



OWNER:
FOCUS ON THE FAMILY
 8605 EXPLORER DR
 COLORADO SPRINGS, CO 80920

DEVELOPER:
KEITH CORPORATION
 5935 CARNEGIE BOULEVARD SUITE 200
 CHARLOTTE, NC 28209

DEVELOPER:
LEGEND SENIOR LIVING, LLC
 8415 E. 21ST STREET NORTH, SUITE 100
 WICHITA, KS 67206

APPLICANT:
N.E.S. INC.
 619 N. CASCADE AVE.
 COLORADO SPRINGS, CO 80903

Land Planning
 Landscape Architecture
 Urban Design

N.E.S. Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903

Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com

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LEGAL DESCRIPTION:
 LOTS 2-6 HIGHLANDS AT BRIARGATE FILING NO. 1.

SITE DATA:
 CONCEPT PLAN NAME: HIGHLANDS AT BRIARGATE
 MASTER PLAN NAME: BRIARGATE MASTER PLAN
 EXISTING ZONING: PBC
 SITE ACREAGE: 41.7 ACRES
 PROPOSED USES: COMMERCIAL DEVELOPMENT
 BUILDING SETBACKS: 25 FEET
 MAXIMUM BUILDING HEIGHT: 45 FEET
 LANDSCAPE SETBACKS:
 Briargate Parkway: 25 Feet
 Research Parkway: 25 Feet
 Chapel Hills Drive: 20 Feet

TOTAL RETAIL:	148,900 S.F.	PARKING REQUIRED: 1 SP/ 300 S.F.	= 496 SPACES
RESTAURANT:	57,037 S.F.	PARKING REQUIRED: 1 SP/ 100 S.F.	= 571 SPACES
OUTDOOR SEATING:	4,950 S.F.	PARKING REQUIRED: 1 SP/ 200 S.F.	= 25 SPACES
MEDICAL OFFICE:	40,440 S.F.	PARKING REQUIRED: 1 SP/ 200 S.F.	= 203 SPACES
ASSISTED LIVING:	82,912 S.F. (110 BEDS)	PARKING REQUIRED: 1S P/ 8 BEDS	= 14 SPACES
TOTAL:	334,239 S.F.	TOTAL REQUIRED:	1,309 SPACES

- GENERAL NOTES:**
1. THIS CONCEPT PLAN IS TO BE USED FOR PRELIMINARY PLATTING PURPOSES.
 2. FLOODPLAIN: THIS SITE, HIGHLANDS AT BRIARGATE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0508F, EFFECTIVE MARCH 17, 1997.
 3. THIS CONCEPT PLAN ADDRESSES GENERAL LAND USE, ACCESS, BUILDING AREAS, CIRCULATION AND PARKING. CHANGES TO SITE ACCESS, BUILDING AREAS AND/OR PARKING AREAS WILL REQUIRE AN AMENDMENT TO THIS CONCEPT PLAN. ANY INCREASE IN BUILDING AREA OVERALL GREATER THAN 15% WILL REQUIRE AN AMENDMENT.
 4. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
 5. THE TRAFFIC SIGNAL AT BRIARGATE PARKWAY AND HIGHLAND RIDGE HEIGHTS SHALL BE INSTALLED BY THE DEVELOPER WITH THE COMPLETION OF THE PHASE 1 DEVELOPMENT.
 6. THE PROPOSED SIGNAL AT CHAPEL HILLS DRIVE AND DYNAMIC DRIVE SHALL BE CONSTRUCTED AND PAID FOR BY THE DEVELOPER.
 7. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER BOOK 5144 AT PAGE 1002.
 8. THIS PROPERTY IS SUBJECT TO THE BRIARGATE BUSINESS CAMPUS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IN BOOK 5306 AT PAGE 473, AS AMENDED.

AMENDMENT HISTORY		
City LUR File Number	Date	Amendment Description
CPC CP 14-00115	03/13/2015	INITIAL APPROVAL
CPC CP 14-00115-A1MN17	09/19/2017	LAND USE, SITE DESIGN AND LAYOUT CHANGES FOR PHASE 1+2
CPC CP 14-00115-A2MN18_CSP	3/25/2018	COORDINATED SIGN PLAN
CPC CP 14-00115-A3MN18	PENDING	LAND USE, SITE DESIGN AND LAYOUT CHANGES FOR LOT 5, PHASING UPDATE

Highlands at Briargate

Concept Plan

8605 Explorer Dr.
 Colorado Spring, CO 80920

DATE: 10/21/2014
 PROJECT MGR: R. Stevens
 PREPARED BY: K. Whitford

CONCEPT PLAN

1
 1 OF 1

FIGURE 1

CPC CP 14-00115-A3MN18