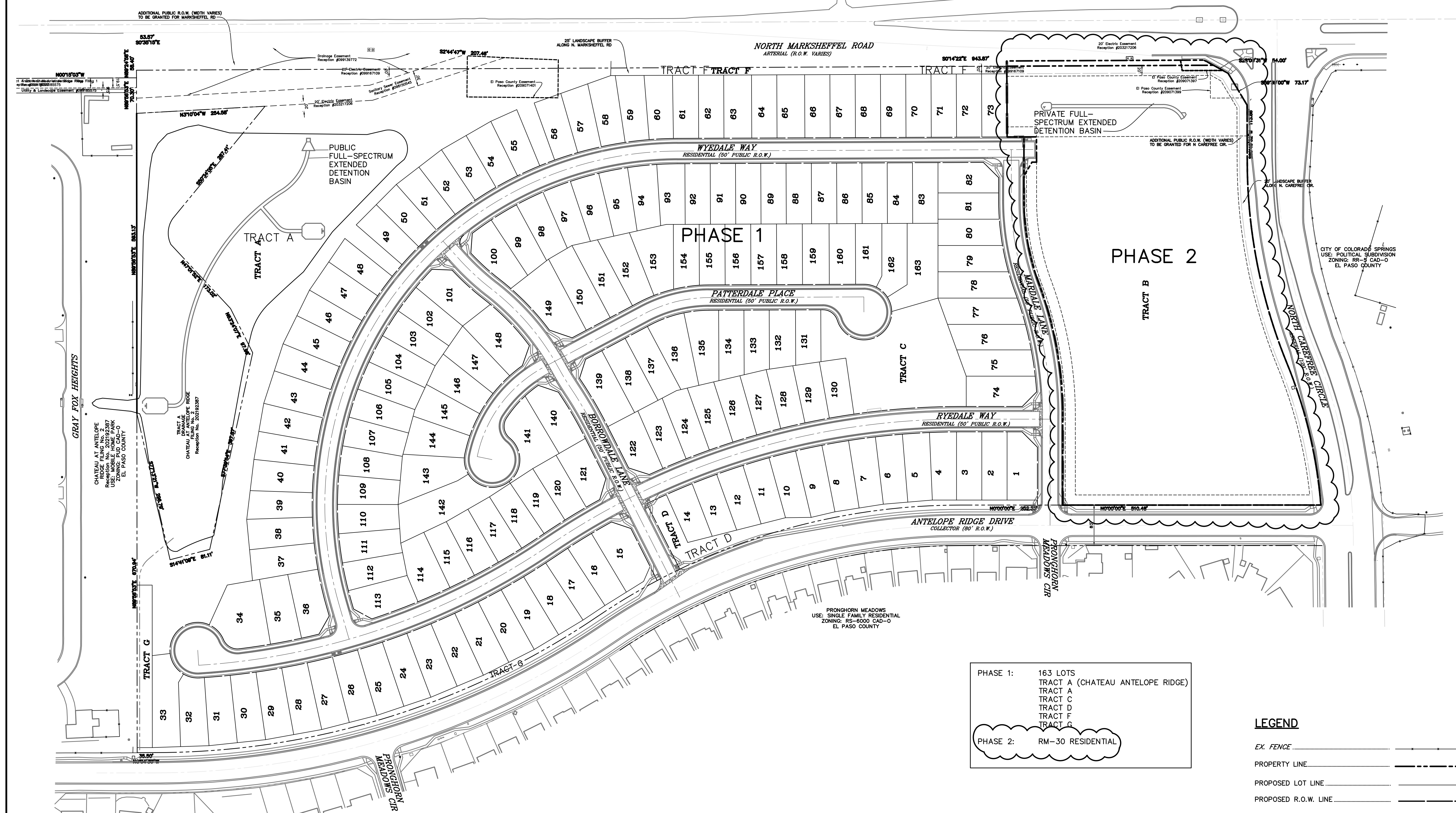
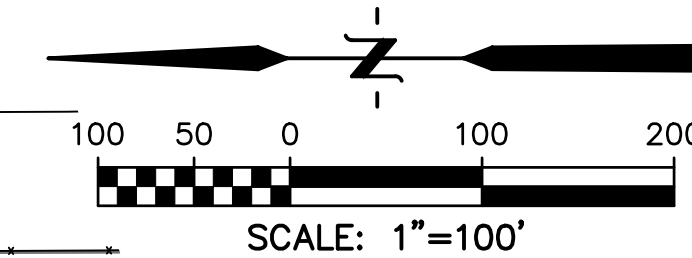


WINDERMERE PRELIMINARY PLAN

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

BLH NO 2 LLC
USE: AG. GRAZING LAND
ZONING: R1-5 PIP2/CR, PBC/CR
CITY OF COLORADO SPRINGS



PHASE 1: 163 LOTS
TRACT A (CHATEAU ANTELOPE RIDGE)
TRACT A
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
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	3/18/24

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

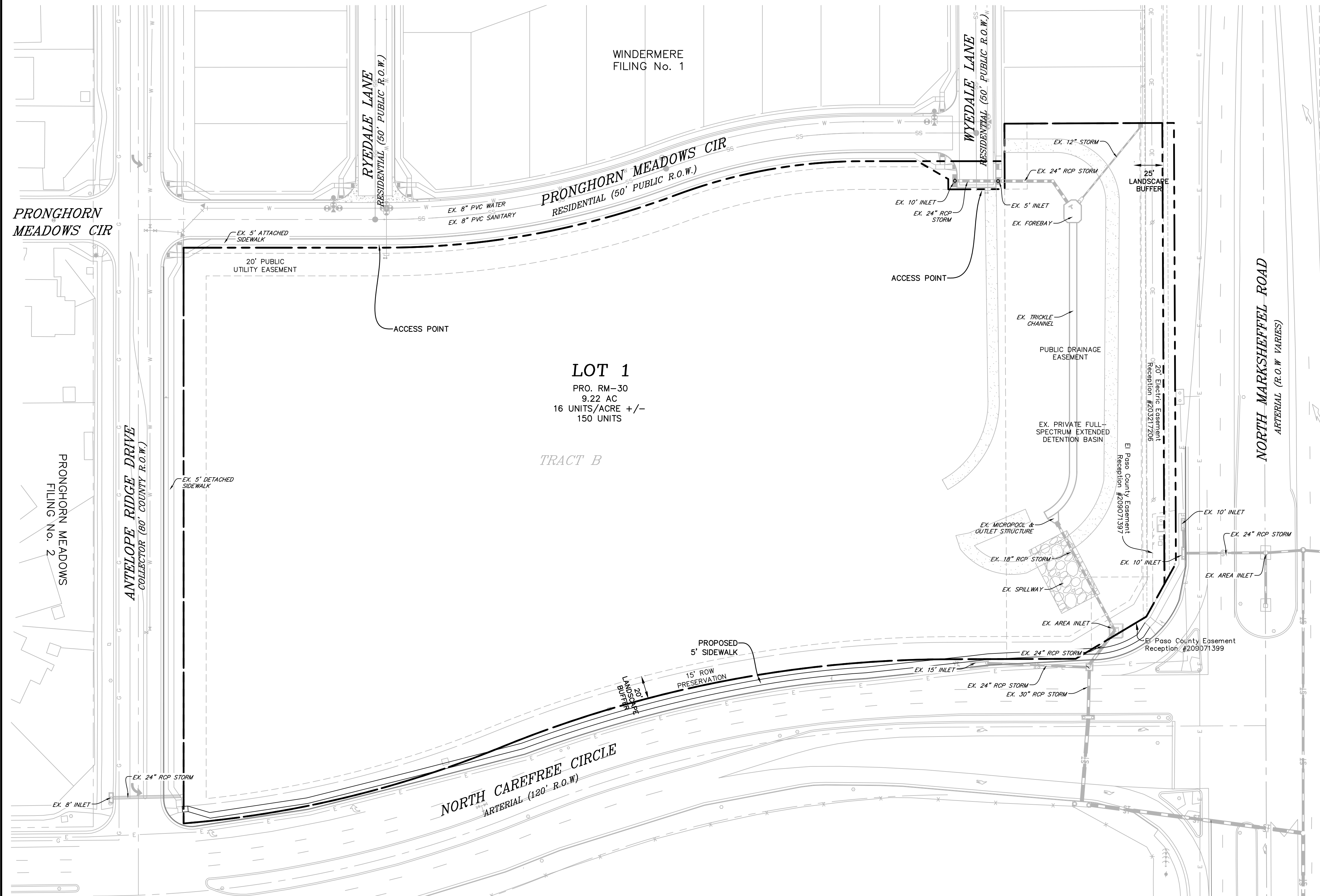
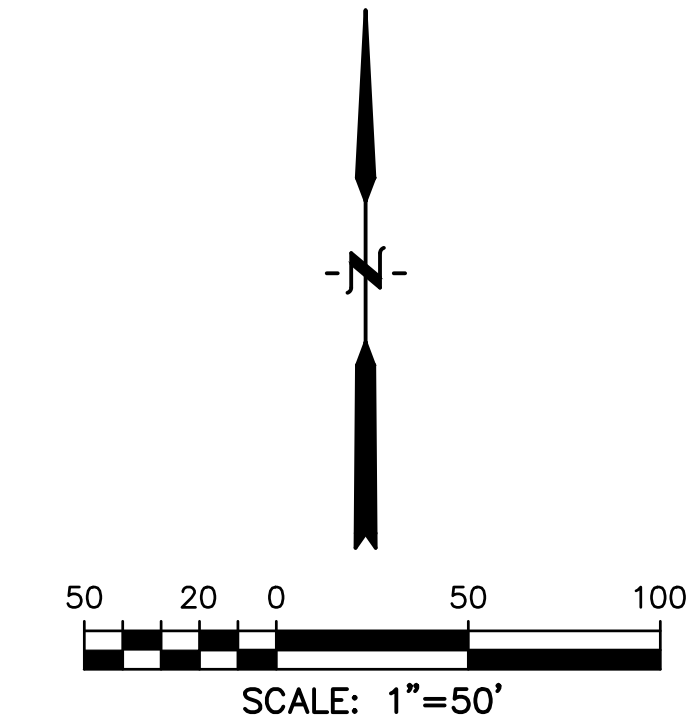
WINDERMERE FILING NO. 2

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
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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4164 AUSTIN BLUFFS FWY, #361
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CONTACT: JAMES TODD STEPHENS

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N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	3/18/24

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

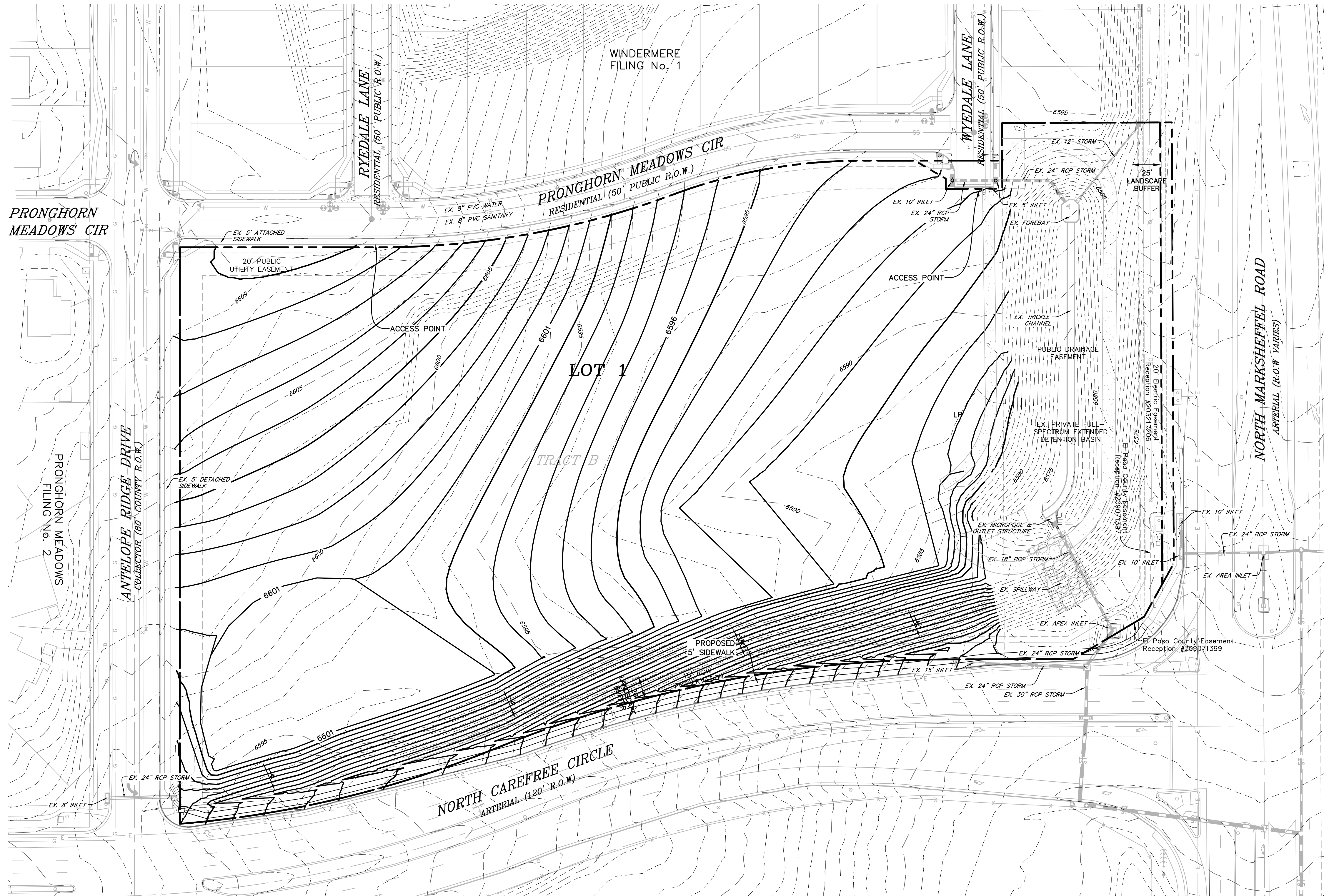
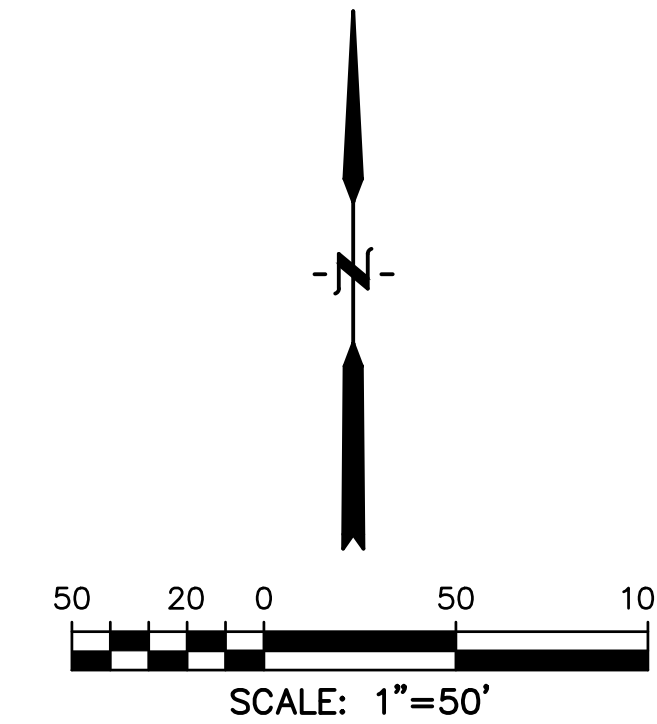
WINDERMERE FILING NO. 2

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
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- EX. INDEX CONTOUR 5365
- PROPERTY LINE - - - - -
- PROPOSED LOT LINE - - - - -
- PROPOSED R.O.W. LINE - - - - -
- EASEMENT - - - - -



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH ST. STE 100
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CLIENT:

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4164 AUSTIN BLUFFS FWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
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WINDERMERE FILING NO. 2
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
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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
GRADING
PLAN**

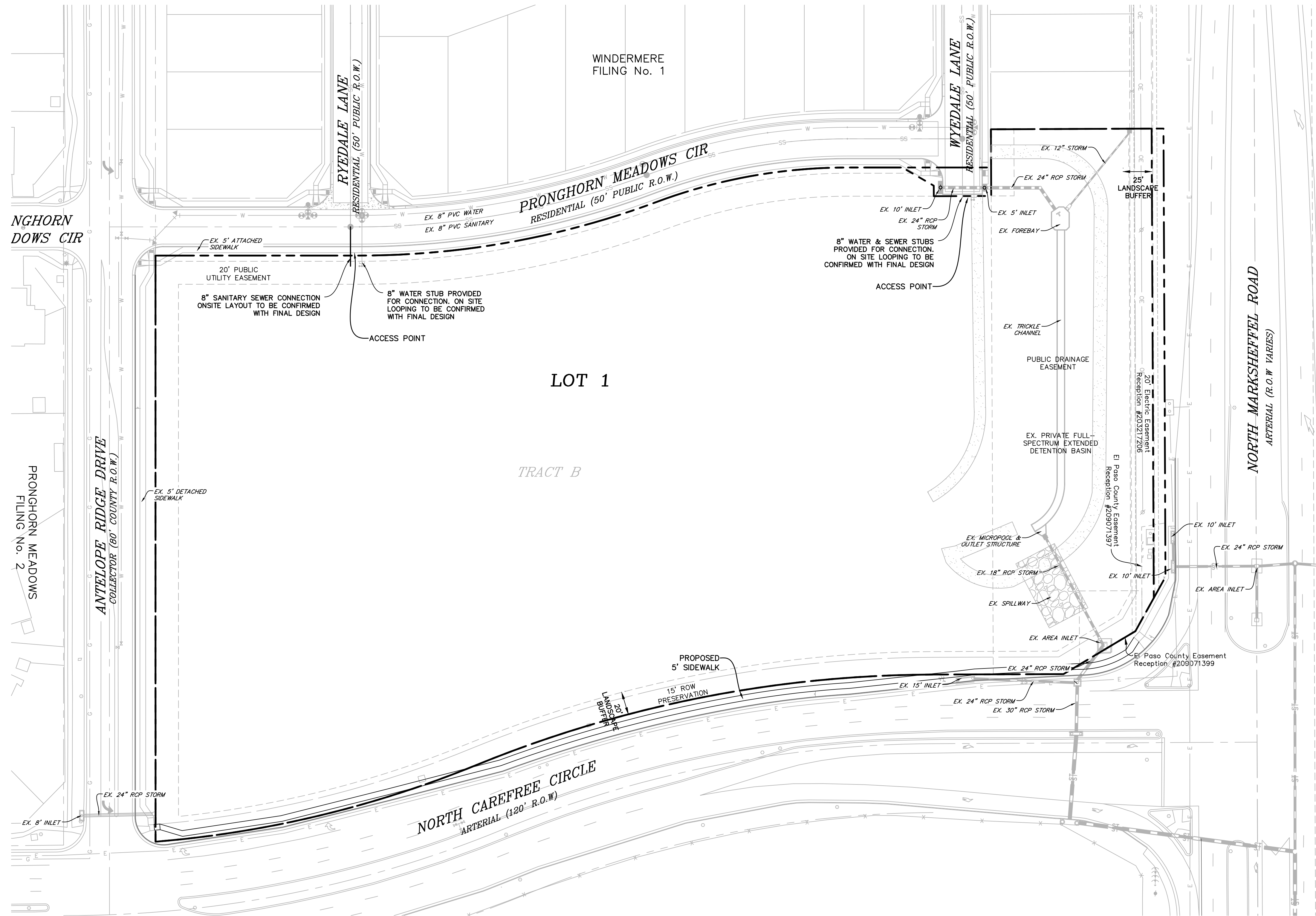
PROJECT NO. 21187-03CSCV
DRAWING NO.

GR

WINDERMERE FILING NO. 2

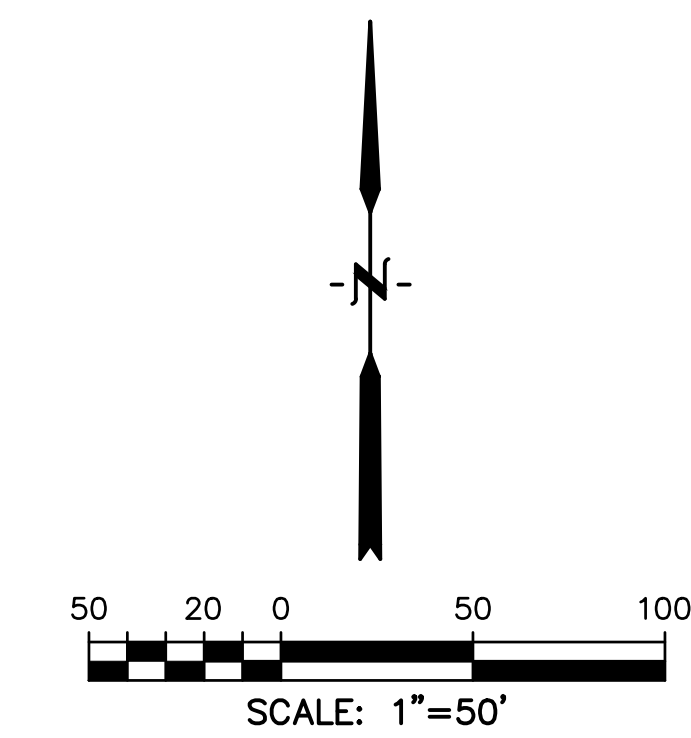
PRELIMINARY PLAN

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

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

ISSUE	DATE
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DESIGNED BY:	KGV
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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 UTILITY PLAN

PROJECT NO. 21187-03CSCV
DRAWING NO.

UT