

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 6TH P.M.
CITY OF COLORADO SPRINGS, COLORADO
PUD CONCEPT PLAN

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 6TH P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PINEHURST STATION FILING NO.3 (RECORDED JANUARY 30, 1984 IN PLAT BOOK V3 AT PAGE 50) (ALL BEARINGS IN THES DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID FILING) (THE FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARIES OF FOXHILL SUBDIVISION FILING NO. 1 (RECORDED DECEMBER 27, 1979 IN PLAT BOOK K3 AT PAGE 650;

- 1) NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, 25.00 FEET;
 - 2) SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 545.00 FEET;
 - 3) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 40 SECONDS, A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 11.50 FEET TO THE SOUTHEAST CORNER OF SIMMELINK II (RECORDED NOVEMBER 7, 1983 IN PLAT BOOK U3 AT PAGE 95);
- THENCE NORTH 25 DEGREES 41 MINUTES 11 SECONDS EAST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID SIMMELINK II, 780.27 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HANCOCK EXPRESSWAY, AS DESCRIBED BY DEED RECORDED JULY 14, 1966 IN BOOK 2140 AT PAGE 465 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT AND ALONG SAID NORTHEASTERLY RIGHT OF WAY , SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 04 SECONDS, A RADIUS OF 1960.08 FEET AN ARC LENGTH OF 25.12 FEET (THE CHORD OF SAID CURVE BEARS NORTH 71 DEGREES 01 MINUTES 54 SECONDS WEST, 25.12 FEET) TO A POINT ON A LINE 100 FEET SOUTH OF AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF "NEW" HANCOCK EXPRESSWAY, AS PLATTED IN SOUTHBOROUGH SUBDIVISION NO. 9 (RECORDED JULY 3, 1979 IN PLAT BOOK J3 AT PAGE 29); THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST ALONG SAID LINE, AND AS EXTENDED, 1239.31 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARRALLEL TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER SECTION 35; THENCE SOUTH 00 DEGREES 00 MINUTES 34 SECONDS EAST ALONG SAID LINE, 288.97 FEET TO THE MOST NORTHERLY CORNER OF THE "EXCEPTION", AS SHOWN ON SAID PINEHURST STATION FILING NO. 3 (THE FOLLOWING FIVE (5) COURSES ARE ALONG THE BOUNDARIES OF SAID PINEHURST STATION FILING NO. 3");

- 1) SOUTH 38 DEGREES 41 MINUTES 34 SECONDS WEST, 168.10 FEET;
- 2) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 02 SECONDS, A RADIUS OF 200 FEET, AN ARC LENGTH OF 82.67 FEET;
- 3) SOUTH 62 DEGREES 22 MINUTES 36 SECONDS WEST, 518.46 FEET;
- 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 27 DEGREES 29 MINUTES 57 SECONDS, A RADIUS OF 200 FEET, AN ARC LENGTH OF 95.99 FEET;
- 5) SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 277.11 FEET TO THE POINT OF BEGINNING.

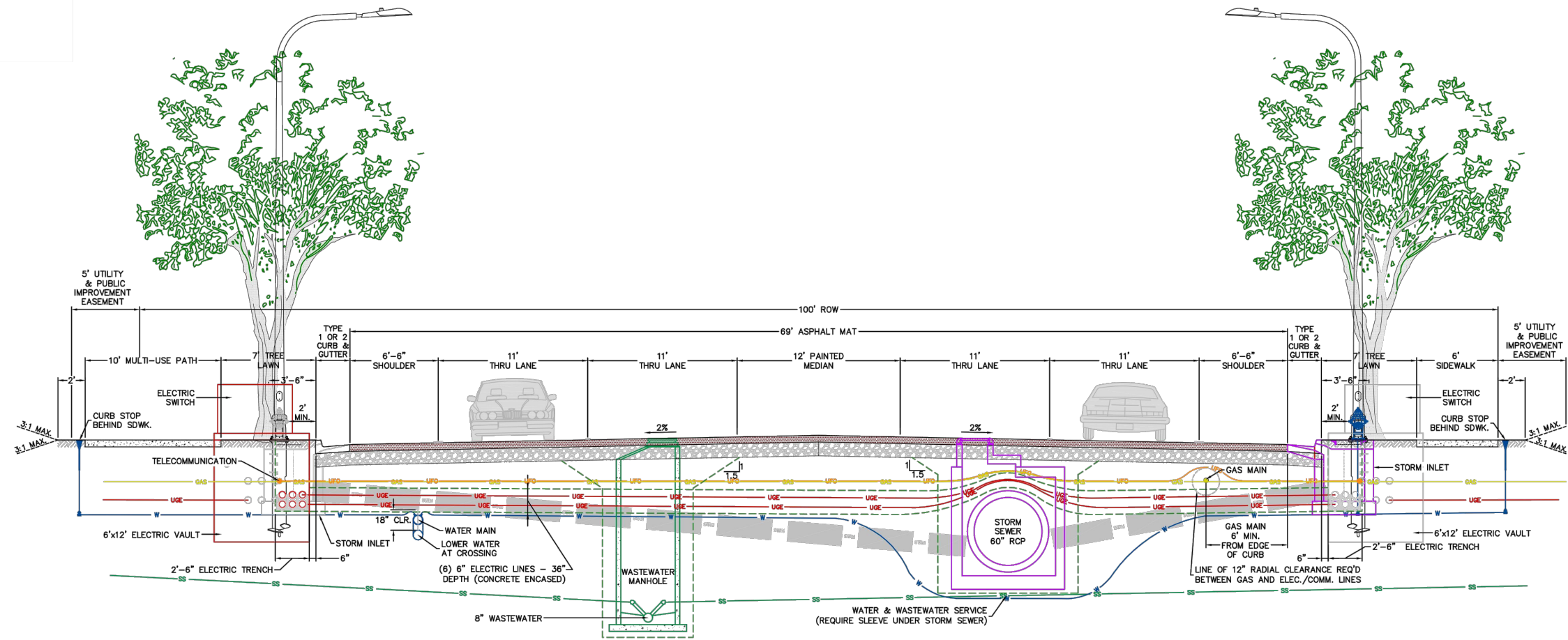
SAID PARCEL CONTAINS 20.26 ACRES MORE OR LESS

SAID LEGAL DESCRIPTION INCLUDES THE RIGHT-OF-WAY OF EXISTING HANCOCK EXPRESSWAY WHICH IS TO BE VACATED IN THE FUTURE

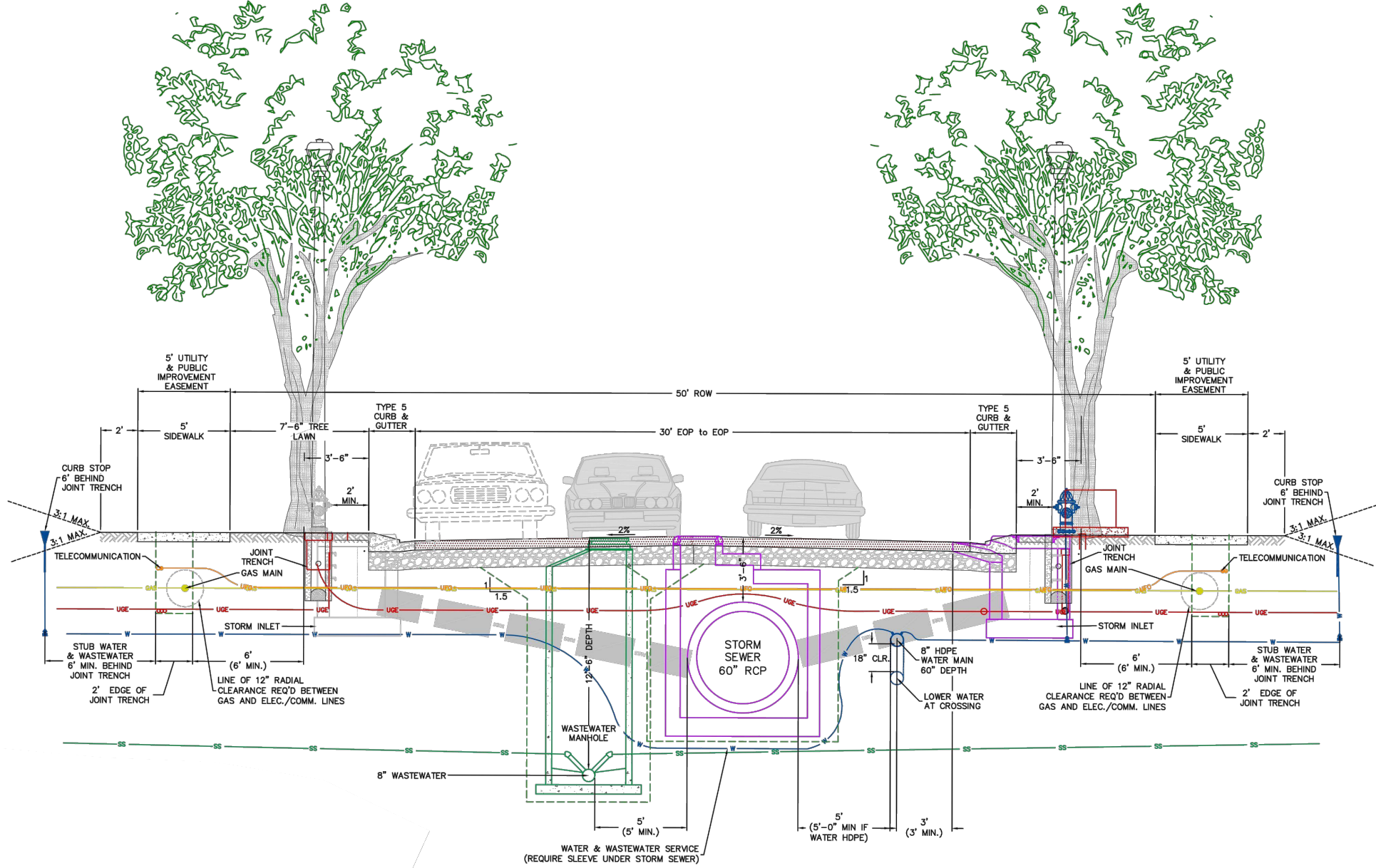
GENERAL NOTES

1. 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 RAMIFICATIONS THEREOF.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0761G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE AE.
4. PRIOR TO THE VACATION OF THE EXISTING HANCOCK EXPRESSWAY RIGHT-OF-WAY THE PROPOSED EXTENSION OF HANCOCK EXPRESSWAY TO SOUTH CHELTON ROAD MUST BE COMPLETED.
5. PRIOR TO ANY DEVELOPMENT ON LOTS 1, 2, & 3, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
6. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT A WESTBOUND LEFT TURN LANE AT HANCOCK EXPRESSWAY AND POST OAK DRIVE. 120 FEET OF TURN LANE WILL NEED TO BE PROVIDED WITH A 140 FEET TRANSITION TAPER.
7. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT AN EASTBOUND RIGHT TURN LANE AT HANCOCK EXPRESSWAY AND POST OAK DRIVE. 120 FEET OF TURN LANE WILL NEED TO BE PROVIDED WITH A 140 FEET TRANSITION TAPER.
8. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT A SOUTHBOUND RIGHT TURN LANE AT THE CHELTON ROAD AND THE PROPOSED RIGHT IN - RIGHT OUT ACCESS. 120 FEET OF TURN LANE WILL NEED TO BE PROVIDED WITH A 45 FEET REVERSE CURVE BAY TAPER.
9. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$150,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE PROPOSED REALIGNED INTERSECTION OF HANCOCK EXPRESSWAY AND CHELTON ROAD, OR THE DEVELOPER MUST INSTALL SIGNAL POLE FOUNDATIONS AND UNDERGROUND CONDUIT FOR THE FUTURE TRAFFIC SIGNAL AT THE PROPOSED REALIGNED INTERSECTION.
10. THE DEVELOPER IS REQUIRED TO CONSTRUCT THE FUTURE ALIGNMENT OF HANCOCK EXPRESSWAY BETWEEN CLARENDON DRIVE AND CHELTON ROAD. SPECIFIC DETAILS TO BE RESOLVED AT DEVELOPMENT PLAN STAGE.
11. OFFSITE IMPROVEMENTS BETWEEN EXISTING HANCOCK EXPRESSWAY AND CHELTON ROAD ARE TO BE ADDRESSED BY THE CITY OF COLORADO SPRINGS. APPROPRIATE INTERIM TRAFFIC BARRICADES WILL BE INSTALLED BY THE DEVELOPER AT THE END OF THE VACATED ROADWAY.
12. ALL PROPOSED ACCESS POINTS ALONG THE POST OAK DRIVE CONTINUATION WILL BE FULL MOVEMENT. THE TWO PROPOSED ACCESS POINTS LOCATED ON LOT 1 (COMMERCIAL) WILL BE RESTRICTED TO RIGHT-IN/RIGHT-OUT ONLY PER THE AGREEMENT WITH CITY TRAFFIC ENGINEERING.
13. BUILDING AND LANDSCAPE SETBACKS WILL BE ESTABLISHED WITH SUBSEQUENT PUD DEVELOPMENT PLAN SUBMITTALS.
14. AIRPORT ACKNOWLEDGEMENT: UPON ACCEPTING RESIDENCY WITHIN HANCOCK COMMONS, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT HANCOCK COMMONS LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 1.5 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND AIRPORT.
15. THIS CONCEPT PLAN WILL NOT BE USED FOR PRELIMINARY PLATTING PURPOSES SINCE HANCOCK EXPRESSWAY WOULD HAVE TO BE VACATED FIRST.

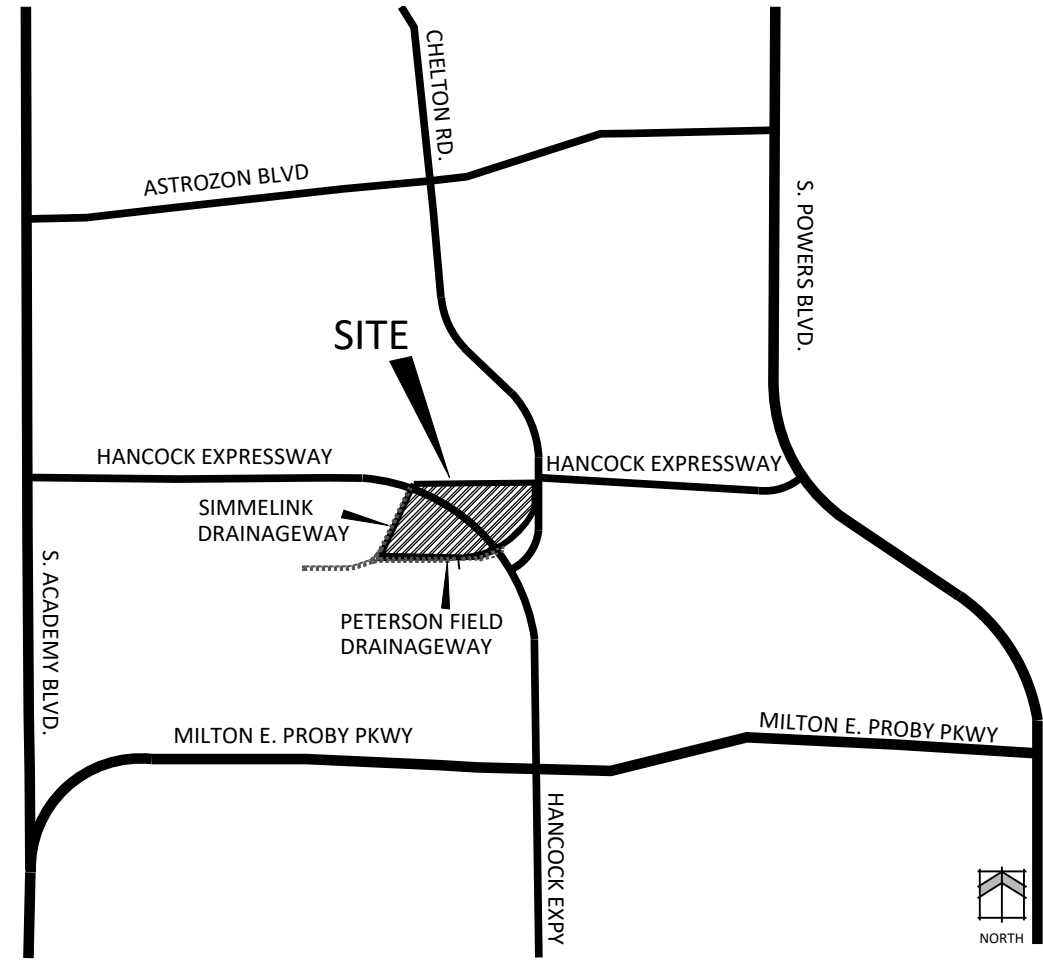
PROPOSED HANCOCK EXPRESSWAY CROSS SECTION



PROPOSED POST OAK DRIVE CROSS SECTION



VICINITY MAP



SITE DATA

Tax ID Number:	6435400035
Total Area:	20.26
Development Schedule:	Fall 2022
Master Plan:	Pinehurst
Drainage Basin:	Peterson Field
Current Zoning:	PUD OC/CR PBC AO (Ord. No. 84-194, 84-195, 84-196, 03-36) PUD/AO: Planned Unit Development: Residential, 8.00 DU/AC Maximum Density, Maximum Building Height 35 feet; Residential, 25.00 DU/AC Maximum Density, Maximum Building Height 45 feet; and Commercial, 20,000 Square Footage, Maximum Building Height 45 feet (Ord. No. ____)
Proposed Zoning:	Vacant Residential / Commercial
Current Use:	Vacant
Proposed Use:	Residential / Commercial
Lot 1 Maximum Floor Area:	20,000 SF
Lot 2 Maximum Density:	25.00 DU/AC
Lot 3 Maximum Density:	8.00 DU/AC
Lot 1 Maximum Building Height:	45'
Lot 2 Maximum Building Height:	45'
Lot 3 Maximum Building Height:	35'

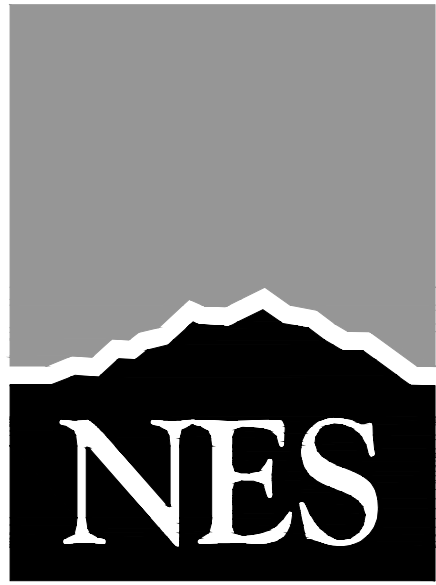
PROJECT TEAM

OWNER:	HC20, LLC 17 S Wahsatch Ave. Colorado Springs, CO 80903
DEVELOPER:	Phi Real Estate Investments, LLC 200 W. City Center Dr., Suite 200 Pueblo, CO
CIVIL ENGINEER:	PRC Engineering 4465 Northpark Dr., Suite 401 Colorado Springs, CO 80907
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903



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HANCOCK COMMONS

PUD CONCEPT PLAN

DATE: 04/22/2022
PROJECT MGR: A. BARLOW
PREPARED BY: T. KNAB / B. PERKINS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
06/08/2022	BP	PER CITY REVIEW COMMENTS
07/07/2022	BP	PER CITY REVIEW COMMENTS

COVER SHEET

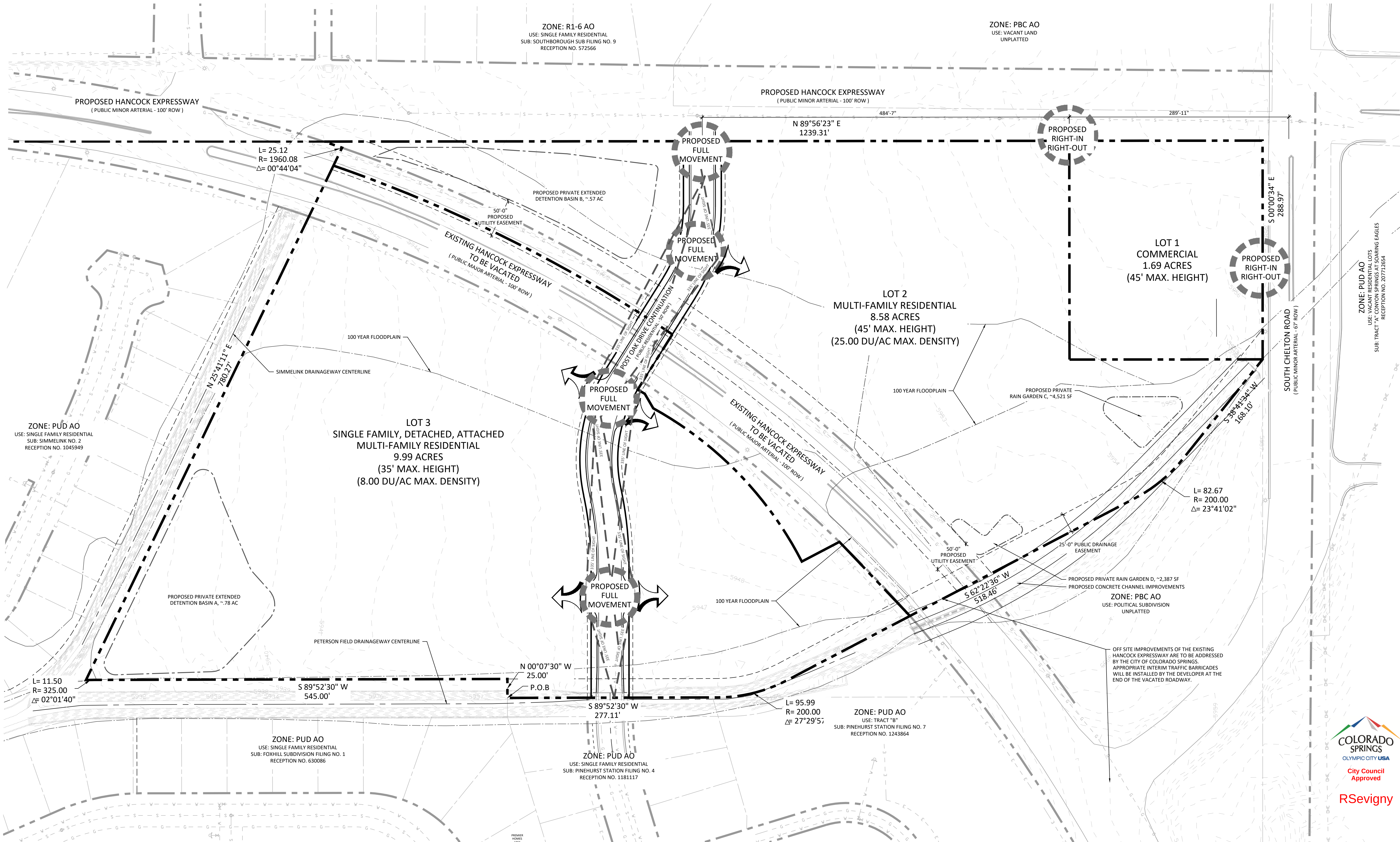
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CPC PUP 22-00037

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A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF
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CITY OF COLORADO SPRINGS, COLORADO
PUD CONCEPT PLAN



LINETYPE LEGEND

- 100 YEAR FLOODPLAIN
- LINE-OF-SIGHT
- FUTURE ACCESS POINT

SCALE
0 30 60 120
SCALE: 1" = 60'



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CPC PUP 22-00037