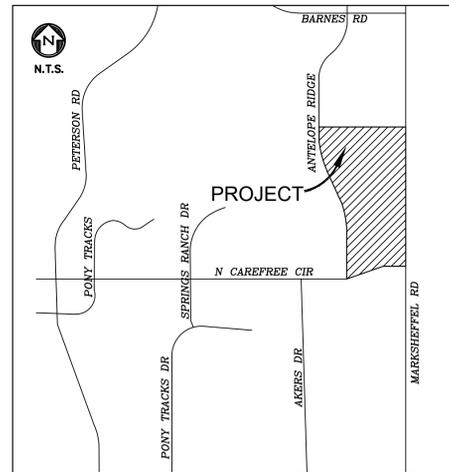


WINDERMERE FILING NO. 2

PRELIMINARY PLAN

TRACT B, WINDERMERE FILING NO. 1



VICINITY MAP
NOT TO SCALE

SHEET INDEX

PP01	COVER SHEET
PP02	OVERALL SITE PHASE PLAN
PP03	PRELIMINARY SITE PLAN
PP04	PRELIMINARY GRADING PLAN
PP05	PRELIMINARY UTILITY PLAN

SITE DATA:

OWNER:	JAMES TODD STEVENS, EAGLE DEVELOPMENT COMPANY & YES ANTELOPE RIDGE, LLC (TRACT A, CHATEAU AT ANTELOPE RIDGE)		
DEVELOPER:	WINDSOR RIDGE HOMES/JAMES TODD STEVENS		
PROPOSED SITE AREA:	55.58 ACRES		
RS-5000 AREA:	46.32 ACRES		
RM-30 AREA:	9.22 ACRES		
ZONING:	RM-30 & RS-5000		
PROPOSED LAND USE:	SINGLE FAMILY ATTACHED	-	150 LOTS
GROSS DENSITY:	RM-30		16 DU/AC
TAX SCHEDULE #:	53294-16-011		

LEGAL DESCRIPTION:
TRACT B WINDERMERE FILING NO. 1

GENERAL NOTES

- ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.
- LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT #4. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
- THE DETENTION POND SHALL CONTINUE TO BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT #4.
- CONTOUR INTERVAL SHOWN ON PLAN 1'.
- PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:

FRONT: FIVE (5) FEET
SIDE: FIVE (5) FEET
REAR: FIVE (5) FEET
SUBDIVISION PERIMETER: TWENTY (20) FEET

PUBLIC UTILITY, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENT EASEMENTS SHALL BE PROVIDED AS FOLLOWS:

SEVEN (7) FEET IN WIDTH ADJACENT TO ALL PROPOSED PUBLIC ROW

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL OPENSACE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
- FLOOD PLAIN: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G & 08041C0539G, EFFECTIVE DECEMBER 7, 2018.
- WINDERMERE FILING 2 SHALL BE LIMITED TO A TOTAL OF 150 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.
- NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
- MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
- COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
- WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.
- NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- NO DIRECT LOT ACCESS SHALL BE PROVIDED TO ANTELOPE RIDGE DRIVE, NORTH CAREFREE CIRCLE OR MARKSHEFFEL ROAD.
- THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION. UNDERDRAINS TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. AN AVIGATION EASEMENT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.
- IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET OF FINISHED FLOOR ELEVATION, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE. BASEMENTS ARE PROHIBITED ON LOTS 72-74 AND 169-173.

SOIL & GEOLOGY CONDITIONS:
THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020, AND "ADDENDUM TO SOILS & GEOLOGY STUDY - PROPOSED ZONE CHANGE" BY RMG, MARCH 30, 2022 IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 72-74, 169-173
EXPANSIVE SOILS: THROUGHOUT SITE
COMPRESSIBLE SOILS: THROUGHOUT SITE
HARD BEDROCK: THROUGHOUT SITE
FLOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA
CORROSIVE MINERALS: THROUGHOUT SITE
FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND
PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE
RADON: THROUGHOUT SITE

IN THE ABSENCE OF GROUNDWATER MONITORING PROGRAM AND PRIOR TO THE APPROVAL OF THE PLAT, CGS RECOMMENDS IT BE DEMONSTRATED WHERE MITIGATION OF PERSISTENT GROUNDWATER IS TAKING PLACE FROM:
- RAISING SITE GRADES;
- NO GARDEN-LEVEL BASEMENT CONSTRUCTION; AND/OR
- AN UNDERDRAIN SYSTEM

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
PHASE 1: SINGLE FAMILY DETACHED	150 DU/AC	150 LOTS	30.31	54.5%
PHASE 2: SINGLE FAMILY ATTACHED	15 DU/AC	80 UNITS	9.22	16.7%
ROAD ROW	N/A	N/A	7.46	13.4%
TRACTS	N/A	N/A	8.55	15.4%
TOTAL	6.3 DU/AC	163 LOTS	55.58	100%
		277 UNITS		

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST. STE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

COLO WINDERMERE #2, LLC
4164 AUSTIN BLUFFS FWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEPHENS

**WINDERMERE FILING NO. 2
PRELIMINARY PLAN**
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	6/07/24

DESIGNED BY: KGV
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

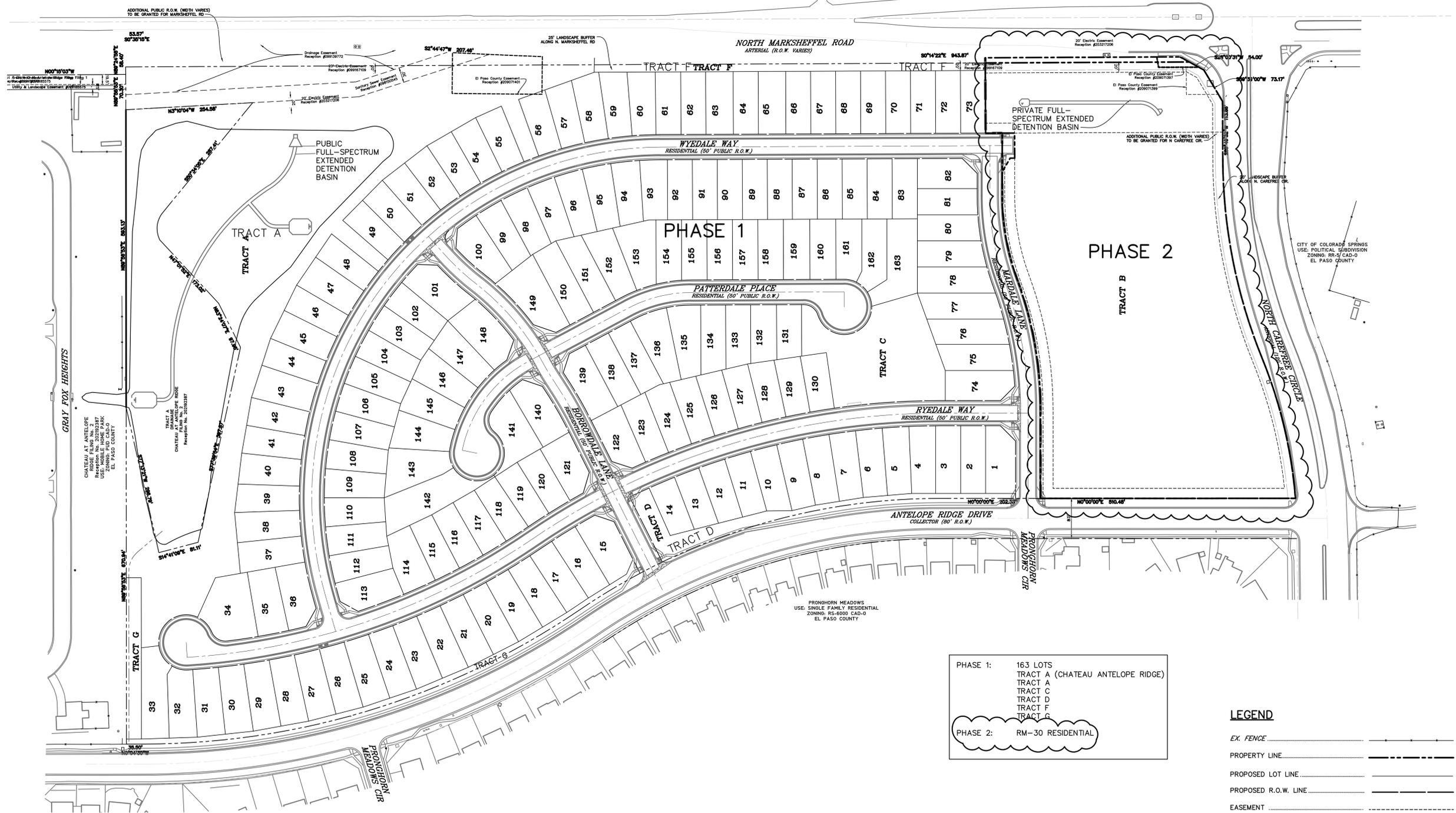
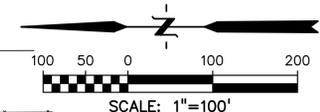
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PRELIMINARY PLAN
PROJECT NO. 21187-03CSCV
DRAWING NO.

CVR

WINDERMERE PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



PHASE 1: 163 LOTS
TRACT A (CHATEAU ANTELOPE RIDGE)
TRACT C
TRACT D
TRACT F
TRACT G

PHASE 2: RM-30 RESIDENTIAL

LEGEND

EX. FENCE	-----
PROPERTY LINE	-----
PROPOSED LOT LINE	-----
PROPOSED R.O.W. LINE	-----
EASEMENT	-----
PROPOSED WALL	-----

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST. STE 100
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CONTACT: TIM D. MCCONNELL, P.E.
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CLIENT:

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4164 AUSTIN BLUFFS FWY, #361
COLORADO SPRINGS, CO 80918
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PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	6/07/24

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

OVERALL SITE
PHASE PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

PP02

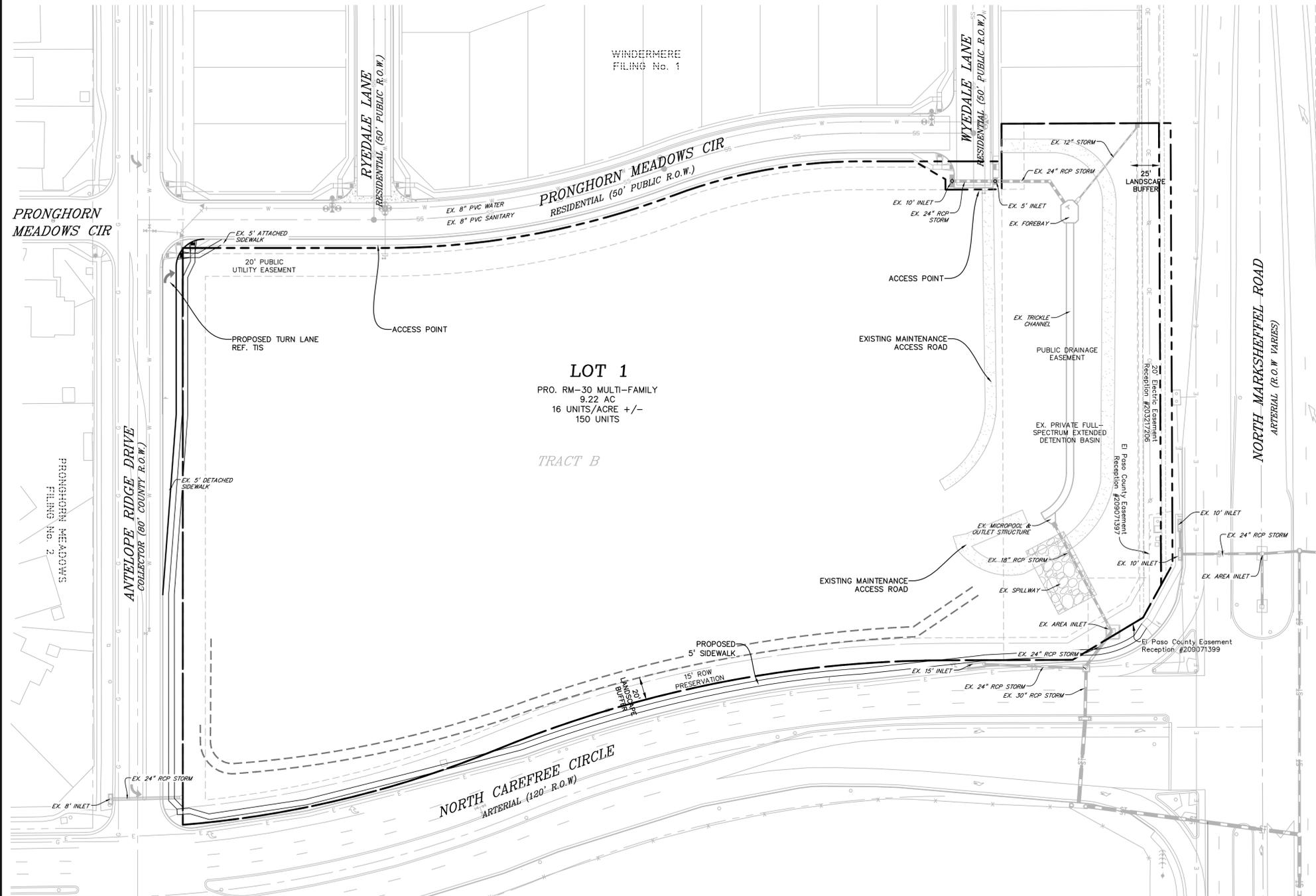
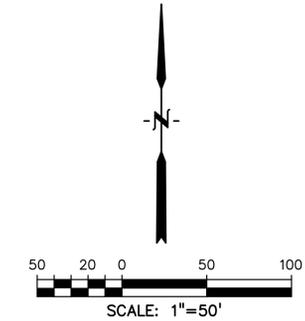
WINDERMERE FILING NO. 2

PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

LEGEND

- PROPOSED INTERMEDIATE CONTOUR 5522
- PROPOSED INDEX CONTOUR 5520
- EX. INTERMEDIATE CONTOUR 5364
- EX. INDEX CONTOUR 5365
- PROPERTY LINE - - - - -
- PROPOSED LOT LINE - - - - -
- PROPOSED R.O.W. LINE - - - - -
- EASEMENT - - - - -



LOT 1
PRO. RM-30 MULTI-FAMILY
9.22 AC
16 UNITS/ACRE +/-
150 UNITS

TRACT B

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST. STE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

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PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	6/07/24

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	21187-03PP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

PP

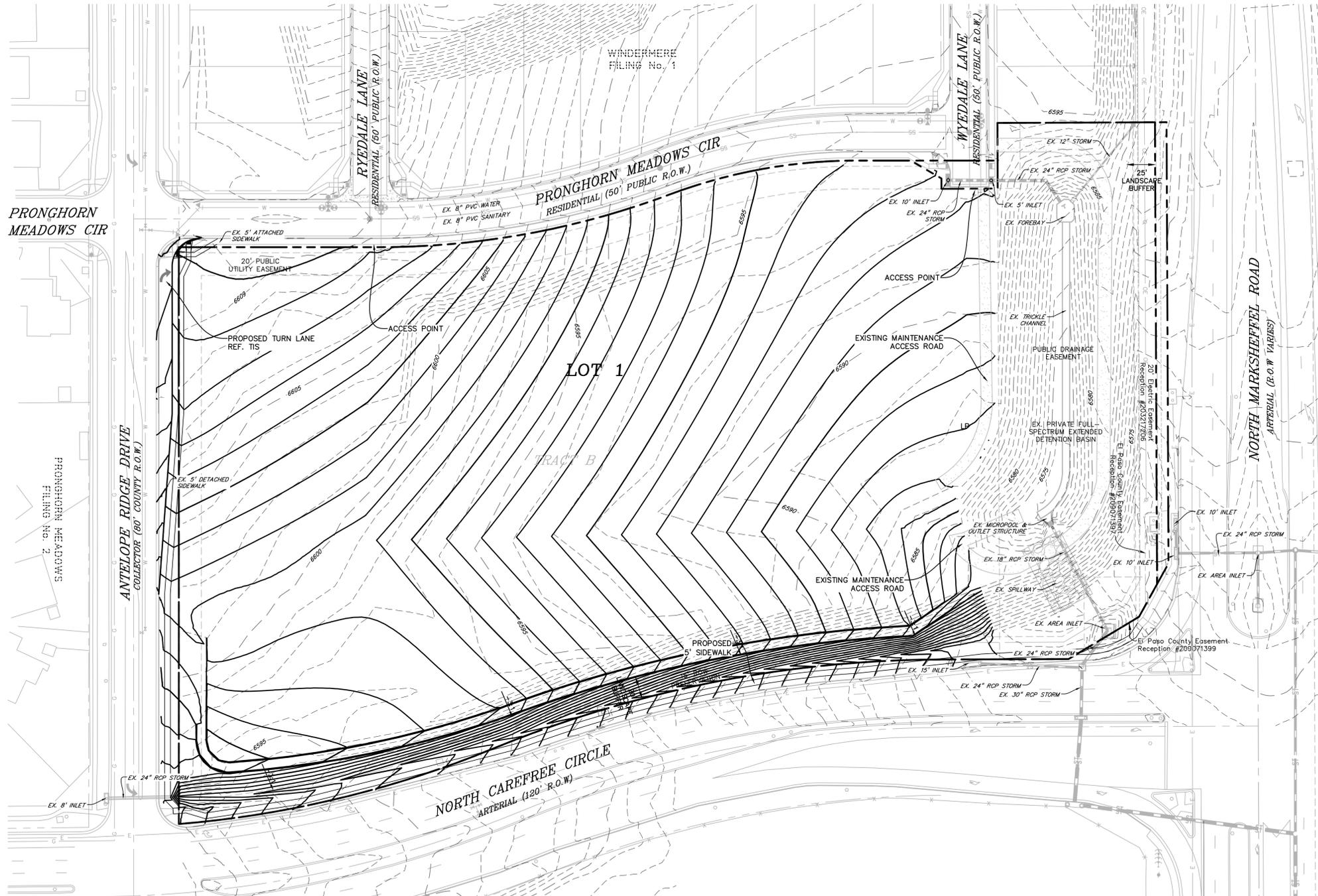
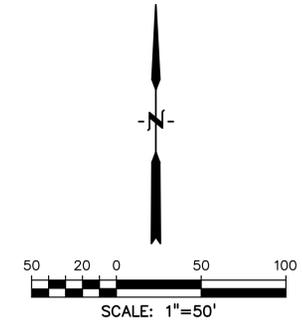
WINDERMERE FILING NO. 2

PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX. INTERMEDIATE CONTOUR.....	5364
EX. INDEX CONTOUR.....	5365
PROPERTY LINE.....	---
PROPOSED LOT LINE.....	---
PROPOSED R.O.W. LINE.....	---
EASEMENT.....	---



PREPARED BY:



CLIENT:

COLO WINDERMERE #2, LLC
4164 AUSTIN BLUFFS FWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEPHENS

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PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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DESIGNED BY:	KGV
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DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

**PRELIMINARY
GRADING
PLAN**

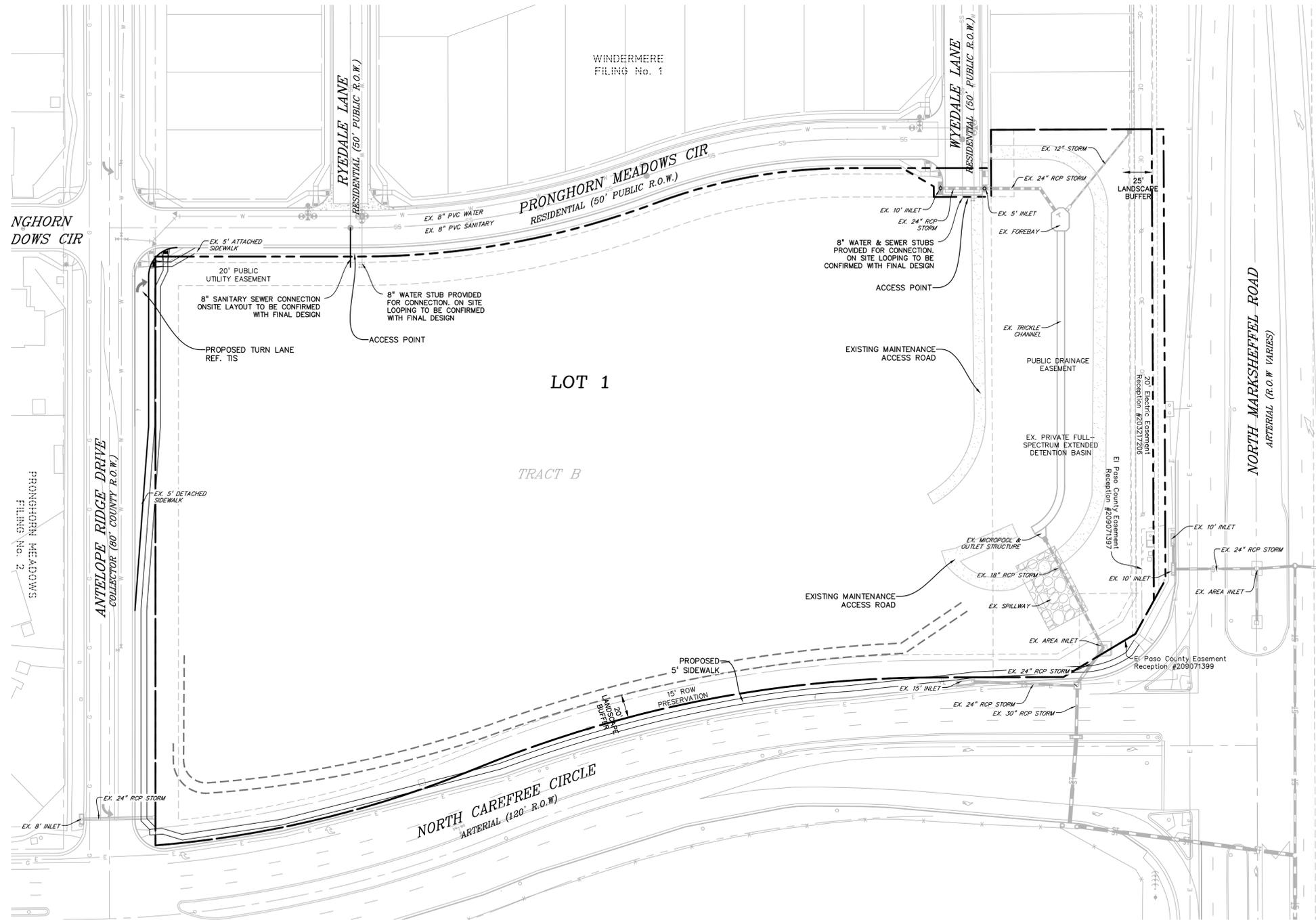
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DRAWING NO.



WINDERMERE FILING NO. 2

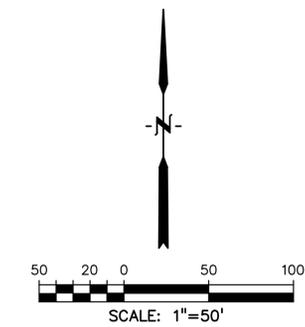
PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX. INTERMEDIATE CONTOUR.....	5364
EX. INDEX CONTOUR.....	5365
PROPERTY LINE.....	---
PROPOSED LOT LINE.....	---
PROPOSED R.O.W. LINE.....	---
EASEMENT.....	---



PREPARED BY:



CLIENT:

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COLORADO SPRINGS, CO 80918
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CONTACT: JAMES TODD STEPHENS

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PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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FILE NAME:	21187-03PP

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DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

UT