

BRIARGATE BUSINESS CAMPUS FILING NO. 20

DEVELOPMENT PLAN

LEGAL DESCRIPTION:
 LOT 1, BRIARGATE BUSINESS CAMPUS FILING NO. 20
 RECEPTION NO. 98118744
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DATA:

ZONE: PIP-1
 PENDING OVERLAY ZONE - HIGHRISE OVERLAY
 USE: OFFICE
 GROSS ACREAGE: 7.933 Ac
 DRAINAGE BASIN: PINE CREEK
 TOTAL BUILDING COVERAGE: 38,123 SQ FT
 TOTAL PARKING LOT AREA: 4.573 Ac
 TOTAL OPEN AREA: 1.845 Ac
 MASTER PLAN: BRIARGATE BUSINESS CAMPUS
 BUILDING HEIGHT: 68'-0" (TOP OF PENTHOUSE SCREENING WALL)

NOTES:

BUILDING CONSTRUCTION TO BEGIN:
 COMPLETION DATE:

BUILDING AND PARKING DATA:

TOTAL GROSS BUILDING: 150,400 SF
 TOTAL PROPOSED RENTABLE: 140,400 SF
 PAD AREA: 37,000 SF

BRIARGATE BUSINESS CAMPUS PARKING REQUIREMENTS @ 1/250 R.S.F.: 562 SPACES
 CITY PARKING REQUIREMENTS @ 1/400 R.S.F.: 351 SPACES

PARKING PROVIDED: 573 SPACES
 414 REGULAR SPACES
 147 COMPACT SPACES
 12 HANDICAP SPACES

| | |
|----------------------------------|-------|
| Acres of Site | 7.933 |
| Percent Bldg. Coverage | 11.0% |
| Floor to Area Ratio (FAR) | 0.44 |
| Acres of Unobstructed Open Space | 1.845 |
| Number of Parking Spaces | 573 |
| Percentage Parking Coverage | 65.7% |

DRAWING INDEX

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| DRAWING TITLE: | SHEET No. |
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| PRELIMINARY UTILITY PLAN | 2 |
| PRELIMINARY GRADING PLAN | 3 |
| PRELIMINARY LANDSCAPE PLAN | 4 |

Signage is not approved with this plan. A separate sign permit is required. Contact Zoning Administration at 101 W. Costilla for sign plan applications.

APPROVED
 CITY OF COLO SPRINGS
 APR 12 2000
 BY CITY PLANNING

DEVELOPMENT PLAN SHEET 1
 FILE: 98039DEV.DWG 3/29/00

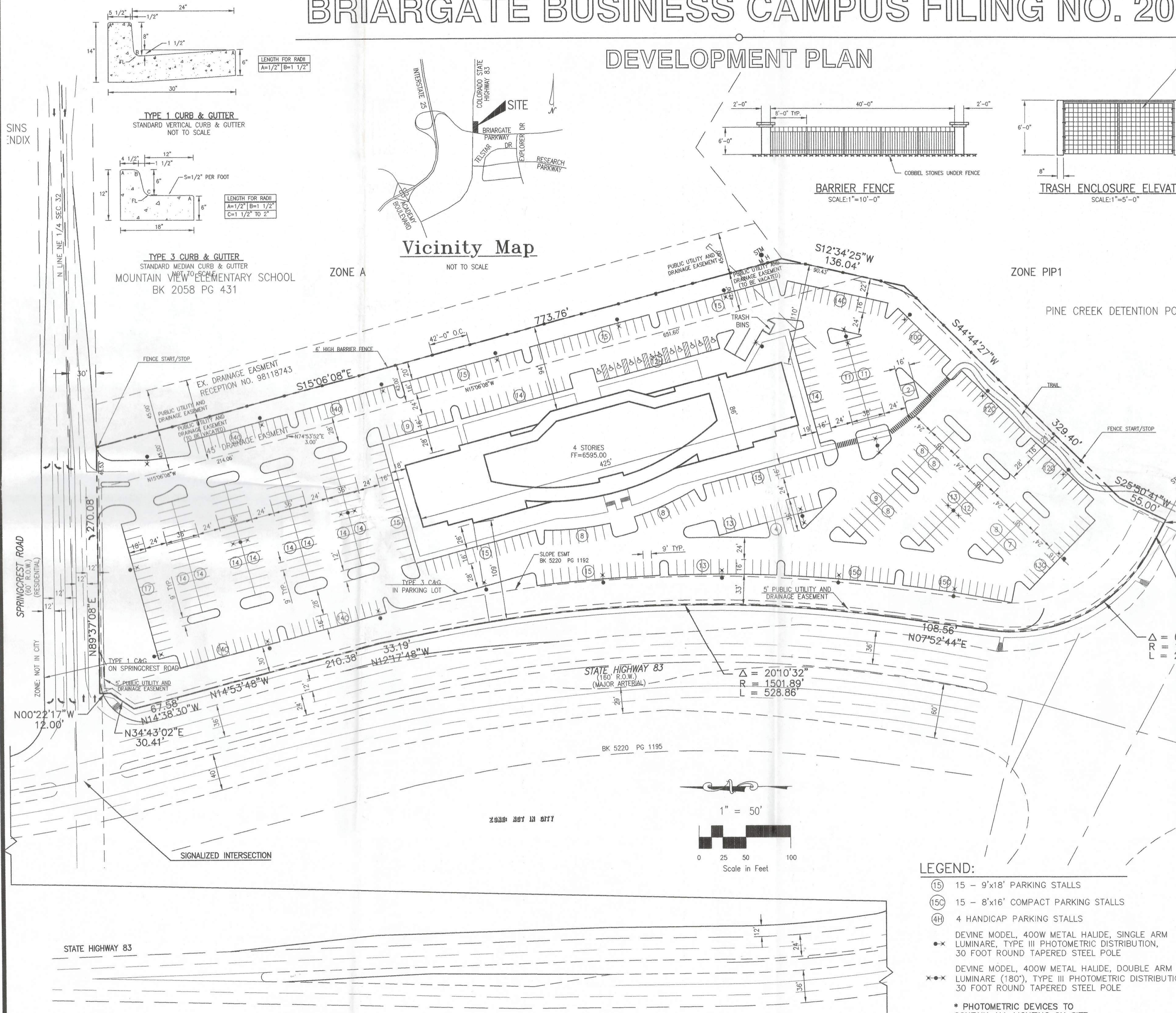
ROCKWELL MINCHOW
 CONSULTANTS, INC.
 ENGINEERING • SURVEYING
 2818 STRAUS LAKE, SUITE #100
 COLORADO SPRINGS, CO 80907
 (719) 475-2575 • FAX (719) 475-9223

BRIARGATE BUSINESS CAMPUS FILING NO. 20
 DEVELOPMENT PLAN

| | | | | |
|--------|--------|-----------|---------|-------------|
| TITLE: | 1"=50' | DRAWN BY: | BLS | 98-039 |
| SCALE: | | DATE: | 3/29/00 | CHECKED BY: |
| DATE: | | | | KDR |

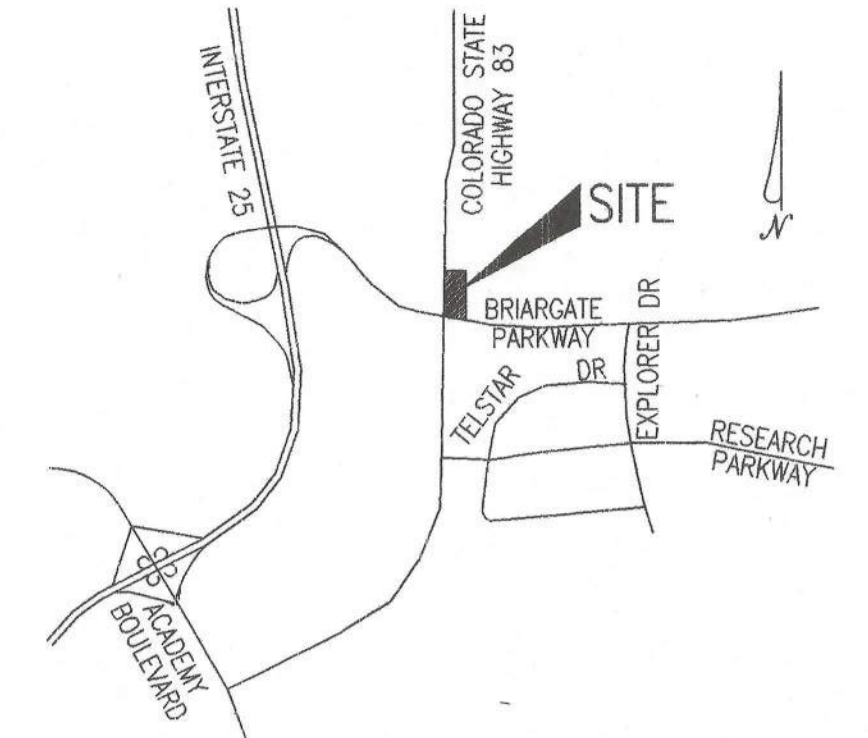
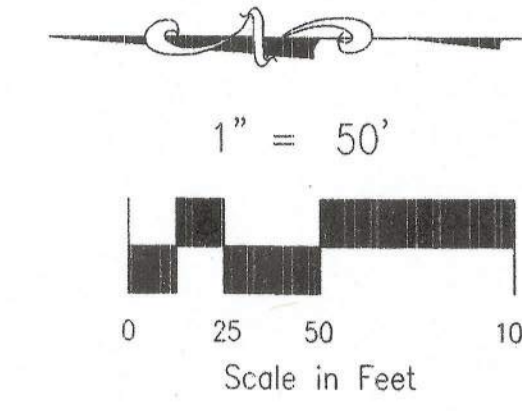
JOB NO.

CPC DP 99-125

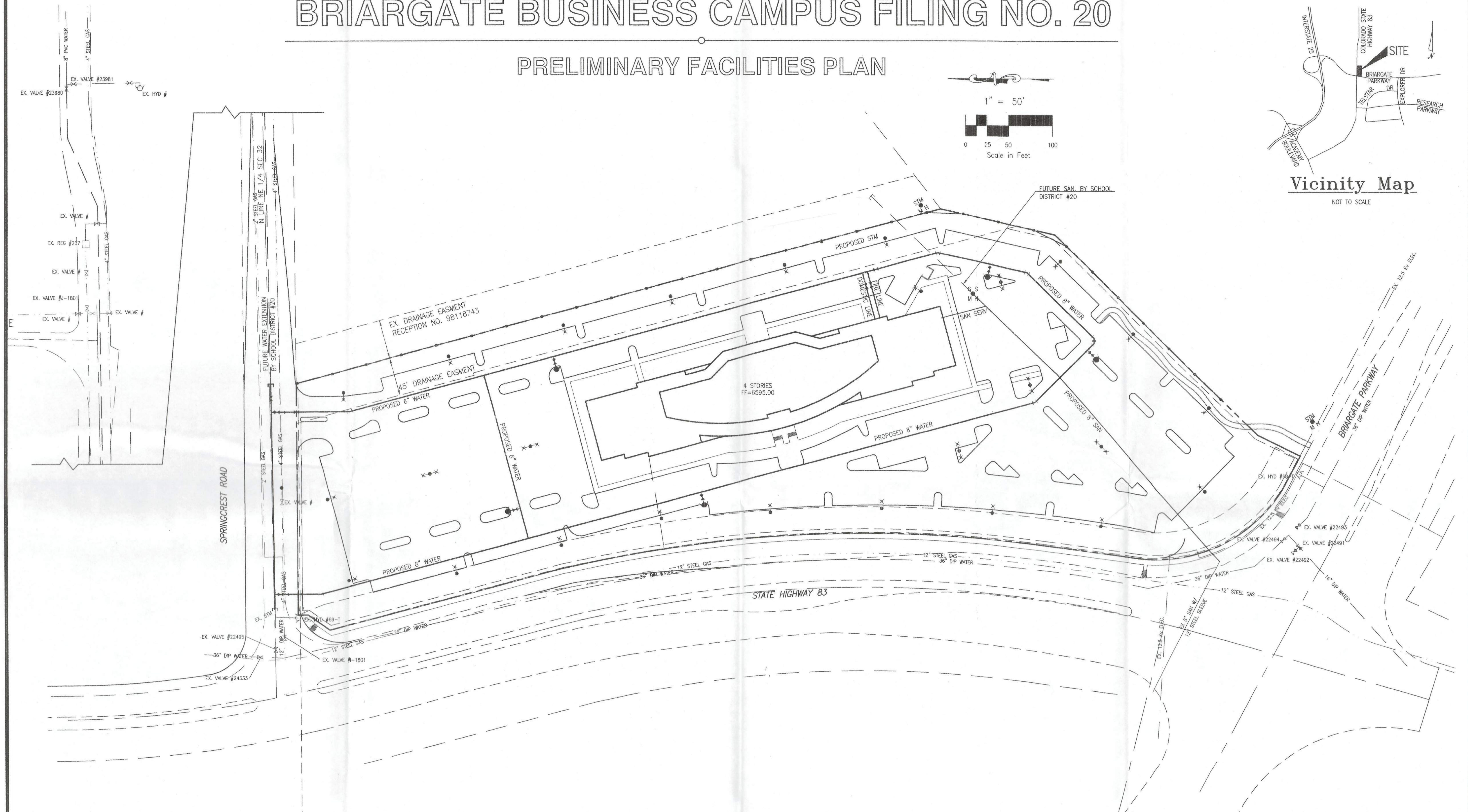


BRIARGATE BUSINESS CAMPUS FILING NO. 20

PRELIMINARY FACILITIES PLAN



Vicinity Map
NOT TO SCALE




| PROPOSED | UTILITY | EXISTING |
|-----------|----------------------|-----------|
| — WATER — | WATER | — WATER — |
| — SAN — | SANITARY SEWER | — SAN — |
| — GAS — | GAS | — GAS — |
| □ INLET | UNDERGROUND ELECTRIC | — ELEC — |
| □ INLET | STORM SEWER | — STORM — |
| ○ | VALVE | ○ |
| ○ | FIRE HYDRANT | ○ |
| ○ | MANHOLE | ○ |

- NOTES**
1. THIS IS A CONCEPT FACILITIES PLAN ONLY -- NOT TO BE USED FOR CONSTRUCTION.
 2. EASEMENTS WILL BE GRANTED PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

PRELIMINARY FACILITIES PLAN FILE: 98039DEV.DWG 3/29/00 SHEET 2



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BRIARGATE BUSINESS CAMPUS FILING NO. 20
PRELIMINARY FACILITIES PLAN

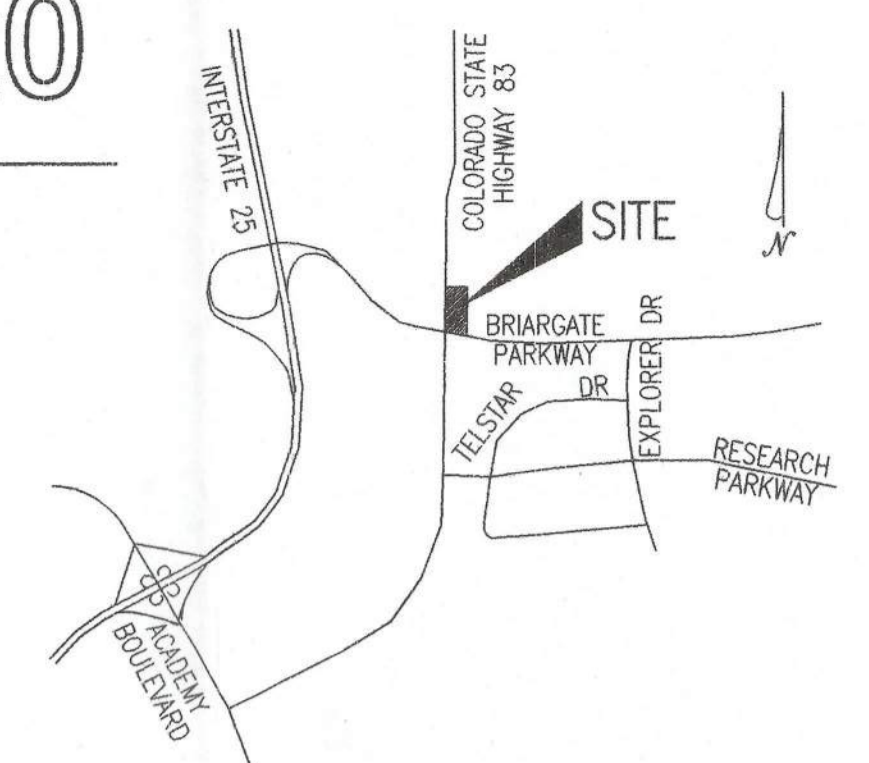
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DATE: 3/29/00 CHECKED BY: KDR JOB NO. _____

CPC DP 99-125

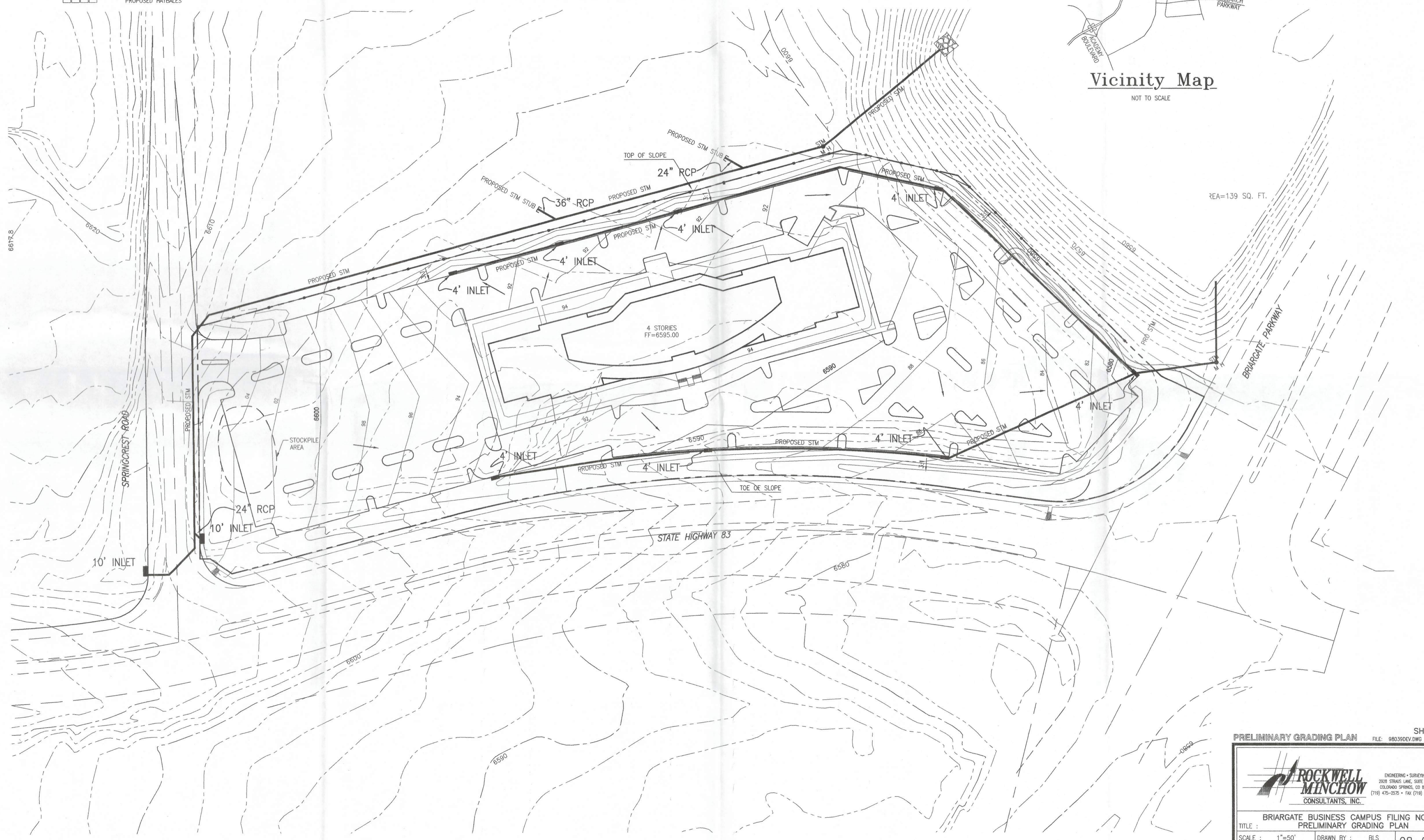
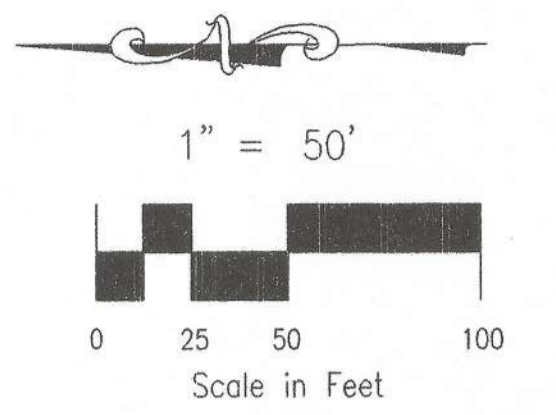
BRIARGATE BUSINESS CAMPUS FILING NO. 20

PRELIMINARY GRADING PLAN

- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - DIRECTION OF FLOW
 - PROPOSED SILT FENCE
 - PROPOSED HAYBALES



Vicinity Map
NOT TO SCALE



SHEET 3

PRELIMINARY GRADING PLAN FILE: 98039DEV.DWG 3/29/00

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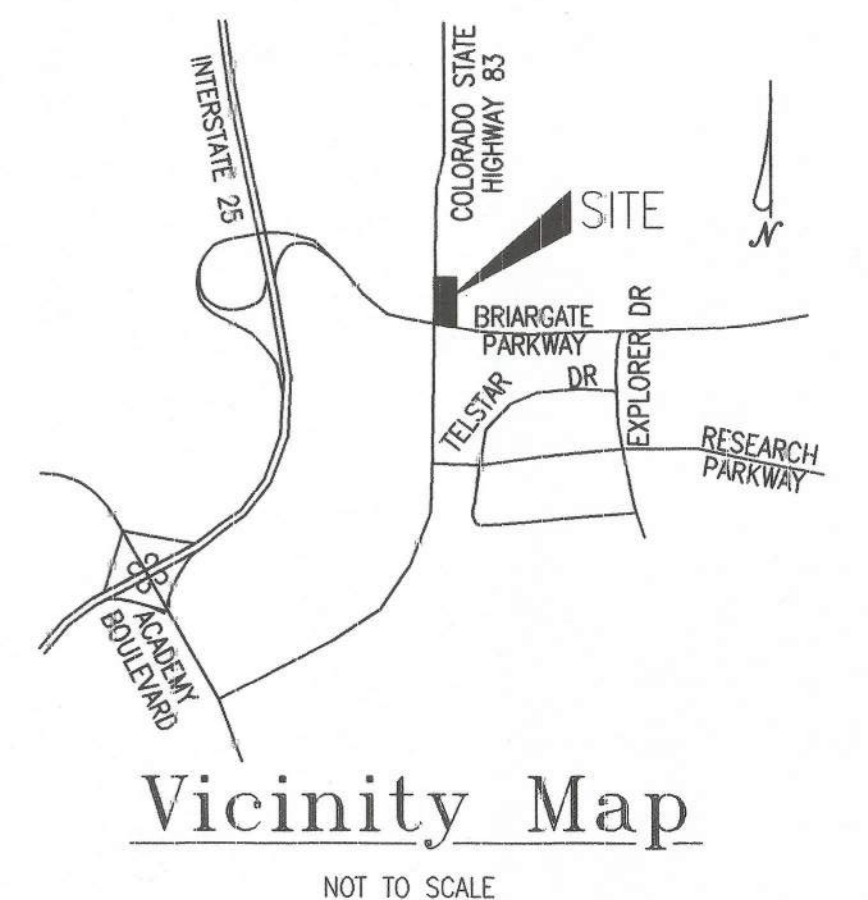
BRIARGATE BUSINESS CAMPUS FILING NO. 20
PRELIMINARY GRADING PLAN

| | | |
|---------------|-----------------|---------|
| SCALE: 1"=50' | DRAWN BY: BLS | 98-039 |
| DATE: 3/29/00 | CHECKED BY: KDR | JOB NO. |

cpc DP-99-125

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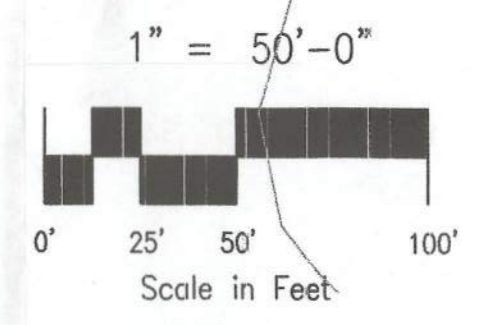
PRELIMINARY LANDSCAPE PLAN



THOMAS THOMAS
 Planning
 Urban Design
 Landscape Architecture
 614 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

LANDSCAPE LEGEND:

- IRRIGATED FESCUE SEED (POP-UP SPRAYS & ROTORS)
- IRRIGATED DRYLAND SEED (LARGE IMPACT ROTORS) (FESCUE MIX)
- IRRIGATED DRYLAND SEED (LARGE IMPACT ROTORS) (CRESTED WHEATGRASS MIX)
- SHRUBS / GRASSES / PERENNIALS IN ORGANIC MULCH (DRIP IRRIGATED)
- COBBLE MULCH 4"-8" ROUNDED RIVER ROCK
- STEEL EDGER



SITE CATEGORY CALCULATIONS:

LANDSCAPE SETBACKS:

| STREET NAME OR ZONE BOUNDARY: | DETECTION POND | SPRINGCREST RD. | MT. RIDGE SCHOOL | HIGHWAY 83 |
|--|----------------|-----------------|------------------|------------|
| ZONE DISTRICT BOUNDARY: | NO | YES | BUFFER REQUIRED | YES |
| STREET CLASSIFICATION: | N/A | OTHER | N/A | HIGHWAY |
| SETBACK DEPTH REQUIRED/PROVIDED: | N/A | 1/25' | 1/20' | 1/20' |
| LINEAR FOOTAGE: | 520' | 270' | 1189' | 1189' |
| TREE/FEET REQUIRED: | N/A | 1/25' | 1/20' | 1/20' |
| NUMBER OF TREES REQUIRED/PROVIDED: | N/A | 11/12 | 60/58 | 20/90 |
| SHURB SUBSTITUTES REQUIRED/PROVIDED: | N/A | N/A | 20/90 | 20/90 |
| ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.: | N/A | N/A | 0/0 | 0/0 |
| PLANT ABBREVIATION DENOTED ON PLAN: | 'E' | 'NS' | | 'WS' |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | N/A | | | |

MOTOR VEHICLE LOTS:

| STREET NAME OR PROPERTY LINE: | EAST PROPERTY LINE |
|----------------------------------|--------------------|
| WIDTH IN FEET REQ./PROV.: | 15'/22' |
| LINEAR FOOTAGE: | 930' |
| BUFFER TREES REQ./PROV.: | 47/50 |
| EVERGREEN TREES REQ./PROV.: | 62/64 |
| LENGTH OF OPAQUE STRUCTURE: | N/A |
| BUFFER TREE ABBREVIATED ON PLAN: | 'ES' |
| % GROUND PLANE VEG. REQ./PROV.: | 75% / 97% |

LANDSCAPE BUFFERS AND SCREENS:

| STREET NAME OR PROPERTY LINE: | EAST PROPERTY LINE |
|----------------------------------|--------------------|
| WIDTH IN FEET REQ./PROV.: | 15'/22' |
| LINEAR FOOTAGE: | 930' |
| BUFFER TREES REQ./PROV.: | 47/50 |
| EVERGREEN TREES REQ./PROV.: | 62/64 |
| LENGTH OF OPAQUE STRUCTURE: | N/A |
| BUFFER TREE ABBREVIATED ON PLAN: | 'ES' |
| % GROUND PLANE VEG. REQ./PROV.: | 75% / 97% |

PLANT SCHEDULE:

TREES:

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | KEY: | CLASS | MATURE WIDTH | PLANTING SIZE: | NOTES: |
|---------|-------|------|-----------------------------------|-------------------------|--------|-------|--------------|----------------|--------|
| ○ | TA | 30 | Tilia americana 'Redmond' | Redmond Linden | 4S | C | 30' | 2.5" caliper | B&B |
| ○ | TC | 10 | Tilia cordata 'Greenspire' | Greenspire Linden | 4S | C | 20' | 2.5" caliper | B&B |
| ○ | FA | 11 | Fraxinus americana 'Atmn. Purple' | Autumn Purple Ash | 4S | C | 40' | 2.5" caliper | B&B |
| ○ | QR | 25 | Quercus robur | Columnar or English Oak | S | | 20' | 2.5" caliper | B&B |
| ○ | PV | 15 | Prunus virginiana | Shubert Chokecherry | 124567 | B | 10'-15' | 2" caliper | B&B |
| ○ | MS | 8 | Malus 'Spring Snow' | Spring Snow Crabapple | 487S | C | 15'-20' | 2" caliper | B&B |
| ○ | AG | 15 | Acer ginnala | Ginnala Maple | 4578A | C | 15'-20' | 8" clump | B&B |
| ○ | CC | 13 | Crataegus crus-galli | Cockspur Hawthorne | 235AD | C | 20' | 2" caliper | B&B |
| ○ | PPg | 15 | Picea pungens | Blue Spruce | 678S | B | 12'-15' | 6"-8" | B&B |
| ○ | PN | 40 | Pinus nigra | Austrian Pine | 25678A | C | 30' | 6"-8" | B&B |
| ○ | PP | 40 | Pinus ponderosa | Ponderosa Pine | 288D | N | 30' | 6"-8" | B&B |

PERCENT SIGNATURE TREES: 89%
 SIGNATURE TREES: 197
 TOTAL NUMBER OF TREES: 222

SHRUBS:

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | KEY: | CLASS | MATURE WIDTH | PLANTING SIZE: | NOTES: |
|---------|-------|------|------------------------------------|-------------------------|----------|-------|--------------|----------------|-----------|
| ○ | CS | 10 | Cytisus scoparius 'Moonlight' | Moonlight Broom | D | | 4'-6" | 5 gallon | container |
| ○ | CCI | 10 | Caryopteris x cladonensis | Blue Mist Spiraea | 257DA | B | 2'-3' | 5 gallon | container |
| ○ | JS | 120 | Juniperus sabina 'Scandia' | Scandia Juniper | 598A | C | 4'-6" | 5 gallon | container |
| ○ | CL | 15 | Cotoneaster lucidus | Peking Cotoneaster | 598A | C | 4'-6" | 5 gallon | container |
| ○ | PB | 10 | Prunus besseyi | Western Sand Cherry | 12345A | B | 4'-6" | 5 gallon | container |
| ○ | PF | 30 | Potentilla fruticosa 'Gold Finger' | Gold Finger Potentilla | 4567S | B | 3' | 5 gallon | container |
| ○ | RA | 80 | Ribes alpinum | Alpine Currant | 5678A | C | 3'-6" | 5 gallon | container |
| ○ | SJ | 30 | Spiraea japonica 'Anthony Waterer' | Anthony Waterer Spiraea | 5A | A | 2'-3' | 5 gallon | container |
| ○ | RT | 10 | Rhus trilobata | Three-Leafed Sumac | 23456DA | N,B | 4'-6" | 5 gallon | container |
| ○ | QG | 10 | Quercus gambelii | Gambel Oak | 125678DA | N | 15'-20' | 5 gallon | container |
| ○ | VL | 5 | Viburnum lentago | Nannyberry Viburnum | 456DA | C | 8' | 5 gallon | container |

PERCENT SIGNATURE SHRUBS: 89%
 SIGNATURE SHRUBS: 320
 TOTAL NUMBER OF SHRUBS: 360

ORNAMENTAL GRASSES:

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | KEY: | CLASS | MATURE WIDTH | PLANTING SIZE: | NOTES: |
|---------|-------|------|--------------------------|-----------------------|--------|-------|--------------|----------------|-----------|
| ○ | CA | 20 | Calamagrostis acutiflora | Feather Reed Grass | A | | 2'-3' | 1 gallon | container |
| ○ | FG | 55 | Festuca ovina 'Glaucal' | Blue Fescue Grass | 23568D | C | 12"-18" | 1 gallon | container |
| ○ | KP | 55 | Koeleria pyramidata | Junegrass | 1236D | N | 2'-3' | 1 gallon | container |
| ○ | PA | 25 | Panicum affine | Himalayan Fleecelower | A | | 2'-3' | 1 gallon | container |
| ○ | MS | 25 | Miscanthus sinensis | Maidenhair Grass | D, A | | 3'-4' | 1 gallon | container |

PERCENT SIGNATURE GRASSES: 61%
 SIGNATURE GRASSES: 110
 TOTAL NUMBER OF GRASSES: 180

- GENERAL NOTES:**
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
 - ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
 - LOCATION OF ALL STEEL EDGERS MUST BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES.
 - ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 - CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.
 - ALL TURF AREA ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR-DRIVEN ROTORS AND POP-UP SPRAYS, ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH A 4" LAYER OF SHREDDED CEDAR MULCH PLACED OVER WEED BARRIER FABRIC.
 - SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
 - SHRUB AND GRASS COUNTS IN PLANT SCHEDULE ARE APPROXIMATE.
 - FOR SITE DEVELOPMENT DATA, SEE DEVELOPMENT PLAN.
 - FOR SITE LIGHT LOCATIONS AND DETAIL, SEE DEVELOPMENT PLAN.
 - FOR FENCE AND SCREEN WALL DETAILS, REFERENCE DEVELOPMENT PLAN.
 - FOR EROSION CONTROL DETAILS, REFERENCE GRADING PLAN.
 - FINAL LANDSCAPE DEVELOPMENT PLAN TO BE ISSUED AT TIME OF PERMITTING.
 - REFERENCE DEVELOPMENT PLAN FOR EXISTING AND PROPOSED UTILITY LOCATIONS.
 - CLIMATE ZONE: MLD, SEMI-ARID FOOTHILLS PLAINS.
 - PLANT COMMUNITIES: FOOTHILLS SHRUBLANDS, PONDEROSA PINE FOREST, LOWER RIPARIAN SHRUBLANDS.

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 PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=50'-0" DRAWN BY: GMJ 8046
 DATE: 08/13/99 CHECKED BY: LMT/RGL JOB NO.