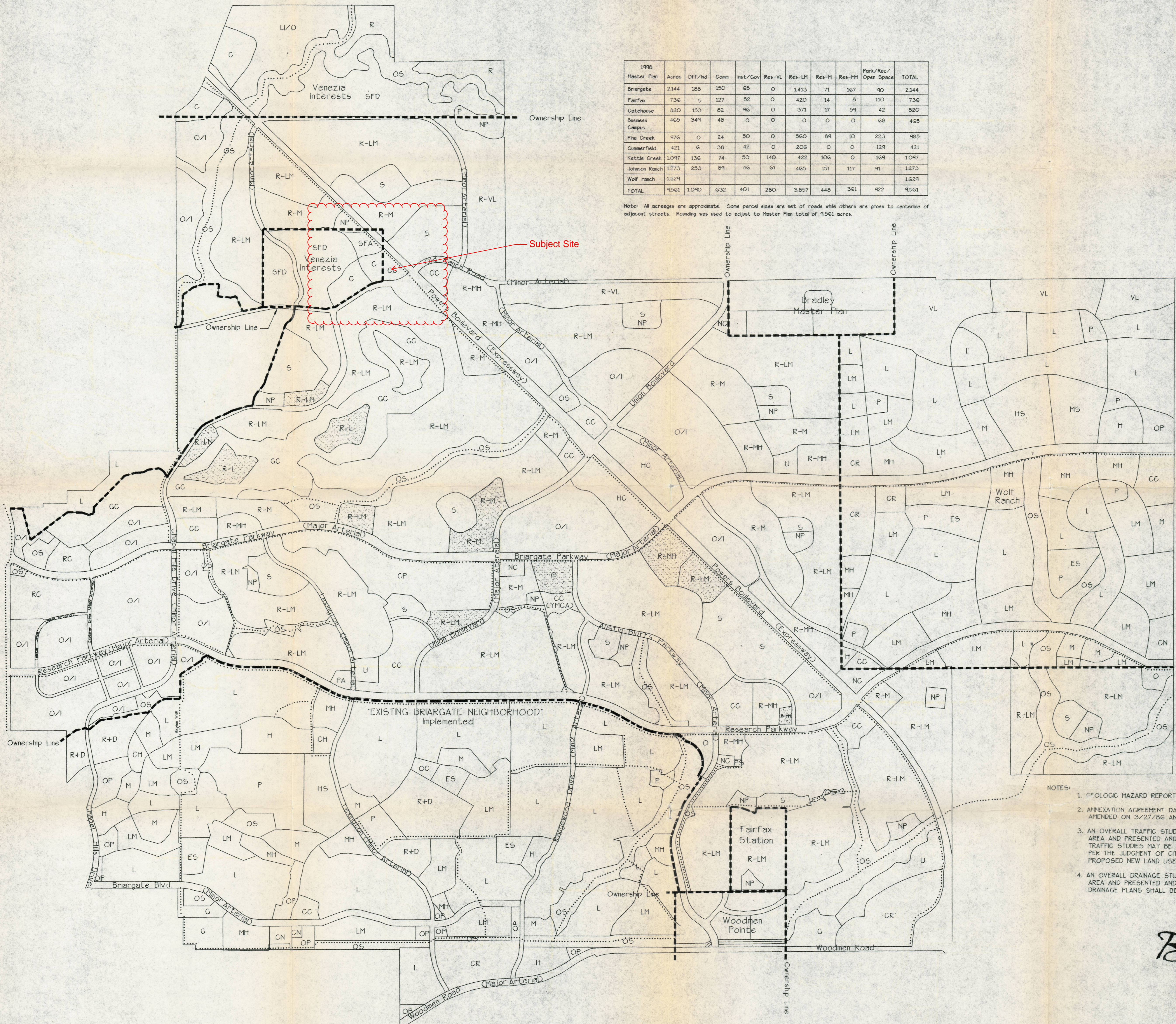


# Briargate Master Plan

## May 1998

1998 Master Plan	Acres	Off/Ind	Comm	Inst/Gov	Res-VL	Res-LM	Res-M	Res-MH	Park/Rec/ Open Space	TOTAL
Briargate	2,144	188	150	65	0	1,413	71	167	90	2,144
Fairfax	736	5	127	52	0	420	14	8	110	736
Gatehouse	820	153	82	96	0	371	17	59	42	820
Business Campus	465	349	48	0	0	0	0	0	68	465
Pine Creek	476	0	24	50	0	560	84	10	223	985
Summerfield	421	6	36	42	0	206	0	0	124	421
Kettle Creek	1,047	136	74	50	140	422	106	0	164	1,047
Johnson Ranch	1,273	253	89	46	61	465	151	117	91	1,273
Wolf ranch	1,624									1,624
<b>TOTAL</b>	<b>9,561</b>	<b>1,040</b>	<b>632</b>	<b>401</b>	<b>280</b>	<b>3,857</b>	<b>448</b>	<b>361</b>	<b>922</b>	<b>9,561</b>

Note: All acreages are approximate. Some parcel sizes are net of roads while others are gross to centerline of adjacent streets. Rounding was used to adjust to Master Plan total of 9,561 acres.



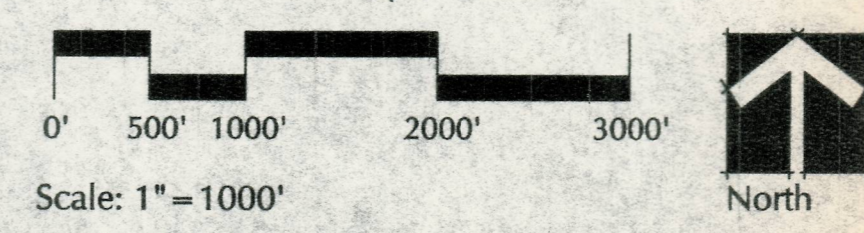
- Legend for La Plata Ownership**
- Residential**  
 R-VL Very Low 0-1.99 du/ac  
 R-L Low 2.0-3.49 du/ac  
 R-LM Low Medium 3.5-7.99 du/ac  
 R-M Medium 8.0-11.99 du/ac  
 R-MH Medium High 12.0-24.99 du/ac
- Commercial**  
 NC Neighborhood Commercial  
 CC Community Commercial  
 RC Regional Commercial  
 HC Highway - Oriented Commercial
- Office/Industrial**  
 O Unspecified Office  
 O/I Office-Industrial park/R&D  
 FA Public Assembly (Religious Institution)
- Institutional and Government**  
 PS Public Safety  
 U Utilities  
 S School  
 G Unspecified Government
- Park, Recreation, Open Space**  
 NP Neighborhood Park  
 CP Community Park  
 OS Open Space  
 GC Golf Course  
 Trail
- Areas of Amendment**

- Existing Briargate Neighborhood, Wolf Ranch**
- VL Residential Very Low (1-2 du/ac)  
 L Residential Low (3-5 du/ac)  
 LM Residential Low Medium (6-12 du/ac)  
 M Residential Medium (12-20 du/ac)  
 MH Residential High (20-25 du/ac)  
 H Residential High Center  
 CN Neighborhood Commercial  
 CC Community Commercial  
 CR Regional Commercial
- R+D Campus Research and Development  
 OP Office Park  
 Industrial  
 G Government Facility  
 CH Church  
 ES Elementary School  
 MS Middle School  
 HS High School  
 OS Open Space  
 P Park
- Venezia Ownership**  
 R Rural 0-2 du/ac  
 SFD Single Family Detached 2-6 du/ac  
 SFA Single Family Attached 6-12 du/ac  
 P Park  
 L/O Light Industrial/Office  
 C Commercial

- NOTES:**
1. GEOLOGIC HAZARD REPORTS ARE TO BE SUBMITTED WITH DEVELOPMENT PLANS.
  2. ANNEXATION AGREEMENT DATED 10/7/82 RECORDED AT BK 3646 PAGE 206 AND AMENDED ON 3/27/86 AND RECORDED AT BK 5118 PG 1122.
  3. AN OVERALL TRAFFIC STUDY HAS BEEN COMPLETED FOR THE ENTIRE BRIARGATE AREA AND PRESENTED AND REVIEWED WITH THE 1997 MASTER PLAN AMENDMENT. TRAFFIC STUDIES MAY BE REQUIRED AT TIME OF DEVELOPMENT PLAN SUBMITTAL PER THE JUDGMENT OF CITY TRAFFIC ENGINEERING TO DETERMINE WHETHER THE PROPOSED NEW LAND USE CHANGES WILL WARRANT AN UPDATED TRAFFIC STUDY.
  4. AN OVERALL DRAINAGE STUDY HAS BEEN COMPLETED FOR THE ENTIRE BRIARGATE AREA AND PRESENTED AND REVIEWED WITH THE 1997 MASTER PLAN AMENDMENT. DRAINAGE PLANS SHALL BE REQUIRED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.

**Briargate**  
 A LA PLATA COMMUNITY  
 7150 CAMPUS DRIVE SUITE 365  
 COLORADO SPRINGS, CO 80920  
 (719) 260-7477

**APPROVED**  
 AUG - 6 1998  
 BY CITY PLANNING COMMISSION



**N.E.S. Inc.**  
 Urban Design Land Planning Landscape Architecture  
 1040 S. Eighth St. • Colorado Springs, CO 80906 • (719) 471-0073