

# TEMPLETON GAP TOWNHOMES

## COLORADO SPRINGS, CO

### ZONE CHANGE EXHIBIT

### DECEMBER 2019

#### 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 971.84 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.

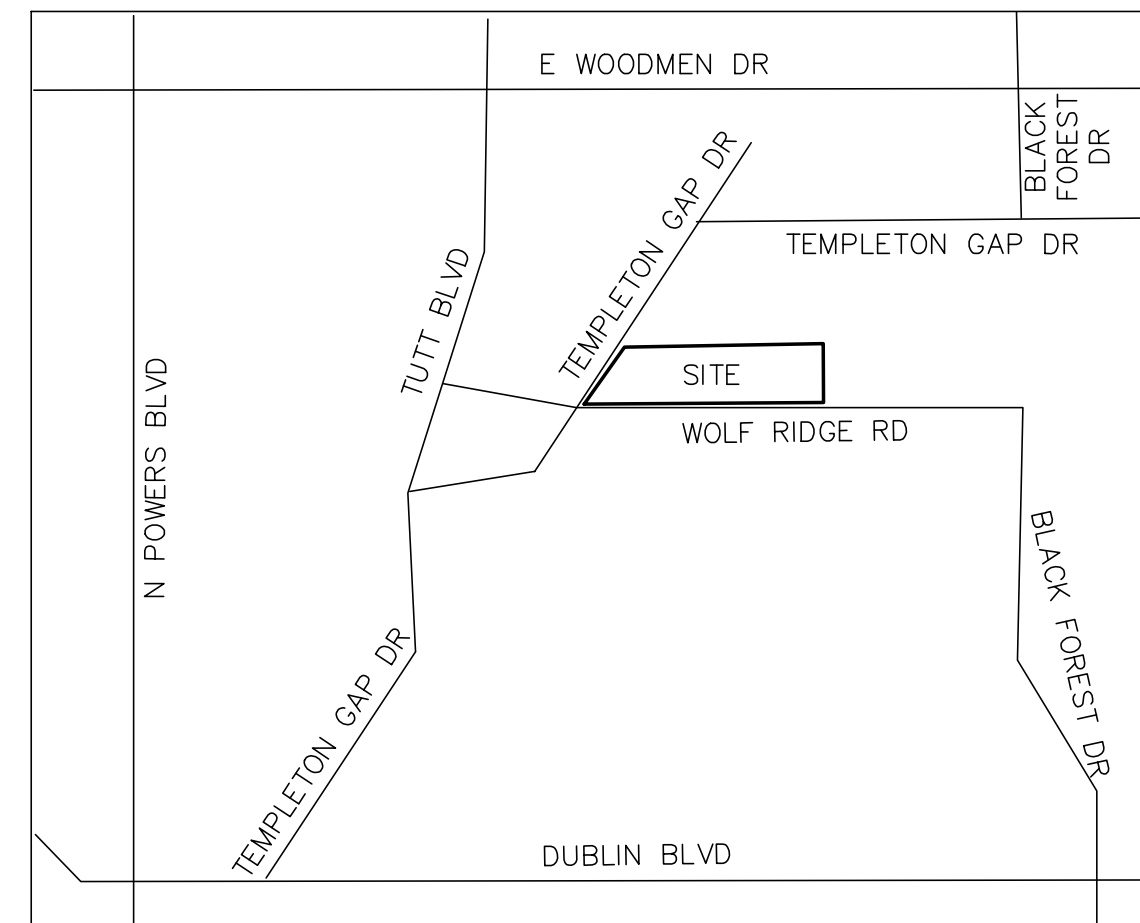
THE SCHEDULE FOR CONSTRUCTION OF THE PROPOSED BUILDING WILL PROCEED IMMEDIATELY AFTER ALL GOVERNMENTAL APPROVALS ARE OBTAINED.

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:

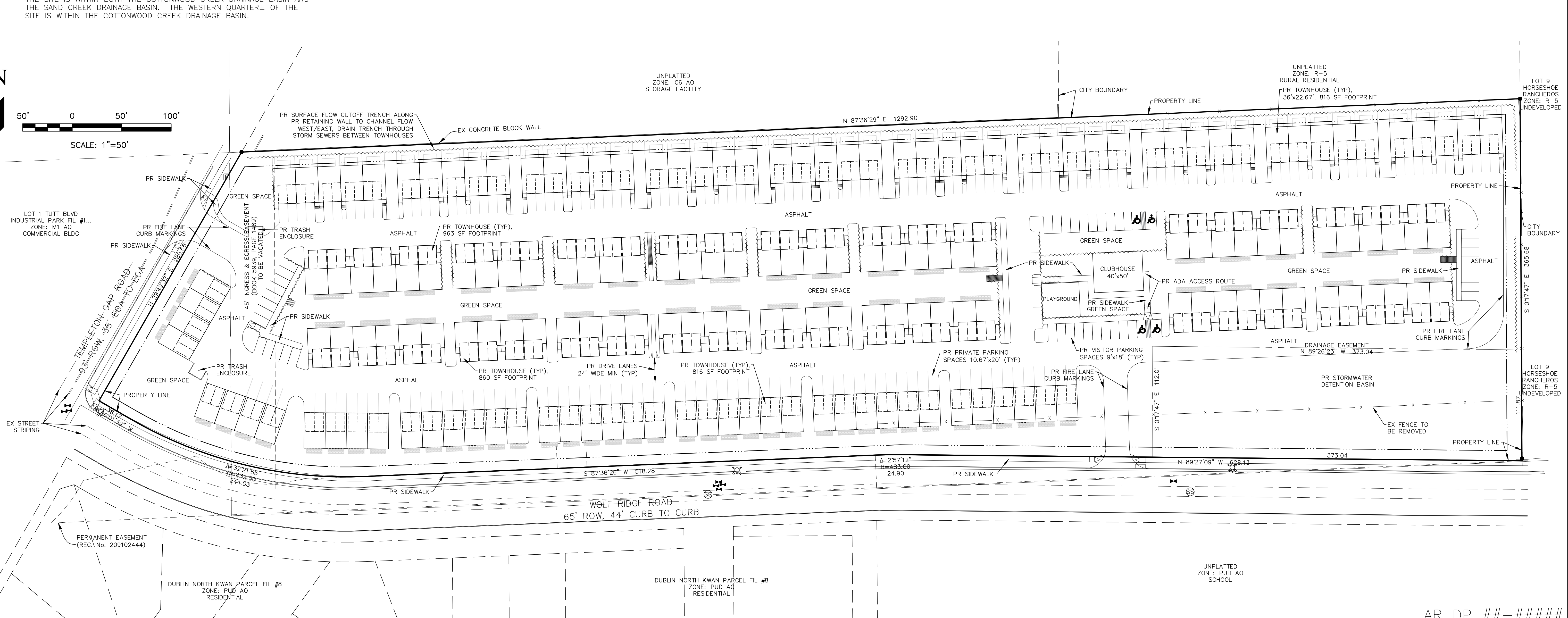
- EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
- THE 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.



VICINITY MAP  
N.T.S.

#### LEGEND

EXISTING CONTOURS - MINOR	61.32
EXISTING CONTOURS - MAJOR	61.30
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	
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	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 ENGINEER, THE REVIEWING AGENCIES, OR TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND MOST DESIGNED BY WRITTEN AUTHORIZATION.			

PREPARED FOR:  
**GALIANT HOMES**  
ATTN: STEVE MILLER  
6265 LEHMAN DRIVE #160  
COLORADO SPRINGS, CO 80918  
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**TEMPLETON GAP TOWNHOMES**

ZONE CHANGE EXHIBIT

DESIGNED BY DLF  
DRAWN BY DLF  
CHECKED BY LD  
H-SCALE AS NOTED  
V-SCALE N/A  
JOB NO. 1893.00  
DATE ISSUED 12/23/19  
SHEET NO. 1 OF 1

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