

DEVELOPMENT PLAN VILLAGE COOPERATIVE OF BRIARGATE

THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATION IN THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 38 RECORDED FEBRUARY 11, 2014 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 214713431, SAID PORTION OF CORDERA CREST AVENUE BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" - BEARING NORTH 85°05'27" EAST A DISTANCE OF 882.96 FEET.

BEGIN AT THE SOUTHWEST CORNER OF SAID CORDERA FILING NO. 38 ALSO BEING A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY OF CORDERA CREST AVENUE.

THENCE NORTH 85°05'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 343.34 FEET;

1. THENCE SOUTH 43°01'10" WEST A DISTANCE OF 297.54 FEET;
2. THENCE SOUTH 69°39'15" WEST A DISTANCE OF 329.51 FEET;
3. THENCE NORTH 87°25'14" WEST A DISTANCE OF 99.79 FEET;

THENCE NORTH 27°55'02" EAST A DISTANCE OF 12.29 FEET TO A TANGENT 397.25 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°31'19" AN ARC DISTANCE OF 93.75 FEET TO A 47.35 FEET COMPOUND CURVE;

THENCE NORTHERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 53°52'06" AN ARC DISTANCE OF 44.51 FEET TO A 32.97 FOOT REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 57°56'43" AN ARC DISTANCE OF 33.34 FEET TO A 114.11 FOOT REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 35°00'03" AN ARC DISTANCE OF 69.71 FEET TO A 5,482.09 FOOT REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 01°20'24" AN ARC DISTANCE OF 138.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 38 RECORDED AUGUST 7, 2013 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 215713655 AND A 1,032.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 11°11'33" EAST;

THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°06'05" AN ARC DISTANCE OF 290.16 FEET;

THENCE NORTH 85°05'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 36.51 FEET TO THE EXTERIOR LINE OF THE PREVIOUSLY CITED CORDERA FILING NO. 38;

THENCE SOUTH 04°54'33" EAST, ALONG SAID EXTERIOR LINE, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 147,724 SF (3.391 AC) MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 38 BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" - BEARING NORTH 85°05'27" EAST A DISTANCE OF 882.96 FEET.

BENCHMARK

COLORADO SPRINGS UTILITIES SURVEY CONTROL NETWORK MONUMENT C013, 2" ALUM FIMS CAP IN EAST END OF MEDIAN CURB ON THE WEST SIDE OF THE INTERSECTION OF BRIARGATE PARKWAY AND GRAND LAWN CIRCLE. ELEVATION = 7107.71' (NGVD88)

PROJECT CONTACTS

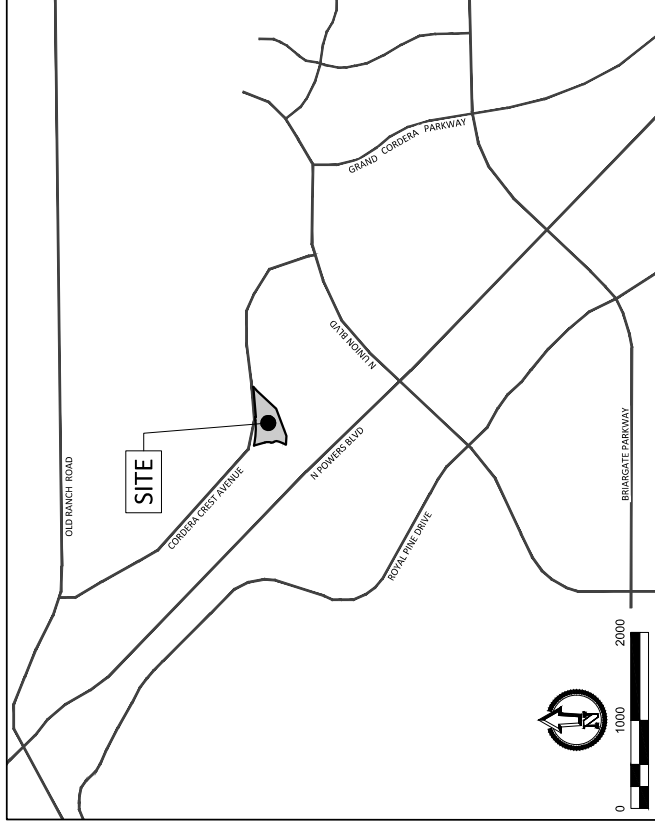
DEVELOPER:
VILLAGE COOPERATIVE OF BRIARGATE
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MN 55121
651.760.8304

ARCHITECT:
REAL ESTATE EQUITIES ARCHITECTURE, LLC
1400 CORPORATE CENTER CURVE, SUITE 100
DENVER, CO 80211
35121
651.760.8311

CIVIL ENGINEER:
THE VERTEX COMPANIES, INC.
2420 W. 26TH AVENUE, SUITE 100-D
DENVER, CO 80211
303.623.9116

LANDSCAPE ARCHITECT:
TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.532.5891

PHOTOMETRIC:
MATTHEW MECHANICAL DESIGN, INC.
1000 W. WASHINGTON AVENUE, SUITE 2001
GRAND FORKS, ND 58201
701.757.3506



VICINITY MAP

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE PLAN
- 4 PRELIMINARY GRADING PLAN
- 5 PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
- 6 PRELIMINARY LANDSCAPE PLAN
- 7 PRELIMINARY LANDSCAPE NOTES & DETAILS
- 8 ELEVATIONS
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- 13 SITE SIGNS
- 14 SITE PLAN - LIGHTING PHOTOMETRIC
- 15 LIGHT FIXTURE CUTSHEET
- 16 LIGHT FIXTURE CUTSHEET
- 17 DETAIL SHEET

SITE NOTES

1. PROPERTY TAX SCHEDULE NUMBER: 6200000667.
2. PROJECT ROADWAYS ARE PRIVATE.
3. ALL TRASH BINS TO BE LOCATED INTERNAL TO THE BUILDING AND WITHIN THE GARAGE. REFER TO ARCHITECTURAL PLANS FOR TRASH LOCATIONS.
4. LONG TERM BICYCLE STORAGE WILL BE LOCATED ON THE BASEMENT LEVEL (PARKING GARAGE) ADJACENT TO THE GARAGE DOOR (REFER TO ARCHITECTURAL PLAN FOR DETAILS).
5. PROJECT PARCEL IS NOT LOCATED IN A DESIGNATED FLOODPLAIN. THE SITE IS SHOWN ON FEMA FLOOD MAP 08041C0507F AND 08041C0503F WHICH INDICATES THE SITE AS BEING IN ZONE X - AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD (SEE THE ACCOMPANYING EXHIBITS IN THE APPENDIX).
6. DEVELOPMENT IS EXPECTED TO BEGIN AUGUST 1, 2019.

SITE DATA TABLE

LEGAL DESCRIPTION: A PARCEL OF LAND LOCATION IN THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

TO BE PLATTED AS VILLAGE COOPERATIVE OF BRIARGATE SUBDIVISION FILING NO. 1
COLORADO SPRINGS ZONE DISTRICT: OFFICE COMPLEX (OC) (CPC ZC. 18-00128, ORD#)
PROPOSED USE: RETIREMENT HOME

	SQUARE FEET	ACRES	PERCENTAGE (RELATIVE TO SITE TOTAL)
TOTAL AREA OF PROPERTY:	147,724	3.391	100.0
AREA OF DISTURBANCE (LIMITS OF CONSTRUCTION)	144,044	3.307	97.5
TOTAL BUILDING COVERAGE:	29,494	0.677	20.0
TOTAL PARKING/DRIVE COVERAGE:	35,032	0.804	23.7
TOTAL ON-SITE WALK	2,187	0.050	1.5
TOTAL OPEN SPACE:	81,011	1.860	54.8
PROPOSED GROSS FLOOR AREA (4 X 29,500):	118,000		
BUILDING HEIGHT:	45 FEET MAXIMUM		44.7 FEET PROPOSED
NUMBER OF RESIDENTIAL UNITS:	MINIMUM / MAXIMUM 52 / N/A		UNITS PROVIDED 52
NUMBER OF PARKING SPACES (RES. ELDERLY 0.6/UNIT):	MINIMUM/MAXIMUM 32/N/A		SPACES PROVIDED 78
PRIVATE PARKING (GARAGE-STANDARD)			53
PUBLIC PARKING (SURFACE-STANDARD)			25
NUMBER OF HANDICAP SPACES:	2		4
PRIVATE PARKING (GARAGE-HANDICAP)			2
PUBLIC PARKING (SURFACE-HANDICAP)			2

STANDARD NOTES

1. Per City Code Section 7.4.102.D all exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. The exterior building lighting, including parking lot lights, shall be full cut-off fixtures with no sag lens.
2. Handicap access aisles, ramps, parking spaces and adjoining sidewalks shall meet all applicable City and ADA code requirements.
3. Signage location and type shown on this plan is not approved with the Development Plan. All signage must be approved through the City Sign Specialist.
4. 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 (DOJ).
5. All site roadway and landscape areas are private and will be maintained by the property owner.
6. This development is subject to Park Land Dedication Ordinance fees which are due at time of plat approval.

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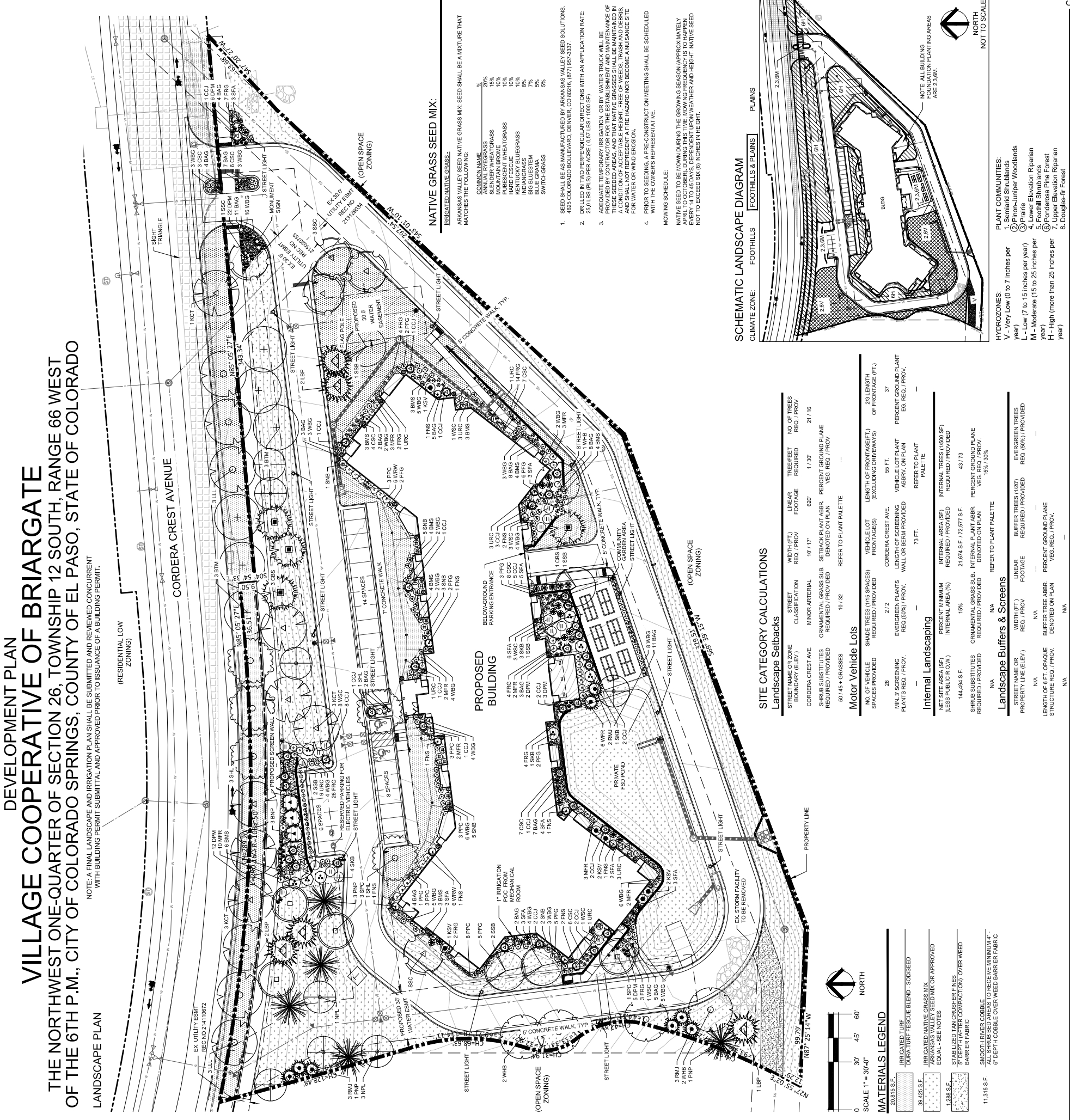
COVER SHEET
SITE: CORDERA CREST AVENUE
COLORADO SPRINGS, COLORADO
FOR: VILLAGE COOPERATIVE OF BRIARGATE
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	12/07/18 PER CITY COMMENTS
2	01/25/19 FINAL SUBMITTAL
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DATE: 09/11/2018
DRAWN BY: JJP
CHECKED BY: BJJ
JOB #: 50648

FIGURE 4

NO.	REVISIONS
1	12/07/18 PER CITY COMMENTS
2	01/25/19 FINAL SUBMITTAL
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DEVELOPMENT PLAN
VILLAGE COOPERATIVE OF BRIARGATE
THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST
OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
LANDSCAPE PLAN

NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

VICINITY MAP
CORDERA CREST AVENUE
ROYAL PINE DRIVE
SITING
MINNEAPOLIS BLVD
BRIARGATE PARKWAY

SITE DATA
EXISTING ZONING: O1 (OFFICE/INDUSTRIAL / RESEARCH DEVELOPMENT)
PROPOSED ZONING: O1 (OFFICE/INDUSTRIAL / RESEARCH DEVELOPMENT)
TOTAL SQUARE FOOT OF PROPERTY: 144,484 S.F. (3.32 AC)
NATIVE PLANT COMMUNITY ZONE: FOOTHILLS & PRAIRIE
PROPOSED PRIVATE GARAGE PARKING: 51 SPACES
PROPOSED SURFACE PARKING: 28 SPACES

PLANT PALETTE

SYMBOL	ABBR.	QTY	BOTANICAL NAME	COMMON NAME
+	BTM	6	Acer grandidentatum	MAPLE, BIGFOOTH
○	WHB	5	Celtis occidentalis	HICKBERRY, WESTERN
△	SHL	5	Gleditsia triacanthos inermis 'Shademaster'	HONEYLOCUST, SHADEMASTER
○	KCT	7	Gymnocladia dioica 'Empress'	COFFEE TREE, KENTUCKY SEEDLESS
○	LLL	6	Tilia cordata	LINDEN, LITTLELEAF
○	RMJ	8	Juniperus scopulorum	JUNIPER, ROCKY MOUNTAIN
○	FNS	11	Picea abies 'Copelandstar'	SPRUCE, FASTIGIATE
○	CBS	4	Pinus pungens	SPRUCE, BLUE
○	LBP	5	Pinus flexilis	PINE LIMBER
○	BNP	3	Pinus heterophylla (leucodermis)	PINE BOSMAN
○	PNP	5	Pinus ponderosa	PINE, PONDEROSA
○	SSB	7	Amelanchier canadensis	SERVICEBERRY, SHADBLOW
○	SSC	5	Malus Spring Snow'	CRABAPPLE, SPRING SNOW
○	NPL	8	Prunus americana	PLUM, NATIVE
○	SPC	4	Prunus x virginiana Sucker Punch	CHOKECHERRY, SUCKERPUNCH
○	SKB	9	Amelanchier alnifolia	SERVICEBERRY, SASKATOON
○	URC	22	Aronia arbutifolia 'Enecar'	CHOKEBERRY, SMOOTH
○	BMS	34	Corydalis x didymocoma 'Blue Mist'	SPRUE, BLUE MIST
○	SFA	32	Forsythia Sunrise'	FORSYTHIA, SUNRISE
○	CCJ	35	Juniperus sabina 'Calgary Carpet'	JUNIPER, CALGARY CARPET
○	SNB	16	Physocarpus opulifolius Summer Wine	NINEBARK, SUMMERWINE
○	WBC	17	Prunus besseyi Pavane Butter	CHERRY, CREEPING WESTERN SAND
○	MFR	33	Rosa Medallion Fire	ROSE, MEDALLION FIRE
○	KSV	6	Viburnum x carlesii	VIBURNUM, KOREANSPICE
○	WRW	12	Weigela Fendleri Wine and Roses	WEIGELA, WINE AND ROSES

ORNAMENTAL GRASSES/PERENNIALS:

○	FRG	66	Calamagrostis acutiflora Karl Foerster	GRASS, FEATHER REED
○	CSC	57	Echinacea Cheyenne Spirit	CONEFLOWER, CHEYENNE SPIRIT
○	WBG	77	Gaura Whirling Butterflies	GAURA, WHIRLING BUTTERFLIES
○	BAG	95	Helictotrichon sempervirens	GRASS, BLUE AVEANA
○	PPC	17	Heuchera microantha 'Palace Purple'	CORAL BELLS, PALACE PURPLE
○	PTG	31	Miscanthus sinensis purpurascens	GRASS, FLAME (PURPLE MAIDEN)
○	DPM	50	Penstemon pseudospectabilis	PENSTEMON, DESERT

SHRUBS:

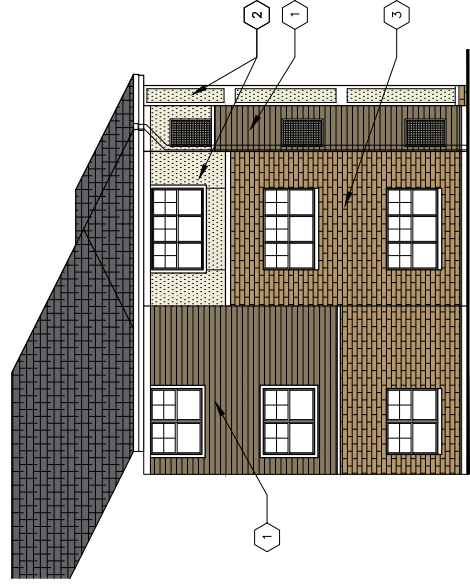
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FIGURE 4

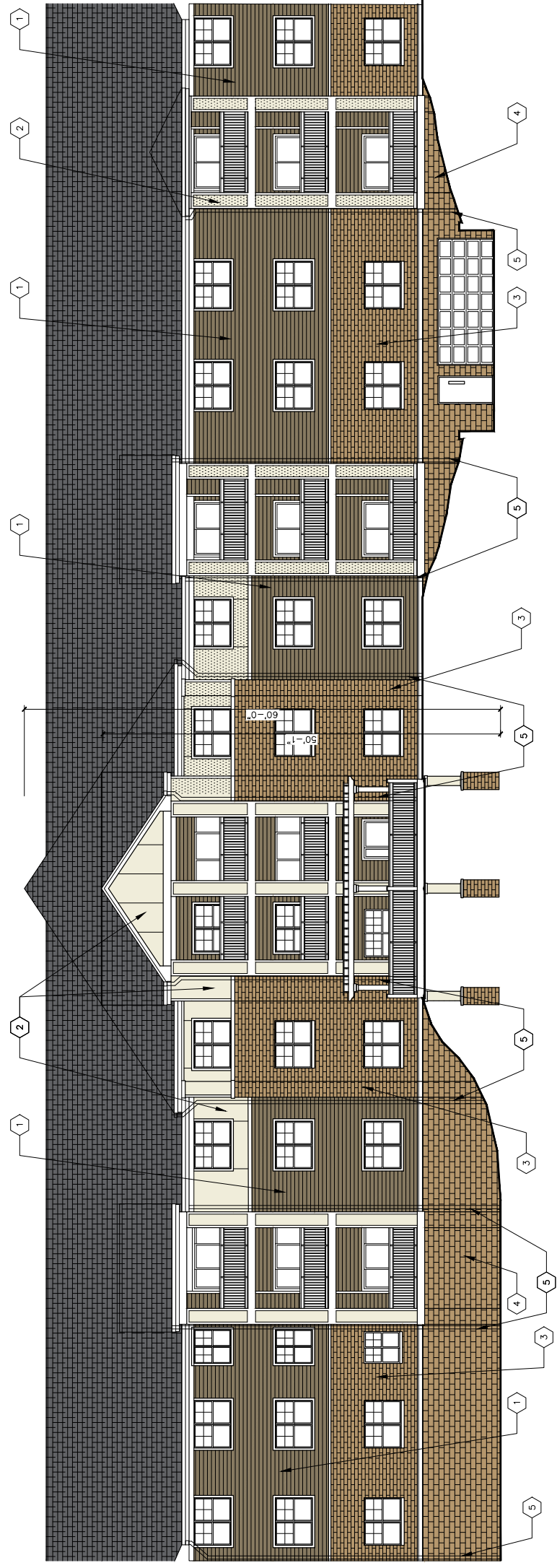
DEVELOPMENT PLAN
VILLAGE COOPERATIVE OF BRIARGATE
 THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST
 OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



3 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

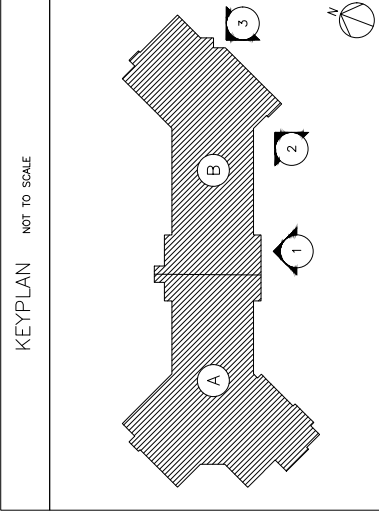


1 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

- NOTES:
1. ALL VENEER CHANGES TO TRANSITION AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
 2. NO ROOF TOP MECHANICAL EQUIPMENT.
 3. ALL MECHANICAL EQUIPMENT ON GRADE (PRESENTLY UNKNOWN LOCATION) WILL BE SCREENED TO CITY REQUIREMENTS.
 4. ALL ROOF TOP VENT PIPES WILL BE PAINTED TO MATCH ROOF.
 5. MECHANICAL EQUIPMENT ON-GRADE (PRESENTLY UNKNOWN LOCATION) WILL BE SCREENED TO CITY REQUIREMENTS.

ELEVATION KEY NOTES:

- 1 LAP SIDING - SHERWIN WILLIAMS WARM STONE #7032
- 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS AESTHETIC WHITE #7035
- 3 BRICK VENEER - ACME - ROYAL OAK
- 4 CMU - TAN (TO MATCH BRICK)
- 5 DOWNSPOUT - PAINT TO MATCH ADJACENT



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ELEVATIONS

SITE: CORDERA CREST AVENUE
 COLORADO SPRINGS, COLORADO
 FOR: VILLAGE COOPERATIVE OF BRIARGATE
 1400 CORPORATE CENTER CURVE, SUITE 100
 EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	12/07/18 PER CITY COMMENTS
2	01/25/19 FINAL SUBMITTAL
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DATE: 09/11/2018
 DRAWN BY: CG
 CHECKED BY: CG
 JOB #: 506-48

FIGURE 4

DEVELOPMENT PLAN
VILLAGE COOPERATIVE OF BRIARGATE
 THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST
 OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SUBJECT TO CHANGE WITHOUT NOTICE



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COLORED RENDERING
 SITE: CORDERA CREST AVENUE
 COLORADO SPRINGS, COLORADO
 FOR: VILLAGE COOPERATIVE OF BRIARGATE
 1400 CORPORATE CENTER CURVE, SUITE 100
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 DRAWN BY: CG
 CHECKED BY: CG
 JOB #: 506-48

12

FIGURE 4