CONCEPT PLAN

OVERALL SITE LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTH-WESTERLY BOUNDARY OF SOARING EAGLES SUBDIVISION FILING NO. 6, RECORDED UNDER RECEPTION NO. 203289596, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE SOTH ENDS BY A RECOVERED 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC, PLS 30118, IS ASSUMED TO BEAR S29°46'50"E, A DISTANCE OF 821.36 FEET.

COMMENCING AT THE MOST NORTHERLY CORNER OF SOARING EAGLES SUBDIVISION FILING NO. 6, SAID POINT BEING MOST WESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER REDEPTION NO. 205019158, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SOARING EAGLES SUBDIVISION FILING NO. 6, THE FOLLOWING (2) TWO COURSES;

1. S29°46'50"W, A DISTANCE OF 821.36 FEET;
2. S29°39'16"W, A DISTANCE OF 115.37 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SILVER HAWK AVENUE AS PLATTED IN SOARING EAGLES SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 201113976;

THENCE ON THE NORTHERLY BOUNDARY OF SAID SOARING EAGLES SUBDIVISION FILING NO. 3, AND THE RIGHT OF WAY LINE OF SAID SILVER HAWK AVENUE, THE FOLLOWING (3) THREE COURSES:

1. N84°13'40"W, A DISTANCE OF 191.22 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 10°52'51"W, A RADIUS OF 782.50 FEET AND A DISTANCE OF 216.99 FEET TO A POINT OF TANGENT;
3. N83°14'36"W, A DISTANCE OF 84.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SILVER HAWK AVENUE AS PLATTED IN SOARING EAGLES SUBDIVISION FILING NO. 2, RECORDED UNDER RECEPTION NO. 201065189, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID SOARING EAGLES SUBDIVISION FILING NO. 2;

THENCE ON THE NORTHERLY BOUNDARY OF SAID SOARING EAGLES SUBDIVISION FILING NO. 3, AND THE NORTHERLY RIGHT OF WAY LINE OF SAID SILVER HAWK AVENUE, THE FOLLOWING (2) TWO COURSES:

1. N80°14'36"W, A DISTANCE OF 181.22 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°23'51", A RADIUS OF 500.50 FEET AND A DISTANCE OF 361.62 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SILVER HAWK AVENUE AS PLATTED IN SOARING EAGLES SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 201031096, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF SAID SOARING EAGLES SUBDIVISION FILING NO. 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID SOARING EAGLES SUBDIVISION FILING NO. 1, AND THE EASTERLY RIGHT OF WAY LINE OF SAID SILVER HAWK AVENUE, THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N51°09'15"E, HAVING A DELTA OF 39°45'54", A RADIUS OF 500.50 FEET AND A DISTANCE OF 233.80 FEET TO A POINT ON CURVE;
2. N79°15'30"E, A DISTANCE OF 7.50 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°56'41"E, HAVING A DELTA OF 15°18'40", A RADIUS OF 493.00 FEET AND A DISTANCE OF 131.74 FEET TO A POINT OF TANGENT;
4. N22°15'21"E, A DISTANCE OF 410.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HANCOCK EXPRESSWAY AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6015 AT PAGE 1921;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF HANCOCK EXPRESSWAY, THE FOLLOWING (4) FOUR COURSES:

1. N57°07'52"E, A DISTANCE OF 45.80 FEET;
2. S66°53'34"E, A DISTANCE OF 564.19 FEET;
3. S84°28'52"E, A DISTANCE OF 167.01 FEET;
4. S66°19'06"E, A DISTANCE OF 119.72 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5739 AT PAGE 269;

THENCE ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 5739 AT PAGE 269, THE FOLLOWING (3) THREE COURSES:

1. S66°55'25"E, A DISTANCE OF 282.66 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°46'11", A RADIUS OF 100.00 FEET AND A DISTANCE OF 79.69 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°14'51", A RADIUS OF 1897.70 FEET AND A DISTANCE OF 305.81 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019158;

THENCE S29°46'50"W, ON THE NORTHWESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019158, A DISTANCE OF 209.34 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 27.938 ACRES.

NORTH RESIDENTIAL AREA LEGAL DESCRIPTION:

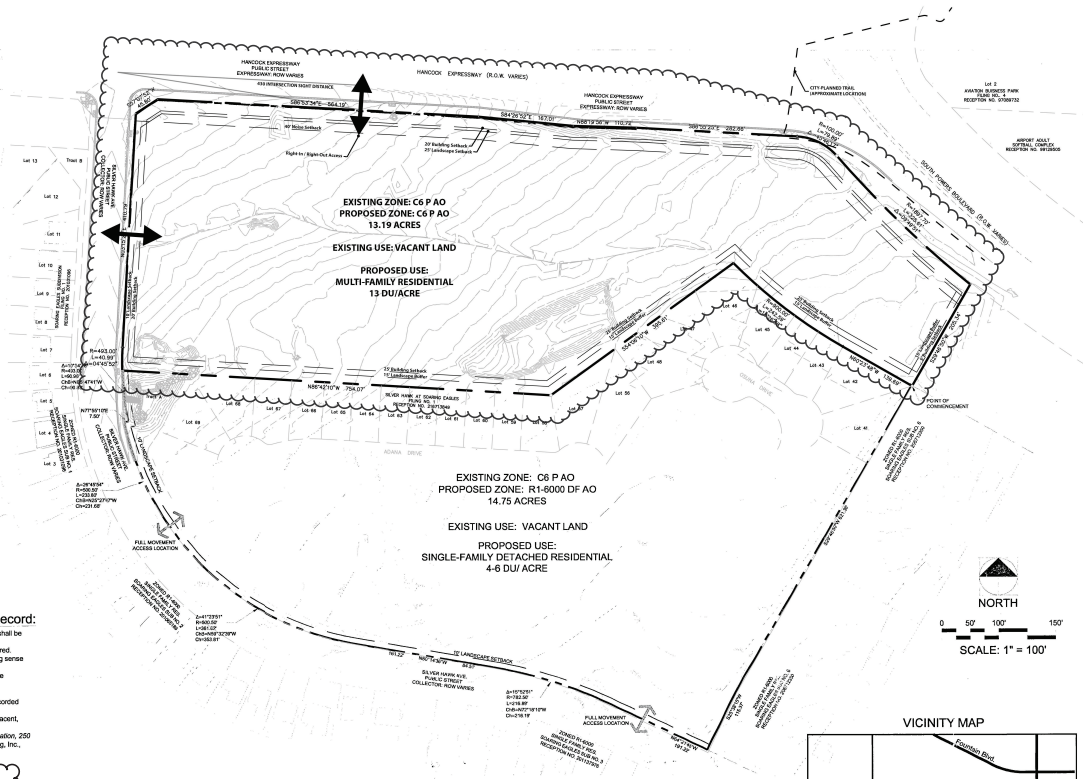
A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEASTERLY CORNER OF SOARING EAGLES SUBDIVISION FILING NO. 1 (RECEPTION NO. 201031096, EL PASO COUNTY, COLORADO RECORDS), SAID POINT IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HANCOCK EXPRESSWAY (R.O.W. WIDTH VARIES) AS DESCRIBED BY DOCUMENT (BOOK 6915, PAGE 1021, SAID EL PASO COUNTY RECORDS) (THE FOLLOWING SIX (6) COURSES ARE ALONG SAID HANCOCK EXPRESSWAY'S SOUTHERLY RIGHT-OF-WAY LINE); 1) N57°07'52"E, 45.80 FEET; 2) S66°53'34"E, 564.19 FEET; 3) S84°28'52"E, 167.01 FEET; 4) S66°19'06"E, 119.72 FEET; 5) S66°55'25"E, 282.66 FEET; 6) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 45°46'11", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 79.89 FEET (THE CHORD TO SAID CURVE BEARS S64°02'17"E, A DISTANCE OF 77.78 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S. POWERS BOULEVARD (R.O.W. WIDTH VARIES) AS DESCRIBED BY DOCUMENT (BOOK 5735, PAGE 269, SAID RECORDS); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID S. POWERS BOULEVARD'S SOUTHEASTERLY RIGHT-OF-WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 09°48'51", A RADIUS OF 1897.70 FEET, AN ARC LENGTH OF 325.01 FEET (THE CHORD TO SAID CURVE BEARS S46°04'04"E, A DISTANCE OF 325.01 FEET) TO A POINT ON THE NORTHWESTERLY LINE OF THAT TRACT DESCRIBED BY DOCUMENT (RECEPTION NO. 205019159, SAID RECORDS); THENCE S29°46'50"W ALONG SAID TRACT'S NORTHWESTERLY LINE, 209.34 FEET TO THE MOST EASTERLY CORNER OF SILVER HAWK AT SOARING EAGLES FILING NO. 1 (RECEPTION NO. 216713949, SAID RECORDS) (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY LINE OF SAID SILVER HAWK AT SOARING EAGLES FILING NO. 1); 1) N60°23'48"W, 139.69 FEET; 2) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°26'38", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 242.59 FEET (THE CHORD TO SAID CURVE BEARS N52°40'29"W, A DISTANCE OF 241.88 FEET); 3) S54°06'10"W, 395.61 FEET; 4) N86°42'10"W, 754.07 FEET TO A POINT ON AN EASTERLY LINE OF SAID SOARING EAGLES SUBDIVISION FILING NO. 1, SAID LINE ALSO BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF SILVER HAWK AVENUE (80' R.O.W.); THENCE NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT AND ALONG SAID COINCIDENT LINES, SAID CURVE HAVING A CENTRAL ANGLE OF 04°45'52", A RADIUS OF 483.00 FEET, AN ARC LENGTH OF 40.09 FEET (THE CHORD TO SAID CURVE BEARS N00°52'24"E, A DISTANCE OF 40.08 FEET); THENCE N03°15'21"E ALONG SAID COINCIDENT LINES, 410.78 FEET TO THE POINT OF BEGINNING AND THE TERMINUS POINT OF THIS DESCRIPTION;

CONTAINING 13.188 ACRES (574,476 SQUARE FEET), MORE OR LESS.

South

SILVER HAWK AT SOARING EAGLES FILING NO. 1



C6 P AO Zoning Ordinance No. 98-112 Conditions of Record:

1. Uses shall be restricted to the those shown on the approved Concept Plan. Major use changes shall be reviewed by the Planning Commission.
2. Development Plan review by the Planning Commission, per Zoning Code Article 4, shall be required.
3. The arterial streetscape shall be coordinated through DevelopmentPlan review to create a strong sense of place for Soaring Eagles.
4. A comprehensive set of design standards shall be set forth on the Development Plan(s) to link the mixed-uses in a cohesive park-like manner.
5. A coordinated landscape and open space theme shall be facilitated and maintained by a special improvement maintenance district or property owners association, which shall be noted in the recorded covenants and on all subdivision plats.
6. The owner(s) shall participate in a local improvement district(s) created to fund and construct adjacent, off-site arterial roadways.
7. It shall be noted on all development plans and plats that the *Preliminary Subsurface Soil Investigation, 250 Acre Site, Drennan Road at Hancock Street, Colorado Springs, Colorado*, by Entech Engineering, Inc., dated November 2, 1995, shall be consulted prior to issuance of any building permit.

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, 08041C0761G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.

MULTI FAMILY RESIDENTIAL SITE DATA

SITE LOCATION:	VACANT LAND, SOUTHEAST CORNER OF SILVER HAWK AVE AND HANCOCK EXPRESSWAY
TAX SCHEDULE NUMBER:	No. 6436300021
SITE ACREAGE:	13.19 +/- AC
EXISTING ZONING TO REMAIN:	C6 P AO (GENERAL BUSINESS) ORDINANCE NO. 98-112
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
MAX BUILDING HEIGHT:	45-FEET
PROPOSED DENSITY	13 DU/AC
APPROX. NUMBER OF UNITS	APPROX. 163 UNITS
SCHEDULE FOR CONSTRUCTION	2020/2021

MULTI-FAMILY GENERAL NOTES :

1. PARKING REQUIREMENTS SHALL BE PROVIDED PER CITY CODE.
2. FINAL BUILDING LOCATIONS, INTERNAL ROADS, PARKING LAYOUT, SIDEWALKS AND LANDSCAPE WILL BE DETERMINED WITH THE DEVELOPMENT PLAN SUBMITTAL.
3. DRAINAGE, GRADING AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH DEVELOPMENT PLAN SUBMITTAL.
4. ALL UTILITY RELATED ELEMENTS WILL BE PROVIDED WITH DEVELOPMENT PLAN SUBMITTAL.
5. PROPOSED CONSTRUCTION PHASING WILL BE SHOWN ON THE DEVELOPMENT PLAN SUBMITTAL.
6. THERE ARE NO SIGNIFICANT FEATURES SUCH AS VEGETATION, ROCK OUTCROPPINGS, OR STREAMS FOUND ON THIS SITE.

SINGLE FAMILY RESIDENTIAL SITE DATA

SITE LOCATION:	VACANT LAND, SOUTHEAST CORNER OF SILVER HAWK AVE AND HANCOCK EXPRESSWAY
TAX SCHEDULE NUMBER:	No. 6436300015
SITE ACREAGE:	14.75 AC
EXISTING ZONING:	C6 P AO (GENERAL BUSINESS)
PROPOSED ZONING:	R1-6000 DF AO
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
PROPOSED DENSITY:	4-6 DU / AC.
APPROX. NUMBER OF UNITS:	59-88
SCHEDULE FOR CONSTRUCTION:	2016- 2017

RESIDENTIAL GENERAL NOTES:

1. THIS SITE IS LIMITED TO SINGLE-FAMILY DETACHED RESIDENTIAL USES PER THE ZONING DESIGNATION.
2. ALL TRACTS, OPEN SPACES, COMMON AREAS, AND PERIMETER STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED A HOMEOWNER'S ASSOCIATION. THE HOA TO BE COMPLETED BY SEPARATE INSTRUMENT.
3. THERE ARE NO SIGNIFICANT FEATURES SUCH AS VEGETATION, ROCK OUTCROPPINGS, OR STREAMS FOUND ON THIS SITE.
4. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS.
5. LOT LAYOUTS, STREETS, LANDSCAPE, SIDEWALKS, ETC. LOCATIONS WILL BE DETERMINED WITH THE FUTURE DEVELOPMENT PLAN SUBMITTALS.
6. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
7. ALL UTILITY RELATED ELEMENTS WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
8. THIS CONCEPT PLAN SHALL BE USED AS THE PRELIMINARY PLAT AS THE EXISTING PARCEL SHALL BE SUBDIVIDED AND PLATTED.
9. The single-family residential has been constructed and is existing.

DESIGN FLEXIBILITY OVERLAY ZONE DEVELOPMENT STANDARDS

Standards	R-1 6000
Minimum lot size criteria:	
Average of lot sizes	6,000 sq. ft.
Minimum lot size	4,800 sq. ft.
Minimum lot size of at least 50 percent of lots	6,000 sq. ft.
Maximum lot coverage (principal and accessory buildings)	
	Homes more than 18 ft. in height[2]:
	40% for lots less than 6,000 sq. ft.
	30% for lots 6,000 sq. ft. or greater
	Homes less than 18 ft. in height[2]:
	45% for lots less than 6,000 sq. ft.
	40% for lots 6,001 - 7,500 sq. ft.
	35% for lots 7,501 - 8,500 sq. ft.
	30% for lots 8,501 sq. ft. or greater
Minimum width of lot at front and rear setbacks	40 ft.
Minimum street frontage (except flag stems)	30 ft.
Minimum street frontage of flag stems	20 ft.
Front yard setbacks:	
All unless adjacent to a collector or arterial:	
House	15 ft.
Garage	20 ft.
When adjacent to collector	25 ft.
When adjacent to minor arterial[1]	30 ft.
When adjacent to major arterial[1]	40 ft.
Side yard setbacks:	5 ft.
Sum of side yard setbacks	10 ft.
Rear yard setbacks	20 ft.
When adjacent to minor arterial[1]	30 ft.
When adjacent to major arterial[1]	40 ft.

Notes.
1. When a development provides a dedicated landscape tract between the right of way of a major or minor arterial and an adjacent lot, the setback requirement may be reduced by the required landscape tract width, but not more than 10 feet. In addition, each lot must comply with or exceed the minimum rear yard setback requirement (i.e., 20 feet or 25 feet) for that particular zone. All other nonconflicting minimum standards specified in the base zone shall apply.
2. Lot coverage flexibility is being provided for single level homes compared to two-story (above grade) homes; the intent is to allow additional lot coverage for single level homes while providing a variety in architectural mix on similar sized lots.

(Ord. 94-107; Ord. 01-42; Ord. 02-153; Ord. 03-74; Ord. 03-157; Ord. 04-110; Ord. 08-72)

VICINITY MAP

Amendment History:

File Number:	Approval Date:	Description:
AR CP 08-00639	11/25/2008	Original Approval
AR CP 08-00639-A1MJ15	01/26/2016	Allow commercial uses and single-family residential in addition to the zone change from C6/P/AO to R1-6000 DF
AR CP 08-00639-A2MJ19	Pending	Allow multi-family residential

Project Team:

Owner/ Developer:
Rockwood Homes, LLC
6455 N. Union Blvd., Suite 103
Colorado Springs, CO 80918
Contact: John Raptis
Phone: 719-930-5097

Planner (This Concept Plan is Amended By):
Altitude Land Consultants
2727 N. Cascade Ave., Suite 160
Colorado Springs, CO 80907
Contact: Katie Whitford
Phone: 719-323-4747

City File Number:
AR CP 08-00639-A2MJ19

THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	CITY COMMENTS	11/30/15	JRA		
2	CITY COMMENTS 2nd REVIEW	1/04/16	JRA		
3	CITY COUNCIL APPROVAL	2/09/16	JRA		
4	MAJOR CONCEPT PLAN AMENDMENT	09/19	ALTITUDE LAND CONSULTANTS		
5	MAJOR CONCEPT PLAN AMENDMENT	05/27/20	ALTITUDE LAND CONSULTANTS		
6					

DESIGNED	JRA	10.29.15	
DRAWN	JRA	00.00.00	
CHECKED	LT	00.00.00	
PROJECT NUMBER:		3529.00	
SCALE:		AS NOTED	

SILVER HAWK VILLAGE
REZONE AND CONCEPT PLAN
Colorado Springs, CO

P1

1 of 1