

SITE PLAN – THE HIGHBROOK SUBDIVISION 2

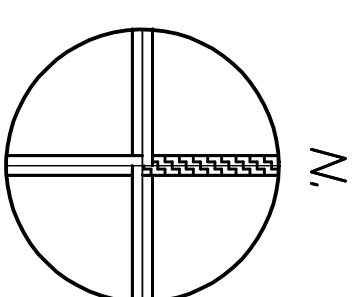
A REPLAT of a portion of THE HIGHBROOK SUBDIVISION,
Town of Palmer Lake, El Paso County, Colorado, situate in Section 5,
Township 11 South, Range 67 West, 6th P.M.,

OWNER/APPLICANT:
TRI LAKES DEVELOPERS LLC
CALVIN BERSTLER
14136 WHITE PEAK DRIVE
COLORADO SPRINGS, CO 80921
phone: 719-722-5077
email: calvinberstler@gmail.com

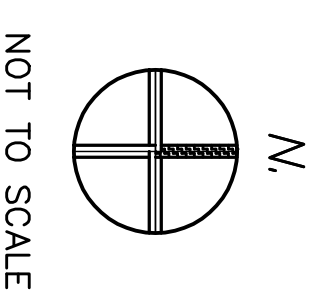
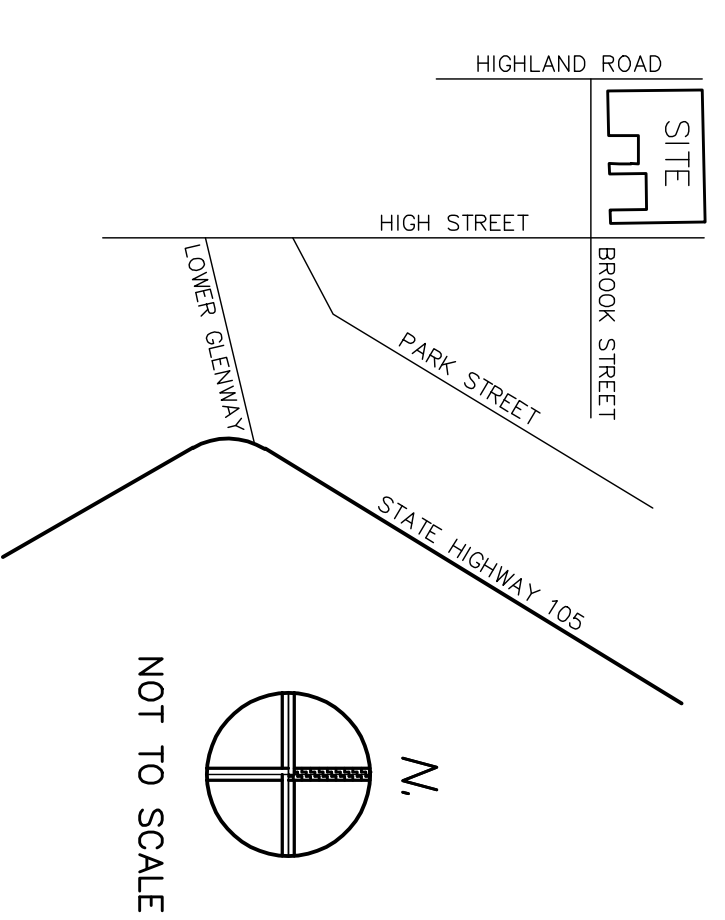
ARCHITECT:
BUCHER DESIGN STUDIO, INC.
BRIAN BUCHER
12325 ORACLE BLVD, SUITE 101
COLORADO SPRINGS, CO 80921
phone: 719-484-0480
email: brian@bucherdesign.com

ENGINEER:

phone: _____
email: _____



SCALE: 1" = 20'



NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL A:
A TRACT OF LAND LOCATED IN THE SOUTHEASTERLY CORNER OF HIGHBROOK SUBDIVISION, PALMER LAKE, COLORADO, SAID SUBDIVISION BEING RECORDED DECEMBER 9, 1986 IN THE CORRECTION PLAT BOOK B-4 AT PAGE 85 AT RECEPTION NO. 1494357 IN THE RECORDS OF EL PASO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID HIGHBROOK SUBDIVISION, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 96.50 FEET; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF EXISTING BROOK STREET 35.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION, 96.50 FEET; THENCE WESTERLY AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY, 96.00 FEET; THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF SAID SUBDIVISION, 10.00 FEET; THENCE EASTERLY AND PARALLEL WITH SAID EXISTING BROOK STREET 131.00 FEET TO THE EASTERLY LINE OF SAID HIGHBROOK SUBDIVISION, WHICH POINT IS ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING HIGH STREET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID SUBDIVISION 106.50 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

ALL OF HIGHBROOK SUBDIVISION, PALMER LAKE, EL PASO COUNTY, COLORADO AS RECORDED MAY 9, 1986 IN PLAT BOOK A-4 AT PAGE 96 AT RECEPTION NO. 1382687 AND IN CORRECTION PLAT RECORDED DECEMBER 6, 1986 IN PLAT BOOK B-4 AT PAGE 85 AT RECEPTION NO. 1494357 AND SAID CORRECTION PLAT RECORDED DECEMBER 9, 1986 IN THE RECORDS OF EL PASO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SA ID HIGHBROOK SUBDIVISION, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND ALONG THE NORTHERLY RIGHT-OF-WAY OF EXISTING BROOK STREET 131.00 FEET; THENCE NORTHERLY AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY OF EXISTING BROOK STREET 131.00 FEET TO THE EASTERLY LINE OF SAID HIGHBROOK SUBDIVISION, WHICH POINT IS ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING HIGH STREET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID SUBDIVISION, 106.50 FEET TO THE POINT OF BEGINNING.
AND EXCEPT THOSE PORTIONS CONVEYED BY DEED RECORDED AUGUST 28, 2007 AT RECEPTION NO. 207112608 AND DEED RECORDED AUGUST 28, 2007 AT RECEPTION NO. 207112608.

PROPOSED R-3 ZONE

Schedule No. 7105207011 & 7105207012

Zone: PUD – PLANNED UNIT DEVELOPMENT
REQUEST CHANGE TO R-3
MEDIUM DENSITY RESIDENTIAL ZONE

Area of Lot: 72,350 SQ. FT. or 1.6609 ACRES

MIN. Lot size: 5,000 sq ft

Coverage: N/A

MIN. LOT WIDTH: 50' STREET FRONTAGE

Max Building Height: 25'

Front Setback: 7.5'

Rear Setback: 25'

All Proposed houses have a 2 car garage

PHASE 1: LOTS 1 & 2
PHASE 2: LOTS 3 & 4

SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached SITE PLAN was prepared by me and on the basis of my knowledge, information and belief, is correct.

James P. Brinkman,
Professional Land Surveyor
Colorado PLS 37631

SITE PLAN

NOTE:
This SITE PLAN does not represent a monumented land survey, and is only intended to depict the improvements to the time of Survey as shown hereon.

no.	date	revisions	by
1.	7-30-2025	Town Comments	AEL
2.	8-05-2025	Town Comments-Note 3	JPB
3.	8-13-2025	Town Comments	JPB
4.	10-29-2025	Core & GMS, Inc comments	JPB

drawing date: July 30, 2025
scale: 1" = 20'
dwg file: 2505150172.dwg
drawn by: JPB
project no.: 25051501

CROSSED PATHS SURVEYING SERVICES, INC.
COLORADO SPRINGS, CO 80908
PHONE: 719-661-2349
EMAIL: jpb@cpssinc.com

