

CORDERA COMMERCIAL NORTH

CITY OF COLORADO SPRINGS

CONCEPT PLAN

JULY 2017

LEGAL DESCRIPTION:

CORDERA CN-1

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27 AND THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27; MONUMENTED ON THE EAST END BY A FOUND ILLEGIBLE 3-1/4" ALUMINUM CAP IN RANGE BOX AND ON THE WEST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "COLORADO DEPT OF TRANSPORTATION PLS NO. 25381". AND IS ASSUMED TO BEAR SOUTH 89°45'46" WEST 2623.10 FEET;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°45'46" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 498.93 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON DECEMBER 02, 2014 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 214110671, AND THE **POINT OF BEGINNING**; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 41°17'54" WEST, A RADIAL DISTANCE OF 717.50 FEET;

THENCE ALONG SAID WEST LINE THE FOLLOWING 9 COURSES:

1. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°17'42", AN ARC DISTANCE OF 63.79 FEET TO A 80.00 FOOT RADIUS COMPOUND CURVE;
 2. THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°38'30", AN ARC DISTANCE OF 134.94 FEET TO A 900.50 FOOT RADIUS COMPOUND CURVE;
 3. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°12'39", AN ARC DISTANCE OF 20.93 FEET TO A 1,028.50 FOOT RADIUS REVERSE CURVE;
 4. THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 02°01'32", AN ARC DISTANCE OF 36.36 FEET;
 5. THENCE SOUTH 38°18'04" EAST, A DISTANCE OF 5.49 FEET;
 6. THENCE SOUTH 38°18'04" WEST, A DISTANCE OF 10.00 FEET;
 7. THENCE NORTH 38°18'04" EAST, A DISTANCE OF 30.00 FEET;
 8. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 10.00 FEET;
 9. THENCE SOUTH 38°18'04" EAST, A DISTANCE OF 21.51 FEET TO A 971.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 38°35'46" EAST;
- THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'59", AN ARC DISTANCE OF 50.30 FEET;

THENCE SOUTH 48°26'16" WEST, A DISTANCE OF 645.89 FEET TO A POINT ON THE EAST LINE OF THE PRESENT POWERS BOULEVARD RIGHT-OF-WAY;

THENCE ALONG SAID EAST LINE THE FOLLOWING 8 COURSES:

1. THENCE NORTH 41°33'18" WEST, A DISTANCE OF 341.38 FEET;
2. THENCE NORTH 37°36'14" WEST, A DISTANCE OF 191.19 FEET;
3. THENCE NORTH 30°56'33" WEST, A DISTANCE OF 285.42 FEET;
4. THENCE NORTH 31°13'43" WEST, A DISTANCE OF 93.31 FEET;
5. THENCE NORTH 39°08'58" WEST, A DISTANCE OF 90.65 FEET;
6. THENCE NORTH 45°22'22" WEST, A DISTANCE OF 190.17 FEET;
7. THENCE NORTH 47°58'16" WEST, A DISTANCE OF 169.24 FEET;
8. THENCE NORTH 05°07'00" WEST, A DISTANCE OF 65.61 FEET TO A POINT ON THE SOUTH LINE OF THE PRESENT OLD RANCH ROAD RIGHT-OF-WAY;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES:

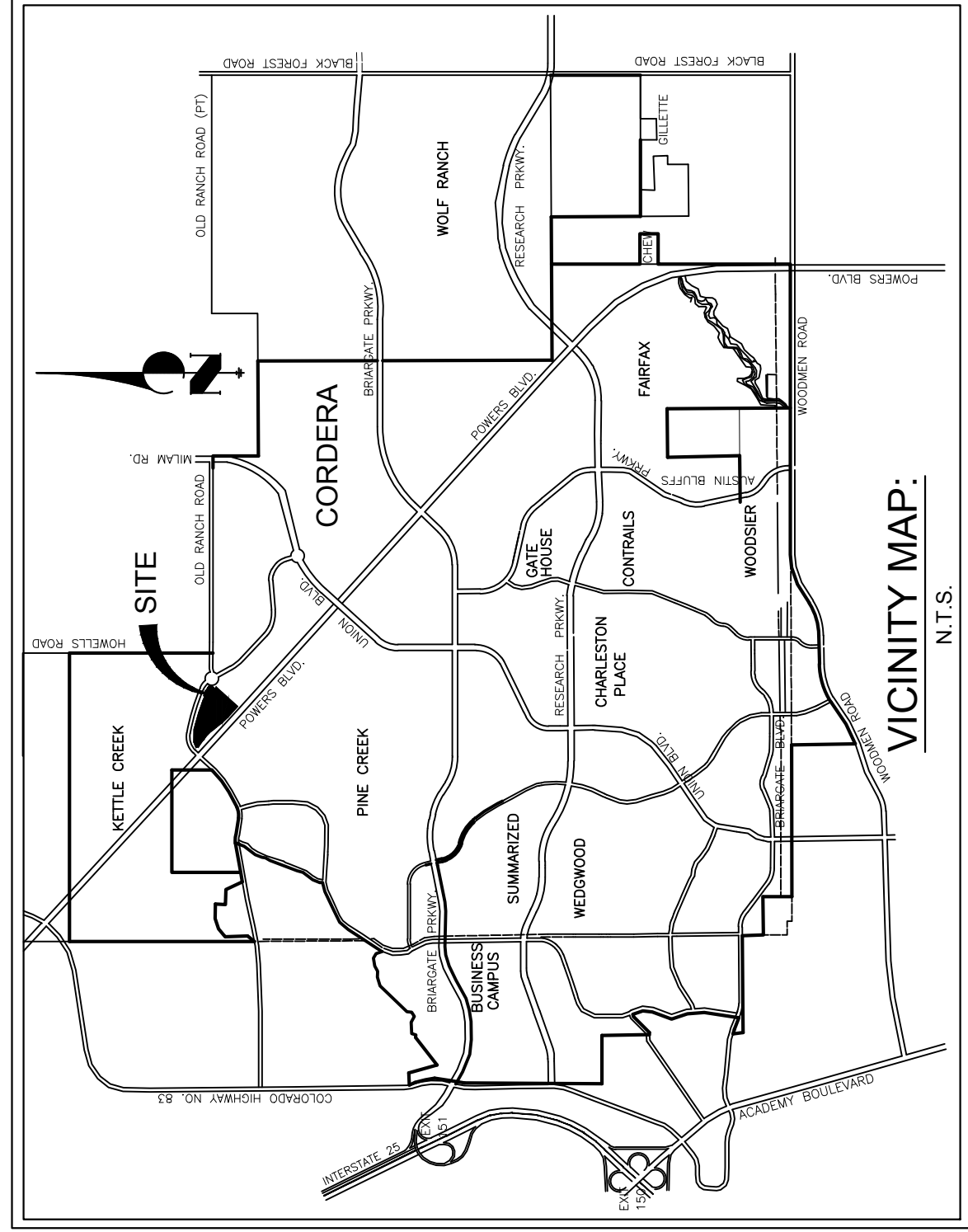
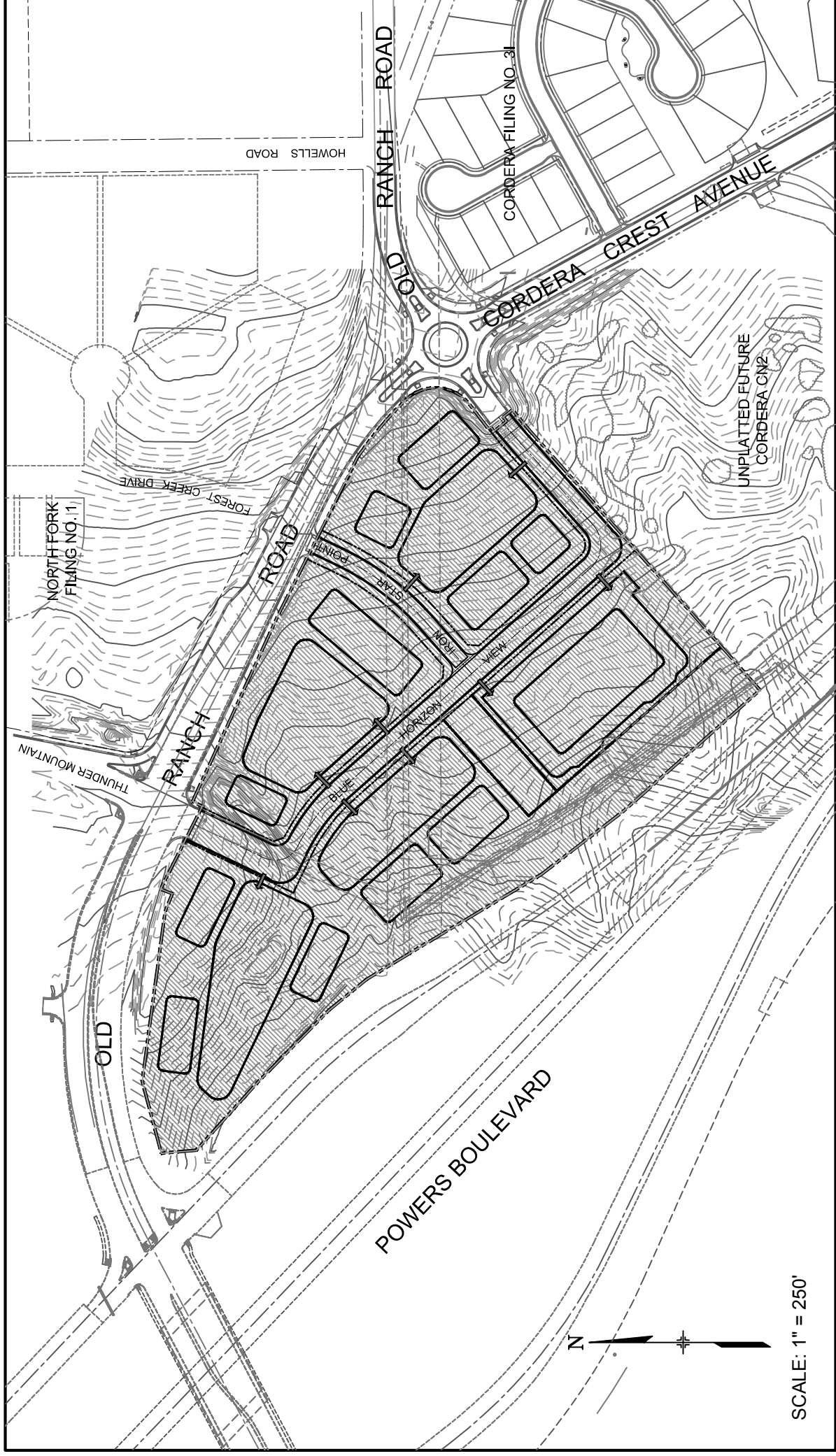
1. THENCE NORTH 75°10'57" EAST, A DISTANCE OF 139.04 FEET;
2. THENCE SOUTH 82°18'44" EAST, A DISTANCE OF 318.77 FEET;
3. THENCE SOUTH 67°46'15" EAST, A DISTANCE OF 35.59 FEET;
4. THENCE NORTH 21°47'11" EAST, A DISTANCE OF 23.40 FEET TO A POINT ON THE SOUTH LINE OF ACADEMY HIGH SCHOOL FILING NO. 5 PLAT RECORDED ON SEPTEMBER 19, 1997 IN SAID RECORDS UNDER RECEPTION NUMBER 97110362 AND A 625.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 25°25'20" WEST;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 6 COURSES:

1. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'05", AN ARC DISTANCE OF 15.47 FEET;
2. THENCE SOUTH 63°09'34" EAST, A DISTANCE OF 156.89 FEET;
3. THENCE NORTH 26°50'26" EAST, A DISTANCE OF 20.50 FEET;
4. THENCE SOUTH 65°20'36" EAST, A DISTANCE OF 380.47 FEET;
5. THENCE SOUTH 63°09'34" EAST, A DISTANCE OF 281.29 FEET TO A 1,039.61 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 26°50'28" EAST;
6. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°41'42", AN ARC DISTANCE OF 48.90 FEET TO A POINT ON THE PREVIOUSLY MENTIONED WEST LINE OF SAID UTILITY EASEMENT RECORDED UNDER RECEPTION NUMBER 214110671 AND A 717.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 34°28'10" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 06°49'43", AN ARC DISTANCE OF 85.51 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 783,929 SQUARE FEET OR (17.99653 ACRES), MORE OR LESS.



GENERAL NOTES:

1. ALL STREET LIGHTS WILL BE PER THE CITY OF COLORADO SPRINGS STANDARDS AND THEIR LOCATION WILL BE DETERMINED AT A LATER DATE.
2. ALL LANDSCAPING IN THE STREET RIGHT OF WAY WILL BE MAINTAINED BY THE CORDERA COMMUNITY COMMERCIAL PROPERTY OWNERS, INC. (C3PO)
3. THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS CONCEPT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE DESIGN CONCEPTS. VARIATIONS IN ROAD ALIGNMENT, LOT SIZE AND SHAPE, BUILDING LOCATION AND EASEMENT LOCATION MAY OCCUR AT TIME OF THE DEVELOPMENT PLAN.
4. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0804100507 F, DATED MARCH 17, 1997.
5. IN ACCORD WITH CITY CODE 7.5.505 AND 7.9.101 (F), THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC CONTROL DEVICE (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, TRAFFIC SIGNS AND STREET MARKINGS) ON PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS OR ANY OTHER APPROVED DEVELOPMENT DOCUMENT. AFTER INSTALLATION OF THE TRAFFIC CONTROL DEVICE(S), THE CITY TRAFFIC ENGINEER (OR HIS DESIGNEE) SHALL HAVE THE DUTY AND POWER TO CONTROL TIMING, MAINTENANCE AND REMOVAL OF THE TRAFFIC CONTROL DEVICE(S), IN ACCORD WITH CITY CODE 10.1.309. NO PRIVATE PERSON OR ENTITY HAS ANY OWNERSHIP RIGHT OR VESTED INTEREST IN OR RIGHT TO THE CONTINUED OPERATION OR PRESENCE OF ANY SPECIFIC TRAFFIC CONTROL DEVICE ON A PUBLIC RIGHT-OF-WAY OR EASEMENT. ALL DESIGN PLANS OF TRAFFIC CONTROL DEVICES SUBMITTED ON ANY DEVELOPMENT DOCUMENT MUST HAVE APPROVAL SIGNATURES FROM THE CITY TRAFFIC ENGINEER (OR HIS DESIGNEE) FOR:
 - CONCEPTUAL APPROVAL OF THE INSTALLATION OF A FUTURE TRAFFIC CONTROL DEVICE
 - DESIGN APPROVAL OF A SPECIFIC TRAFFIC CONTROL DEVICE
 - PERMISSION TO CONSTRUCT OR INSTALL A SPECIFIC TRAFFIC CONTROL DEVICE
6. THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
7. A TWENTY FIVE FOOT (25') LANDSCAPE SETBACK IS REQUIRED ALONG THE PROPERTY BOUNDARY THAT BORDERS POWERS BOULEVARD. ALL BUILDINGS TO CONFORM TO CODE REQUIRED DECIBEL SETBACK.
8. ALL REQUIRED LANDSCAPE SETBACKS WILL BE MET AND WILL BE REVIEWED ON FUTURE DEVELOPMENT PLANS.
9. CROSS ACCESS AGREEMENTS WILL BE ESTABLISHED FOR THE CORDERA COMMERCIAL NORTH DEVELOPMENT.
10. THE SITE WAS REVIEWED BY THE COLORADO GEOLOGIC SURVEY (CGS) PURSUANT TO CGSS LETTER DATED JUNE 25, 2017 TO PLANNING AND DEVELOPMENT DEPARTMENT CITY OF COLORADO SPRINGS. THEY CONCLUDED THAT THE SITE DOES NOT CONTAIN STEEP SLOPES, IS LOCATED OUTSIDE OF ANY FEMA FLOOD HAZARD ZONES, IS NOT UNDERMINED, AND IS NOT EXPOSED TO OR LOCATED WITHIN ANY IDENTIFIED GEOLOGIC HAZARD AREAS THAT WOULD PRECLUDE THE PROPOSED ZONING USE. CGS THEREFORE HAS NO OBJECTION TO APPROVAL OF THE REZONING AND CONCEPT PLAN REQUESTS.*

SUMMARY DATA	
PROPERTY SIZE	18.00 ACRES
TAX SCHEDULE NO.	6227100004 & 6222400002
MASTER PLAN	BRIARGATE MASTER PLAN (CPC MP 07-00061-A4MIN14)
CONCEPT PLAN	TBD
DRAINAGE BASIN	KETTLE CREEK BASIN
DEVELOPMENT SCHEDULE	2017-2021
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	COMMERCIAL/OFFICE
EXISTING ZONING	A
PROPOSED ZONING	PBC
SETBACKS	FRONT: 25' SIDE: 25' REAR: 25'
POWERS LANDSCAPE SETBACK	25'
MAXIMUM BUILDING HEIGHT	30'

Matrix DESIGN GROUP
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone: 719-575-6100
Fax: 719-575-0208

LANDSCAPE ARCHITECT:
DHM DESIGN CORPORATION
1390 Lawrence Street, Suite 100
Denver, Colorado 80204
Phone: (303) 892-5566

CONSULTANT:
CIVIL ENGINEER:
PROJECT:
CORDERA COMMERCIAL NORTH CONCEPT PLAN
CITY OF COLORADO SPRINGS
JULY 2017

OWNER:
HIGH VALLEY LAND CO., INC.
1755 TELSTAR DRIVE, SUITE 211
COLORADO SPRINGS, COLORADO 80920
(719) 260-7477

DESCRIPTION	SHEET
COVER SHEET	1
CONCEPT PLAN	2


ISSUE:
05/26/17 ISSUED FOR CITY OF COLORADO SPRINGS CONCEPT PLAN REVIEW 01
06/30/17 ISSUED FOR CITY OF COLORADO SPRINGS CONCEPT PLAN REVIEW 02
07/27/17 ISSUED FOR CITY OF COLORADO SPRINGS CONCEPT PLAN REVIEW 03

DRAWING INFORMATION:
PROJECT NO: 17.094.169.00
DRAWN BY: MEL HOUGH
CHECKED BY: ERIC SMITH
APPROVED BY: ERIC SMITH
SHEET TITLE:

TITLE SHEET
CITY PLANNING FILE NO: CPC-CP-17-00079

CP01

FIGURE 1 - Cordera Commercial North



Matrix
DESIGN GROUP

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone: 719-575-6100
Fax: 719-575-0208

LANDSCAPE ARCHITECT:
DHM DESIGN CORPORATION
1390 Lawrence Street, Suite 100
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Phone: (303) 892-5666

PROJECT:
**CORDERA COMMERCIAL NORTH
CONCEPT PLAN**
CITY OF COLORADO SPRINGS
JULY 2017

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DRAWING INFORMATION:

PROJECT NO: 17.194.169.00
DRAWN BY: MEL HOUGH
CHECKED BY: ERIC SMITH
APPROVED BY: ERIC SMITH
SHEET TITLE:

CONCEPT PLAN

CITY PLANNING FILE NO: CPC-CP-17-00079

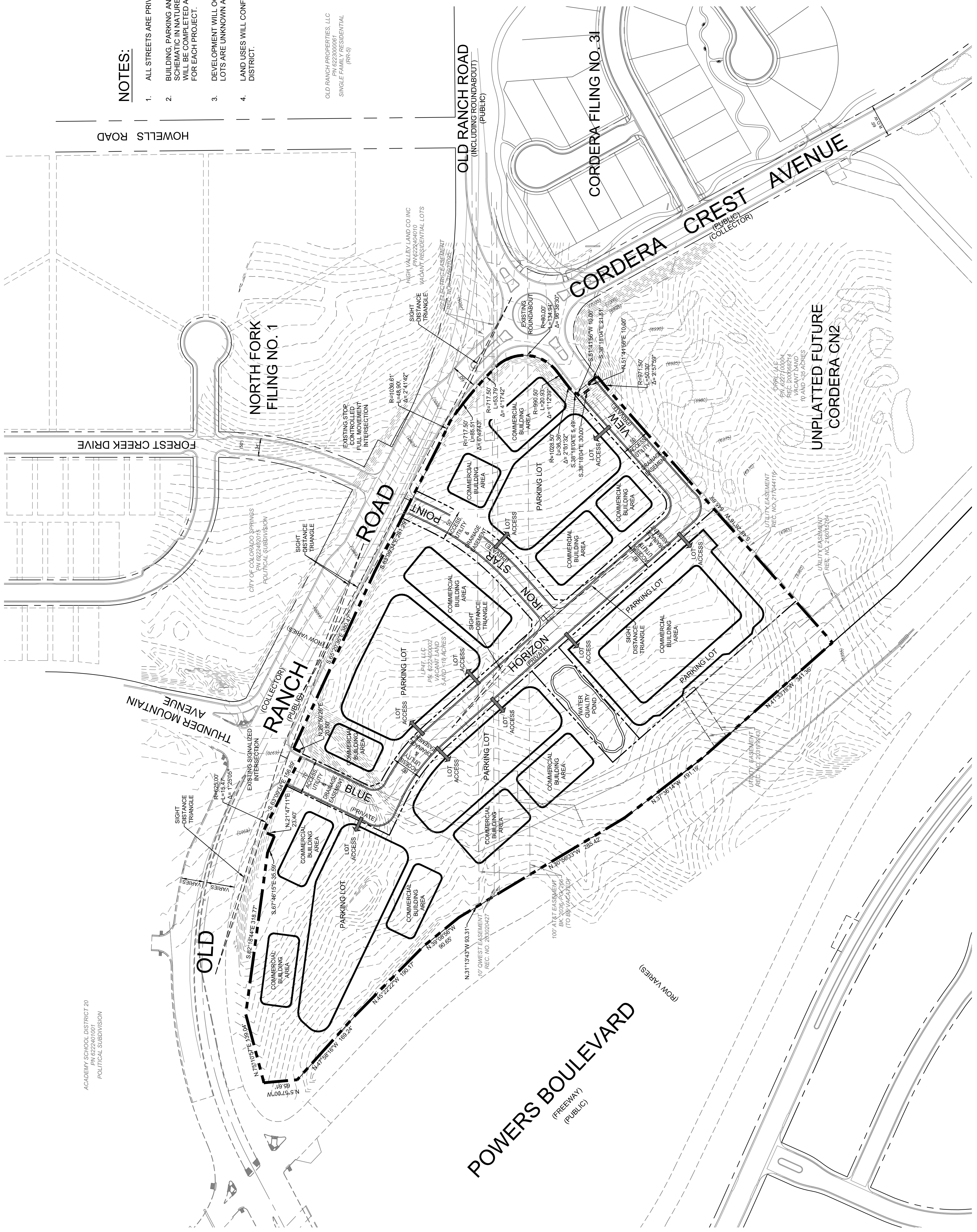
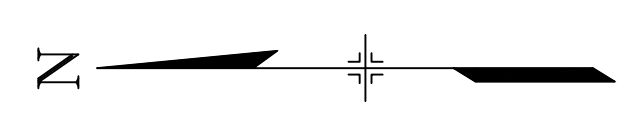
CP02

SHEET 2 OF 2

NOTES:

1. ALL STREETS ARE PRIVATE UNLESS DESIGNATED AS PUBLIC ON THIS PLAN.
2. BUILDING, PARKING AND ACCESS LOCATIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE AND WILL CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PROJECT.
3. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF LOTS ARE UNKNOWN AT THIS TIME.
4. LAND USES WILL CONFORM TO THOSE ALLOWED WITHIN THE PBC ZONING DISTRICT.

OLD RANCH PROPERTIES, LLC
PN 6223000061
SINGLE FAMILY RESIDENTIAL
(RFS)



CPC CP 17-00079

FIGURE 1 - Cordera Commercial North