

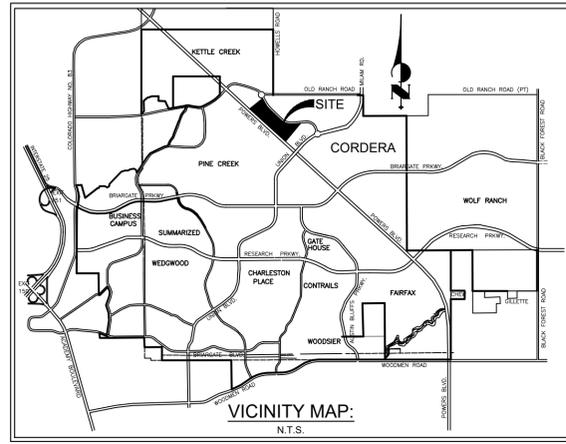
BRIARGATE COMMERCIAL NORTH

CITY OF COLORADO SPRINGS

CONCEPT PLAN

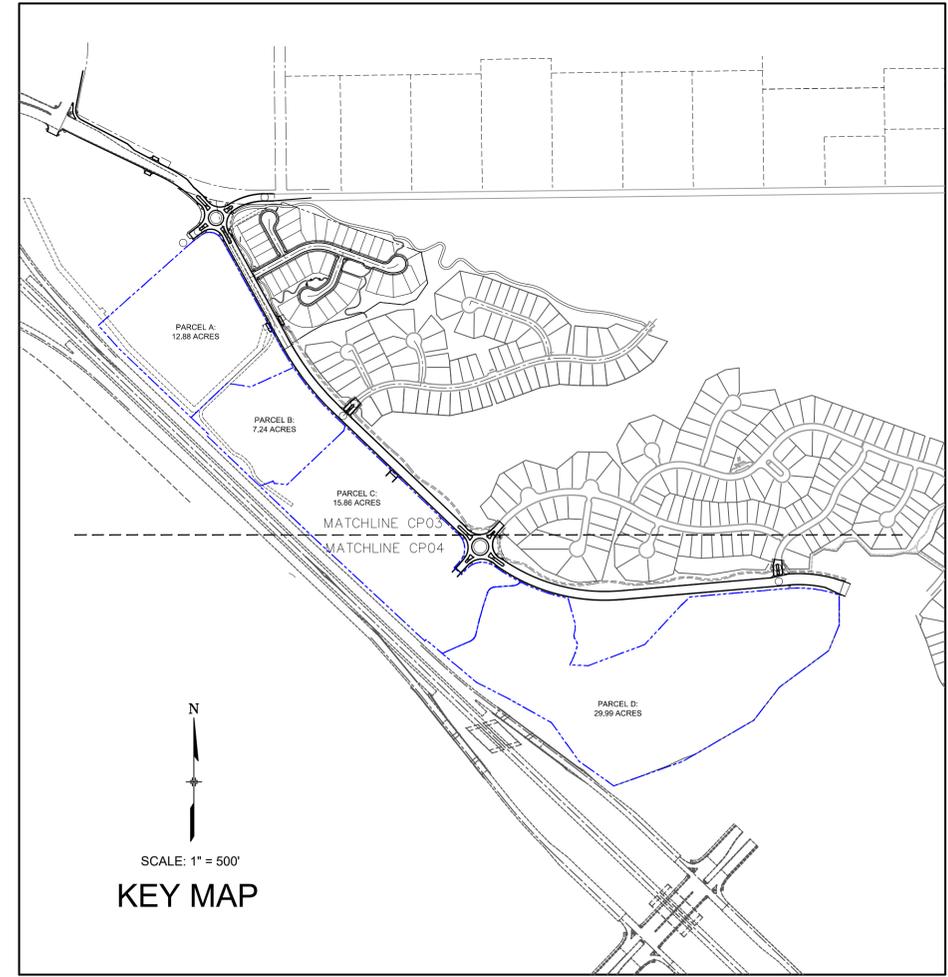


CONSULTANT:
 PLANNER/ CIVIL ENGINEER:
Matrix
 DESIGN GROUP
 2435 Research Parkway, Suite 300
 Colorado Springs, CO 80920 Phone
 719-575-0100
 Fax 719-575-0208
 Contact: Greg Shaner/ Jason Alwine



GENERAL NOTES:

- LAND USES WILL CONFORM TO THOSE ALLOWED WITHIN THE OC (OFFICE COMPLEX), PF (PUBLIC FACILITY), AND PK (PARK) ZONING DISTRICTS.
- ALL STREETS ARE PUBLIC UNLESS DESIGNATED AS PRIVATE ON THIS PLAN.
- 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 PARCEL.
- DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF LOTS ARE UNKNOWN AT THIS TIME.
- ALL STREET LIGHTS WILL BE PER THE CITY OF COLORADO SPRINGS STANDARDS AND THEIR LOCATION WILL BE DETERMINED AT A LATER DATE.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0507 G, DATED DECEMBER 7, 2018.
- 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.
- A TWENTY FIVE FOOT (25') LANDSCAPE SETBACK IS REQUIRED ALONG THE PROPERTY BOUNDARY THAT BORDERS POWERS BOULEVARD. ALL REQUIRED LANDSCAPE SETBACKS WILL BE MET AND REVIEWED ON FUTURE DEVELOPMENT PLANS.
- A NOISE STUDY FOR POWERS BLVD. SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN FOR ANY PROPOSED RESIDENTIAL USES. A NOISE STUDY IS NOT REQUIRED FOR COMMERCIAL/ OFFICE USES.
- CROSS ACCESS AGREEMENTS WILL BE ESTABLISHED FOR THE BRIARGATE COMMERCIAL NORTH DEVELOPMENT.
- A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WAS COMPLETED AND APPROVED FOR THESE PARCELS CITY PLANNING FILE NO. 17272-27 DATED OCTOBER 31, 2007. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION. A FINAL DRAINAGE REPORT WILL BE REQUIRED AT TIME OF DEVELOPMENT PLAN FOR EACH INDIVIDUAL PARCEL.
- AN GEOLOGICAL HAZARD EXEMPTION REQUEST FORM HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL FOR THE PARCELS INCLUDED WITHIN THIS CONCEPT PLAN.
- REFER TO THE TRAFFIC LETTER SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.



SUMMARY DATA	
PROPERTY SIZE	65.97 ACRES
TAX SCHEDULE NO.	6200000667, 6226200002, 6227100007
MASTER PLAN	BRIARGATE MASTER PLAN (CPC MP 07-00061-A4MN16)
CONCEPT PLAN	BRIARGATE COMMERCIAL NORTH
DRAINAGE BASIN	KETTLE CREEK BASIN
DEVELOPMENT SCHEDULE	2019-2024
EXISTING LAND USE	VACANT LAND

PARCELS A & C	
PARCEL A	12.88 ACRES
PARCEL C	15.86 ACRES
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	OFFICE/ MULTI-FAMILY RESIDENTIAL
EXISTING ZONING	A
PROPOSED ZONING	OC (OFFICE COMPLEX) <i>MULTI-FAMILY RESIDENTIAL IS AN ALLOWED USE IN THE OC ZONING DISTRICT</i>
PARCEL SETBACKS	FRONT: 25' SIDE: 20' REAR: 20'
POWERS LANDSCAPE SETBACK	25'
MAXIMUM BUILDING HEIGHT	45'

PARCEL B	
PARCEL B	7.24 ACRES
EXISTING LAND USE	DETENTION FACILITY, VACANT LAND
PROPOSED LAND USE	DETENTION FACILITY/ OPEN SPACE
EXISTING ZONING	A
PROPOSED ZONING	PF (PUBLIC FACILITY)

PARCEL D	
PARCEL D	29.99 ACRES
EXISTING LAND USE	OPEN SPACE/ VACANT LAND
PROPOSED LAND USE	COMMUNITY OPEN SPACE
EXISTING ZONING	A
PROPOSED ZONING	PK (PARK)

PROJECT:
BRIARGATE COMMERCIAL NORTH
CONCEPT PLAN
 CITY OF COLORADO SPRINGS
 APRIL 2019

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

DESCRIPTION	SHEET
COVER SHEET	1
NOTE SHEET	2
CONCEPT PLAN	3
CONCEPT PLAN	4

DRAWING INFORMATION:	
PROJECT NO:	19.104.202
DRAWN BY:	JASON ALWINE
CHECKED BY:	GREG SHANER
APPROVED BY:	GREG SHANER
SHEET TITLE:	

COVER SHEET

CITY PLANNING FILE NO: CPC-CP
CS01
 SHEET 1 OF 4

CITY FILE NO.:

BRIARGATE COMMERCIAL NORTH

CITY OF COLORADO SPRINGS

CONCEPT PLAN



CONSULTANT:

PLANNER/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
 Colorado Springs, CO 80920 Phone
 719-575-0100
 Fax 719-575-0208
 Contact: Greg Shaner/ Jason Alwine

LEGAL DESCRIPTION PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27 AND THE NORTHWEST ONE-QUARTER OF SECTION 26, 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 00°36'05" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 26, A DISTANCE OF 834.87 FEET TO THE WESTERNMOST CORNER OF THE PLAT OF CORDERA FILING NO. 3H RECORDED ON JUNE 16, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713791 AND THE **POINT OF BEGINNING**; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 60°12'43" EAST, A RADIAL DISTANCE OF 1,532.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE WEST LINE OF SAID CORDERA FILING NO. 3H, THROUGH A CENTRAL ANGLE OF 04°07'57", AN ARC DISTANCE OF 110.54 FEET;

THENCE SOUTH 65°42'51" WEST, A DISTANCE OF 257.79 FEET;

THENCE NORTH 80°39'22" WEST, A DISTANCE OF 129.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON FEBRUARY 17, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216015764;

THENCE SOUTH 46°32'37" WEST, ALONG SAID EAST LINE AND ITS EXTENSION, A DISTANCE OF 272.47 FEET TO THE EAST LINE OF THE PRESENT POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN WARRANTY DEED RECORDED ON MARCH 25, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 204047093;

THENCE NORTH 46°22'25" WEST, ALONG SAID EAST LINE AND ITS EXTENSION, A DISTANCE OF 546.15 FEET TO AN ANGLE POINT IN SAID EAST LINE OF POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED ON NOVEMBER 06, 2002 IN SAID RECORDS UNDER RECEPTION NUMBER 202195126;

THENCE NORTH 41°33'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 167.96 FEET;

THENCE NORTH 48°28'16" EAST, A DISTANCE OF 108.04 FEET TO THE EAST LINE OF OLD RANCH STATION FILING NO. 1 RECORDED ON JANUARY 25, 2018 IN SAID RECORDS UNDER RECEPTION NUMBER 218714082;

THENCE ALONG SAID EAST LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 48°26'16" EAST, A DISTANCE OF 537.79 FEET TO A 971.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'59", AN ARC DISTANCE OF 60.30 FEET TO THE SOUTH LINE OF CORDERA FILING NO. 3I RECORDED ON MAY 25, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 217713971;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 8 COURSES:

1. THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'15", AN ARC DISTANCE OF 48.40 FEET;
2. THENCE NORTH 54°15'30" EAST, A DISTANCE OF 6.36 FEET TO A TANGENT 74.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
3. THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", AN ARC DISTANCE OF 110.65 FEET;
4. THENCE SOUTH 25°41'16" EAST, A DISTANCE OF 11.89 FEET;
5. THENCE NORTH 64°18'44" EAST, A DISTANCE OF 2.05 FEET TO A 986.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 58°19'15" WEST;
6. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°49'42", AN ARC DISTANCE OF 48.70 FEET;
7. THENCE SOUTH 28°51'04" EAST, A DISTANCE OF 620.86 FEET TO A TANGENT 1,532.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;
8. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°56'13", AN ARC DISTANCE OF 25.06 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 560.934 SQUARE FEET OR (12.87728 ACRES), MORE OR LESS.

LEGAL DESCRIPTION PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHEAST ONE-QUARTER OF SECTION 27, 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 CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3H RECORDED JUNE 16, 2016 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 216713791, 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 SOUTH 46°22'02" EAST A DISTANCE OF 910.57 FEET

BEGIN AT THE MOST SOUTHERLY CORNER OF SAID CORDERA FILING NO. 3H;

THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORDERA CREST AVENUE AND THE EXTERIOR OF CORDERA FILING NO. 3G RECORDED AUGUST 7, 2015 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 215713655 THE FOLLOWING (8) EIGHT COURSES:

1. THENCE SOUTH 46°22'02" EAST A DISTANCE OF 43.31 FEET TO A TANGENT 104.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°41'30" AN ARC DISTANCE OF 157.36 FEET TO A 990.50 FOOT RADIUS COMPOUND CURVE;
3. THENCE SOUTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 02°35'49" AN ARC DISTANCE OF 44.90 FEET;
4. THENCE SOUTH 42°53'14" WEST A DISTANCE OF 5.01 FEET;
5. THENCE SOUTH 47°06'46" EAST A DISTANCE OF 55.00 FEET;
6. THENCE NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET TO A TANGENT 114.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
7. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°54'38" AN ARC DISTANCE OF 164.97 FEET TO A 1,032.50 FOOT RADIUS REVERSE CURVE;
8. THENCE SOUTHEASTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°17'51" AN ARC DISTANCE OF 167.55 FEET TO A 56.62 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 49°54'47" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°29'12" AN ARC DISTANCE OF 44.95 FEET TO A 6,601.92 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 04°32'40" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°52'32" AN ARC DISTANCE OF 100.88 FEET TO A 45.70 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 67°24'04" AN ARC DISTANCE OF 53.76 FEET TO A 2,100.70 FOOT RADIUS COMPOUND CURVE;

THENCE SOUTHERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 06°27'31" AN ARC DISTANCE OF 236.80 FEET TO A 52.75 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 54°01'45" AN ARC DISTANCE OF 49.74 FEET;

THENCE SOUTH 66°30'02" WEST A DISTANCE OF 167.71 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD;

THENCE NORTHWESTERLY, ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID POWERS BOULEVARD, THE FOLLOWING (5) FIVE COURSES:

1. THENCE NORTH 49°54'12" WEST A DISTANCE OF 115.88 FEET;
2. THENCE SOUTH 41°32'14" WEST A DISTANCE OF 9.00 FEET;
3. THENCE NORTH 47°10'36" WEST A DISTANCE OF 840.91 FEET;
4. THENCE NORTH 46°21'28" WEST A DISTANCE OF 208.81 FEET;
5. THENCE NORTH 46°22'25" WEST A DISTANCE OF 188.27 FEET;

THENCE NORTH 70°53'59" EAST A DISTANCE OF 79.94 FEET;

THENCE SOUTH 19°06'01" EAST A DISTANCE OF 12.21 FEET;

THENCE SOUTH 84°03'13" EAST A DISTANCE OF 71.10 FEET;

THENCE NORTH 46°35'51" EAST A DISTANCE OF 427.94 FEET;

THENCE NORTH 13°44'16" EAST A DISTANCE OF 27.01 FEET TO THE PREVIOUSLY CITED SOUTH WESTERLY LINE OF CORDERA CREST AVENUE;

THENCE SOUTH 46°22'02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 816.75 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 690.920 SQUARE FEET (15.86134 ACRES), MORE OR LESS.

LEGAL DESCRIPTION PARCEL D

A PARCEL OF LAND LOCATED IN 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 RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3G RECORDED AUGUST 7, 2015 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 215713655, 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 42°53'14" EAST A DISTANCE OF 42.37 FEET COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID CORDERA FILING NO. 3G; THENCE NORTHEASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CORDERA CREST AVENUE AND THE EXTERIOR OF CORDERA FILING NO. 3G THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET TO A TANGENT 114.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°54'38" AN ARC DISTANCE OF 164.97 FEET TO A 1032.50 FOOT RADIUS REVERSE CURVE;
3. THENCE SOUTHEASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 9°17'51" AN ARC DISTANCE OF 167.55 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY AND ARC, THROUGH A CENTRAL ANGLE OF 15°18'28", AN ARC DISTANCE OF 275.86 FEET TO A 5,462.09 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 74°48'51" EAST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°20'34" AN ARC DISTANCE OF 128.49 FEET TO A 114.11 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 35°00'03" AN ARC DISTANCE OF 69.71 FEET TO A 32.97 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 57°56'43" AN ARC DISTANCE OF 33.34 FEET TO A 47.35 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 53°52'06" AN ARC DISTANCE OF 44.51 FEET TO A 397.25 FEET COMPOUND CURVE;

THENCE SOUTHERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 13°31'19" AN ARC DISTANCE OF 93.75 FEET;

THENCE SOUTH 27°55'02" WEST A DISTANCE OF 12.29 FEET TO A POINT ON THE EXTERIOR OF PARCEL 5 AS DESCRIBED IN A DOCUMENT RECORDED MARCH 7, 2003 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 203049162;

THENCE ALONG SAID PARCEL 5 THE FOLLOWING (3) THREE COURSES:

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

THENCE NORTH 47°20'27" EAST A DISTANCE OF 63.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3B RECORDED FEBRUARY 11, 2014 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 214713431;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTH 85°05'27" EAST A DISTANCE OF 539.62 FEET TO A TANGENT 658.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°38'19" AN ARC DISTANCE OF 282.38 FEET TO THE WESTERLY EXTERIOR OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO.2 RECORDED FEBRUARY 2, 2007 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 207712525;

THENCE SOUTH 00°00'17" WEST, ALONG THE SAID WESTERLY EXTERIOR, A DISTANCE OF 47.06 FEET TO THE NORTHEAST CORNER OF PREVIOUSLY CITED PARCEL 5;

THENCE SOUTHERLY, ALONG THE COMMON LINE OF SAID BRIARGATE CROSSING SUBDIVISION FILING NO.2 AND PARCEL 5, THE FOLLOWING (5) FIVE COURSES:

1. THENCE SOUTH 00°00'17" WEST A DISTANCE OF 117.05 FEET;
2. THENCE SOUTH 22°38'26" WEST A DISTANCE OF 150.66 FEET;
3. THENCE SOUTH 53°27'12" WEST A DISTANCE OF 335.64 FEET;
4. THENCE SOUTH 37°46'24" WEST A DISTANCE OF 227.20 FEET;
5. THENCE SOUTH 59°58'48" WEST A DISTANCE OF 372.13 FEET;

THENCE SOUTHERLY ALONG SAID PARCEL 5 THE FOLLOWING (2) TWO COURSES:

1. THENCE SOUTH 59°58'48" WEST A DISTANCE OF 78.08 FEET;
2. THENCE SOUTH 70°31'39" WEST A DISTANCE OF 399.96 FEET TO A POINT ON THE NORTHERLY RIGHTOF- WAY LINE OF POWERS BOULEVARD RECORDED NOVEMBER 06, 2002 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NO. 202195133;

THENCE NORTHWESTERLY, ALONG SAID POWERS BOULEVARD RIGHT-OF-WAY, THE FOLLOWING (6) SIX COURSES

1. THENCE NORTH 53°27'24" WEST A DISTANCE OF 42.79 FEET;
2. THENCE NORTH 55°01'13" WEST A DISTANCE OF 187.28 FEET;
3. THENCE NORTH 35°41'32" WEST A DISTANCE OF 261.37 FEET;
4. THENCE NORTH 60°53'19" WEST A DISTANCE OF 264.18 FEET;
5. THENCE NORTH 62°57'09" WEST A DISTANCE OF 202.67 FEET;
6. THENCE NORTH 49°54'12" WEST A DISTANCE OF 244.05 FEET;

THENCE NORTH 66°30'02" EAST A DISTANCE OF 167.71 FEET TO A TANGENT 52.75 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°01'45" AN ARC DISTANCE OF 49.74 FEET TO A 2,100.70 FOOT REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 06°27'31" AND ARC DISTANCE OF 236.80 FEET TO A 45.70 FEET COMPOUND CURVE;

THENCE NORTHEASTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 67°24'04" AN ARC DISTANCE OF 53.76 FEET TO A 6,601.92 FOOT REVERSE CURVE;

THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 00°52'32" AN ARC DISTANCE OF 100.88 FEET TO A 56.62 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 04°25'34" WEST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°29'12" AN ARC DISTANCE OF 44.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,306,559 SQUARE FEET (29.99446 ACRES).

LEGAL DESCRIPTION PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHEAST ONE-QUARTER OF SECTION 27, 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 NORTHWEST ONE-QUARTER OF SECTION 26; MONUMENTED AT EACH END BY A FOUND ILLEGIBLE 3-1/4" ALUMINUM CAP IN RANGE BOX AND ASSUMED TO BEAR NORTH 89°18'07" EAST 2644.70 FEET.

COMMENCE AT THE WEST END OF SAID NORTH LINE; THENCE SOUTH 00°36'05" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 954.50 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 65°42'51" EAST, A DISTANCE OF 62.61 FEET TO A 1,532.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 56°04'46" EAST; SAID POINT IS ON THE WEST LINE OF CORDERA CREST AVENUE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CORDERA FILING NO. 3H AS RECORDED JUNE 16, 2016 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 216713791;

THENCE ALONG SAID WEST LINE THE FOLLOWING 2 COURSES:

1. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°28'47", AN ARC DISTANCE OF 332.91 FEET;
2. THENCE SOUTH 46°22'02" EAST, A DISTANCE OF 93.82 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON SEPTEMBER 26, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216110222;

THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 13°44'16" WEST, A DISTANCE OF 27.01 FEET;
2. THENCE SOUTH 46°35'51" WEST, A DISTANCE OF 427.94 FEET;
3. THENCE NORTH 84°03'13" WEST, A DISTANCE OF 15.51 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON SEPTEMBER 26, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216110223;

THENCE CONTINUE NORTH 84°03'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 55.59 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON AUGUST 04, 2003 IN SAID RECORDS UNDER RECEPTION NUMBER 203179242;

THENCE ALONG SAID NORTH LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 19°06'01" WEST, A DISTANCE OF 12.21 FEET;
2. THENCE SOUTH 70°53'59" WEST, A DISTANCE OF 79.94 FEET TO A POINT ON THE NORTHEAST LINE OF POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED ON NOVEMBER 6, 2002 IN SAID RECORDS UNDER RECEPTION NUMBER 202195130;

THENCE NORTH 46°22'25" WEST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 400.91 FEET TO THE NORTHEAST LINE OF POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED ON MARCH 25, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 204047093;

THENCE CONTINUE ALONG SAID NORTHEAST LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 43°38'40" EAST, A DISTANCE OF 12.00 FEET;
2. THENCE NORTH 46°22'25" WEST, A DISTANCE OF 128.29 FEET TO THE INTERSECTION OF SAID NORTHEAST LINE AND THE EXTENSION OF THE EAST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON FEBRUARY 17, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216015764;

THENCE NORTH 46°32'37" EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.47 FEET;

THENCE SOUTH 80°39'22" EAST, A DISTANCE OF 129.21 FEET;

THENCE NORTH 65°42'51" EAST, A DISTANCE OF 195.18 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 315.507 SQUARE FEET OR (7.24305 ACRES), MORE OR LESS.

PROJECT:

**BRIARGATE COMMERCIAL NORTH
 CONCEPT PLAN**
 CITY OF COLORADO SPRINGS
 APRIL 2019

OWNER:

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

SHEET INDEX:

DESCRIPTION	SHEET
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NOTE SHEET	2
CONCEPT PLAN	3
CONCEPT PLAN	4

ISSUE:

DRAWING INFORMATION:

PROJECT NO: 19.104.202

DRAWN BY: JASON ALWINE

CHECKED BY: GREG SHANER

APPROVED BY: GREG SHANER

SHEET TITLE:

NOTE SHEET

CITY PLANNING FILE NO: CPC-CP

NS01

SHEET 2 OF 4

CITY FILE NO.:

SHEET INDEX:

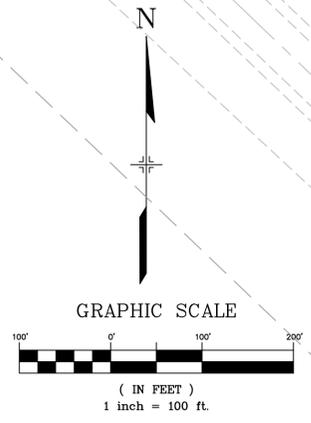
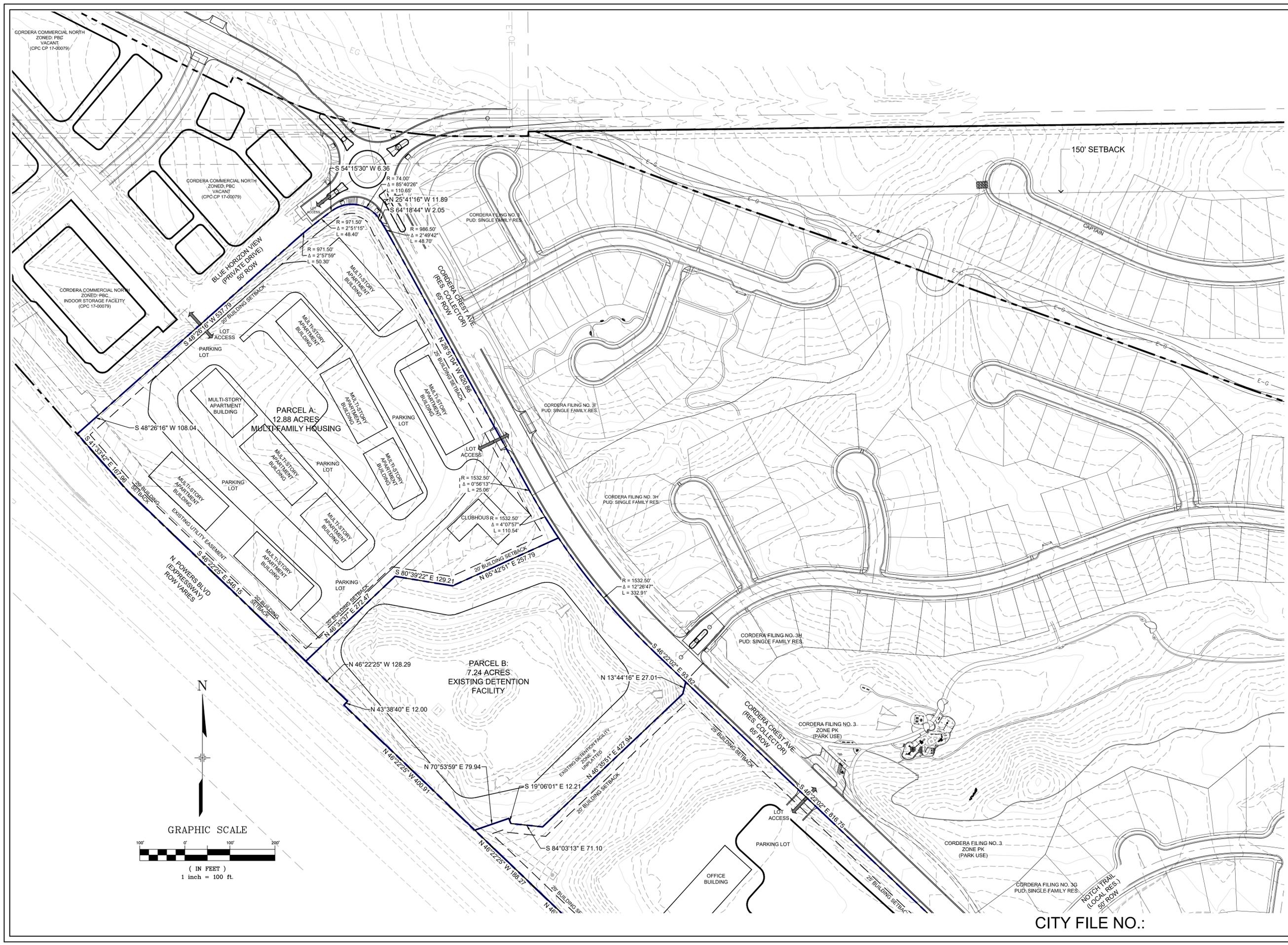
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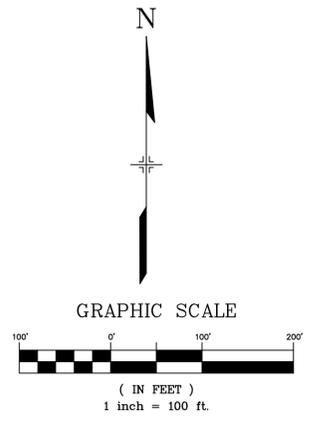
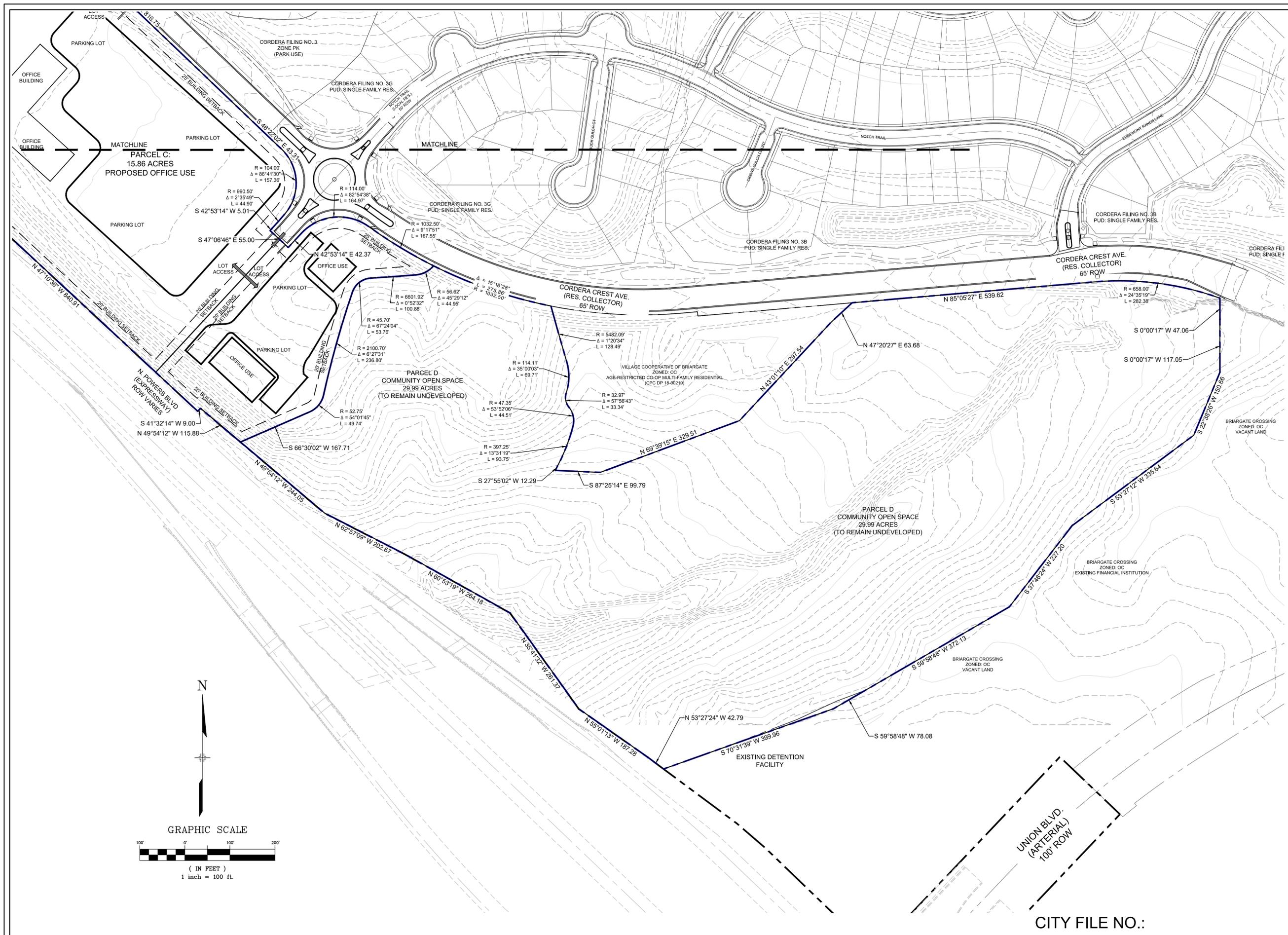
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CONCEPT PLAN

CITY PLANNING FILE NO: CPC-CP

CP02



CITY FILE NO.: