

CONCEPT PLAN PEAK TECHNOLOGY CAMPUS

BUILDING #1

A TRACT OF LAND LOCATED IN A PORTION OF LOT 7, COLORADO SPRINGS AIRPORT FILING 1D,
LOCATED IN WEST 1/2 OF SECTION 5 & THE EAST 1/2 OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

NOTES

1. DEVELOPMENT WITHIN THE APZ-1, APZ-2 OR ADNL AS SHOWN ON PAGE 2 MUST ALSO COMPLY WITH THE USE CHART IN 7.3.506.D. SOME USES LISTED ARE NOT ALLOWED IN THESE OVERLAY AREAS.
2. IF A CONDITIONAL USE IS REQUIRED, APPROVAL BY CITY PLANNING COMMISSION IS REQUIRED. SHOWING THE USE ON THIS CONCEPT PLAN DOES NOT GUARANTEE CITY PLANNING COMMISSION APPROVAL OF THE USE.
3. ALL ROADWAYS ARE CONSIDERED AIRPORT ROADWAYS AND MUST MEET OR EXCEED THE CITY OF COLORADO SPRINGS ENGINEERING DEVELOPMENT STANDARDS.
4. IF NEEDED, AN AVIGATION EASEMENT WILL BE REQUIRED AT THE TIME OF REPLANTING.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP, COMMUNITY PANEL NUMBER 08041C0764G WITH AN EFFECTIVE DATE OF 12/7/2018, THE SUBJECT PROPERTY IS LOCATED IN A ZONE 'X' AREA DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD OUTSIDE OF THE 100-YEAR FLOOD PLAIN.

LAND USES:

PERMITTED USES

- AUTOMOTIVE RENTALS
- AVIATION FACILITIES
- BAR
- BUSINESS OFFICES AND SUPPORT SERVICES
- BUSINESS PARK
- CALL CENTER
- COMMERCIAL CENTER
- DRAINAGE FACILITIES
- FINANCIAL SERVICES
- GENERAL OFFICES
- LIGHT GENERAL INDUSTRIAL
- MAINTENANCE AND SERVICE FACILITY
- MANUFACTURING
- MEDICAL OFFICES, LABS AND/OR CLINICS
- OUTDOOR SPORTS AND RECREATION
- PROPRIETARY SCHOOLS
- PUBLIC AND PRIVATE LOT/SURFACE PARKING
- PUBLIC AND PRIVATE PARKING STRUCTURES
- PUBLIC PARK AND RECREATION
- RESEARCH AND DEVELOPMENT
- RETAIL
- TEMPORARY SURFACE AND OPEN PIT MINING OPERATIONS
- TRANSIT SHELTER
- TRANSPORTATION TERMINAL
- TRUCK TERMINAL
- WAREHOUSE
- WAREHOUSE AND DISTRIBUTION

CONDITIONAL USES

- AUTOMOTIVE REPAIR GARAGE
- BROADCASTING TOWER
- COLLEGES AND UNIVERSITIES
- COMMUNICATIONS SERVICES
- DAYCARE SERVICES
- INDOOR ENTERTAINMENT
- INDOOR SPORTS AND RECREATION

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF LOT 7, COLORADO SPRINGS AIRPORT FILING 1D, A SUBDIVISION PLAT RECORDED UNDER RECEIPTION NUMBER 219714312 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE WEST 1/2 OF SECTION 5 AND THE EAST 1/2 OF SECTION 6, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE WEST 1/16 CORNER OF SAID SECTION 5 (FROM WHICH THE SOUTHWEST CORNER BEARS N89°54'25"W - BASIS OF BEARING)), THENCE N11°44'25"W, 2180.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S82°32'37"W, 39.61 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE WESTERLY, 400.17 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 790.50 FEET, A CENTRAL ANGLE OF 29°00'16" AND BEING SUBTENDED BY A CHORD THAT BEARS S68°02'29", 395.91 FEET;

THENCE WESTERLY, 153.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF ANOTHER REVERSE CURVE AND A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF PEAK INNOVATION PARKWAY (PLATTED AS CRESTERRA PARKWAY) OF SAID COLORADO SPRINGS AIRPORT FILING 1D, SAID ARC HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 87°52'23" AND BEING SUBTENDED BY A CHORD THAT BEARS N82°31'27"W, 138.77 FEET;

THENCE NORTHWESTERLY, 54.44 FEET ALONG THE ARC OF SAID REVERSE CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2082.50 FEET, A CENTRAL ANGLE OF 01°29'52" AND BEING SUBTENDED BY A CHORD THAT BEARS N39°20'11"W, 54.44 FEET;

THENCE N40°05'07"W, 872.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHERLY, 406.96 FEET ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 1911.78 FEET, A CENTRAL ANGLE OF 12°11'48" AND BEING SUBTENDED BY A CHORD THAT BEARS N34°00'16"W, 406.19 FEET;

THENCE NORTHEASTERLY, 158.68 FEET ALONG THE ARC OF SAID COMPOUND CURVE TO A POINT OF ANOTHER COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°55'08" AND BEING SUBTENDED BY A CHORD THAT BEARS N18°09'27"E, 142.55 FEET;

THENCE EASTERLY, 806.05 FEET ALONG THE ARC OF SAID COMPOUND CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1799.79 FEET, A CENTRAL ANGLE OF 25°39'38" AND BEING SUBTENDED BY A CHORD THAT BEARS N77°10'08" W, 799.33 FEET;

THENCE N90°00'00"E, 103.68 FEET;

THENCE S00°11'02"W, 464.84 FEET TO A POINT OF CURVE TO THE LEFT;

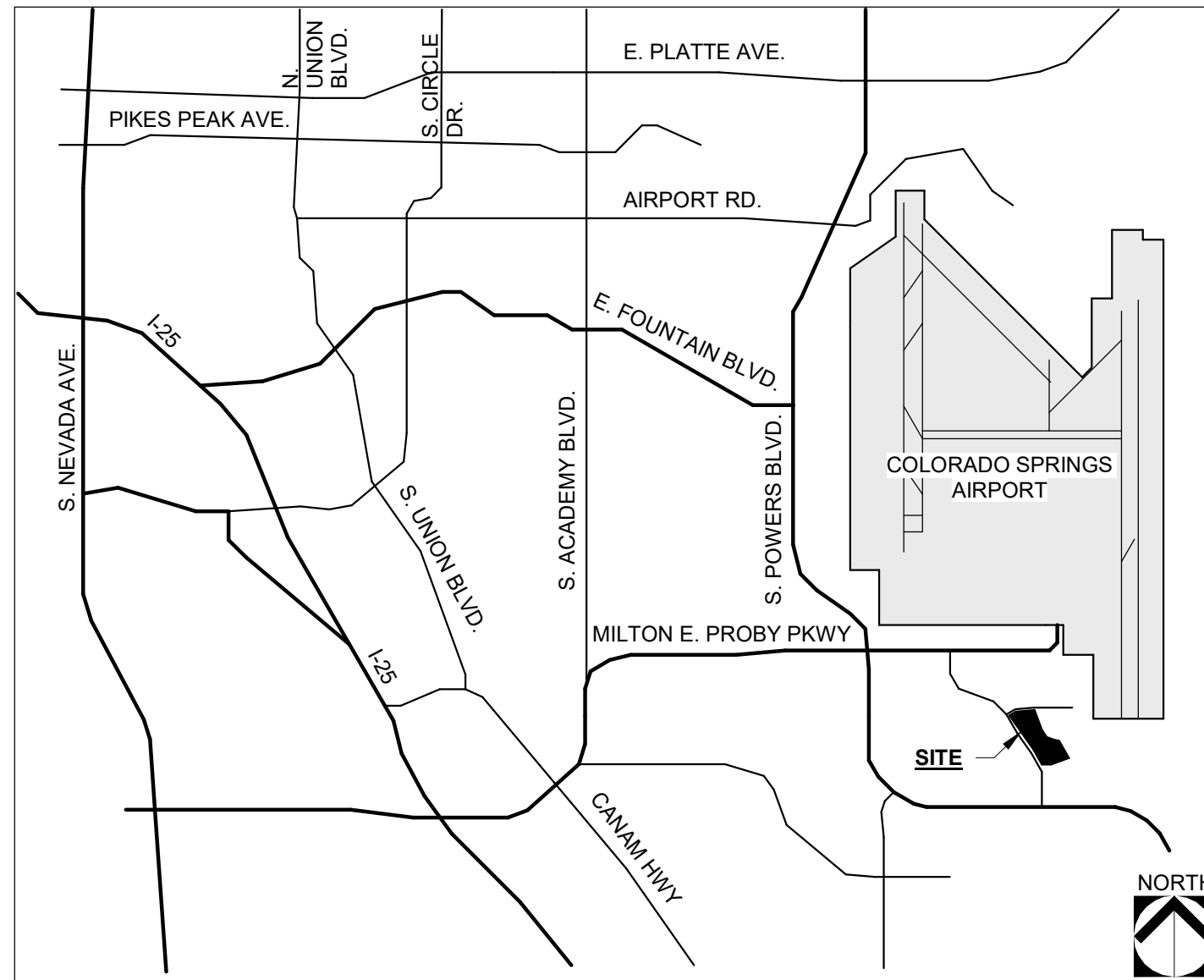
THENCE SOUTHERLY, 253.44 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 43°20'46" AND BEING SUBTENDED BY A CHORD THAT BEARS S21°29'21"E, 247.44 FEET;

THENCE S43°09'45"E, 371.09 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHERLY, 208.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 35°42'22" AND BEING SUBTENDED BY A CHORD THAT BEARS S25°18'34"E, 205.41 FEET;

THENCE S07°27'23"E, 73.74 FEET TO THE **TRUE POINT OF BEGINNING**;

AREA = 22.9 ACRES (1,000,431 SQ. FT.) MORE OR LESS.



VICINITY MAP
SCALE: 1" = 2000'-0"

SITE DATA:

APPLICANT:	INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD. LITTLETON, CO 80120 BILL SMITH
OWNER:	COLORADO SPRINGS AIRPORT 7770 MILTON E. PROBY PKWY, SUITE 50 COLORADO SPRINGS, CO TROY STOVER
LEASING DEVELOPER:	FLYWHEEL CAPITAL 2828 SPEER BLVD., SUITE 220 DENVER, CO 80211 BEN HROUDA
TAX SCHEDULE NUMBER:	5500000430
EXISTING ZONING:	AIRPORT PLANNED DEVELOPMENT, RUNWAY PROTECTION ZONE, AIRPORT OVERLAY & ACCIDENT POTENTIAL ZONE (APD RPZ AO APZ1)
AREA:	22.9 AC.
MASTER CONCEPT PLAN:	PEAK INNOVATION PARK
DRAINAGE BASIN:	DETENTION BASIN 700
MAXIMUM BASE BUILDING HEIGHT:	BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN AND SHALL BE IN COMPLIANCE WITH CFR 14 PART 77 AS REVIEWED AND APPROVED BY THE DIRECTOR OF AVIATION.
LOT COVERAGE:	MAXIMUM LOT COVERAGE SHALL BE 80% WITH A MINIMUM OPEN SPACE REQUIREMENT OF 20%.
LANDSCAPING:	- LANDSCAPE REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATIONS BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS. - HIGH VALUE VEGETATION MANAGEMENT PLAN IS REQUIRED TO BE PROVIDED AT DEVELOPMENT PLAN STAGE. - THE DESIGNATED HIGH VALUE VEGETATION SHALL BE PROTECTED, RELOCATED, AND/OR RESTORED IN ACCORDANCE WITH A HIGH VALUE VEGETATION MANAGEMENT PLAN AND THE PEAK INNOVATION PARK GUIDELINES.
LIGHTING:	- LIGHTING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE. - POLE HEIGHTS WILL BE RESTRICTED BASED ON ADJACENT BUILDING HEIGHT. POLES MAY BE PLACED ON A CONCRETE BASE NO MORE THAN 24" INCHES IN HEIGHT WHEN LOCATED IN A PAVED AREA.
SIGNAGE:	- SIGNAGE REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS. - THE LEASE LINES WILL SERVE AS PROPERTY LINES FOR THE PURPOSE OF DETERMINING SIGNAGE ALLOTMENT PER CITY CODE.
PARKING:	PARKING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
ARCHITECTURE:	ARCHITECTURAL REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.

PLAN LIST

COVER SHEET
CONCEPT SITE PLAN

SHEET 1 OF 2
SHEET 2 OF 2

CITY FILE NO: CPC XX-XXXX-XXXX

REVISIONS	DESCRIPTION
BY	DATE

DRAWN

CBW

CHECKED

BS

DESIGNED

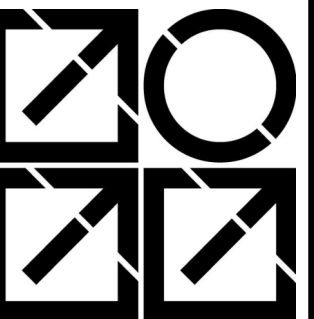
KS

FILENAME

BS - 10990

CONCEPT PLAN
PEAK TECHNOLOGY CAMPUS

COVER SHEET



INTERGROUP
ARCHITECTS

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JOB NO.

BS - 10990

SCALE

AS SHOWN

DATE

12/16/2020

SHEETS

2

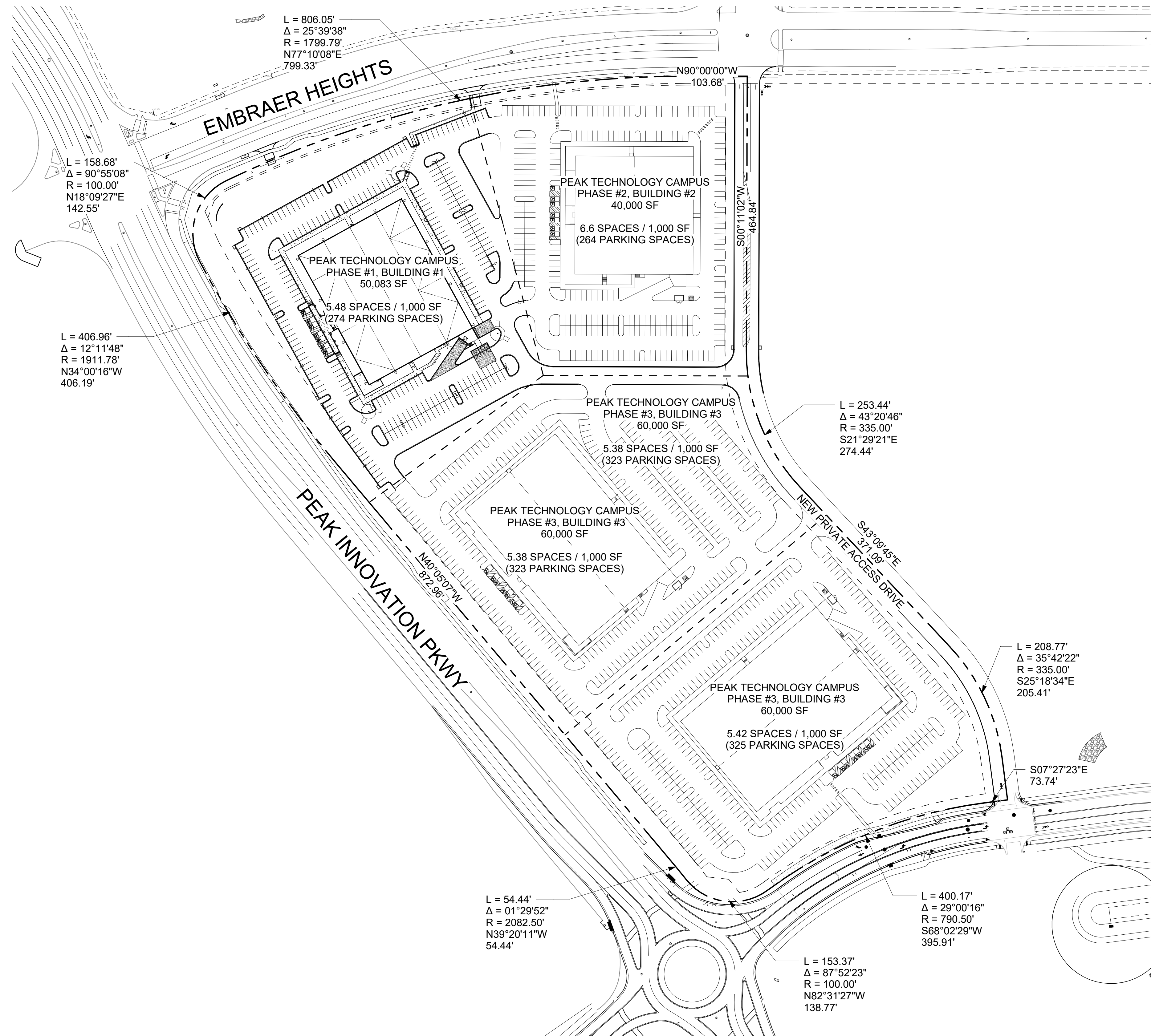
SHEET

1

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



CONCEPT SITE PLAN

SCALE: 1" = 100'-0"

REVISIONS	DESCRIPTION
BY	DATE

DRAWN CBW

CHECKED BS

DESIGNED KS

FILENAME BS - 10990

CONCEPT PLAN
PEAK TECHNOLOGY CAMPUS
CONCEPT SITE PLAN



architecture
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SCALE AS SHOWN

DATE 12/16/2020

SHEETS SHEET

2 2

CITY FILE NO: CPC XX-XXXX-XXXX