



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 38, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, described as follows:

1. Beginning at the northeast corner of Lot 1, said Front Row Subdivision Filing No. 2;
2. 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;
3. thence North 38 degrees 11 minutes 21 seconds West, 7.07 feet to the northwest corner of said Tract A;
4. thence North 38 degrees 11 minutes 21 seconds West, 7.07 feet to the northwest corner of said Tract A;
5. thence along the north line of said Lot 1, said Front Row Subdivision Filing No. 2;
6. thence North 6 degrees 51 minutes 09 seconds East, 15.16 feet to the northeast corner of said Tract A;
7. thence North 6 degrees 51 minutes 09 seconds East, 15.16 feet to the northeast corner of said Tract A;
8. thence North 6 degrees 51 minutes 09 seconds East, 15.16 feet to the northeast corner of said Tract A;
9. thence North 6 degrees 51 minutes 09 seconds East, 15.16 feet to the northeast corner of said Tract A;
10. thence North 5 degrees 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 11 minutes 57 seconds, a radius of 401.10 feet (the center of said curve bears North 36 degrees 08 minutes 14 seconds West, 493.10 feet) to the center of said curve bears North 36 degrees 08 minutes 14 seconds West, 493.10 feet;
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 491.30 feet, for an arc length of 346.33 feet (the center of said curve bears South 37 degrees 52 minutes 47 seconds East, 222.81 feet);
13. thence South 36 degrees 29 minutes 47 seconds East, 222.81 feet;
14. thence South 60 degrees 18 minutes 34 seconds East, 40.77 feet;
15. thence South 60 degrees 18 minutes 34 seconds East, 40.77 feet;
16. thence South 60 degrees 18 minutes 34 seconds East, 40.77 feet;
17. thence South 57 degrees 39 minutes 09 seconds East, 74.70 feet;
18. thence South 57 degrees 39 minutes 09 seconds East, 74.70 feet;
19. thence South 51 degrees 17 minutes 17 seconds East, 45.63 feet;
20. thence along a non-tangential curve concave to the southeast, said curve having a central angle of 49 degrees 22 minutes 05 seconds, a radius of 595.40 feet, for an arc length of 511.21 feet (the center of said curve bears South 38 degrees 28 minutes 06 seconds West, 45.76 feet);
21. thence South 1 degrees 52 minutes 54 seconds West, 47.36 feet to the point of beginning.

Containing a calculated area of 486,659 square feet (10.7130 acres), more or less.

LOT 2 LEGAL DESCRIPTION

Lot 2, Front Row Sub. #1 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:

1. A CONNECTION TO THE CITY TRAIL ON CIRCLE DRIVE IS SHOWN AS A 15' FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08H160424G, AND 08H160424H, EFFECTIVE DATE DECEMBER 7, 2016.

GENERAL NOTES:

1. WITH FUTURE DEVELOPMENT PLANS, A 15' FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08H160424G, AND 08H160424H, EFFECTIVE DATE DECEMBER 7, 2016.
2. COMMERCIAL PARKER FRONTRIDGE HANCOCK EXPRESSWAY.

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA



OWNERS/DEVELOPER:

ROW FRONT PROPERTIES LLC
20 RON WALDMANSEN
1378 PROMONTORY BLUFFVIEW
COLORADO SPRINGS CO 80911-3945

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: C5/OR

PROPOSED ZONING:

UNPLATTED: PUE & C5P
PUD (Planned Unit Development):
General Office, Professional Office, Retail, and Single-Family
Caretaker: PUE 19-0008B, 12-24-99 zoning code per CPC
per PUP 19-0008B, 12-24-99 zoning code per CPC
acre, maximum building height of 45 feet)

CONCEPT PLAN ACREAGE:

18.615

TAX SCHEDULE NUMBERS:

6428400039, 6428400024, 6428400025,
6428400023

PROPOSED LAND USE:

COMMERCIAL:
RESIDENTIAL:
DEFENTION:

MAXIMUM DENSITY:

RESIDENTIAL:
MAXIMUM SHOT
COMMERCIAL OFFICE:
MAXIMUM BUILDING HEIGHT:
RESIDENTIAL:
COMMERCIAL:
DEFENTION:

RESIDENTIAL BUILDING SETBACKS:

DELTA:
DETAILED SETBACKS BETWEEN RESIDENTIAL
AND COMMERCIAL:
COMMERCIAL SETBACKS:
HANCOCK:
NORTH, EAST AND WEST:
ZONE DISTRICT BOUNDARIES: 25'

GENERAL NOTES:

- Single family detached
- Duplex
- Single family dwelling
- General office
- Professional office
- General office and service
- Agricultural sales and service
- Pet services
- Pharmacy
- Automotive wash
- Bar
- Bed and breakfast inn
- Business office support services
- Communication center
- Consumer convenience services
- Consumer repair services
- Competition food sales
- General food sales

PERMITTED LAND USES:

- Specialty food sales
- Restored
- Historical
- Minimaintenance
- Mixed commercial-residential
- Food office-residential
- Professional office-residential
- Personal improvement services
- Pet services
- Pharmacy
- Automotive wash
- Bar
- Bed and breakfast inn
- Business office support services
- Communication center
- Consumer convenience services
- Consumer repair services
- Competition food sales
- General food sales

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OF 1

1 OF 1

CPC PUP 19-00082