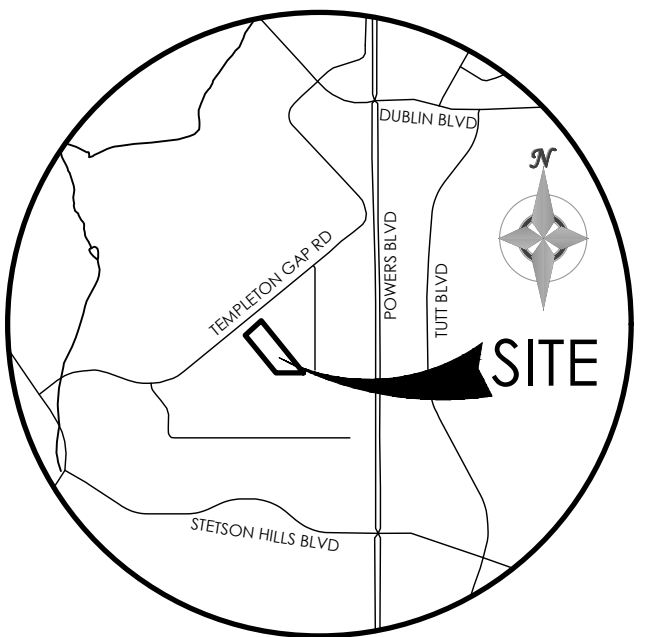


# SITE PLAN

FOR

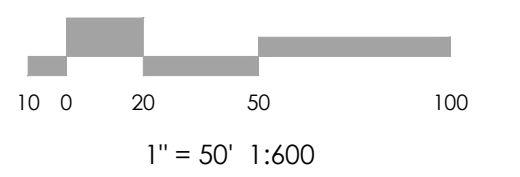
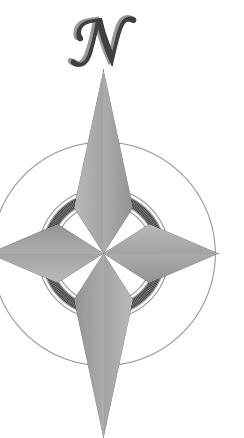
## 5935 TEMPLETON GAP ROAD

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



VICINITY MAP  
NOT TO SCALE

BENCHMARK



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

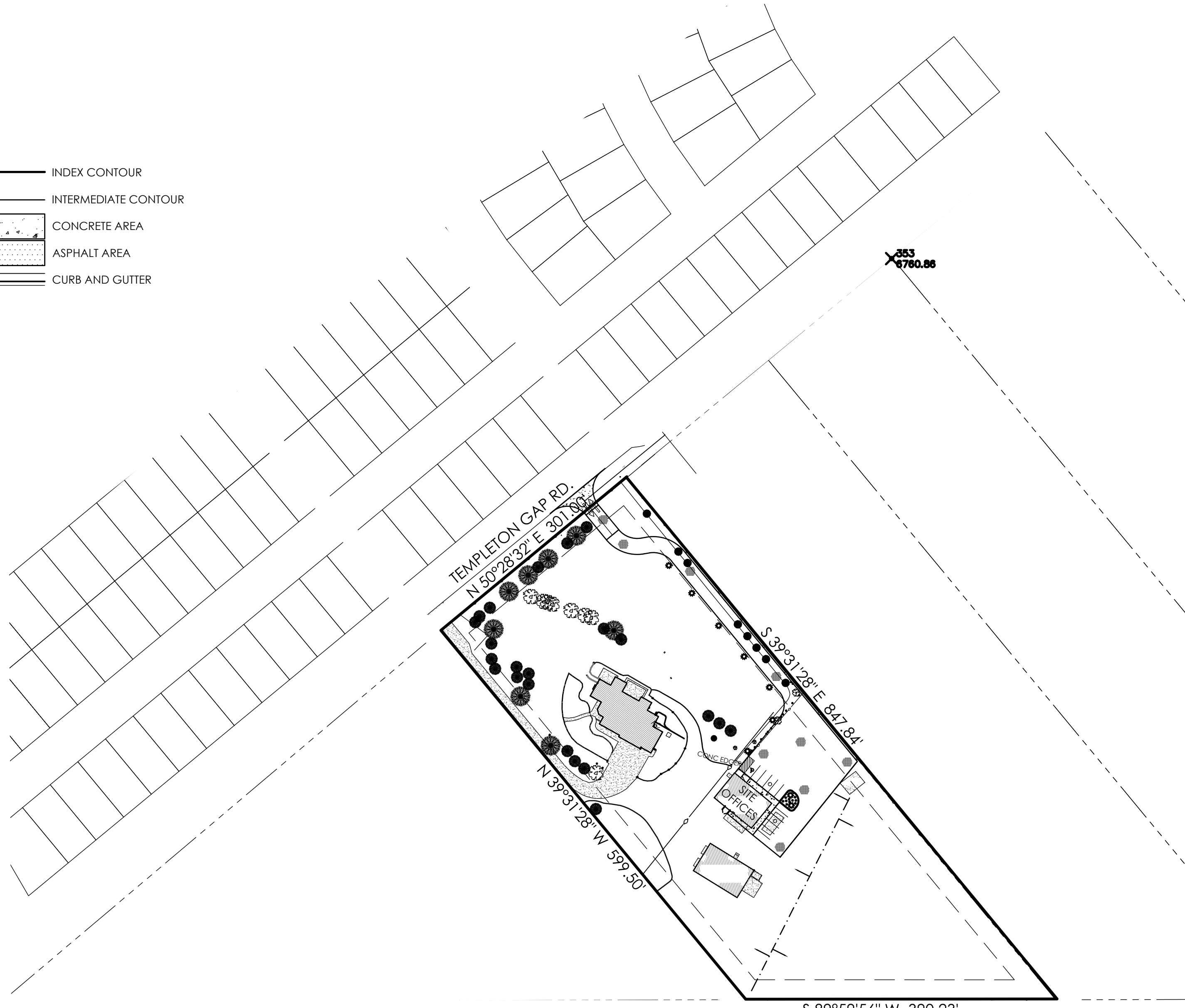
### LEGEND

- EXISTING**
- PROPERTY LINE
  - - - - - EASEMENT LINE
  - LOT LINE
  - - - - - BUILDING SETBACK LINE
  - - - - - ADJACENT PROPERTY LINE
  - - - - 5985 - INDEX CONTOUR
  - - - - 84 - INTERMEDIATE CONTOUR
  - SIGN
  - W — WATER LINE
  - W — WATER VALVE
  - W — FIRE HYDRANT
  - O — OVEHEAD ELEC LINE
  - ○ — ELECTRIC POLE
  - ○ — GAS LINE
  - ○ — FIBER OPTIC LINE
  - ○ — TELECOMMUNICATIONS VAULT
  - x — GAS LINE
  - ○ — 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
- Ⓢ CATCH CURB
- Ⓢ SPILL CURB



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

APPROVED  
Plan Review

08/06/2024 10:44:30 AM  
dsdweeks  
EPC Planning & Community  
Development Department

### 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%
<b>TOTAL AREA:</b>	<b>217,800 SF</b>	<b>100.0% = 5.0± ACRES</b>

#### 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%
<b>TOTAL AREA:</b>	<b>217,800 SF</b>	<b>100.0% = 5.0± ACRES</b>

#### 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-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

#### 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.
- NO PERMANENT OUTDOOR STORAGE UNDER THIS DEVELOPMENT APPLICATION.

#### 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) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0536G, EFFECTIVE DECEMBER 7, 2018.

VA243

# SITE PLAN

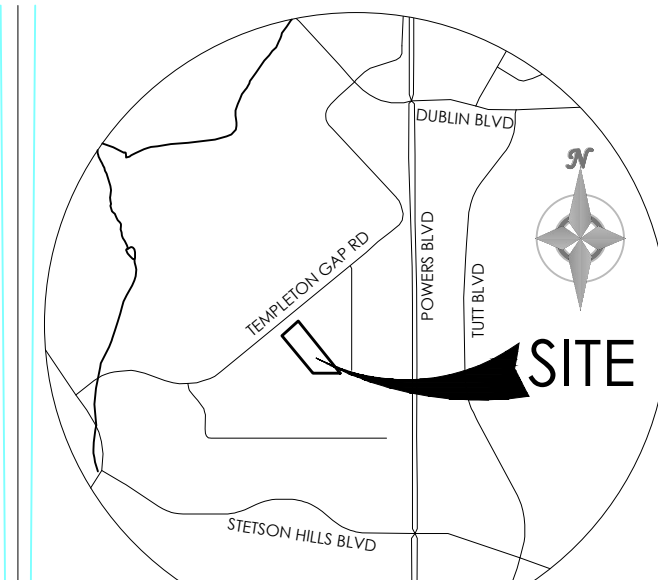
## FOR

# 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

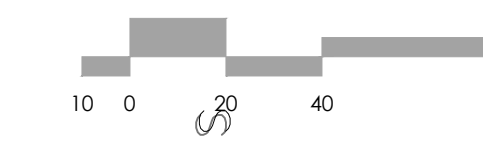
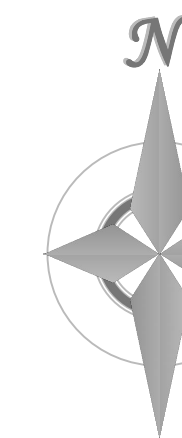
**JWLA**  
**Jon Walsh**  
**LANDSCAPE ARCHITECT**  
 LLC

P.O. Box 354  
 Palmer Lake, CO 80133  
 (719) 640-9428  
 jwlandarch@gmail.com  
 www.jwlandscapearchitect.com

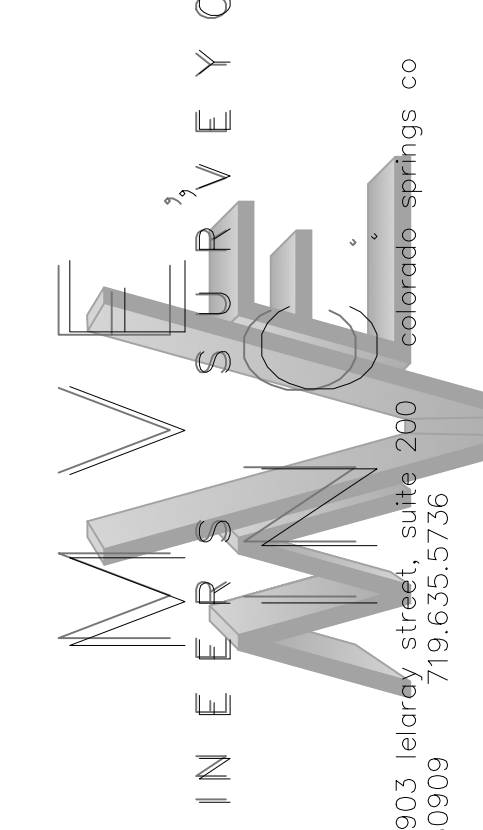


VICINITY MAP  
NOT TO SCALE

BENCHMARK



1" = 40' 1:480



REVISIONS

DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 AS-BUILTS BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

5935 TEMPLETON  
 GAP ROAD

SITE PLAN

SP-2 MVE PROJECT 61206  
 MVE DRAWING SP-CS

JULY 31, 2024  
 SHEET 2 OF 3

VA243

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

- EXISTING**
- 5985 INDEX CONTOUR
  - 84 INTERMEDIATE CONTOUR
  - SIGN
  - WATER LINE
  - WATER VALVE
  - FIRE HYDRANT
  - OVERHEAD ELEC LINE
  - ELECTRIC POLE
  - GAS LINE
  - FIBER OPTIC LINE
  - TELECOMMUNICATIONS VAULT
  - GAS LINE
  - BARBED WIRE FENCE
  - REGULATORY SIGN
- PROPOSED**
- 5985 INDEX CONTOUR
  - 84 INTERMEDIATE CONTOUR
  - CONCRETE AREA
  - ASPHALT AREA
  - CURB AND GUTTER

**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.

**EXISTING TREE LEGEND**

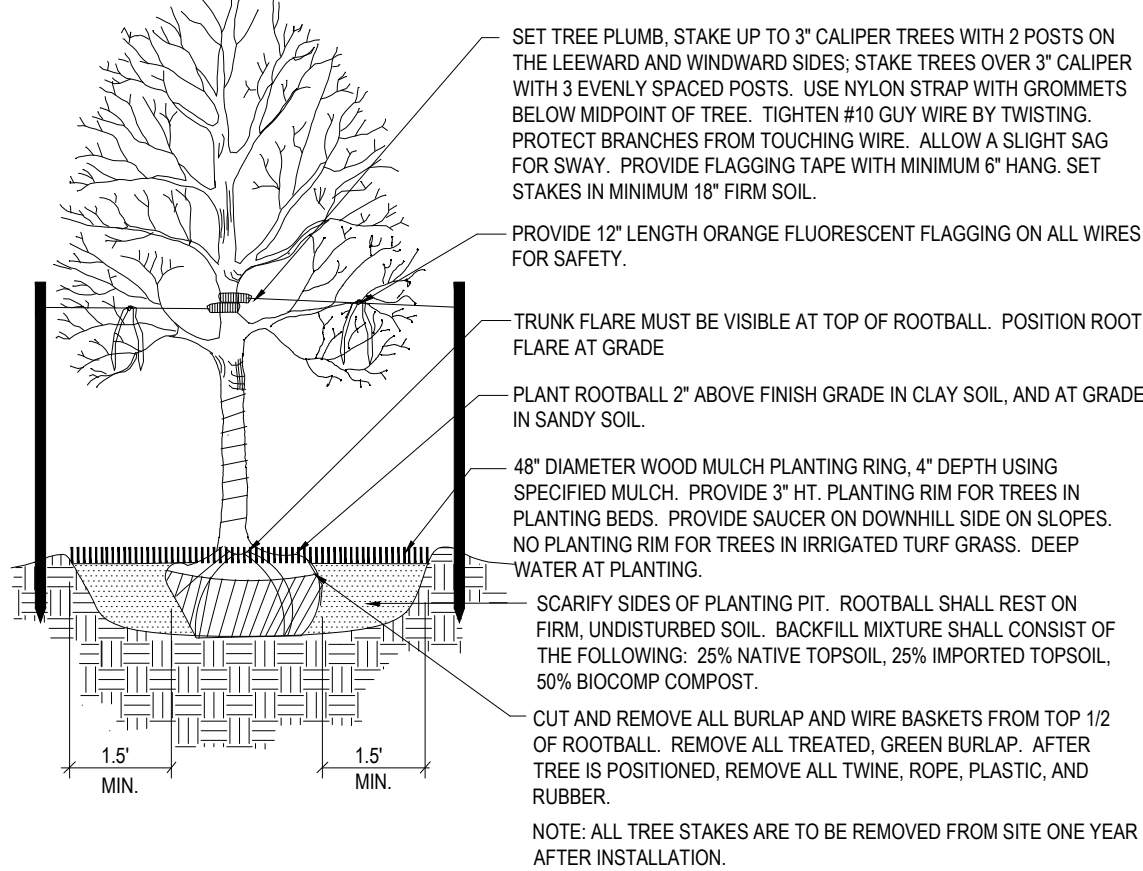
NO.	SPECIES	SIZE	CONDITION
1.	PONDEROSA PINE	30' HT.	GOOD
2.	PONDEROSA PINE	35' HT.	GOOD
3.	PONDEROSA PINE	15' HT.	GOOD
4.	PONDEROSA PINE	30' HT.	GOOD
5.	PONDEROSA PINE	25' HT.	GOOD
6.	PONDEROSA PINE	40' HT.	GOOD
7.	PONDEROSA PINE	35' HT.	GOOD
8.	PONDEROSA PINE	25' HT.	GOOD
9.	PONDEROSA PINE	25' HT.	GOOD
10.	PONDEROSA PINE	25' HT.	GOOD
11.	AUSTRIAN PINE	15' HT.	GOOD
12.	PONDEROSA PINE	35' HT.	GOOD
13.	GREEN ASH	5' CAL.	GOOD
14.	GREEN ASH	5' CAL.	GOOD
15.	SIBERIAN ELM	18' CAL.	FAIR
16.	SIBERIAN ELM	15' CAL.	FAIR
17.	SIBERIAN ELM	12' CAL.	FAIR
18.	SIBERIAN ELM	12' CAL.	FAIR
19.	GREEN ASH	4' CAL.	GOOD
20.	GREEN ASH	4' CAL.	GOOD
21.	PONDEROSA PINE	20' HT.	GOOD
22.	PONDEROSA PINE	25' HT.	GOOD
23.	PONDEROSA PINE	25' HT.	GOOD
24.	PONDEROSA PINE	25' HT.	GOOD
25.	PONDEROSA PINE	20' HT.	GOOD
26.	PONDEROSA PINE	30' HT.	GOOD
27.	PONDEROSA PINE	30' HT.	GOOD
28.	PONDEROSA PINE	30' HT.	GOOD
29.	PONDEROSA PINE	30' HT.	GOOD
30.	PONDEROSA PINE	30' HT.	GOOD
31.	PONDEROSA PINE	30' HT.	GOOD
32.	PONDEROSA PINE	25' HT.	GOOD
33.	GREEN ASH	4' CAL.	GOOD
34.	PONDEROSA PINE	25' HT.	GOOD
35.	PONDEROSA PINE	25' HT.	GOOD
36.	PONDEROSA PINE	35' HT.	GOOD
37.	CRABAPPLE	5' CAL.	GOOD
38.	GREEN ASH	4' CAL.	GOOD
39.	GREEN ASH	4' CAL.	GOOD
40.	SIBERIAN ELM	12' CAL.	FAIR
41.	SIBERIAN ELM	12' CAL.	FAIR
42.	SIBERIAN ELM	12' CAL.	FAIR
43.	SIBERIAN ELM	12' CAL.	FAIR
44.	SIBERIAN ELM	12' CAL.	FAIR
45.	SIBERIAN ELM	12' CAL.	FAIR
46.	SIBERIAN ELM	12' CAL.	FAIR
47.	SIBERIAN ELM	12' CAL.	FAIR
48.	PONDEROSA PINE	25' HT.	GOOD
49.	GREEN ASH	5' CAL.	GOOD
50.	GREEN ASH	6' CAL.	GOOD
51.	GREEN ASH	5' CAL.	GOOD
52.	GREEN ASH	3' CAL.	GOOD
53.	PONDEROSA PINE	35' HT.	GOOD
54.	PONDEROSA PINE	35' HT.	GOOD
55.	PONDEROSA PINE	10' HT.	GOOD
56.	PONDEROSA PINE	40' HT.	GOOD
57.	PONDEROSA PINE	35' HT.	GOOD
58.	PONDEROSA PINE	35' HT.	GOOD
59.	GREEN ASH	2.5' CAL.	GOOD
60.	MAPLE	10' CAL.	GOOD
61.	CRABAPPLE	2.5' CAL.	GOOD
62.	FLOWERING PEAR	1.5' CAL.	GOOD
63.	FLOWERING PEAR	1.5' CAL.	GOOD
64.	AUSTRIAN PINE	12' HT.	GOOD
65.	PONDEROSA PINE	30' HT.	GOOD
66.	PINON PINE	15' HT.	GOOD
67.	COLORADO BLUE SPRUCE	30' HT.	GOOD
68.	PONDEROSA PINE	25' HT.	GOOD
69.	CRABAPPLE	15' CAL.	GOOD
70.	CHOKECHERRY	15' CLUMP	GOOD
71.	PONDEROSA PINE	25' HT.	GOOD
72.	HONEYLOCUST	3' CAL.	GOOD
73.	CANADA RED CHERRY	7' CLUMP	GOOD
74.	HONEYLOCUST	2' CAL.	GOOD
75.	CANADA RED CHERRY	6' CLUMP	GOOD
76.	CANADA RED CHERRY	5' CLUMP	GOOD
77.	HONEYLOCUST	1' CAL.	FAIR
78.	PONDEROSA PINE	25' HT.	GOOD
79.	GREEN ASH	2' CAL.	GOOD
80.	AUSTRIAN PINE	12' HT.	GOOD
81.	PONDEROSA PINE	30' HT.	GOOD
82.	PONDEROSA PINE	30' HT.	GOOD
83.	PONDEROSA PINE	25' HT.	GOOD
84.	OAK	1.5' CAL.	GOOD
85.	GREEN ASH	3' CAL.	GOOD
86.	CRABAPPLE	4' CAL.	GOOD
87.	COLORADO BLUE SPRUCE	15' HT.	GOOD
88.	COLORADO BLUE SPRUCE	15' HT.	GOOD
89.	COLORADO BLUE SPRUCE	15' HT.	GOOD
90.	COLORADO BLUE SPRUCE	15' HT.	GOOD
91.	COLORADO BLUE SPRUCE	8' HT.	GOOD
92.	PONDEROSA PINE	15' HT.	GOOD
93.	PONDEROSA PINE	12' HT.	GOOD
94.	PONDEROSA PINE	20' HT.	GOOD

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
ACE HOT	2	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	1.5" Cal.	B & B
SHRUBS					
CHR GTR	2	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 gal	
FAL PAR	2	Falugia paradoxa	Apache Plume	5 gal	
PER AT2	6	Perovskia atriplicifolia	Russian Sage	5 gal	

**PLANTING DETAILS**

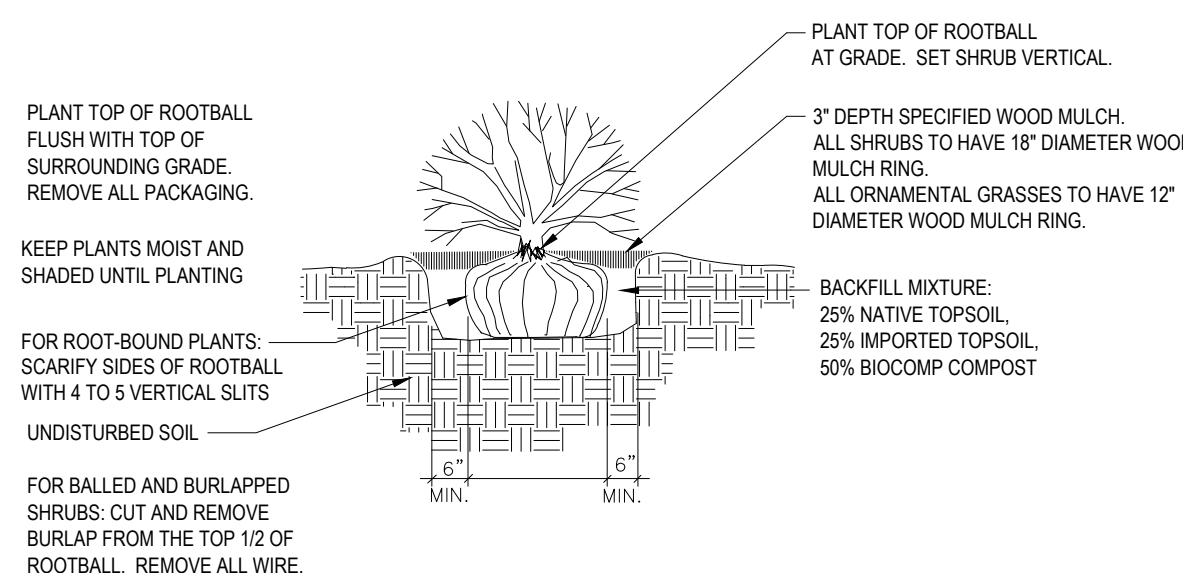
- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



**Deciduous Tree Planting Detail**

NOT TO SCALE

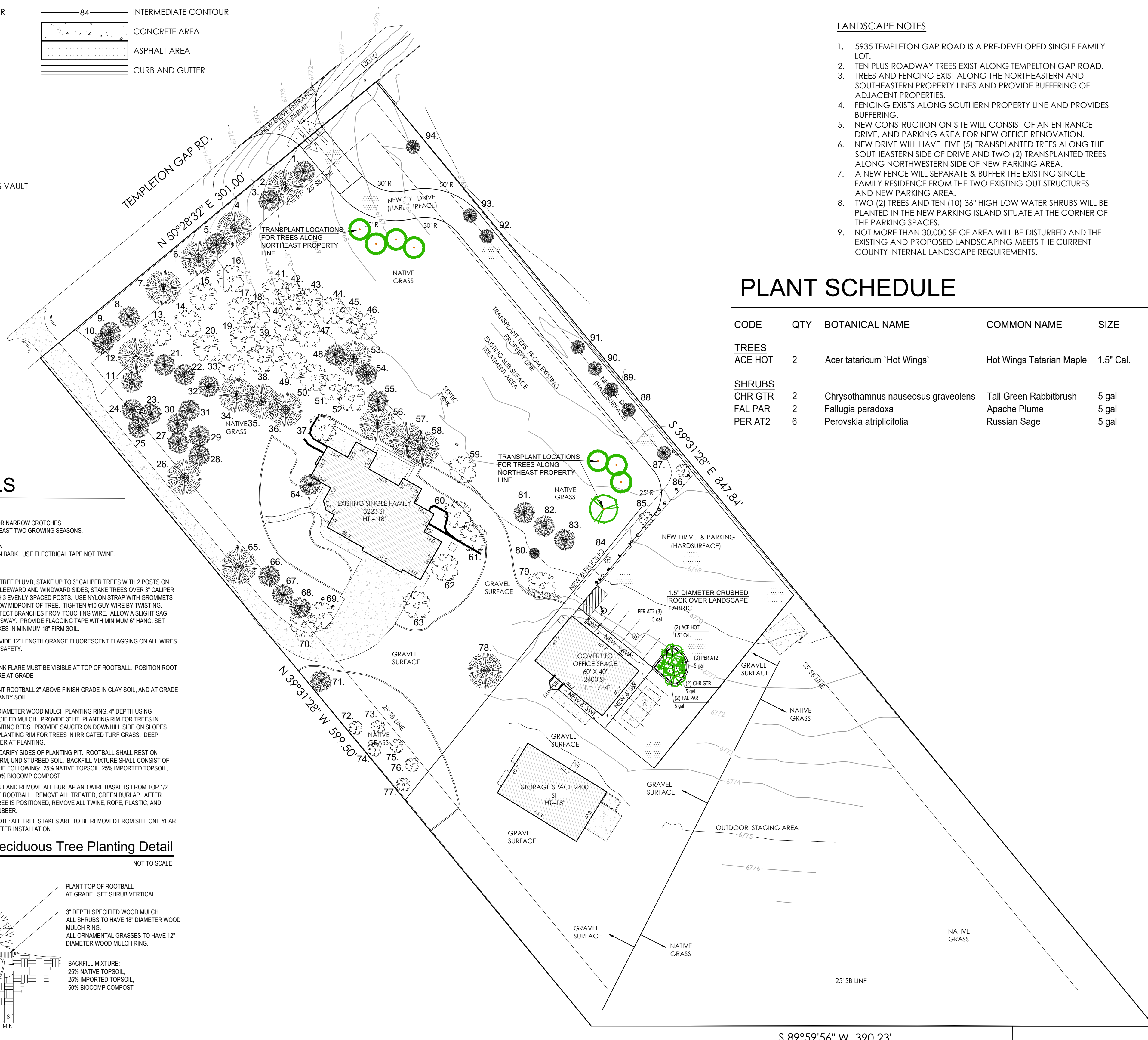
1



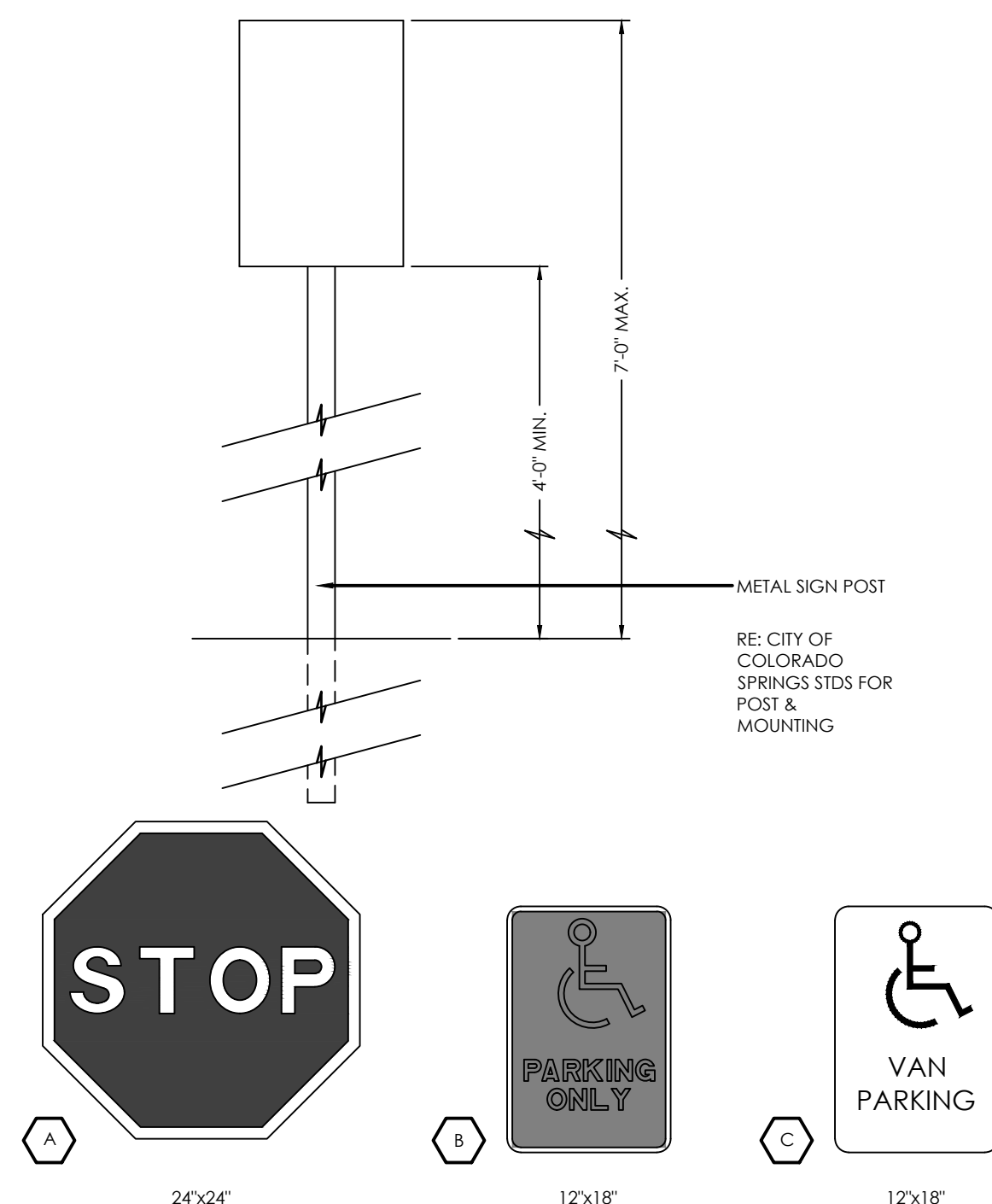
**Shrub Planting Detail**

SCALE: NOT TO SCALE

2

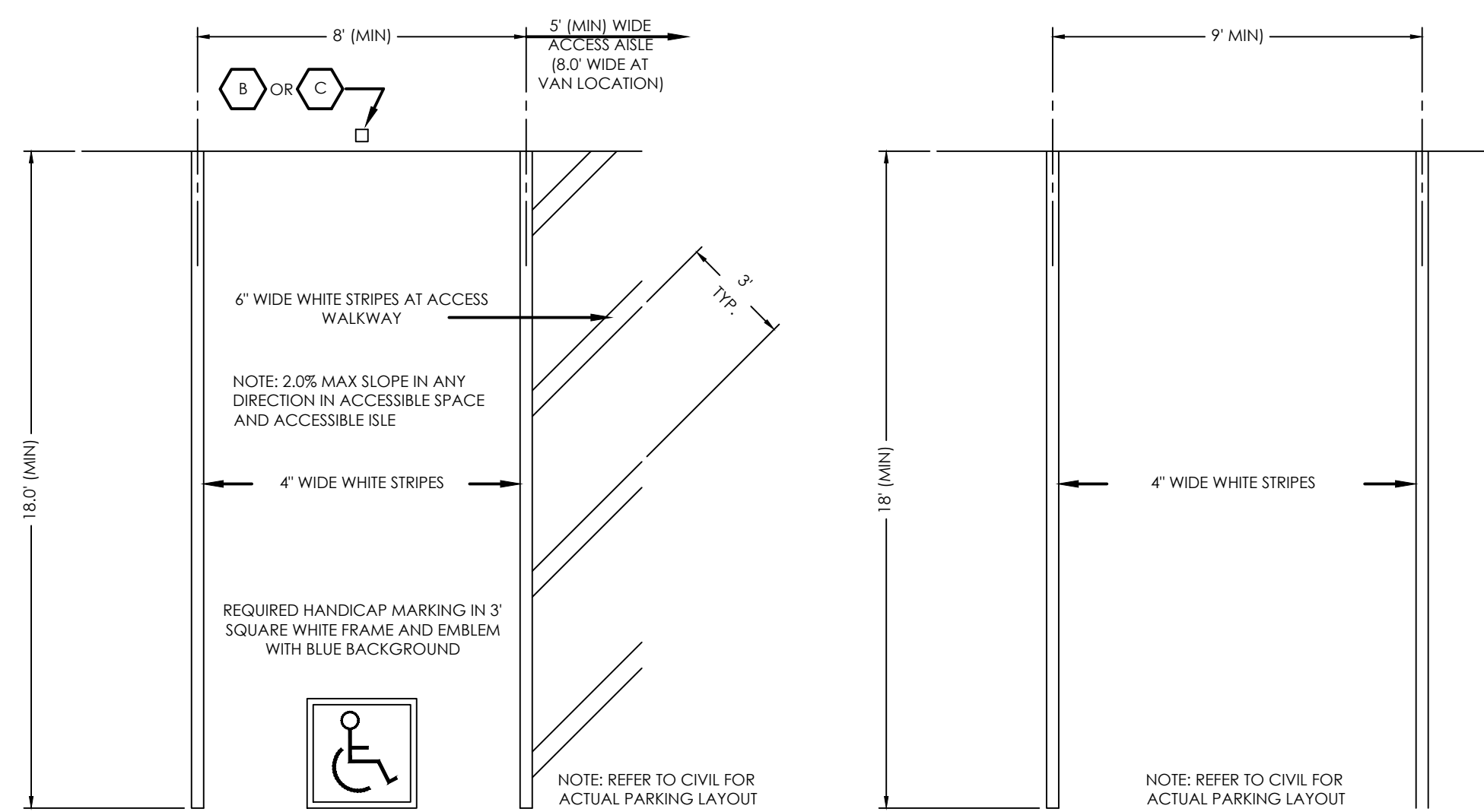


S 89°59'56" W 390.23'



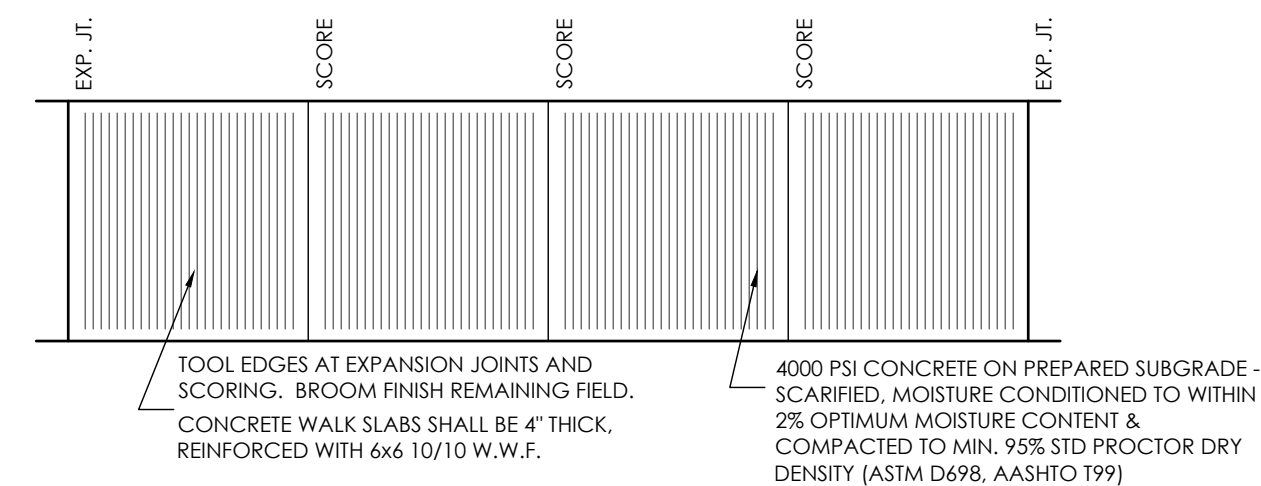
1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN).
4. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

**SITE SIGNAGE**  
SCALE 1" = 1.0'

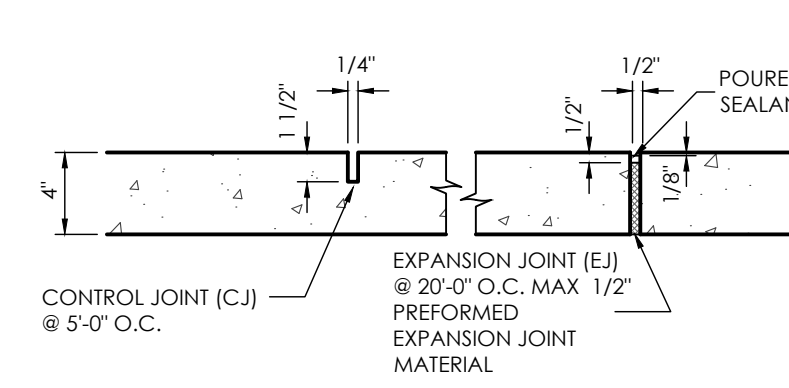


**TYPICAL HANDICAP PARKING SPACE**  
SCALE 1" = 4'

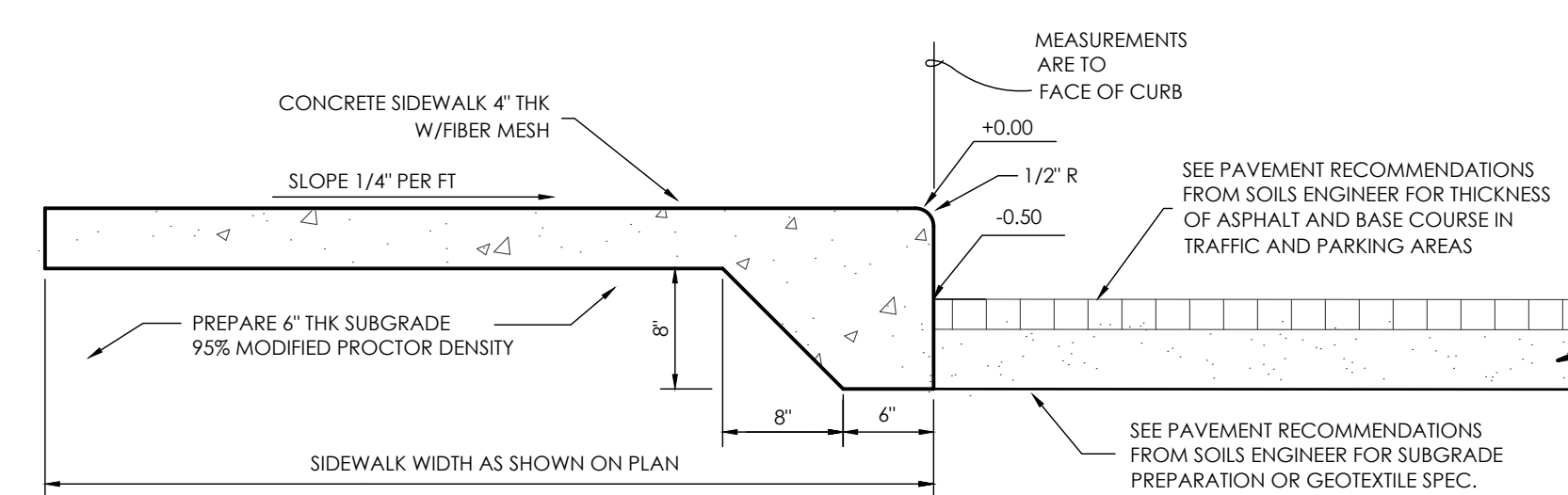
**TYPICAL STANDARD PARKING SPACE**  
SCALE 1" = 4'



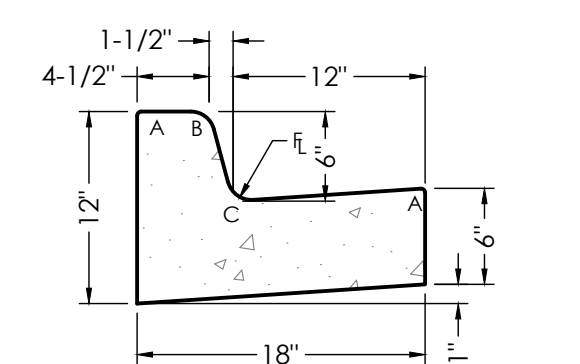
**TYPICAL SIDEWALK DETAIL**  
SCALE 1" = 4.0'



**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



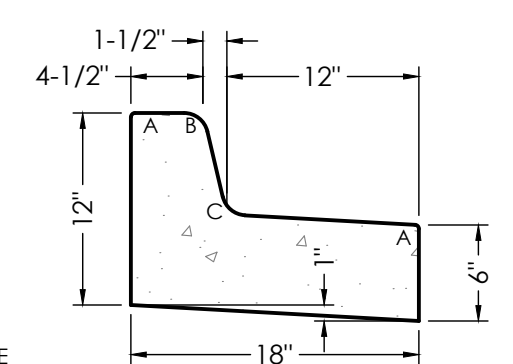
**THICKENED EDGE SIDEWALK**  
SCALE 1" = 1'



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

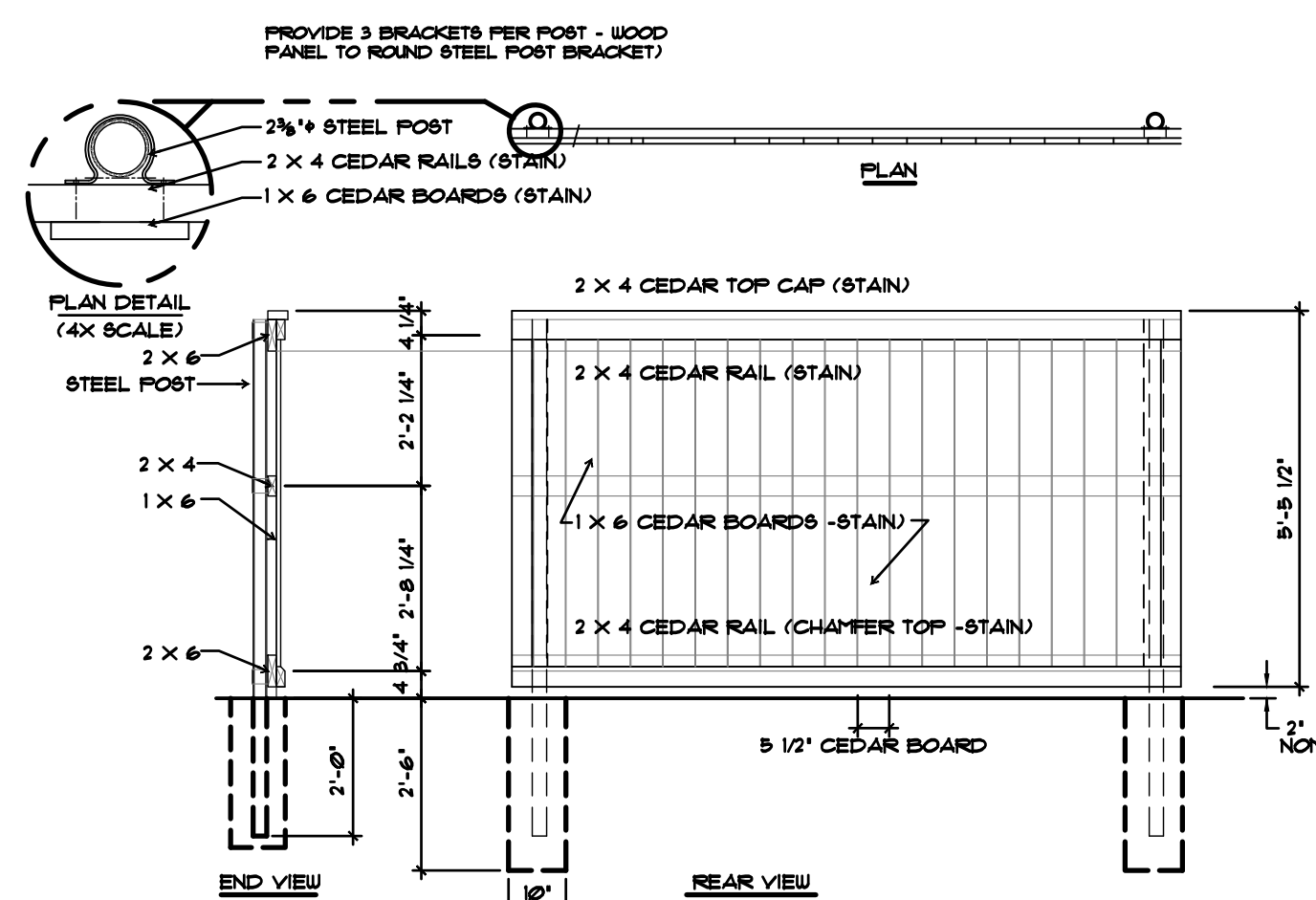
RADI	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

NOTE: CURB & GUTTER CONCRETE SHALL BE CITY OF COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.



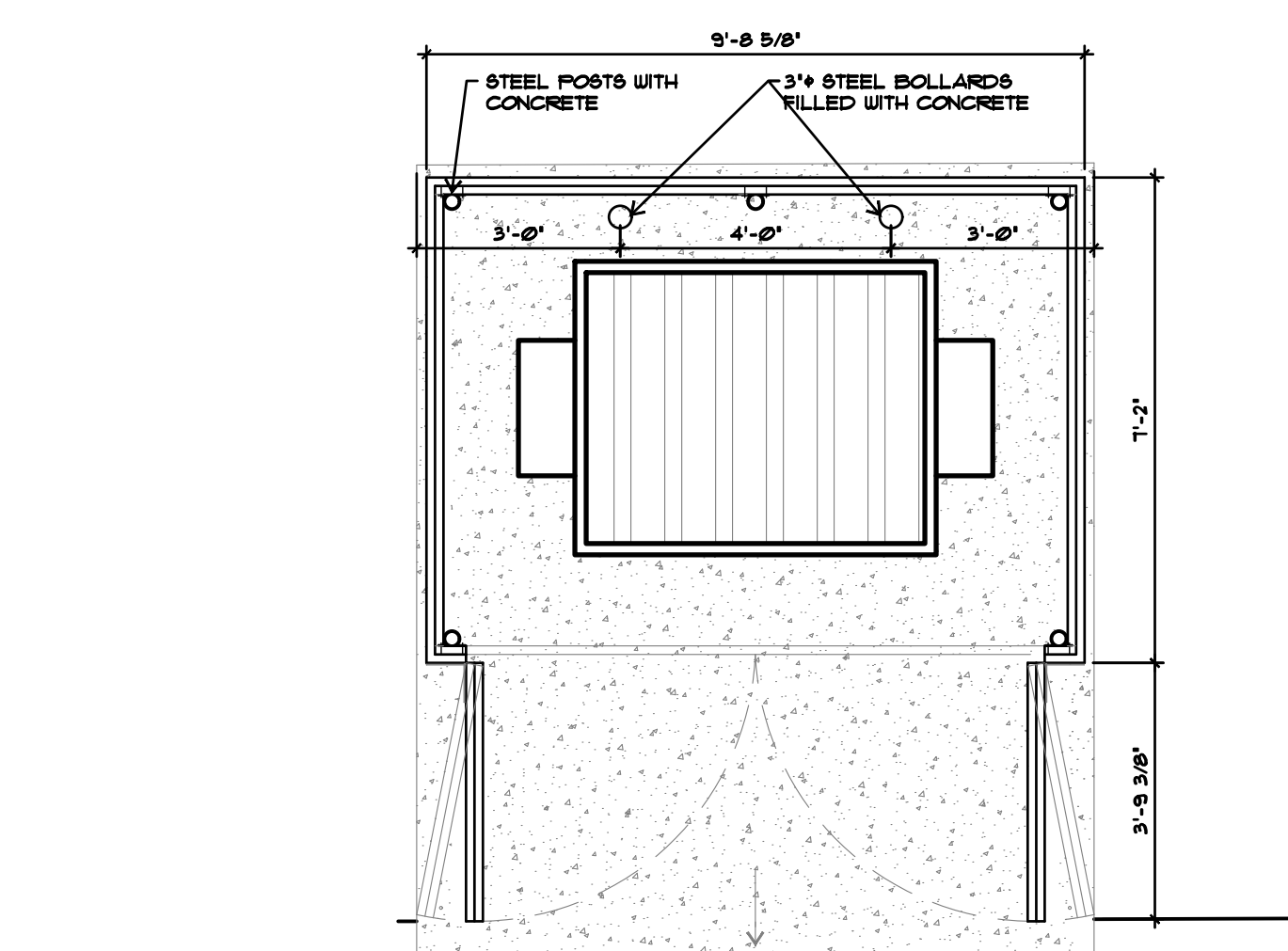
**18" SPILL CURB & GUTTER**  
SCALE 1" = 1'

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

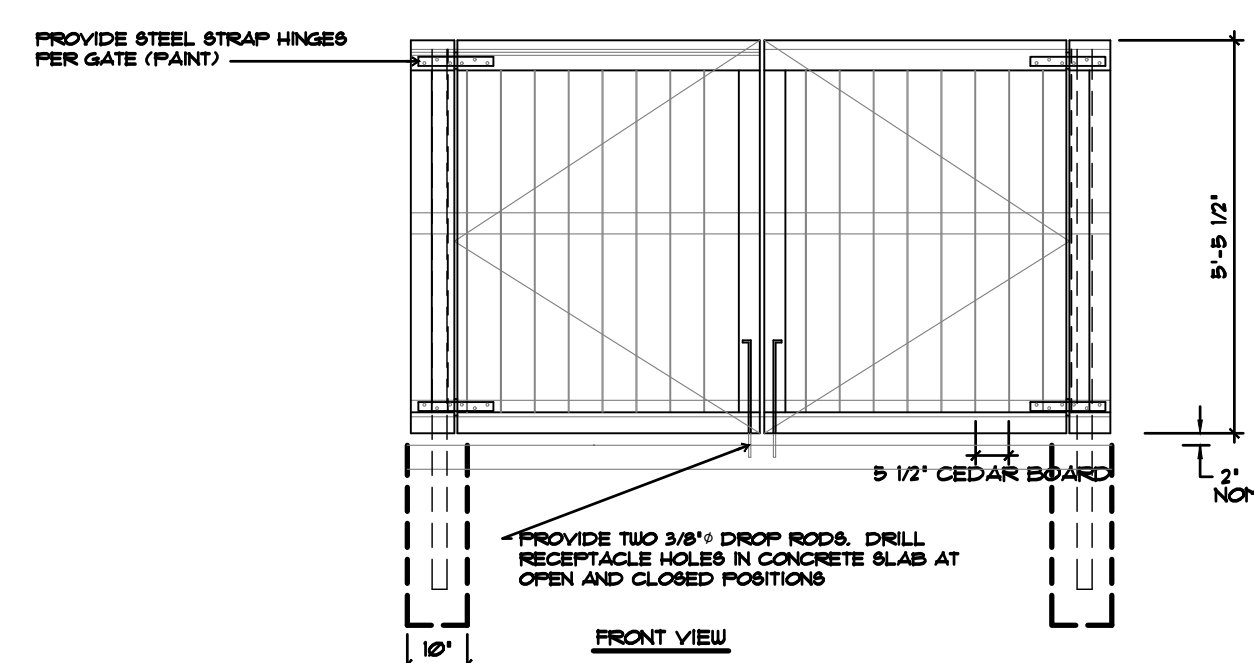


**DUMPSTER SCREEN SECTION / ELEV.**  
SCALE: 3/8" = 1'-0"

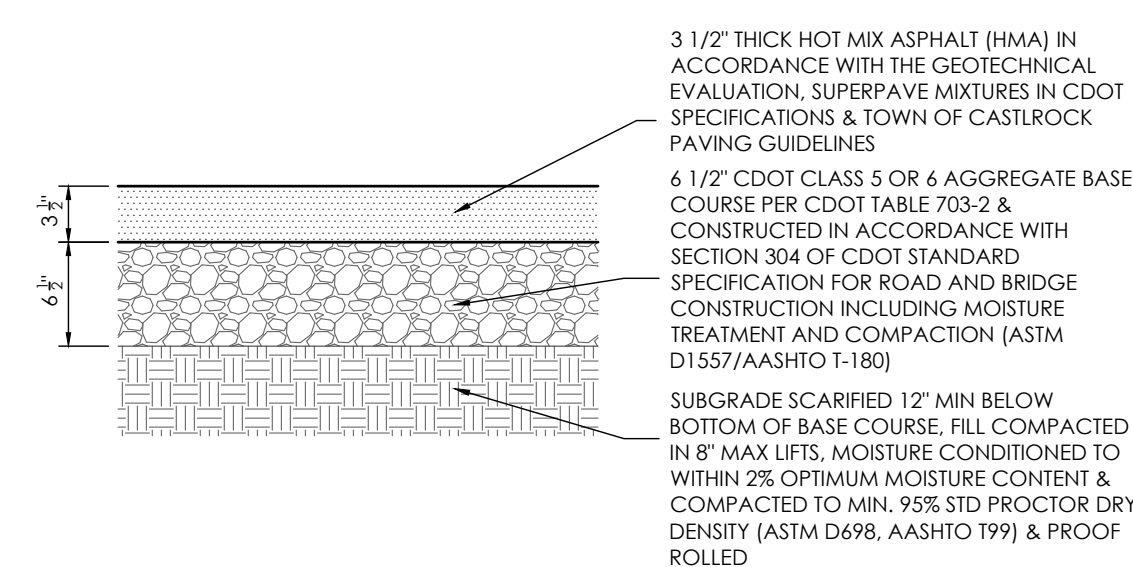
NOTE:  
-FILL STEEL POSTS WITH CONCRETE  
-FASTEN EACH RAIL END USING THREE #8 x 1-1/4" RAIL SCREWS  
-ATTACH RAILS TO CORNER POSTS USING ONE #8 CLIP PER RAIL END  
-ATTACH CEDAR BOARDS TO RAILS WITH COATED SCREWS



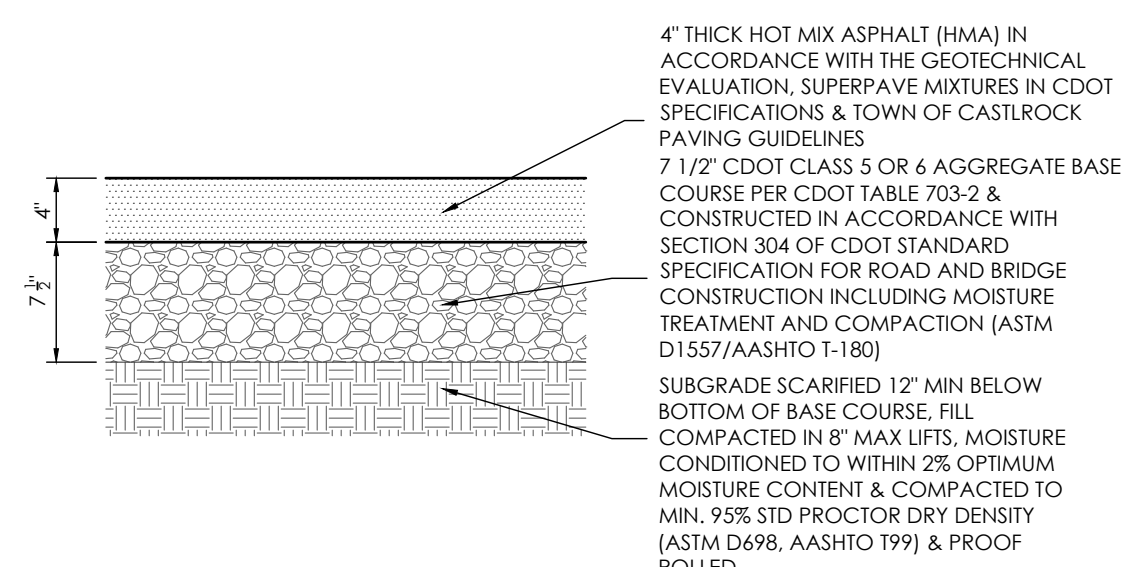
**DUMPSTER SCREEN PLAN**  
SCALE: 3/8" = 1'-0"



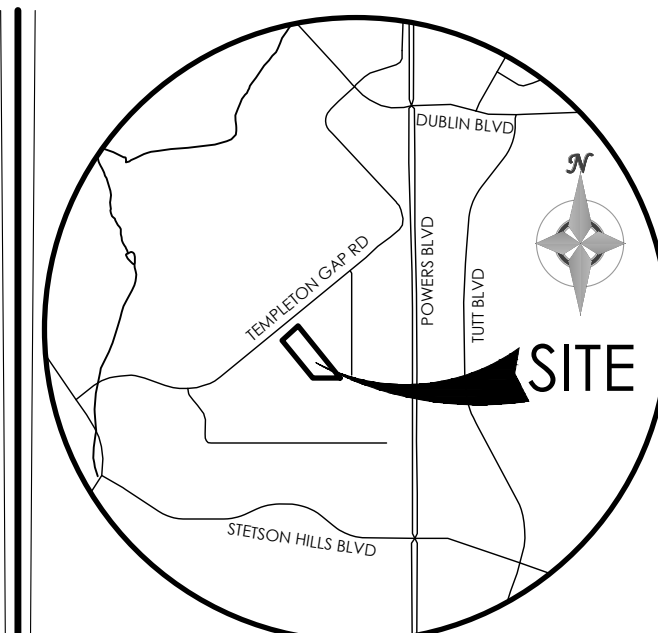
**DUMPSTER SCREEN GATE ELEV.**  
SCALE: 3/8" = 1'-0"



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

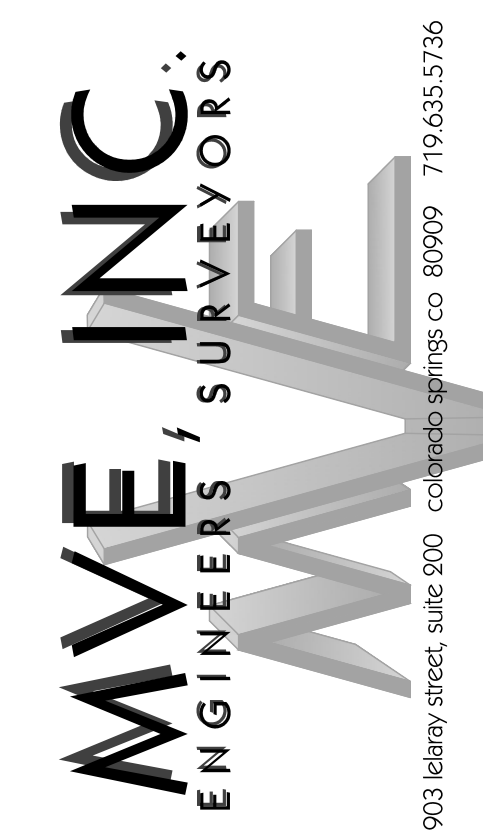
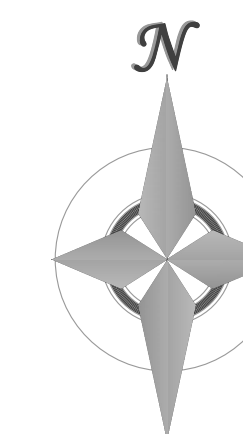


**ASPHALT PAVEMENT SECTION  
HEAVY DUTY TRAFFIC DRIVE LANES**  
SCALE 1" = 1.0'



**VICINITY MAP**  
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS-BUILTS 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**

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