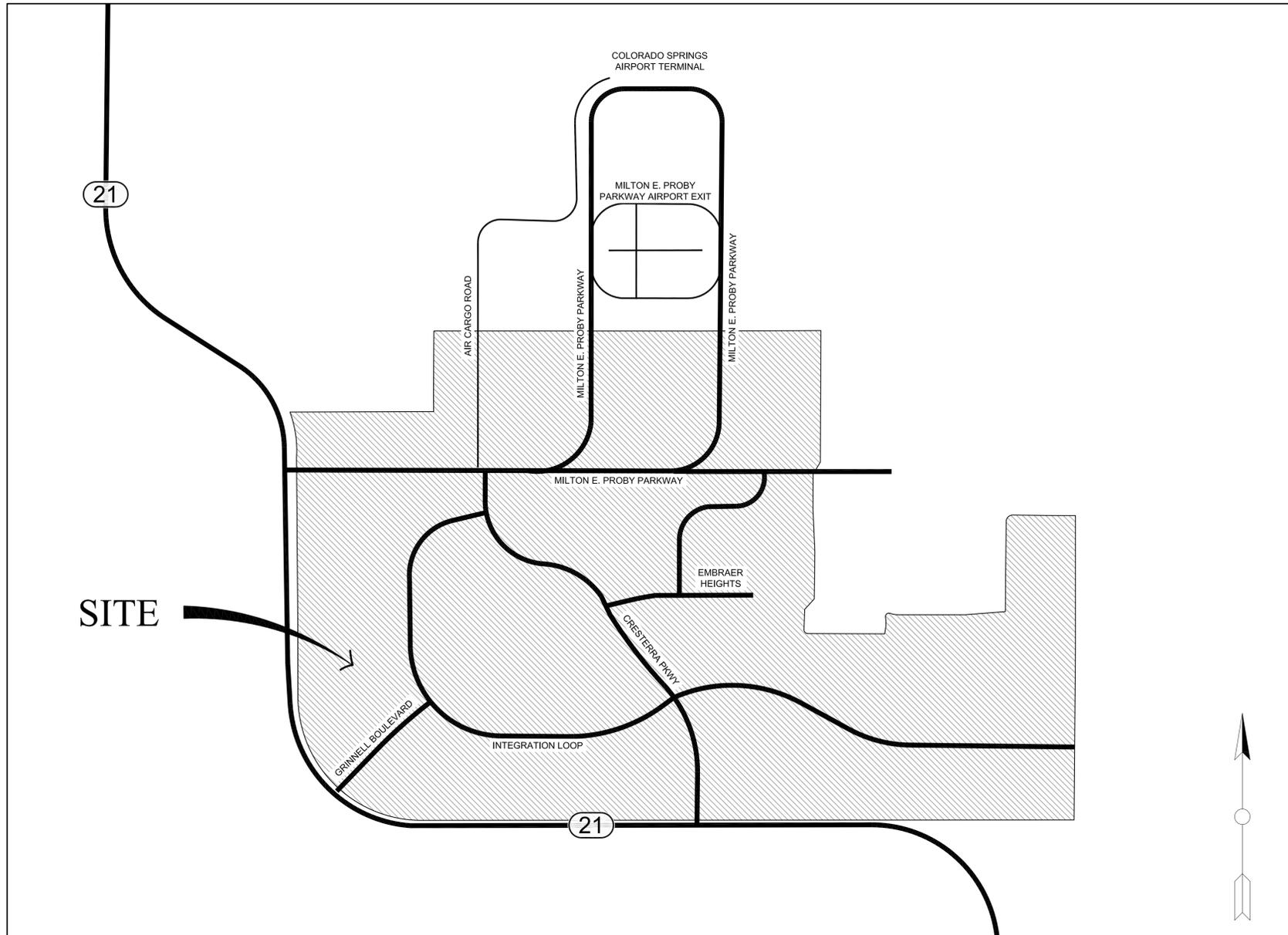


PEAK INNOVATION PARK CONCEPT PLAN

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
COLORADO SPRINGS AIRPORT FILING NO. 1D



VICINITY MAP
SCALE 1"=1,000'

SHEET INDEX	
SHEET NO	DESCRIPTION
1	COVER SHEET
2	USE AREA PLAN
3	DEVELOPMENT RESTRICTIONS

AMENDMENT SUMMARY TABLE		
AMENDMENT NO.	FILE NUMBER	CHANGE TO THE PLAN
1	AR CP 18-00709-A1MN19	REPLATTED LOT 2 OF THE COLORADO SPRINGS AIRPORT FILING NO. 1 TO CREATE LOTS 1-7 AND TRACTS A-B OF THE COLORADO SPRINGS AIRPORT FILING NO. 1C.
2	AR CP 18-00709-A2MN19	PROPERTY BOUNDARY ADJUSTMENT OF 4.511 ACRE INCREASE TO LOT 4 AND 4.511 ACRE DECREASE OF LOT 5 OF COLORADO SPRINGS AIRPORT FILING 1D FINAL PLAT
2	AR PBA 19-00655	PROPERTY BOUNDARY ADJUSTMENT OF 4.511 ACRE INCREASE TO LOT 4 AND 4.511 ACRE DECREASE OF LOT 5 OF COLORADO SPRINGS AIRPORT FILING 1D FINAL PLAT

NO.	DATE	AMENDMENT
1	1/9/2019	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.



PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO

COVER SHEET

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

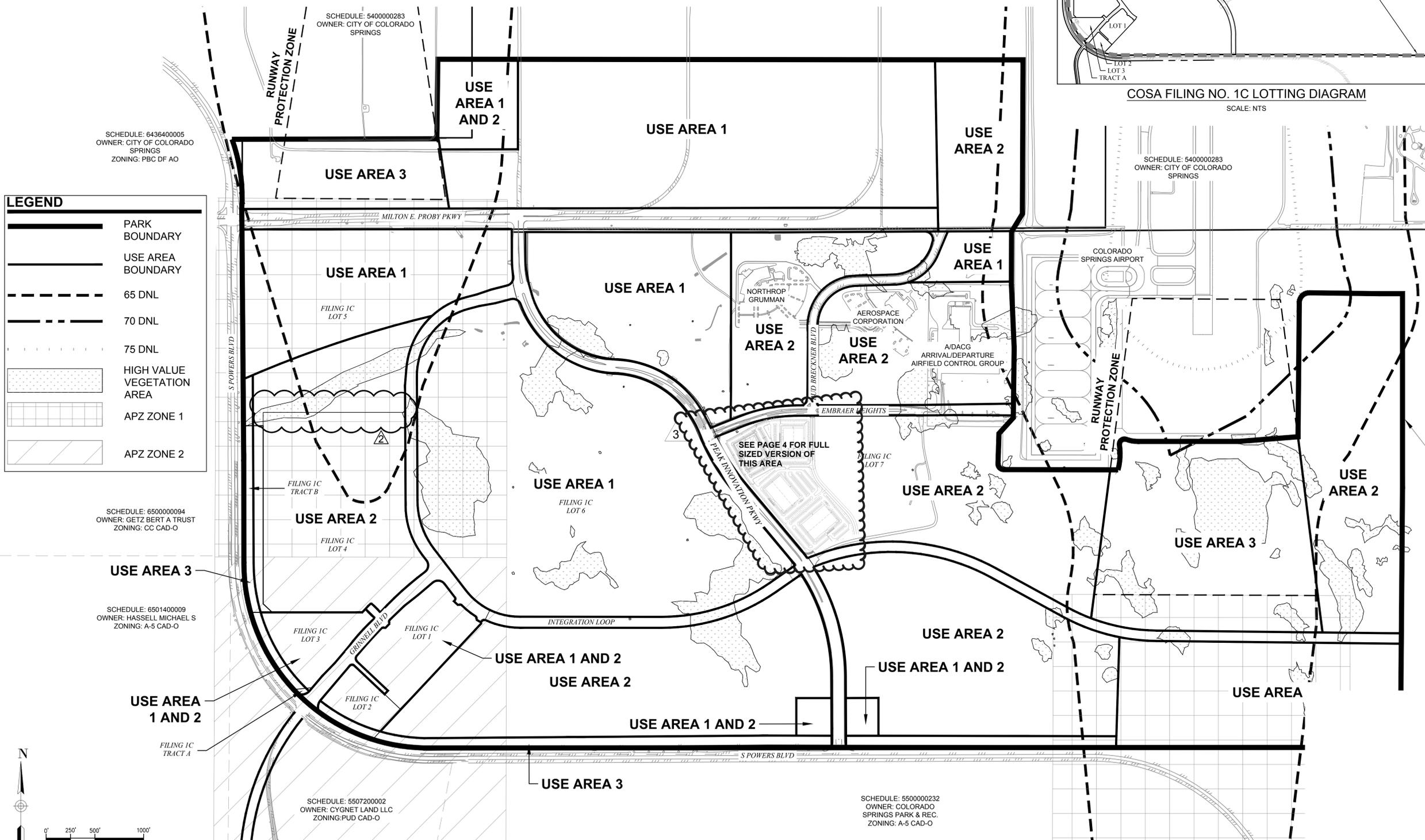
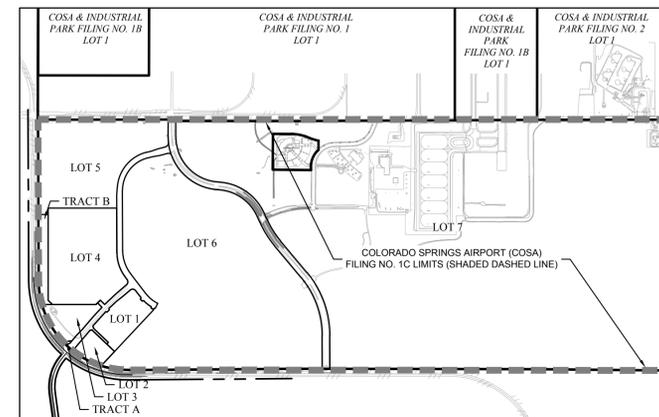
DATE NOV. 19, 2019
SHEET

PEAK INNOVATION PARK CONCEPT PLAN

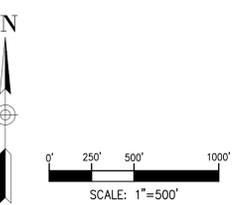
TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,
SECTIONS 4,5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
COLORADO SPRINGS AIRPORT FILING NO. 1D

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.



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



AMENDMENT	NO.	DATE	DESCRIPTION
	1	1/9/2019	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.



PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO
USE AREA PLAN

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.
DATE: NOV. 19, 2019
SHEET

PEAK INNOVATION PARK CONCEPT PLAN

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
COLORADO SPRINGS AIRPORT FILING NO. 1D

USES

ALL USES SHALL CONFORM TO THE AIRPORT PLANNED DEVELOPMENT (APD) ZONE DISTRICT

USE AREA 1: RETAIL/TRAVEL/HOSPITALITY/MIXED USES

PERMITTED USES

BAR
BUSINESS OFFICES AND SUPPORT SERVICES
COMMERCIAL CENTER
COMMUNITY GARDENS
CONVENIENCE FOOD SALES
CULTURAL SERVICES
DRAINAGE FACILITIES
DRIVE IN OR FAST FOOD RESTAURANT
FINANCIAL SERVICES
GENERAL OFFICES
HOTEL/MOTEL
MEDICAL OFFICES, LABS AND/OR CLINICS
PERSONAL CONSUMER SERVICES
PERSONAL IMPROVEMENT SERVICES
PHARMACY
PUBLIC AND PRIVATE LOT/SURFACE PARKING
PUBLIC AND PRIVATE PARKING STRUCTURES
QUICK SERVE RESTAURANTS
RETAIL
SIT DOWN-SERVED AT TABLE RESTAURANT
SPECIALTY FOOD SALES
TRANSIT SHELTER
TRANSPORTATION TERMINAL

CONDITIONAL USES

CLUB
COMMUNICATION SERVICES
DAYCARE SERVICES
INDOOR ENTERTAINMENT
INDOOR SPORTS AND RECREATION
PET SERVICES

USE AREA 2: EMPLOYMENT/COMMERCIAL/INDUSTRIAL

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

USE AREA 3: LOW DENSITY/OPEN SPACE

DRAINAGE FACILITIES
LANDSCAPING
OPEN SPACE
UTILITIES

DEVELOPMENT STANDARDS

ALL STANDARDS LISTED BELOW ARE MINIMUMS. ADDITIONAL STANDARDS WILL BE ADMINISTERED BY THE COLORADO SPRINGS AIRPORT ARCHITECTURAL CONTROL COMMITTEE (ACC) THROUGH ADOPTED DESIGN GUIDELINES AND COVENANTS. ANY IMPROVEMENT NOT REQUIRING A DEVELOPMENT PLAN APPLICATION WILL BE ALSO EVALUATED AGAINST THE STANDARDS BELOW AND THE ACC'S ADOPTED COVENANTS.

LOT SIZE

MINIMUM LEASE OR LOT AREA: NO MINIMUM

SETBACKS

DESCRIPTION	BUILDING	LANDSCAPE/SURFACE PARKING	SIGNAGE
FRONT SETBACK:			
FREEWAY	40 FEET	25 FEET	20 FEET**
EXPRESSWAY (POWERS)	40 FEET	25 FEET	20 FEET**
PRINCIPAL ARTERIAL	25 FEET	25 FEET	15 FEET**
MINOR ARTERIAL	25 FEET	20 FEET	15 FEET**
COLLECTOR	25 FEET	10 FEET	5 FEET**
SIDE SETBACK:			
	20 FEET*		
REAR SETBACK:			
	20 FEET		

*MAY BE REDUCED TO ZERO (0) FEET IN USE AREA 1 WHEN MIXED USE DEVELOPMENT IS PROPOSED
**PER SIGHT DISTANCE REQUIREMENTS FOR SPECIFIC ROADWAY AND USE AREA

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

- LANDSCAPING 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.
- 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.

BUILDING HEIGHT/DESCRIPTION	MAXIMUM POLE HEIGHT
1 - 2 STORIES	25 FEET
3 - 4 STORIES	40 FEET
LIGHT INDUSTRIAL/DISTRIBUTION	50 FEET

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.

NOTES

- 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.
- 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.
- ALL ROADWAYS ARE CONSIDERED AIRPORT ROADWAYS AND MUST MEET OR EXCEED THE CITY OF COLORADO SPRINGS ENGINEERING DEVELOPMENT STANDARDS.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "COLORADO SPRINGS AIRPORT FILING NO. 1D" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO
- 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

3
6. "AIRPORT ROADWAY" SHALL BE FOR USE AS PEDESTRIAN AND VEHICULAR ACCESS FOR THE PURPOSE OF INGRESS AND EGRESS FOR LAND OWNERS, TENANTS, AND THE PUBLIC ACCESSING THE COLORADO SPRINGS AIRPORT PROPERTY AS DEPICTED IN THIS CONCEPT PLAN. THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS MUNICIPAL AIRPORT SHALL RETAIN ALL RIGHTS, TITLE, AND INTEREST IN ALL "AIRPORT ROADWAYS". NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY OR PUBLIC ROADWAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL, IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.

7. PROPOSED PUBLIC IMPROVEMENT CORRIDORS (PIC) AS DESIGNATED ON THIS CONCEPT PLAN, ARE CORRIDORS WITHIN THE BOUNDARIES OF THE AIRPORT AS MAY BE SET FORTH ON THE CITY OF COLORADO SPRINGS MUNICIPAL AIRPORT MASTER PLAN, AIRPORT EXHIBIT "A" PROPERTY MAP, AS AMENDED ("AIRPORT EXHIBIT A"), OR MAY BE PROVIDED FOR PURSUANT TO AGREEMENTS BETWEEN THE AIRPORT AND OTHER CITY ENTERPRISES AND DEPARTMENTS FOR THE PURPOSE OF PUBLIC IMPROVEMENTS, AS DEFINED BY CITY CODE SECTION 7.7.108. NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.

AMENDMENT									
	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.								
DATE	1/9/2019								
NO.	1								



PEAK INNOVATION PARK
CONCEPT PLAN
COLORADO SPRINGS, COLORADO

DEVELOPMENT RESTRICTIONS

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

DATE NOV. 19, 2019
SHEET

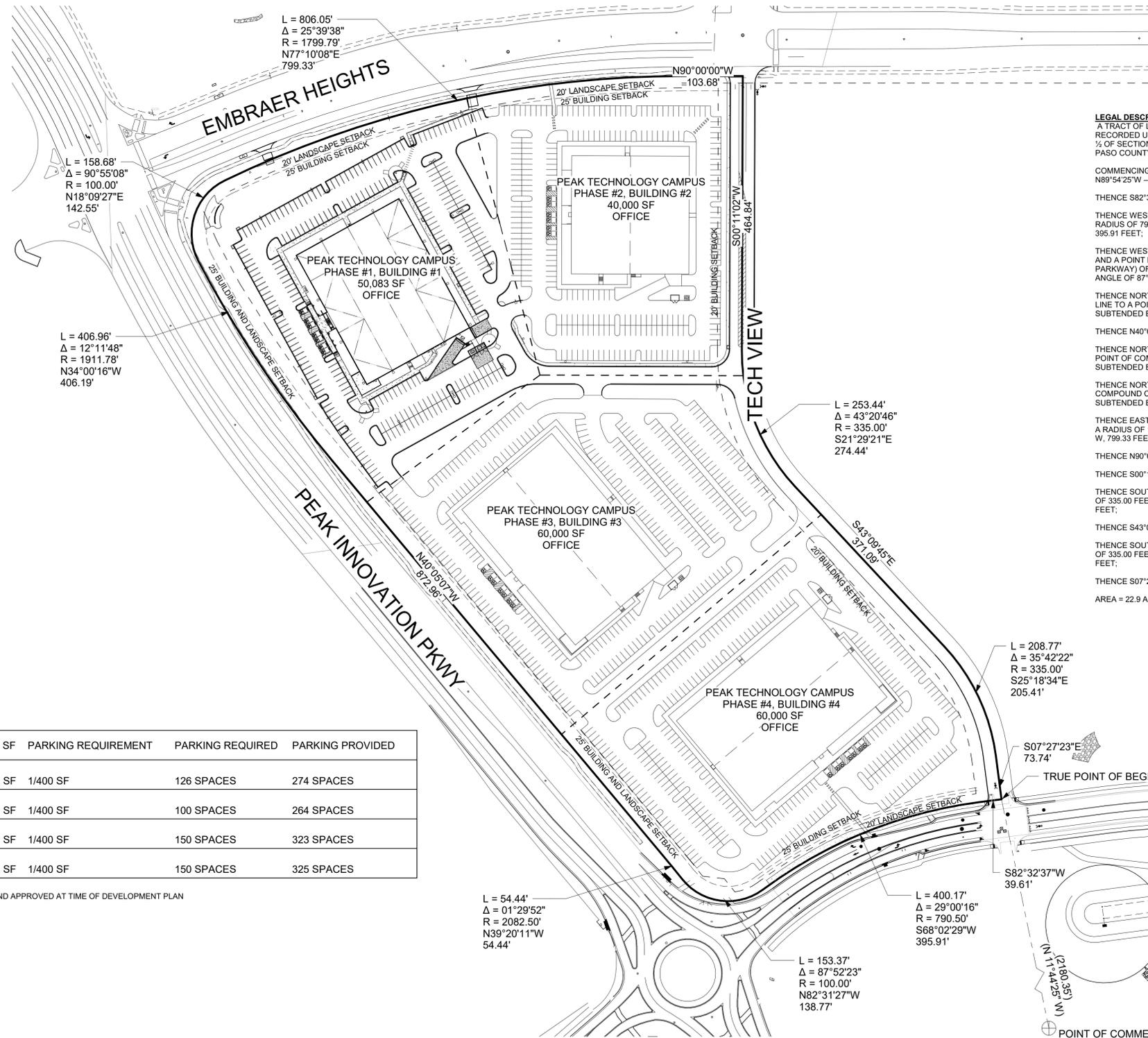
3 OF 4

AR CP 18-00709-A3MJ20

CONCEPT PLAN PEAK TECHNOLOGY CAMPUS

COLORADO SPRINGS AIRPORT FILING NO. 1D

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



LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN A PORTION OF LOT 7, COLORADO SPRINGS AIRPORT FILING 1D, A SUBDIVISION PLAT RECORDED UNDER RECEPTION 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.

PARKING INFORMATION:

BUILDING NUMBER	USE	BLDG. SF	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
BUILDING 1	OFFICE	50,083 SF	1/400 SF	126 SPACES	274 SPACES
BUILDING 2	OFFICE	40,000 SF	1/400 SF	100 SPACES	264 SPACES
BUILDING 3	OFFICE	60,000 SF	1/400 SF	150 SPACES	323 SPACES
BUILDING 4	OFFICE	50,000 SF	1/400 SF	150 SPACES	325 SPACES

NOTE: FINAL PARKING COUNTS WILL BE REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PLAN

CONCEPT SITE PLAN
SCALE: 1" = 100'-0"

REVISIONS	DESCRIPTION
BY DATE	2-25-2021
AMENDMENT 3	

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS - 10990

CONCEPT PLAN
PEAK TECHNOLOGY CAMPUS
CONCEPT SITE PLAN



architecture
planning
interiors

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2294
www.igarch.com

JOB NO.	BS - 10990
SCALE	AS SHOWN
DATE	12/16/2020
SHEETS	SHEET

CITY FILE NO: AR CP 18-00709-A3MJ20