

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	169	1,047
Johnson Ranch	1,273	253	89	46	61	465	151	117	91	1,273
Wolf Ranch	1,629									1,629
TOTAL	9,561	1,040	632	401	280	3,857	448	361	922	9,561

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
 PA 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
 T Trail

Areas of Amendment

Existing Briargate Neighborhood, Wolf Ranch
 VL Residential Very Low 0-1.99 du/ac
 LM Residential Low Medium 3.5-7.99 du/ac
 M Residential Medium 8.0-11.99 du/ac
 MH Residential Medium High 12.0-24.99 du/ac
 C Commercial Village Center
 CN Neighborhood Commercial
 CC Community Commercial
 CR Regional Commercial

R&D Campus Research and Development
OP Office Park
I Industrial
G Government Facility
CH Church
ES Elementary School
MS Middle School
HS High School
OS Open Space
P Park

Venezia Ownership
 R Single Family Detached 0-2 du/ac
 SFA Single Family Attached 2-6 du/ac
 MFA Medium Density Attached 6-12 du/ac
 P Open Space
 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 305
 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

0' 500' 1000' 2000' 3000'
 Scale: 1"=1000'

