

ELEPHANT ROCK VILLAS

January 11, 2022

17.72.090 SKETCH PLAN SUBMITTAL

17.72.090, B. – Sketch Plan

1. Contents of the Sketch Plan map to be reviewed at the preapplication conference are described in this section. This plan is to be an indication of the developer's intent, not necessarily to scale, and subject to change.

An initial meeting with Town of Palmer Lake staff was held on August 16, 2022, to review a draft Sketch Plan of Elephant Rock Villas. Feedback received from that meeting and correspondence with the Town's Administrator, has been incorporated into this submittal. The applicant is submitting this application in conjunction with the attached Master Plan Application with the intention of attending a preapplication conference to review the Sketch Plan with the Town of Palmer Lake Planning Commission on January 18, 2023.

2. The Sketch Plan map should be approximately scaled, include the entire PUD tract, and show in schematic detail the topography of the land, the location of proposed uses and major buildings, the proposed development density, housing types, layout of roads by functional classification, approximate rights-of-way, layout and configuration of common open space, and location of all entrances to the tract.

Pursuant to the Town of Palmer Lake Land Development Code §17.72.090, included with this Application is a Sketch Plan for Elephant Rock Villas.

3. The developer also submits a brief narrative text that describes the general design and architectural policies for the PUD, the treatment of environmentally sensitive land located in the project tract, the proposed time frame for the phased development, and the phases selected as concept plans in the preliminary plan for the PUD tract.

Attached as Exhibit A to this Sketch Plan Submittal, please find PUD Design and Architectural Guidelines that address this requirement.

4. If development is to be phased, a Master Plan must be filed pursuant to § 16.16.

Pursuant to the Town of Palmer Lake Land Development Code §16.16, please consider the attached Master Plan Application and Site Plan.