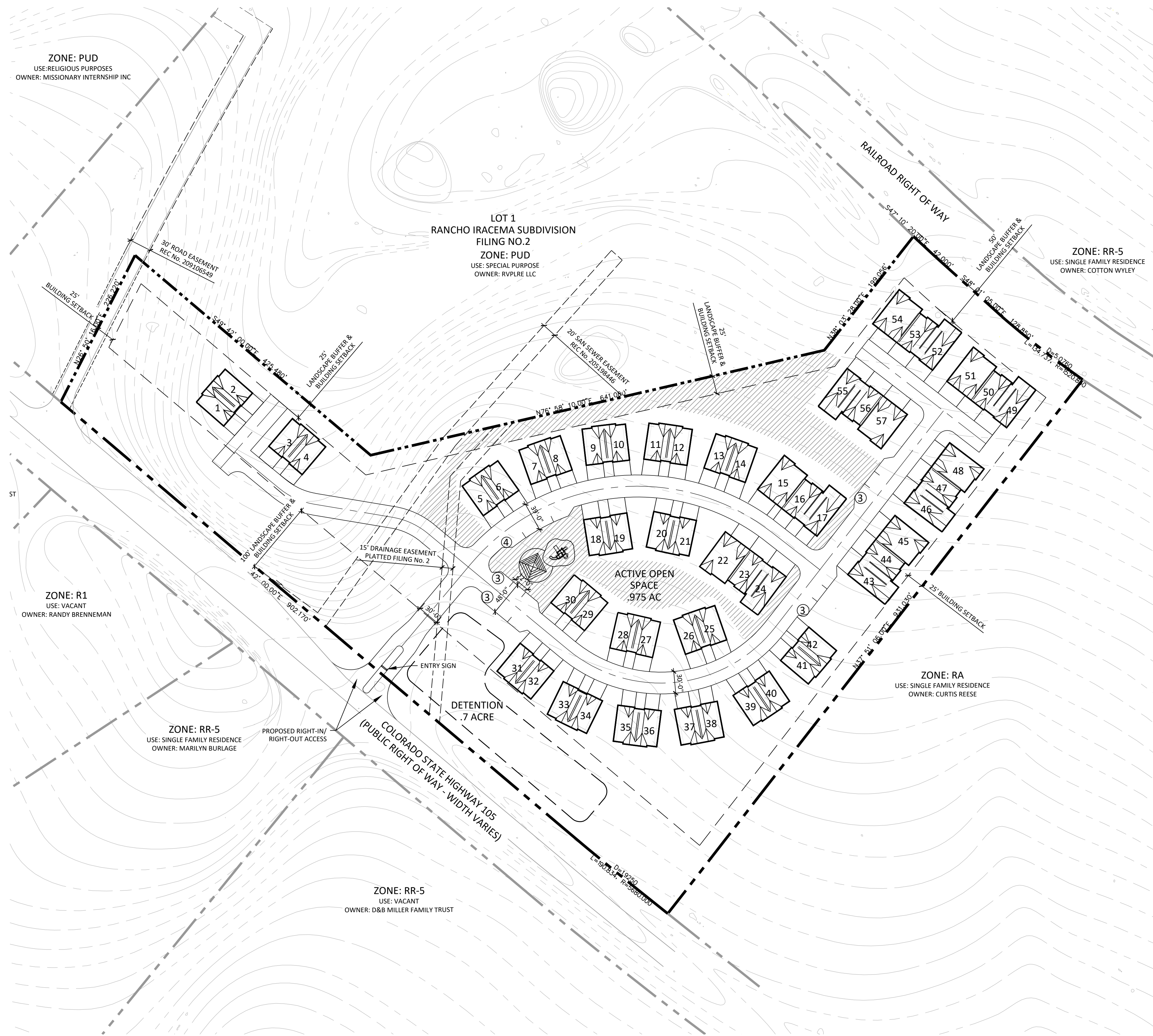


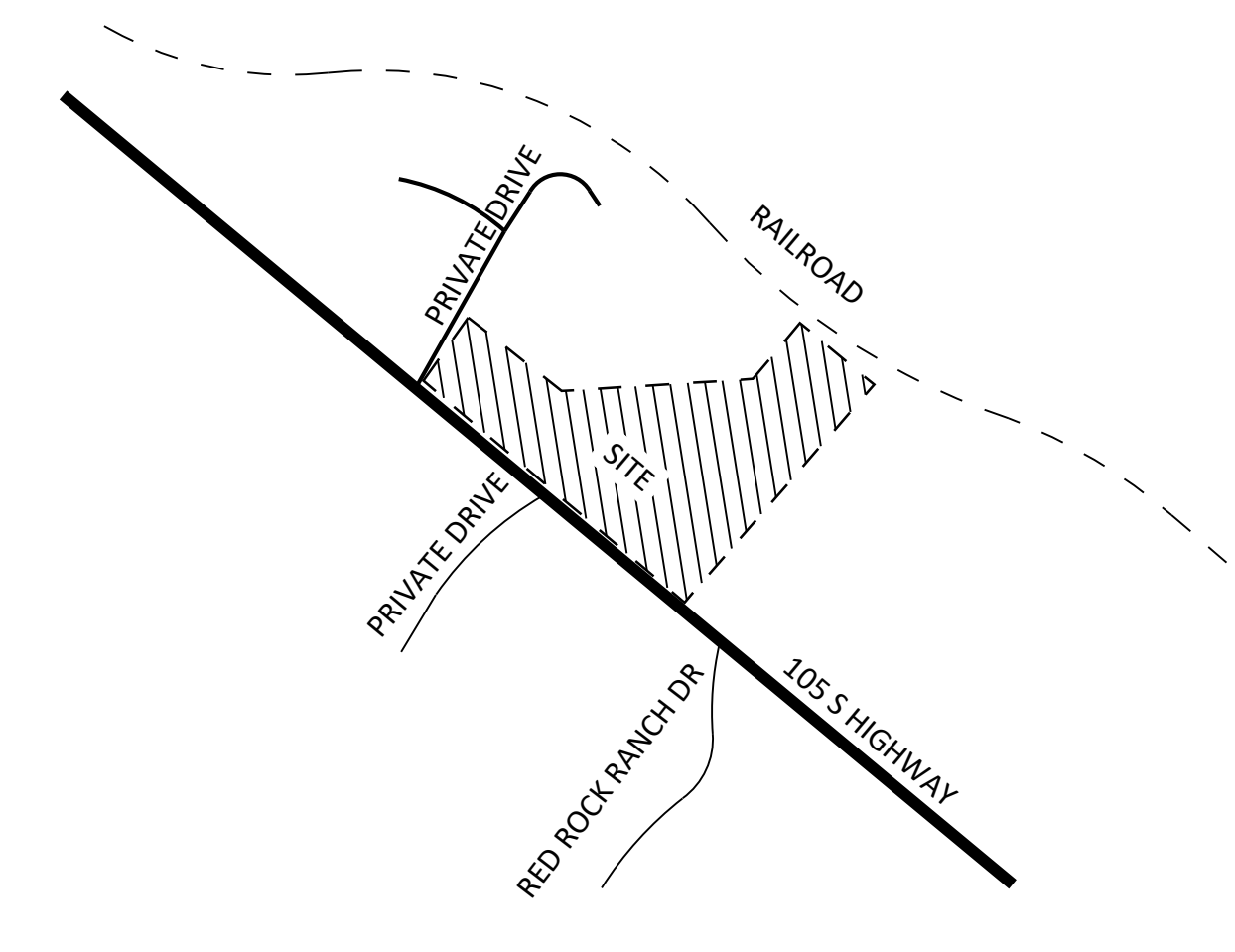
ELEPHANT ROCK VILLAS

PALMER LAKE, COLORADO

SKETCH PLAN



VICINITY MAP



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
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

Land Use Area Percentages

	AC	SF	%
Single Family Attached Residential	2.247	97,879	17.28%
Private ROW	1.662	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 Open Space	6.73	293,159	51.77%
Active Open Space	0.975	42,471	7.50%
Total Site Area	13.000	566,280	100.00%
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.

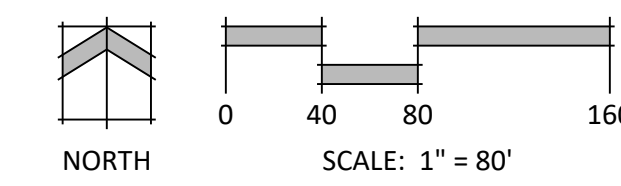
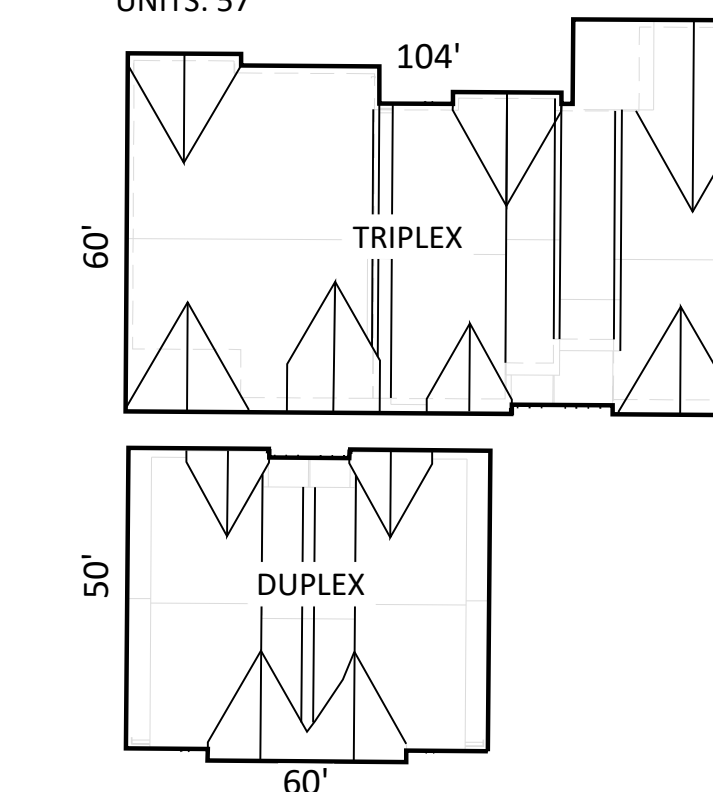
LEGAL DESCRIPTION

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.

BUILDINGS: 25
UNITS: 57



PROJECT TEAM

OWNER/APPLICANT:	Dorman Properties LLC 2760 N Academy Blvd., STE 302 Colorado Springs, CO 80903
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, Colorado 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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

ELEPHANT ROCK VILLAS

SKETCH PLAN

105 S HIGHWAY

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

SKETCH PLAN

1

1 OF 1