

# ELEPHANT ROCK VILLAS

January 11, 2022

## 16.16 MASTER PLAN APPLICATION

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### **16.16.010 – Master Plan**

A Master Plan Application is being submitted in conjunction with the Sketch Plan (pre-PUD Application), as Elephant Rock Villas is intended to be developed in phases.

### **16.16.020 – Master Plan Contents**

- 1) Name of the proposed master plan: **Elephant Rock Villas**
- 2) A specific legal description: **Lot 2 in Rancho Iracema Subdivision Filing No. 2**
- 3) Name and address of owner or agent and of person preparing the plan:

**Owner:** Todd Dorman, CCIM  
Dorman Properties, LLC / Montebello 2205, LLC  
2760 North Academy Blvd., Suite 302  
Colorado Springs, CO 80917  
Office: (719) 213-9100  
Email: [todd@dormanrealestate.com](mailto:todd@dormanrealestate.com)

**Planner:** Chris Lieber, Principal, PLA  
N.E.S., Inc.  
649 North Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
Office: (719) 471-0073  
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- 4) Date of preparation, scale, and northpoint: **Date of Preparation: January 10, 2023; Scale: 1" = 50'**
- 5) A vicinity location map: **Included on Master Plan.**
- 6) Proposed land uses, together with densities: **Elephant Rock Villas is a single-family attached, clustered townhome community with a proposed mix of fifty-seven (57) non-owner-occupied duplexes and triplexes on 13 acres. Gross density is 4.38 Dwelling Units per Acre. Net Density has been determined by subtracting private streets (1.662 acres) and guest parking areas (.086 acres) resulting in a net density of 5.07 units per acres. The Land Development Code requires 12 dwelling units per net acre. A total of 8.411 acres of usable open space has been provided (3.9 acres are required by code). The Land Development Code requires 25% of required open space (.975 acres) to be dedicated for active recreation, and .975 acres has been provided. A Land Use Area Density Table illustrating land use percentages is included on the Master Plan.**
- 7) Topography, with a contour interval of no than 20 feet with all areas of slopes 30% or greater shaded: **The Master Plan includes 2' contour interval. Slopes areas thirty percent (30%) or greater are shaded to include the western boundary adjacent to State Highway 105, as well as small slope area in the far northwestern corner of the site.**

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- 8) Proposed sewage treatment systems: **Sewerage service shall be provided by Palmer Lake Sanitation District pursuant to the attached will serve letter dated January 9, 2023. Palmer Lake Sanitation District utilizes the Tri-Lakes Wastewater Treatment Facility.**
- 9) Proposed water supply system with adequate evidence that sufficient water exists to supply the proposed development. Evidence shall include material on quality, quantity, and the reliability of supply; ownership of water rights; amenability of the supply to changes in land use; and certification that public or private water owners can and will supply adequate water to the proposed development, where applicable: **See attached Water Resources report, prepared by Chris Cummins, Esq., Monson, Cummins, Shohet & Farr, LLC, dated January 9, 2023.**
- 10) Any unusual or important manmade or natural features as identified in the town comprehensive plan: **Elephant Rock Villas (the "Property" or "Site") lies within the 'North Highway 105' Performance District as defined in §4.4 of the Town of Palmer Lake Comprehensive Plan (the "Comp Plan"). The Property is nestled approximately 400' below Ben Lomond Mountain and Elephant Rock to the south and offers sweeping views of Raspberry Mountain and Mount Herman.**
- 11) Summary statement of the characteristics of the proposed area, including, but not limited to, geology, soils, and vegetation: **Site vegetation consists of tall native grasses and prairie-type vegetation. Clusters of Ponderosa Pine trees and scrub oak are scattered throughout the site, and the Applicant intends to retain as much existing vegetation as possible. Soil borings from the Site identified two types of soil to include Pring coarse sandy loam and Tomah-Crawfoot which have moderate development stability. In general, bedrock exists beneath the Site which is considered to be part of the Dawson Formation. Detailed geologic, soil and vegetation information can be reviewed the Soils and Geology Study, prepared by RMG Engineers/Architects, as amended January 4, 2023.**
- 12) Any potential radiation hazard: **As in §8.3 of the Soils and Geology Study, "Elevated hazardous levels of radon from naturally occurring sources are not anticipated at this Site."**
- 13) Present land use, including proposed and existing borrow pits: **The Site is presently vacant, undeveloped land. No borrow pits currently exist and none are anticipated, as site grading is anticipated to be balanced, with no import or export required.**
- 14) Letter of commitment from the appropriate supplier of energy (natural gas, electricity, propane, etc.): **Will-serve letters are included with this Application from Black Hills Energy for natural gas and Core Electric Cooperative for electricity.**
- 15) Proposed location and type of permanent stormwater quality control facilities: **A 0.7-acre stormwater detention pond is illustrated on the site plan. Water quality for the site will be achieved through a private full spectrum detention extended detention basin (FSD/EBD) with a sedimentation forebay at the inlet into the basin and a micro pool at the outlet. Flows will discharge through a proposed private 'Type OS-2' Outlet Structure with a private 24" HDPE pipe outlet provided for the private FSD/EBD. The private FSD/EBD drains an area of 9.25 acres that is 46.96% impervious and will have a volume of 0.731 acre-ft. Portions of the property are not**

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**detained because they are to remain undeveloped. Included with this Application is a Final Drainage Report prepared by RESPEC Engineering, dated January 2023.**

Documents included with Master Plan Application include:

1. Water Resources Report
2. Will Serve Letters
  - a. Palmer Lake Sanitation District
  - b. CORE Electrical Cooperative
  - c. Black Hills Energy
3. Soils Geology Study
4. Drainage Report