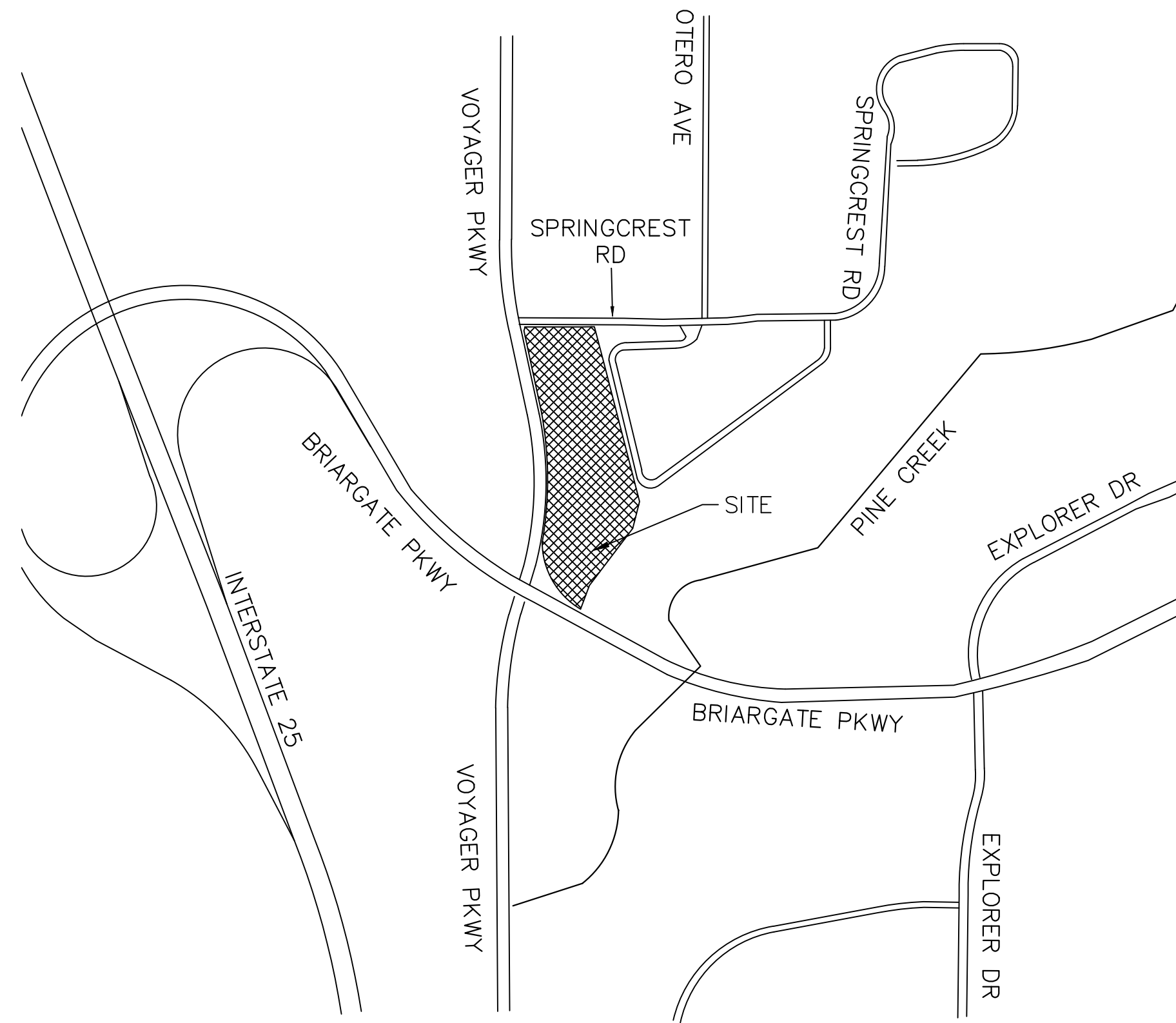
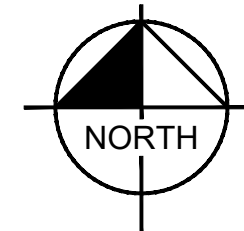


**BRIARGATE AND VOYAGER DEVELOPMENT
LAND USE PLAN**
1625 SPRINGCREST RD, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



FEMA CLASSIFICATION:

1. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA'S NATIONAL FLOOD HAZARD VIEWER & FLOOD INSURANCE RATE MAP. REFERENCE MAPS NUMBERED 08041C0508G AND 08041C0506G DATED DECEMBER 7, 2018.

GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS LOCATED EAST OF I-25. A GEOLOGIC HAZARD WAIVER HAS BEEN SUBMITTED.

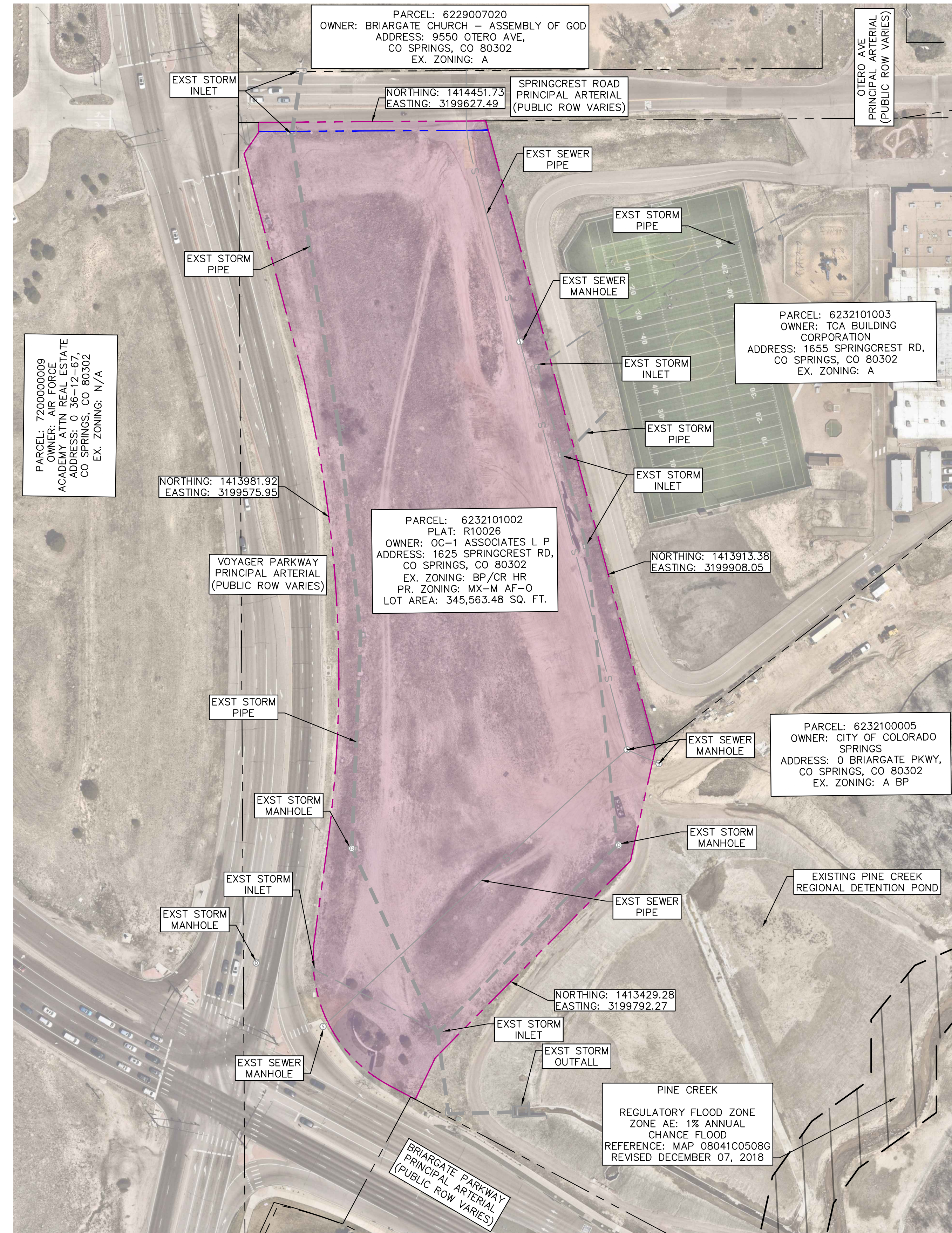
LAND USE DATA:

USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
MX-M	7.93	100%

LAND USE PLAN	
SHEET NO.	SHEET NAME
1	EXISTING CONDITIONS
2	LAND USE PLAN

AMENDMENT HISTORY:

CITY FILE NUMBER	CHANGES TO PLANS	APPROVAL DATE



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE

SITE DATA:

TOTAL SITE AREA: 7.93 AC
 TAX SCHEDULE NUMBER: 6232101002
 EXISTING ZONE: BP/CR HR (ORD. 99-139)
 PROPOSED ZONE: MX-M AF-0 (REF. # ZONE-25-0023)
 LAND USE: MULTIFAMILY APARTMENTS AND COMMUNITY
 BUILDING TYPE: RESIDENTIAL APARTMENTS (236 UNITS), 29.76 DU/AC DENSITY
 JURISDICTION: CITY OF COLORADO SPRINGS
 SITE ADDRESS: PARCEL 6232101002: 1625 SPRINGCREST RD, COLORADO SPRINGS, CO 80302

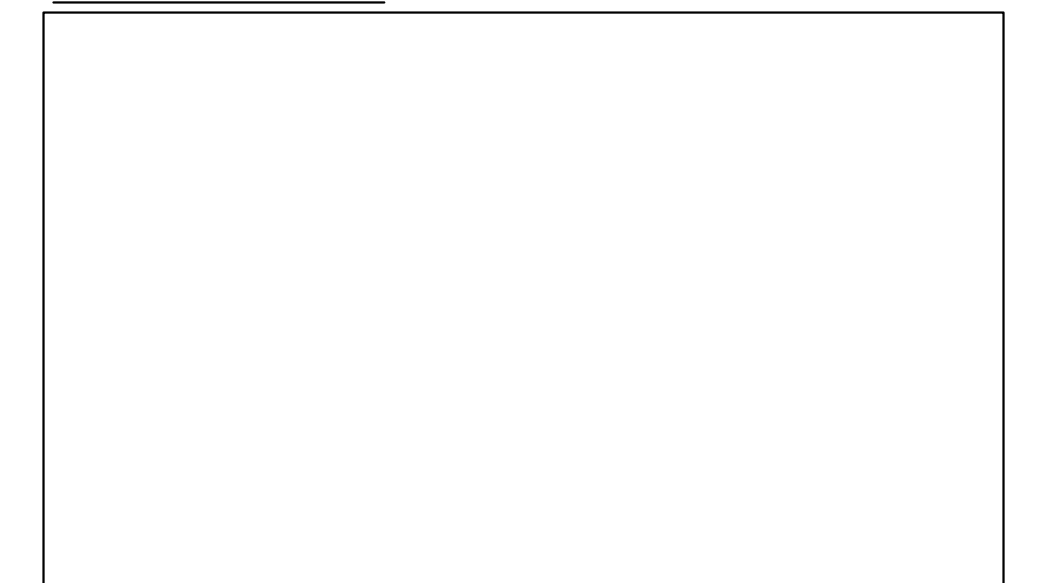
BUILDING SETBACKS: 20 FT FRONT SETBACK
 20 FT SIDE SETBACK
 15 FT REAR SETBACK
 FRONT PARKING SETBACK: 20FT MINIMUM
 MAXIMUM LOT COVERAGE: N/A
 MAXIMUM BUILDING HEIGHT (MX-M): 50FT
 LANDSCAPE BUFFERS: 25FT (VOYAGER PKWY)
 10FT, TYPE 2 (EAST AND SOUTH SIDE)
 MASTER PLAN: BRIARGATE BUSINESS CAMPUS

GENERAL NOTES:

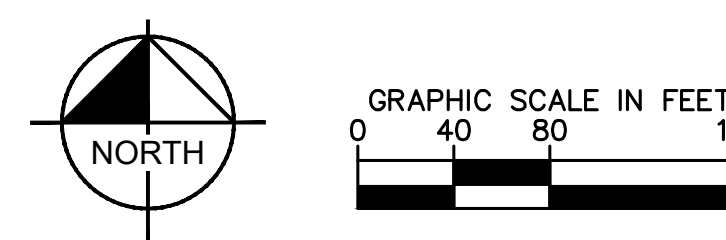
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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
2. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
3. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE UNITED STATES AIR FORCE ACADMY AIRPORT, RECORDED IN BOOK 5144 AT PAGE 1022, RECORDS OF EL PASO COUNTY, COLORADO.
4. EXISTING REGIONAL DETENTION FACILITY TO PROVIDE DETENTION FOR THE SITE WITH WATER QUALITY PROVIDED. OWNERSHIP AND MAINTENANCE TO BE BY INDIVIDUAL LOT OWNER(S) OR AN ASSOCIATED CREATED BY THE OWNERS. THE EXTENTS OF FUTURE CHANNEL IMPROVEMENTS, IF NECESSARY, WILL BE DETERMINED DURING A FUTURE DEVELOPMENT PLAN APPLICATION.
5. SCHOOL SITE DEDICATIONS ARE TO BE MET BY FEES IN LIEU OF LAND DEDICATION, TO BE DUE AT TIME OF BUILDING PERMIT.
6. THE SKYLINE REGIONAL TRAIL WILL BE BUILT BY DEVELOPER AT TIME OF ADJACENT DEVELOPMENT, WITH AN EASEMENT PROVIDED IF NOT WITHIN RIGHT OF WAY.
7. PER CDOT'S DIRECTION, FURTHER TRAFFIC AND HYDRAULIC ANALYSIS AND REPORTS WILL BE REQUIRED AT TIME OF DEVELOPMENT PLAN REVIEW TO ENSURE THAT THE PROPOSED DEVELOPMENT HAS NO IMPACT ON INTERSTATE 25.
8. THE DEVELOPER WILL BE REQUIRED TO RESTRIPE THE EXISTING ACCELERATION/DECELERATION LANE NORTHBOUND TO ACCOMMODATE A RIGHT TURN LANE AT THE PROPOSED RIGHT-IN/RIGHT-OUT ACCESS ALONG VOYAGER PARKWAY.
9. THE DEVELOPER WILL BE REQUIRED TO STRIPE AN EASTBOUND RIGHT TURN LANE AT THE PROPOSED FULL MOVEMENT ACCESS ALONG SPRINGCREST ROAD, APPROXIMATELY 300 FEET FROM VOYAGER PARKWAY (MEASURED CENTER TO CENTER). THIS TURN LANE MUST BE 115 FEET LONG.
10. A REPLAT OF THE PROPERTY IS REQUIRED BEFORE ISSUANCE OF BUILDING PERMITS TO ADDRESS THE PROPOSED RIGHT-IN/RIGHT-OUT ONTO VOYAGER.

DEVELOPER:
 ANDREW RITTER
 BLACKBURN COMMUNITIES, LLC
 CONTACT: ANDREW RITTER
 PHONE: 601-624-1448
OWNER:
 OC-1 ASSOCIATES L.P.
 CONTACT: JOSH TAXMAN
 PHONE: 303-748-3003
ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 CONTACT: JOSEPH MENKE, P.E.
 PHONE: 719-284-7310
SURVEYOR:
 EDWARD-JAMES SURVEING, INC.
 CONTACT: JON TESSIN, PLS.
 PHONE: 719-576-1216

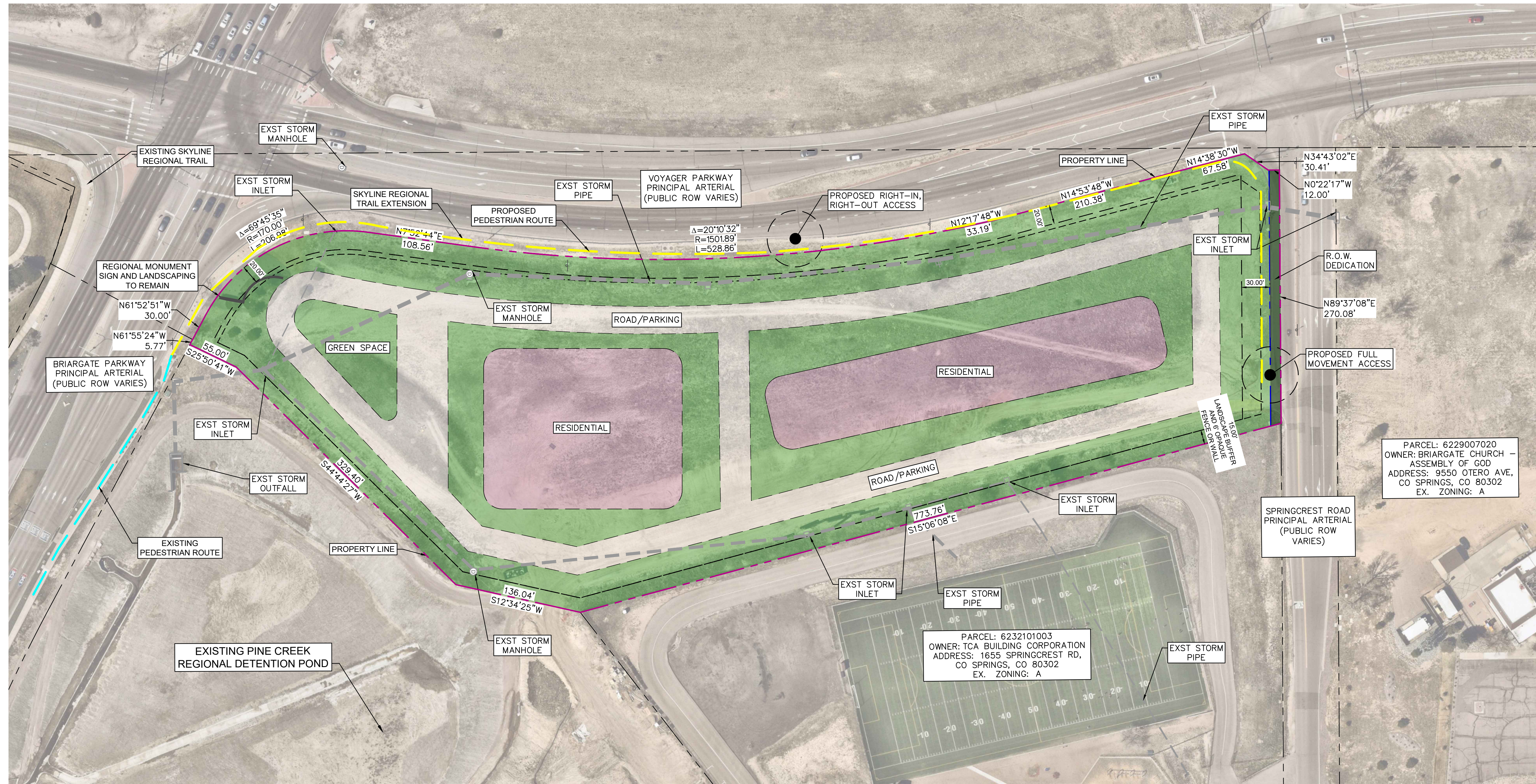
CITY APPROVAL:



3/25/2026
 EXISTING CONDITIONS
 SHEET 1 OF 2



BRIARGATE AND VOYAGER DEVELOPMENT
 LAND USE PLAN
 1625 SPRINGCREST RD, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
 STATE OF COLORADO

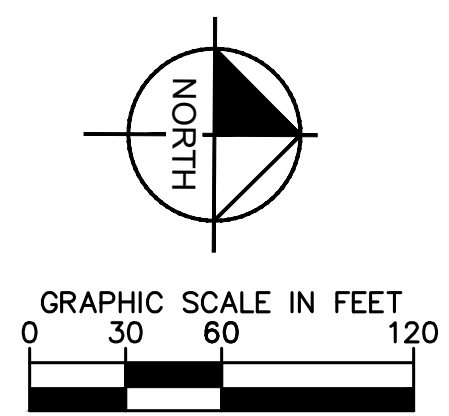


- LEGEND**
- PROPOSED PEDESTRIAN CIRCULATION
 - EXISTING PEDESTRIAN CIRCULATION
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - 15-FT LANDSCAPE BUFFER
 - - - 20-FT PROPERTY SETBACK

- NOTES**
1. THE R.O.W. DEDICATION ON THE NORTH SIDE OF THE PROPERTY RETRACTS THE PROPERTY LINE 10-FT TO THE SOUTH, ALLOWING FOR A 71-FT R.O.W. FOR SPRINGCREST RD.
 2. A REPLAT OF THE PROPERTY IS REQUIRED BEFORE ISSUANCE OF BUILDING PERMITS TO ADDRESS THE PROPOSED RIGHT-IN/RIGHT-OUT ONTO VOYAGER.

PARCEL: 6229007020
 OWNER: BRIARGATE CHURCH - ASSEMBLY OF GOD
 ADDRESS: 3550 OTERO AVE, CO SPRINGS, CO 80302
 EX. ZONING: A

PARCEL: 6232101003
 OWNER: TCA BUILDING CORPORATION
 ADDRESS: 1655 SPRINGCREST RD, CO SPRINGS, CO 80302
 EX. ZONING: A



OVERALL PARK LAND DEDICATION REQUIREMENTS					
HOUSING TYPE	EST. NO. OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	AREAS OF DEDICATION PER UNIT (COMMUNITY)	TOTAL ACRES OF LAND DEDICATION REQUIRED (NEIGHBORHOOD)	TOTAL ACRES OF LAND DEDICATION REQUIRED (COMMUNITY)
20-49 UNITS IN RESIDENTIAL STRUCTURE	48	0.0044	0.0053	0.2112	0.2544
50 UNITS OR MORE IN RESIDENTIAL STRUCTURE (3 STRUCTURES)	188	0.0041	0.0049	0.7708	0.9212
TOTAL	236			0.9820	1.1756

- NOTES**
1. THE PARKLAND DEDICATION ORDINANCE WILL BE MET BY FEES IN LIEU OF LAND.

CITY APPROVAL:

3/25/2026
 LAND USE PLAN
 SHEET 2 OF 2