

# NORTHGATE Master Plan

## LEGEND

Land Use	Proposed Acres
O/I	362
CC	46
NC	13
SFDL	308
SFD	254
SFA	0
M/F	100
OS/NP	79
ES	10
RC	192

Office-Industrial Park/ Research & Development  
Community Commercial  
Neighborhood Commercial  
Single Family Detached Low  
2-3.49 du/ac 600-1061 units  
Single Family Detached  
3.5-7.99 du/ac 735-1078 units  
Single Family Attached  
8-11.99 du/ac 224-336 units  
Multi-Family  
Open Space/Neighborhood Park  
Elementary School  
Regional Commercial

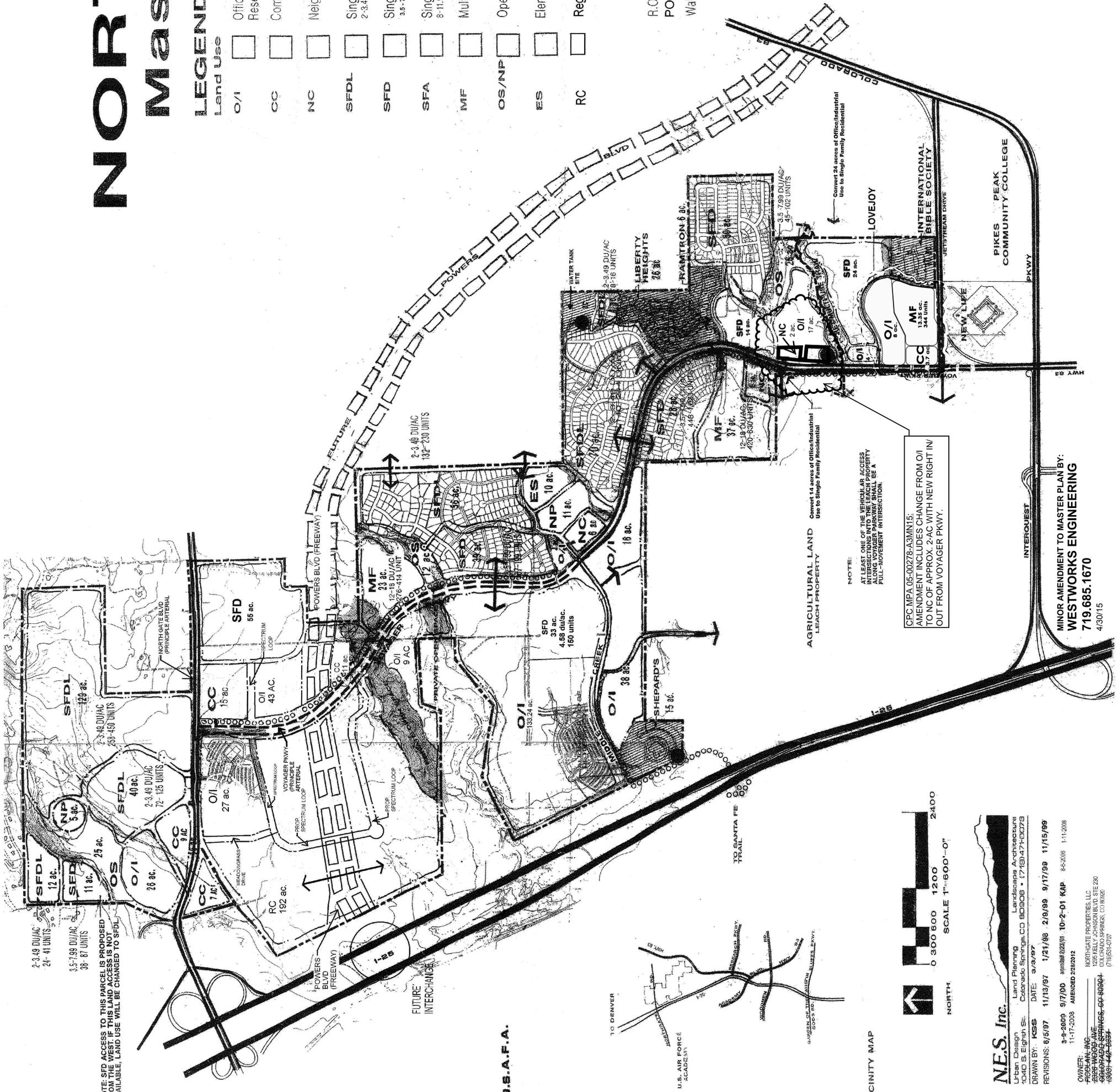
R.O.W. Major Roads  
POWERS BLVD.  
Water Tank

Total Acreage 1508

- MULTI-USE TRAIL
- BIKE PATH
- FIRE STATION (General Vicinity)
- WASTEWATER PUMP STATION
- ELECTRIC SUBSTATION
- MINOR ARTERIAL
- MAJOR ARTERIAL
- EXPRESSWAY
- INTERSTATE

PROPERTY OWNED BY OTHERS

VEHICULAR ACCESS  
These are illustrative, and may not include all locations for future vehicular access.



NOTE:  
AT LEAST ONE OF THE VEHICULAR ACCESS INTERSECTIONS INTO THE LEACH PROPERTY ALONG VOYAGER PARKWAY SHALL BE A FULL-SIGNALIZED INTERSECTION.

CPC MPA 05-00278-A3MN15:  
AMENDMENT INCLUDES CHANGE FROM O/I TO NC OF APPROX. 2-AC WITH NEW RIGHT IN/OUT FROM VOYAGER PKWY.

AGRICULTURAL LAND LEACH PROPERTY  
Convert 14 acres of Office/Industrial Use to Single Family Residential

Convert 24 acres of Office/Industrial Use to Single Family Residential

MINOR AMENDMENT TO MASTER PLAN BY:  
**WESTWORKS ENGINEERING**  
719.685.1670  
4/30/15

U.S.A.F.A.

VICINITY MAP



**N.E.S. Inc.**  
Urban Design | Land Planning | Landscape Architecture  
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DRAWN BY: KGS | DATE: 9/3/07  
REVISIONS: 6/5/07 11/13/07 1/21/08 2/9/09 9/17/09 11/15/09  
3-4-2009 9/7/00 9/11/08 2/28/09 10-2-01 KAP 8-6-2008 1-11-2008  
11-17-2008 AMENDED 2/28/2012  
OWNER: NORTHGATE PROPERTIES, LLC SITE 230  
4600 W. WYOMING AVE. COLORADO SPRINGS, CO 80926  
(719) 442-6294