

# ELEPHANT ROCK VILLAS

## PALMER LAKE, COLORADO

### PUD SITE PLAN

#### LEGAL DESCRIPTION

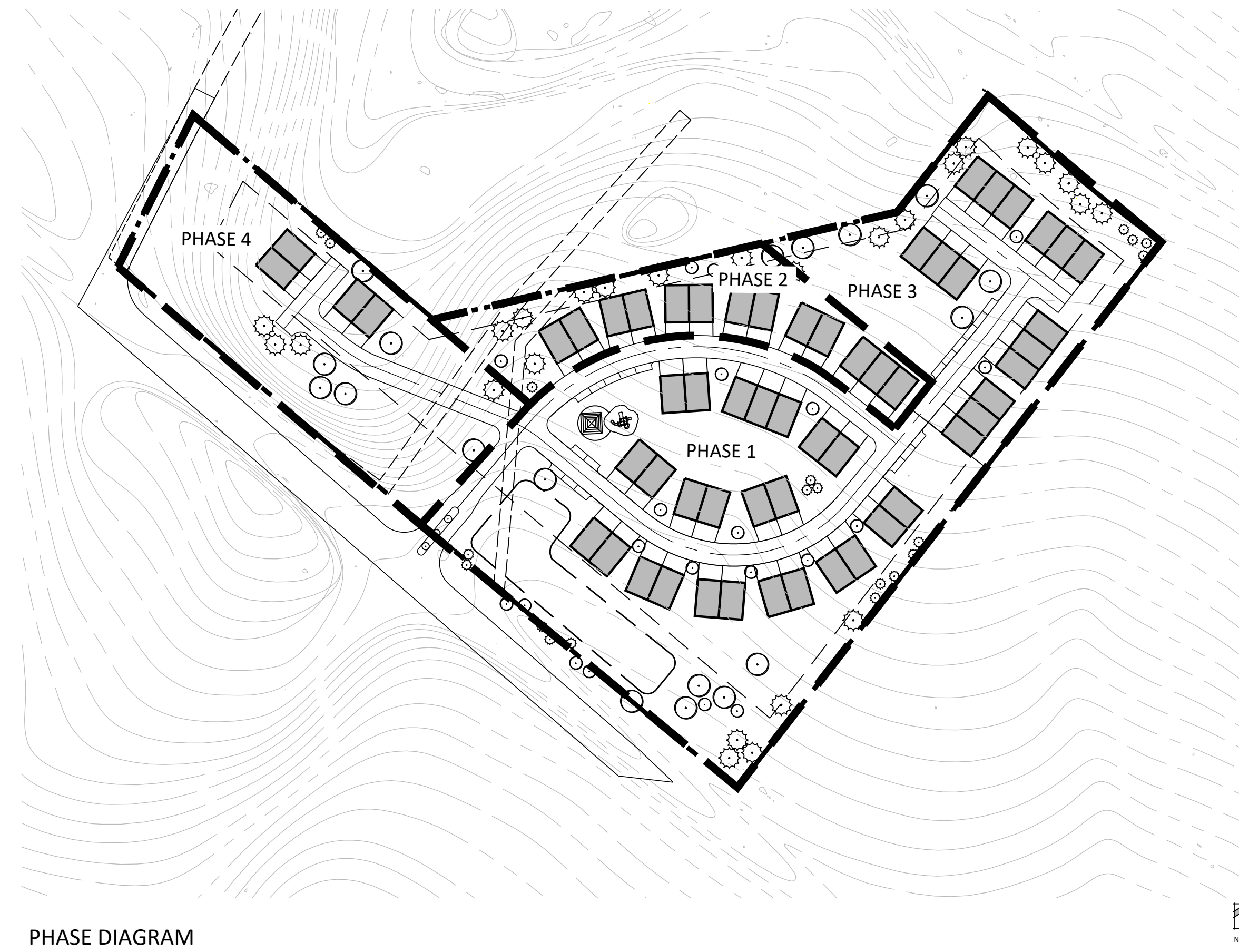
LOT 2 RANCHO IRACEMA SUBDIVISION FILING NO.2, IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO.

#### GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
4. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
5. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER \_\_\_\_\_ EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
7. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

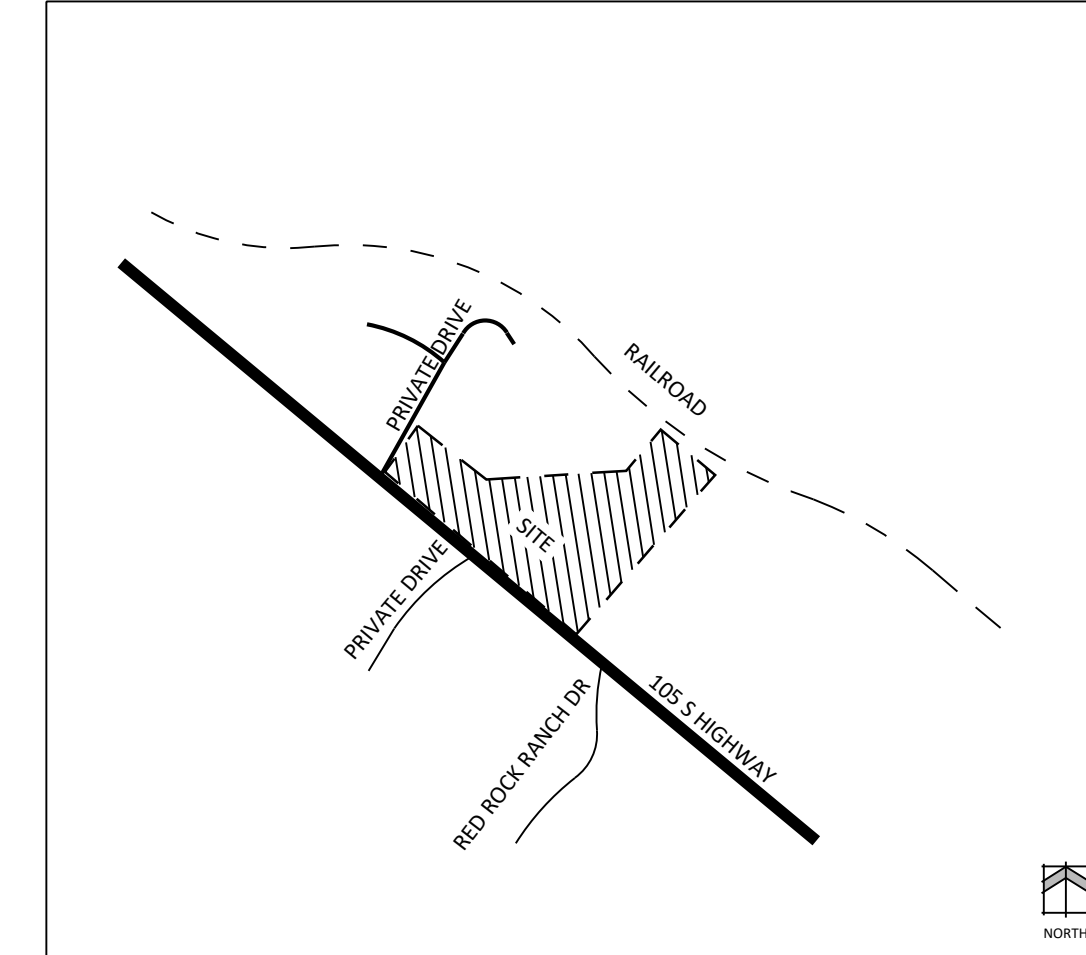
#### SITE DATA

Tax ID Number:	7109012011
Total Area:	13 Acres
Current Zoning:	PUD
Proposed Zoning:	PUD
Current Use:	VACANT
Proposed Use:	MULTI-FAMILY
Number of Dwelling Units:	57
Gross Density:	4.38 units/acre
Proposed Building Size:	30'x52'
Proposed Building Height:	30'
Building Setbacks:	
South (HIGHWAY 105):	100'
Landscape Setbacks:	
South (HIGHWAY 105):	25'



PHASE DIAGRAM

#### VICINITY MAP



#### PROJECT TEAM

OWNER/APPLICANT:	Dorman Properties LLC 2760 N. Academy Blvd., STE 302 Colorado Springs, CO 80917
ARCHITECT:	308 LLC 815 S 25th Street Colorado Springs, CO 80904
PLANNER/ LANDSCAPE ARCHITECT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	RESPEC 121 S Tejon Street, STE 1110 Colorado Springs, CO 80903

#### SHEET INDEX

Sheet 1 of 2:	Cover Sheet
Sheet 2 of 2:	PUD Site Plan



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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# ELEPHANT ROCK VILLAS

## PUD SITE PLAN

105 S HIGHWAY

DATE: 9.22.22  
PROJECT MGR: C.LIEBER  
PREPARED BY: C.HELMLINGER

#### COVER

1

1 OF 2

CPC #



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EL PASO COUNTY

PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

**ELEPHANT  
ROCK  
VILLAS**

PUD SITE PLAN

105 S HIGHWAY

PROJECT INFO

DATE: 9.22.22  
PROJECT MGR: C.LIEBER  
PREPARED BY: C.HELMELINGER

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PUD SITE PLAN

SHEET NUMBER

**2**

2 OF 2

CPC #

ZONE: PUD  
USE: RELIGIOUS PURPOSES  
OWNER: MISSIONARY INTERSHIP INC

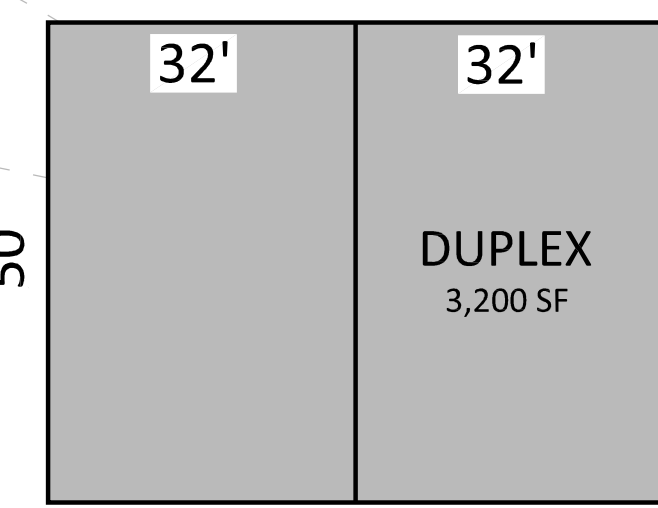
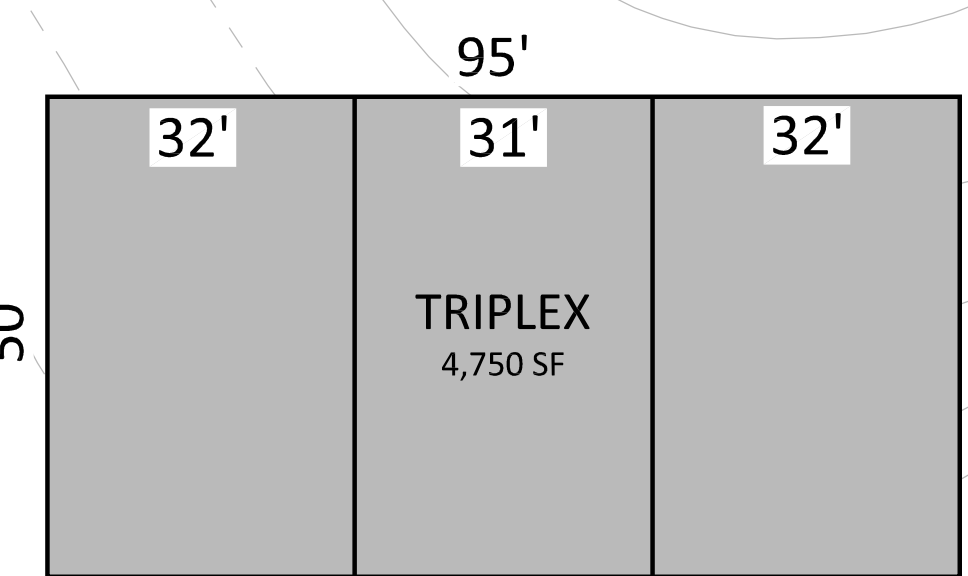
ZONE: PUD  
USE: SPECIAL PURPOSE  
OWNER: RVPLRE LLC

ZONE: PUD  
USE: SINGLE FAMILY RESIDENCE  
OWNER: MARILYN BURLAGE

ZONE: RA  
USE: SINGLE FAMILY RESIDENCE  
OWNER: CURTIS REESE

ZONE: R1  
USE: SINGLE FAMILY RESIDENCE  
OWNER: RANDY BRENNEMAN

BUILDINGS: 25  
UNITS: 57



P:\Dorman Projects\El Paso\Townhomes\Project\Drawings\Planning\CPC\Elephant Rock Villas\_PUD.dwg (Site Plan) 10/10/2022 12:27:35 PM chalminger

