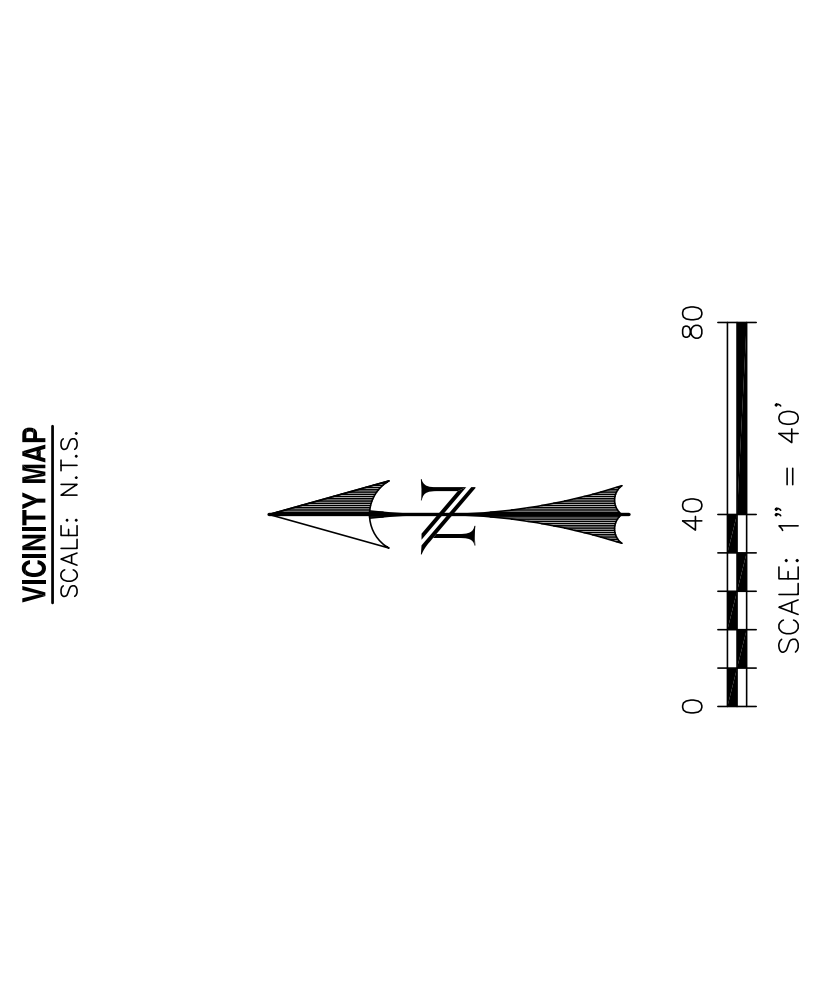
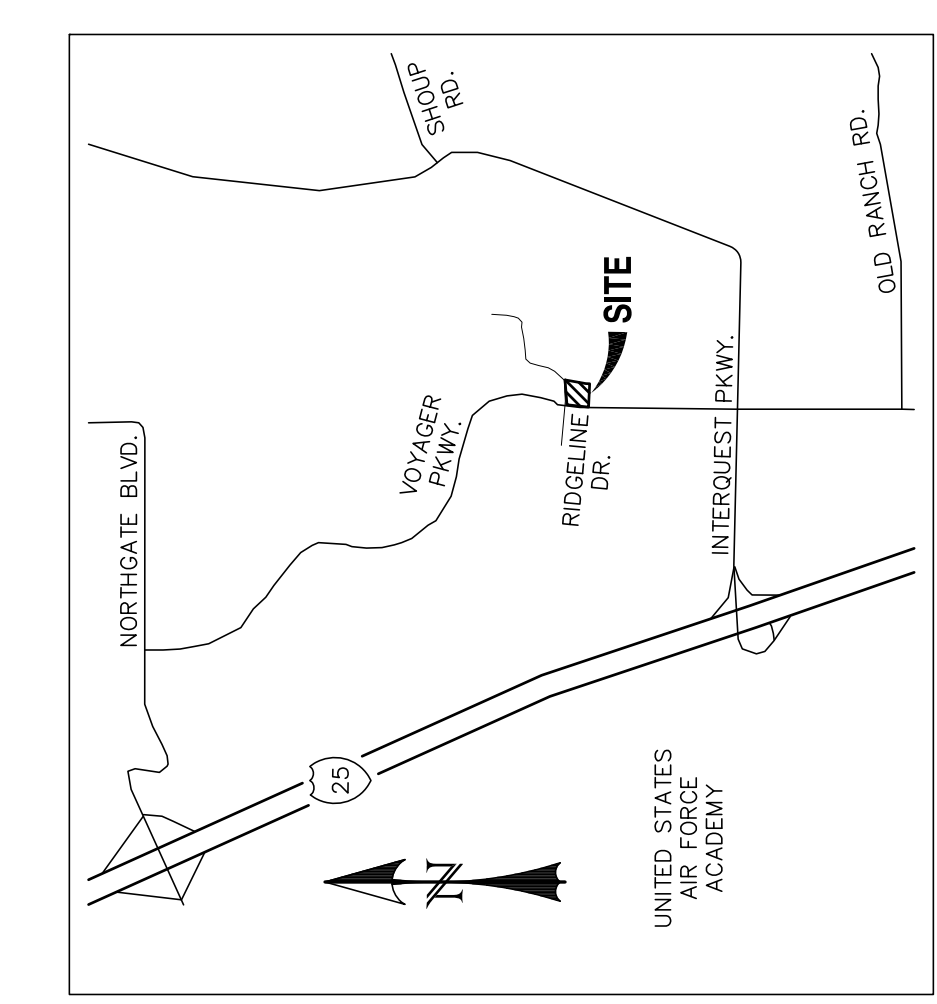
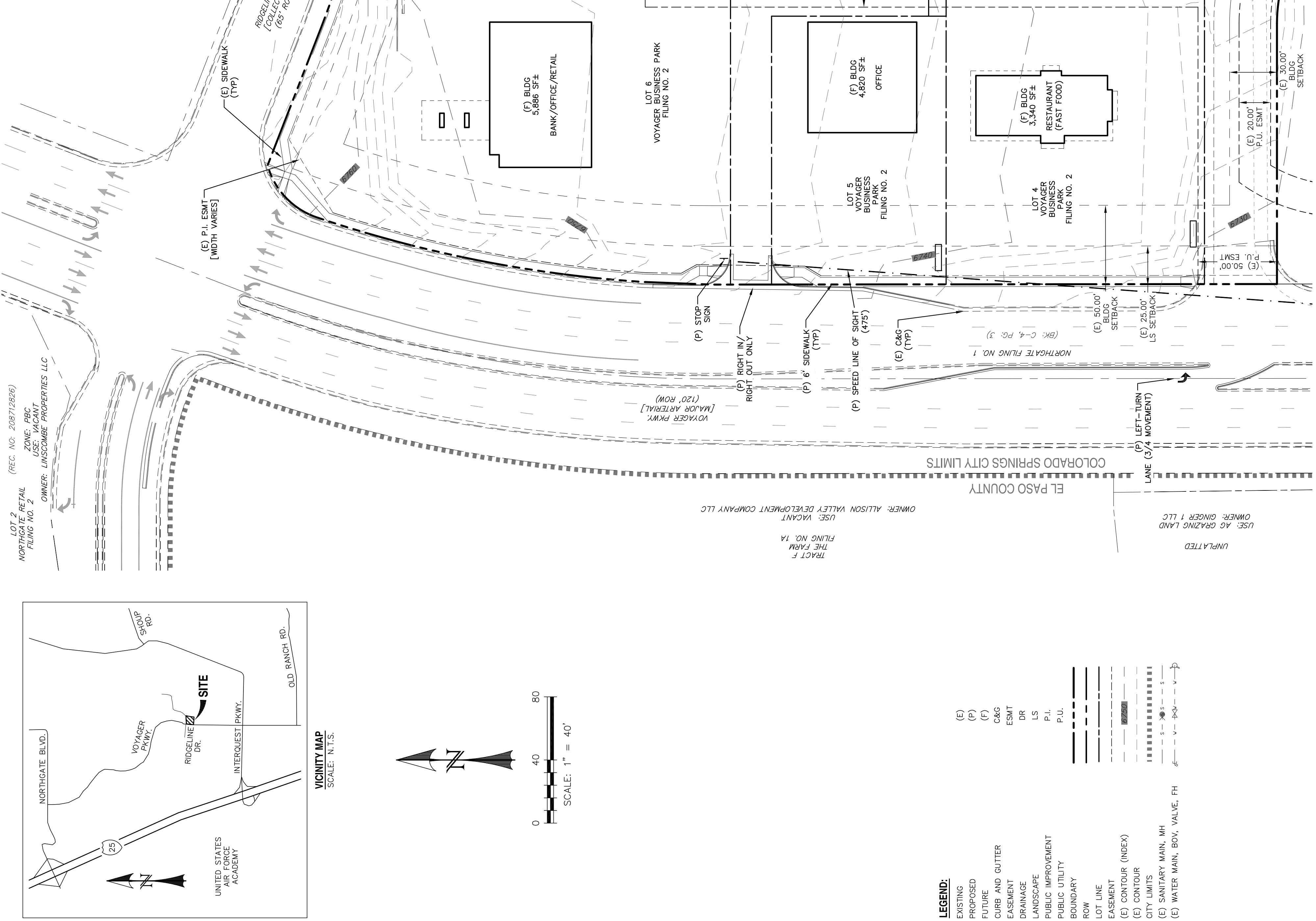


# CONCEPT PLAN

## 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



**LEGEND:**

- (E) EXISTING
- (P) PROPOSED
- (F) FUTURE
- (G) CURB AND GUTTER
- (C) EASEMENT
- (D) DRAINAGE
- (L) LANDSCAPE
- (P) PUBLIC IMPROVEMENT
- (U) PUBLIC UTILITY
- (B) BOUNDARY
- (R) ROW
- (L) LOT LINE
- (E) EASEMENT
- (C) CONTOUR (INDEX)
- (E) CONTOUR
- (C) CITY LIMITS
- (E) SANITARY MAIN, MH
- (E) WATER MAIN, BOV. VALVE, FH

**REV. DESCRIPTION DATE**

1	ADDRESS CITY COMMENTS	07/28/15
2	ADDRESS CITY COMMENTS	08/11/15
3	ADDRESS CITY COMMENTS	07/29/16
4	ADDRESS CITY COMMENTS	05/29/16
5	ADDRESS CITY COMMENTS	06/10/16
6	ADDRESS CITY COMMENTS	08/23/16

**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-ASMIN15)

FLOODPLAIN STATEMENT:  
NO PORTION OF VOYAGER BUSINESS PARK FILING NO. 2 IS LOCATED WITHIN A FLOODPLAIN PANEL NO. 0804100295 F, EFFECTIVE MARCH 17th, 1997.

EXISTING ZONING:  
PIPI (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)  
PIPI 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%

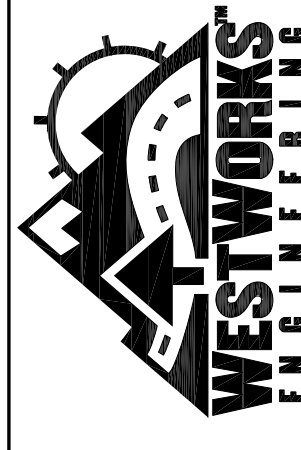
- NOTES:**
- CONDITIONAL USE CPC CU 07-00190 STILL APPLIES.
  - LANDSCAPING, SIDEWALK, AND ACCESS DRIVES ARE TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS UNLESS STATED OTHERWISE IN THE PROPERTY OWNERS ASSOCIATION DOCUMENTS.
  - PARKING REQUIREMENTS TO BE MET ON EACH INDIVIDUAL LOT.
  - ADJACENT ACCESS DRIVES MAY NEED TO BE CONSTRUCTED WITH DEVELOPMENT OFFICIALS ON THE SUBJECT LOT. THIS WILL VARY AT THE TIME OF DEVELOPMENT PLAN.
  - 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.
  - 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 THE CITY OF COLORADO SPRINGS. FOR MORE INFORMATION REGARDING THIS POND SEE THE FINAL DRAINAGE REPORT FOR VOYAGER BUSINESS PARK, PREPARED BY WESTWORKS ENGINEERING.
  - AT THE DEVELOPMENT PLAN THE CITY WILL REQUIRE A LETTER FROM US FSU 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.  
-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.  
-CONCEPT FOR OFFICE/BANK/RETAIL SHOWN ON LOT 6.  
-THIS CONCEPT PLAN REPLACES THE PREVIOUS BLACK SQUIRREL OFFICE PARK CONCEPT, AR CP 02-371.

**CPC CP 07-00189-A1MJ15**

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



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

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



1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 686-6700

FIGURE 1