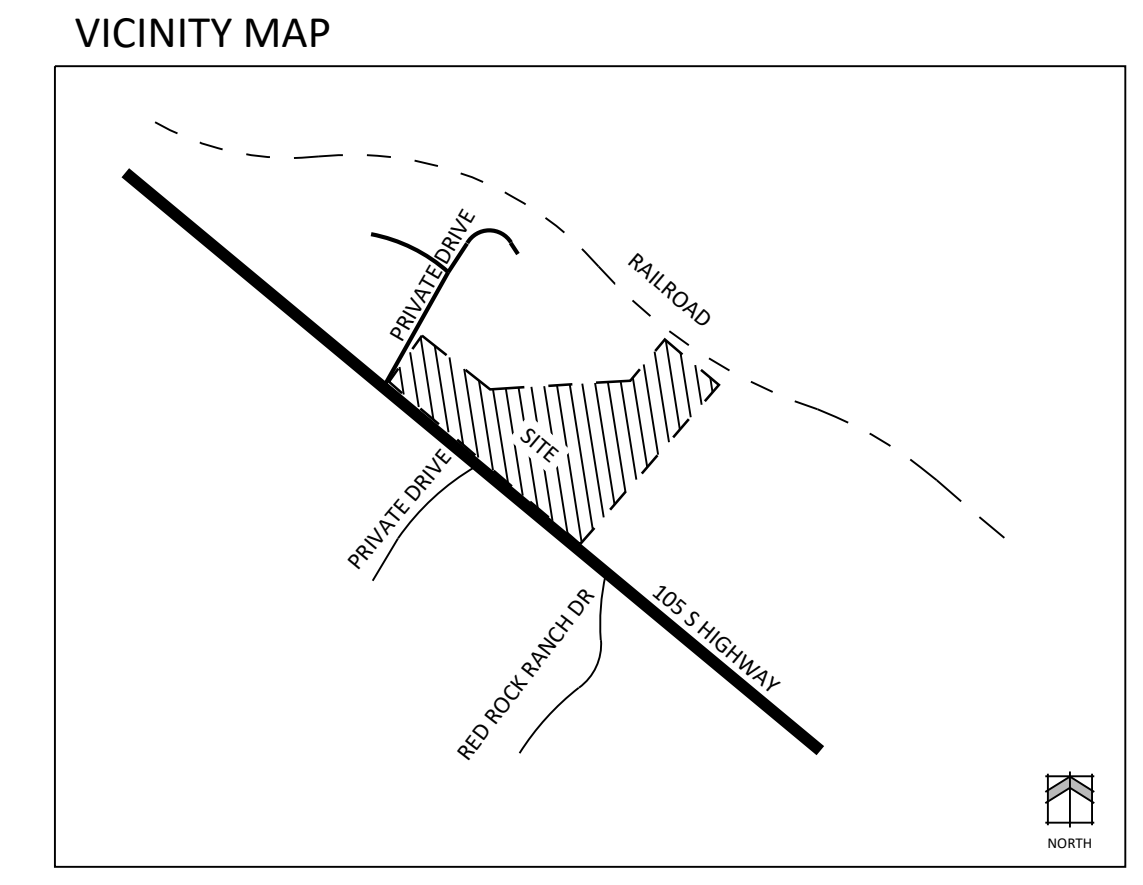
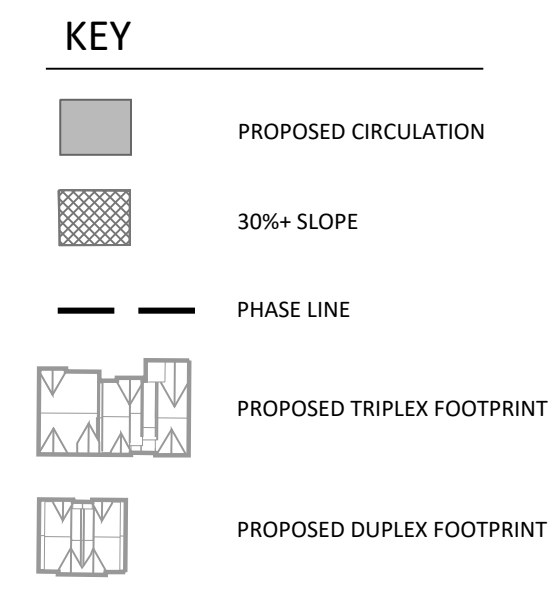
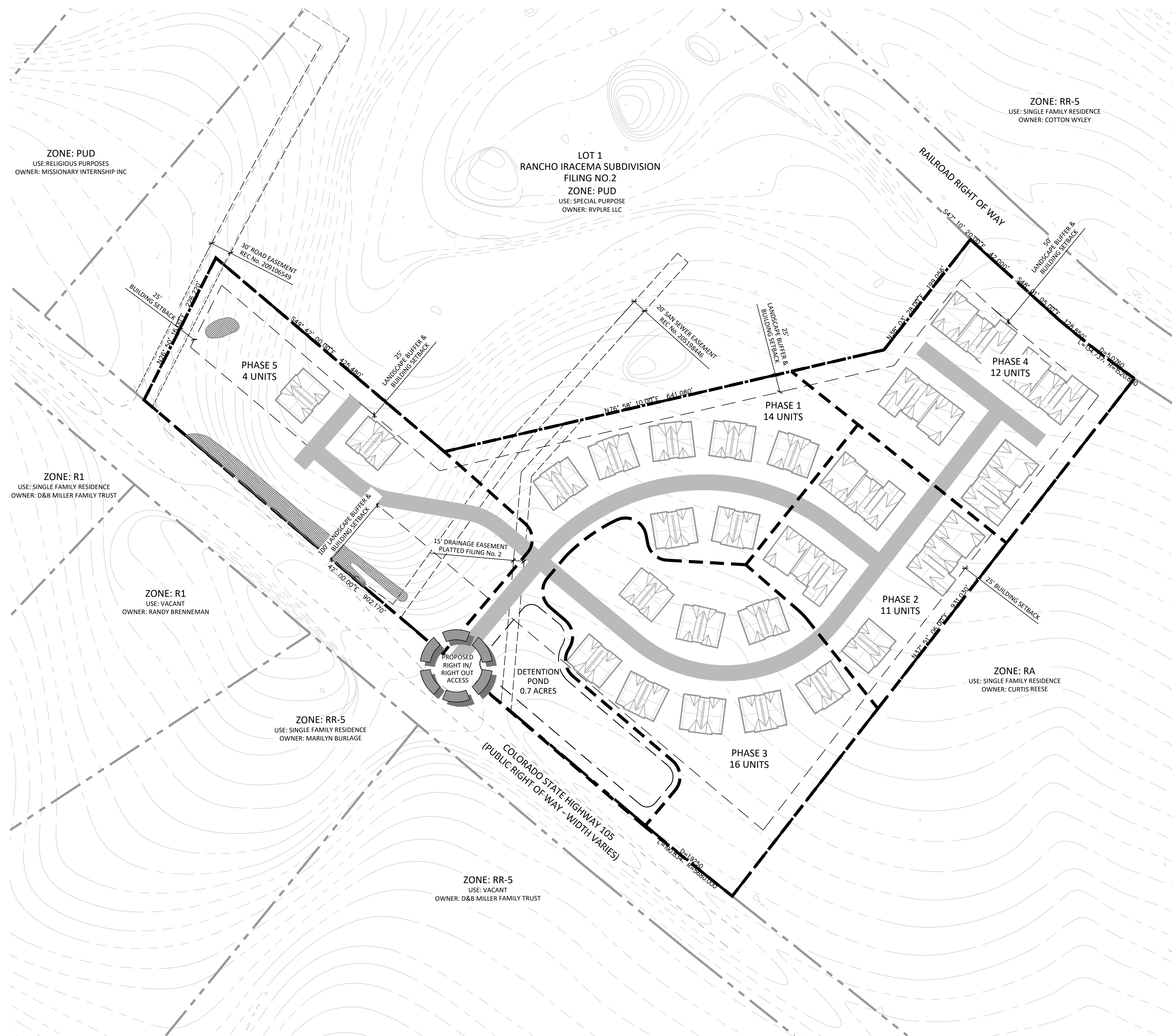


ELEPHANT ROCK VILLAS

PALMER LAKE, COLORADO

MASTER PLAN



SITE DATA

Tax ID Number: 7109012011
 Total Area: 13 Acres
 Current Zoning: PUD
 Current Use: Vacant
 Proposed Use: Single Family Attached Residential
 Number of Dwelling Units: 57
 Gross Density: 4.38 DU/AC
 *Net Density: 5.06 DU/AC

*Net density has been determined by subtracting private streets and guest parking areas (1.748 acres) resulting in a net density of 5.06 dwelling units per acre.

Maximum Building Height: 30'

Parking
 Formula: 2 Spaces/Dwelling Unit (17.60.0208)
 Required: 2(57) = 114
 Provided: 244
 Garage Spaces: 114
 Driveway Spaces: 114
 On-Street Parking: 16

Building Setbacks
 North (Railroad ROW): 50'
 North (Adjacent to Lot 1): 25'
 South (Highway 105): 100'
 East: 25'

Landscape Setbacks/Buffers
 North (Railroad ROW): 50'
 North (Adjacent to Lot 1): 25'
 South (HIGHWAY 105): 25'

Utility Providers
 Proposed Sewage Treatment: Palmer Lake Sanitation District
 Proposed Water Supply System: Town of Palmer Lake
 Electric: Core Electric Cooperative
 Gas: Black Hills Energy

PHASING DATA

Phase	Units	Buildings	Time Period
1	14	7	2024-2026
2	11	4	2026-2029
3	16	8	2029-2031
4	12	4	2031-2034
5	4	2	2034-2037
Total	57	25	

LEGAL DESCRIPTION

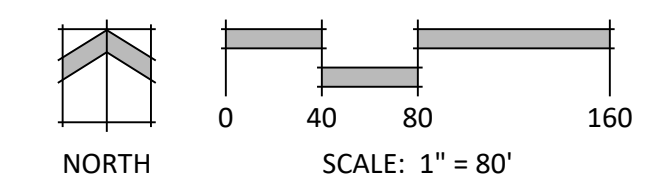
LOT 2 RANCHO IRACEMA SUBDIVISION FILING NO.2, IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO.

- #### GENERAL NOTES
- PRIVATE DRIVES ARE TO BE PAVED CONCRETE.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0257G, 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).
 - CONTOURS SHOWN ON PLAN ARE AT 2' INTERVALS, AND AREAS WITH SLOPE IN EXCESS OF 30% ARE HIGHLIGHTED.

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
TRAFFIC:	LSC Transportation, Inc. 2404 E. Pikes Peak Ave, Suite 304 Colorado Springs, CO 80909
GEOTECH:	RMG Engineers/Architects 2910 Austin Bluffs Pkwy, Suite 100 Colorado Springs, CO 80918
WATER COUNSEL:	MONSON, CUMMINS, SHOHEET & FARR, LLC 13511 Northgate Estates Dr., Ste. 250 Colorado Springs, Colorado 80921
DEVELOPMENT CONSULTANT:	Olive Real Estate Group, Inc. 102 N. Cascade Ave., Ste. 250 Colorado Springs, CO 80903

MASTER PLAN PHASING DIAGRAM



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www.nescolorado.com
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ELEPHANT ROCK VILLAS

MASTER PLAN

105 S HIGHWAY

DATE: 01.12.23
 PROJECT MGR: C.LIEBER
 PREPARED BY: C.HELMLINGER

DATE:	BY:	DESCRIPTION:

MASTER PLAN

1 OF 1

P:\Dorman Properties, LLC\Palmer Lake\Tomahome\Project\Drawings\Planning\CP\Elephant Rock Villas_MF.dwg (2/4/23) 1/12/2023 11:06:38 AM Tomahome