BRIARGATE CROSSING EAST FILING NO. 6

CITY OF COLORADO SPRINGS
CONCEPT PLAN

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 26 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND CORDERA PARKWAY ACCORDING TO THE OFFICIAL PLAT OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 RECORDED JANUARY 2, 2008 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 208712730, SAID BEARING REFERENCE ALSO BEING THE NORTHEASTERLY LINE OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 5 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 14, 2019 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO UNDER RECEPTION NUMBER 219714359; SAID LINE BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED PLS 32822; BEARING SOUTH 34°25'33" EAST A DISTANCE OF 313.40 FEET.

BEGIN AT THE MOST EASTERLY CORNER OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO 5 ALSO BEING A POINT ON A 1029.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 56°10'15" WEST THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GRAND CORDERA PARKWAY, THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTHEASTERLY, ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 18°47'51", AN ARC DISTANCE OF 337.76 FEET;
2. THENCE SOUTH 06°29'31" EAST A DISTANCE OF 149.43 FEET;
3. THENCE SOUTH 08°38'23" EAST A DISTANCE OF 200.51 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 1 RECORDED MARCH 14, 2005 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 205035677;

THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING SEVEN (7) COURSES;

1. THENCE SOUTH 81°21'37" WEST A DISTANCE OF 10.50 FEET TO A 73.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 81°21'37" WEST;
2. THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°34'23" AN ARC DISTANCE OF 58.06 FEET TO A 43.00 FOOT COMPOUND CURVE;
3. THENCE SOUTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 20°58'24" AND ARC DISTANCE OF 15.74 FEET TO A 223.00 FOOT COMPOUND CURVE;
4. THENCE SOUTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 17°16'51" AN ARC DISTANCE OF 67.26 FEET TO A 1,582.50 FOOT REVERSE CURVE;
5. THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°18'28" AN ARC DISTANCE OF 367.56 FEET;
6. THENCE SOUTH 61°52'47" WEST A DISTANCE OF 78.38 FEET TO A TANGENT 1,343.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
7. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°49'09" AN ARC DISTANCE OF 66.08 FEET TO THE EXTERIOR OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1 RECORDED MARCH 9, 2006 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 206712261;

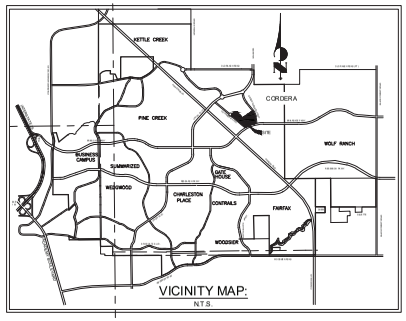
THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID EXTERIOR, THE FOLLOWING SEVEN (7) COURSES;

1. THENCE NORTH 46°22'06" WEST, A DISTANCE OF 329.48 FEET TO A TANGENT 500.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;
2. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'00" AN ARC DISTANCE OF 8.73 FEET;
3. THENCE NORTH 45°22'06" WEST A DISTANCE OF 702.10 FEET TO A 65.53 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 44°18'54" EAST;
4. THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 96°42'52" AN ARC DISTANCE OF 110.62 FEET TO A 790.54 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 37°26'02" EAST;
5. THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°09'57" AN ARC DISTANCE OF 140.26 FEET TO A 72.70 FEET COMPOUND CURVE;
6. THENCE EASTERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 47°12'49" AN ARC DISTANCE OF 59.91 FEET TO A 58.02 FOOT REVERSE CURVE;
7. THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 41°28'17" AN ARC DISTANCE OF 41.99 FEET TO THE SOUTHWESTERLY EXTERIOR OF THE PREVIOUSLY CITED BRIARGATE CROSSING EAST SUBDIVISION FILING NO 5;

THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG SAID EXTERIOR, THE FOLLOWING FIVE (5) COURSES;

1. THENCE SOUTH 21°32'22" EAST A DISTANCE OF 25.27 FEET TO A TANGENT 200.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;
2. THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°49'45" AN ARC DISTANCE OF 83.18 FEET;
3. THENCE SOUTH 45°22'06" EAST A DISTANCE OF 388.05 FEET;
4. THENCE NORTH 44°37'54" EAST A DISTANCE OF 83.26 FEET;
5. THENCE NORTH 55°27'56" EAST A DISTANCE OF 621.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 650,295 SQUARE FEET (14.9287 1 ACRES), MORE OR LESS.



VICINITY MAP:
N.T.S.

SUMMARY DATA	
PROPERTY SIZE	14.93 ACRES
TAX SCHEDULE NO.	6226400002
MASTER PLAN	BRIARGATE MASTER PLAN (CPC MP 07-00061-AMMN16)
CONCEPT PLAN	BRIARGATE CROSSING EAST FILING NO. 6
DRAINAGE BASIN	PINE CREEK
DEVELOPMENT SCHEDULE	2019-2024

LOTS 1 - 4	
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	COMMERCIAL / RETAIL/ OFFICE
EXISTING ZONING	A
PROPOSED ZONING	PBC (PLANNED BUSINESS CENTER)
FRONT, SIDE AND REAR BUILDING SETBACKS	PER COLORADO SPRINGS ZONING CODE, AS AMENDED
MAX. BUILDING HEIGHT	45 FEET

GENERAL NOTES:

1. LAND USES WILL CONFORM TO THOSE ALLOWED WITHIN THE PBC (PLANNED BUSINESS CENTER) ZONING DISTRICT PER THE CITY OF COLORADO SPRINGS ZONING CODE, AS AMENDED.
2. ALL STREETS ARE PRIVATE UNLESS DESIGNATED AS PUBLIC ON THIS PLAN.
3. BUILDING, PARKING AND ACCESS LOCATIONS AS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
4. 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 LIES WITH THE PROPERTY OWNER.
5. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF LOTS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING FUTURE FINAL PLATTING.
6. ALL STREET LIGHTS WILL BE PER THE CITY OF COLORADO SPRINGS STANDARDS AND REQUIREMENTS.
7. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0526 G, DATED DECEMBER 7, 2018.
8. 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 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 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

   ALL FINAL CRITERIA, CONDITIONS AND DESIGN FOR A TRAFFIC CONTROL DEVICE APPROVED BY THE CITY TRAFFIC ENGINEER SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN APPROVED DEVELOPMENT DOCUMENTS.
9. ALL REQUIRED LANDSCAPE SETBACKS WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLANS FOR INDIVIDUAL PARCELS.
10. ALL LANDSCAPING IN THE STREET RIGHTS-OF-WAY WILL BE MAINTAINED BY THE BRIARGATE CROSSING COMMERCIAL OWNER'S ASSOCIATION (BCCOA).
11. A NOISE STUDY IS NOT REQUIRED FOR COMMERCIAL / RETAIL USES.
12. CROSS ACCESS AGREEMENTS WILL BE ESTABLISHED AS NEEDED FOR SHARED ACCESS DRIVES/ ROADWAYS.
13. A FINAL DRAINAGE REPORT FOR "BRIARGATE CROSSING EAST SUBDIVISION FILING NO.5" WAS REVIEWED AND APPROVED FOR THIS PARCEL CITY FILE NO. 17.104.180 DATED OCTOBER 1ST, 2019. REFER TO THIS FINAL DRAINAGE REPORT FOR MORE INFORMATION REGARDING DETENTION AND WATER QUALITY REQUIREMENTS.
14. REFER TO THE TRAFFIC MEMO SUBMITTED WITH THIS CONCEPT PLAN FOR MORE INFORMATION REGARDING THE RIGHT IN/ RIGHT OUT ACCESS LOCATIONS AS SHOWN ON THE DRAWINGS. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC MEMO. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
15. CONSTRUCTION PLANS MUST BE SUBMITTED TO THE ENGINEERING DEVELOPMENT REVIEW AND TRAFFIC ENGINEERING FOR ALL PUBLIC RIGHT-OF-WAY ACCESSES (AND ACCELERATION/DECELERATION LANES) THAT WILL BE CONSTRUCTED WITH THIS DEVELOPMENT.
16. DECELERATION AND ACCELERATION LANES ALONG BRIARGATE PKWY. MUST BE ADDED BY THE DEVELOPER WITH THE CONSTRUCTION OF THIS ACCESS POINT.

FIGURE 5

CORDERA

CONSULTANTS:

APPLICANT/CIVIL ENGINEER:

Matrix
2435 RESEARCH PARKWAY,
SUITE 300 COLORADO
SPRINGS, CO 80920 PHONE:
719-575-0100
FAX: 719-575-0208

PROJECT:

BRIARGATE CROSSING
EAST FILING NO. 6
CONCEPT PLAN
CITY OF COLORADO SPRINGS

OWNERS:

LP47, LLC
C/O HIGH VALLEY LAND COMPANY, INC.
1755 TELSTAR DRIVE, S TE 211
COLORADO SPRINGS, CO 80920
PHONE: (719) 260-7477

DEVELOPER:

HIGH VALLEY LAND COMPANY, INC
1755 TELSTAR DRIVE, STE 211
COLORADO SPRINGS, CO 80920
PHONE: (719) 260-7477

ISSUE:

FIRST CITY SUBMITTAL JANUARY 2020
REV1 CITY SUBMITTAL MARCH 2020

DRAWING INFORMATION:

PROJECT NO:	19.104.207
DRAWN BY:	BRIANNA SHANER
CHECKED BY:	JASON ALWINE
APPROVED BY:	
SHEET TITLE:	

COVER SHEET

CITY PLANNING FILE NO: CPC-CP 20-00018

CS01

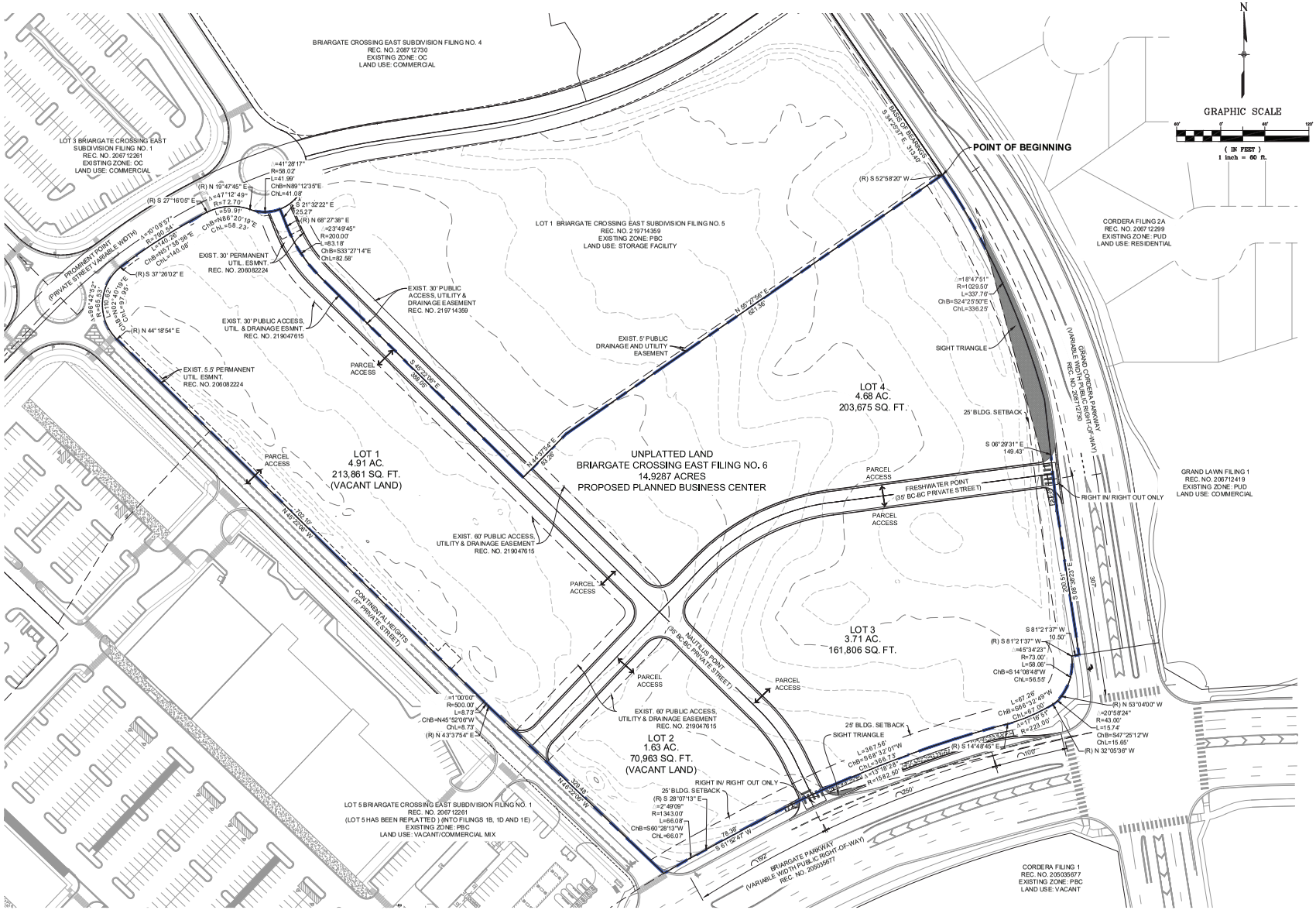


FIGURE 5

CORDERA

CONSULTANTS:

APPLICANT/CIVIL ENGINEER

Matrix

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SPRINGS, CO 80920 PHONE:
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ISSUE:

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REV1 CITY SUBMITTAL MARCH 2020

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PROJECT NO.	19.104.207
DRAWN BY:	BRIANNA SHANER
CHECKED BY:	JASON ALWINE
APPROVED BY:	
SHEET TITLE:	

CONCEPT PLAN

CITY PLANNING FILE NO: CPC-CP 20-00018

CP01

SHEET 2 OF 2