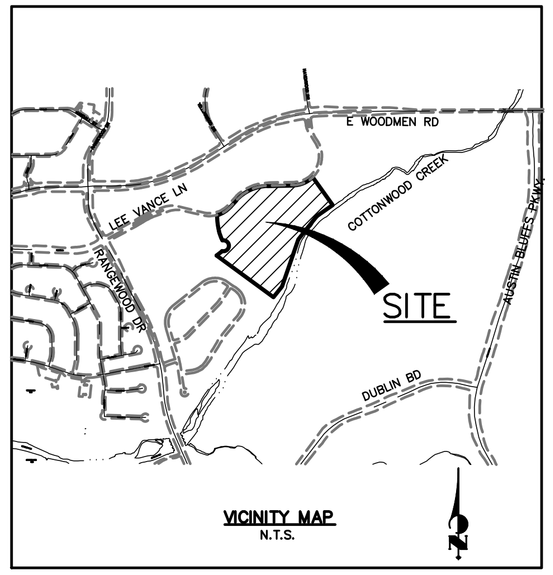
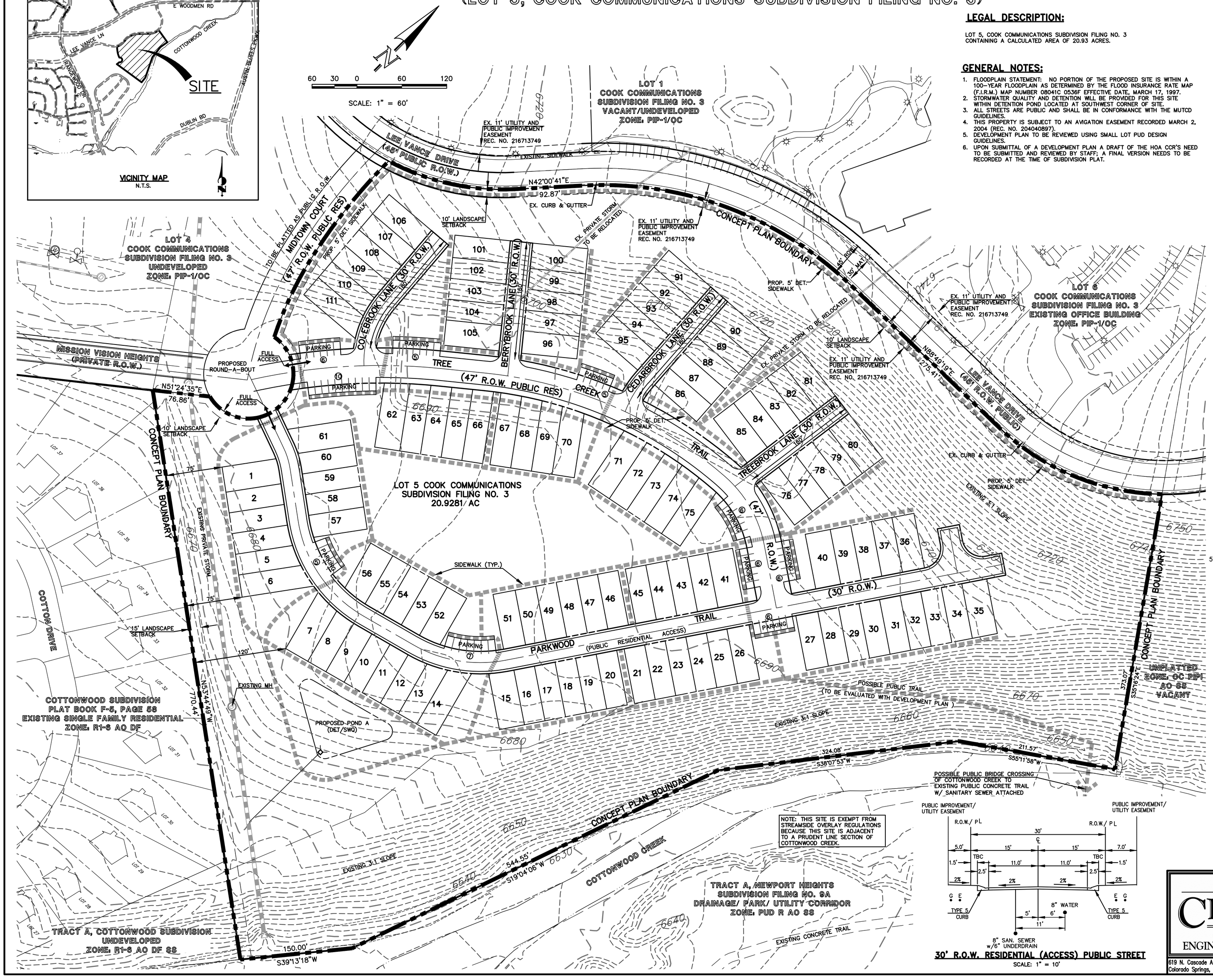
MIDTOWN COLLECTION AT COTTONWOOD CREEK

(LOT 5, COOK COMMUNICATIONS SUBDIVISION FILING NO. 3)



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION:

LOT 5, COOK COMMUNICATIONS SUBDIVISION FILING NO. 3
CONTAINING A CALCULATED AREA OF 20.93 ACRES.

GENERAL NOTES:

1. FLOODPLAIN STATEMENT: NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0536F EFFECTIVE DATE, MARCH 17, 1997.
2. STORMWATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN DETENTION POND LOCATED AT SOUTHWEST CORNER OF SITE.
3. ALL STREETS ARE PUBLIC AND SHALL BE IN CONFORMANCE WITH THE MUTCD GUIDELINES.
4. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED MARCH 2, 2004 (REC. NO. 204040897).
5. DEVELOPMENT PLAN TO BE REVIEWED USING SMALL LOT PUD DESIGN GUIDELINES.
6. UPON SUBMITTAL OF A DEVELOPMENT PLAN A DRAFT OF THE HOA CCR'S NEED TO BE SUBMITTED AND REVIEWED BY STAFF; A FINAL VERSION NEEDS TO BE RECORDED AT THE TIME OF SUBDIVISION PLAT.

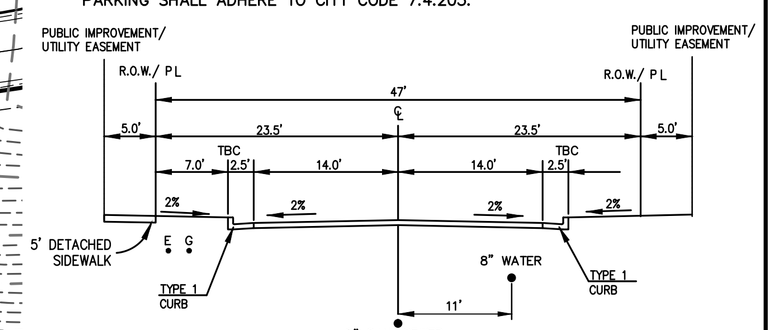
LEGEND:

DESCRIPTION	SYMBOL
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
BOUNDARY LINE	
EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
CONCEPT PLAN BOUNDARY	

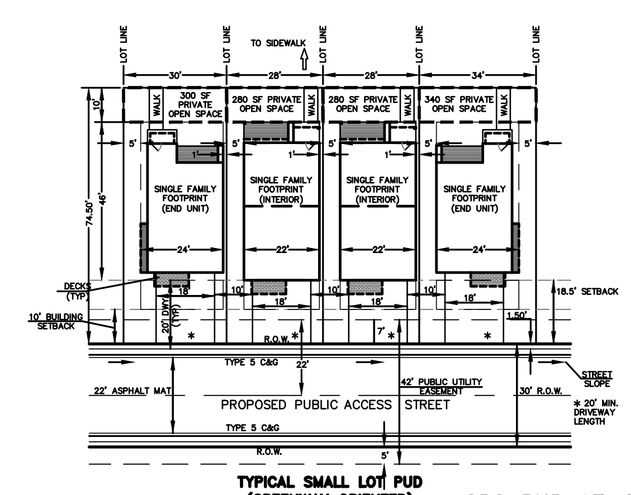
SITE DATA:

APPLICANT:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. KYLE CAMPBELL P.E. (719) 785-0790
OWNER:	DAVID C. COOK PUBLISHING 4050 LEE VANCE DRIVE COLORADO SPRINGS, CO 80918 MR. SCOTT MILLER (719) 536-0100
DEVELOPER:	ELITE PROPERTIES OF AMERICA, INC 6385 CORPORATE DRIVE COLORADO SPRINGS, CO 80919 MR. JOE LOIDOLT (719) 592-9333
TAX SCHEDULE NO.:	63112-04-099
ADDRESS:	4035 LEE VANCE DRIVE
AREA:	20.93 Ac.
EXISTING ZONING:	OC
PROPOSED ZONING:	PUD
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM BUILDING HEIGHT ALLOWED:	35'
PROPOSED LOT TOTAL:	111
PROPOSED DENSITY:	5.3 DU/AC
BUILDING SETBACKS & LANDSCAPE BUFFERS:	
ALONG LEE VANCE DRIVE:	10' MINIMUM
ALONG MIDTOWN COURT:	10' MINIMUM
ALONG WESTERLY BOUNDARY:	15' MINIMUM LANDSCAPE

PARKING REQUIREMENTS:
PARKING SHALL ADHERE TO CITY CODE 7.4.203.



47' R.O.W. RESIDENTIAL (LOCAL) PUBLIC STREET
MIDTOWN COURT
TRAIL CREEK TRAIL
SCALE: 1" = 10'



TYPICAL SMALL LOT PUD
(GREENWAY ORIENTED)
SCALE: 1" = 20'

30' R.O.W. RESIDENTIAL (ACCESS) PUBLIC STREET
SCALE: 1" = 10'

CPC PUP 17-00066

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

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CONCEPT PLAN

DESIGNED BY	KRC	SCALE		DATE	03/07/17
DRAWN BY	BB	(H) 1"= 60'		SHEET 1	OF 1
CHECKED BY		(V) 1"= N/A		JOB NO.	1181.00

FIGURE 1 - Cottonwood Creek