

# MIDTOWN COLLECTION AT COTTONWOOD CREEK

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

### LEGAL DESCRIPTION:

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

### GENERAL NOTES:

- FLOOR PLAN STATEMENT: NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08041C 0506F EFFECTIVE DATE, MARCH 17, 1997.
- EXISTING UTILITY AND PUBLIC IMPROVEMENT EASEMENTS ARE SHOWN WITHIN DETENTION POND LOCATED AT SOUTHWEST CORNER OF SITE.
- ALL STREETS ARE PUBLIC AND SHALL BE IN CONFORMANCE WITH THE MUTCO DEVELOPMENT PLAN TO BE REVIEWED USING SMALL LOT PUD DESIGN (REC. NO. 200404887).
- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED MARCH 2, 2004 (REC. NO. 200404887).
- DEVELOPMENT PLAN TO BE REVIEWED BY STAFF, A FINAL VERSION NEEDS TO BE SUBMITTED AND REVIEWED BY STAFF, A FINAL VERSION NEEDS TO BE RECORDED AT THE TIME OF SUBDIVISION PLAT.

### LEGEND:

- DESCRIPTION**
- EXISTING STORM SEWER
  - EXISTING STORM INLET
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN
  - EXISTING SANITARY SEWER MAIN W/ MANHOLE
  - BOUNDARY LINE
  - EXISTING GROUND CONTOUR
  - PROPOSED FINISHED GRADE CONTOUR
  - CONCEPT PLAN BOUNDARY

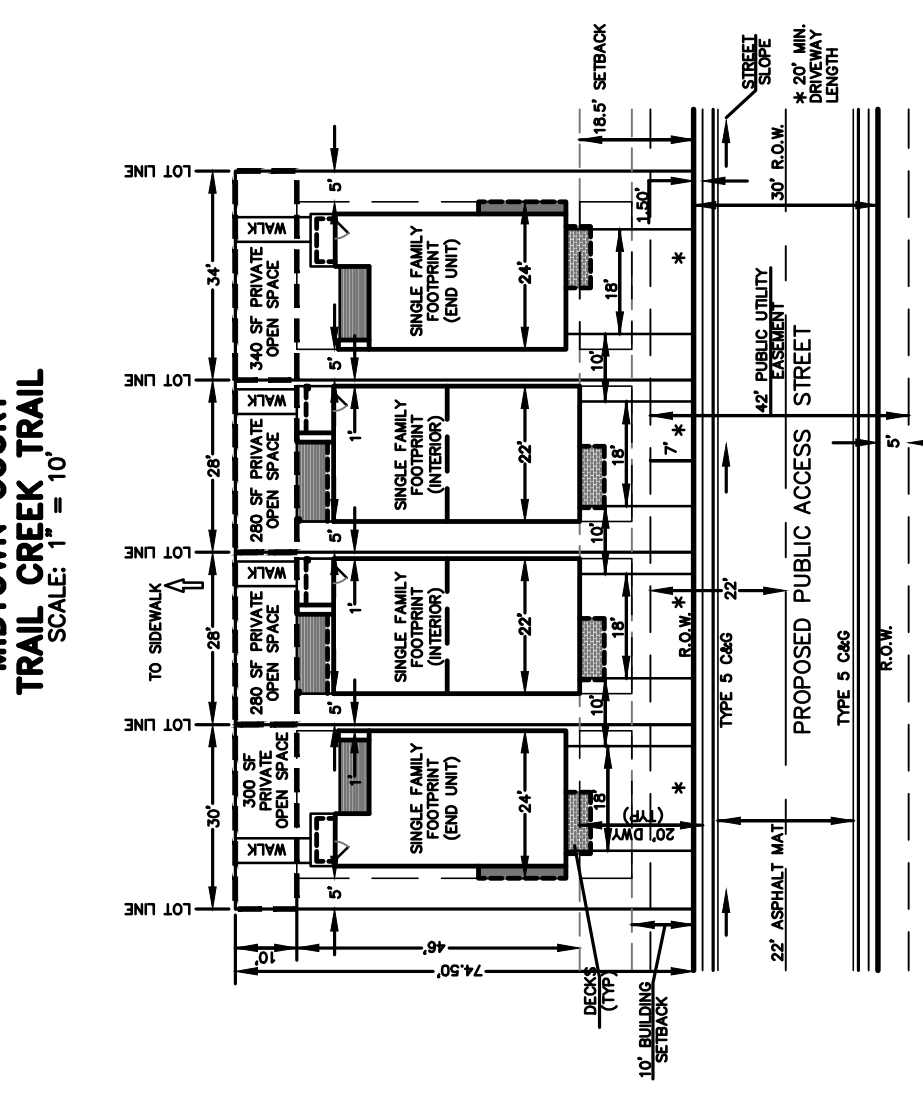
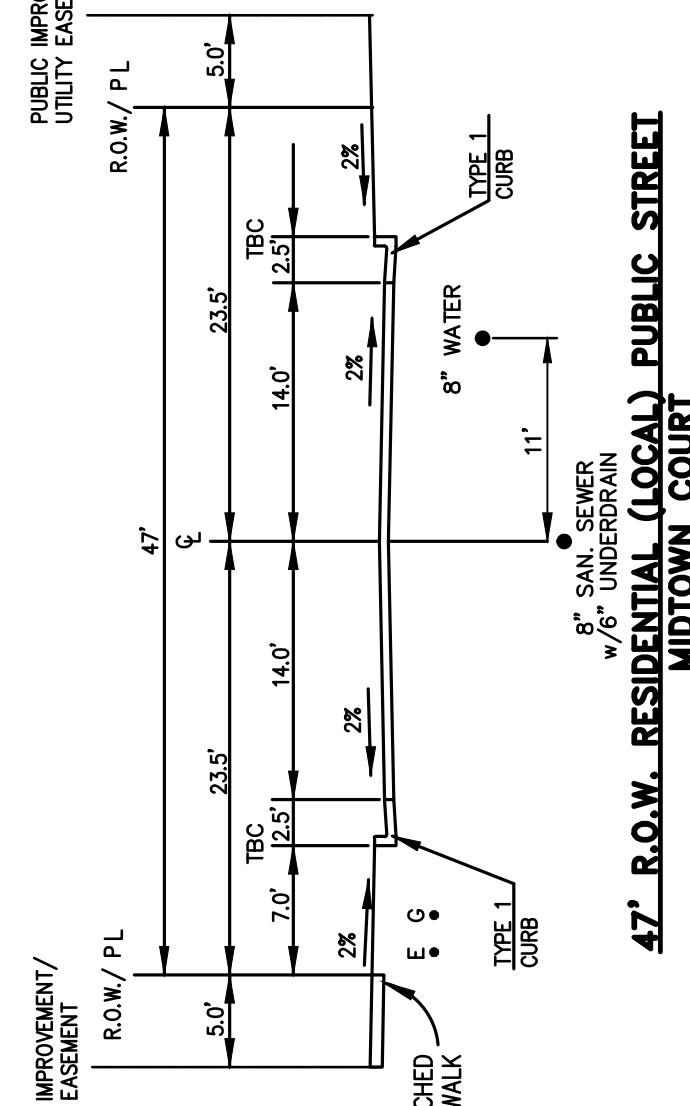
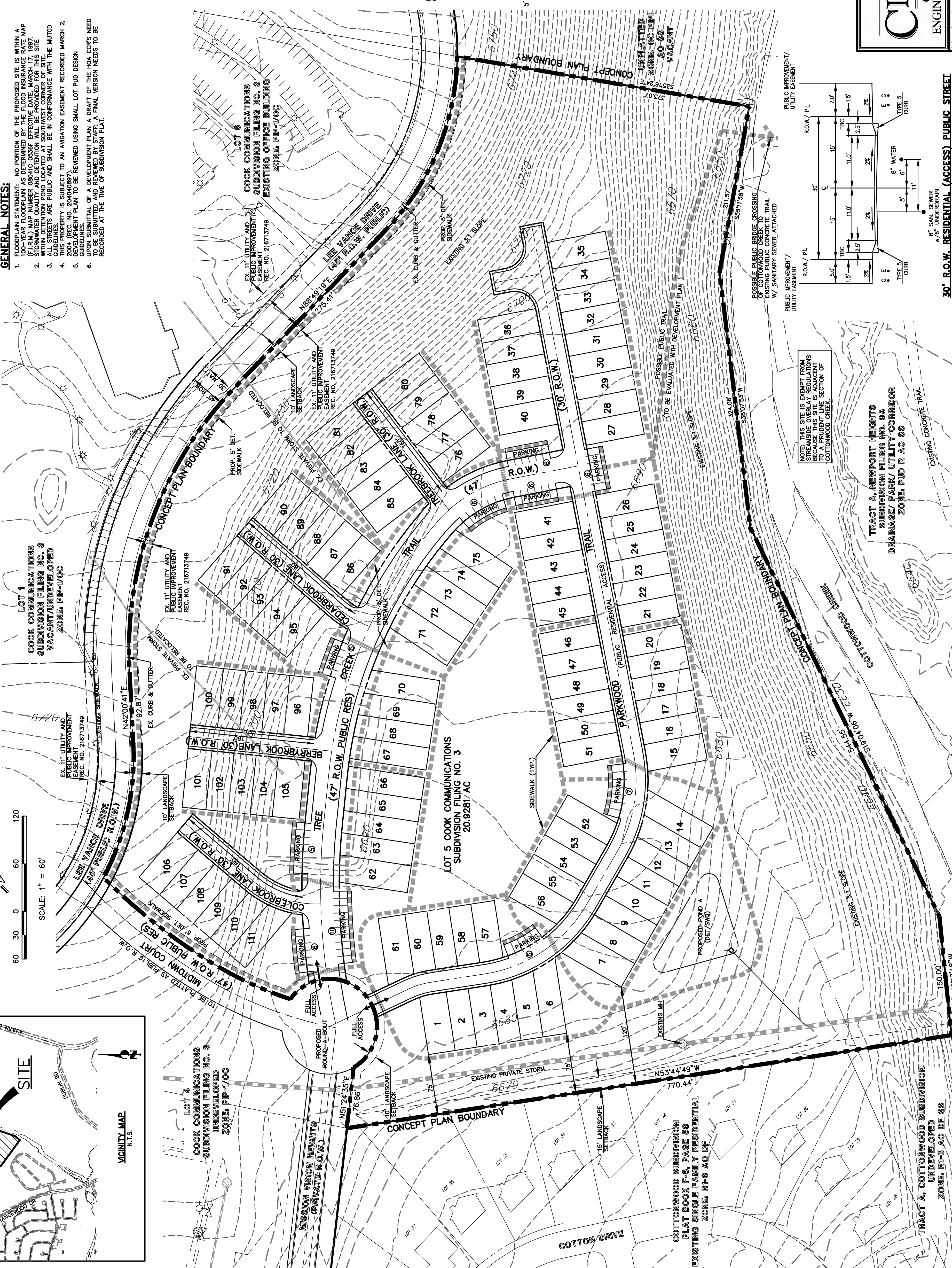
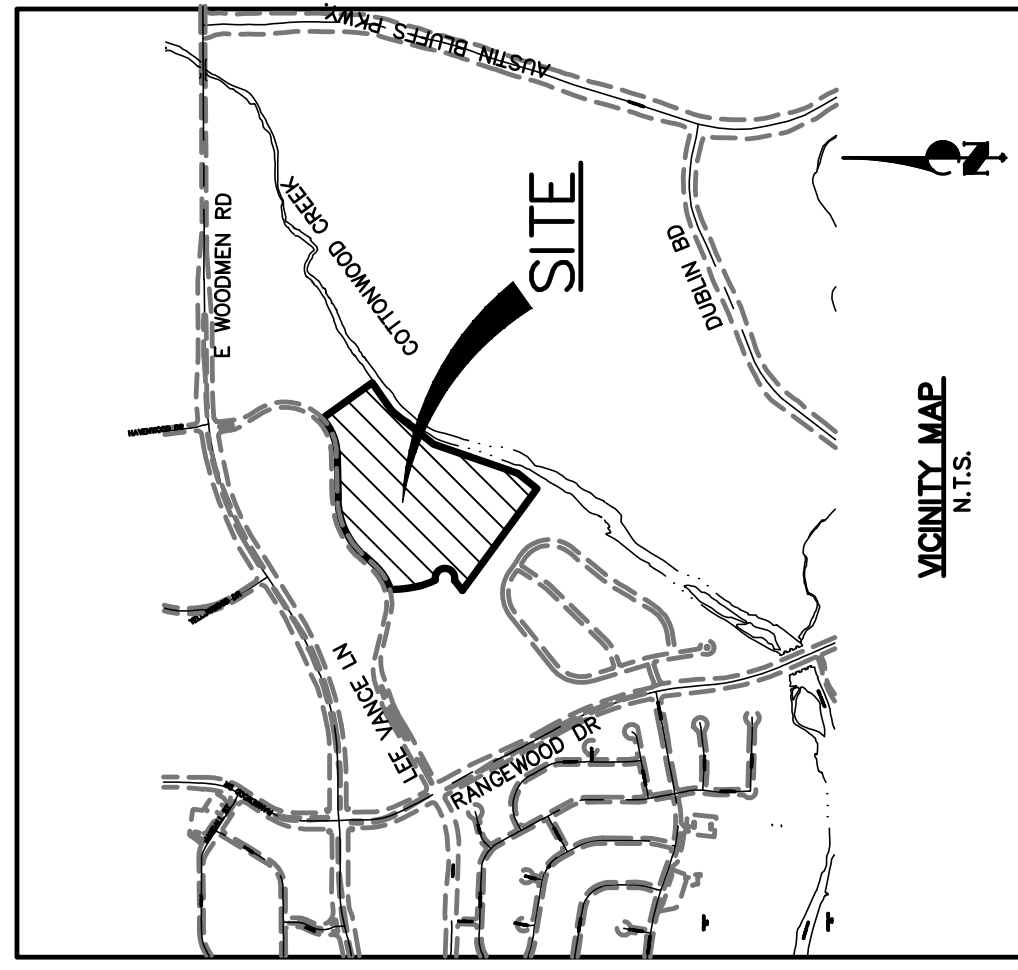
### SITE DATA:

**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 G. COOK PUBLISHING  
4650 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 LOUDOLT (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.



**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

**CONCEPT PLAN**

DESIGNED BY: KRC  
SCALE: (H) 1" = 60'  
DRAWN BY: BB  
DATE: 03/07/17  
SHEET 1 OF 1

CHECKED BY: (V) 1" = N/A  
JOB NO. 1181.00

**TYPICAL SMALL LOT PUD (GREENWAY-ORIENTED) CPC PUP 17-00066**

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FIGURE 1 - Cottonwood Creek