SORPRESA RESIDENTIAL COMMUNITY
SORPRESA EAST N0.1

CITY OF COLORADO SPRINGS

CONCEPT PLAN

OCTOBER 2019

LEGAL DESCRIPTION

PARCEL A:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., whose locations and boundaries are more particularly described as follows:

Commencing at a point that is on a line drawn parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of said Southwest quarter of the Northeast quarter as measured on said parallel line;
Thence Westerly on said parallel line a distance of 211.8 feet;
Thence angle left 88°16'30" Southerly a distance of 1058.8 feet to the Point of Beginning and the Northeast corner of the tract of land to be described hereby;
Thence angle right 88°16'30" Westerly a distance of 423.6 feet;
Thence angle left 88°16'30" Southerly a distance of 663.78 feet more or less to a point of intersection with the South line of the Northwest quarter of the Southeast quarter of said Section 6, a distance of 843.85 feet Westerly from the Southeast corner thereof;
Thence Easterly on said South line a distance of 423.81 feet
Thence angle left 87°18' Northerly a distance of 656.56 feet more or less to the Point of Beginning, County of El Paso, State of Colorado.

PARCEL B:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 860 feet on the Easterly line thereof;
Thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left 88° 16' 30" Southerly 1058.8 feet;
Thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left 88° 16' 30" Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 344.4 feet to the point of beginning of the tract to be described hereby;
Thence angle right 88° 16' 30" Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 326.93 feet;
Thence angle left 88° 16' 30" Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 324.92 feet, more or less, to intersect the South line of the Northwest quarter of the Southeast quarter of said Section 6; Thence angle left 92° 42' Easterly on said South line 327.16 feet to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Northwest quarter of the Southeast quarter of said Section 6;
Thence Northerly on said parallel line 319.38 feet, more or less, to the point of beginning, except the Easterly 30.03 feet as measured on the Northerly line thereof.

Together with a non-exclusive right of way for ingress and egress to the above described tract over and across the right of way described in instrument recorded in Book 1587 at Page 149 under Reception No. 10735, in the County of El Paso, State of Colorado.

PARCEL C:

A portion of that parcel of land described in the Personal Representative's Deed recorded under Reception No. 207119516 of the El Paso County records, lying within the Northwest Quarter of the Southeast Quarter of Section 6, Township 13 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of said Personal Representative's Deed, monumented at the Northeast corner with a #3 rebar and monumented at the Southeast corner with a #4 rebar and red plastic cap (stamping illegible), and assumed to bear S 00°12'01" E, a field measured distance of 663.78 feet.

BEGINNING at the Southeast corner of said Personal Representative's Deed;
thence S 87°05'31" W along the South line of said Personal Representative's Deed coincident with the South line of the Northwest Quarter of the Southeast Quarter of said Section 6, a distance of 30.06 feet to the Southwest corner of said Personal Representative's Deed;
thence N 00°12'01" W along the West line of said Personal Representative's Deed, a distance of 320.08 feet to a point of the South line of that parcel of land described under Reception No. 201168820;
thence N 88°06'16" E along said South line of that parcel of land described under Reception No. 201168820, a distance of 30.04 feet to a point on said East line of said Personal Representative's Deed;
thence S 00°12'01" E along said East line, a distance of 319.55 feet to the Point of Beginning.

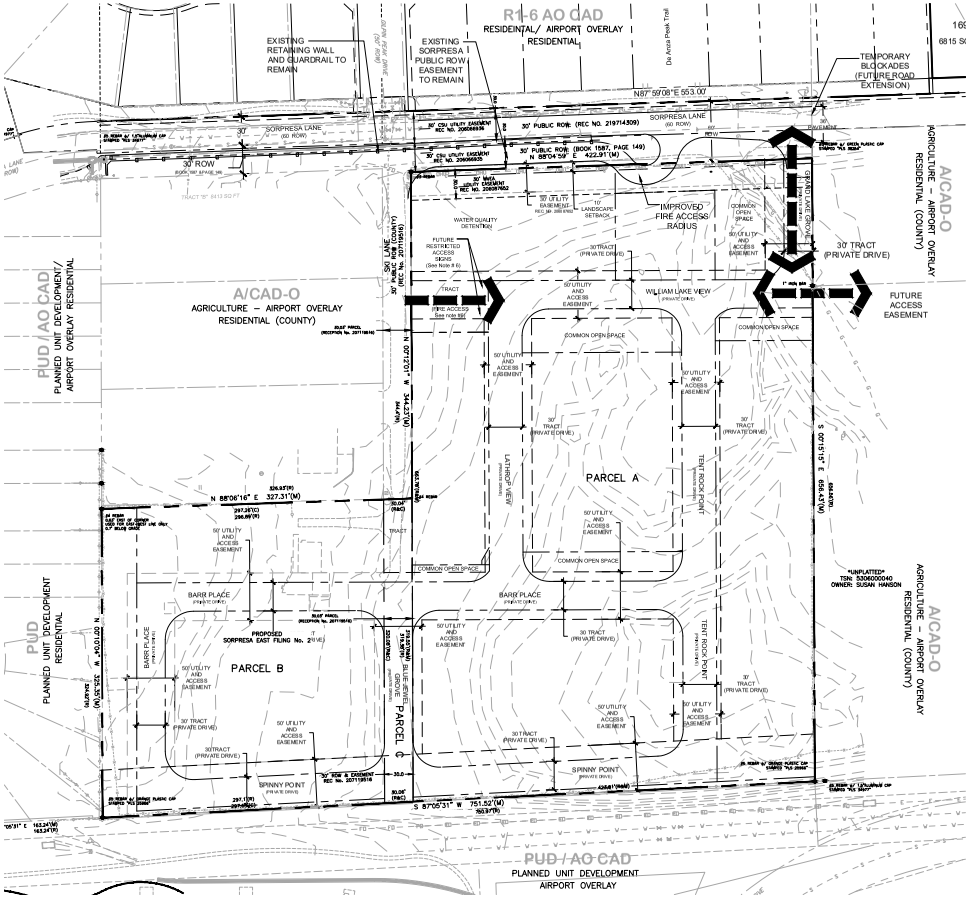
SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 384,772 SQ. FT. (8.833 ACRES) OF LAND, MORE OR LESS.

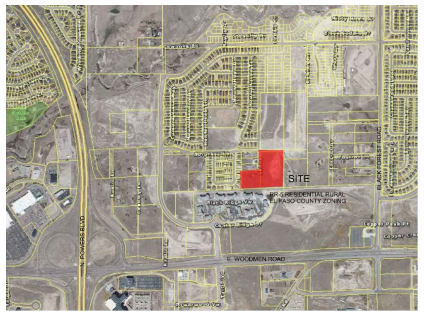
FLOOD PLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0529G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

AVIGATION EASEMENT:

AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "SORPRESA EAST FILING NO. 1" 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.





VICINITY MAP: NTS

PROJECT INFORMATION

TAX ID #	5306000047 / 5306000048	USE TYPE:	
		EXISTING:	VACANT SINGLE FAMILY RESIDENTIAL
TOTAL CONCEPT PLAN AREA:	8.833 ACRES / 384,772 S.F.	PROPOSED:	
EXISTING ZONE:	RR - 5 / O (RURAL RESIDENTIAL / COMMERCIAL) AIRPORT OVERLAY DISTRICT, EL PASO COUNTY	PROPOSED MAXIMUM DENSITY:	8.00 DU/AC
		MAXIMUM BUILDING HEIGHT:	35'-0"
PROPOSED ZONE:	PUD - AO (PLANNED UNIT DEVELOPMENT) / AO (AIRPORT OVERLAY)	MAXIMUM LOT COVERAGE:	55%
		PROPOSED SETBACK:	FRONT 20' REAR 7' SIDES 5'

ACCESSORY STRUCTURES:
- NO ACCESSORY STRUCTURES WILL BE ALLOWED WITHIN A LOT

GENERAL NOTES:

1. ACCESS EASEMENTS AGREEMENT: A PRIVATE ACCESS EASEMENTS WILL BE GRANTED BY THE DEVELOPER TO THE PROPERTY OWNER TO THE EAST, ADJACENT TO THE DEVELOPMENT, TO PROVIDE THE PROPERTY OWNERS ACCESS TO THE PUBLIC ROW. THIS AGREEMENT IS RECORDED WITH THE COUNTY OF EL PASO REC. NO. _____.
2. ALL STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PRIVATE STREETS WILL BE DEDICATED BY PLAT FOR PUBLIC USE.
4. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SORPRESA EAST ADDITION NO. 1 HOMEOWNERS ASSOCIATION.
5. TEMPORARY BLOCKADES WILL BE PLACED AT THE END OF ROADWAYS WHERE FUTURE ROADS WILL CONTINUE. BLOCKADES SHALL BE INSTALLED AT THE END OF THE COMPLETED ROAD SECTIONS UNTIL FUTURE ROAD CONTINUES.
6. A SECONDARY FIRE ACCESS, TRIGGERED BY THE BUILT OUT OF MORE THAN 50 LOTS, WILL OCCUR AT THE INTERSECTION OF SKI LANE AND THE EXTENSION OF WILLIAM LAKE VIEW. THE TRACT WILL SERVE AS A SECONDARY EMERGENCY ACCESS FOR FIRE TRUCK ACCESS ONLY AND BE CONTROLLED BY 'DO NOT ENTER - EMERGENCY ACCESS ONLY' SIGNS LOCATED AT THE INTERSECTION OF LATHROP VIEW AND WILLIAM LAKE VIEW THUS RESTRICTING THE USE BY THE SORPRESA EAST NO. 1 RESIDENTS. BECAUSE WILLIAM LAKE VIEW WILL BE DEDICATED BY PLAT FOR PUBLIC USE, THE 3 COUNTY PARCELS TO THE WEST WILL HAVE FULL USE OF OF THE PRIVATE DRIVE.

OWNERSHIP:

Challenger Communities
13570 Northgate Estates Drive
Colorado Springs, CO 80921

PREPARED BY:

APPLICANT /PLANNER /LANDSCAPE ARCHITECT:
Land Patterns, Inc
P.O.Box 60112
Colorado Springs, CO 80960

CIVIL ENGINEER:
Catamount Engineering
321 W. Henrietta Ave Suite 'A'
Woodland Park, CO 80863
(719)426-2124

SURVEYOR:
Barron Land, Inc.
2790 N. Academy Blvd., Suite 311
Colorado Springs, CO 80917

ARCHITECT:
Challenger Homes, Inc.
8605 Explorer Drive #250
Colorado Springs, CO 80920

NORTH

0 30' 60' 90' 120'

SCALE 1" = 60' - 0"

CITY APPROVAL STAMP

CPC PUP 19-00139

REFERENCE DRAWINGS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

BENCHMARK DATA(ELEV.) _____
(DATUM) _____
(DESCRIPTION/LOCATION) _____

CLIENT/OWNER:
CHALLENGER HOMES
8605 Explore Drive #250
Colorado Springs, CO 80902

PREPARED BY:
Land Patterns, Inc.
Landscape Architecture & Planning

SORPRESA EAST NO. 1
CONCEPT PLAN

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE
HORIZ:
VERT:
DATE ISSUED:
SHEET NO. OF SHEETS