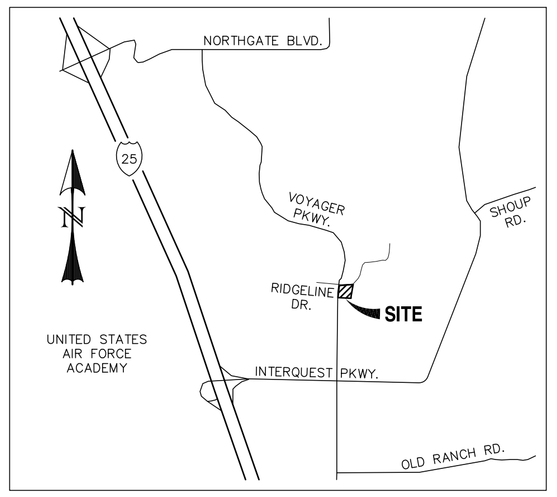
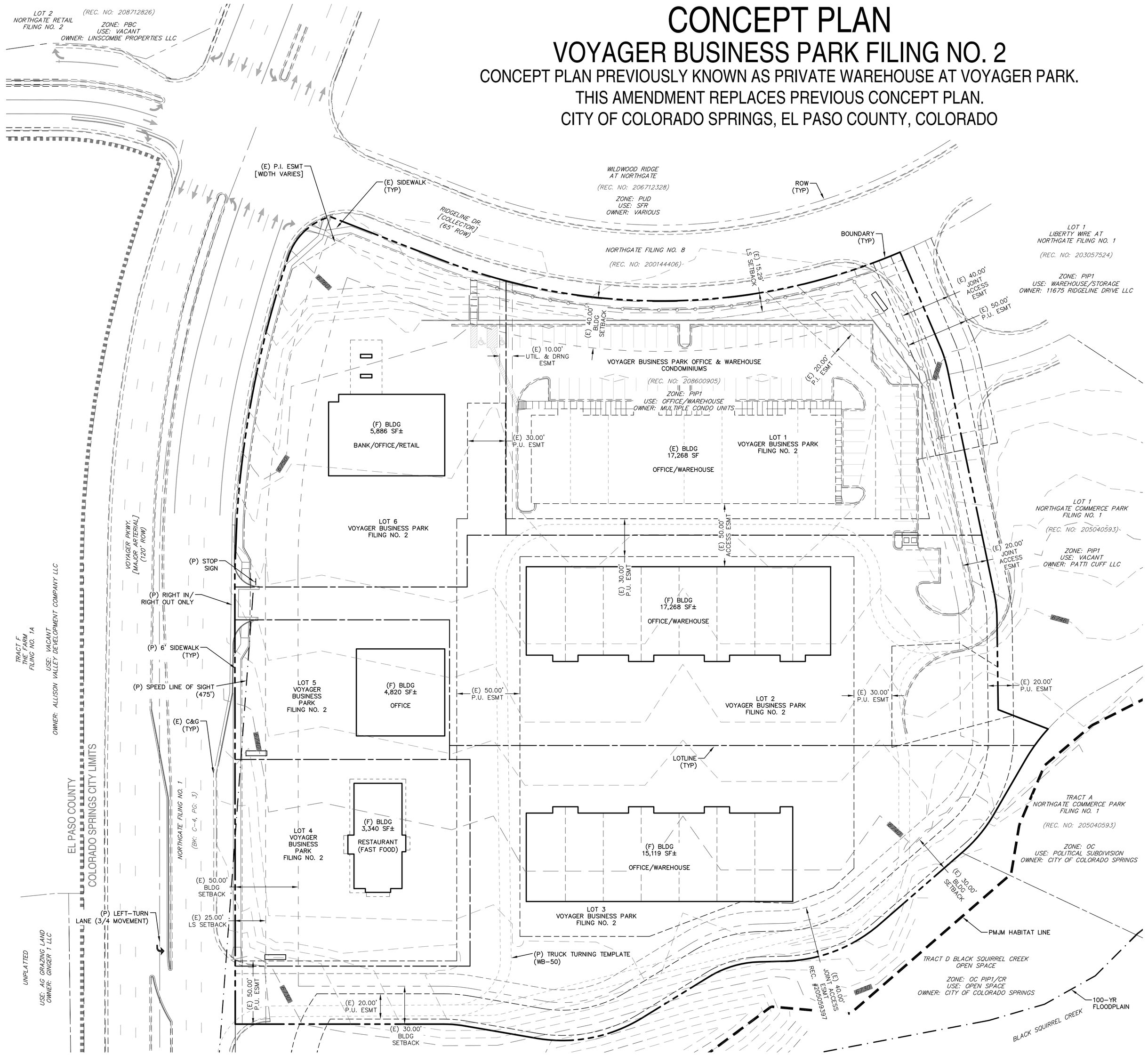
CONCEPT PLAN

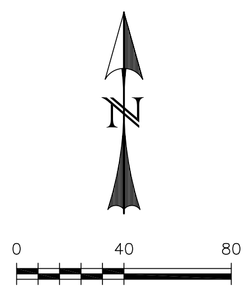
VOYAGER BUSINESS PARK FILING NO. 2

CONCEPT PLAN PREVIOUSLY KNOWN AS PRIVATE WAREHOUSE AT VOYAGER PARK.
THIS AMENDMENT REPLACES PREVIOUS CONCEPT PLAN.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.





LEGEND:

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
EASEMENT	ESMT
DRAINAGE	DR
LANDSCAPE	LS
PUBLIC IMPROVEMENT	P.I.
PUBLIC UTILITY	P.U.
BOUNDARY	
ROW	
LOT LINE	
EASEMENT	
(E) CONTOUR (INDEX)	
(E) CONTOUR	
CITY LIMITS	
(E) SANITARY MAIN, MH	
(E) WATER MAIN, BOV, VALVE, FH	

PROJECT INFORMATION

OWNER/DEVELOPER:	INTEGRITY BANK & TRUST 13475 VOYAGER PARKWAY COLORADO SPRINGS, CO 80921
APPLICANT:	WESTWORKS ENGINEERING 1023 W. COLORADO AVENUE COLORADO SPRINGS, CO 80904
LEGAL DESCRIPTION:	VOYAGER BUSINESS PARK FILING NO. 2
PROPERTY AREA:	7.6 ACRES
ADDRESS:	MULTIPLE/T.B.D.
MASTER PLAN:	NORTHGATE (CPC MPA 05-00278-A3MN15)
FLOODPLAIN STATEMENT:	NO PORTION OF **VOYAGER BUSINESS PARK FILING NO. 2** IS WITHIN A F.E.M.A. DESIGNATED FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. **0804100295 F**, EFFECTIVE **MARCH 17th, 1997**.
EXISTING ZONING:	PIP1 (ORDINANCE 01-89)
PROPOSED ZONING:	PBC (LOTS 4, 5, & 6 VOYAGER BUSINESS PARK FILING NO. 2 ONLY)
BUILDING HEIGHT:	PBC ZONE: 45' MAX. (LOTS 4, 5, & 6) PIP1 ZONE: 18' MAX. (LOTS 1 & 2)
PARCEL NOs.:	62174-07-010, 62174-07-009, 62174-07-008, 62174-07-007, 62174-07-006

LOT USE & AREA TABLE

LOT	USE	AREA
LOT 1, FILING 2	OFFICE/WAREHOUSE	1.59 AC
LOT 2, FILING 2	OFFICE/WAREHOUSE	1.76 AC
LOT 3, FILING 2	OFFICE/WAREHOUSE	1.91 AC
LOT 4, FILING 2	RESTAURANT	0.70 AC
LOT 5, FILING 2	OFFICE	0.43 AC
LOT 6, FILING 2	OFFICE/BANK/RETAIL	1.21 AC

THIS IS A REPLAT OF VOYAGER BUSINESS PARK LOTS 1, 2, & 3.

BUILDING AREA AND LOT COVERAGE

LOT	BUILDING AREA	LOT COVERAGE
LOT 1, FILING 2	17,268 SF (E)	25% (E)
LOT 2, FILING 2	17,268 SF	23%
LOT 3, FILING 2	15,119 SF	18%
LOT 4, FILING 2	3,340 SF	11%
LOT 5, FILING 2	4,820 SF	26%
LOT 6, FILING 2	5,886 SF	11%

NOTES:

1. CONDITIONAL USE CPC CU 07-00190 STILL APPLIES.
2. ALL LANDSCAPING, SIDEWALK, AND ACCESS DRIVES ARE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS UNLESS STATED OTHERWISE IN THE PROPERTY OWNERS ASSOCIATION DOCUMENTS.
3. PARKING REQUIREMENTS TO BE MET ON EACH INDIVIDUAL LOT.
4. ADJACENT ACCESS DRIVES MAY NEED TO BE CONSTRUCTED WITH DEVELOPMENT OF EACH LOT THAT ARE NOT WHOLLY CONTAINED ON THAT LOT. THIS WILL VARY DEPENDING ON THE SEQUENCE OF LOT DEVELOPMENT AND WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
5. LOTS IN THIS SUBDIVISION ARE SUBJECT TO A CROSS ACCESS EASEMENT WHICH GRANTS ACCESS TO ALL DRIVING LANES AND PARKING SPACES ON ALL OTHER LOTS.
6. THE DETENTION POND ON THE SOUTH SIDE OF THE SITE EXTENDS ONTO THE ADJACENT PROPERTY OWNED BY THE CITY OF COLORADO SPRINGS. THIS POND SHALL BE OWNED BY THE CITY OF COLORADO SPRINGS AND MAINTAINED BY VOYAGER BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR MORE INFORMATION REGARDING THIS POND SEE THE "FINAL DRAINAGE REPORT FOR VOYAGER BUSINESS PARK", PREPARED BY WESTWORKS ENGINEERING.
7. AT THE DEVELOPMENT PLAN THE CITY WILL REQUIRE A LETTER FROM US FISH AND WILDLIFE FOR APPROVAL FOR ANY DEVELOPMENT IN THE PREBLES MEADOW JUMPING MOUSE HABITAT.

AMENDMENT CPC CP 07-00189-A1MJ15

THIS AMENDMENT INCLUDES:
- REPLAT OF 3 LOTS INTO 6 LOTS.
- ZONE CHANGE OF LOTS 4, 5, & 6 FROM PIP1 TO PBC.
- CONCEPT FOR OFFICE/WAREHOUSE SHOWN ON LOTS 1 AND 2.
- CONCEPT FOR RESTAURANT ADDED TO LOT 3.
- CONCEPT FOR OFFICE BUILDING SHOWN ON LOT 4.
- NEW RIGHT IN/OUT ACCESS SHOWN FOR VOYAGER PARKWAY.
- THIS CONCEPT PLAN REPLACES THE PREVIOUS BLACK SQUIRREL OFFICE PARK CONCEPT, AR CP 02-371.

CPC CP 07-00189-A1MJ15

REV.	DESCRIPTION	DATE
1	ADDRESS CITY COMMENTS	07/28/15
2	ADDRESS CITY COMMENTS	08/11/15
3	ADDRESS CITY COMMENTS	01/29/16
4	ADDRESS CITY COMMENTS	03/29/16
5	ADDRESS CITY COMMENTS	06/10/16
6	ADDRESS CITY COMMENTS	06/23/16

811 Know what's below. Call 72 hours before you dig.
For more details visit: www.call811.com

PREPARED FOR:
INTEGRITY BANK & TRUST
13475 VOYAGER PARKWAY
COLORADO SPRINGS, CO 80921

WESTWORKS ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

VOYAGER BUSINESS PARK FILING NO. 2

CONCEPT PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1"=40'	DATE: 06/23/16
JOB NUMBER	SHEET
91413	1 OF 1

FIGURE 1

W:\Projects\91413 - Voyager Business Park Replat\dwg_CP\91413-CP-01-Concept Plan.dwg, CP, 6/27/2016 5:08:39 PM, CDK

© W:\Projects\91413 - Voyager Business Park Replat\dwg_CP