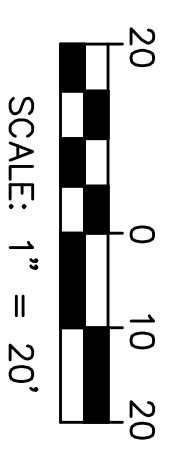
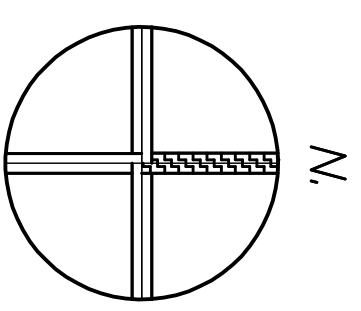


# SITE PLAN – THE Highbrook Subdivision 2

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.,



KEY	SLOPE RANGE	TO REMAIN NATURAL
	0 – 15.90 %	NONE
	16 – 19.90 %	50%
	20 – 24.90 %	60%
	25 – 29.90 %	70%
	30% – GREATER	85%



**NOTES:**

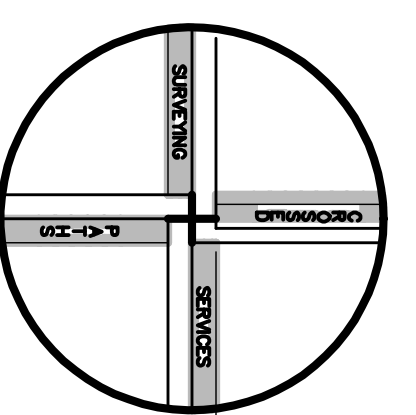
- 1) There are no areas of vegetation that are significant in size or density. There are two medium sized trees (less than 12" dbh) on the property that are not expected to be impacted.
- 2) The only existing drainage is a buried drain pipe and related rip-rap lined ditch, apparently installed by the Town along the Northeast quadrant on this property. There is no known Easement or Use Agreement. There are no permanent stormwater quality control facilities. Recently, the Town emptied the 200,000 Gallon water tank onto this property via the existing drain pipe and ditch, over a 24 hour period. It was apparently absorbed naturally and caused no observed flooding of the Subject or surrounding properties. The owners have been independently studying the incremental time to reattach the tank to the main sewer line and have been advised to repair the tank to prevent future rainwater on site. We will be prepared to present these as they are developed for individual building sites.
- 3) There are no existing or proposed curb cuts, side walks or trails of record. All (4) proposed driveways are to be connected to existing gravel roads or existing service roads. The two driveways off of Brook Street will be connected to Brook Street via asphalt driveways. The two driveways off of High Street will be connected to High Street via the existing dirt access road that has apparently been used by Palmer Lake to service the water treatment facilities for the past 40 plus years.
- 4) Brook Street is a moderately utilized, Town maintained gravel road where no improvements are planned. High Street is a moderately utilized (4 residences & the Town's water department), Town maintained gravel road where no improvements are planned. Highland Road, to the West of the project site, is currently undeveloped— there are no plans for roadway use or improvements associated with this project application.

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

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

drawing date: July 30, 2025  
 dwg file: 2505150172.dwg  
 Project no.: 25051501

**SITE PLAN**



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