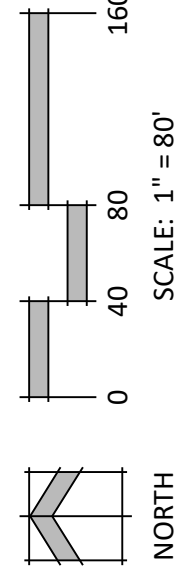
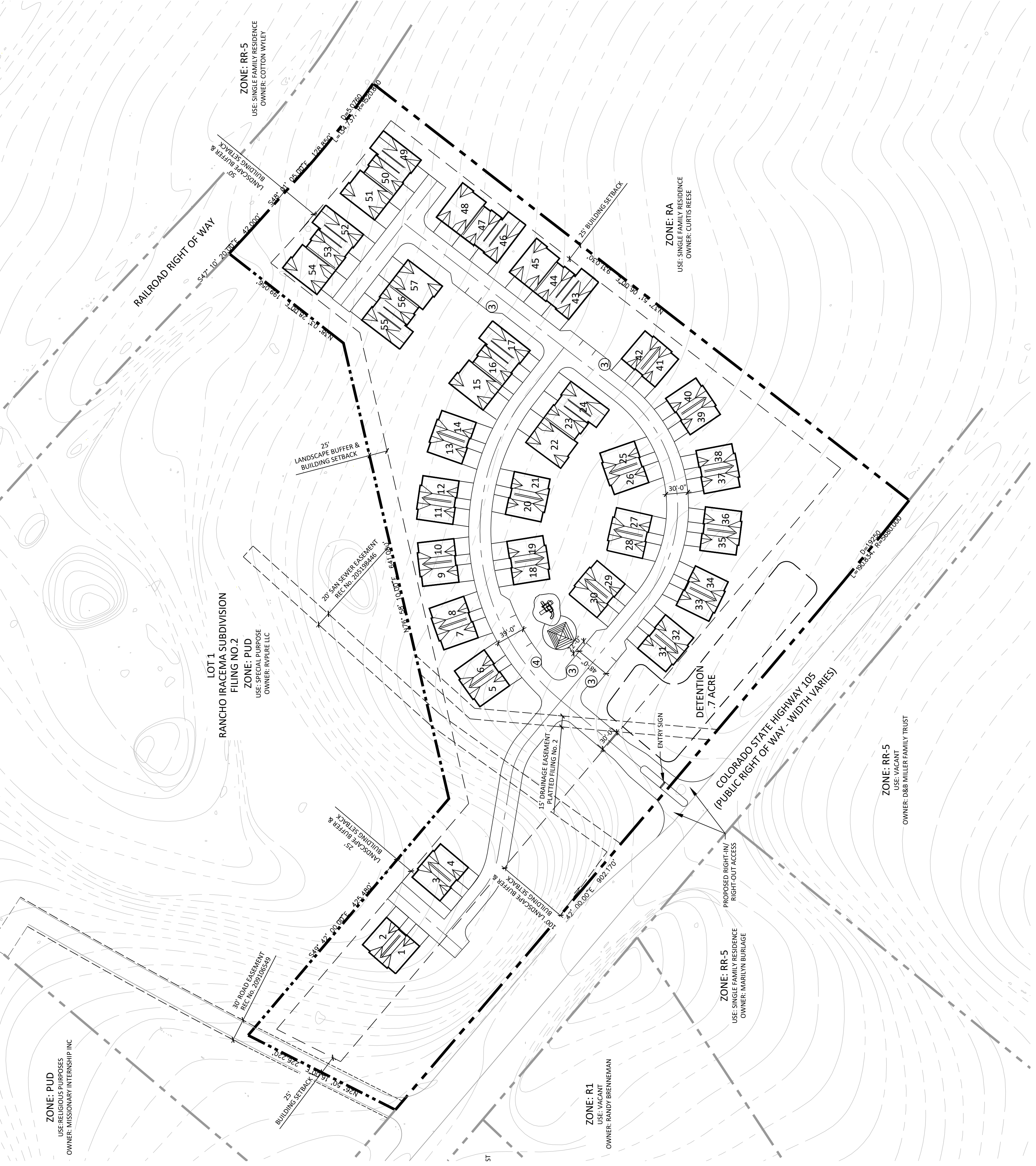


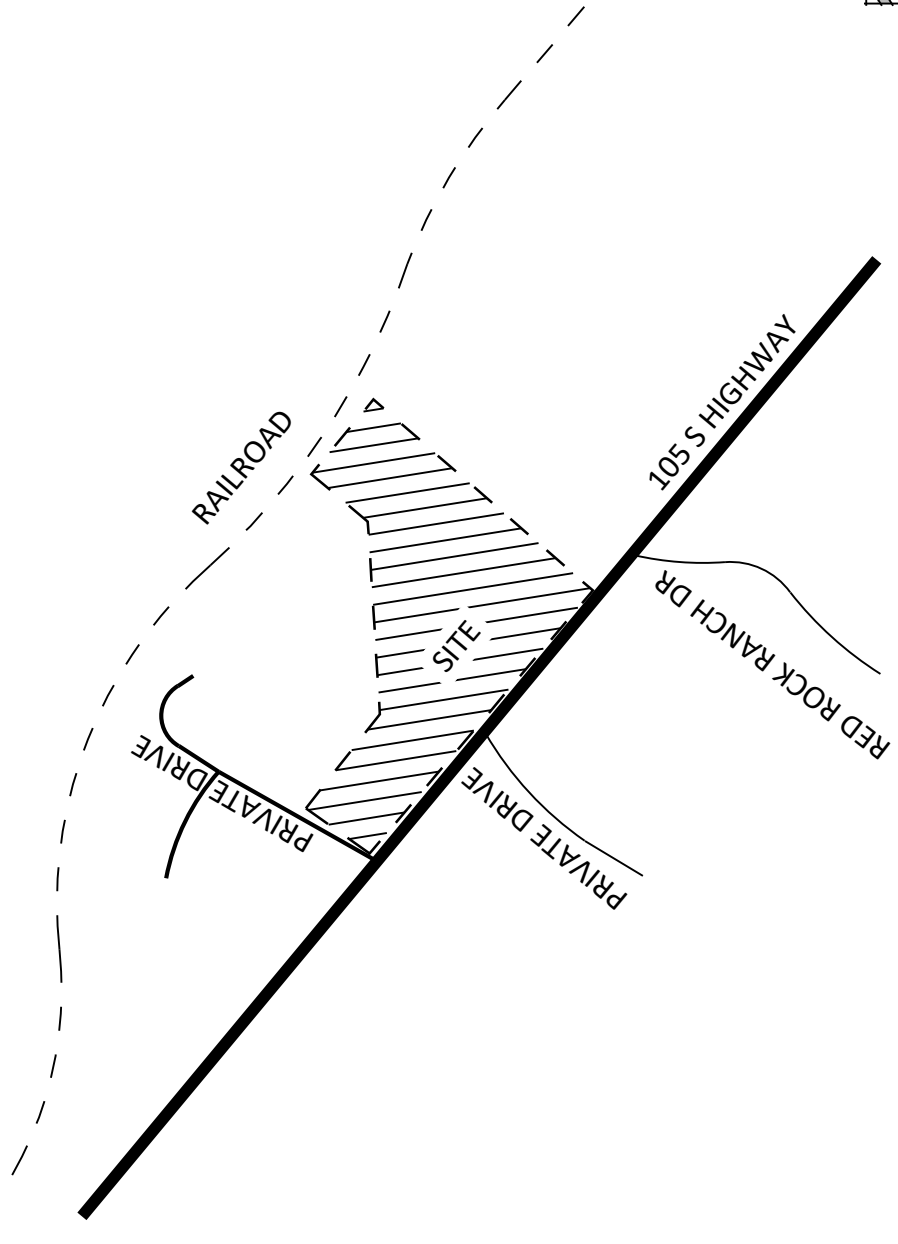
ELEPHANT ROCK VILLAS

PALMER LAKE, COLORADO

SKETCH PLAN



VICINITY MAP



SITE DATA

Tax ID Number:	7109012011
Total Area:	13 Acres
Current Zoning:	VACANT
Proposed Use:	SINGLE FAMILY ATTACHED RESIDENTIAL
Number of Dwelling Units:	57
Gross Density:	4.38 DU/AC
Maximum Building Height:	30'
Parking Formula:	2 Spaces/Dwelling Unit (17-60.0Z08)
Formula:	17' - 114'
Garage Spaces:	114
Driveway Spaces:	14
On-Street Parking:	10
Building Setbacks:	
North (Railroad ROW):	50'
South (Highway 105):	100'
East:	25'
Landscape Setbacks/Buffer:	
North (Adjacent to Lot 1):	50'
South (Highway 105):	25'
Utility Providers:	Palmer Lake Sanitation District
Proposed Sewage Treatment:	Palmer Lake Sanitation District
Proposed Water Supply System:	Palmer Lake Sanitation District
Electric:	Core Electric Cooperative
Gas:	Black Hills Energy

Land Use Area Percentages	AC	SF	%
Single Family Attached Residential	2.247	97,879	17.28%
Private ROW	1.627	72,397	12.78%
Private Driveways	0.594	25,875	4.57%
Guest Parking	0.086	3,746	0.66%
Detention Pond	0.706	30,753	5.43%
Private Usable Open Space	7.488	326,090	57.38%
Community Gather Space	0.219	9,549	1.68%
Total Area	13.000	586,350	100.00%

PROJECT TEAM

OWNER/APPLICANT:	Dorman Properties, LLC, STE 302 Colorado Springs, CO 80917
ARCHITECT:	NES, LLC 815 S 7th Street Colorado Springs, CO 80904
PLANNING/ LANDSCAPE ARCHITECT:	N.E.S., Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	RESPEC 121 S 7th 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, SHOHET & FARR, LLC 13511 Northgate Estates Dr., Ste. 250 Colorado Springs, Colorado 80921
DEVELOPMENT CONSULTANT:	ONE Real Estate Group, Inc. 100 S. Tejon Street, STE 1250 Colorado Springs, CO 80903

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.
- FLOOD INSURANCE RATE MAP NUMBER 08041C037G, 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.

BUILDINGS: 25
UNITS: 57

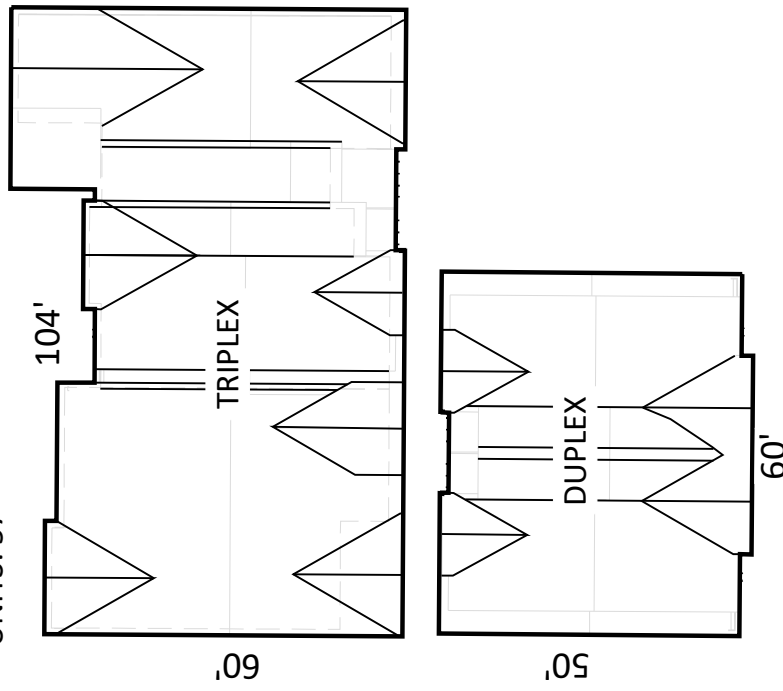


EXHIBIT B

SKETCH PLAN

1

1 OF 1

PLAN FILE # SHEET NUMBER

ISSUE / REVISION

DATE: BY: DESCRIPTION:

STAMP

PROJECT INFO
DATE: 01.10.23
PROJECT MGR: C. LIBBER
PREPARED BY: C. HELMLINGER

SKETCH PLAN

105 S HIGHWAY

ELEPHANT ROCK VILLAS

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH