

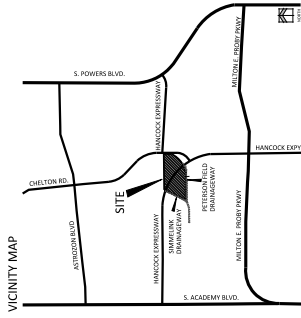


N.B.S., Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719-471-0073  
Fax 719-471-0267  
www.nbscolorado.com  
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DATE: 06/22/2022  
PROJECT BY: T. KIMBLE, P.E.  
DRAWN BY: C. CHILDS

# HANCOCK COMMONS

## PUD CONCEPT PLAN



**SITE DATA**

Tax ID Number:	643-9400035
Total Area:	20.76 Acres
Major Plan:	Planned Unit Development (PUD)
Current Zoning:	Residential Medium Density (RMD)
Proposed Zoning:	Planned Unit Development (PUD)

(Ord. No. 84-154, 84-155, 84-156, 03-85)  
 PUD/JUD/Conditional Use Development - Residential  
 Height 35 Feet; Residential, 25.00 DU/AC Maximum  
 Commercial, 20,000 Square Footage; Maximum  
 Building Height 45 Feet

Current Use:	Residential / Commercial
Proposed Use:	Residential / Commercial
Proposed Floor Area:	25,000 DU/AC
Lot 2 Maximum Density:	25.00 DU/AC
Lot 3 Maximum Density:	25.00 DU/AC
Lot 4 Maximum Density:	25.00 DU/AC
Lot 5 Maximum Density:	25.00 DU/AC
Lot 6 Maximum Density:	25.00 DU/AC
Lot 7 Maximum Density:	25.00 DU/AC
Lot 8 Maximum Density:	25.00 DU/AC
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Lot 98 Maximum Density:	25.00 DU/AC
Lot 99 Maximum Density:	25.00 DU/AC
Lot 100 Maximum Density:	25.00 DU/AC

**PROJECT TEAM**

**OWNER:** HICO, LLC  
1750 W. Main Street, Suite 200  
Colorado Springs, CO 80903

**DEVELOPER:** HICO, LLC  
1750 W. Main Street, Suite 200  
Colorado Springs, CO 80903

**CIVIL ENGINEER:** PRC Engineering  
1750 W. Main Street, Suite 200  
Colorado Springs, CO 80903

**APPLICANT:** N.B.S., Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

**SHEET INDEX**  
Sheet 1 of 2: Cover Sheet  
Sheet 2 of 2: Concept Plan

# HANCOCK COMMONS

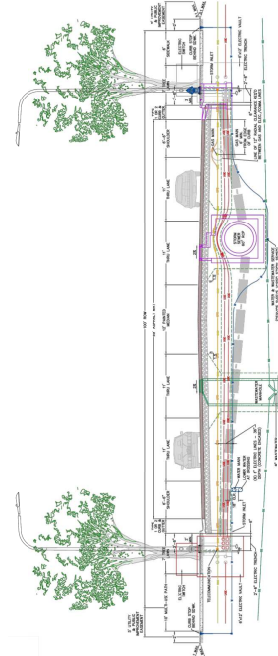
A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6<sup>th</sup> P.M., CITY OF COLORADO SPRINGS, COLORADO

## PUD CONCEPT PLAN

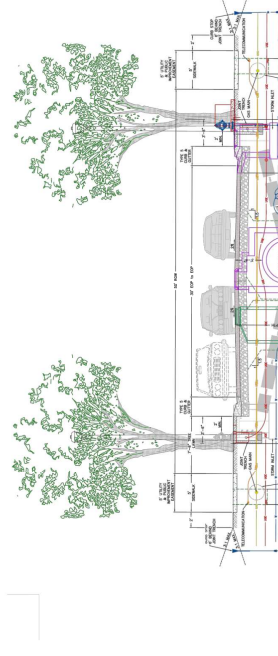
### GENERAL NOTES

- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE AIRPORT'S NOISE ABATEMENT PROGRAM. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE AIRPORT'S NOISE ABATEMENT PROGRAM. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE AIRPORT'S NOISE ABATEMENT PROGRAM.
- PRIOR TO DISBURSE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE AIRPORT'S NOISE ABATEMENT PROGRAM. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE AIRPORT'S NOISE ABATEMENT PROGRAM.
- DECEMBER 7, 2018, INDICATED THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONED AS RESIDENTIAL MEDIUM DENSITY (RMD) AND THE AREA TO THE SOUTH OF THIS PARCEL OF LAND TO BE ZONED AS RESIDENTIAL MEDIUM DENSITY (RMD).
- EXPRESSWAY TO SOUTH-CHELTON ROAD MUST BE COMPLETED.
- THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT A WESTBOUND LEFT TURN LANE AT HANCOCK EXPRESSWAY AND POST ONE DRIVE. 120 FEET OF TURN LANE WILL NEED TO BE PROVIDED WITH A 140 FEET TRANSITION TAPER.
- ONE DRIVE, 120 FEET OF TURN LANE WILL NEED TO BE PROVIDED WITH A 140 FEET TRANSITION TAPER.
- PROPOSED HIGHWAY "N" RIGHT OF ACCESS, 120 FEET OF TURN LANE WILL NEED TO BE PROVIDED WITH A 45 FEET INVERSE CHUTE BAY TAPER.
- FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE PROPOSED REALIGNED INTERSECTION OF HANCOCK EXPRESSWAY AND CHELTON ROAD SHALL BE A SIGNAL WITH PHASES INCLUDING LEFT TURN, THROUGH AND THROUGH AND RIGHT TURN.
- THE DEVELOPER IS REQUIRED TO CONTRIBUTE TO THE FUTURE ALIGNMENT OF HANCOCK EXPRESSWAY BETWEEN CLARENDON AND CHELTON ROAD. THE DEVELOPER IS REQUIRED TO CONTRIBUTE TO THE FUTURE ALIGNMENT OF HANCOCK EXPRESSWAY BETWEEN CLARENDON AND CHELTON ROAD. THE DEVELOPER IS REQUIRED TO CONTRIBUTE TO THE FUTURE ALIGNMENT OF HANCOCK EXPRESSWAY BETWEEN CLARENDON AND CHELTON ROAD.
- OFFSITE IMPROVEMENTS BETWEEN EXISTING HANCOCK EXPRESSWAY AND CHELTON ROAD ARE TO BE ADDRESSED BY THE DEVELOPER. APPROPRIATE INTERIM TRAFFIC BARRIERS WILL BE INSTALLED BY THE DEVELOPER AT THE END OF THE VACATED ROADWAY.
- ALL PROPOSED ACCESS POINTS ALONG THE POST OAK DRIVE CONTINUATION WILL BE FULL MOVEMENT. THE TWO PROPOSED ACCESS POINTS ALONG THE POST OAK DRIVE CONTINUATION WILL BE FULL MOVEMENT. THE TWO PROPOSED ACCESS POINTS ALONG THE POST OAK DRIVE CONTINUATION WILL BE FULL MOVEMENT.
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### PROPOSED HANCOCK EXPRESSWAY CROSS SECTION



### PROPOSED POST OAK DRIVE CROSS SECTION



### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6<sup>th</sup> P.M., CITY OF COLORADO SPRINGS, COLORADO, MORE PARTICULARLY BEING THAT PART OF SAID TRACT OF LAND AS DESCRIBED IN PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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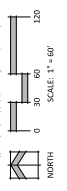
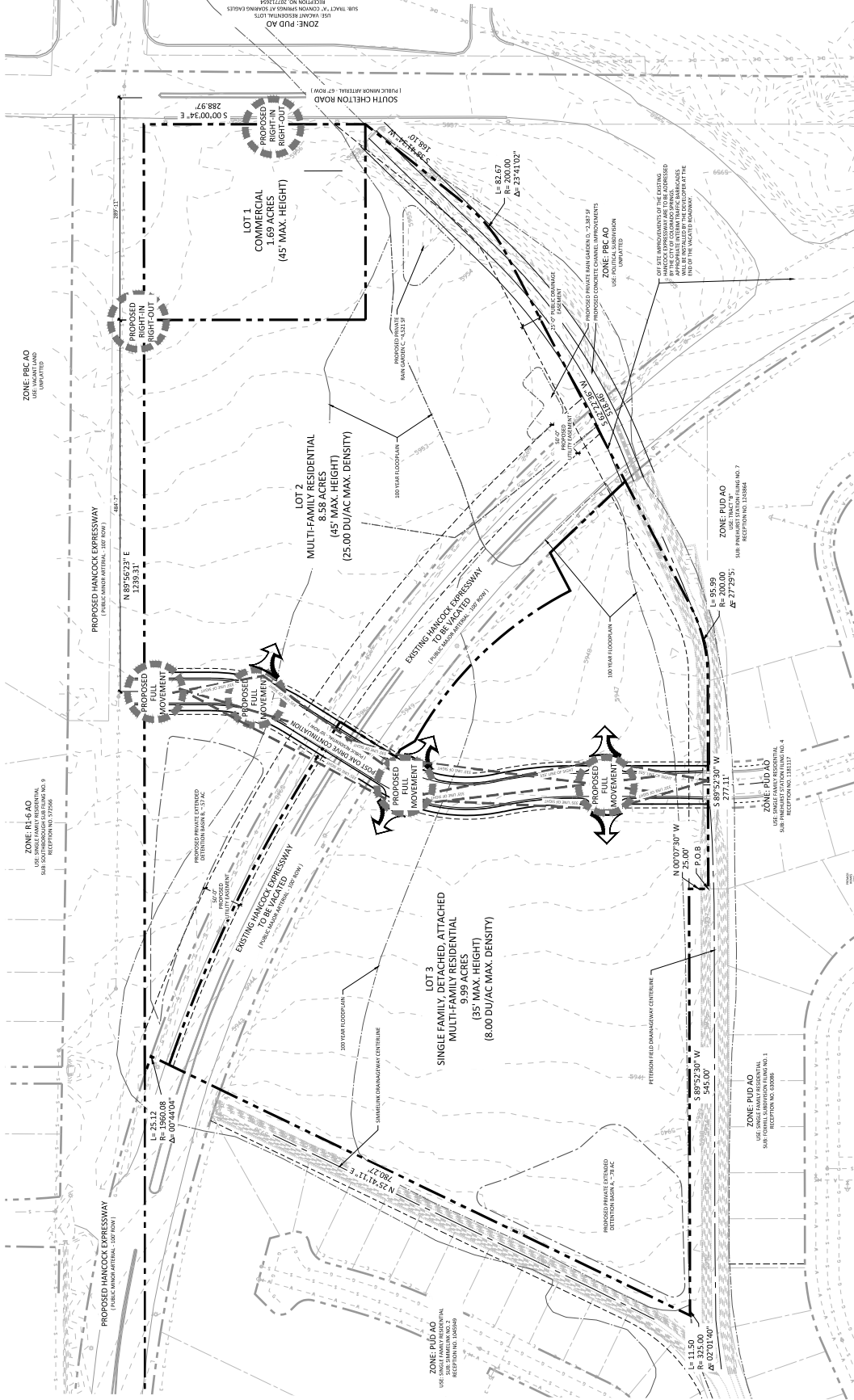


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# HANCOCK COMMONS

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## PUD CONCEPT PLAN



HANCOCK COMMONS  
PUD  
CONCEPT PLAN

DATE: 04/22/2012  
PROJECT NO.: 11111111  
PREPARED BY: T. JAMES P. HANCOCK

ENTITLEMENT

NO.	DATE	DESCRIPTION
00000001	04/22/2012	PRELIMINARY PLAN
00000002	07/07/2012	CONCEPT PLAN
00000003	07/07/2012	CONCEPT PLAN

CONCEPT PLAN

2 OF 2  
CFC PUP 22-00037