

Request a Hydraulic Grade Line Report



** Field is required*

Date: *

Project Name (No Abbreviations): *

Location (Street intersection/address): *

Development Plan Number (Assigned by City Planning):

Contact Name: *

Contact Email: *

Contact Phone Number: *

Company Name: *

Mailing Address: *

Developer Name: *

Developer Email: *

Development Phase: * Master Plan Concept Plan Development Plan Annexation

Estimated start of construction:

Development Type *

Single Family Residential_____	Number of Units:	Acres:
Residential (Duplex & Triplex)_____	Number of Units:	Acres:
Apartments, Condominiums & Townhomes____	Number of Units:	Acres:
Mobile Home Parks_____	Number of Units:	Acres:
Hotels_____	Number of Units:	Acres:
Golf Courses, Parks, Open Spaces_____	Acres:	
Industrial_____	Acres:	
Commercial_____	Acres:	
Other_____	Acres:	

Requested Max Fire Flow: GPM @ 20 psi

Proposed Max Day Demand: GPD

Comments:

Peak Innovation Park intends to expand Use Area 2 within Lot 7 east to the Colorado Springs Airport property boundary and north up to Drennan Rd. This 191.36 AC expansion allows for future development within the Peak Innovation Master Development that will be consistent with the existing allowed uses. Demand for this area and associated future developments has not been calculated at this time. This will be determined and coordinated accordingly. Future developments associated with the Concept Plan Amendment will comply with the design and intended land uses stated above.

Attach a site map with water main alignment and proposed connection points, and email map and form to waterplanning@csu.org.

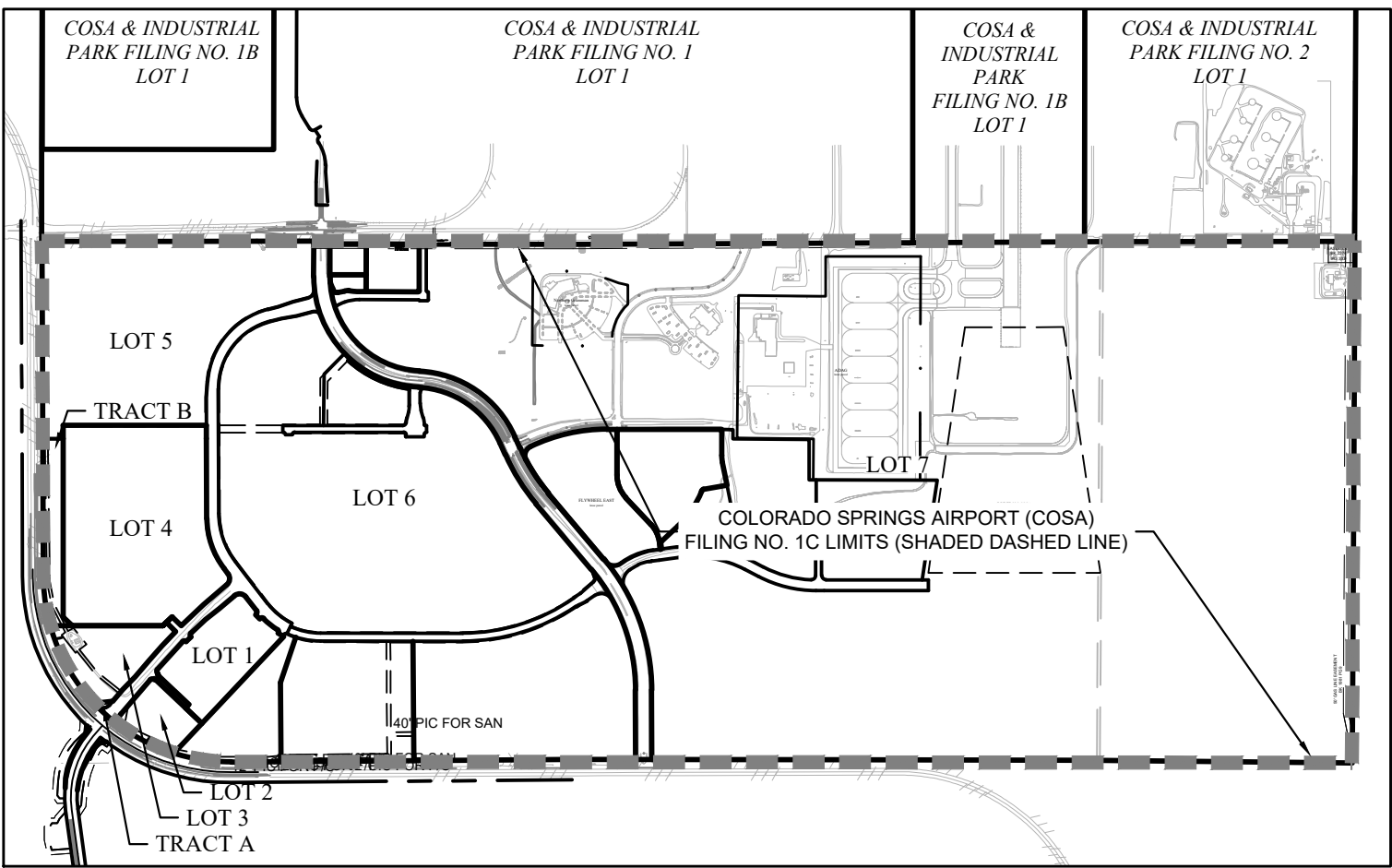
PEAK INNOVATION PARK ROADWAY CHART			
NAME	PAVEMENT WIDTH (FT)	OWNERSHIP	CLASSIFICATION
MILTON E. PROBY PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
PEAK INNOVATION PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
GRINNELL BOULEVARD	60	PRIVATE	PRINCIPAL ARTERIAL
INTEGRATION LOOP	58	PRIVATE	MINOR ARTERIAL
EMBRAER HEIGHTS	48	PRIVATE	MINOR ARTERIAL
BUD BRECKNER BLVD	48	PRIVATE	INDUSTRIAL COLLECTOR

* FOR CONCEPTUAL PURPOSES ONLY. REFER TO THE MASTER TRANSPORTATION PLAN.
* PAVEMENT WIDTH ONLY INCLUDES PAVEMENT FOR TRAVEL & BIKE LANES.

PEAK INNOVATION PARK

CONCEPT PLAN AMENDMENT 5

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



COSA FILING NO. 1C LOTTING DIAGRAM

SCALE: NTS

LEGEND	
	PARK BOUNDARY
	USE AREA BOUNDARY
	65 DNL
	70 DNL
	75 DNL
	HIGH VALUE VEGETATION AREA
	APZ ZONE 1
	APZ ZONE 2

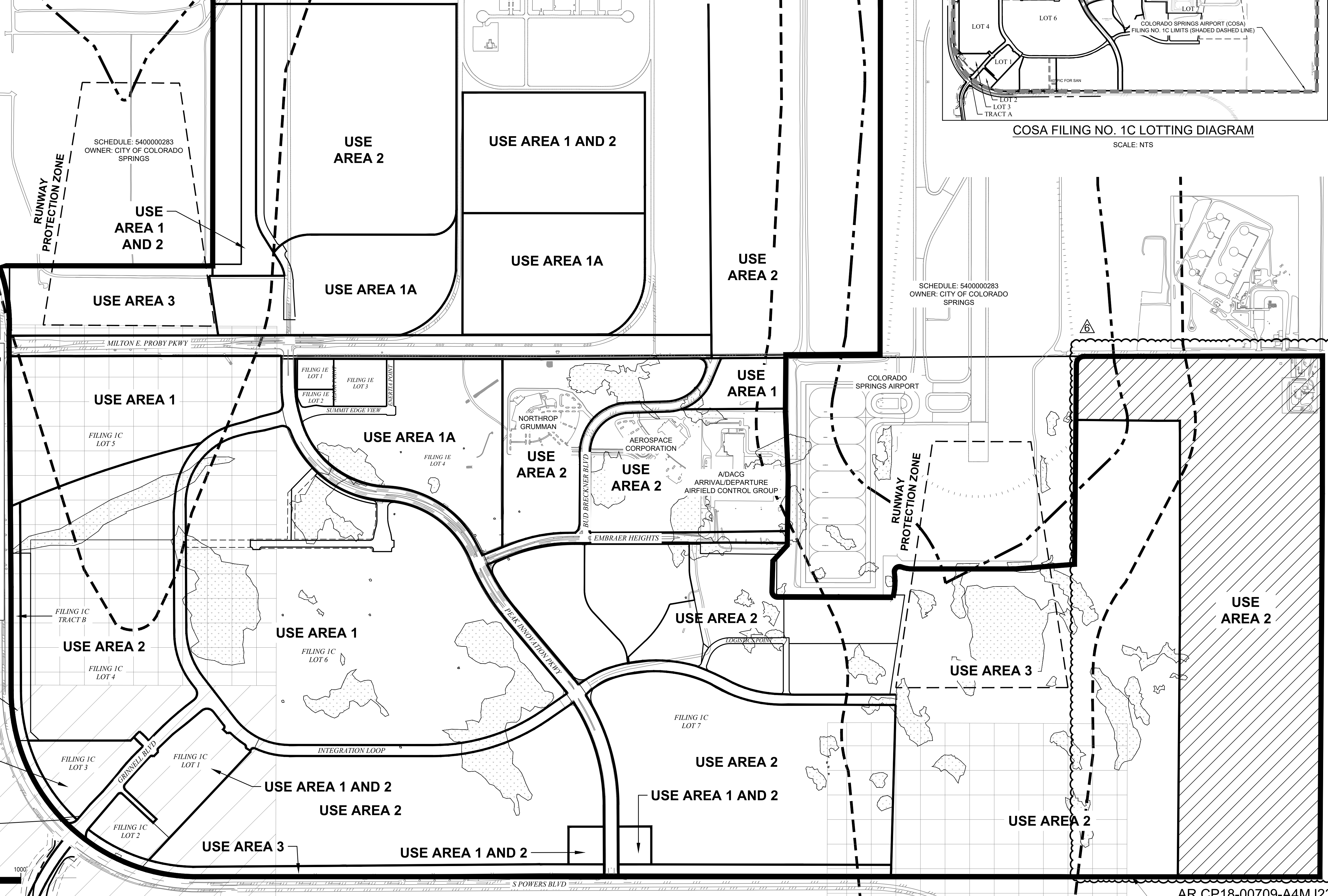
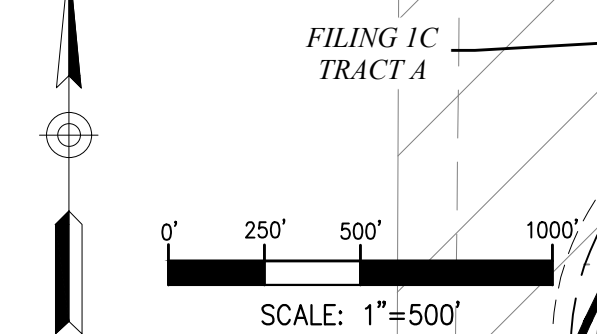
SCHEDULE: 6500000094
OWNER: GETZ BERT A TRUST
ZONING: CC CAD-O

USE AREA 3

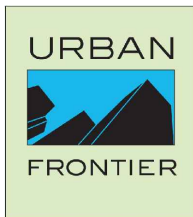
SCHEDULE: 6501400009
OWNER: HASSELL MICHAEL S
ZONING: A-S CAD-O

USE AREA 1 AND 2

N



AMENDMENT REVISION	
NO.	DESCRIPTION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.
3	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.
4	ADDITION OF CO SPRINGS AIRPORT FILING 1E LOT INFORMATION.
5	ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.
6	EXPANSION OF CO SPRINGS AIRPORT LOT 7.



PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO

USE AREA PLAN

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
DATE MARCH 21, 2023
SHEET