

N:\jobs\1893.00\Drawings\DP\189300 DP.dwg, 1/7/2020 1:25:52 PM

PROJECT NOTES

LEGAL DESCRIPTION: WEST PARCEL — THAT TRACT IN SE4NW4 LY SELY OF HWY 189 SEC 07-13-65 EAST PARCEL — THAT PART OF SW4NE4 LY SLY OF FOL LN, BEG AT A PT ON E LN OF SW4NE4 WHICH IS 971.14 FT SLY FROM NE COR THEREOF, TH WLY PARA WITH N LN OF SW4NE4 TO INTSEC THE W LN OF SW4NE4 SEC 7-13-65

OWNER: MOKARA LAND HOLDINGS LLC  
PO BOX 667  
COLORADO SPRINGS, CO 80901

DEVELOPER: GALIANT HOMES  
6265 LEHMAN DRIVE #160  
COLORADO SPRINGS, CO 80918  
719.445.6264  
ATTN: STEVE MILLER

OWNER: TERRA NOVA ENGINEERING, INC.  
721 S 23RD STREET  
COLORADO SPRINGS, CO 80904  
719.635.6422  
ATTN: DANE FRANK

SITE AREA: 0.87 AC & 10.55 AC — 11.42 AC TOTAL (497,455 SF)  
ADDRESS: 7045 & 7065 TEMPLETON GAP ROAD  
TSN: 53070-00-045 & 53070-00-011  
ZONING: CURRENT — PUD AO, PROPOSED — PUD AO (R5)  
MINIMUM SETBACKS: FRONT: 10', WEST SIDE: 10', EAST SIDE: 15', REAR: 15'  
MASTER PLAN: DUBLIN NORTH (CITY # ###)

BUILDING HEIGHT: 30' MAX  
LOT COVERAGE: 3.37 AC (30.1%)  
MAX LOT COVERAGE: 40%  
DENSITY: 172 DU, 15.1 DU/AC  
MAX DENSITY: 20 DU/AC

PROPOSED USE: MULTI-FAMILY (3 BEDROOM TOWNHOMES)

PARKING: 344 GARAGE SPACES, 172 PRIVATE SPACES, 49 VISITOR SPACES  
INCLUDING 4 HANDICAP SPACES (VAN ACCESSIBLE)  
PARKING REQUIRED: 344 SPACES (2 SPACES PER DU)

THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, EL PASO COUNTY, COLORADO # 08041C0537G, EFFECTIVE DATE DECEMBER 7, 2018.

THE SCHEDULE FOR CONSTRUCTION OF THE PROPOSED BUILDING WILL PROCEED IMMEDIATELY AFTER ALL GOVERNMENTAL APPROVALS ARE OBTAINED.

CONTOURS FOR THIS DOCUMENT ARE 2.0' INTERVALS.

THE SITE IS WITHIN BOTH THE COTTONWOOD CREEK DRAINAGE BASIN AND THE SAND CREEK DRAINAGE BASIN. THE WESTERN QUARTER± OF THE SITE IS WITHIN THE COTTONWOOD CREEK DRAINAGE BASIN.

NOTES:

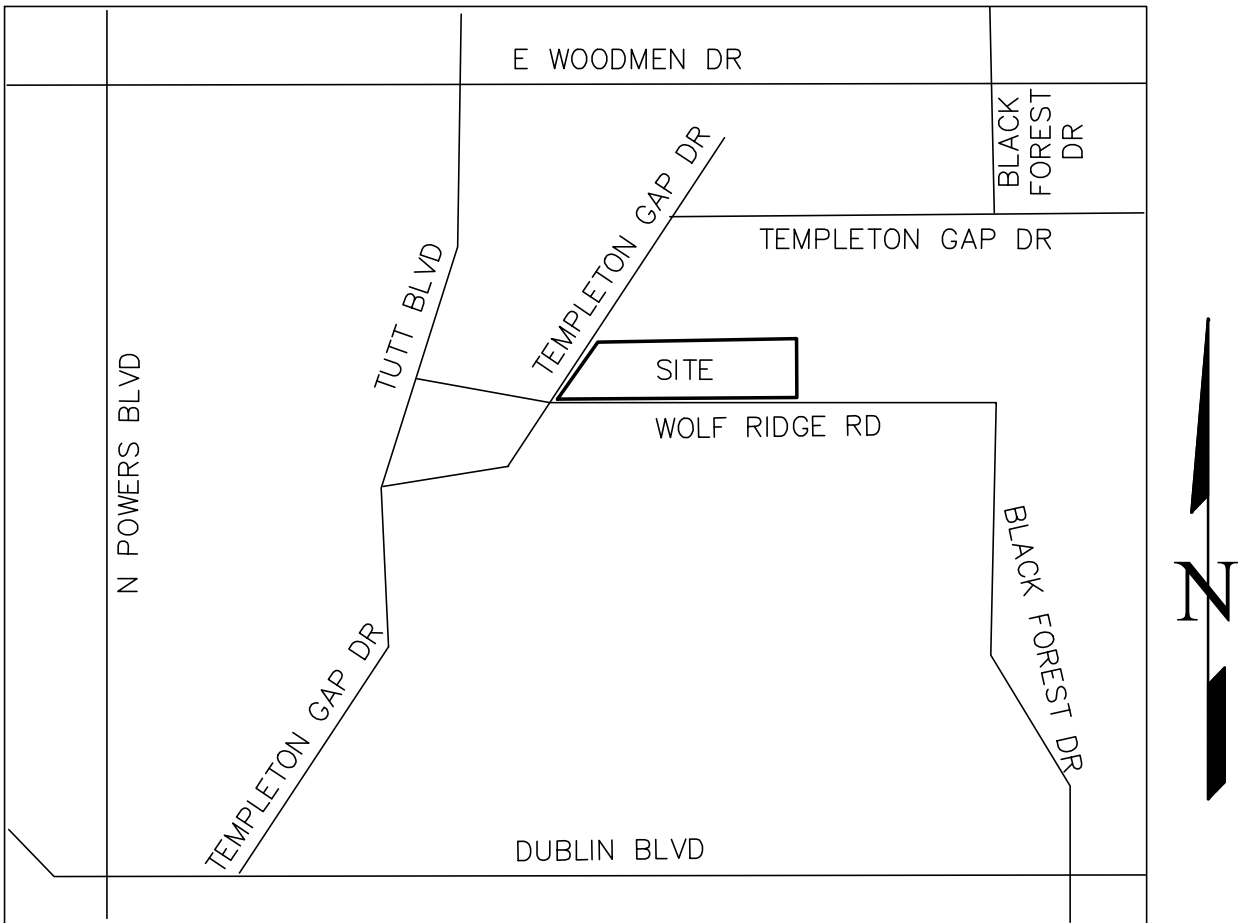
- EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
- THE 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.
- THIS SITE IS NOT WITHIN A FEMA FLOODPLAIN.
- THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

# TEMPLETON GAP TOWNHOMES

## COLORADO SPRINGS, CO

### SITE PLAN

### DECEMBER 2019



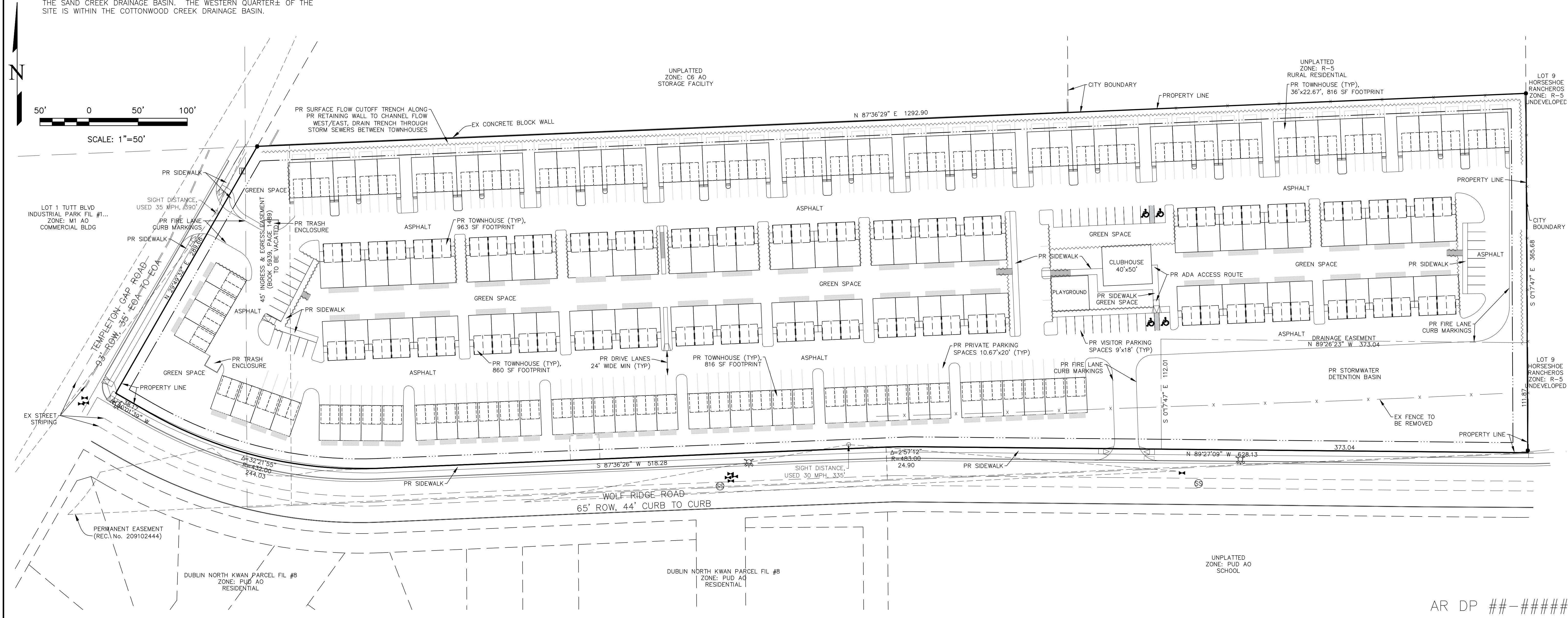
VICINITY MAP  
N.T.S.

SHEET INDEX:

- SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN
- PRELIMINARY LANDSCAPING PLAN
- LIGHTING PLAN

LEGEND

EXISTING CONTOURS — MINOR	— 6132 —
EXISTING CONTOURS — MAJOR	— 6130 —
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	6.2
EXISTING SPOT GRADE	× EX 7314.00
PROPOSED SPOT GRADE	× 7314.00
SETBACK LINE	— — — — —
UNDERGROUND GAS LINE	— — — — — UG
UNDERGROUND ELECTRIC LINE	— — — — — UE
BARBED WIRE FENCE	— — — — — X
UNDERGROUND WATER LINE	— — — — — V
SANITARY SEWER LINE	— — — — — SS
STORM SEWER LINE	— — — — — ST
SANITARY SEWER MANHOLE	⊗
WATER VALVE	⊕
FIRE HYDRANT	⊙
PROPOSED RETAINING WALL	~ ~ ~ ~ ~



REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**GALIAN HOMES**  
ATTN: STEVE MILLER  
6265 LEHMAN DRIVE #160  
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719.445.6264

**Terra Nova**  
Engineering, Inc.  
Creative Civil Engineering

721 S. 23RD STREET  
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OFFICE: 719-635-6422  
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TEMPETON GAP TOWNHOMES

DEVELOPMENT PLAN  
SITE PLAN

DESIGNED BY DLF  
DRAWN BY DLF  
CHECKED BY LD

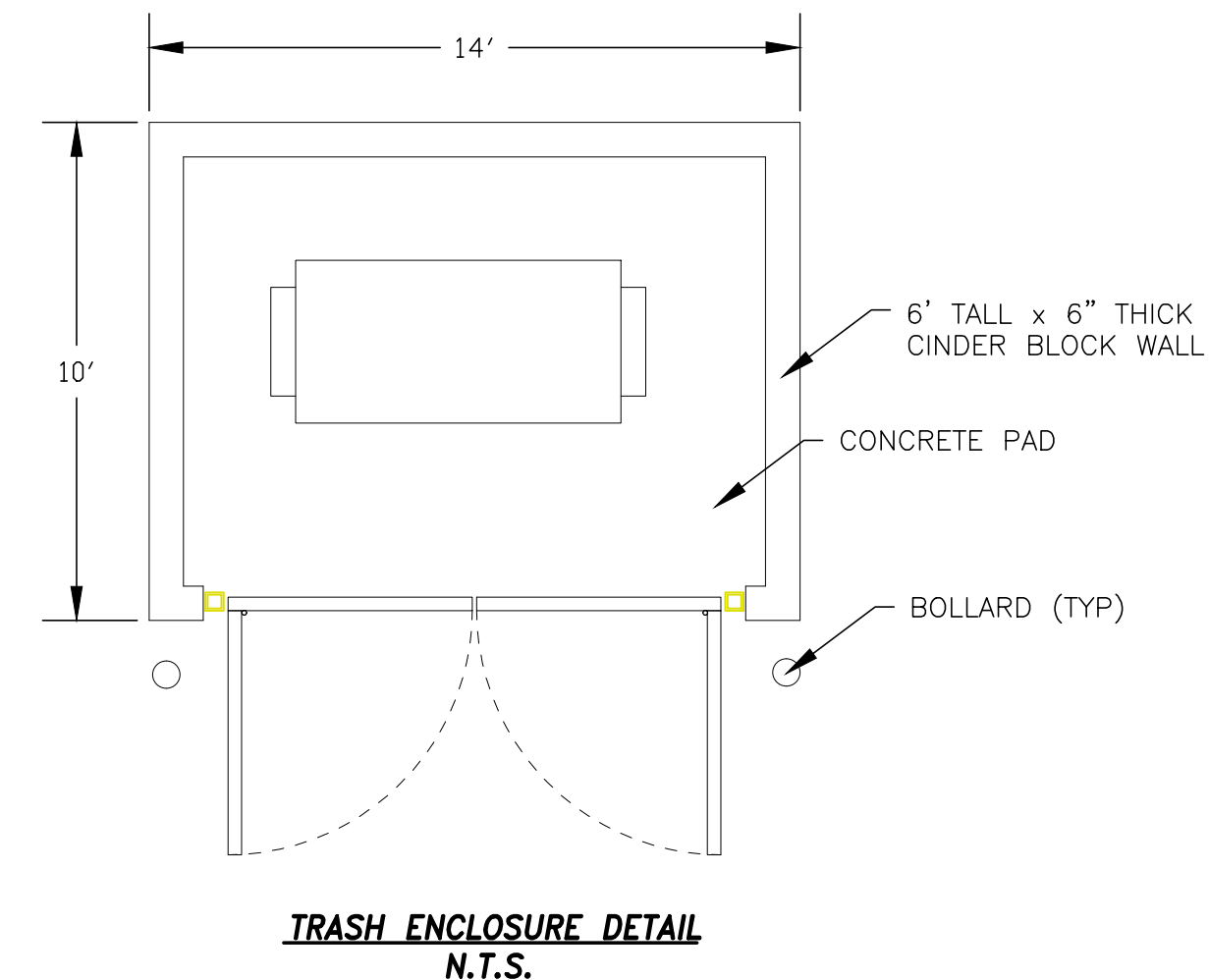
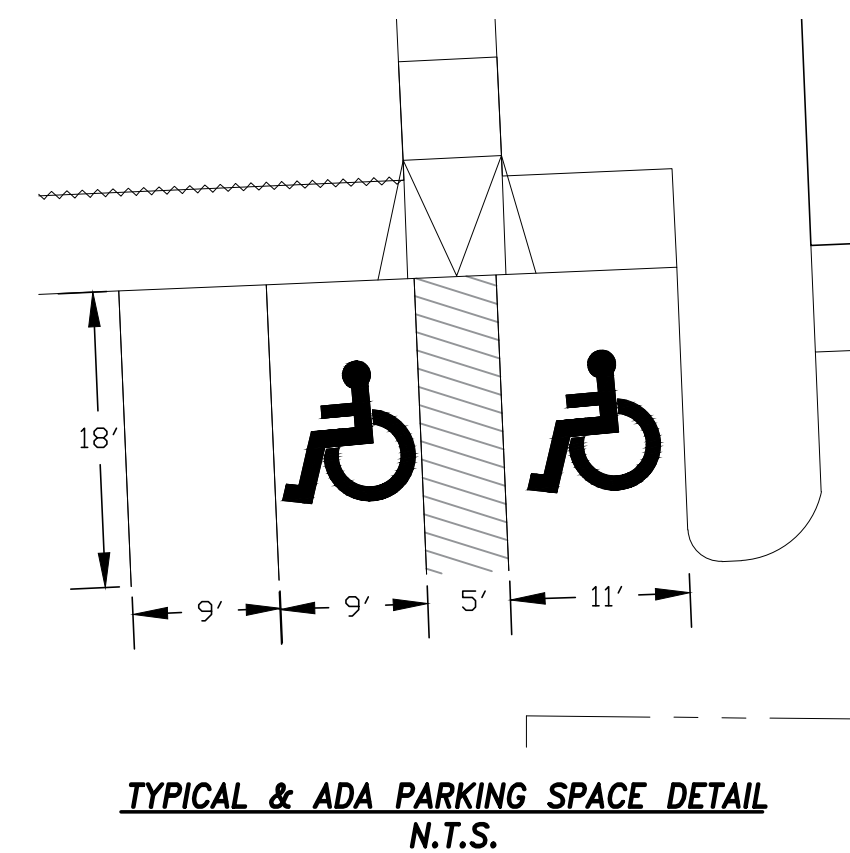
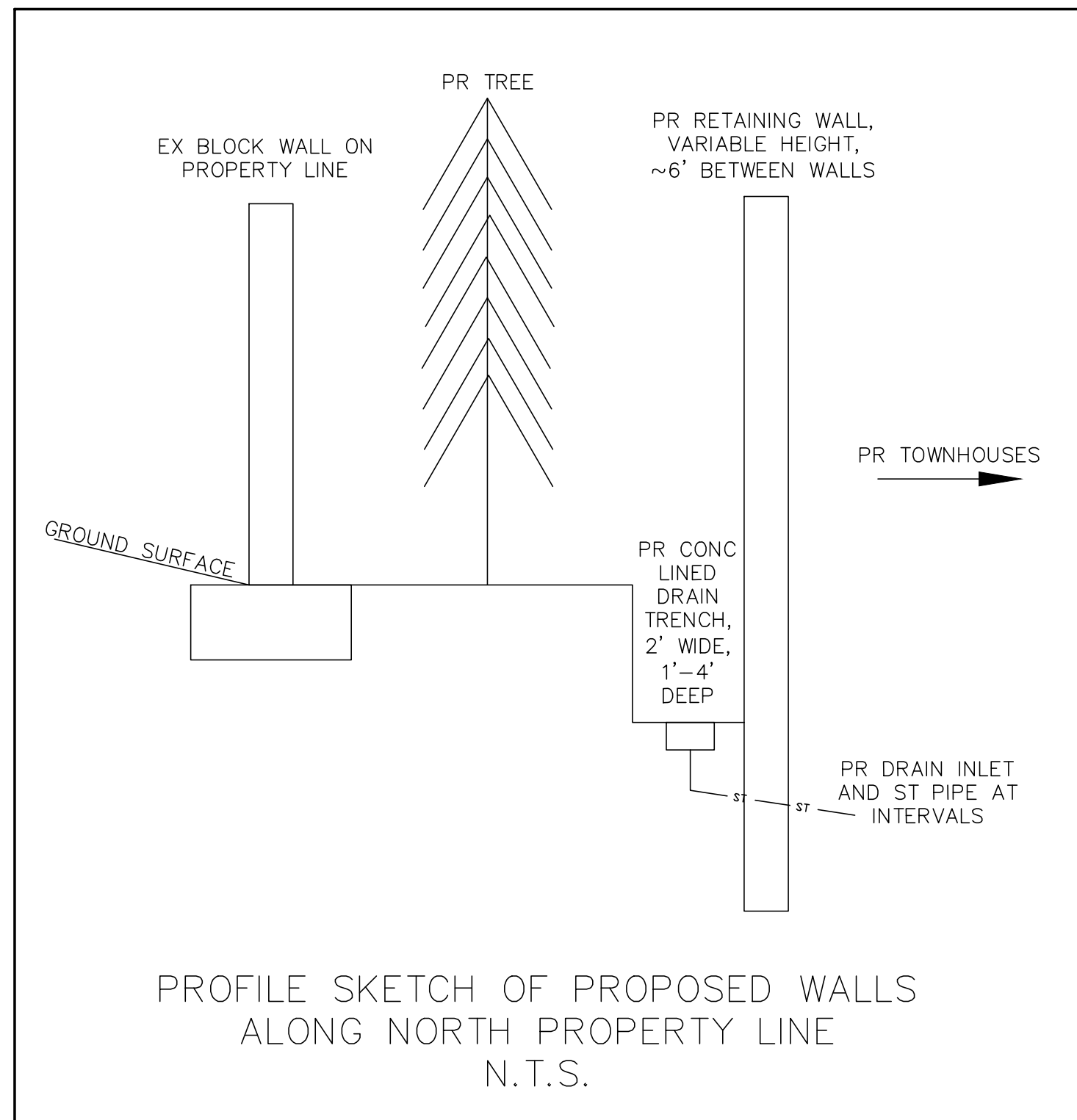
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V-SCALE N/A





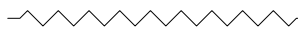


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DATE ISSUED 12/23/19  
SHEET NO. 1 OF 5

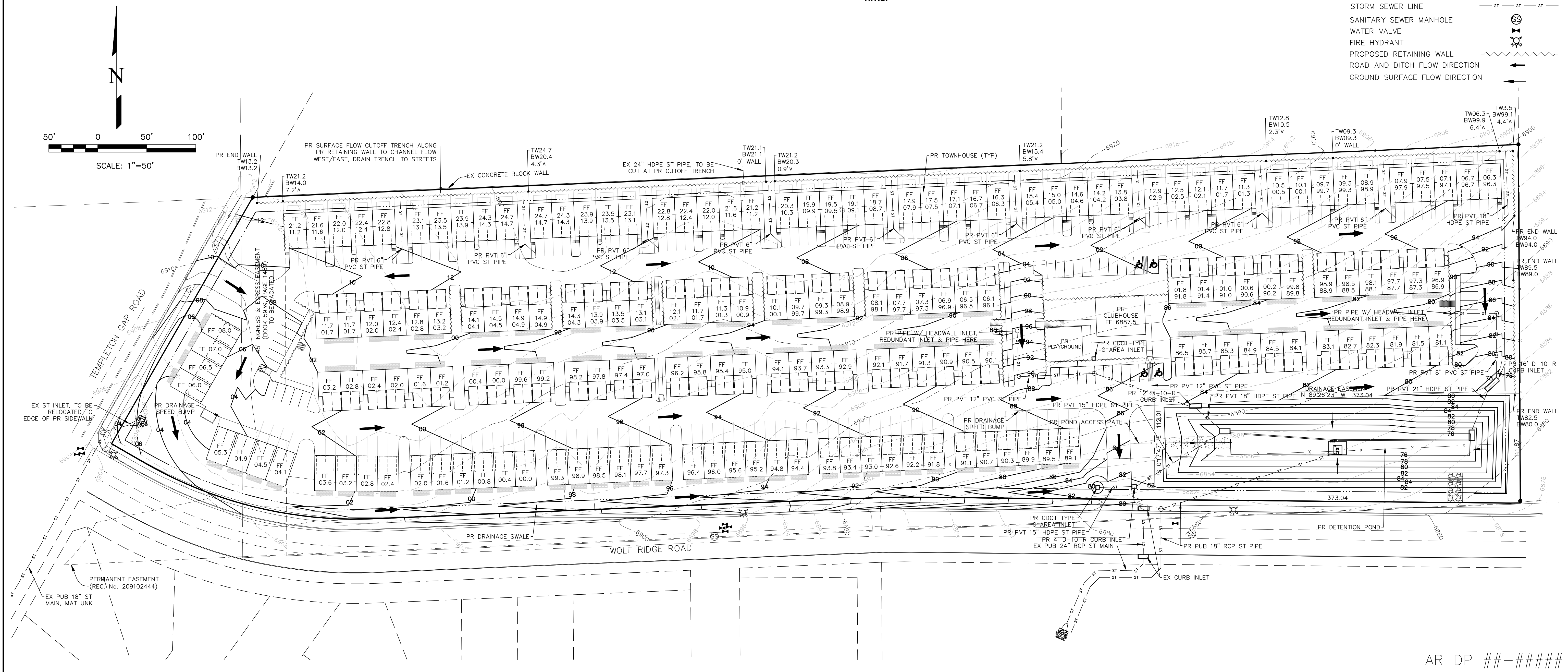
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**TEMPLETON GAP TOWNHOMES**  
COLORADO SPRINGS, CO  
**PRELIMINARY GRADING PLAN**  
DECEMBER 2019



<b>LEGEND</b>	
EXISTING CONTOURS — MINOR	— 6132 —
EXISTING CONTOURS — MAJOR	— 6130 —
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	<u>2.2%</u>
PROPOSED CONTOUR	
EXISTING SPOT GRADE	× EX 7314.00
PROPOSED SPOT GRADE	× 7314.00
SETBACK LINE	— ····· —
UNDERGROUND GAS LINE	— UG —
UNDERGROUND ELECTRIC LINE	— UE —
BARBED WIRE FENCE	— x —
UNDERGROUND WATER LINE	— v — v — v — v —
SANITARY SEWER LINE	— ss — ss — ss —
STORM SEWER LINE	— st — st — st —
SANITARY SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
PROPOSED RETAINING WALL	
ROAD AND DITCH FLOW DIRECTION	
GROUND SURFACE FLOW DIRECTION	



PREPARED FOR: GALANT HOMES  
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FAX: 719-635-6426  
[www.freshinc.com](http://www.freshinc.com)

DEVELOPMENT PLAN  
PRELIMINARY GRADING PLAN

SIGNED BY DLF
AWN BY DLF
CHECKED BY LD
SCALE AS NOTED
SCALE N/A
3 NO. 1893.00
DATE ISSUED 12/23/19
SHEET NO. 2 OF 5

AR DP ###-#####



TEMPLETON GAP TOWNHOMES  
COLORADO SPRINGS, CO  
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN  
DECEMBER 2019

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 POLICIES, 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, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES 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 (NESC) 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, POLICIES 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 POLICIES OF SPRINGS UTILITIES.

FIRE INFORMATION

SF	3756 SF (MAX), 2 UNITS
BLDG TYPE	V-B
SPRINKLERED	NO
GPM REQ'D	1750
GPM PROVIDED	2100
FH REQUIRED	1
FH PROVIDED	1
FIRE FLOW	2 HRS
AVE FH SPACING	500'
HOSE LAY	250'

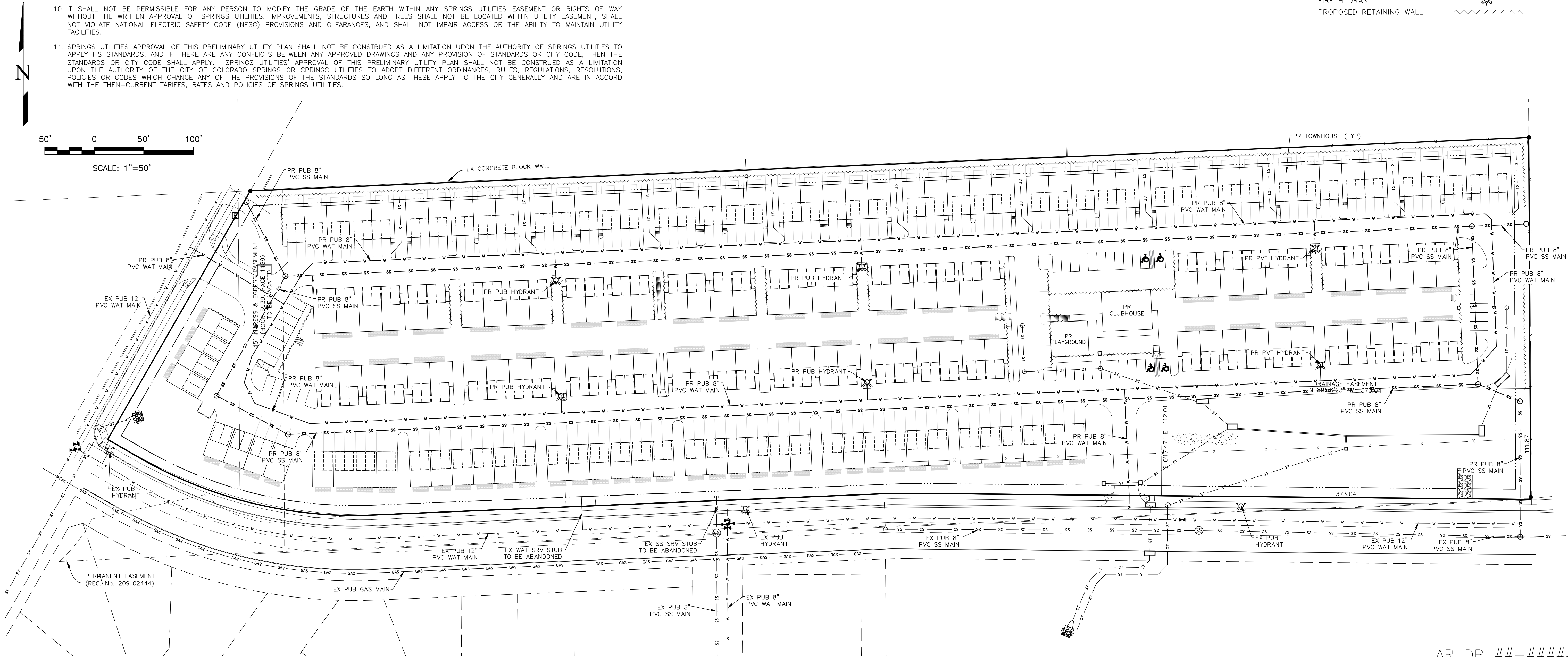
PRESSURE ZONE: BRIARGATE

NOTES:

- EXISTING UTILITY LOCATIONS HAVE NOT BEEN SURVEYED AND ARE APPROXIMATE.

LEGEND

EXISTING CONTOURS - MINOR	--- 6132 ---
EXISTING CONTOURS - MAJOR	--- 6130 ---
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	62
EXISTING SPOT GRADE	X EX 7314.00
PROPOSED SPOT GRADE	X 7314.00
SETBACK LINE	---
UNDERGROUND GAS LINE	--- UG ---
UNDERGROUND ELECTRIC LINE	--- UE ---
BARBED WIRE FENCE	--- X ---
UNDERGROUND WATER LINE	--- W ---
SANITARY SEWER LINE	--- SS ---
STORM SEWER LINE	--- ST ---
SANITARY SEWER MANHOLE	SS
WATER VALVE	WV
FIRE HYDRANT	HD
PROPOSED RETAINING WALL	---



DATE

DESCRIPTION

REVISIONS

NO.

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PREPARED FOR:

GALANT HOMES

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DESIGNED BY LD

DRAWN BY JGF

CHECKED BY LD

H-SCALE AS NOTED

V-SCALE N/A

JOB NO. 1807.00

DATE ISSUED 12/23/19

SHEET NO. 3 OF 5

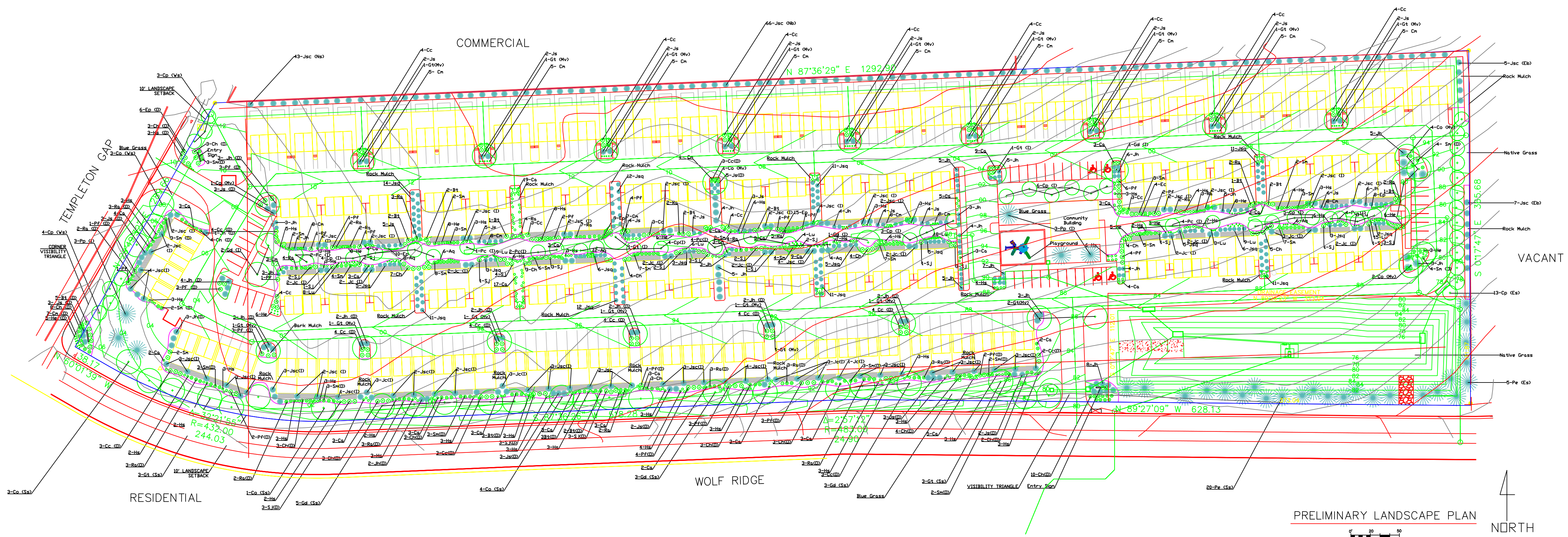
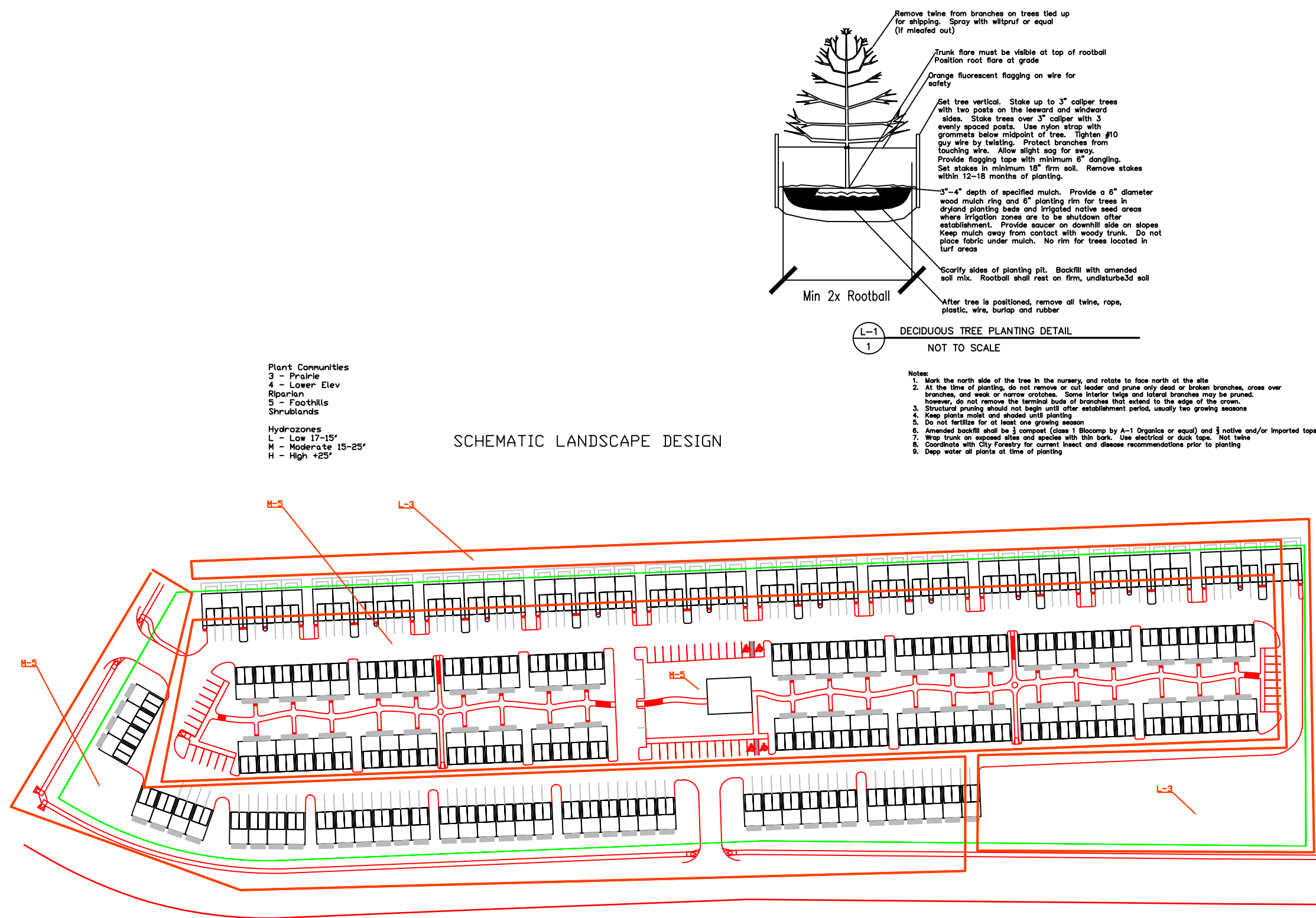
TEMPLETON GAP TOWNHOMES

DEVELOPMENT PLAN

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN



TEMPLETON GAP TOWNHOMES  
COLORADO SPRINGS, CO  
PRELIMINARY LANDSCAPE PLAN  
DECEMBER 2019



LANDSCAPE SCHEDULE									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	KEY #	WIDTH	SIZE	NOTES	
TREES									
Pe	25		Pinus edulis	Pinon Pine	1256D	25'-0"	6'	8x8	
Pp	6		Picea pungens	Colorado Blue Spruce	678S	40'-0"	6'	8x8	
Gd	14		Gymnocladus dioica	Spicebush	344S	40'-0"	2'-1/2"	8x8	Fruitless
Pc	17		Prunus pensilvanica	Purple Leaf Plum	457S	25'-0"	2'-1/2"	8x8	
Co	18		Cornus occidentalis	Common Honeysuckle	3457DA	40'-0"	2'-1/2"	8x8	
Gt	25		Gleditsia triacanthos	Shiny Honeylocust	45A	40'-0"	2'-1/2"	8x8	
Op	42		Ostrya virginiana	Washington Hawthorn	45AS	25'-0"	2'-1/2"	8x8	
Jc	38		Juniperus communis	Blue Point Juniper	DA	4'-0"	10	Gal	
Jsc	83		Juniperus communis	Gray Green Juniper	25678B	5'-0"	10	Gal	
	268		Total Trees	Signature Trees	86A				
SHRUBS									
Jsq	133		Juniperus Squamata	Blue Star Juniper	A	3'-0"	5	Gal	
Jh	95		Juniperus horizontalis	Blue Chip Juniper	2568A	4'-0"	5	Gal	
Jc	67		Juniperus salsola	Scand Juniper	568A	4'-0"	5	Gal	
Bt	26		Berberis thunbergii	Red Barberry	45A	4'-0"	5	Gal	
Sj	30		Spiraea japonica	Frederick Spirea	SA	3'-0"	5	Gal	
Cc	86		Caryopteris clandonensis	Blue Mist Spirea	1235A	3'-0"	5	Gal	
Ch	76		Cotoneaster horizontalis	Rock Cotoneaster	2545S	3'-0"	5	Gal	
Pf	35		Potentilla fruticosa	Jackman Potentilla	4527S	3'-0"	5	Gal	
Ra	64		Ribes alpinum	Alpine Currant	5678A	3'-0"	5	Gal	
Sn	86		Syringa meyeri	Dwarf Korean Lilac	568A	3'-0"	5	Gal	
GRASSES									
U	715		Total Shrubs	Signature Shrubs	A	2'-0"	1	Gal	
Ca	127		Calamagrostis Canadensis	Kentucky Blue Grass	1235D	2'-0"	1	Gal	
He	122		Hemerocallis stricta	Blue Heron Grass	1235D	2'-0"	1	Gal	
He	25		Hemerocallis stricta	Blue Heron Grass	1235D	2'-0"	1	Gal	
Ch	93		Chrysanthemum	Shasta Daisy	345A	2'-0"	1	Gal	
Ep	50		Echinacea purpurea	Coneflower	345A	2'-0"	1	Gal	
Lu	72		Lupinus	Russell Hybrid	S	2'-0"	1	Gal	
Aq	33		Aquilegia canadensis	Rocky Mtn. Columbine	578A	2'-0"	1	Gal	

SITE CATEGORY CALCULATIONS									
Street Name	Classification	Width (ft)	Linear Footage	Tree/ft Req.	No. Trees Req/Prov	Screening Plants Req/Prov	Internal Landscaping (I)	Net Site Area	Internal Area
Templeton Gap	Nonarterial	10'/10'	290	1 per 30'	10 Req/10 Prov			476,678sf	70,605 Req
Wolf Ridge Rd	Nonarterial	10'/10'	1454	1 per 30'	49 Req/49 Prov				195,972 Req
North Boundary	Nonstreet	N/A	1293	1 per 30'	43 Req/43 Prov				
East Boundary	Nonstreet	N/A	366	1 per 30'	12 Req/12 Prov				
North Buffer	Nonstreet	1293	1 per 20'	65 Req/66 Prov					
East Buffer	Nonstreet	366	1 per 20'	18 Req/18 Prov					
Motor Vehicle Lots									
No. Spaces Provided	223								
Screening Plants Req/Prov	No Frontage								
Internal Landscaping (I)									
Net Site Area	476,678sf								
Internal Area	70,605 Req								
Screening Plants Req/Prov	195,972 Req								
Shrub substitutes	Non Required								
Shrubs marked (I)	Non Required								
Landscaping Area Screen	(screen)								

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

TEMPLETON GAP TOWNHOMES

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

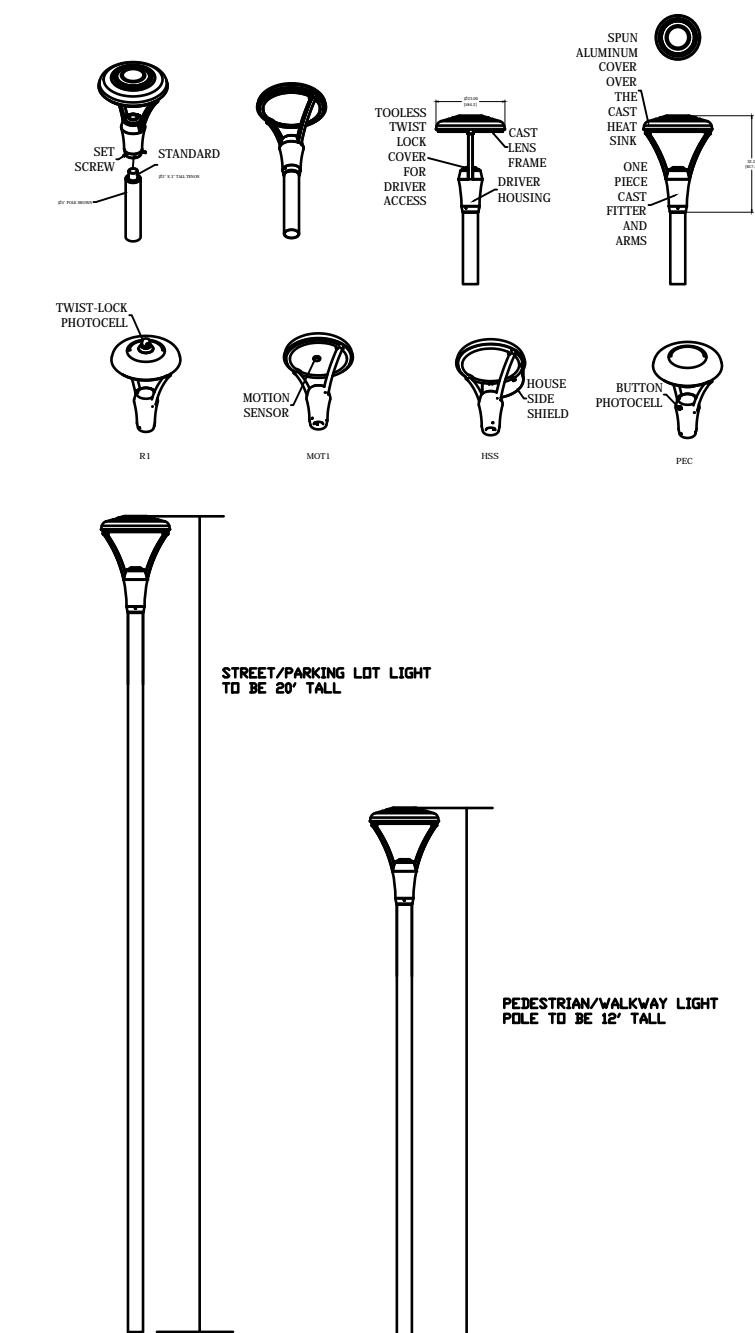


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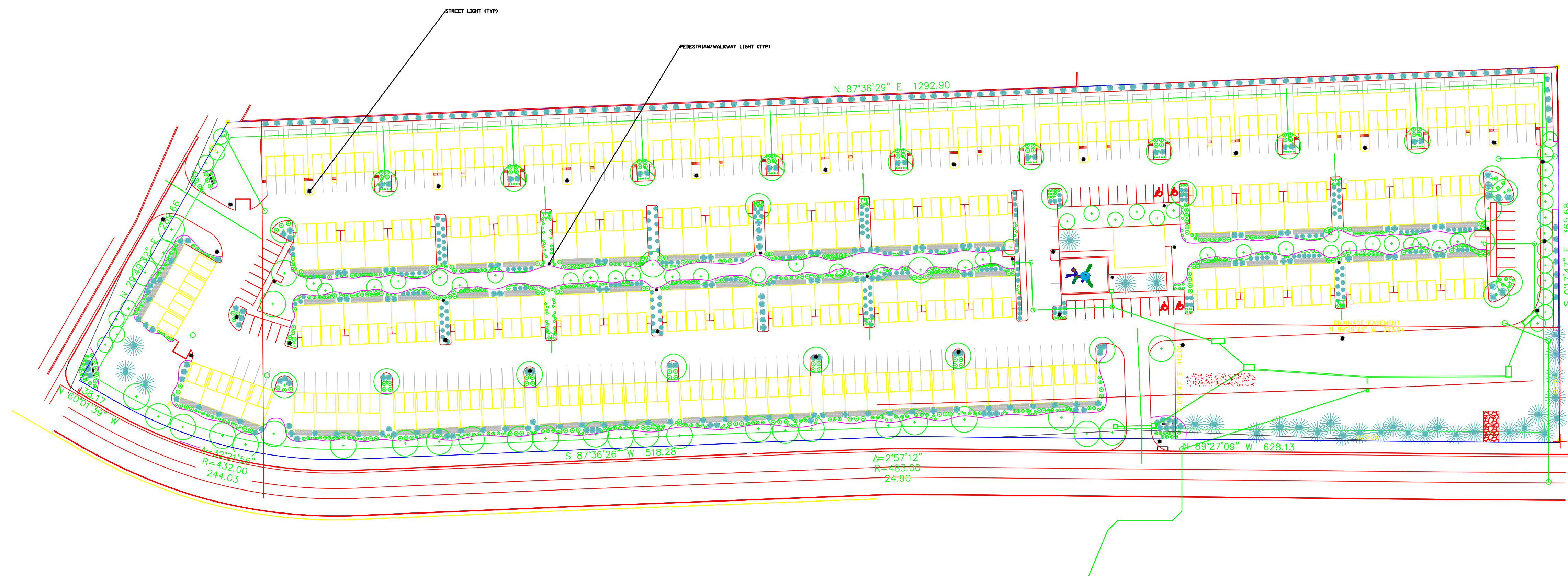
## COLORADO SPRINGS, CO

### LIGHTING PLAN

#### DECEMBER 2019



- LIGHTING NOTES
1. ALL FIXTURES TO BE STEINBERG SOLANA SL760
  2. LUMINAIRES TO BE LED DARK SKY FRIENDLY
  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 SOLANA SL900

[illegible]

PREPARED FOR:  
GALLANT HOMES  
ATTN: STEVE MILLER  
6265 LEHMAN DRIVE #160  
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TEMPETON GAP TOWNHOMES

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LIGHTING PLAN

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