FRONT ROW SUBDIVISION FILING NO. 2
SPRING CREEK FILING No. 8
PUD CONCEPT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CONCEPT PLAN LEGAL DESCRIPTION:

UNPLATTED LEGAL DESCRIPTION

That portion of the Southeast Quarter of Section 28, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado described as follows:

Beginning at the northeast corner of Lot 1, said Front Row Subdivision Filing No. 2;

1. thence along the north line of said Lot 1 and Tract A of said Subdivision North 83 degrees 13 minutes 51 seconds West, 531.35 feet;
2. thence North 38 degrees 11 minutes 21 seconds West, 7.07 feet to the northwest corner of said Tract A, said point being on the east line of Auburn Sky Way as platted in said Subdivision (the following three courses are along the east, north and west lines of said Auburn Sky Way;
3. thence North 6 degrees 51 minutes 09 seconds East, 15.16 feet to the northeast corner of said Tract A;
4. thence along the north line of said Tract A North 83 degrees 09 minutes 12 seconds West, 25.00 feet to the east line of Lot 2 of said Subdivision (the following four courses are along the easterly and northwesterly lines of said Lot 2;
5. thence North 6 degrees 50 minutes 21 seconds East, 32.84 feet;
6. thence North 28 degrees 56 minutes 51 seconds West, 251.61 feet;
7. thence North 36 degrees 26 minutes 16 seconds West, 258.52 feet;
8. thence South 51 degrees 02 minutes 27 seconds West, 650.08 feet to the easterly line of a parcel described in Book 5458 at Page 459;
9. thence along said easterly line North 38 degrees 54 minutes 34 seconds West, 112.16 feet to the southerly line of South Circle Drive (the following twelve courses are along said southerly line and along the southerly and westerly lines of Delta Drive;
10. thence North 57 degrees 07 minutes 54 seconds East, 120.94 feet;
11. thence along a non-tangential curve concave to the northwest, said curve having a central angle of 15 degrees 25 minutes 56 seconds, a radius of 1,607.98 feet, for an arc length of 433. l 0 feet (the center of said curve bears North 36 degrees 08 minutes 14 seconds West;
12. thence along a reverse curve to the southeast, said curve having a central angle of 49 degrees 04 minutes 52 seconds, a radius of 404.30 feet, for an arc length of 346.33 feet (the center of said curve bears South 51 degrees 34 minutes 50 seconds East);
13. thence South 76 degrees 29 minutes 47 seconds East, 222.81 feet;
14. thence South 60 degrees 18 minutes 34 seconds East, 40.72 feet;
15. thence South 60 degrees 34 minutes 37 seconds East, 61.64 feet;
16. thence South 60 degrees 04 minutes 54 seconds East, 74.70 feet;
17. thence South 57 degrees 39 minutes 09 seconds East, 73.14 feet;
18. thence South 53 degrees 21 minutes 17 seconds East, 45.63 feet;
19. thence along a non-tangential curve concave to the southwest, said curve having a central angle of 49 degrees 22 minutes 05 seconds, a radius of 595 .62 feet, for an arc length of 513 .21 feet (the center of said curve bears South 38 degrees 28 minutes 06 seconds West);
20. thence South 0 degrees 00 minutes 40 seconds West, 45.76 feet;
21. thence South 3 degrees 52 minutes 34 seconds West, 47.36 feet to the point of beginning.

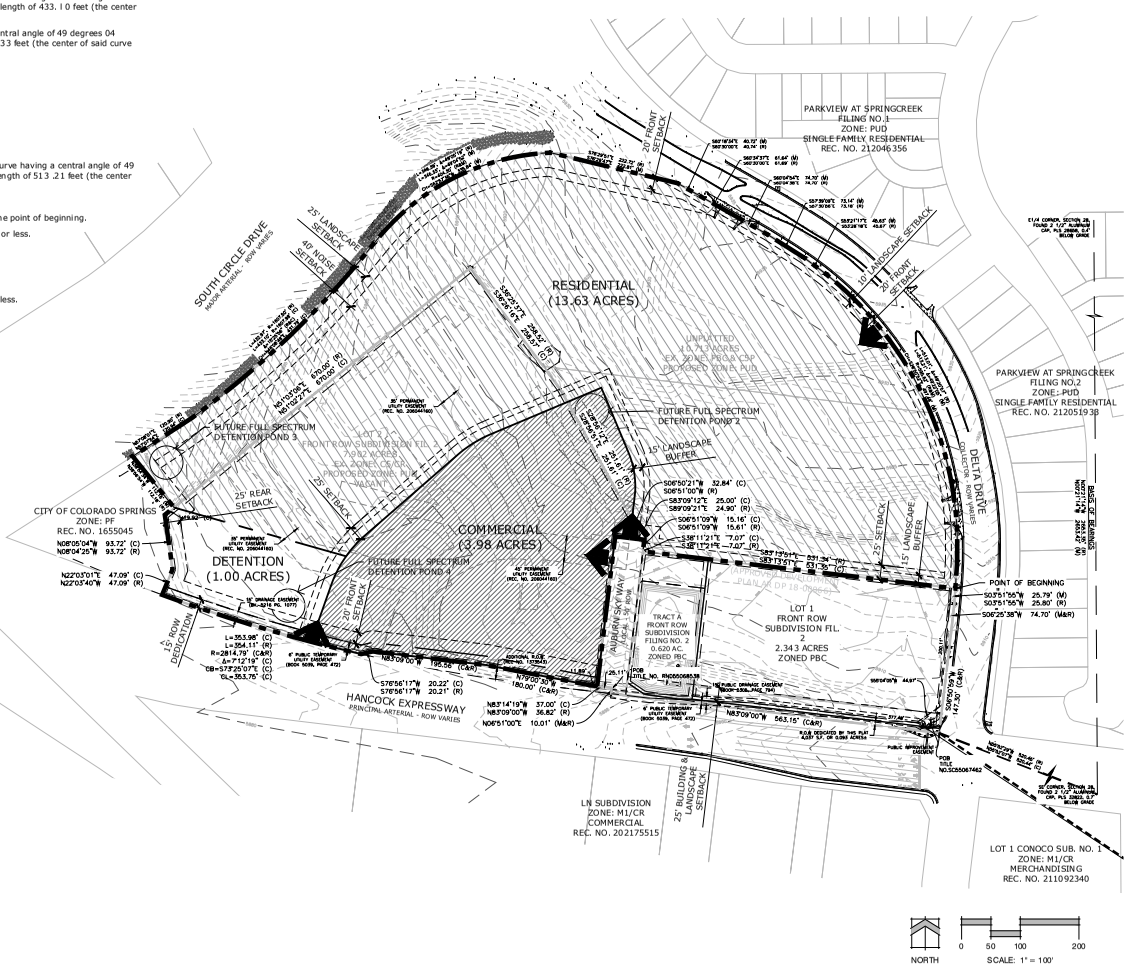
Containing a calculated area of 466,659 square feet (10.7 130 acres), more or less.

LOT 2 LEGAL DESCRIPTION

Lot 2 Front Row Sub Fil No 2

Containing a calculated area of 344,193 square feet (7.902 acres), more or less.

TOTAL ACREAGE: 18.615 acres



FEMA FLOODPLAIN NOTE:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0742G, and 08041C0741G EFFECTIVE DATE DECEMBER 7, 2018

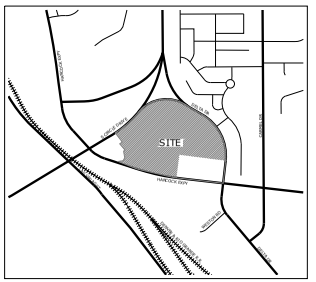
GENERAL NOTES:

1. A CONNECTION TO THE CITY TRAIL ON CIRCLE DRIVE IS PROPOSED. FINAL LOCATION TO BE DETERMINED WITH FUTURE DEVELOPMENT PLANS.
2. THE DEVELOPER WILL BE REQUIRED TO DEDICATE 15' OF RIGHT-OF-WAY ON THE WEST END OF THE COMMERCIAL PARCEL FRONTING HANCOCK EXPRESSWAY.

LEGEND:

COMMERCIAL AREA

RESIDENTIAL AREA



OWNERS/ DEVELOPER:

FRONT ROW PROPERTIES LLC
C/O RON WALDTHAUSEN
1378 PROMONTORY BLUFF VW
COLORADO SPRINGS CO 80921-3945

NORCAL CAPITAL CORP.
HARDY NIELSEN
1200 17TH STREET STE 2400
DENVER CO 80202-5858

APPLICANT:

N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

SITE DATA:

SITE ADDRESS:	2155 HANCOCK EXPRESSWAY
MASTER PLAN NAME:	SPRING CREEK MASTER PLAN
EXISTING ZONING:	LOT 2: CS/CR UNPLATTED: PBC & CSP
PROPOSED ZONING:	PUD (Planned Unit Development: Commercial, Multi-family, and Single-family detached (specific commercial uses per CPC PUP 19-00082), 12-24.99 dwelling units per acre, maximum building height of 45 feet)
CONCEPT PLAN ACREAGE:	18.615
TAX SCHEDULE NUMBERS:	6428400039, 6428400024, 6428402005, 6428400023

PROPOSED LAND USE

COMMERCIAL:	3.98 ACRES
RESIDENTIAL:	13.63 ACRES
DETENTION:	1.00 ACRES
MAXIMUM DENSITY	
RESIDENTIAL:	12-24.99 DU/AC
MAXIMUM SQFT	
COMMERCIAL/OFFICE:	30,000 SF
MAXIMUM BUILDING HEIGHT:	
RESIDENTIAL:	45'
COMMERCIAL:	45'

RESIDENTIAL BUILDING SETBACKS

DELTA:	20'
CIRCLE:	40'
SETBACK BETWEEN RESIDENTIAL AND COMMERCIAL:	25'

COMMERCIAL SETBACKS

HANCOCK: NORTH, EAST AND WEST	25'
ZONE DISTRICT BOUNDARIES:	25'

Permitted Uses:

- Single-family detached
- Duplex
- Multi-family dwelling
- Cali center
- Financial services
- General offices
- Medical offices, labs and/or clinics
- Agricultural sales and service
- Automotive service
- Automotive rentals
- Automotive wash
- Bar
- Bed and breakfast inn
- Business office support services
- Business park
- Commercial center
- Communication services
- Consumer convenience services
- Consumer repair services
- Data center
- Convenience food sales
- General food sales
- Specialty food sales
- Hotel/motel
- Liquor sales
- Miniwarehouses
- Mixed commercial-residential
- Mixed office-residential
- Personal consumer services
- Personal improvement services
- Pet services
- Pharmacy
- Indoor entertainment
- Indoor sports and recreation
- Drive-in or fast food
- Quick serve restaurant
- Sit down - served at table
- Large retail establishment
- Neighborhood serving retail
- Small animal clinics
- Club (membership, social and
- Cultural services
- Daycare services
- Public assembly

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
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Colorado Springs, CO 80903

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www.nescolorado.com

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SPRING CREEK FILING NO.8

PUD CONCEPT PLAN

COLORADO SPRINGS, CO

DATE: 6/17/19
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

DATE:	BY:	DESCRIPTION:
08-07-19	JBS	PER CITY COMMENTS

1

1 OF 1

CPC PUP 19-00082

FIGURE 2

P:\Land First Inc\Hancock & Delta Reserve\Drawings\Planning\Concept\Hancock-Delta_CP.dwg [PLAN] 8/1/2019 2:35:41 PM bswenson