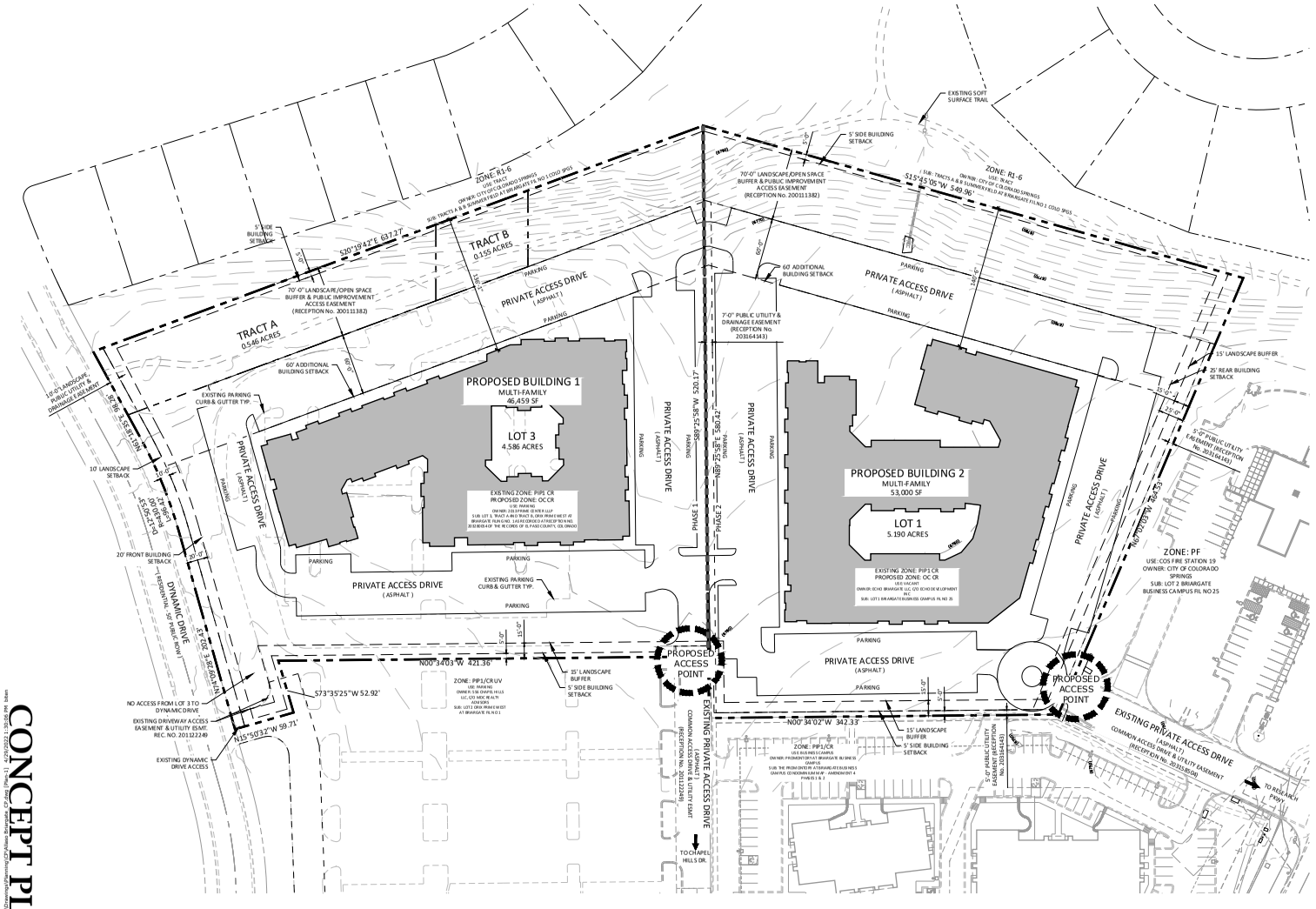
ALLASO BRIARGATE

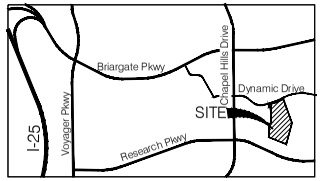
CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

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



VICINITY MAP



SITE DATA

Tax ID Number:	6233103013, 6233103014, 6233103015 & 6233416082
Total Area:	10.477 Acres
Development Schedule:	Summer/Fall 2022
Master Plan:	Briargate (Implemented)
Drainage Basin:	Pine Creek
Current Zoning:	PIP1 / CR * Ord. # 98-136
Proposed Zoning:	OC (Ord# _____)
Current Use:	Vacant/Parking
Proposed Use:	Multi-Family Residential
Proposed Density:	Maximum 24 DU/AC (251 Units)

Development Standards (R-5 Zone)

Zone Maximum Building Height:	45'
Proposed Maximum Building Height:	38' (Subject to Conditions of Record**)
Maximum Lot Coverage:	40%

Zone Setbacks:

Front:	20'
Side:	5'
Rear:	25'

Landscape Setbacks & Buffers:

Dynamic Drive Setback:	10'
South Landscape Buffer:	15'
West Landscape Buffer:	15'
East Landscape Easement Buffer:	70'

* Existing PIP1 Conditions of Record:
1. A 100 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
2. One tree per 10 feet is required within the 100 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 100 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 ½ inch caliper for deciduous trees.
3. A grading plan shall be reviewed and approved with the coordination of the city planning and city engineering. Adjacent neighbors shall be notified of grading plan review.
4. The finished grade of the site and the finished floor elevations of the building(s) shall be reduced to the maximum extent possible at final development plan approval to reduce impacts to the residences to the east.

** Proposed OC Conditions of Record:
1. 38-foot maximum building height for multi-family residential uses only.
2. A 70 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
3. One tree per 10 feet is required within the 70 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 70 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 ½ inch caliper for deciduous trees.

LOT 1 LEGAL DESCRIPTION

Lot 1, Briargate Business Campus Filing No. 25 as recorded at Reception No. 203164143 of the Records of El Paso County Colorado. (Containing 5.190 acres of land, more or less)

LOT 3 LEGAL DESCRIPTION

Lot 3, Tract A and Tract B, Orix Prime West at Briargate Filing No. 1 as recorded at Reception No. 203180054 of the Records of El Paso County, Colorado. (Containing 5.287 acres of land, more or less)

GENERAL NOTES

1. Parking shall be calculated with Development Plan per City Code 7.4.203.
2. The change in use to residential triggers the need for park land dedication or fees in lieu of land dedication, to be coordinated with the Parks, Recreation and Cultural Services Department with the Development Plan Application. The maximum number of units is 251 in 2 structures of more than 50 units per structure.
3. Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a Sign Permit Application.
4. The site layout is conceptual and is subject to change with the Development Plan.
5. Federal Emergency Management Agency, Flood Insurance Rate Map Numbers 08041C0508G & 08041C0516G, effective date, December 7, 2018, indicate the area in the vicinity of these parcels of land to be a Zone X Area determined to be out of the 500 Year Floodplain).
6. A 70 foot Landscape/Open Space Buffer and Public Improvement and Access Easement is located along the eastern boundary of the property per the recorded plats. This buffer area shall not allow development (i.e. parking, buildings, maneuvering aisles etc.). One tree per 10 feet is required within the 70 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 70 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 1/2 inch caliper for deciduous trees.
7. All lots and tract within this subdivision are subject to an avigation easement to the United States Air Force Academy as recorded under reception NO. _____ in the office of the Clerk and Recorder of El Paso County, Colorado.
8. Fees in lieu of land dedication for Academy District 20 will be provided per the existing Colorado Springs City Code for all residential units included within this development.
9. Multi-family development is conditionally permitted in the proposed OC zone district. Approval of these plans will require Planning Commission hearing on all proposed conditionally permitted uses.
10. An update to the Traffic Impact Study will be required with future Development Plan to analyze the need for any off site street improvements at Chapel Hills Drive access.

PROJECT TEAM

Owner: (Lot 3 Tracts A&B)	2013 Prime Center LLLP 6060 S American Plaza, Suite 8#300 Tulsa, OK 74135
Owner: (Lot 1)	Echo Briargate LLC 225 W Washington St, Suite 1560 Chicago, IL 60606
Developer:	Titan Development, Inc. 6300 Riverside Plaza Lane NW, Suite 200 Albuquerque, New Mexico 87120
Applicant:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNING / LANDSCAPE ARCHITECTS

IN ASSOCIATION WITH

ALLASO BRIARGATE

CONCEPT PLAN

2505, 2525, 2535 DYNAMIC DRIVE & 2460 RESEARCH PKWY

PROJECT INFO

DATE: 01.03.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN & J. SMITH

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.16.2022	B.I.	CITY COMMENT
04.29.2022	B.I.	REVISE PROPOSED ACCESS

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

1

FILE# / YEAR

CPC CP 22-00009

CONCEPT PLAN

P:\Titan Development\2505, 2525, 2535 Dynamic Dr & 2460 Research Pkwy\Drawings\Allaso Briargate CP.dwg, 3/16/2022 1:57:05 PM, biten