

ALLASO BRIARGATE

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

VICINITY MAP



SITE DATA

Tract #: 631810001, 631810002, 631810003, 631810004, 631810005 & 631810006
 Total Area: 10.25 Acres
 Development Schedule: Summer/Fall 2022
 Planning District: 10
 Precinct: 10
 DC Code: 0 (City of CSP)
 DC (Local): 0 (City of CSP)
 Maximum Height: 45' (Subject to conditions of rezoning)
 Maximum Floor Area Ratio: 2.0
 Maximum Lot Coverage: 40%

Zone: R-100 (Residential Single-Family)

Minimum Lot Size: 10,000 sq. ft.
 Minimum Lot Width: 30' (Subject to conditions of rezoning)
 Minimum Lot Depth: 30' (Subject to conditions of rezoning)
 Minimum Front Setback: 10' (Subject to conditions of rezoning)
 Minimum Side Setback: 5' (Subject to conditions of rezoning)
 Minimum Rear Setback: 5' (Subject to conditions of rezoning)
 Minimum Front Yard Coverage: 10% (Subject to conditions of rezoning)
 Minimum Side Yard Coverage: 5% (Subject to conditions of rezoning)
 Minimum Rear Yard Coverage: 5% (Subject to conditions of rezoning)

LOT 1 LEGAL DESCRIPTION

Lot 1, being a portion of the 10.25 acre tract described in the plat of Section 33, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, containing 3.187 acres of land, more or less.

LOT 2 LEGAL DESCRIPTION

Lot 2, being a portion of the 10.25 acre tract described in the plat of Section 33, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, containing 3.187 acres of land, more or less.

LOT 3 LEGAL DESCRIPTION

Lot 3, being a portion of the 10.25 acre tract described in the plat of Section 33, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, containing 3.187 acres of land, more or less.

GENERAL NOTES

- Parking shall be calculated with the development per City Code 7.4.20B.
- Site plan shall be submitted with the plat of Section 33, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, containing 3.187 acres of land, more or less.
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PROJECT TEAM

Owner: 202 Prime, Center LLP
 (601) 743-1488 | 7400 N. Academy Blvd., Suite 1000
 Tulsa, OK 74116

Architect: BNSB Briargate LLC
 55, Lake 1500
 Chicago, IL 60606

Developer: Team Development, Inc.
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Applicant: N.E.S., Inc.
 202 Prime, Center LLP
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