

TEMPLETON GAP TOWNHOMES
COLORADO SPRINGS, CO
SITE PLAN
MAY 2020

PROJECT NOTES

OWNER: BEYOND DEVELOPMENT LLC
14965 CROOKED SPUR LANE
COLORADO SPRINGS, CO 80921

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)
 BUILDING SETBACKS: FRONT: 10', WEST SIDE: 10', EAST SIDE: 15', REAR: 15'
 LANDSCAPING SETBACKS: EAST SIDE: 15', REAR: 15'
 MASTER PLAN: DUBLIN NORTH (CITY # CPC MP 04-00369)

BUILDING HEIGHT: 30' MAX
LOT COVERAGE: 3.41 AC (29.8%)
MAX LOT COVERAGE: 40%
DENSITY: 168 DU, 14.7 DU/AC
MAX DENSITY: 20 DU/AC

PROPOSED USE: MULTI-FAMILY (3 BEDROOM TOWNHOMES)

PARKING: 336 GARAGE SPACES, 164 PRIVATE SPACES, 43 VISITOR SPACES
INCLUDING 4 HANDICAP SPACES (VAN ACCESSIBLE)
PARKING REQUIRED: 336 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.

LEGAL DESCRIPTION

WEST PARCEL - THAT TRACT IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHEASTERLY OF HIGHWAY 189, SECTION 7 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

EXCEPT ANY PORTION LYING WITHIN DUBLIN NORTH KWAN PARCEL FILING NO. 8, RECORDED MAY 12, 2016 UNDER RECEPTION NO. 216713766.

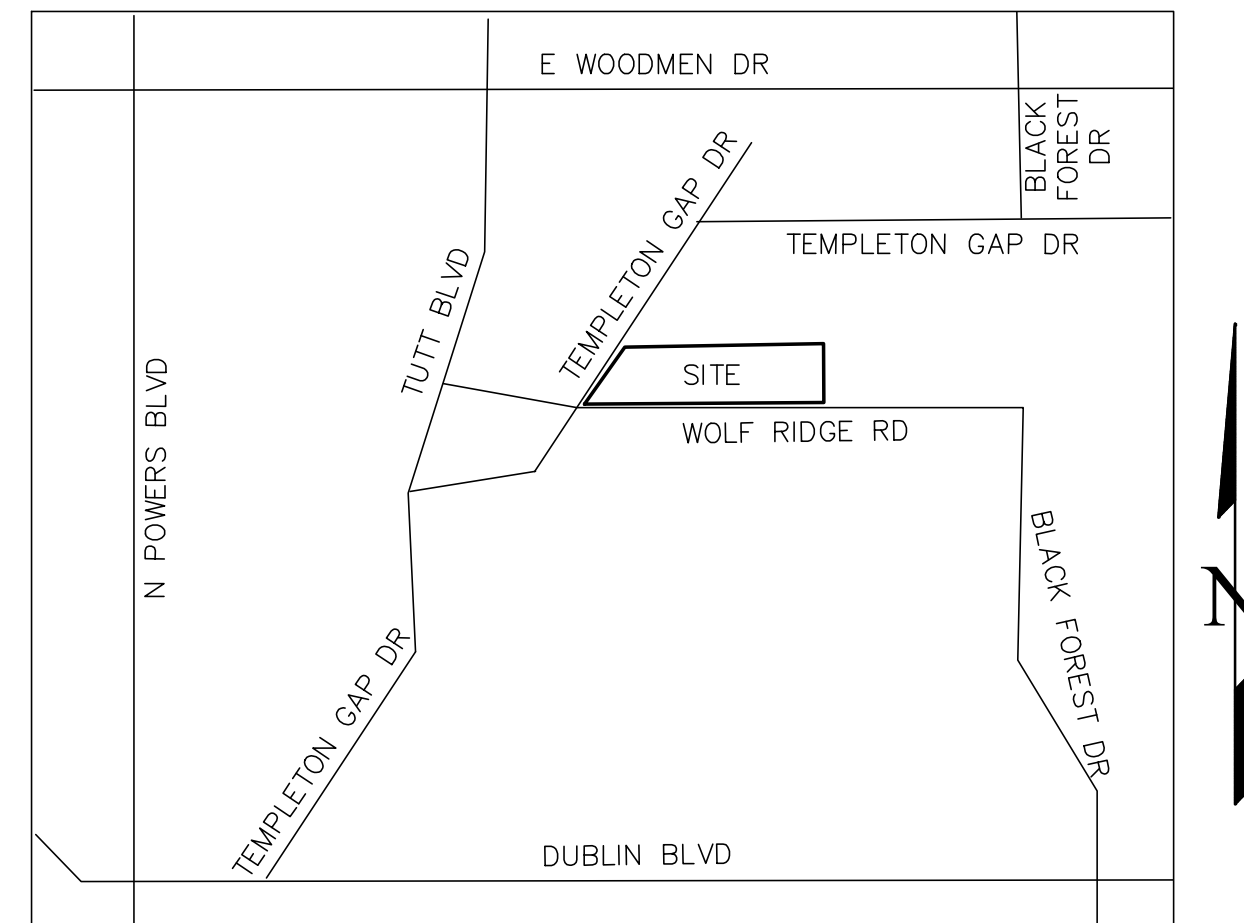
EAST PARCEL - THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 IN TOWNSHIP 13 NORTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY NO. 189 AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER WHICH IS 971.84 FEET SOUTHERLY THEREOF FROM THE NORTHEAST CORNER THEREOF; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER TO INTERSECT THE WEST LINE OF SAID NORTHEAST QUARTER, IN EL PASO COUNTY, COLORADO.

EXCEPT ANY PORTION LYING WITHIN DUBLIN NORTH KWAN PARCEL FILING NO 8, RECORDED MAY 12, 2016 UNDER RECEPTION NO. 216713766.

TO BE PLATTED AS LOT 1, TEMPLETON GAP TOWNHOMES

NOTES:

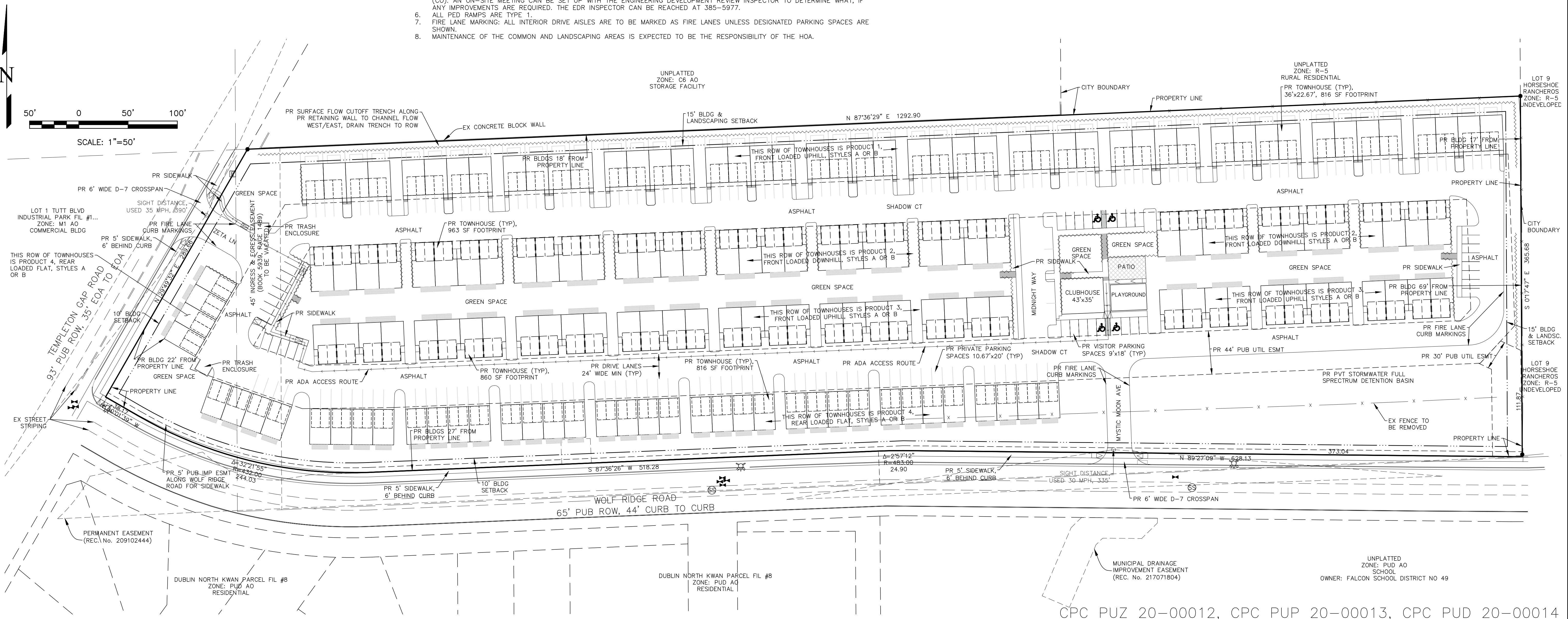
1. EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
2. THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
3. 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 IS WITH THE PROJECT OWNER.
4. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "TEMPLETON GAP TOWNHOMES" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
5. ALL CURB, GUTTER, PEDESTRIAN RAMPS, AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION OR CRACKS, OR FOR WHICH THE CURRENT CITY ENGINEER HAS DETERMINED THAT THE EXISTING PAVED SURFACE ALONG THE RUCKA ROAD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO), AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDR INSPECTOR CAN BE REACHED AT 385-5977.
6. ALL PED RAMPS ARE TYPE 1.
7. FIRE LANE MARKING: ALL INTERIOR DRIVE AISLES ARE TO BE MARKED AS FIRE LANES UNLESS DESIGNATED PARKING SPACES ARE SHOWN.
8. MAINTENANCE OF THE COMMON AND LANDSCAPING AREAS IS EXPECTED TO BE THE RESPONSIBILITY OF THE HOA.



VICINITY MAP
N.T.S.

SHEET INDEX:

1. SITE PLAN
2. PRELIMINARY GRADING PLAN
3. PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN
4. FINAL LANDSCAPING PLAN
5. FINAL LANDSCAPING PLAN
6. FINAL LANDSCAPING PLAN
7. LIGHTING PLAN

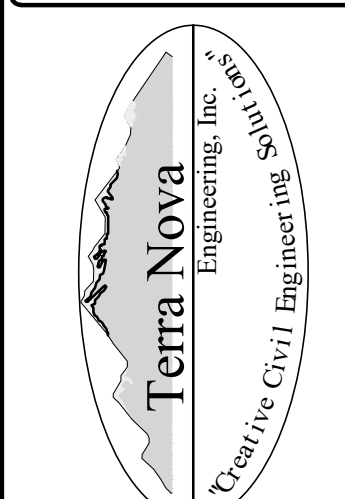


LEGEND

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	<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	

[illegible]

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



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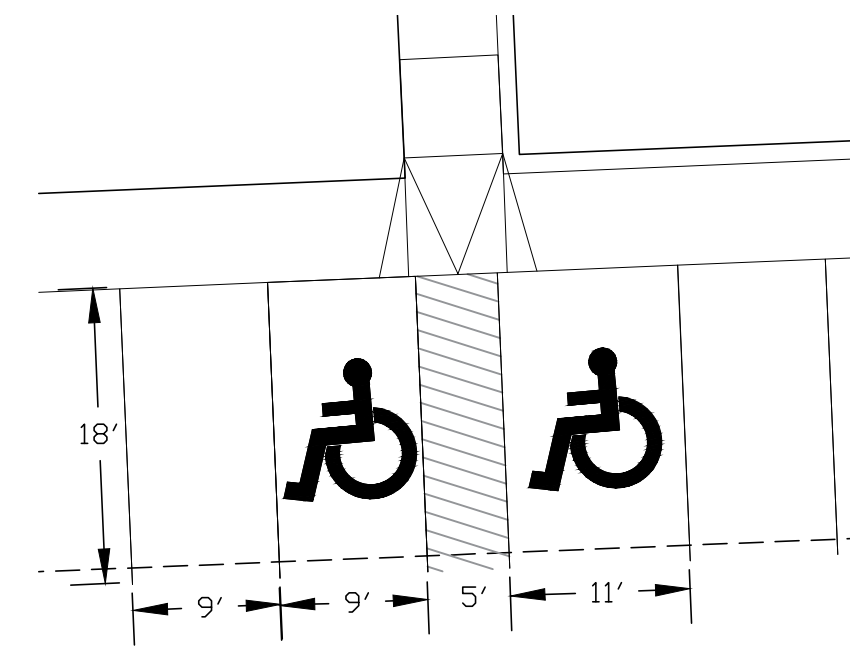
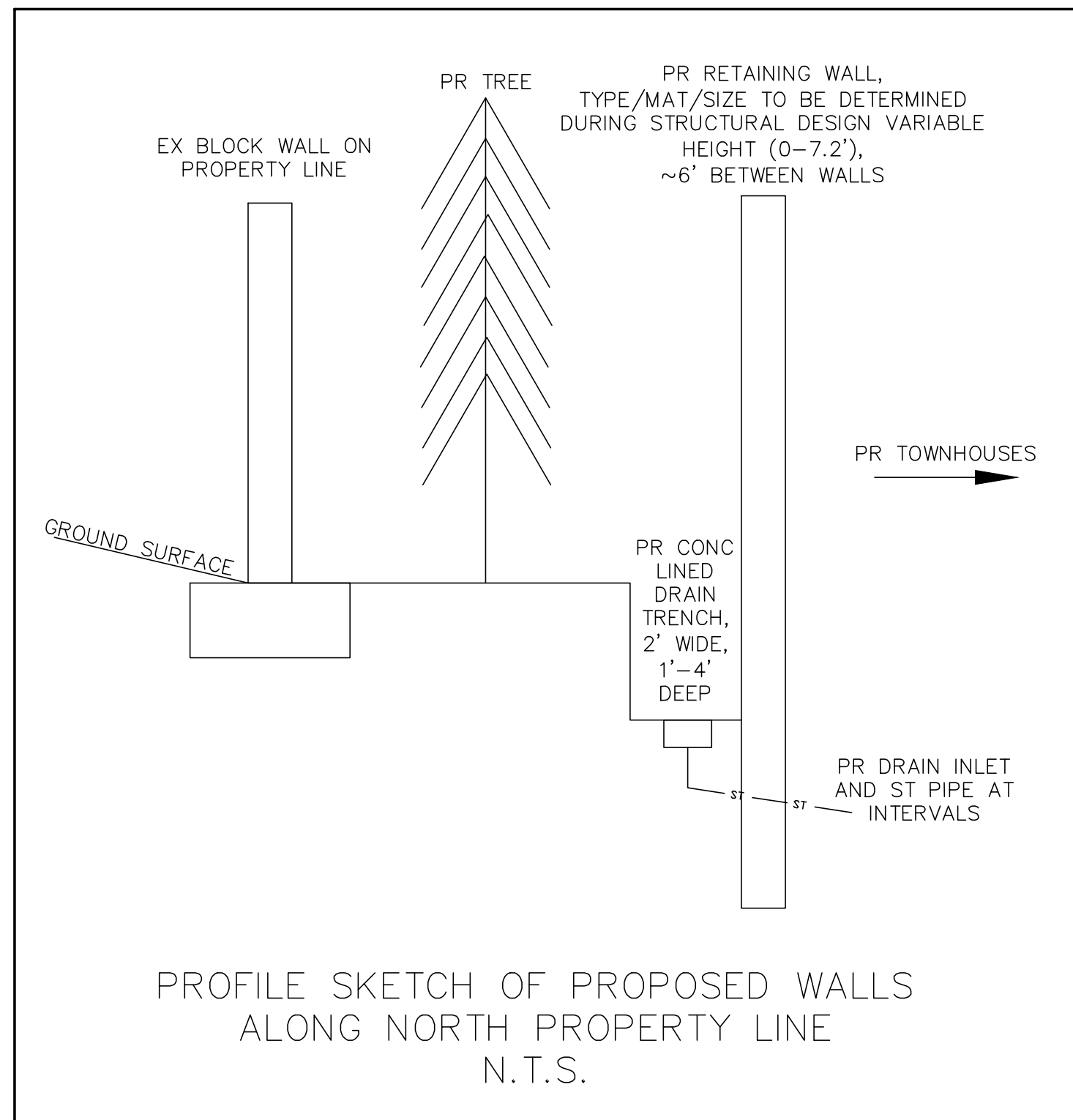
TEMPETON GAP TOWNHOMES

CONCEPT PLAN
SITE PLAN

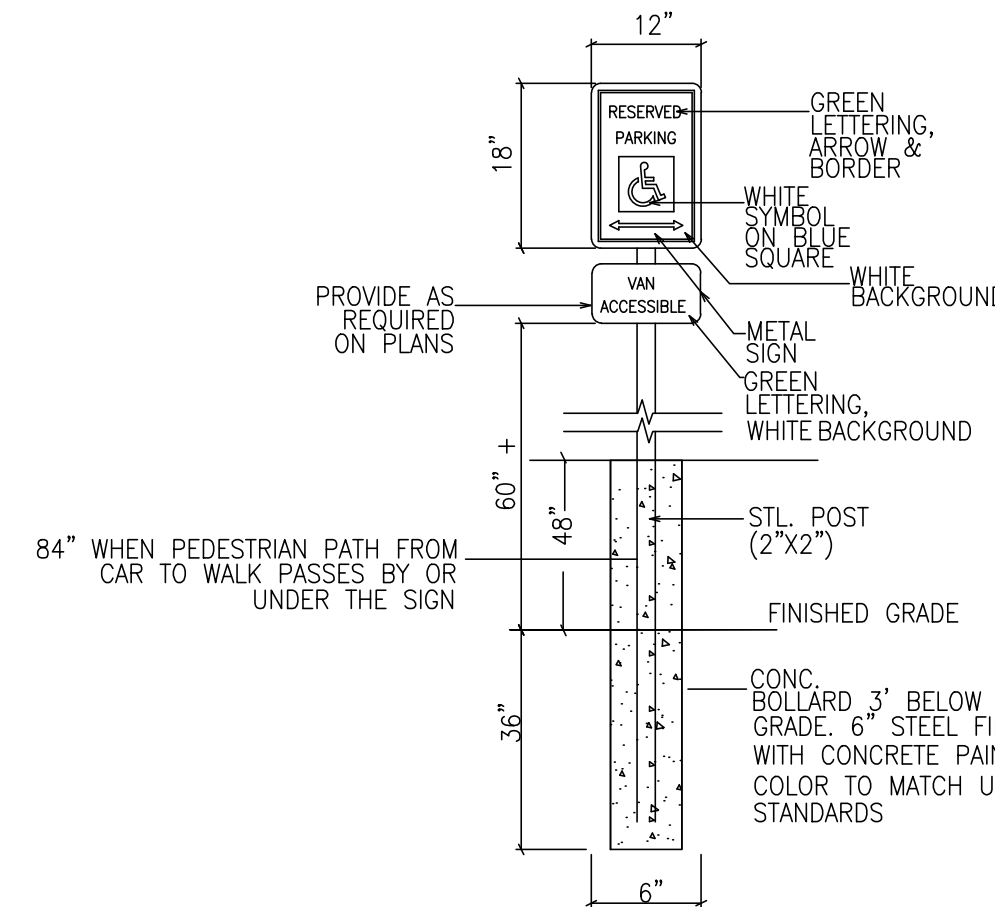
DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS NOTED
V-SCALE	N/A
JOB NO.	1893.00
DATE ISSUED	05/20/20
SHEET NO.	1 OF 7

TEMPLETON GAP TOWNHOMES
COLORADO SPRINGS, CO
PRELIMINARY GRADING PLAN
MAY 2020

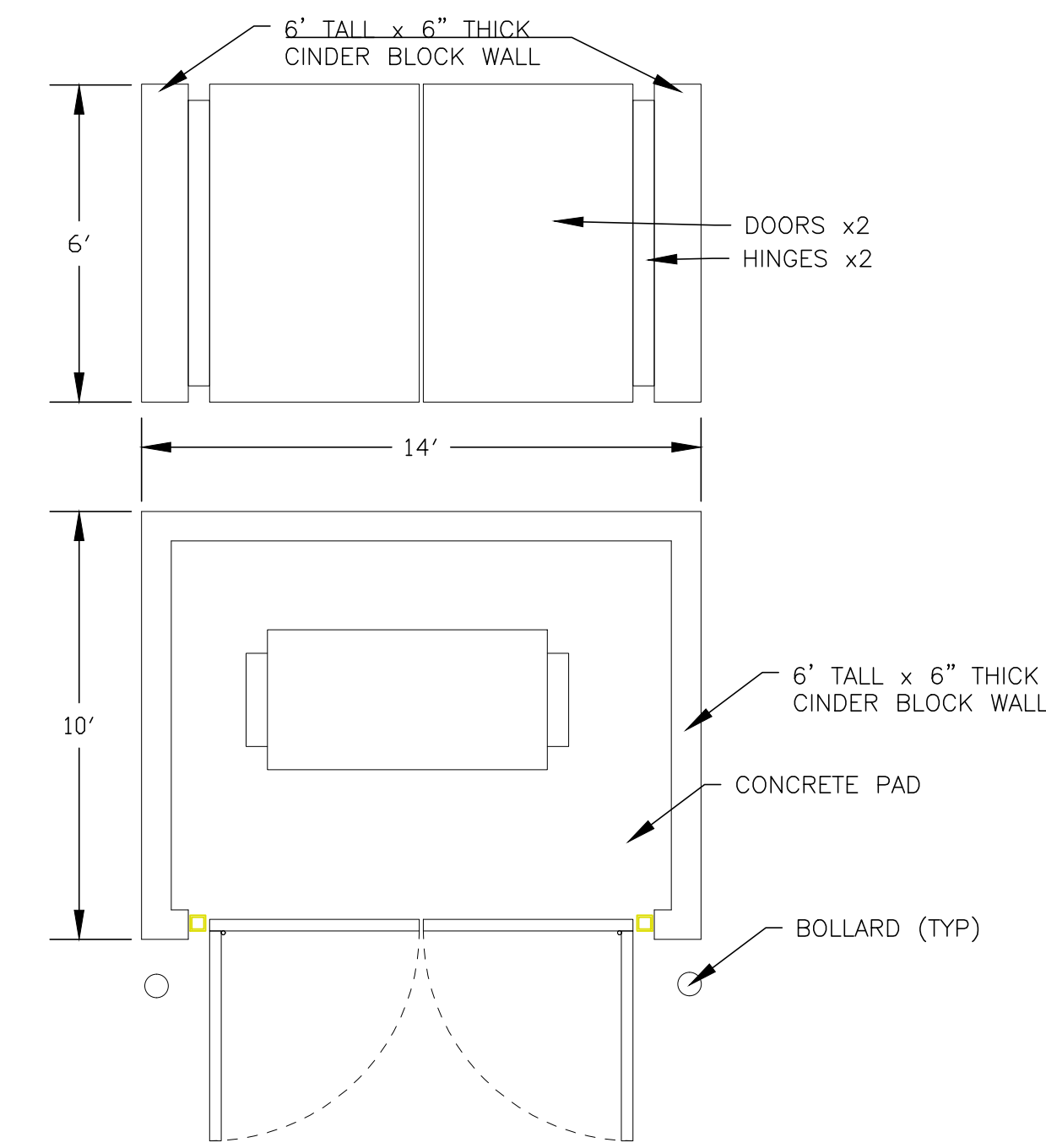
MAY 2020







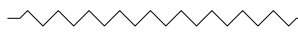


TYPICAL & ADA PARKING SPACE DETAIL
N.T.S.

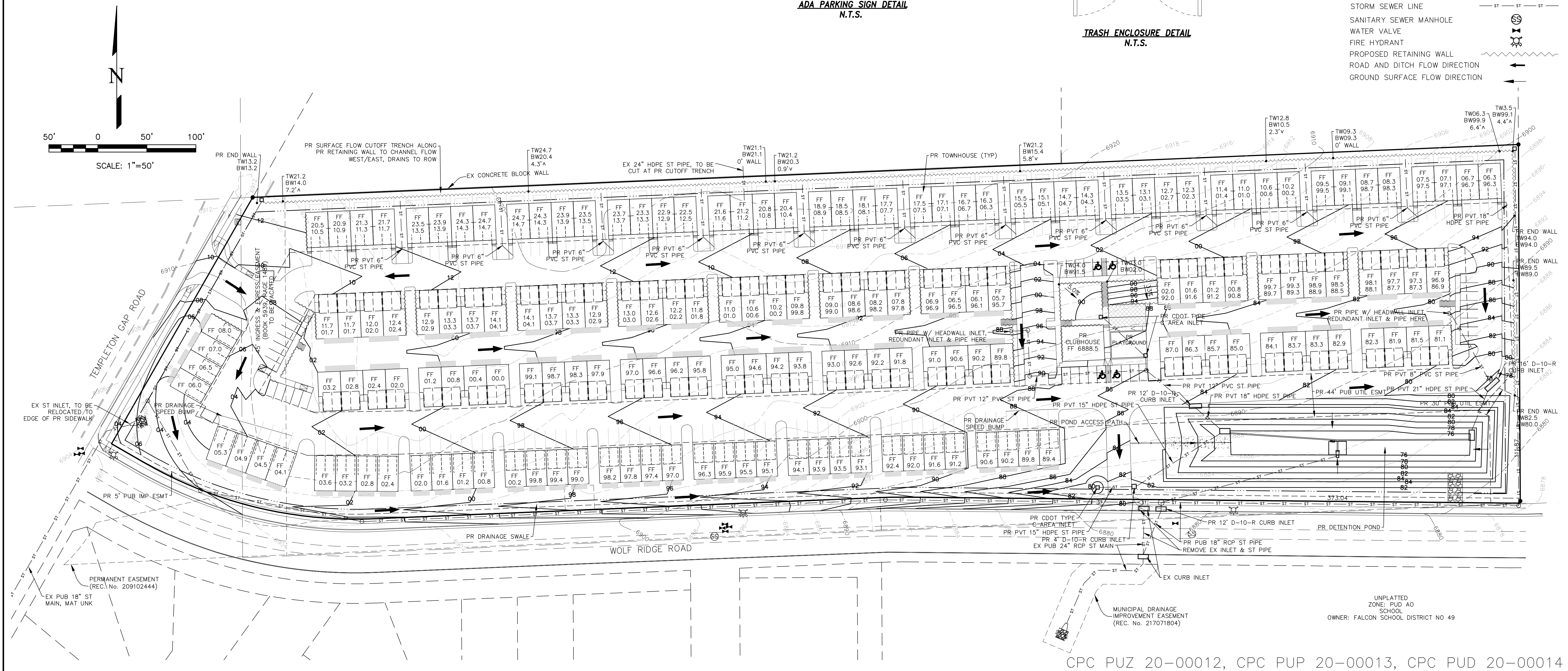


ADA PARKING SIGN DETAIL
N.T.S.



TRASH ENCLOSURE DETAIL
N.T.S.

LEGEND	
EXISTING CONTOURS - MINOR	— 6132 —
EXISTING CONTOURS - MAJOR	— 6130 —
PROPOSED	PR
EXISTING	EX
CONCRETE EDGE	CE
PROPOSED FINISHED GROUND	FG
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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
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SETBACK LINE	— ····· —
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WATER VALVE	
FIRE HYDRANT	
PROPOSED RETAINING WALL	
ROAD AND DITCH FLOW DIRECTION	
GROUND SURFACE FLOW DIRECTION	



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www.tnesinc.com

THESE
SOCIÉTÉ

PRELIMINARY GRADING PLAN

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS NOTED
V-SCALE	N/A
JOB NO.	1893.00
DATE ISSUED	05/20/20
SHEET NO.	2 OF 7

TEMPLETON GAP TOWNHOMES
COLORADO SPRINGS, CO
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
MAY 2020

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.

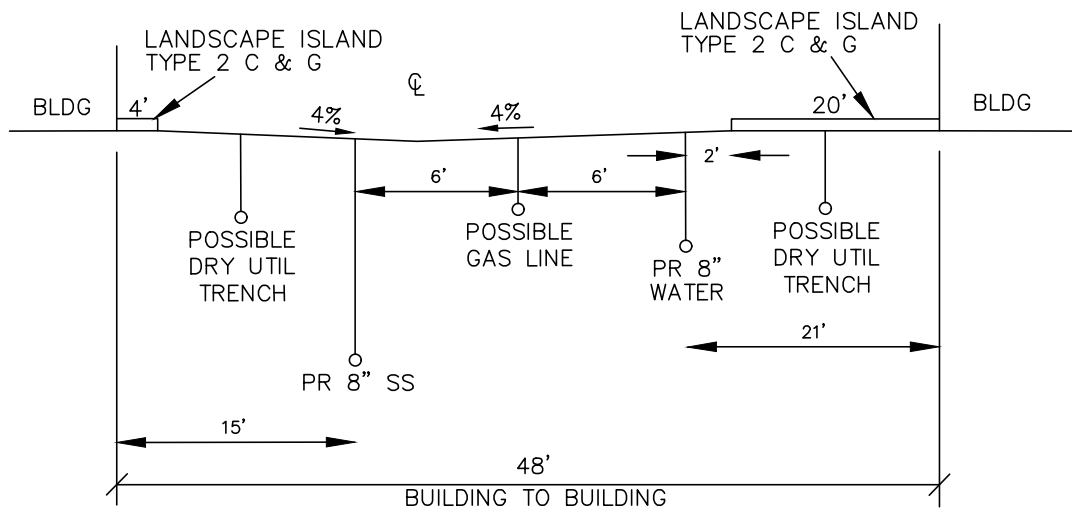
FIRE INFORMATION

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.



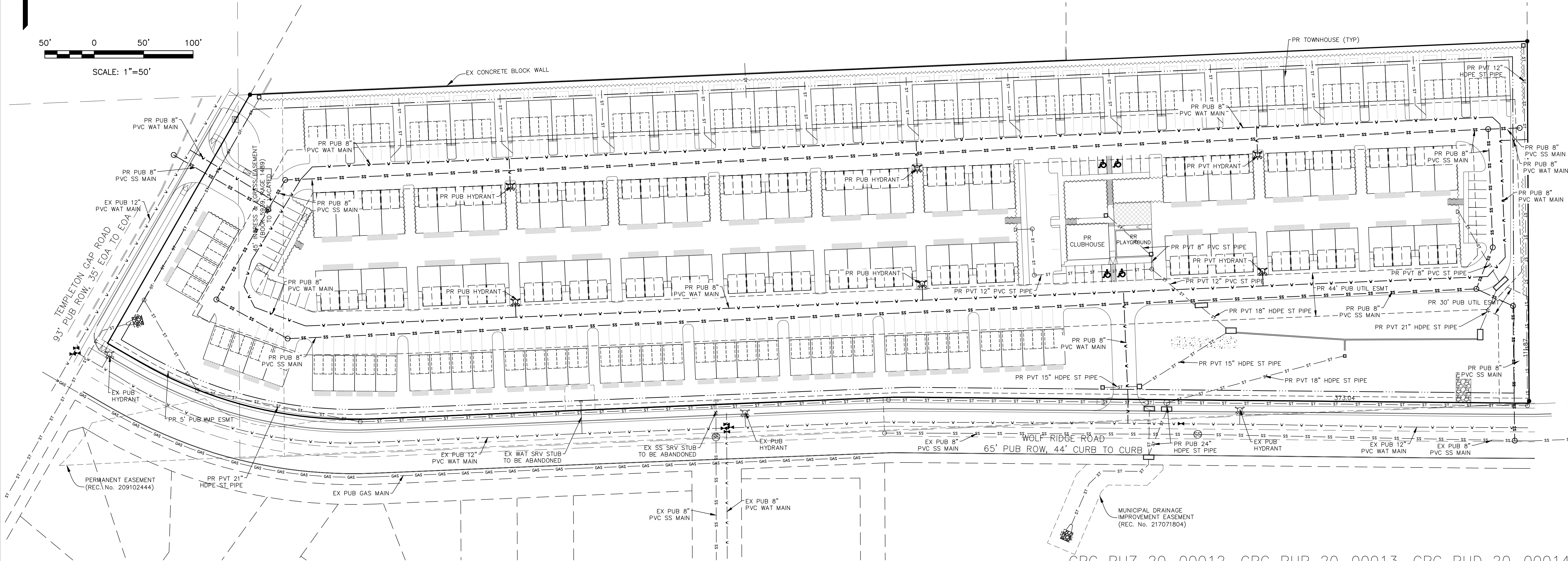
TYPICAL DRIVE AISLE SECTION

NOT TO SCALE

LEGEND

EXISTING CONTOURS - MINOR	---	6132	---
EXISTING CONTOURS - MAJOR	---	6130	---
PROPOSED	PR		
EXISTING	EX		
CONCRETE EDGE	CE		
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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			

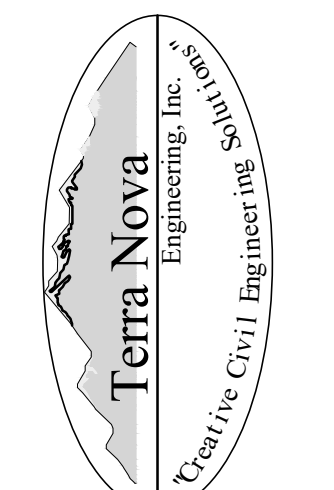
50' 0 50' 100'
SCALE: 1"=50'



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. MAKES NO WARRANTY OR REPRESENTATION FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
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TEMPLETON GAP TOWNHOMES
CONCEPT PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

DESIGNED BY LD
DRAWN BY JGF
CHECKED BY LD
H-SCALE AS NOTED
V-SCALE N/A
JOB NO. 1807.00
DATE ISSUED 05/20/20
SHEET NO. 3 OF 7

CPC PUZ 20-00012, CPC PUP 20-00013, CPC PUD 20-00014

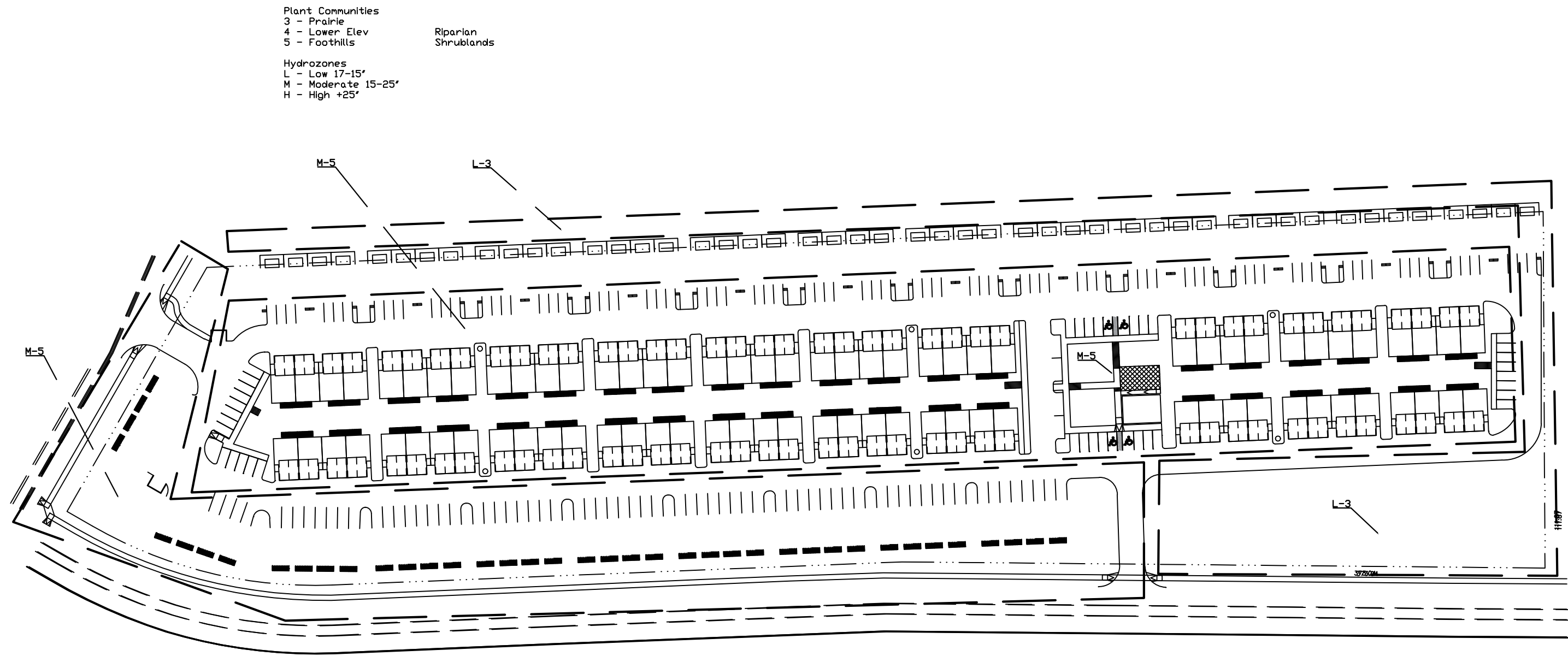
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TEMPLETON GAP TOWNHOMES

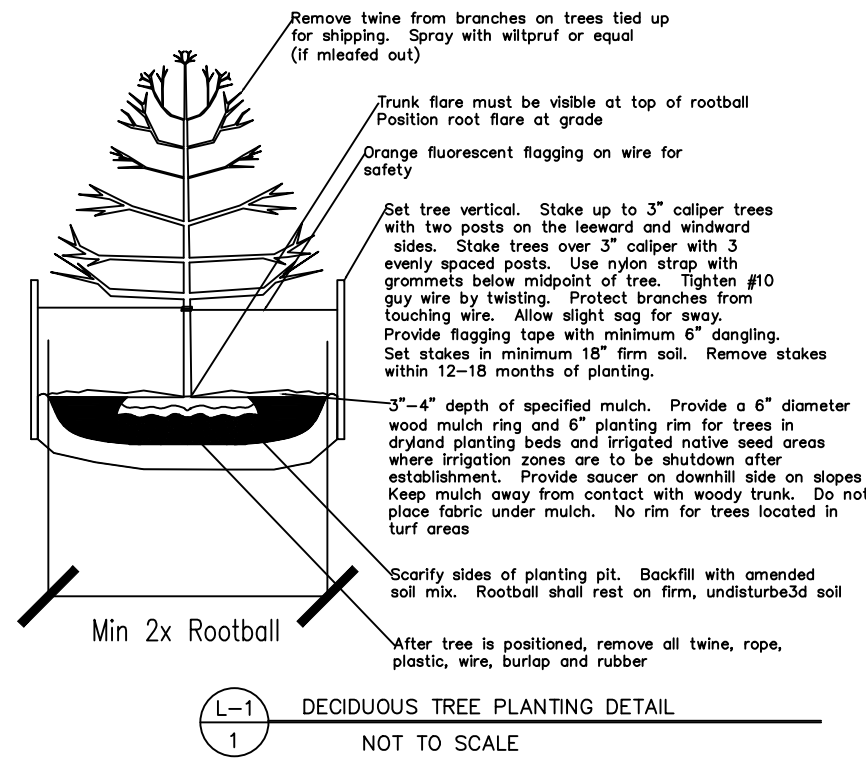
COLORADO SPRINGS, CO

FINAL LANDSCAPE PLAN

MAY 11, 2020

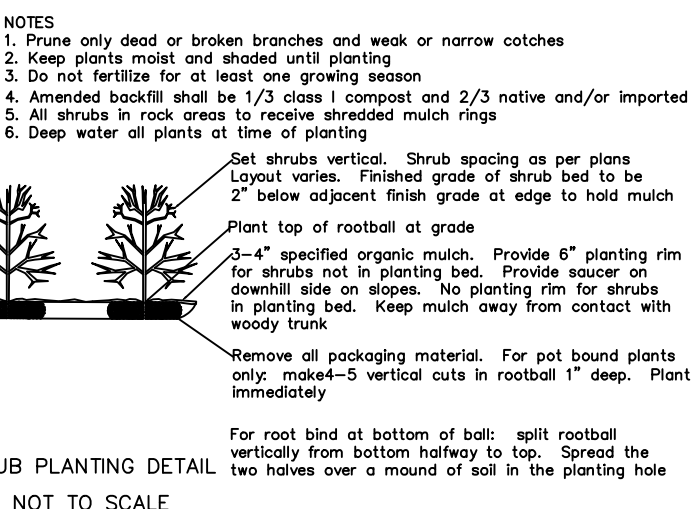


SCHEMATIC LANDSCAPE DESIGN



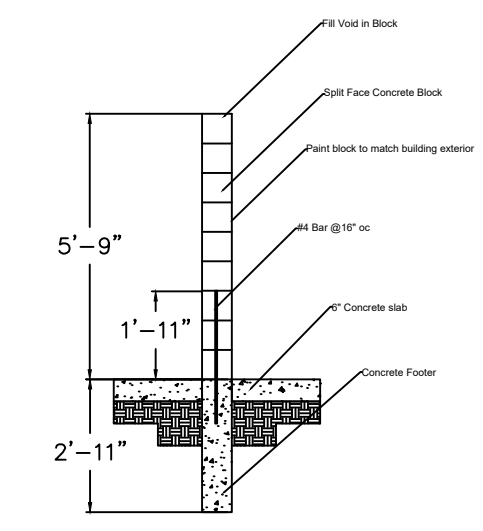
DECIDUOUS TREE PLANTING DETAIL

- Notes:
- Mark the north side of the tree in the nursery, and rotate to face north at the site.
 - At the time of planting, do not remove or cut feeder and pruned only dead or broken branches, cross over branches, and weak or narrow crotches. Some interior limbs and lateral branches may be pruned, however, do not remove the terminal buds of branches that extend to the edge of the crown.
 - Structural pruning should not begin until after establishment period, usually two growing seasons.
 - Keep plants moist and shaded until planting.
 - Do not fertilize for at least one growing season.
 - Amended backfill shall be 1/3 compost (Class 1, 10comp by 1-1 Organic or equal) and 2/3 native and/or imported topsoil.
 - Wrap trunk on exposed sides one wrap with two rows. Use electrical or duck tape. Not same.
 - Coordinate with City Forestry for current insect and disease recommendations prior to planting.
 - Deep water all plants at time of planting.



SHRUB PLANTING DETAIL

NOT TO SCALE



DUMPSTER ENCLOSURE WALL

NOT TO SCALE

"FootHills Mix"

COMMON NAME	SCIENTIFIC NAME	lbs. PLS/Acre
Annual Ryegrass	Lolium multiflorum Lamarck	5.0
Slender Wheatgrass	Elymus trachycalyx	3.75
Mountain Brome	Bromus marginatus	2.5
Pubescent Wheatgrass	Agropyron trichophorum	2.5
Hard Fescue	Festuca brevipila	2.5
Canada Bluegrass	Poa compressa	2.0
Indian Grass	Sorghastrum nutans	2.0
Sideots Grama	Bouteloua curtipendula	1.75
Blue Grama	Bouteloua gracilis	1.25
Switchgrass	Panicum virgatum	1.25
TOTAL PLS PER ACRE		

Climate Zone: FootHills-Plains
Plant Communities: FootHills Shrublands, Ponderosa Pine Forest
Lower Elevation Riparian, Pinon Juniper Woods
Irrigation: An irrigation system with drip components to be used to irrigate all plants and a pop up spray system will be used to irrigate all turf areas and seeded areas (temporary).
If the irrigation system is not submitted with Final LP, it must be submitted within 90 days after building permit is issued.
The plan must be approved prior to installation and before issuance of certificate of occupancy.
Mulch: All shrub beds and tree wells to be covered with 4" shredded pole shavings over fabric weed barrier.
Edging: All planting beds adjacent to turf to be edged with steel edging.
Soil Treatment: A soils report will be submitted with Final Landscape Plan. Fertilizer to be tilled into top 6" of soil.
Seed Mix: Native grass areas to be seeded with FootHills Mix by Arkansas Valley Seed Co. Drill seed at 40 lbs. per acre. Temporary irrigation to be provided for establishment prior to construction.
Underground Utilities: Contractor is required to locate all utilities prior to construction.
Maintenance: Landscape improvements and maintenance shall be the responsibility of the owners and/or their assigns.
A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

SYMBOL/ SITE CALLOUT NOTES

SOIL: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications/ details. Submit soil test of species mix for approval prior to installation. Average: 1.27 tons.
WOOD MULCH: To be 2" dia. River Rock placed 3" deep over filter fabric/ weed barrier. Submit sample for approval prior to installation. 27,256 sf.
WOOD MULCH: To be organic shredded cedar wood mulch (Gothic Hill) installed to a depth of 4" in all planting beds. Submit sample for approval prior to installation. 30,864 sf.
NATIVE SEED: To be FootHills Mix See table below. Average: 40,708 sf.
STEEL EDGE: Steel edge to be Ryerson (or approved equal) 1/2" Thick x 4" Wide Rolled Top Steel Edge.

LANDSCAPE SCHEDULE								
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	KEY #	WIDTH	SIZE	NOTES
TREES								
Pe	25		Pinus edulis	Pinlon Pine	1256D	25'-0"	6' B&B	
Pp	3		Picea pungens	Colorado Blue Spruce	678S	40'-0"	6' B&B	
Gd	15		Gymnocladus dioicus "Espresso"	Espresso Kentucky Coffee Tree	34AS	40'-0"	2-1/2" B&B	Fruitless
Pc	21		Prunus cerasifera	Purple Leaf Plum	457S	25'-0"	1-1/2" B&B	
Co	13		Celtis Occidentalis	Common Hackberry	3457DA	40'-0"	2-1/2" B&B	
Gt	18		Gleditsia Tricanthos	Skyline Honeylocust	45A	40'-0"	2-1/2" B&B	
Cp	36		Crataegus laevigata "Supers"	Crimson Cloud Hawthorn	45AS	25'-0"	1-1/2" B&B	
Jc	42		Juniperus chinensis "Blue Point"	Blue Point Juniper	DA	4'-0"	6' B&B	6" Min. Size at Planting
Jsc	140		Juniperus scopulorum "Gray Glean"	Gray Glean Juniper	125678D	5'-0"	6' B&B	6" Min. Size at Planting
	313		Total Trees	Signature Trees: 81X				
SHRUBS								
Jsq	134		Juniperus Squamata	Blue Star Juniper	A	3'-0"	5 Gal	
Jh	93		Juniperus Horizontalis	Blue Chip Juniper	2568A	4'-0"	5 Gal	
Js	73		Juniperus sabina	Scandalo Juniper	568A	4'-0"	5 Gal	
Bt	21		Berberis thunbergii	Red Barberry	45A	4'-0"	5 Gal	
SJ	32		Spiraea japonica "Frankii"	Frabel Spirea	SA	3'-0"	5 Gal	
Cc	92		Caryopteris claudensis	Blue Mist Spirea	1235A	3'-0"	5 Gal	
Ch	76		Cotoneaster Horizontalis	Rock Cotoneaster	2345S	3'-0"	5 Gal	
PF	46		Potentilla fruticosa	Jackman Potentilla	4567S	3'-0"	5 Gal	
Ra	65		Ribes Alpinum	Alpine Currant	5678A	3'-0"	5 Gal	
Sn	89		Syringa Meyerii	Dwarf Korean Lilac	568A	3'-0"	5 Gal	
	721		Total Shrubs	77X Signature Shrubs				
DRN GRASS								
Ca	222		Calamagrostis Acutiflora	Karl Foerster Feathe Reed Grass	A	2'-0"	1 Gal	
Hs	142		Helletochtich sanguineus	Blue Avena Grass	1235D	2'-0"	1 Gal	
Flowers								
He	50		Hemerocallis "Stella D'Oro"	Stella D'Oro Daylily	D	2'-0"	1 Gal	
Cn	97		Chrysanthemum Max	Shasta Daisy		2'-0"	1 Gal	
Ep	50		Echinacea purpurea	Coneflower	345A	2'-0"	1 Gal	
Lu	72		Lupinus "Russell Hybrid"	Lupine	S	2'-0"	1 Gal	
Aq	33		Acquilegia caerulea	Rocky Mtn. Columbine	578A	2'-0"	1 Gal	

SITE CATEGORY CALCULATIONS					
Landscape Setbacks					
Street Name	Classification	Width (Req/Prov)	Linear Footage	Tree/Ft Req	No. Trees Req/Prov
Templeton Gap (Ws)	Nonarterial	10'/10'	290	1 per 30'	10 Req/10 Prov
Wolf Ridge Rd (Ss)	Nonarterial	10'/10'	1454	1 per 30'	49 Req/49 Prov
North Buffer (Nb)	Commercial Nonstreet	15'/15'	1293	1 per 20'	65 Req/72 Prov
East Buffer (Eb)	Vacant Nonstreet	15'/15'	366	1 per 20'	18 Req/18 Prov
Motor Vehicle Lots					
No. Spaces Provided	Trees Req/Prov (1 per 150 (Mv))	Symbol	Length	% Frontage	
211	14 Req/14 Prov	Mv	No Frontage		
Screening Plants Req/Prov	50% Evergreen				
No Frontage					
Internal Landscaping					
Net Site Area	% Min Internal Area	Internal Area Req/Prov	Internal Trees Req/Prov		
470,678sf	Resid. 15%	105,600 Req 154,149 Prov	211 Req/139 Prov	Small Lot PUD	
Shrub substitutes	Orn. Grasses				
720 Req/721 Prov	None Required				
Dumpster Screen	(Screen)				
	11 Req/11 Prov				

REVISIONS		DESCRIPTION	DATE
NO.			

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, NO CONSTRUCTION SHALL BE PERMITTED. ANY CHANGES TO THESE DRAWINGS SHALL BE APPROVED BY THE DESIGNER AND THE CITY OF COLORADO SPRINGS FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

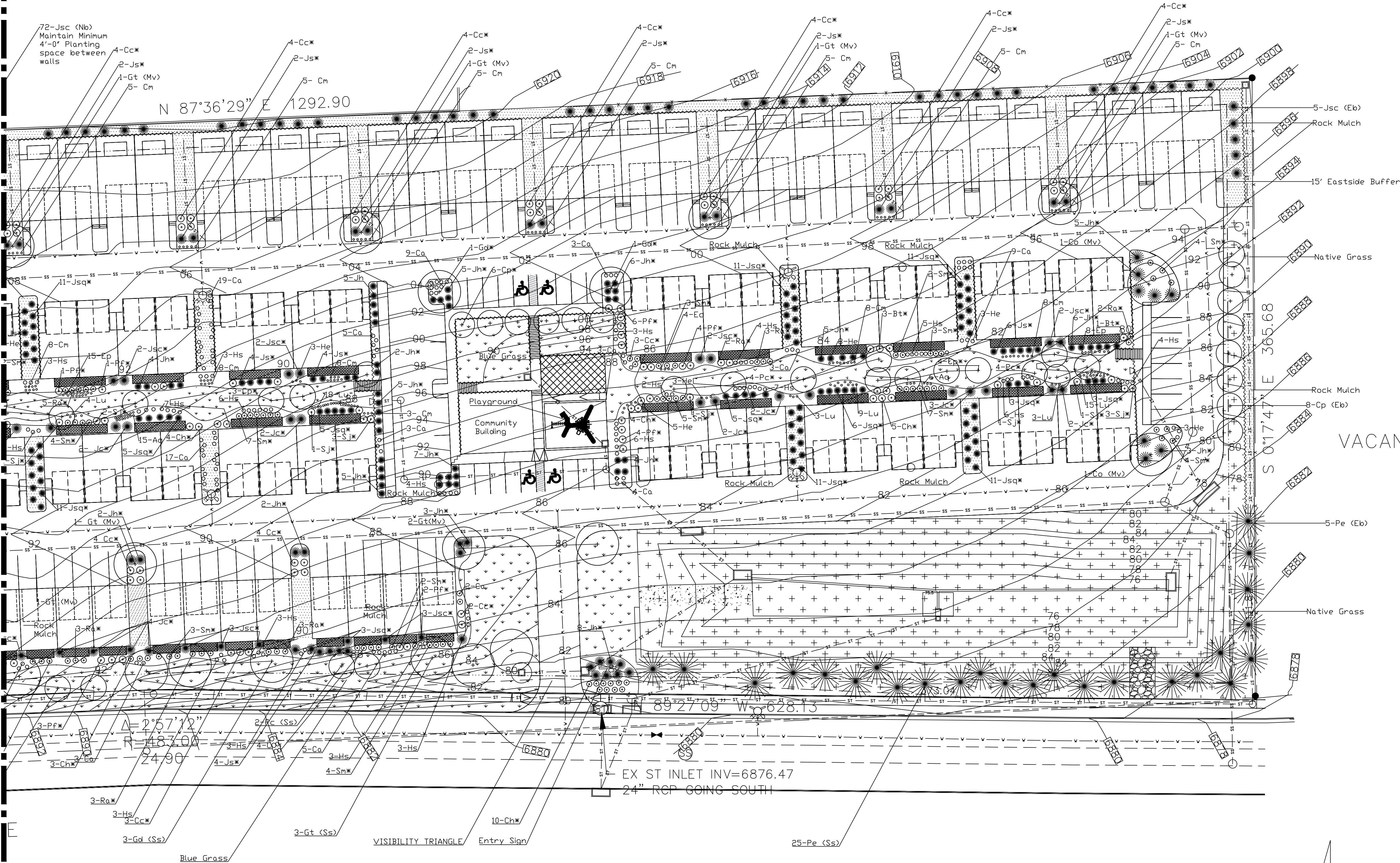
JAMES W REES
LANDSCAPE ARCHITECT
520 SILVER SPRING CIRCLE
COLORADO SPRINGS, CO 80919
719-651-3136

TEMPETON GAP TOWNHOMES
CONCEPT PLAN
FINAL LANDSCAPE PLAN

DESIGNED BY	JWR
DRAWN BY	JWR
CHECKED BY	JWR
H-SCALE	AS NOTED
V-SCALE	N/A
JOB NO.	1909
DATE ISSUED	05/11/20
SHEET NO.	4 OF 7

TEMPLETON GAP TOWNHOMES
COLORADO SPRINGS, CO
FINAL LANDSCAPE PLAN
MAY 11, 2020

MATCH LINE



REVISIONS		DESCRIPTION	DATE
NO.			
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES AND THE ENGINEER INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: GALANT HOMES ATTN: STEVE MILLER 6265 LEHMAN DRIVE #160 COLORADO SPRINGS, CO 80918 719.445.6264			
JAMES W REES LANDSCAPE ARCHITECT 520 SILVER SPRING CIRCLE COLORADO SPRINGS, CO 80919 719-651-3136			
TEMPLETON GAP TOWNHOMES CONCEPT PLAN FINAL LANDSCAPE PLAN			
DESIGNED BY JWR DRAWN BY JWR CHECKED BY JWR			
H-SCALE AS NOTED V-SCALE N/A			
JOB NO. 1909 DATE ISSUED 05/11/20 SHEET NO. 5 OF 7			

TEMPLETON GAP TOWNHOMES
COLORADO SPRINGS, CO
FINAL LANDSCAPE PLAN
 MAY 11, 2020

MATCH LINE

COMMERCIAL

15' WIDE North Buffer

EX CONCRETE BLOCK WALL

RESIDENTIAL

WOLF RIDGE

FINAL LANDSCAPE PLAN

NORTH

CPC PUP 20-00013

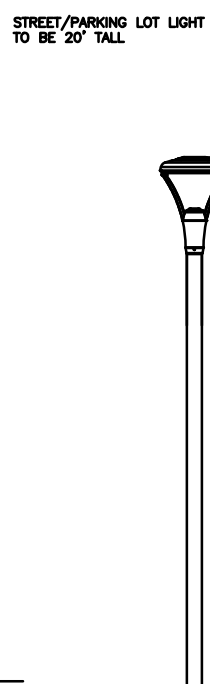
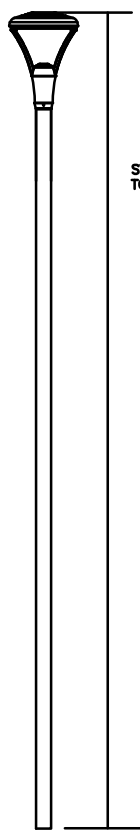
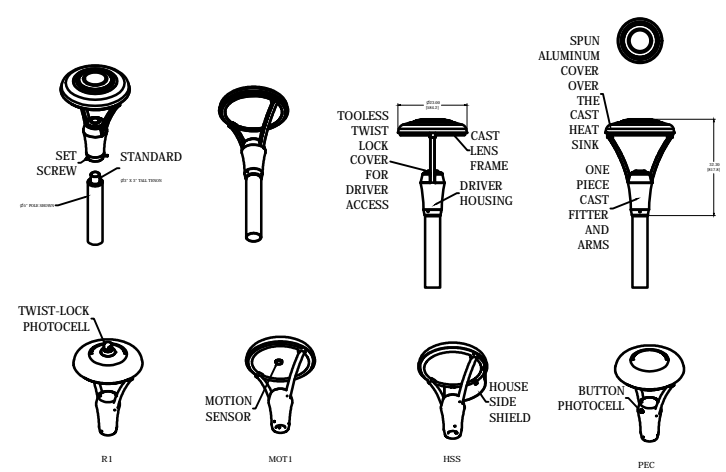
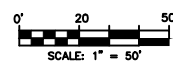
TEMPETON GAP TOWNHOMES		JAMES W REES LANDSCAPE ARCHITECT 520 SILVER SPRING CIRCLE COLORADO SPRINGS, CO 80919 719-651-3136		PREPARED FOR: GALANT HOMES ATTN: STEVE MILLER 6265 LEHMAN DRIVE #160 COLORADO SPRINGS, CO 80918 719.445.6264		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED AND FORWARDED TO THE REVIEWING AGENCIES, TERRANOVA ENGINEERING, 10000 W. WATKINS AVE., ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.		REVISIONS NO. DESCRIPTION DATE	
DESIGNED BY JWR		DRAWN BY JWR							
CHECKED BY JWR		SCALE AS NOTED							
SCALE N/A									
JOB NO. 1909									
DATE ISSUED 05/11/20									
SHEET NO. 6 OF 7									

TEMPETON GAP TOWNHOMES

CONCEPT PLAN
FINAL LANDSCAPE PLAN

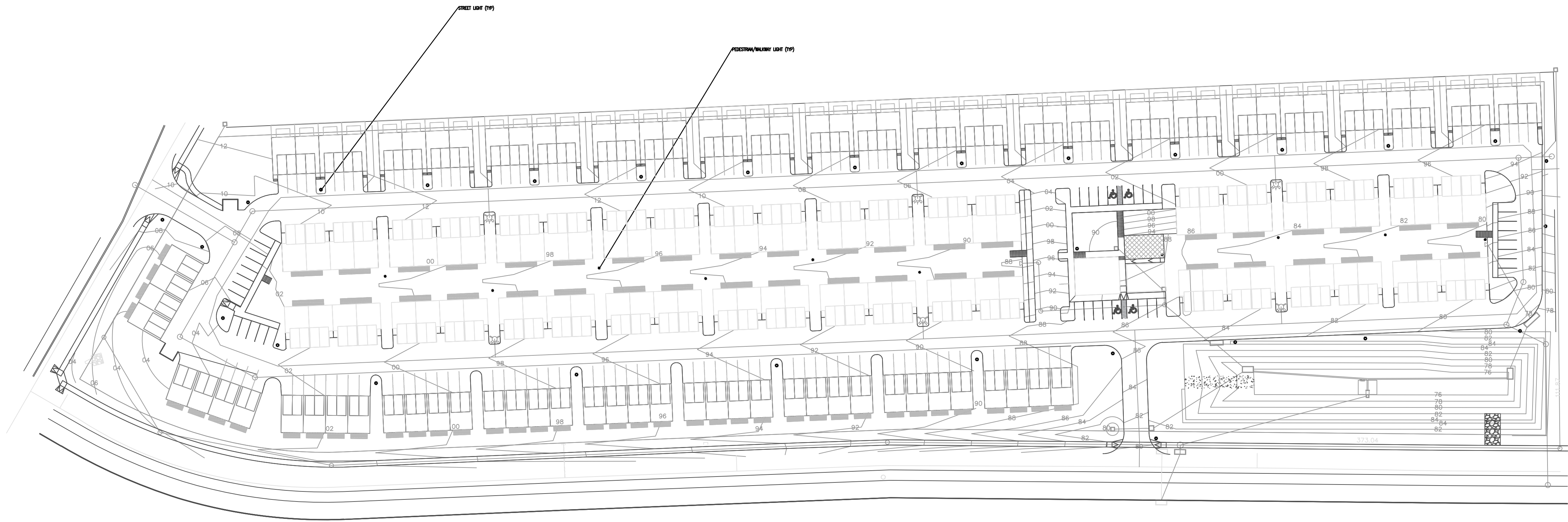
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CHECKED BY JWR
-SCALE AS NOTED
-SCALE N/A
DB NO. 1909
DATE ISSUED 05/11/20
SHEET NO. 6 OF 7

TEMPLETON_GAP_TOWNHOMES
COLORADO_SPRINGS
LIGHTING_PLAN
MAY_13_2020



LIGHTING NOTES

1. ALL FIXTURES TO BE STEINBERG SOLANA SL760
2. LUMINAIRES TO BE DARK SKY FRIENDLY LED LUMINAIRES ARE ROOF MOUNTED TO DIRECT LIGHT DOWNWARD
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



LIGHTING PLAN

CPC PUP 20-00013

REVISIONS		DESCRIPTION	DATE
NO.			
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY OF COLORADO SPRINGS, COLORADO, FOR THE 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		LIGHTING_PLAN	
DESIGNED BY JWR		DRAWN BY JWR	
CHECKED BY JWR		H-SCALE 1"=50'	
JOB NO.		V-SCALE	
DATE ISSUED 5-13-20		SHEET NO. OF	