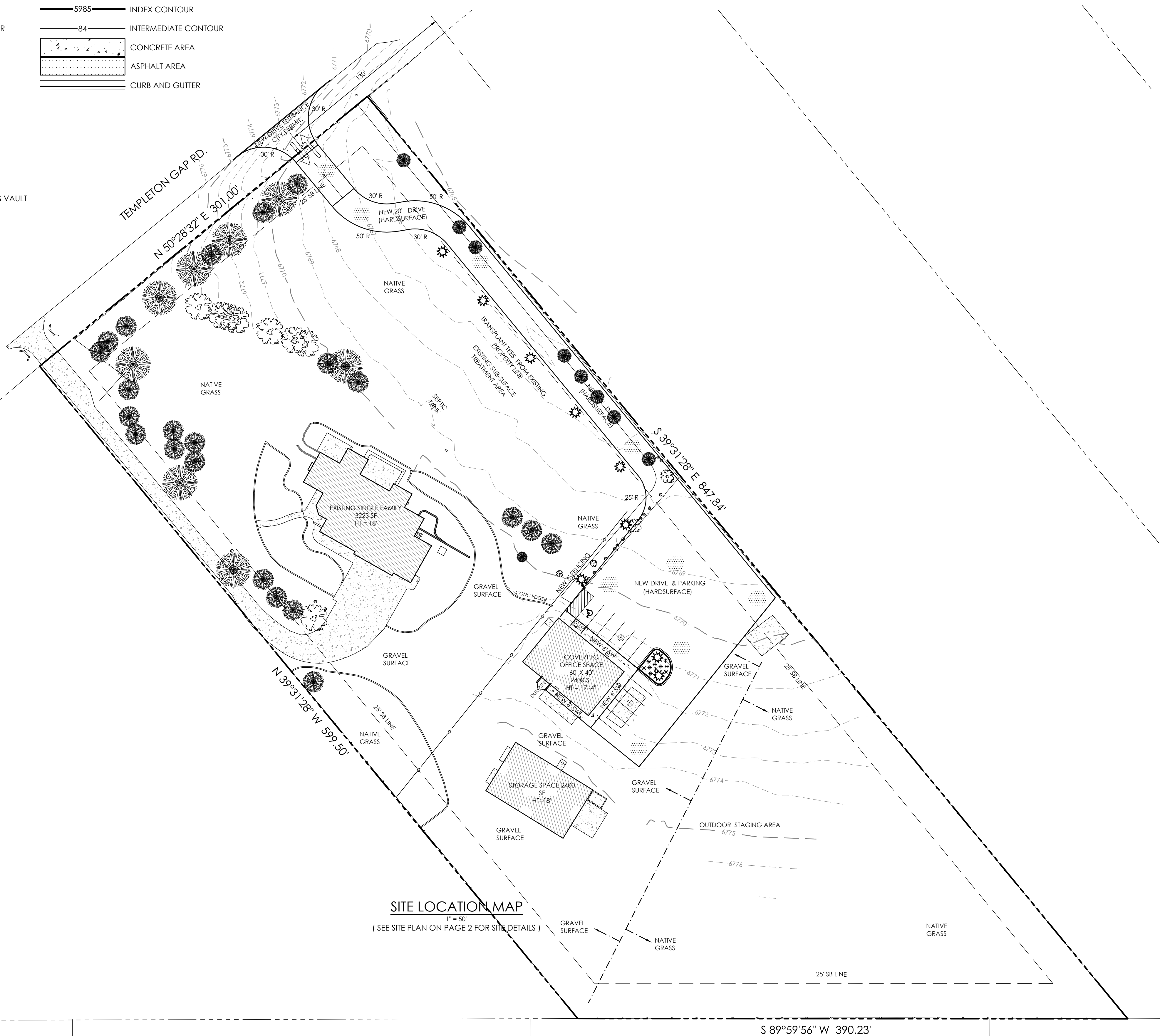
-----5985----- INDEX CONTOUR
-----84----- INTERMEDIATE CONTOUR
[Pattern] CONCRETE AREA
[Pattern] ASPHALT AREA
[Pattern] CURB AND GUTTER

SITE PLAN

FOR

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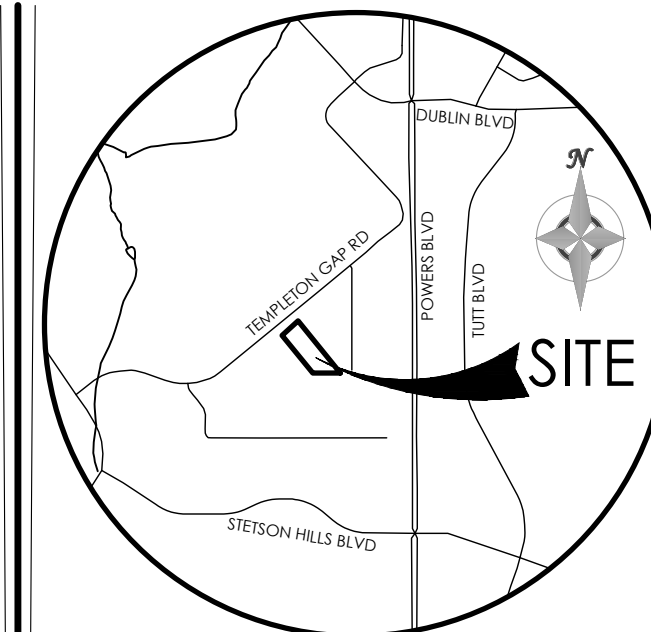


SITE LOCATION MAP

1" = 50'
(SEE SITE PLAN ON PAGE 2 FOR SITE DETAILS)

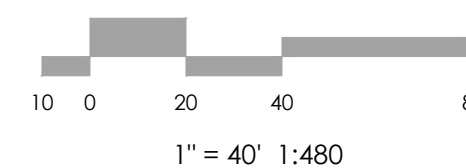
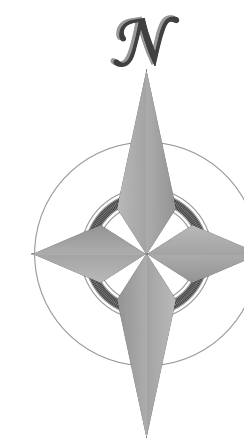
LANDSCAPE NOTES

- 5935 TEMPLETON GAP ROAD IS A PRE-DEVELOPED SINGLE FAMILY LOT.
- TEN PLUS ROADWAY TREES EXIST ALONG TEMPLETON GAP ROAD.
- TREES AND FENCING EXIST ALONG THE NORTHEASTERN AND SOUTHEASTERN PROPERTY LINES AND PROVIDE BUFFERING OF ADJACENT PROPERTIES.
- FENCING EXISTS ALONG SOUTHERN PROPERTY LINE AND PROVIDES BUFFERING.
- NEW CONSTRUCTION ON SITE WILL CONSIST OF AN ENTRANCE DRIVE, AND PARKING AREA FOR NEW OFFICE RENOVATION.
- NEW DRIVE WILL HAVE FIVE (5) TRANSPLANTED TREES ALONG THE SOUTHEASTERN SIDE OF DRIVE AND TWO (2) TRANSPLANTED TREES ALONG NORTHWESTERN SIDE OF NEW PARKING AREA.
- A NEW FENCE WILL SEPARATE & BUFFER THE EXISTING SINGLE FAMILY RESIDENCE FROM THE TWO EXISTING OUT STRUCTURES AND NEW PARKING AREA.
- TWO (2) TREES AND TEN (10) 36" HIGH LOW WATER SHRUBS WILL BE PLANTED IN THE NEW PARKING ISLAND SITUATE AT THE CORNER OF THE PARKING SPACES.
- NOT MORE THAN 30,000 SF OF AREA WILL BE DISTURBED AND THE EXISTING AND PROPOSED LANDSCAPING MEETS THE CURRENT COUNTY INTERNAL LANDSCAPE REQUIREMENTS.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

5935 TEMPLETON
GAP ROAD

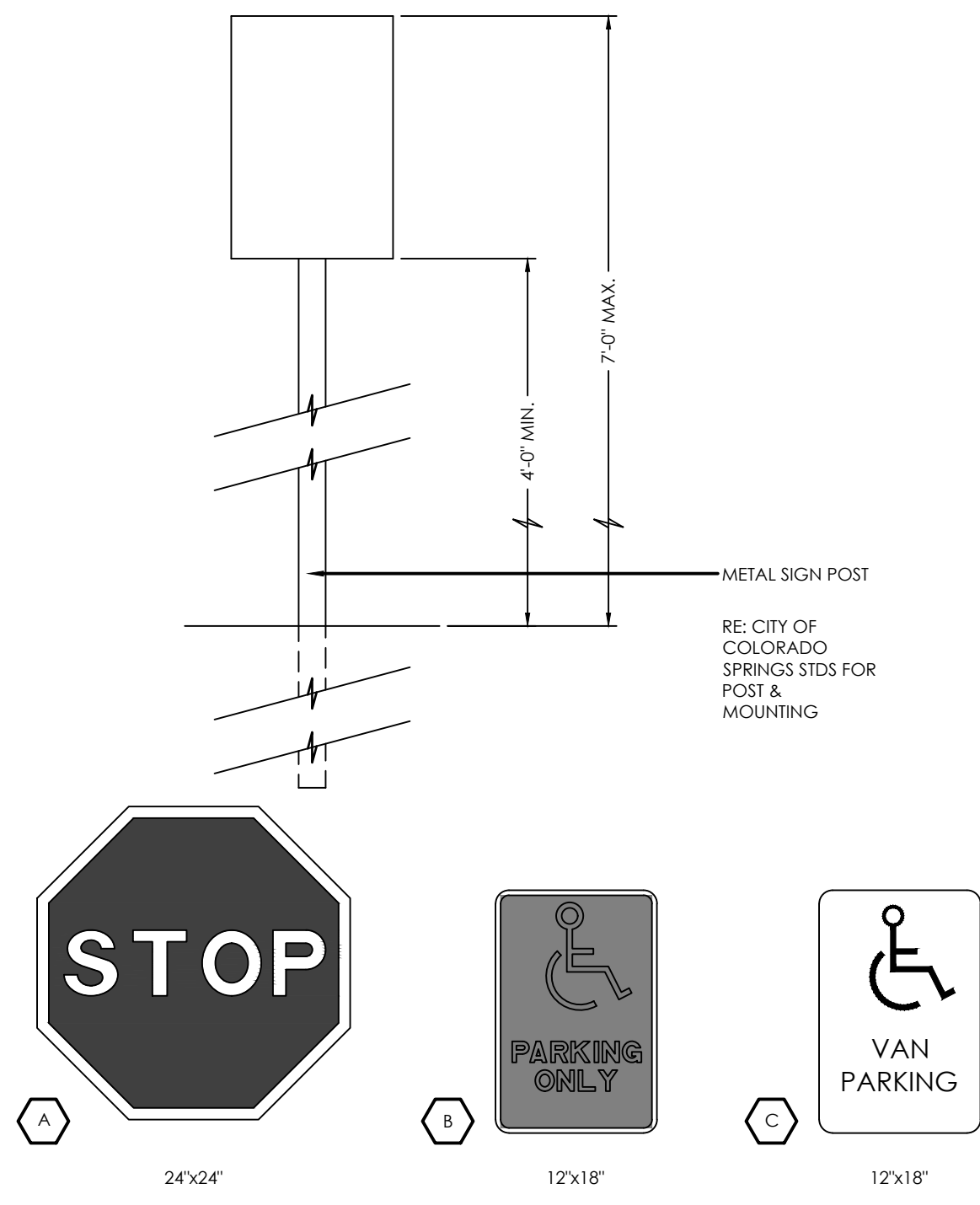
SITE PLAN

SP-2

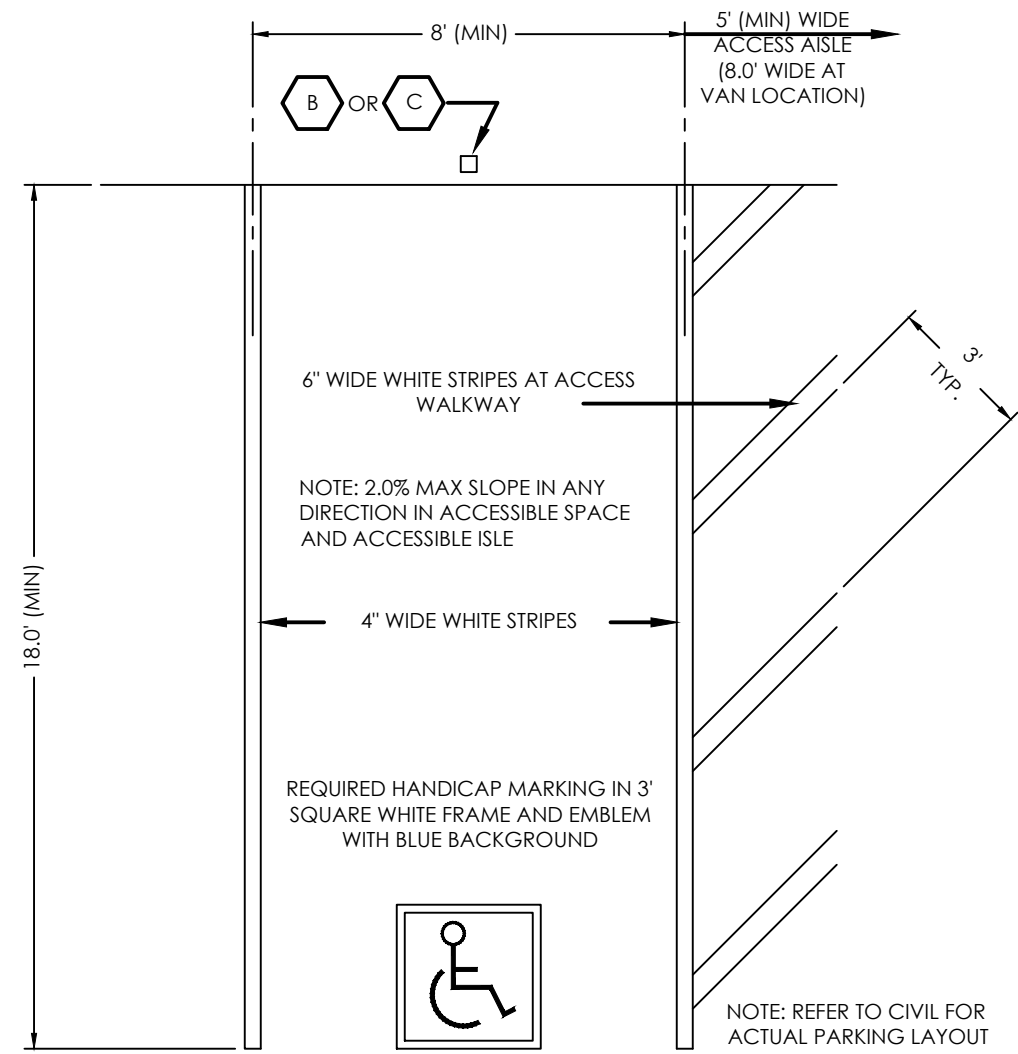
MVE PROJECT 61206
MVE DRAWING SP-CS

JULY 1, 2024
SHEET 2 OF 3

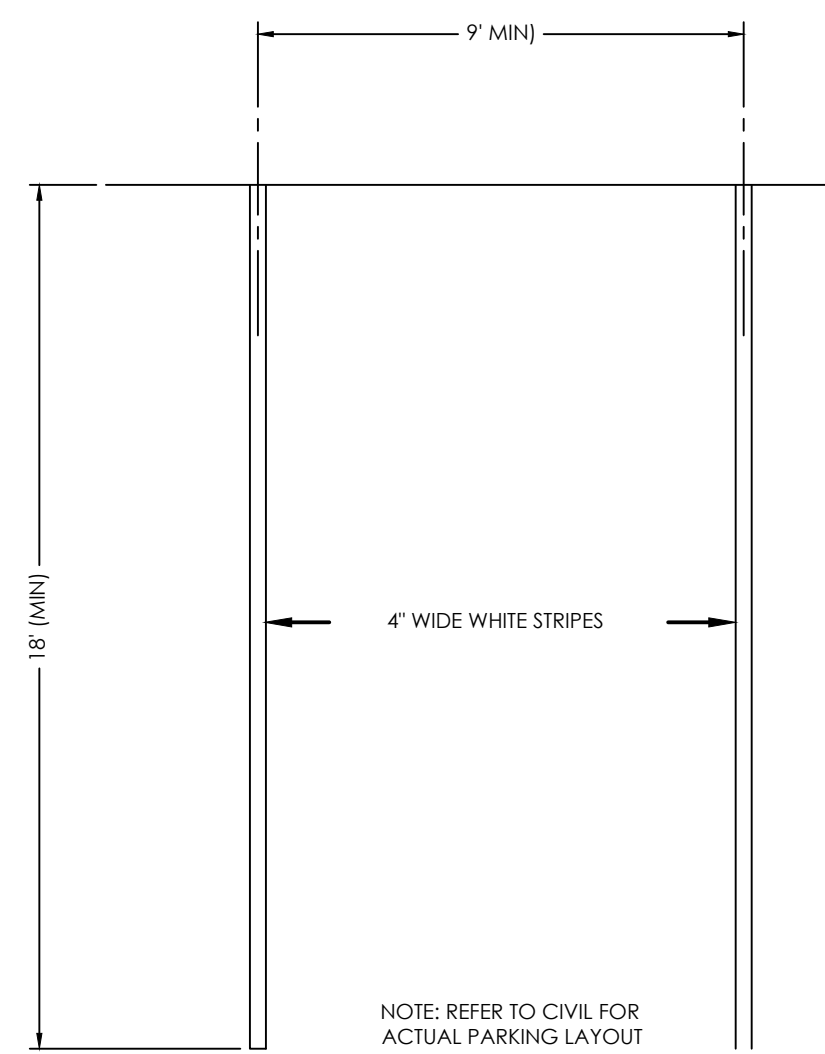
VA243



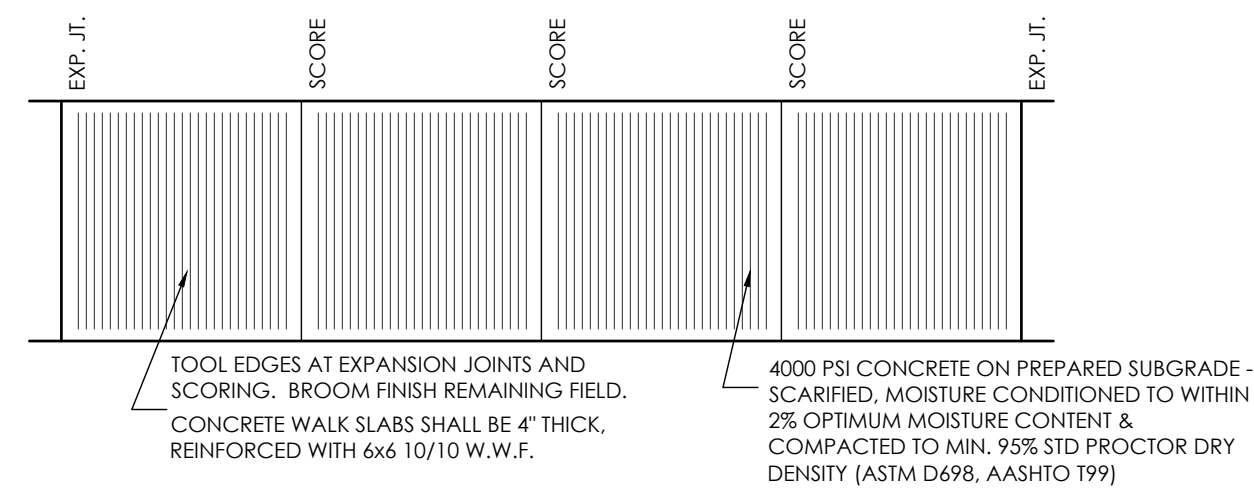
SITE SIGNAGE
SCALE 1" = 1.0'



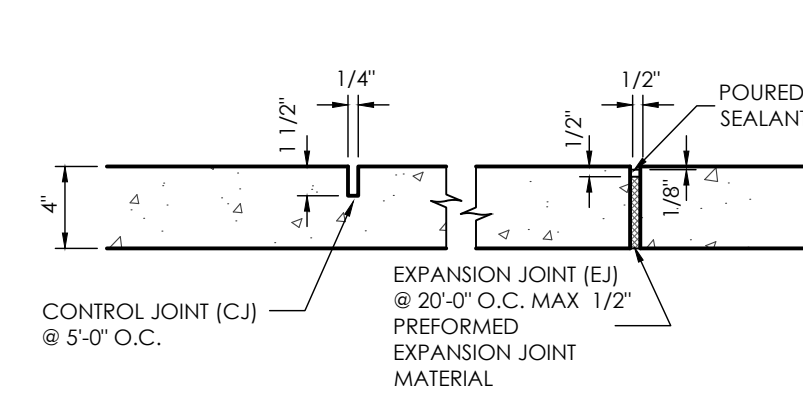
TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4'



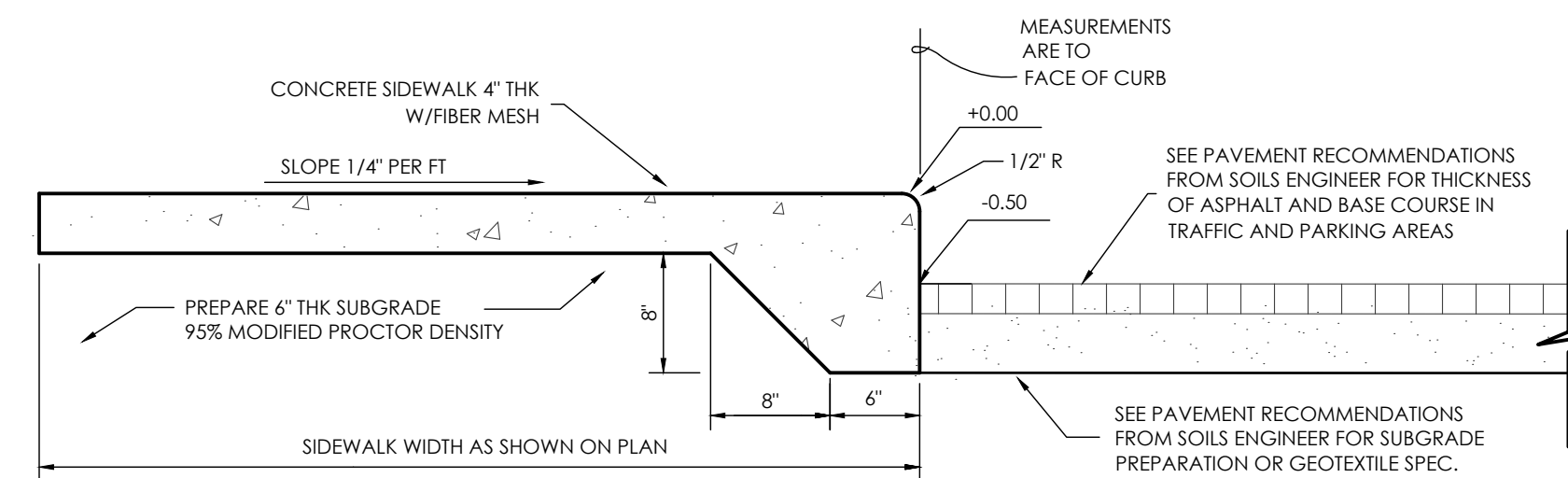
TYPICAL STANDARD PARKING SPACE
SCALE 1" = 4'



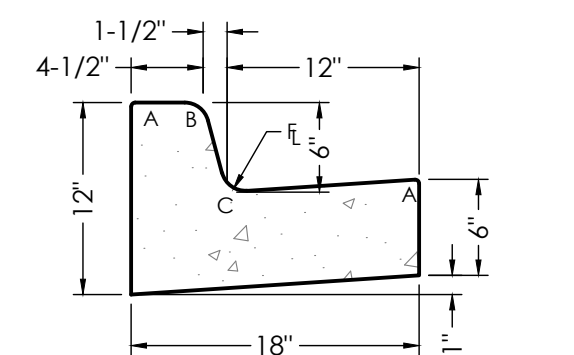
TYPICAL SIDEWALK DETAIL
SCALE 1" = 4.0'



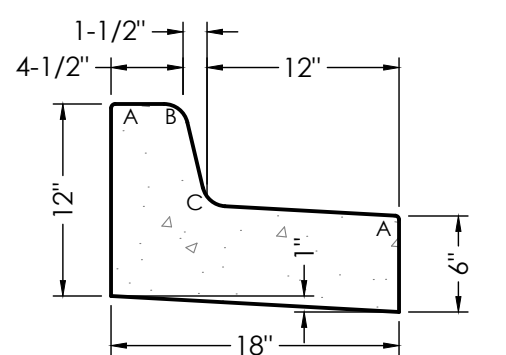
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



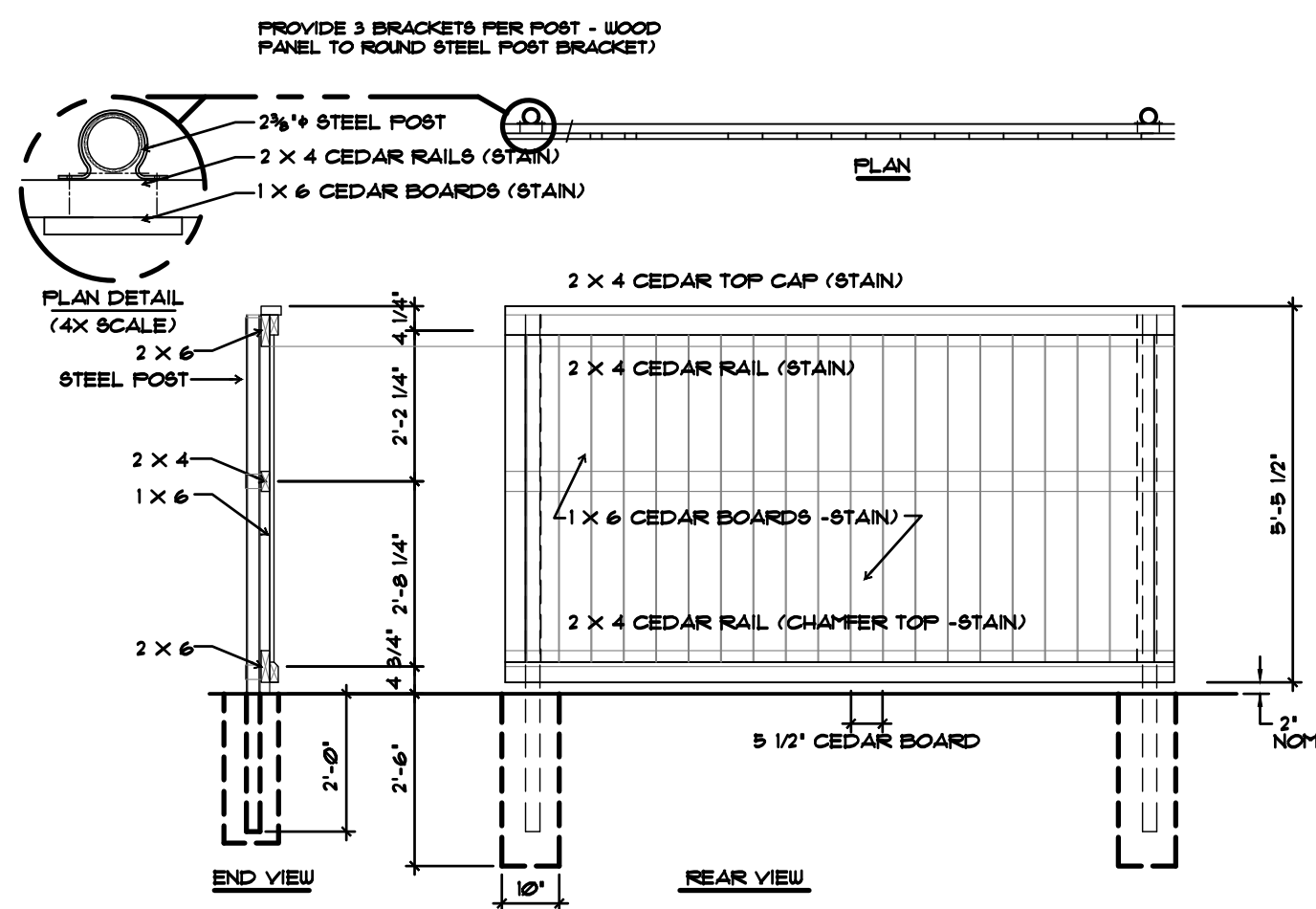
THICKENED EDGE SIDEWALK
SCALE: 1" = 1'



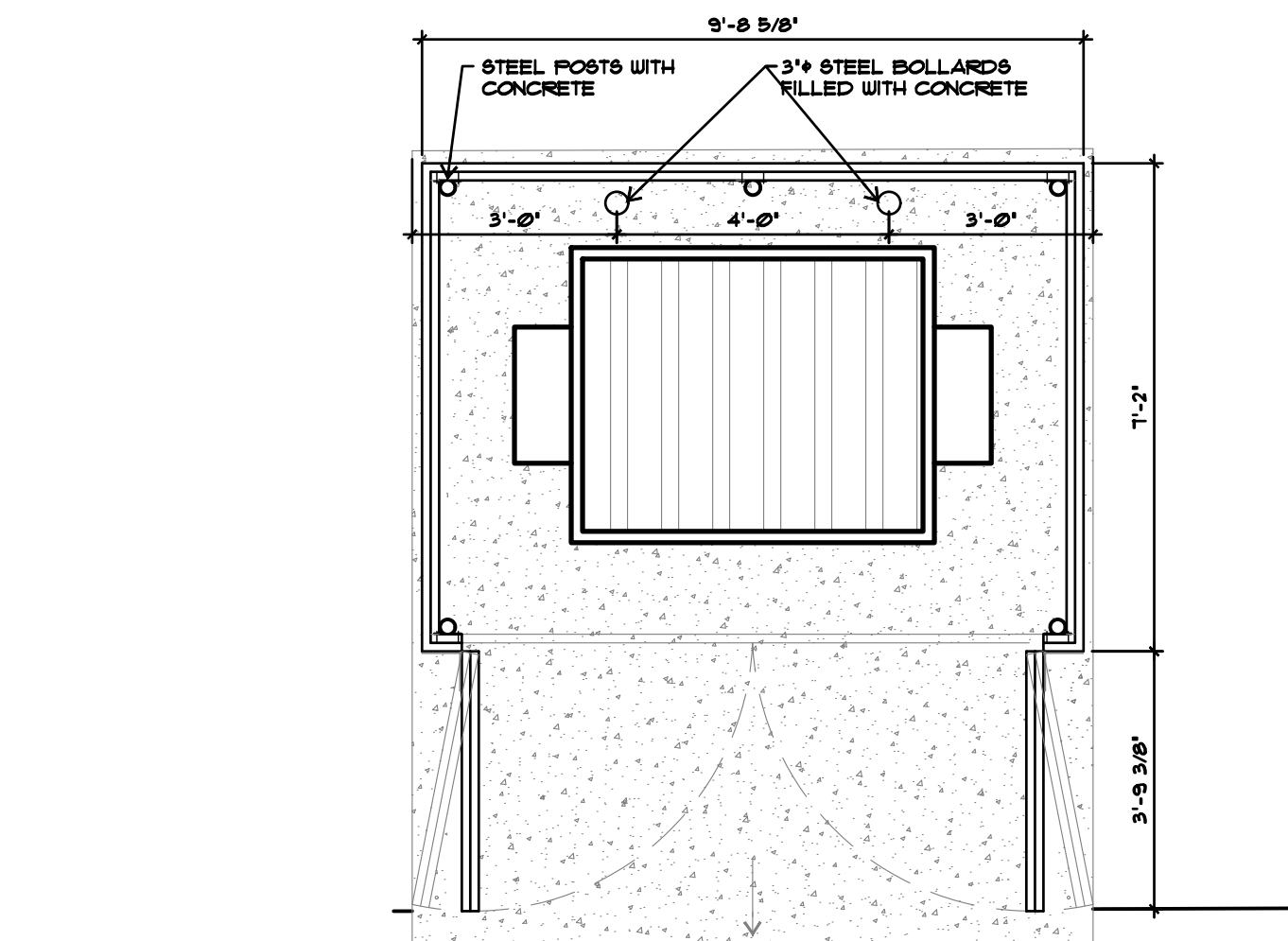
18" CATCH CURB & GUTTER
SCALE 1" = 1'



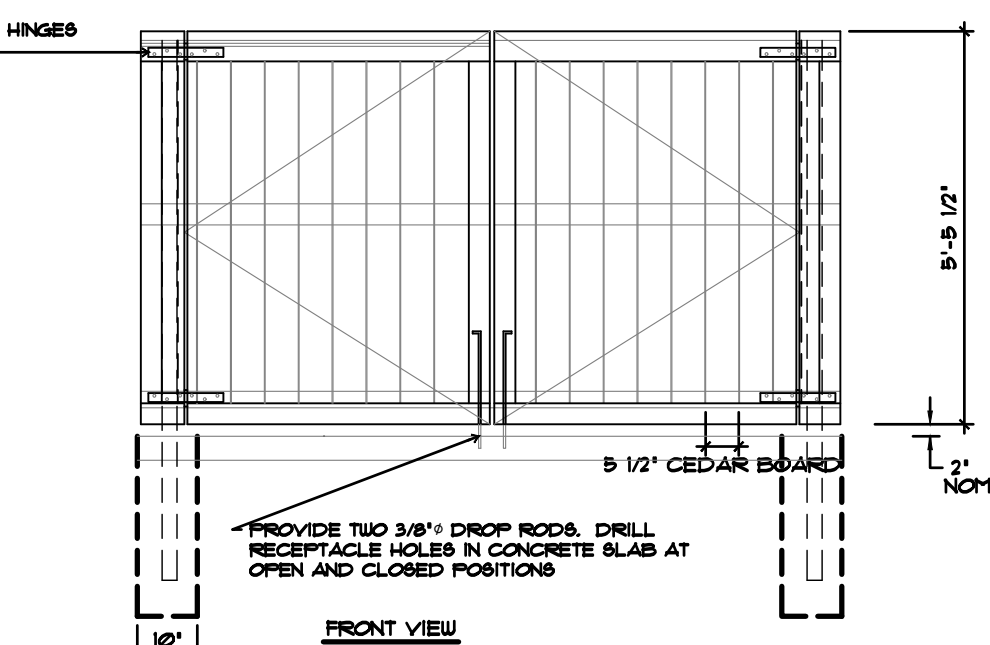
18" SPILL CURB & GUTTER
SCALE 1" = 1'



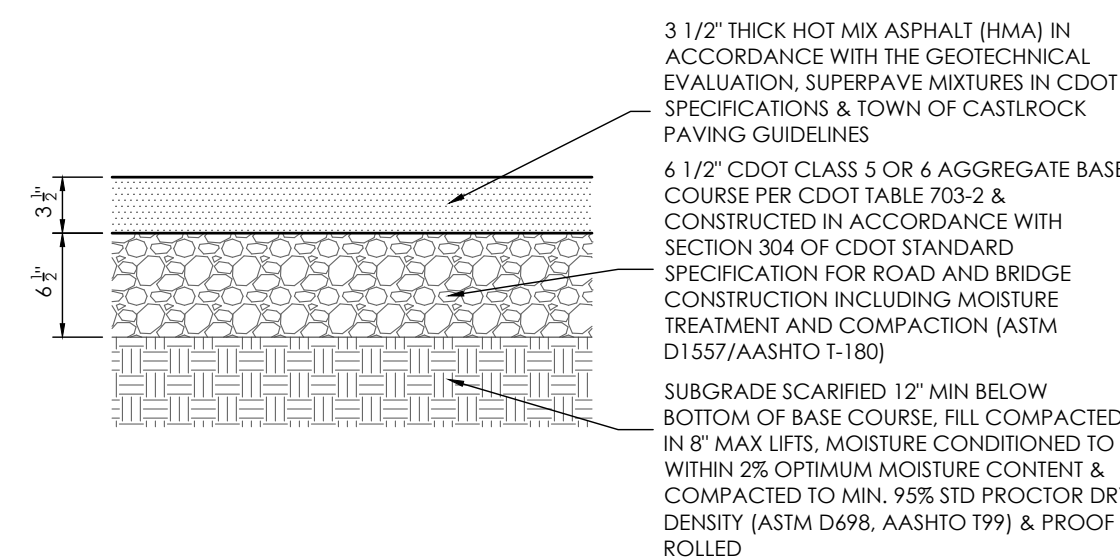
DUMPSTER SCREEN SECTION / ELEV.
SCALE: 3/8" = 1'-0"



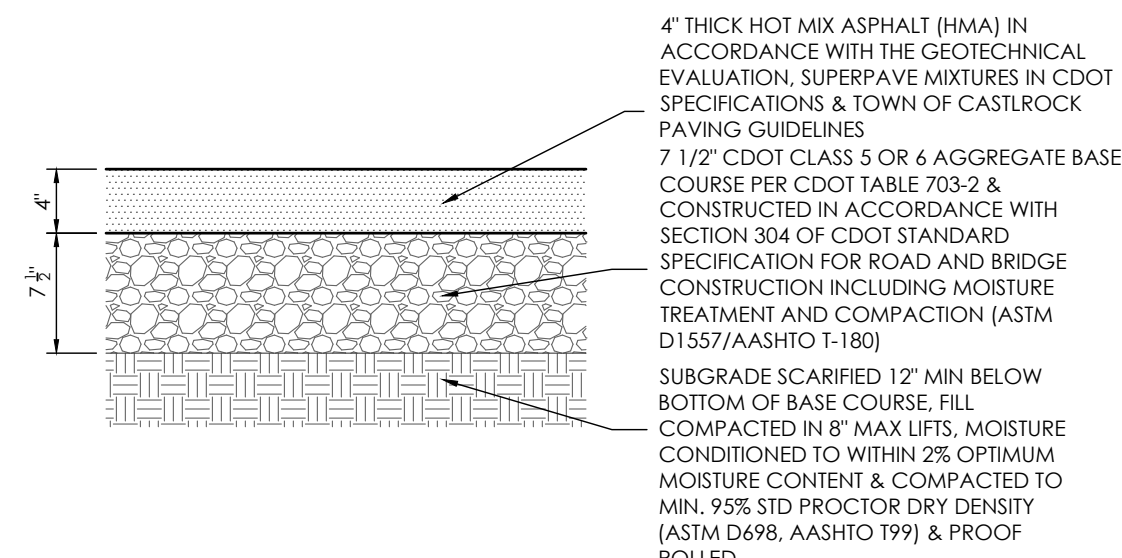
DUMPSTER SCREEN PLAN
SCALE: 3/8" = 1'-0"



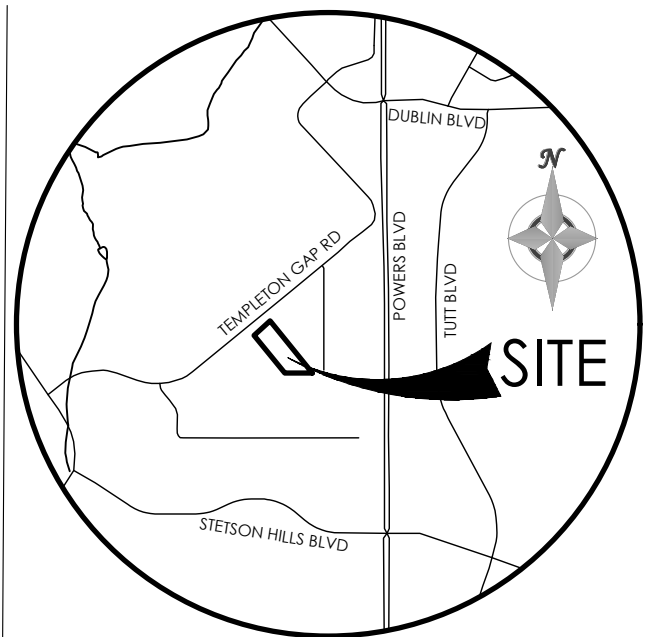
DUMPSTER SCREEN GATE ELEV.
SCALE: 3/8" = 1'-0"



**ASPHALT PAVEMENT SECTION
LIGHT DUTY TRAFFIC PARKING STALLS**
SCALE 1" = 1.0'

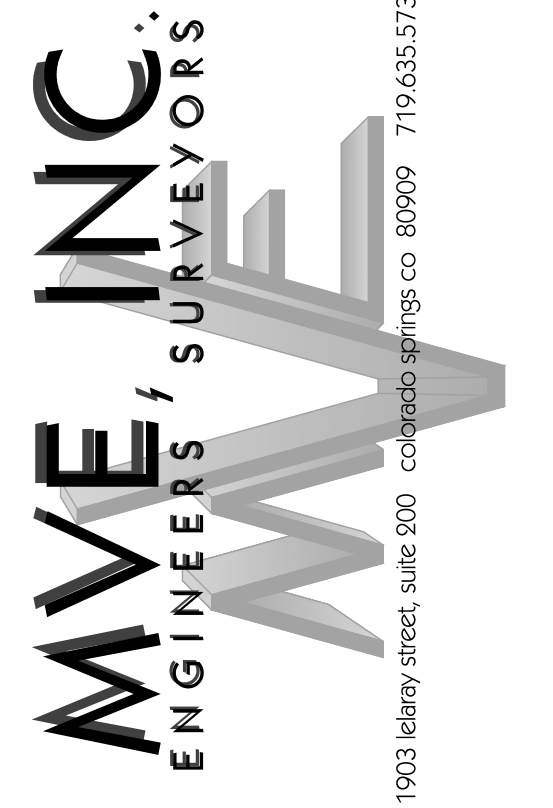
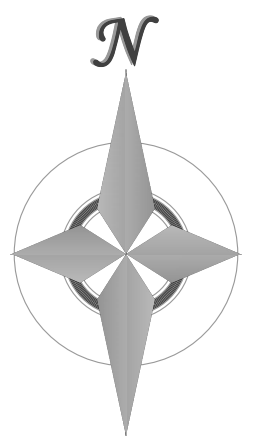


**ASPHALT PAVEMENT SECTION
HEAVY DUTY TRAFFIC DRIVE LANES**
SCALE 1" = 1.0'



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

**5935 TEMPLETON
GAP ROAD**

**SITE PLAN
DETAIL SHEET**

SP-3
MVE PROJECT 61206
MVE DRAWING SP-DS

**JULY 1, 2024
SHEET 3 OF 3**

VA243