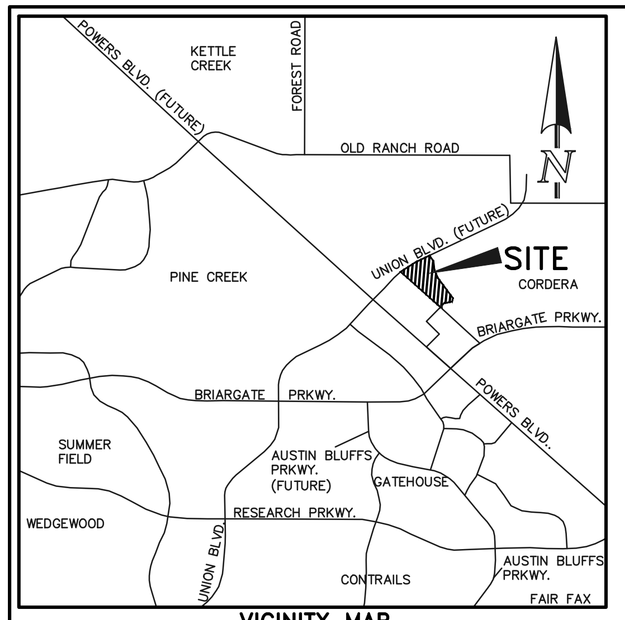
WATERMARK AT BRIARGATE CONCEPT PLAN

(LOT 3, BRIARGATE CROSSING EAST SUB. FIL. NO. 1)



VICINITY MAP
NOT TO SCALE

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
BOUNDARY LINE	
FIRE LANE – CURB STRIPING	
EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
CONCEPT PLAN BOUNDARY	

LEGAL DESCRIPTION

LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1

CONTAINING A CALCULATED AREA OF 11.06 ACRES.

SITE DATA:

APPLICANT:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, COLORADO 80919 MR. KYLE CAMPBELL P.E. (719) 785–0790
OWNER/DEVELOPER:	CONTINENTAL 140 FUND LLC W134 N8675 EXECUTIVE PKWY MENOMONEE FALLS, WI 53051 MR. ERIK HAHN (262)532–9323
TAX SCHEDULE NO.:	62264–02–003
ADDRESS: AREA:	9915 N. UNION BLVD 11.06 ACRES
EXISTING ZONING:	PBC
PROPOSED ZONING:	OC
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI–FAMILY RESIDENTIAL
MASTER PLAN:	BRIARGATE
MAXIMUM BUILDING HEIGHT ALLOWED:	45' (ALSO SEE NOTE 4 BELOW)
MAXIMUM BUILDING LOT COVERAGE:	40%
PROPOSED UNIT TOTAL:	243
PROPOSED DENSITY:	22 DU/AC
BUILDING SETBACKS & LANDSCAPE BUFFERS:	
ALONG UNION BLVD:	25' MINIMUM
ALONG CONTINENTAL HEIGHTS: PROMINENT POINT NAUTILUS POINT	25' MINIMUM (FROM CURB FLOWLINE)

PARKING REQUIREMENTS:
PARKING SHALL ADHERE TO CITY CODE 7.4.203.

GENERAL NOTES:

FLOODPLAIN STATEMENT:

1. NO PORTION OF THE PROPOSED SITE IS WITHIN A 100–YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0530F EFFECTIVE DATE, MARCH 17, 1997.
2. NO DIRECT VEHICULAR ACCESS FROM SITE SHALL BE PERMITTED TO N. UNION BLVD.
3. STORMWATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN DETENTION POND C LOCATED NORTHWEST OF UNION BLVD AND BRIARGATE PKWY.
4. PER APPROVED ADMINISTRATIVE RELIEF, AR R16–00406, BUILDING 3 IS APPROVED AT A FINAL HEIGHT OF 51'–7" AS DEFINED BY CITY HEIGHT CALCULATION REQUIREMENTS.
5. ALL PRIVATE STREETS SHALL BE IN CONFORMANCE WITH THE MUTCD GUIDELINES.
6. PER "EASEMENT" NOTE ON RECORDED FINAL PLAT FOR BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1, "ALL EASEMENTS AND PRIVATE DRIVES ARE AS SHOWN... WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED IN THE INDIVIDUAL PROPERTY OWNERS."
7. ALL LANDSCAPE, SIDEWALK AND OTHER IMPROVEMENTS INSTALLED BY THE OWNER WITHIN THE PUBLIC IMPROVEMENT EASEMENTS SHALL BE COMMON AREA TO BE MAINTAINED BY THE BRIARGATE CROSSING COMMERCIAL OWNERS ASSOCIATION INC. PER NOTE 3 OF THE RECORDED FINAL PLAT FOR BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1.

CPC CP 16–00083

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785–0790
(719)785–0799 (Fax)

WATERMARK AT BRIARGATE
(LOT 3, BRIARGATE CROSSING EAST SUB. FIL. NO. 1)

CONCEPT PLAN

DESIGNED BY	KRC	SCALE	DATE	05/23/16
DRAWN BY	JRH	(H) 1"= 50'	SHEET 1 OF 1	
CHECKED BY		(V) 1"= N/A	JOB NO.	2232.75

FIGURE 1