

WINDERMERE FILING NO. 2 PUBLIC IMPROVEMENT PLANS (PIP) 7653 MARDALE LN. TRACT B, WINDERMERE FILING NO. 1 COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

2. THE OWNER 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. 25-337), 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.

SITE DATA

PROPOSED ZONING CLASSIFICATION:	RESIDENTIAL MULTI-DWELLING (RM-30)
CURRENT LAND USE:	VACANT
JURISDICTION:	EL PASO COUNTY
TAX SCHEDULE NO.:	53294-16-011
MINIMUM SETBACKS:	25' FRONT SETBACK 15' REAR SETBACK 15' SIDE SETBACK
MAXIMUM BUILDING HEIGHT:	40 FT
MIN. LOT SIZE:	5,000 SF
WIDTH AT FRONT SETBACK LINE:	75 FT
MAX LOT COVERAGE:	60%
MAXIMUM DENSITY:	30 DU/AC
OPEN SPACE:	2.88 ACRES
IMPERMEABLE SURFACE:	1.58 ACRES
LOT AREA COVERAGE:	3.19 ACRES
EXISTING/PROPOSED ZONE:	RM-30
EXISTING/PROPOSED LAND USE:	VACANT/RESIDENTIAL
TOTAL GROSS BUILDING SQUARE FOOTAGE:	131,987 SF
DWELLING UNITS (DU):	104 DU
DENSITY:	12 DU/ACRE
PARKING REQUIRED:	2 SPACES/DU & 1 GUEST SPACE/4 UNITS
PARKING PROVIDED:	246 SPACES

LAND AREA

TOTAL PROPERTY AREA: ±9.13 ACRES

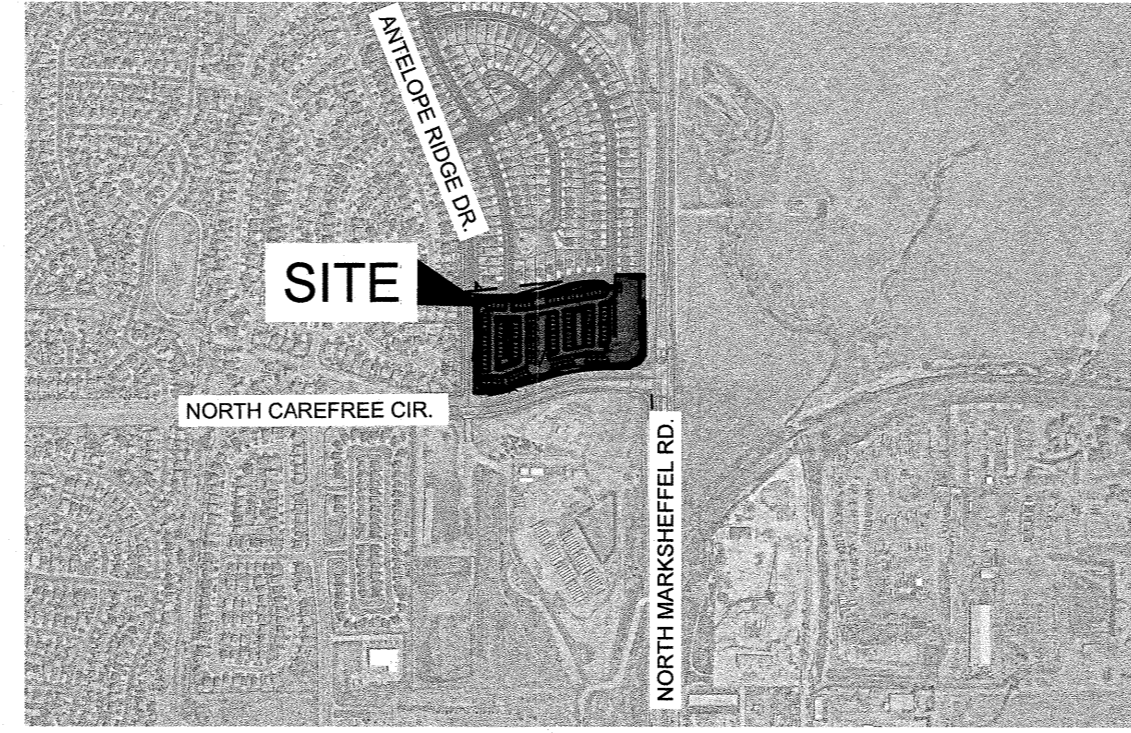
GEOLOGICAL HAZARDS NOTE:

A "SOILS AND GEOLOGY STUDY" WAS PREPARED BY ROCKY MOUNTAIN GROUP, DATED OCTOBER 08, 2024. THE FOLLOWING SECTIONS PRESENT GEOLOGIC CONSTRAINTS THAT HAVE BEEN IDENTIFIED ON THE PROPERTY:

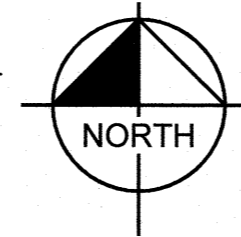
- EXPANSIVE SOILS
- COMPRESSIBLE SOILS
- FLOODPLAIN AND DRAINAGE AREAS
- FILL SOILS
- PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL
- RADON

PER "SOILS AND GEOLOGY STUDY":

IT IS OUR OPINION THE EXISTING GEOLOGIC AND ENGINEERING GEOLOGIC CONDITIONS WILL LIKELY IMPOSE SOME LIMITATIONS ON THE PROPOSED DEVELOPMENT AND CONSTRUCTION. THE MOST SIGNIFICANT CONDITIONS AFFECTING DEVELOPMENT WILL BE THE HARD SANDSTONE BEDROCK AND POTENTIALLY SHALLOW GROUNDWATER. HOWEVER, IT IS OUR OPINION THAT ALL OF THE IDENTIFIED CONDITIONS CAN BE MITIGATED WITH AVOIDANCE OR PROPER ENGINEERING DESIGN AND CONSTRUCTION PRACTICES.



VICINITY MAP
1" = 1000'



CONTACTS:

OWNER:
COLO WINDERMERE #2, LLC
4164 AUSTIN BLUFFS PKWY. #361
COLORADO SPRINGS, CO 80918
TEL: (719) 499-6136
EMAIL: TODD@WINDSORRIDGEHOMES.COM
CONTACT: JAMES TODD STEPHENS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: NOAH BREHMER, P.E.

PLANNER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JIM HOUK

SURVEYOR:
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, CO 80905
TEL: (719) 260-0887
CONTACT: JOHN C. DAY, P.L.S.

EL PASO COUNTY:
EL PASO COUNTY
DEVELOPMENT SERVICES DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-3600

CONSTRUCTION DOCUMENTS	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	PUBLIC IMPROVEMENTS PLAN
4	PUBLIC IMPROVEMENTS PLAN
5	PUBLIC IMPROVEMENTS PLAN
6	PUBLIC IMPROVEMENTS PLAN
7	DETAILS
8	DETAILS
9	DETAILS
C2.0	STORM A
C2.1	STORM B-1
C2.2	STORM B-2
C2.3	STORM C&D
C2.4	FOREBAY DETAILS
C2.5	FOREBAY DETAILS
C3.0	COVER SHEET
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	UTILITY PLAN
C3.5	WATER A P&P
C3.6	WATER B P&P
C3.7	WATER C P&P
C3.8	FIRE HYDRANTS
C3.9	SSWR A-1 P&P
C3.10	SSWR A-2 P&P
C3.11	SSWR A-3 P&P
C3.12	SSWR B P&P
C3.13	SSWR C P&P
C3.14	SSWR D P&P
C4.0	COVER SHEET
C4.1	INITIAL PLAN
C4.2	INTERIM PLAN
C4.3	FINAL PLAN
C4.4	CUT & FILL PLAN
C4.5	DETAILS
C4.6	DETAILS
C4.7	DETAILS
C4.8	DETAILS

LEGAL DESCRIPTION

TRACT B, WINDERMERE FILING NO. 1

SOIL TYPE:

±100% OF THE SOILS ON SITE ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP 'A'

FEMA CLASSIFICATION:

THE PROPOSED PROJECT SITE IS LOCATED IN ZONE X, AN "AREA OF MINIMAL FLOOD HAZARD", FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), PANEL #08041C0543G EFFECTIVE DATE DECEMBER 7, 2018.

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Noah Brehmer _____ 4/20/2026
NOAH BREHMER, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

James Todd Stephens _____ 4/27/2026
NAME: _____ DATE

ADDRESS:

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE

RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

5/26/2026

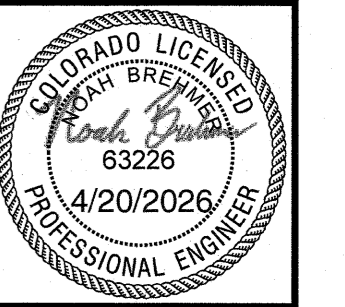
JOSHUA J. PALMER, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

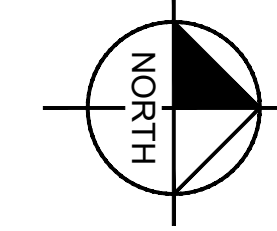
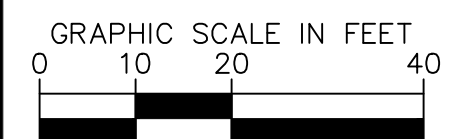
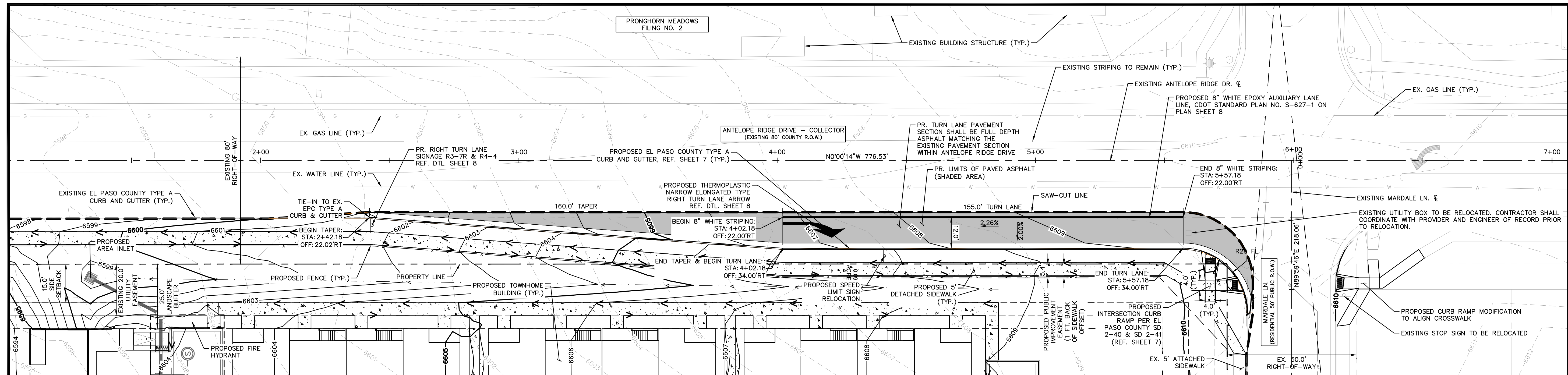
DESIGNED BY: NMB
DRAWN BY: DPM
CHECKED BY: NMB
DATE: 4/20/2026

WINDERMERE FILING NO. 2
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO
COVER SHEET

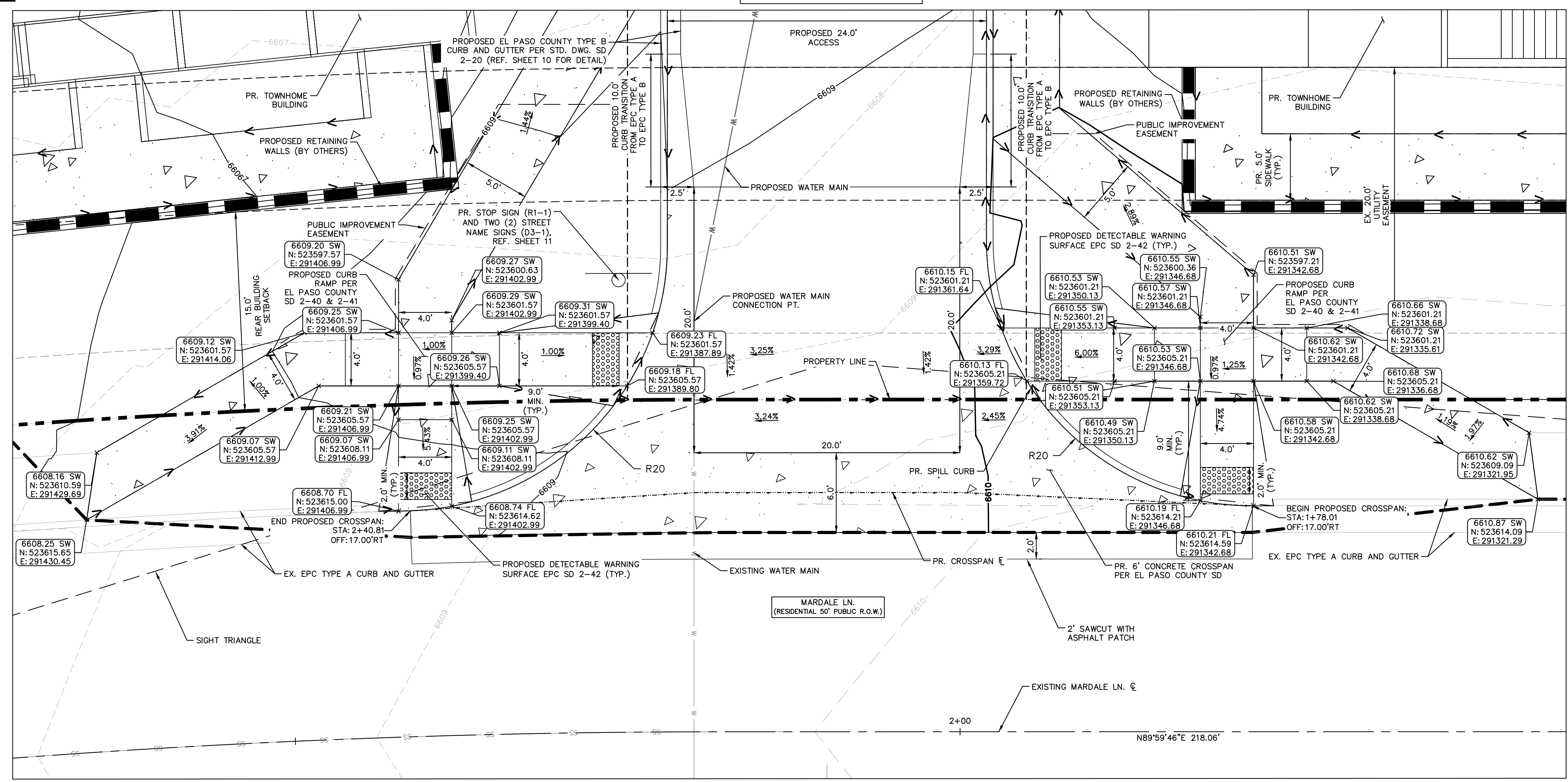


PROJECT NO.
196160000

SHEET
1

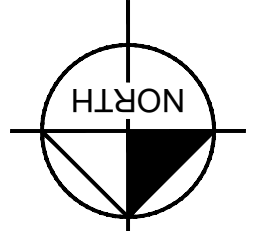
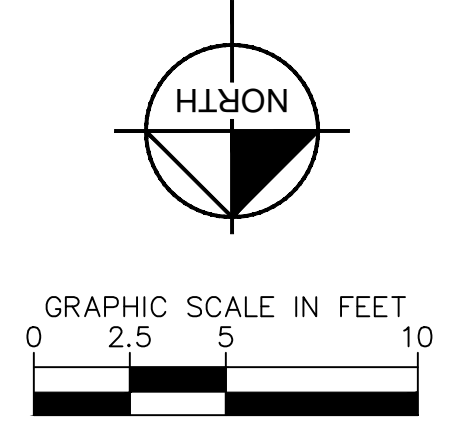


PROPOSED TURN LANE
(ANTELOPE RIDGE DR.)



LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC UTILITY
- EXISTING SANITARY SEWER
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FENCE



PROPOSED CONCRETE CROSSSPAN & CURB RAMPS
(NORTHWEST ENTRANCE - MARDALE LN.)

NO.	REVISION	BY	DATE

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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: NMB
DRAWN BY: DPM
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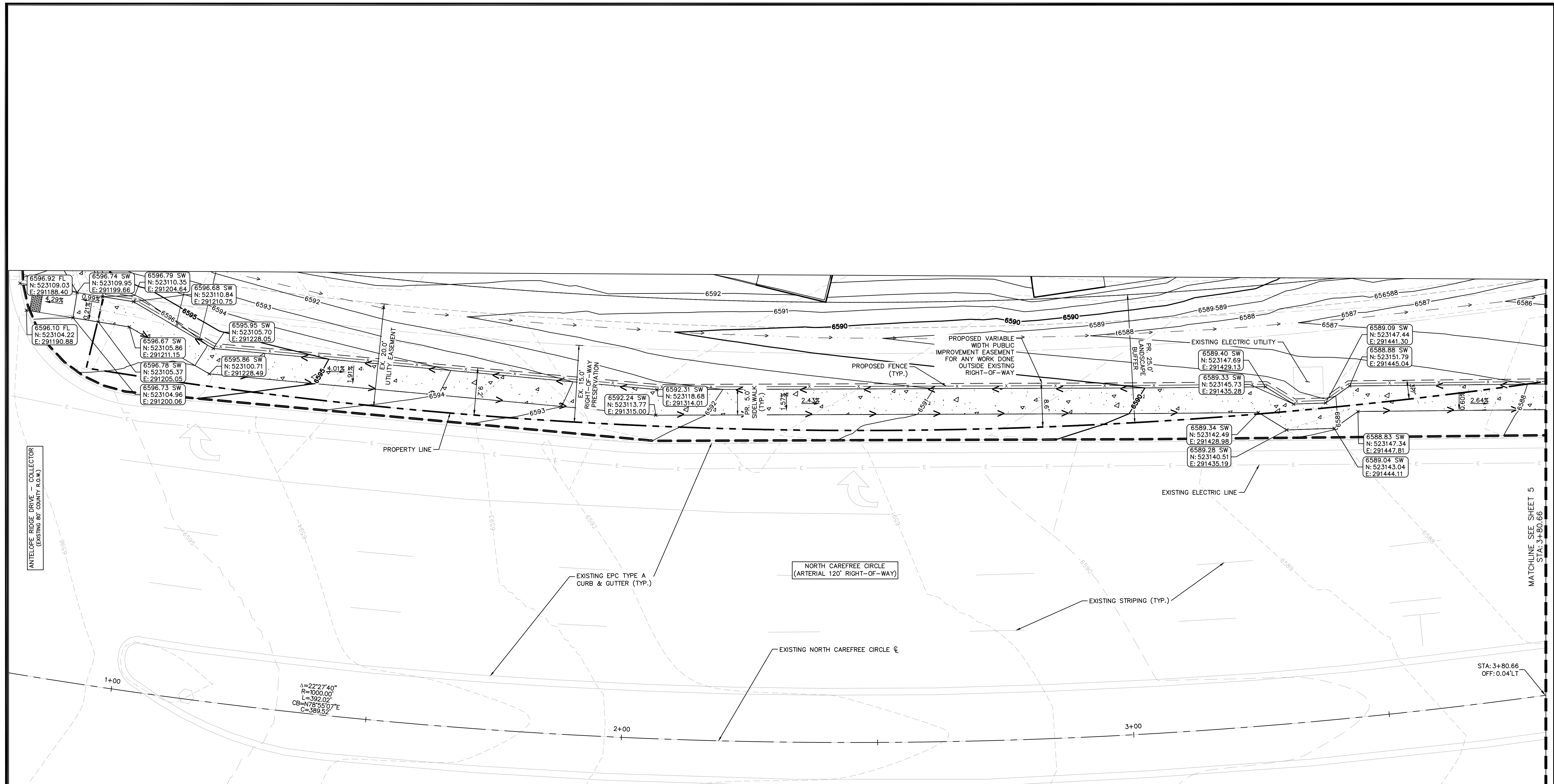
WINDERMERE FILING NO. 2
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO
PUBLIC IMPROVEMENTS PLAN



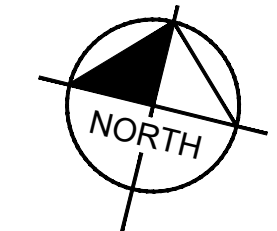
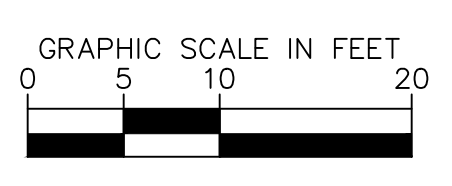
PROJECT NO.
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3

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PROPOSED SIDEWALK (NORTH CAREFREE CIRCLE)



LEGEND

---	PROPERTY LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
OE	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC UTILITY
SS	EXISTING SANITARY SEWER
---	EXISTING STORM PIPE
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER
X	PROPOSED FENCE

NO.	REVISION	BY	DATE	APPR

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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

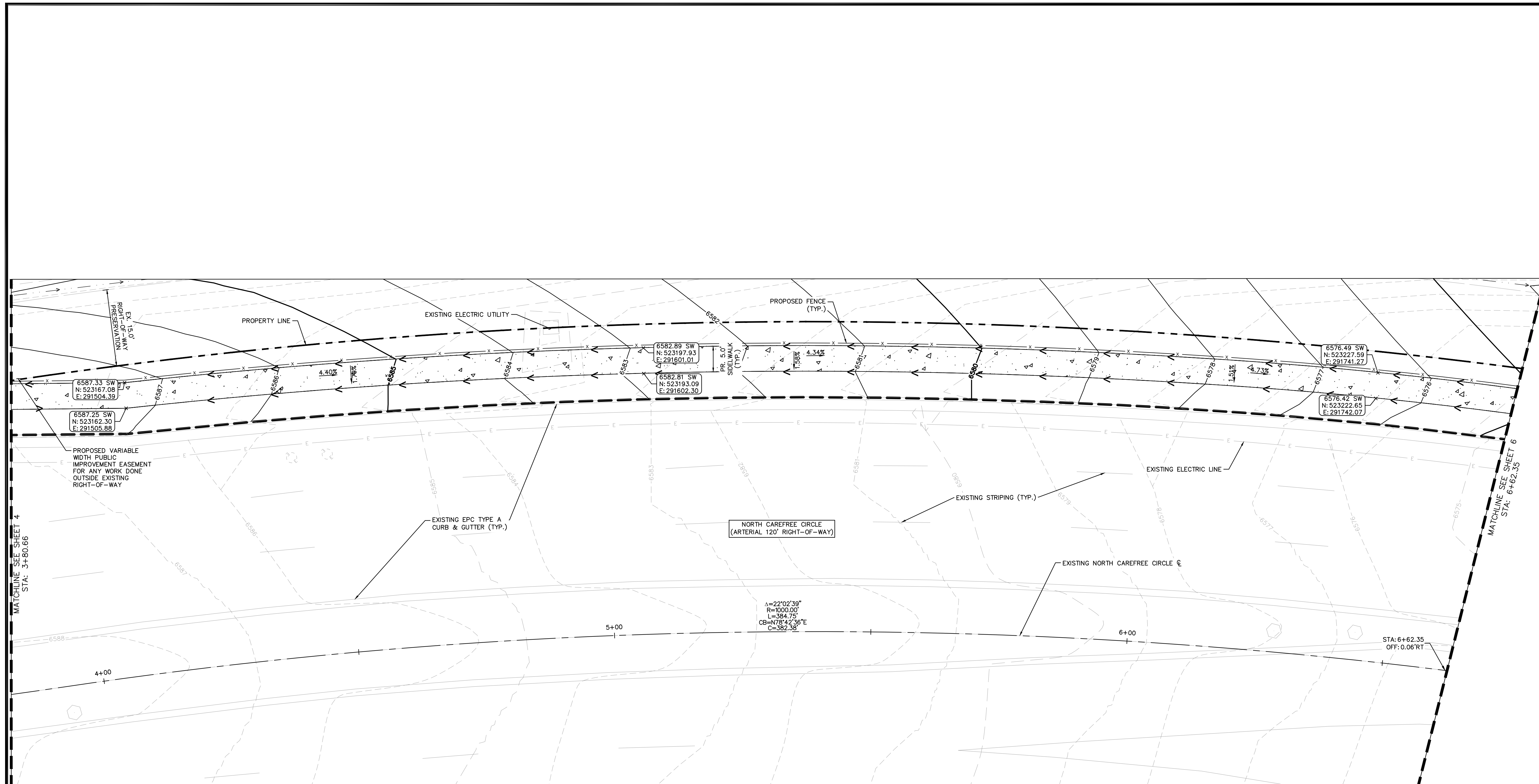
DESIGNED BY: NMB
 DRAWN BY: DPM
 CHECKED BY: NMB
 DATE: 4/20/2026

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 SITE DEVELOPMENT PLAN
 EL PASO COUNTY, COLORADO
 PUBLIC IMPROVEMENTS PLAN

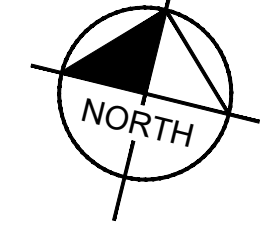
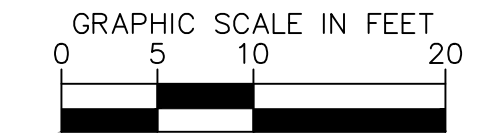


PROJECT NO.
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4

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PROPOSED SIDEWALK
(NORTH CAREFREE CIRCLE)



LEGEND

	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC UTILITY
	EXISTING SANITARY SEWER
	EXISTING STORM PIPE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED FENCE

NO.	REVISION	BY	DATE	APPR

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 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

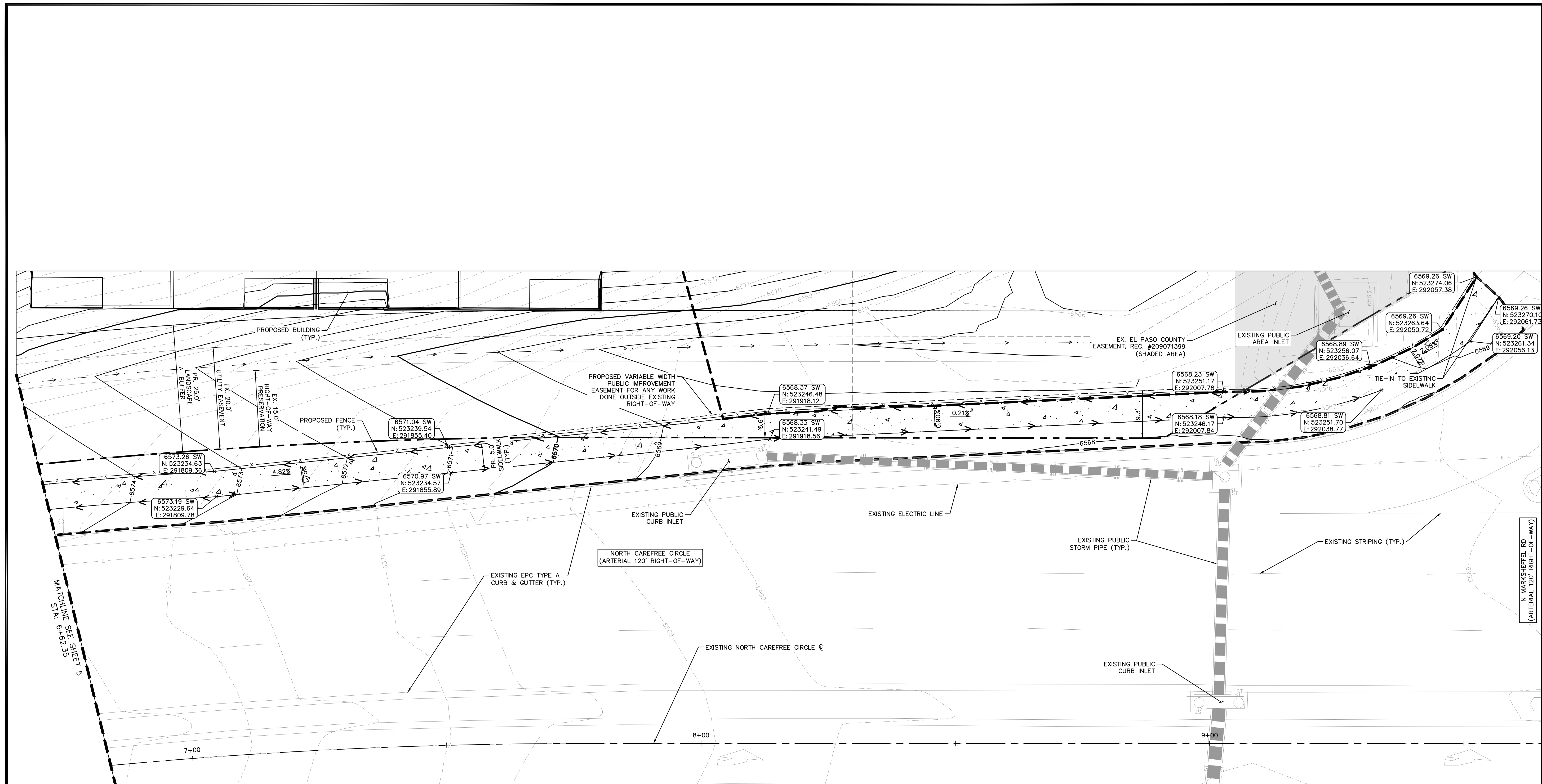
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WINDERMERE FILING NO. 2
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 EL PASO COUNTY, COLORADO
 PUBLIC IMPROVEMENTS PLAN

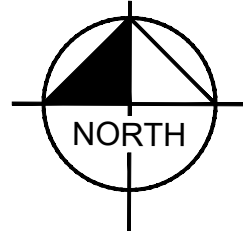
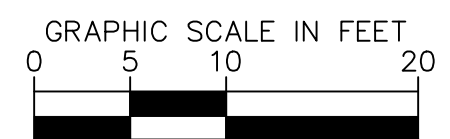


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PROPOSED SIDEWALK
(NORTH CAREFREE CIRCLE)



LEGEND	
	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC UTILITY
	EXISTING SANITARY SEWER
	EXISTING STORM PIPE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED FENCE

NO.	REVISION	BY	DATE	APPR

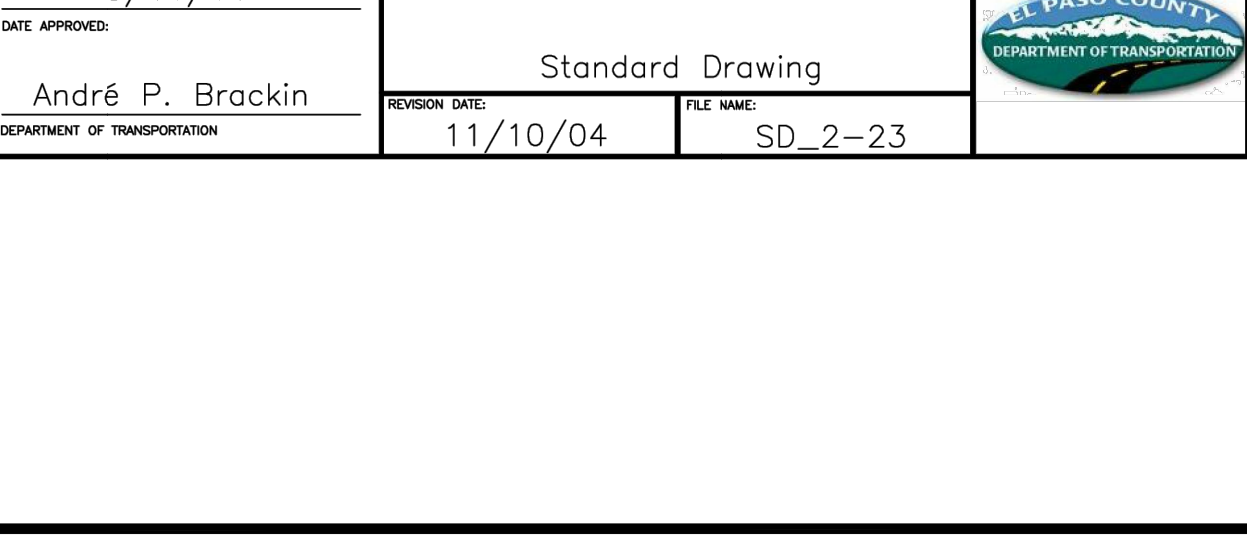
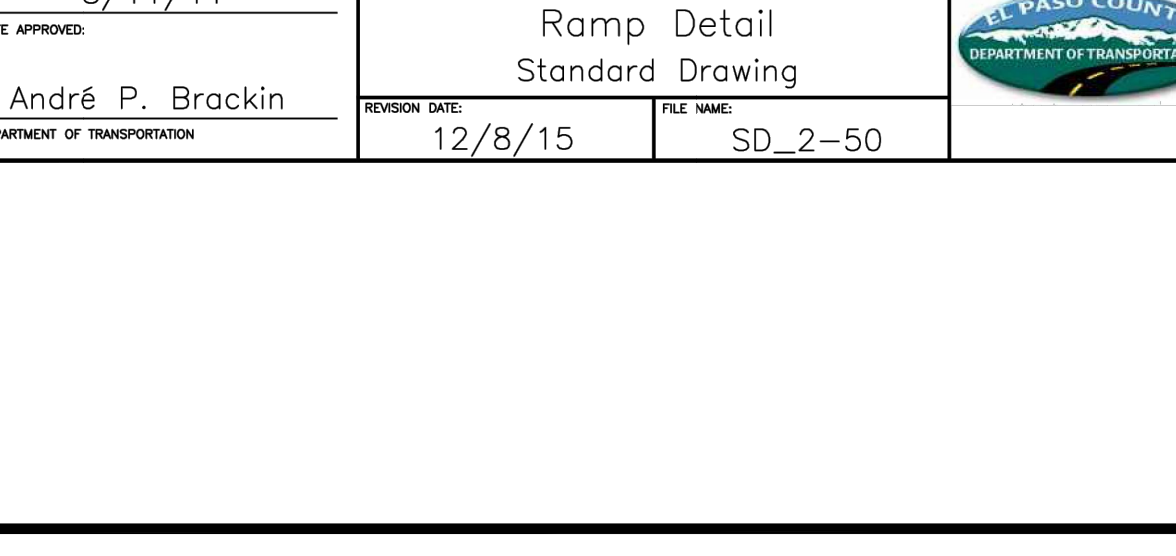
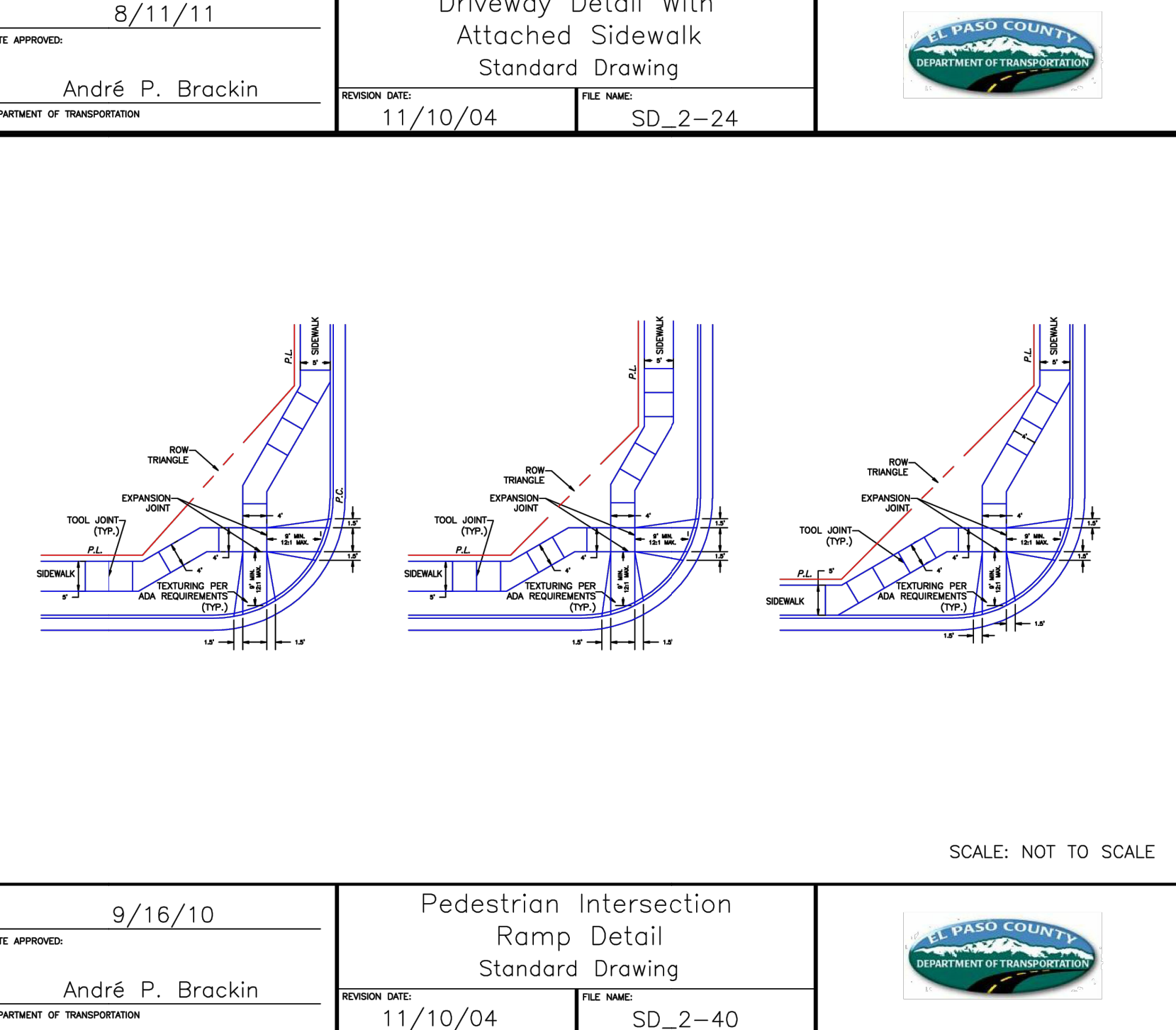
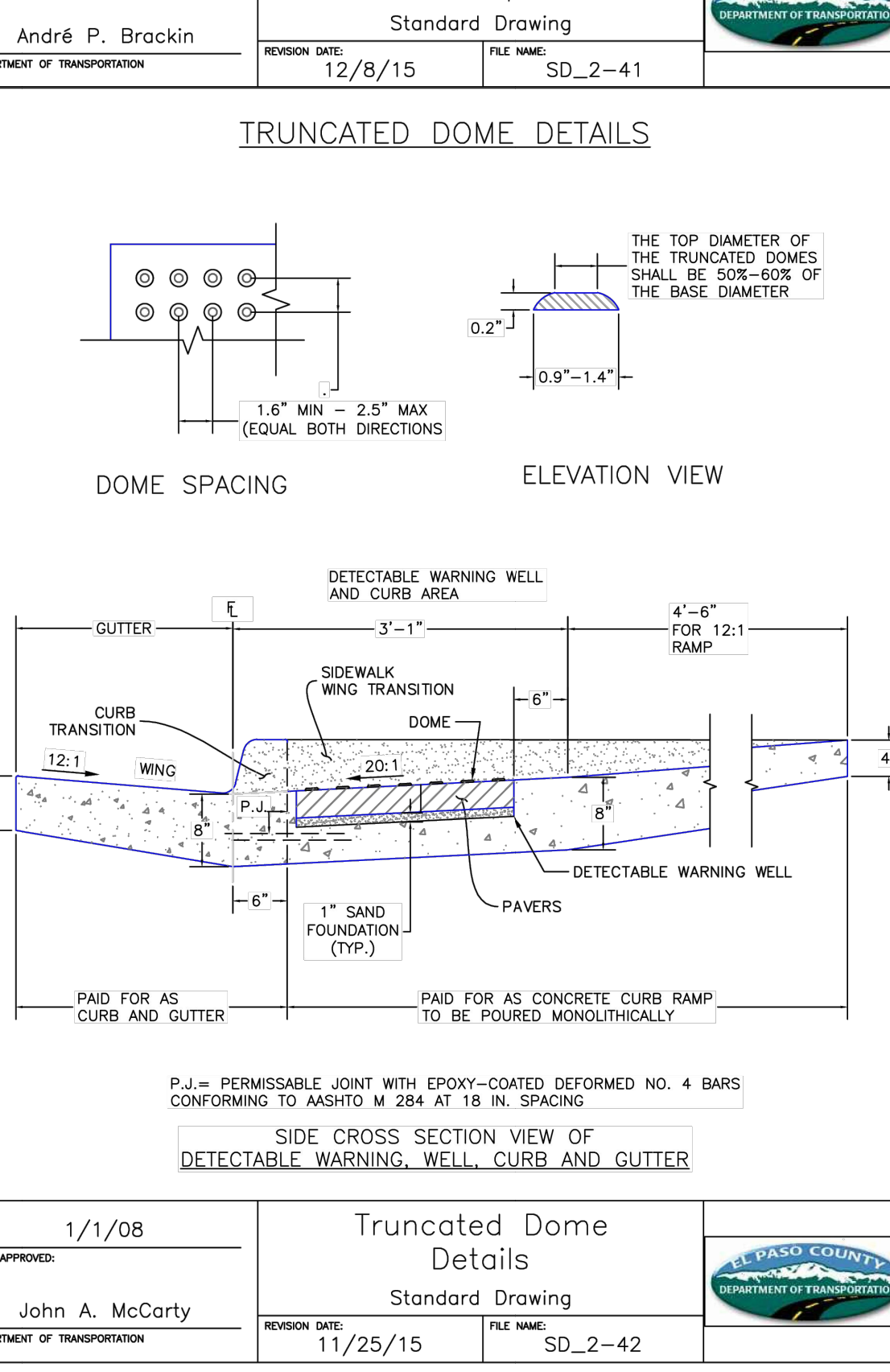
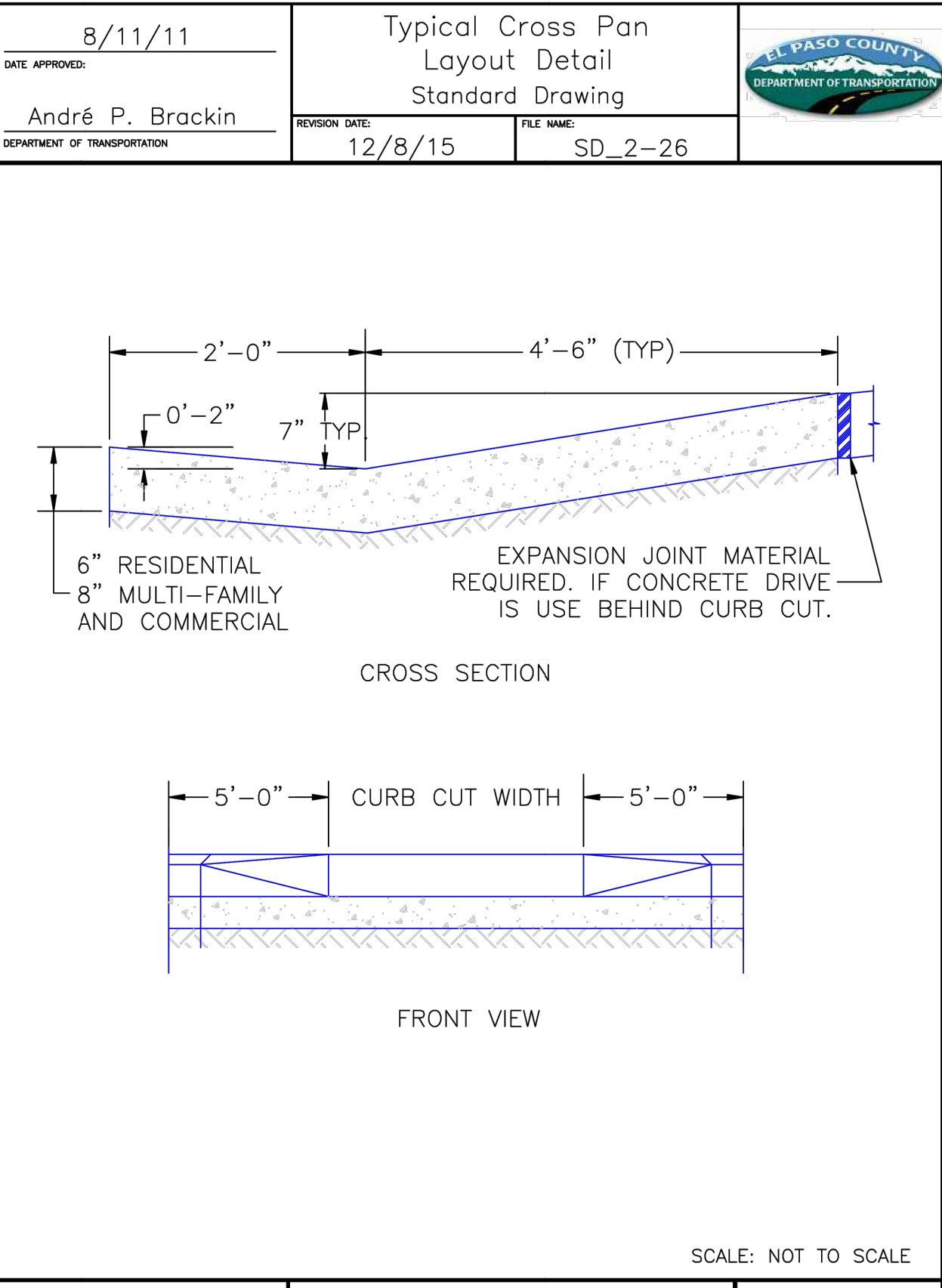
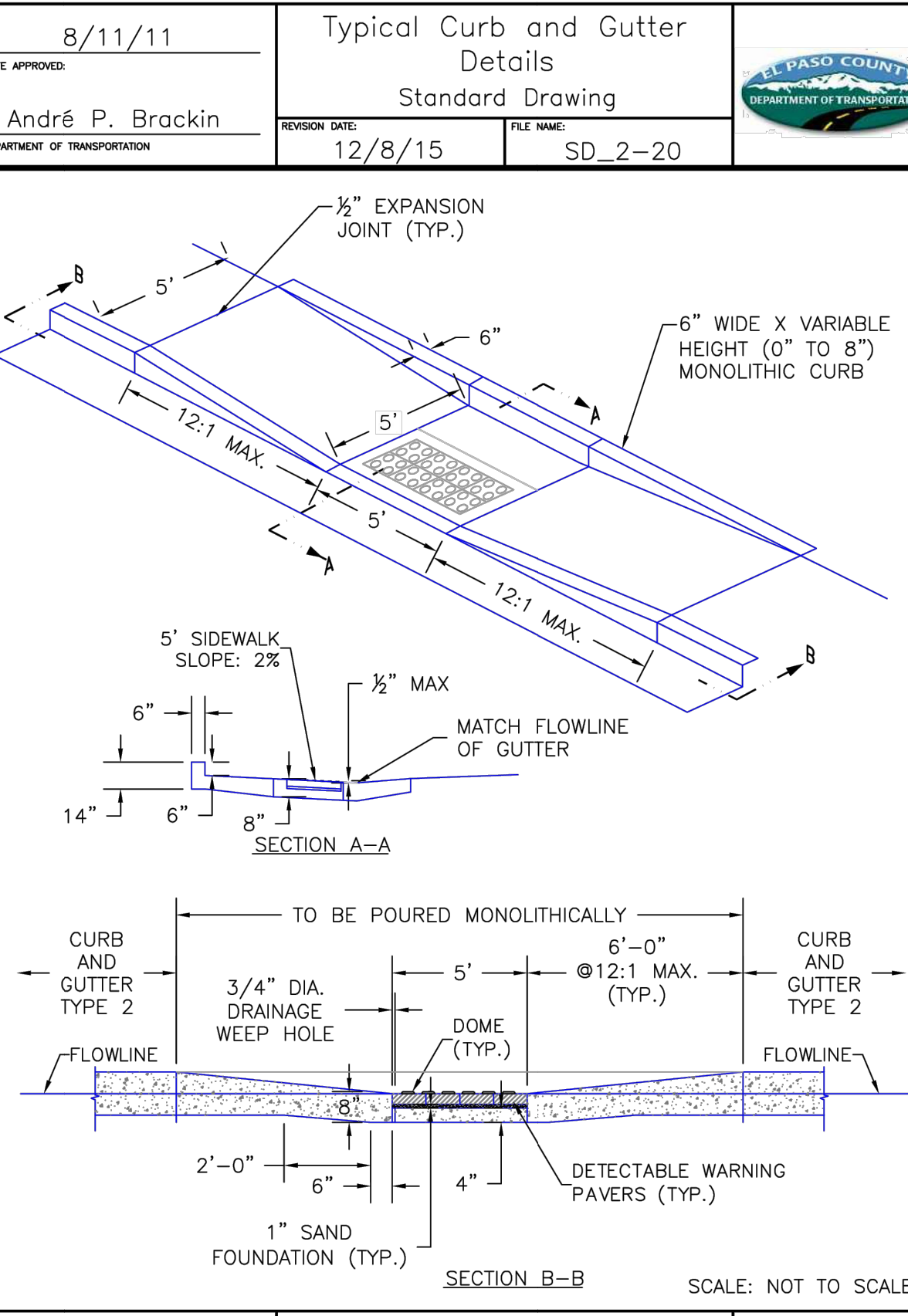
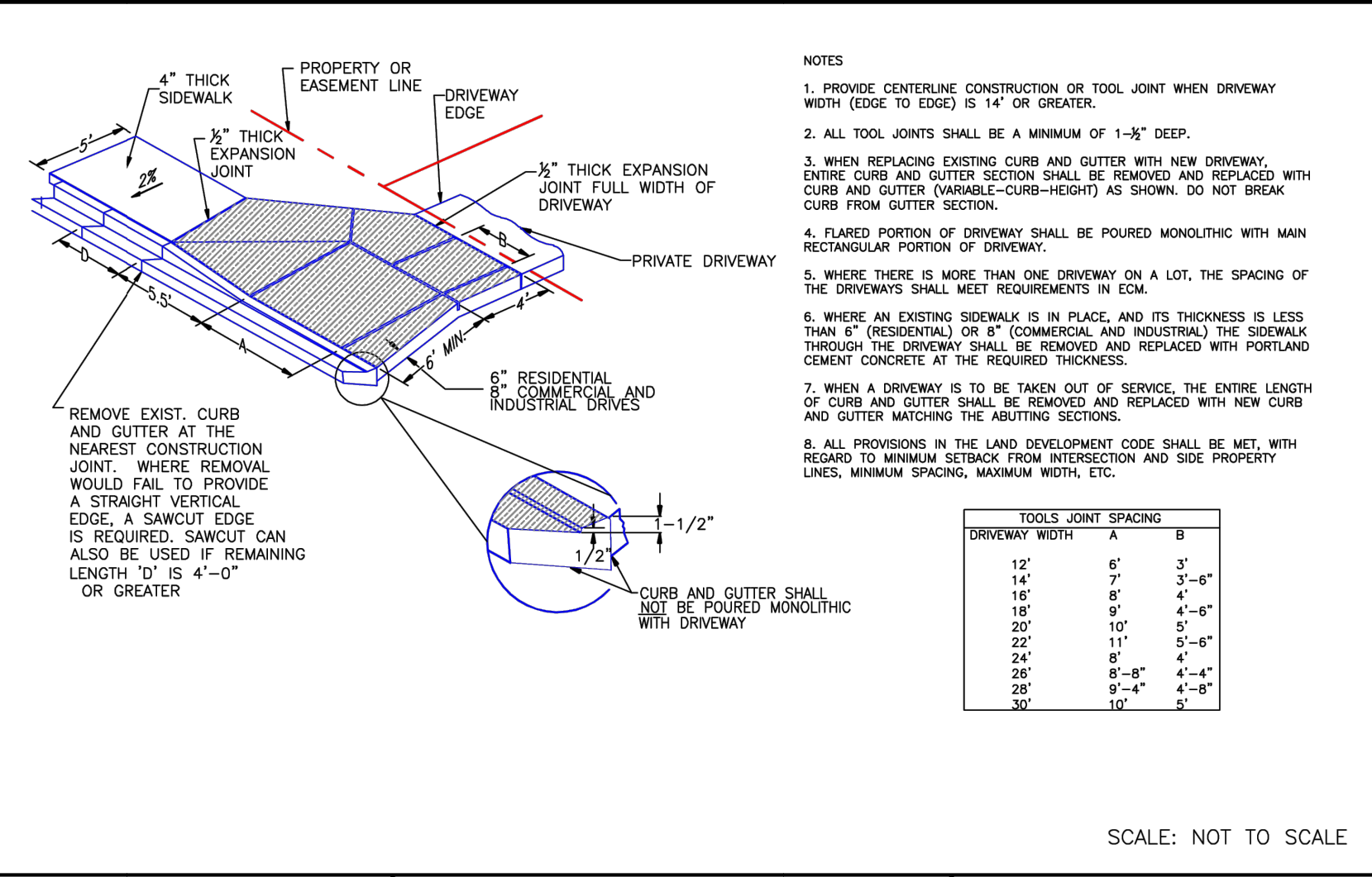
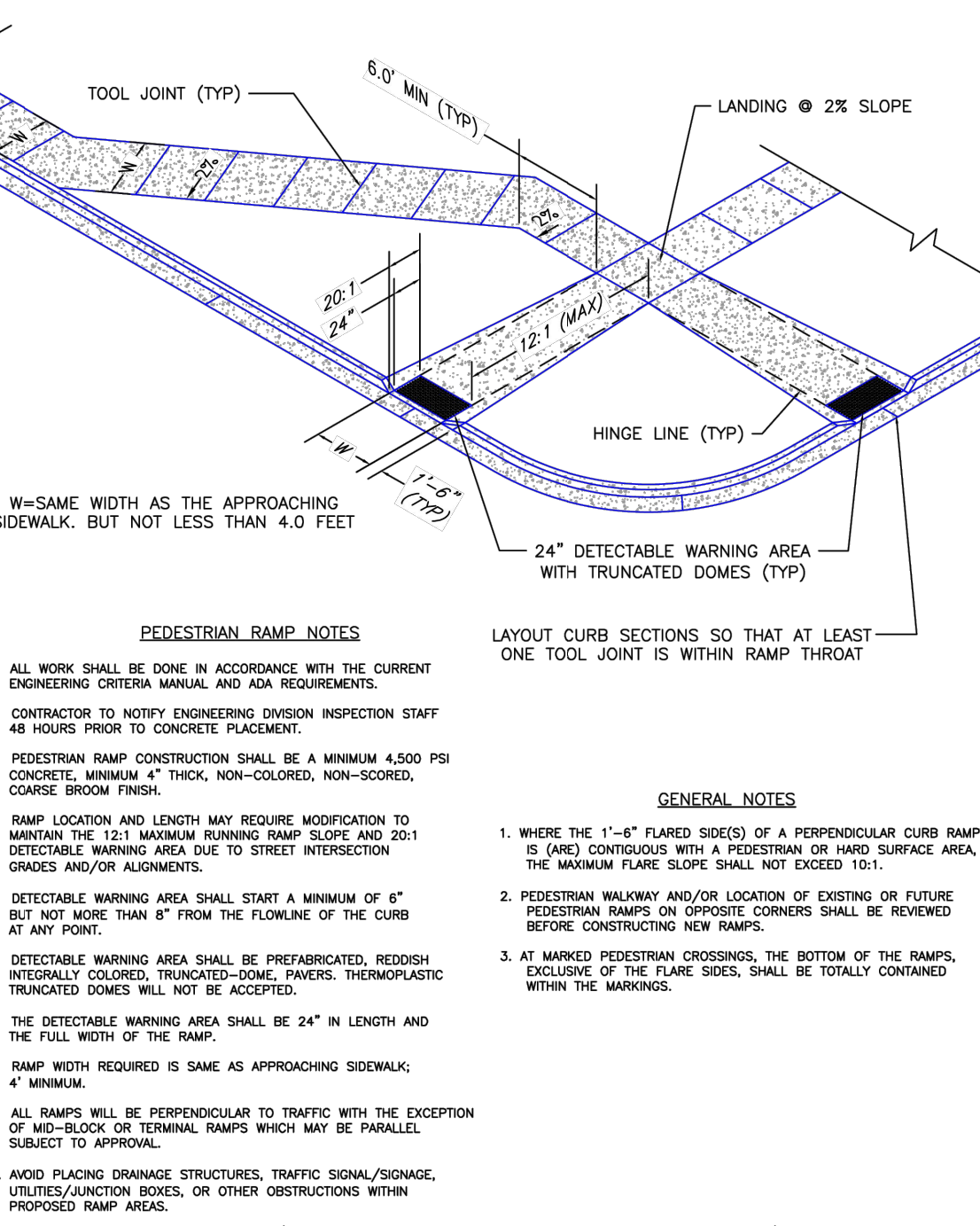
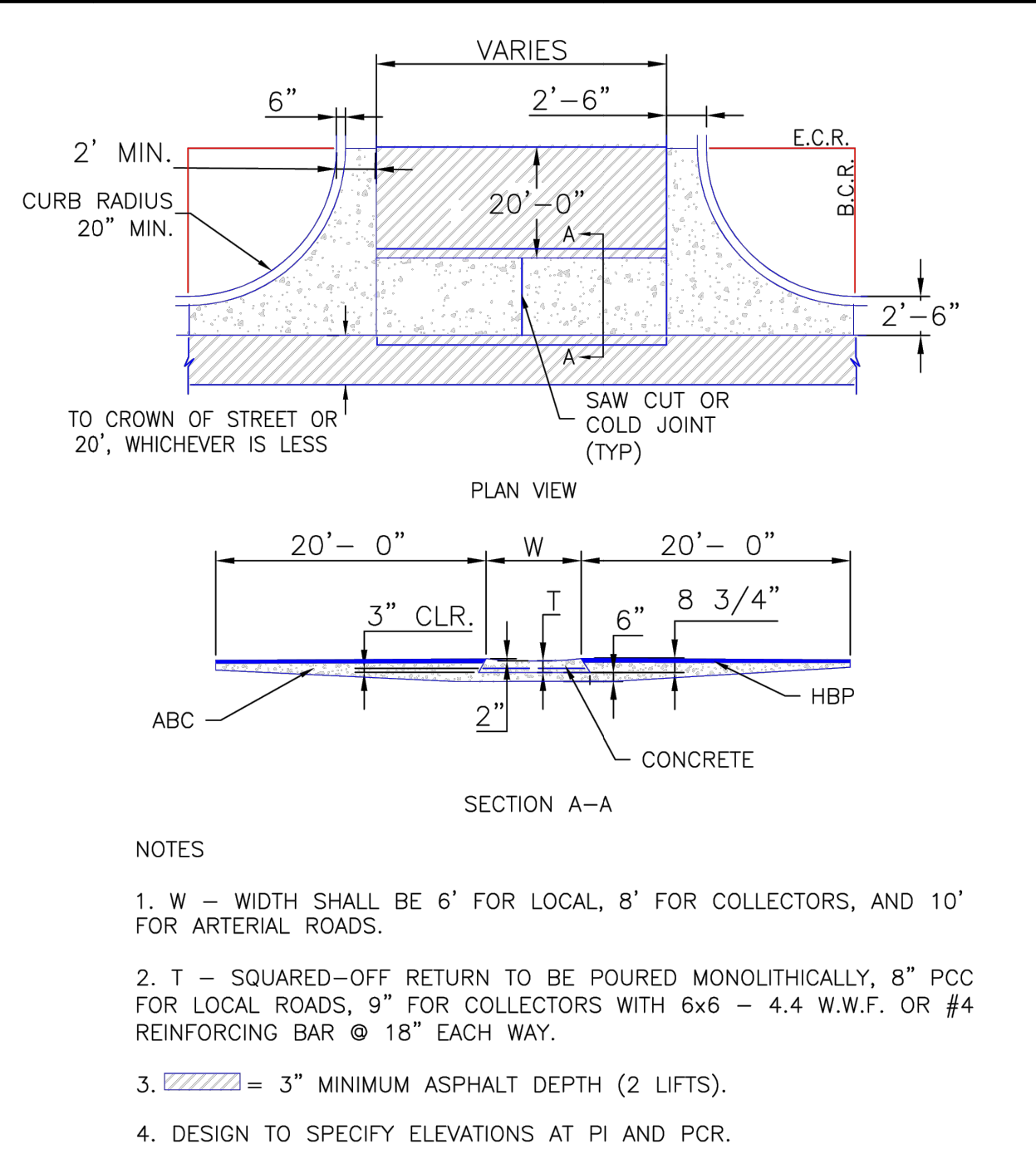
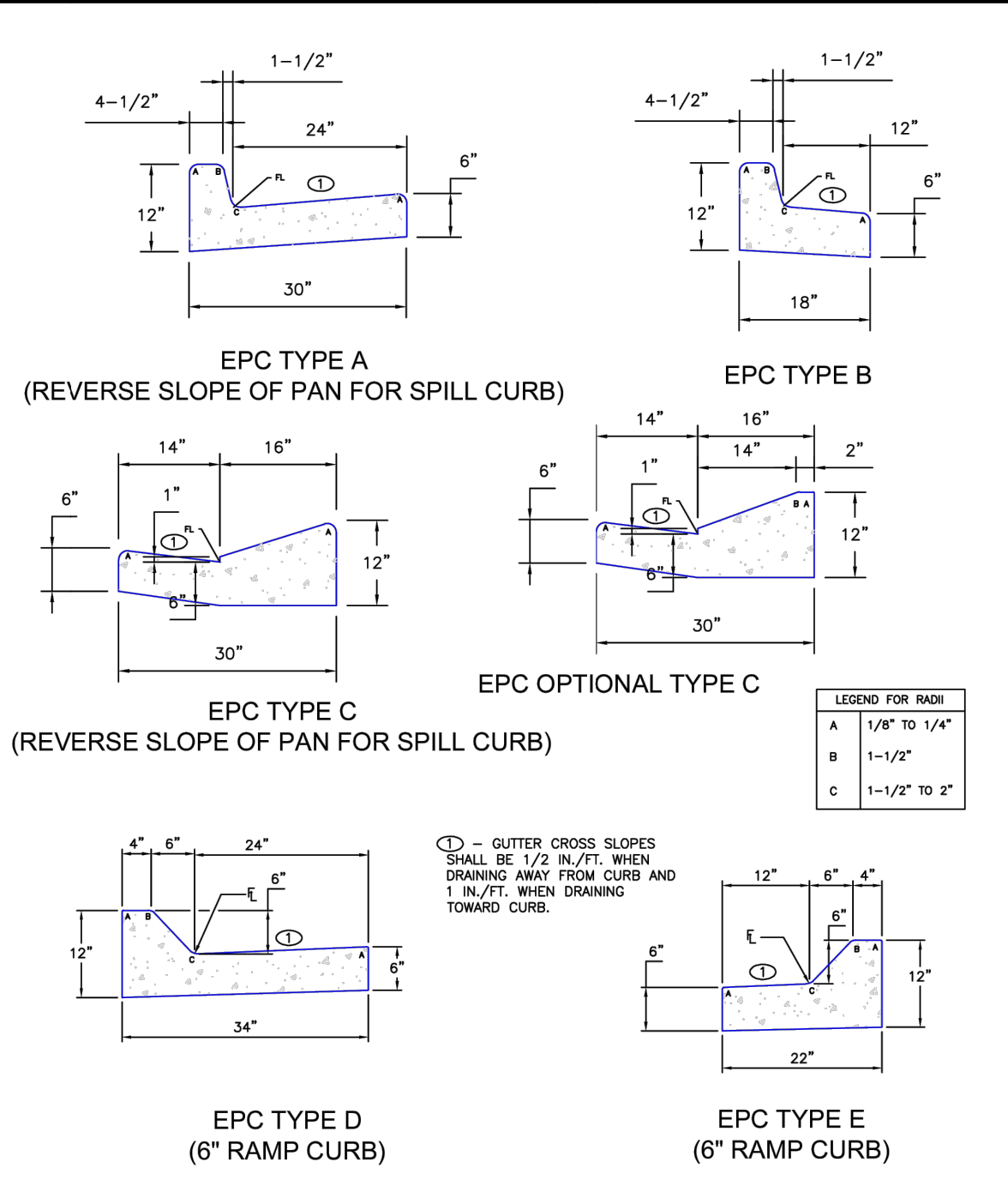
Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: NMB
 DRAWN BY: DPM
 CHECKED BY: NMB
 DATE: 4/20/2026

WINDERMERE FILING NO. 2
 SITE DEVELOPMENT PLAN
 EL PASO COUNTY, COLORADO
 PUBLIC IMPROVEMENTS PLAN



PROJECT NO.
196160000
 SHEET
6

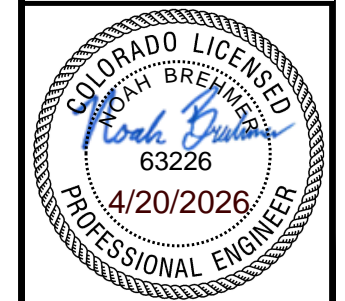


NO.	REVISION	BY	DATE

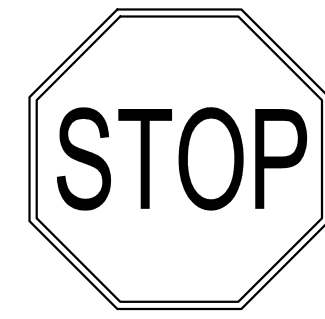
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WINDERMERE FILING NO. 2
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO
STANDARD DETAILS



PROJECT NO.
196160000
SHEET
10

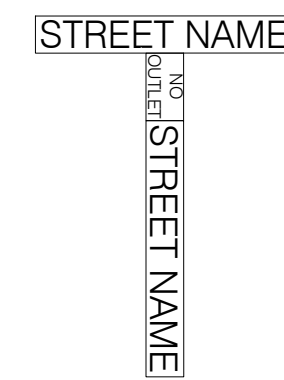


30"x30"
MINIMUM SIZE

BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
FOREGROUND
1172 C (3M-RED EC FILM) OR EQUIVALENT

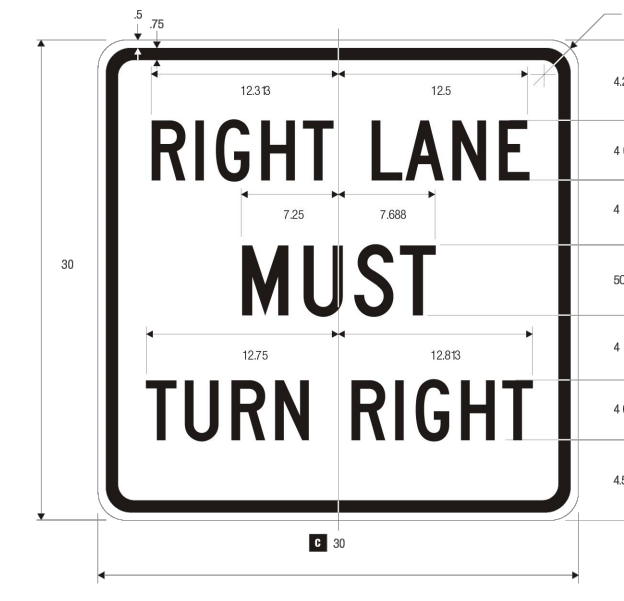
MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE

D3-1 WITH "NO OUTLET PATCH"



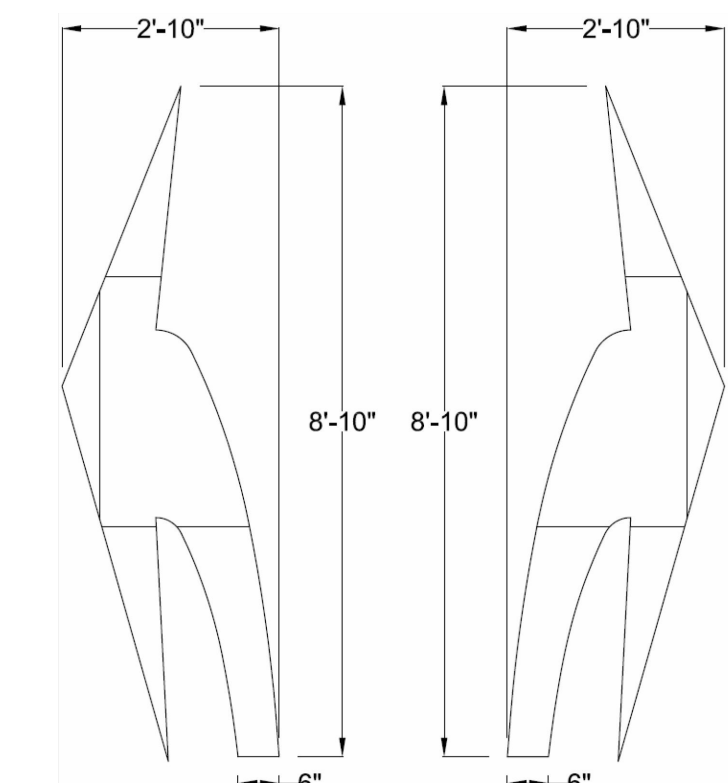
R4-4
BEGIN RIGHT TURN LANE - YIELD TO BIKES

Colors: Legend - BLACK
Background - WHITE (RETROREFLECTIVE)
Arrows - BLACK

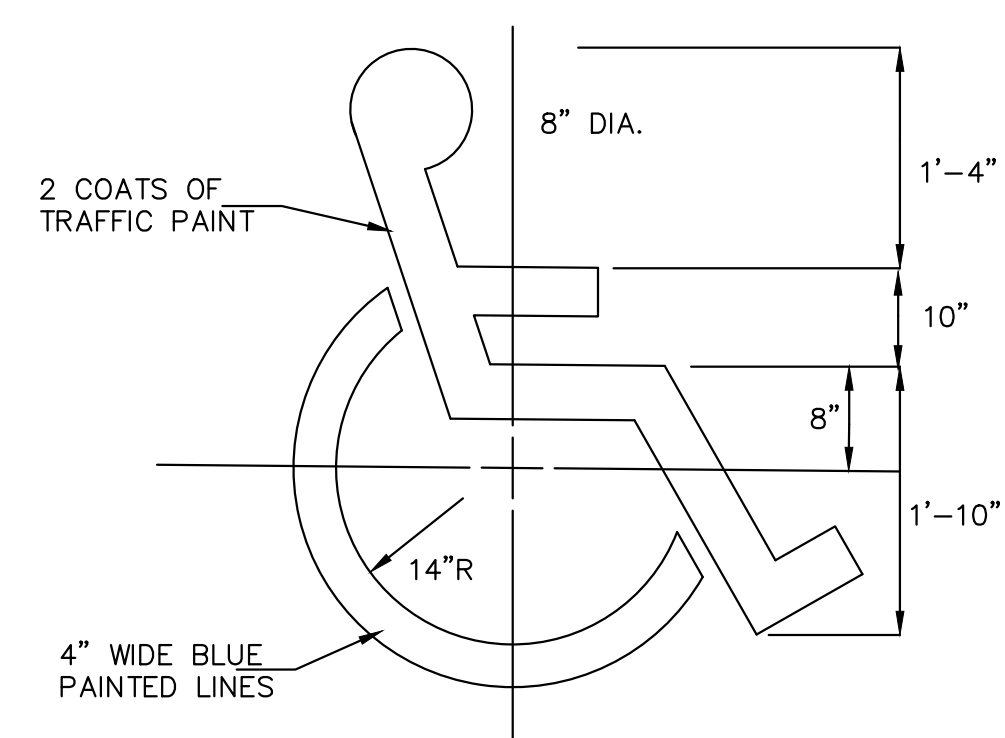


R3-7R
MANDATORY MOVEMENT LANE CONTROL

MUTCD R4-4 & R3-7R RIGHT TURN LANE SIGNAGE DETAILS
(ANTELOPE RIDGE DR.)
NOT TO SCALE

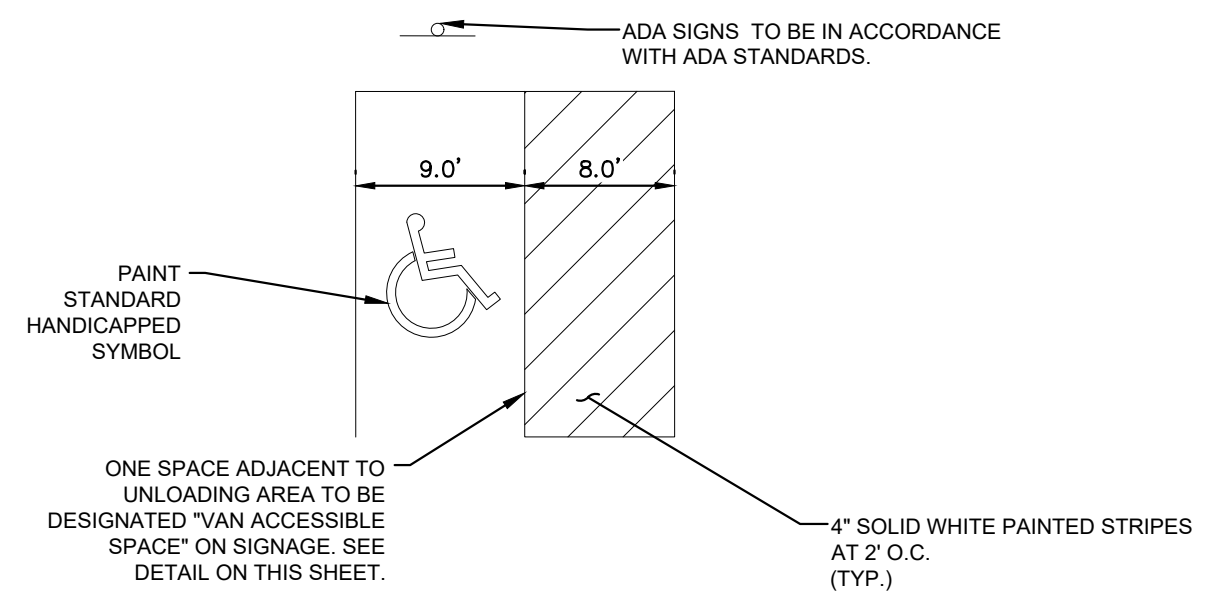


RIGHT TURN LANE PAVEMENT MARKINGS
(ANTELOPE RIDGE DR.)
NOT TO SCALE



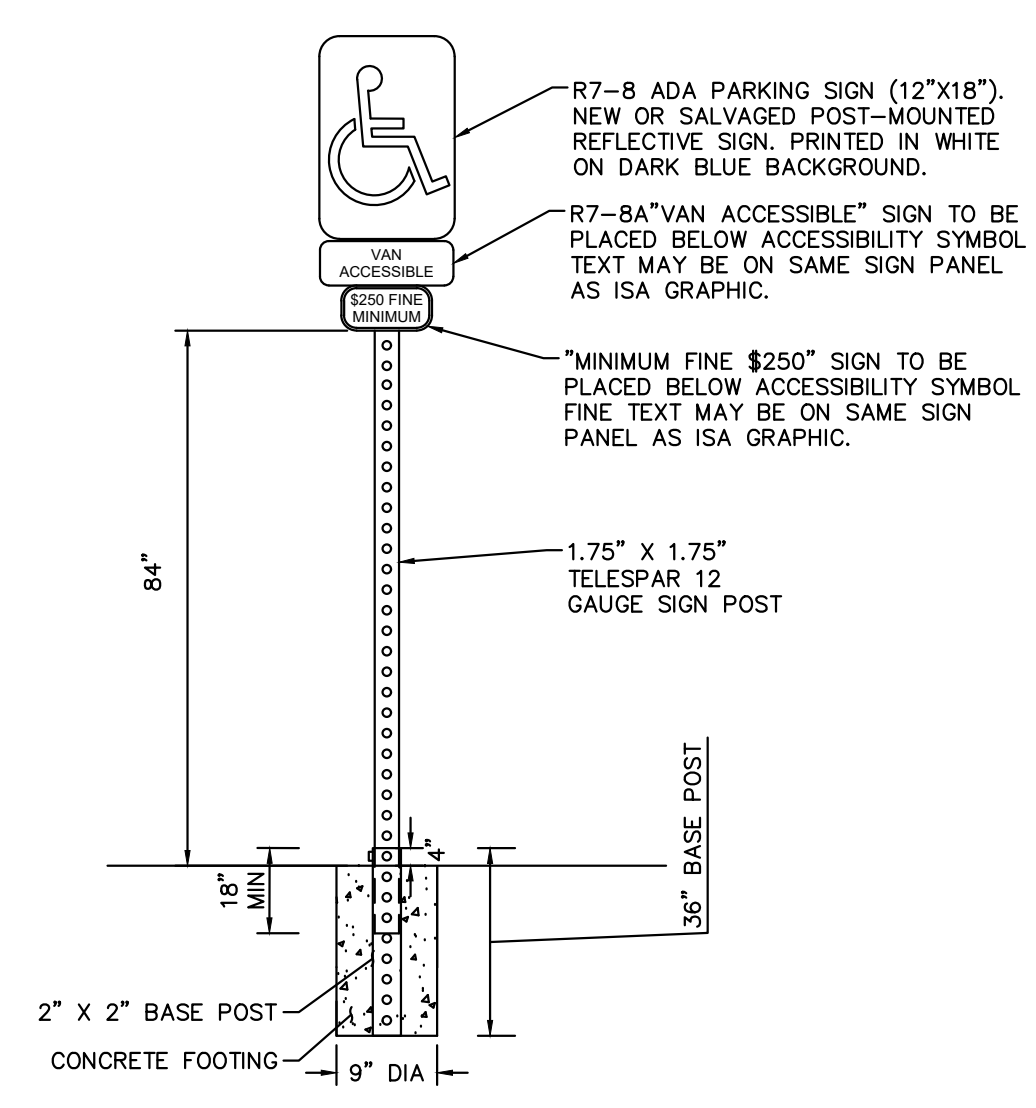
NOTE:
1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

HANDICAP SYMBOL
NOT TO SCALE

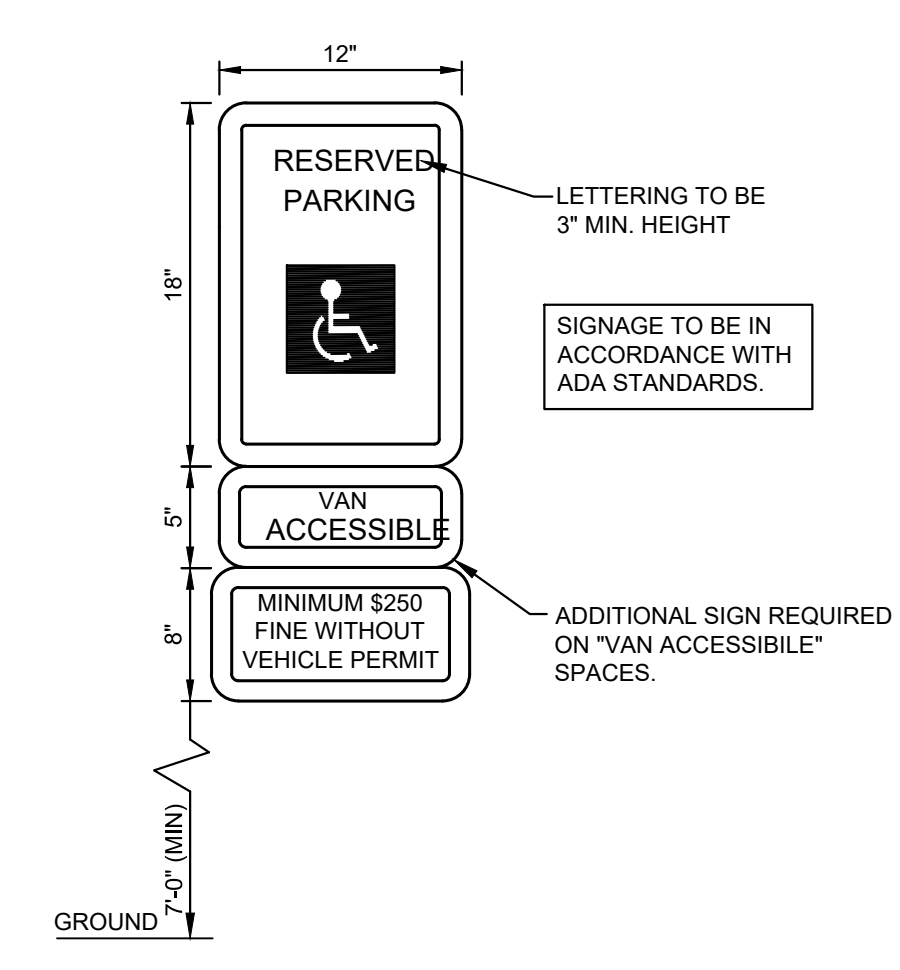


NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

VAN ACCESSIBLE PARKING DETAIL
NOT TO SCALE



ADA SIGNAGE DETAIL
NOT TO SCALE



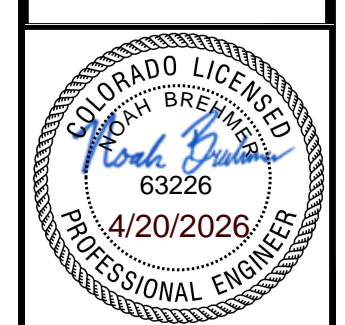
ADA SIGNAGE DETAIL
NOT TO SCALE

NO.	REVISION	BY	DATE	APPR

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2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: NMB
DRAWN BY: DPM
CHECKED BY: NMB
DATE: 4/20/2026

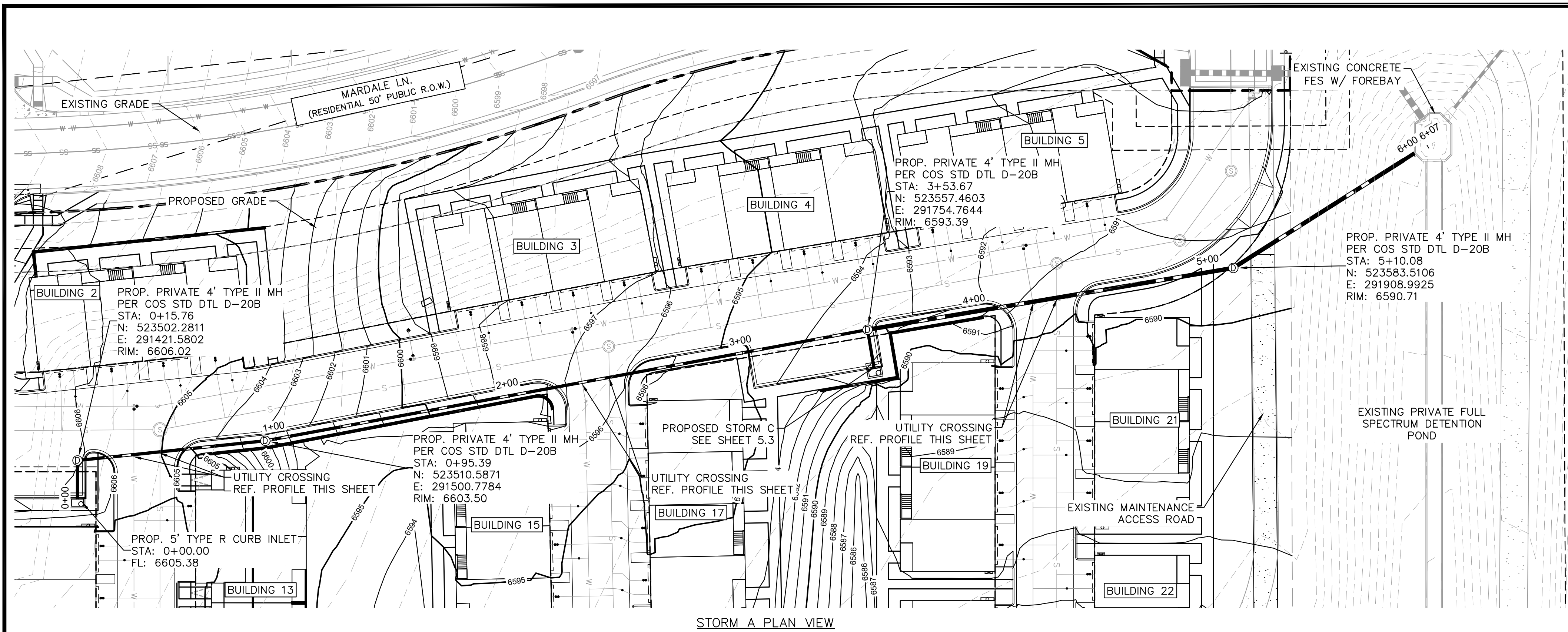
WINDERMERE FILING NO. 2
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO
STANDARD DETAILS



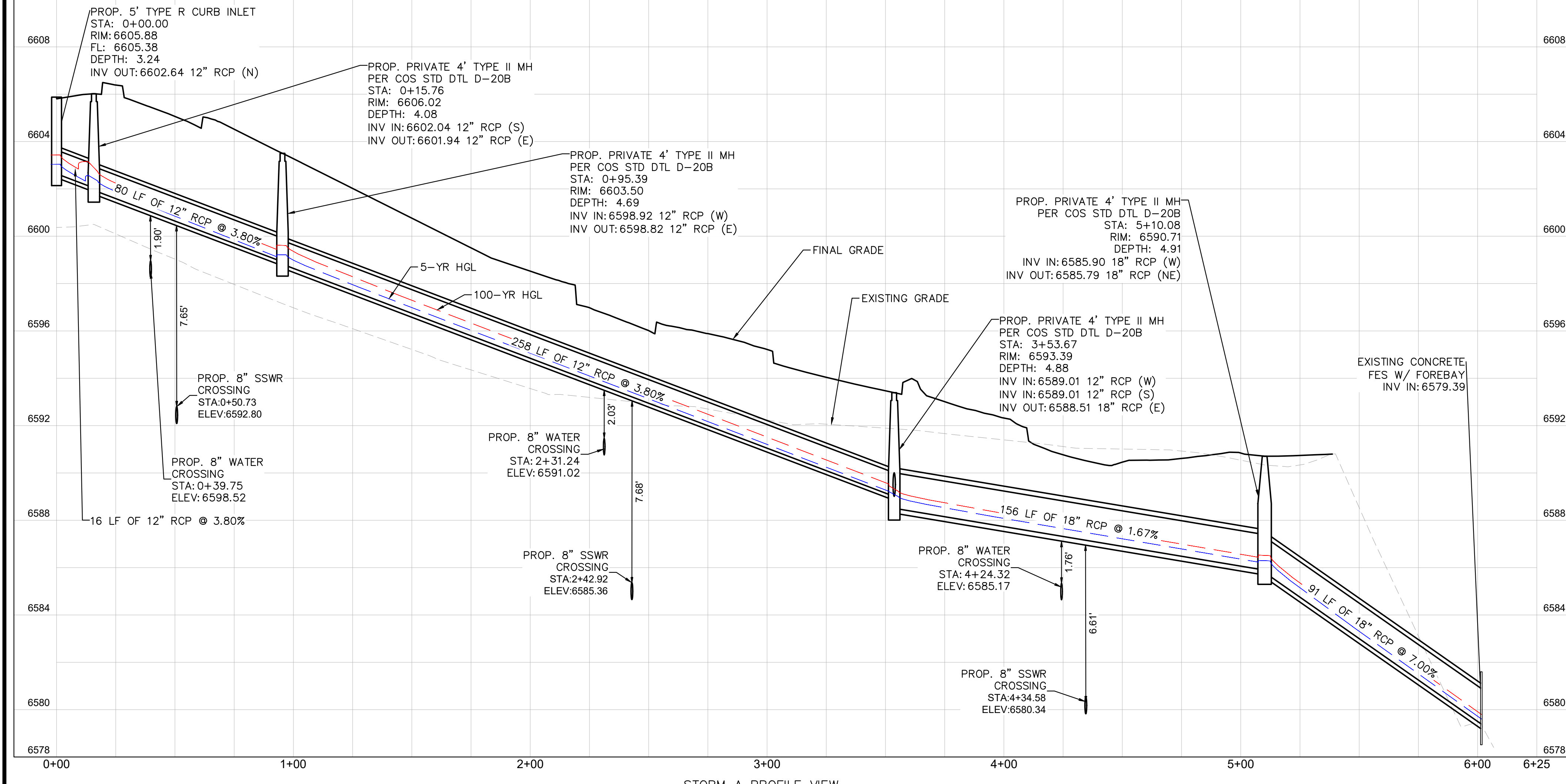
PROJECT NO.
196160000

SHEET
11

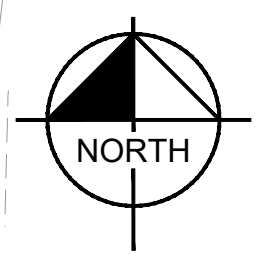
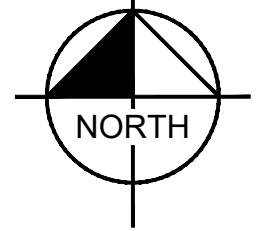
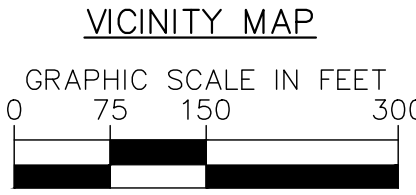
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STORM A PLAN VIEW



STORM A PROFILE VIEW

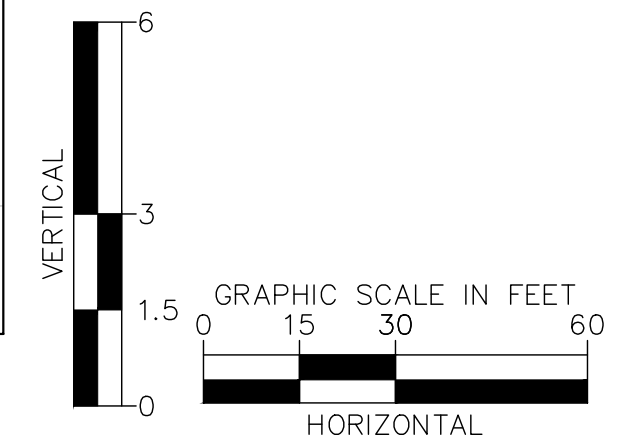


LEGEND

- PROPERTY LINE
- x-x- PROPOSED FENCE
- w- PROPOSED 6" PVC WATER MAIN
- s- PROPOSED 8" PVC SANITARY MAIN
- PROPOSED PVC STORM MAIN

NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.
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7. SEE PLANS FOR MAINLINE SIZES.
8. WATER TIGHT JOINTS TO BE USED WHEN 100-YEAR HGL IS OUTSIDE OF PIPE.

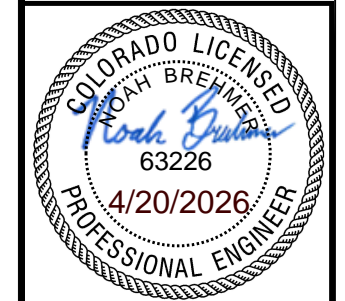


NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

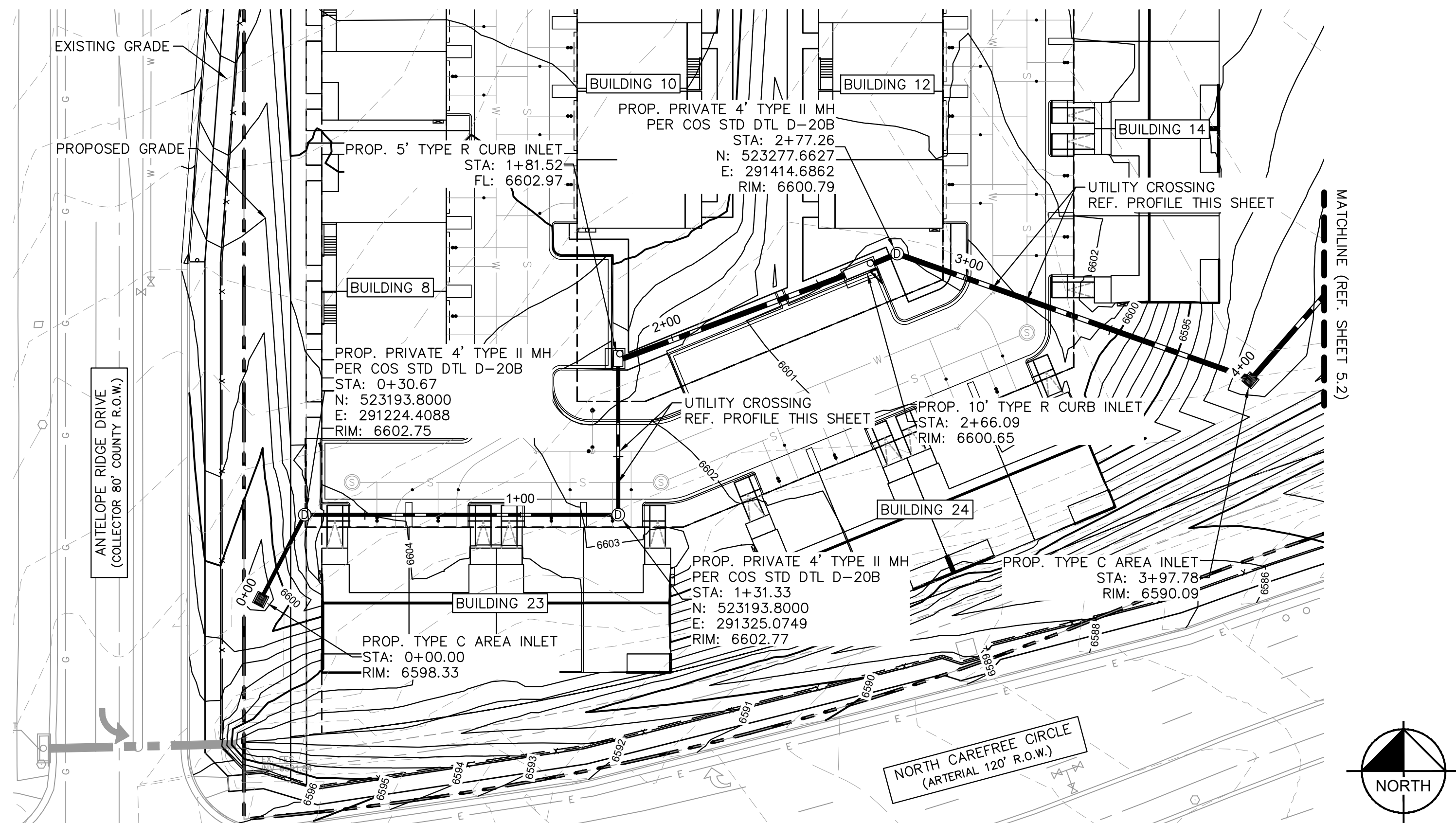
DESIGNED BY: AJV
 DRAWN BY: TJK
 CHECKED BY: JCP
 DATE: 4/20/2026

WINDEMERE FILING 2 MULTI-FAMILY
 CONSTRUCTION DOCUMENTS
 STORM PLAN AND PROFILE



PROJECT NO.
196160000
 SHEET
C2.0

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STORM B-1 PLAN VIEW

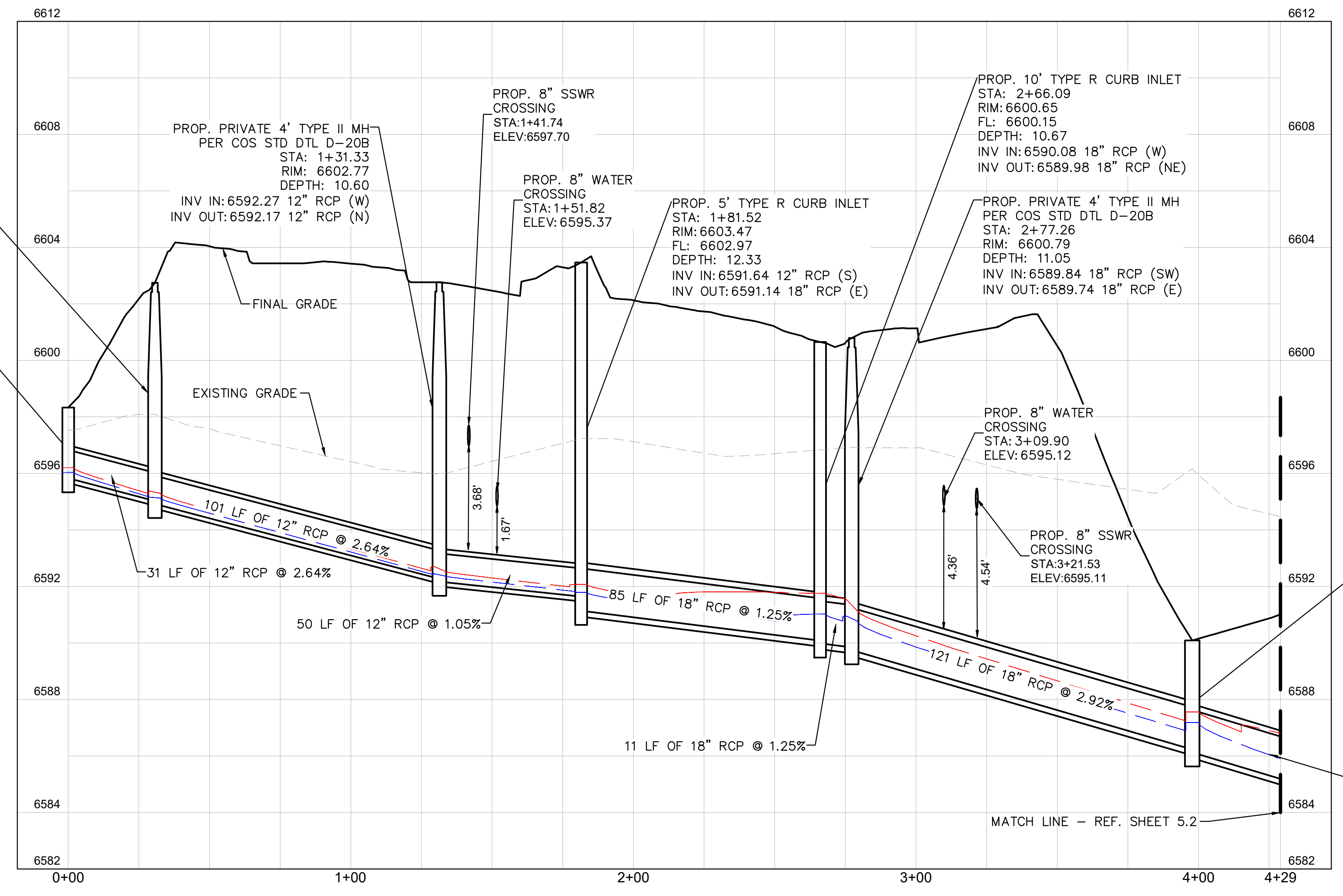


LEGEND

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STORM B-1 PROFILE VIEW

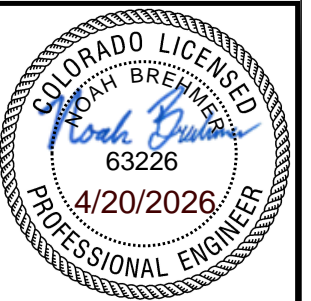
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NO.	REVISION	BY	DATE	APPR.

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2 North Nevada Avenue, Suite 900
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WINDEMERE FILING 2 MULTI-FAMILY
CONSTRUCTION DOCUMENTS
STORM PLAN AND PROFILE

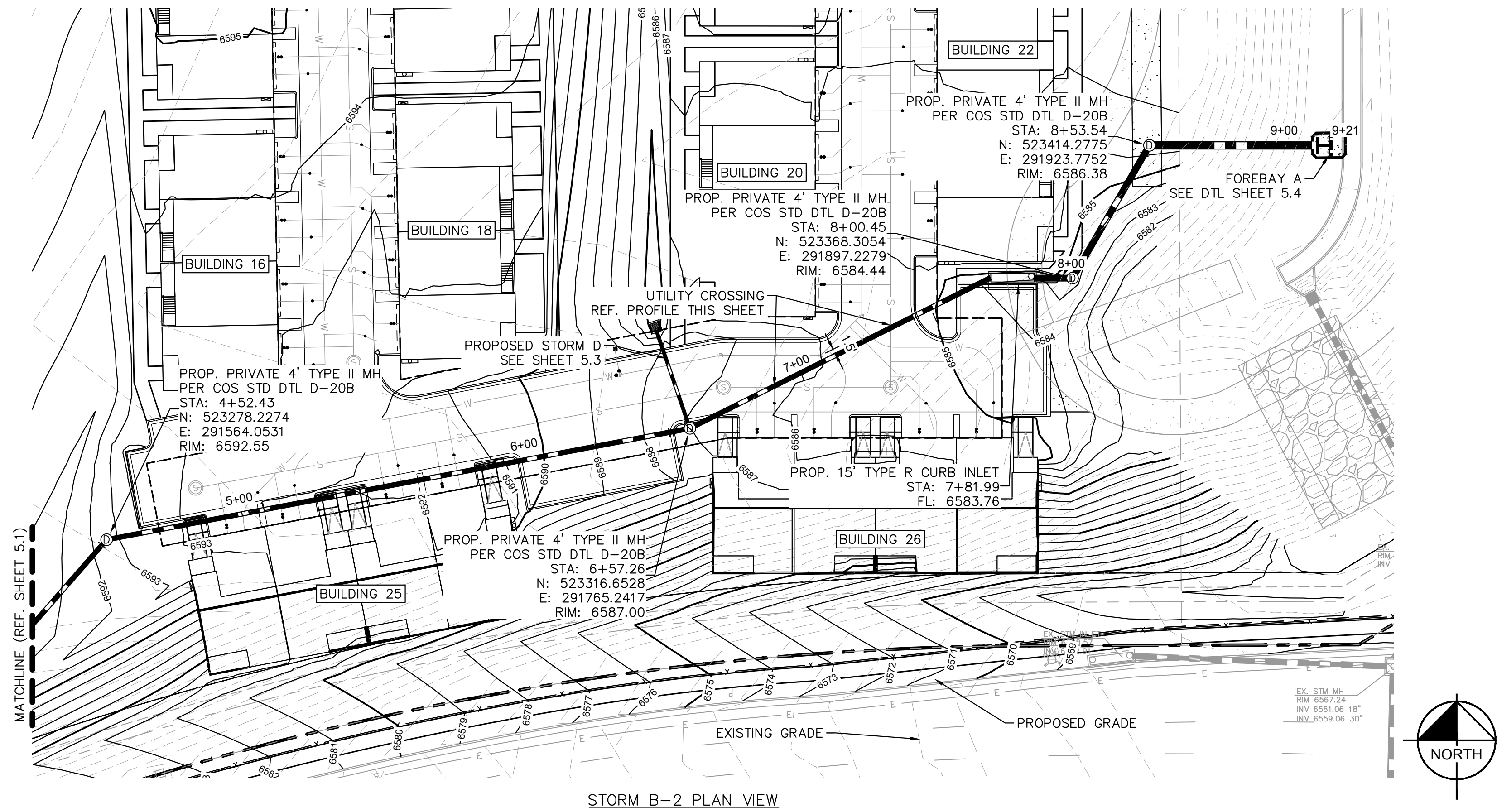


PROJECT NO.
196160000

SHEET
C2.1



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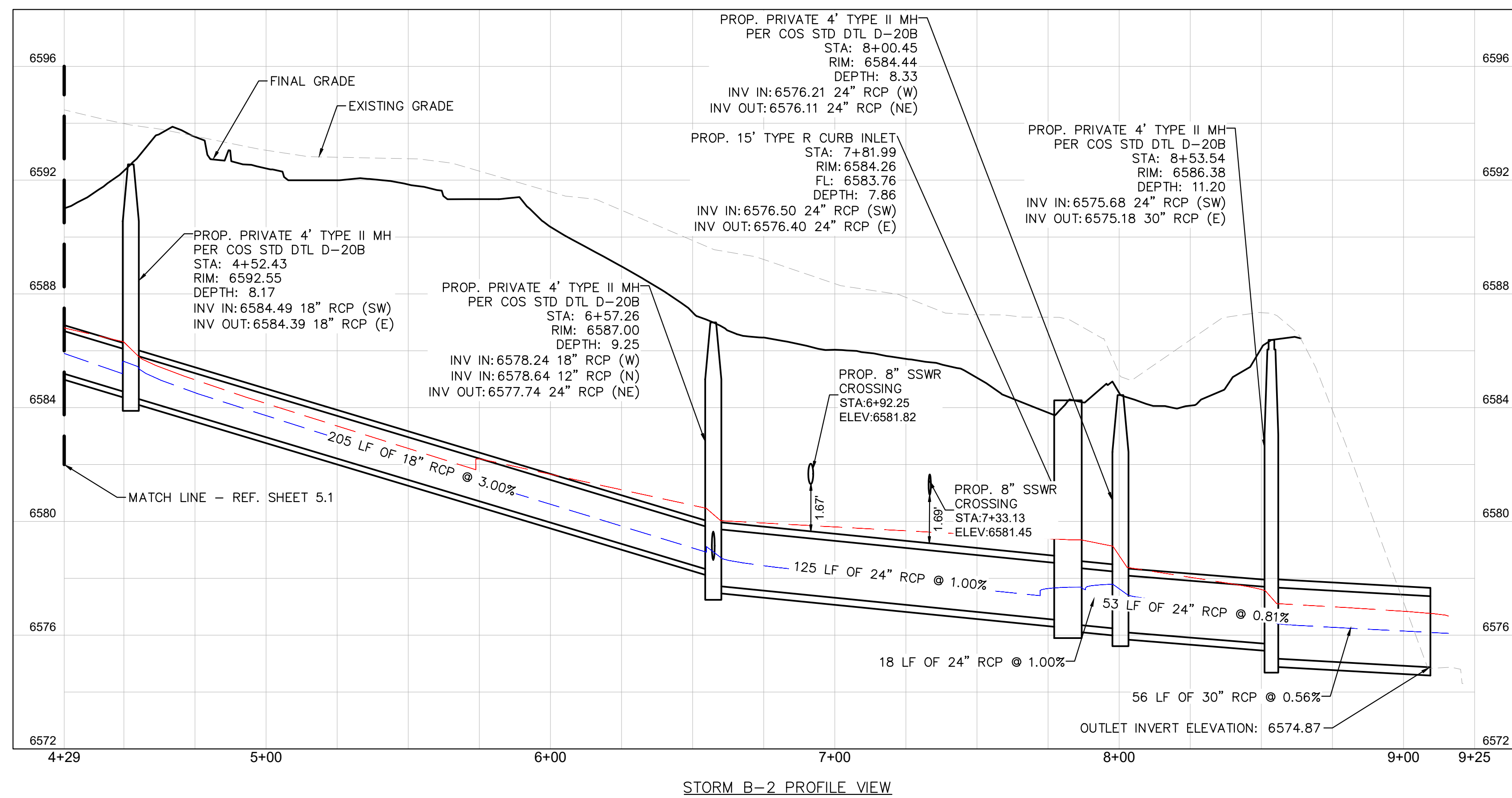


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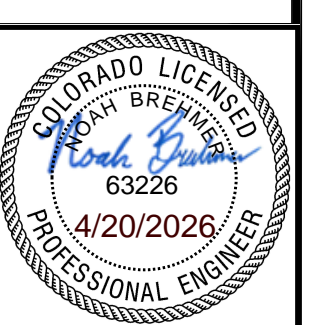


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2 North Nevada Avenue, Suite 900
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WINDEMERE FILING 2 MULTI-FAMILY
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STORM PLAN AND PROFILE

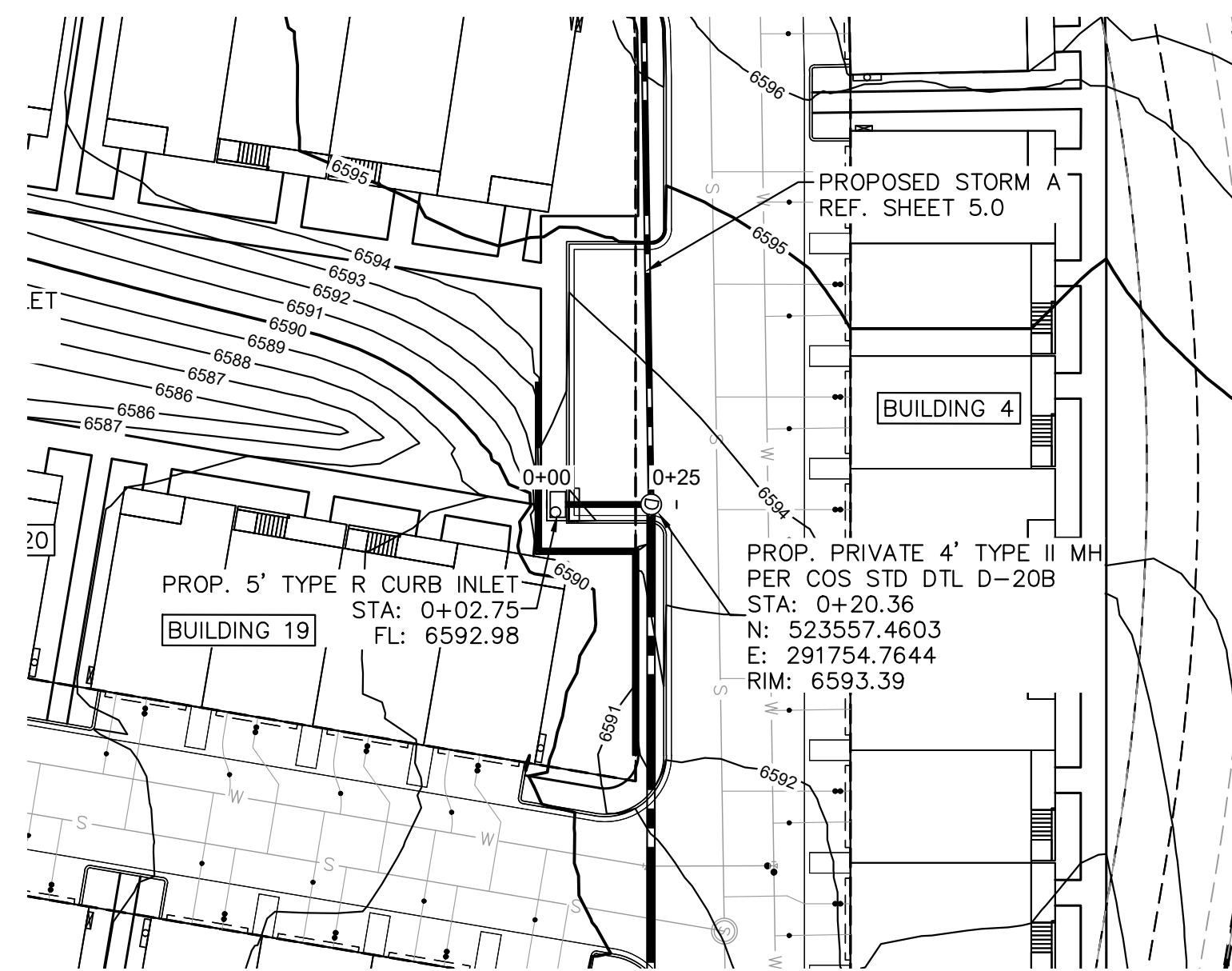


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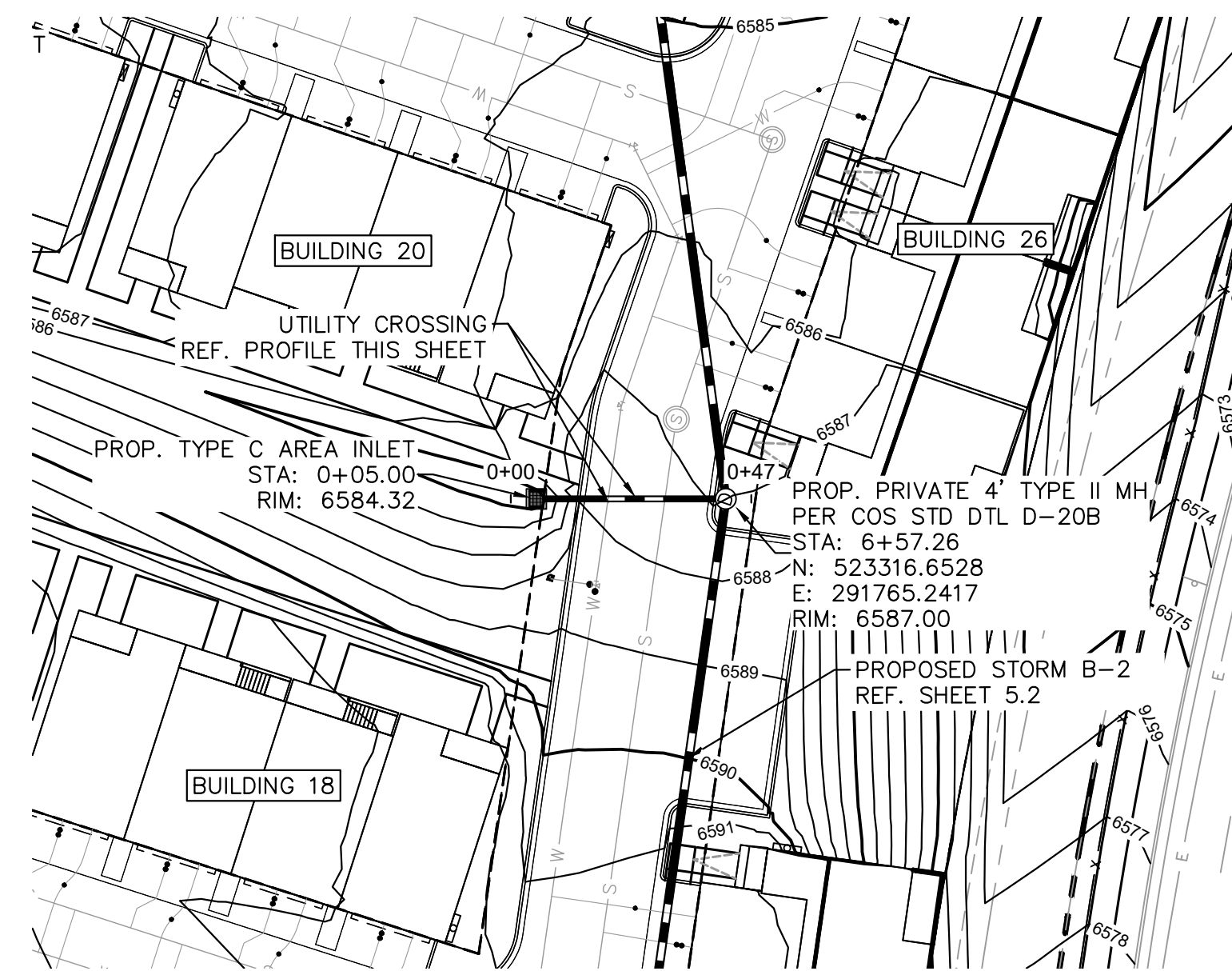
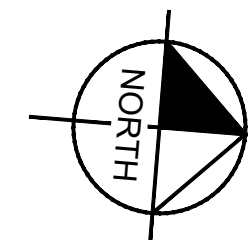
SHEET
C2.2



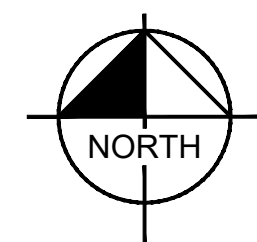
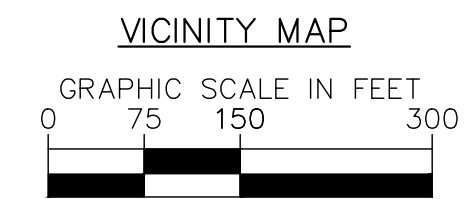
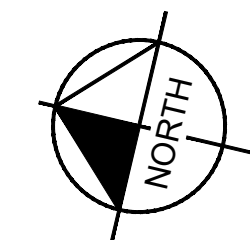
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STORM C PLAN VIEW



STORM D PLAN VIEW

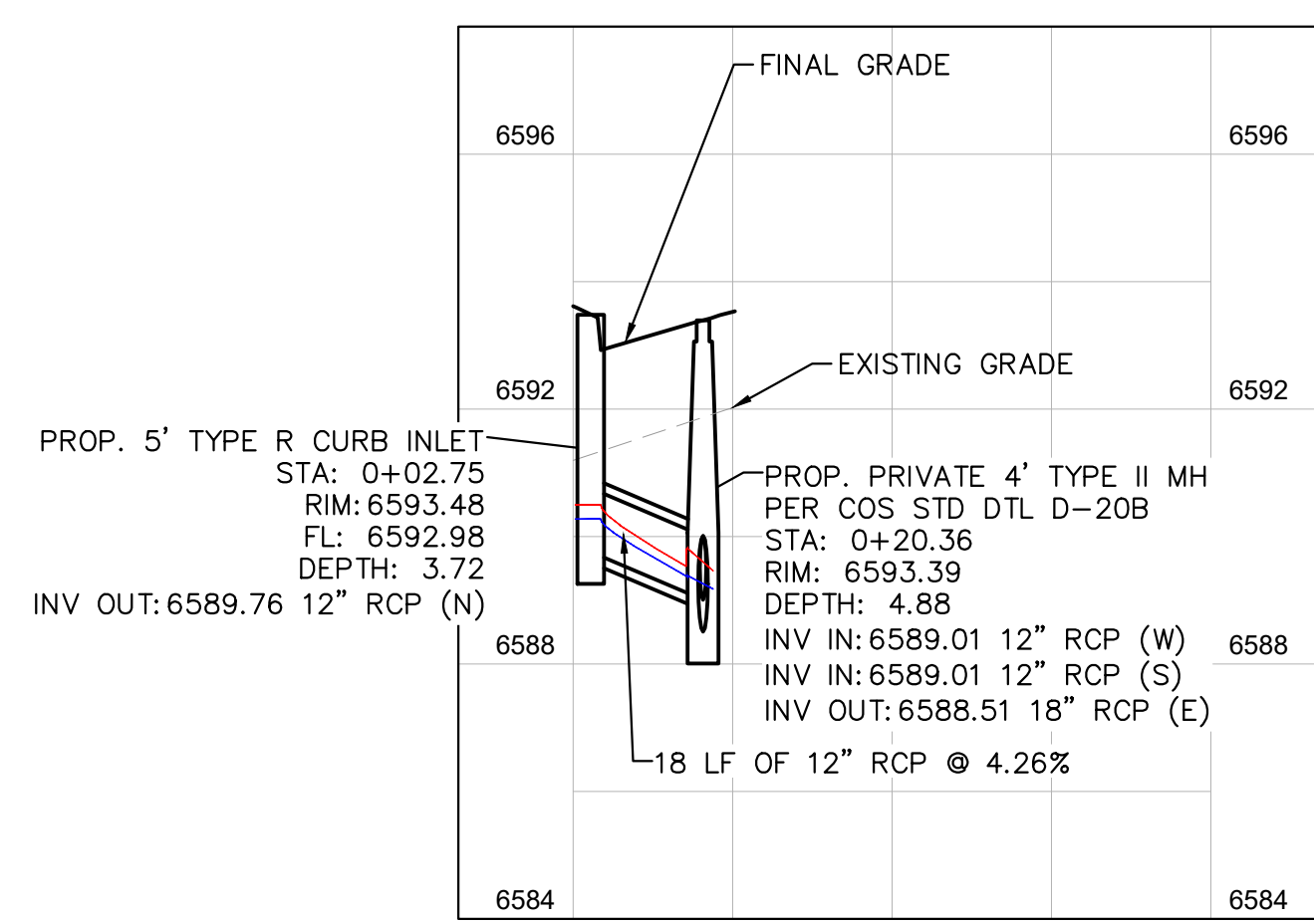


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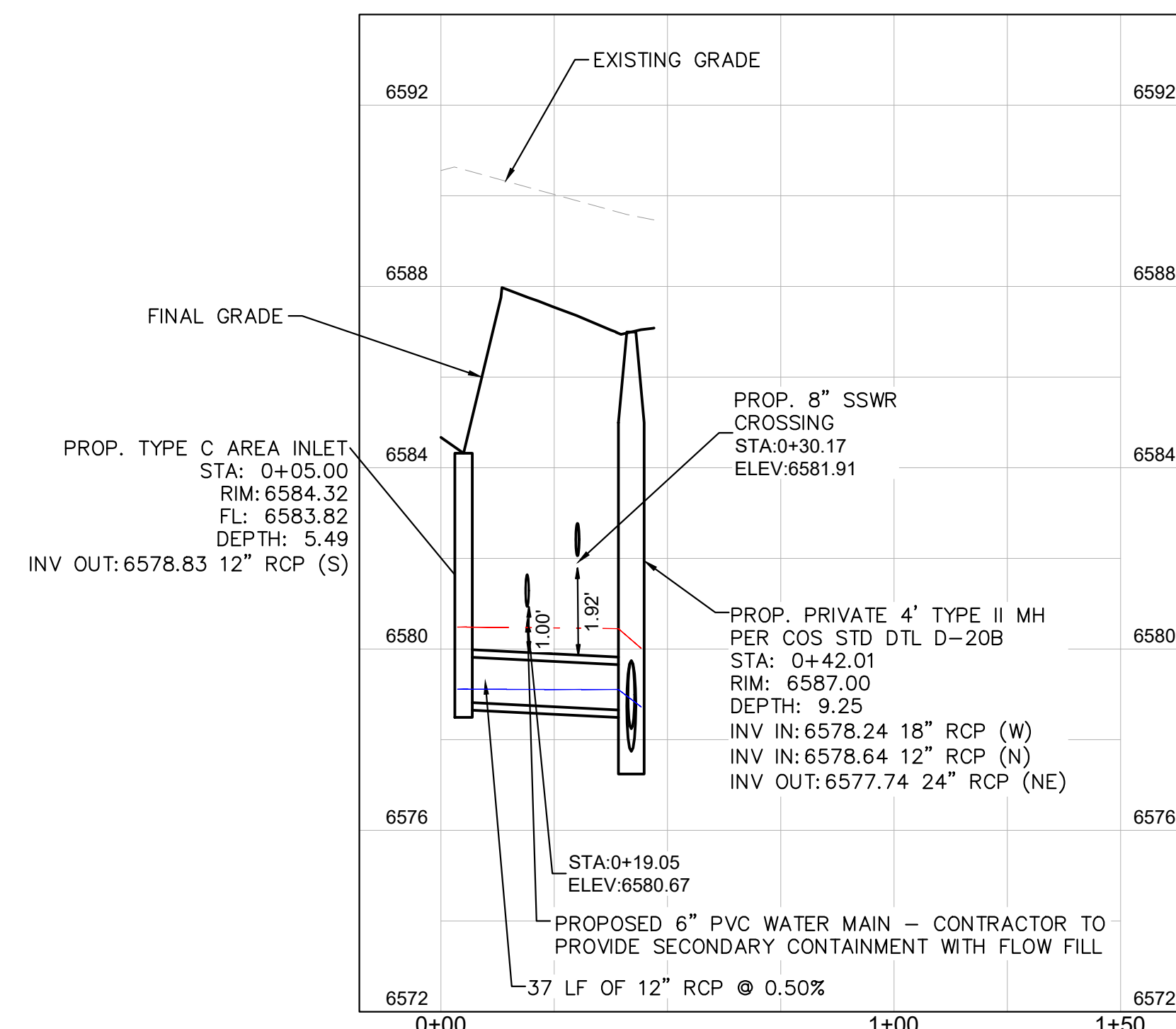
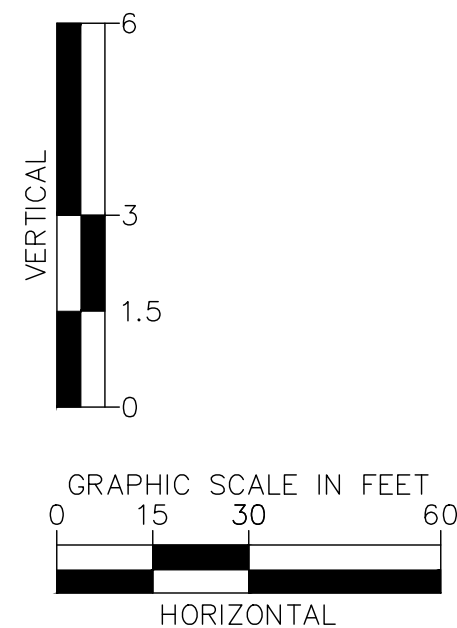
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STORM C PROFILE VIEW



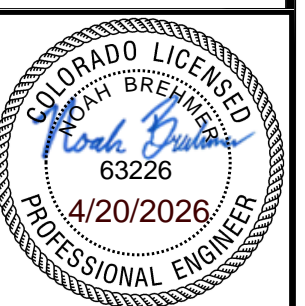
STORM D PROFILE VIEW

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 900
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DESIGNED BY: AJV
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 DATE: 4/20/2026

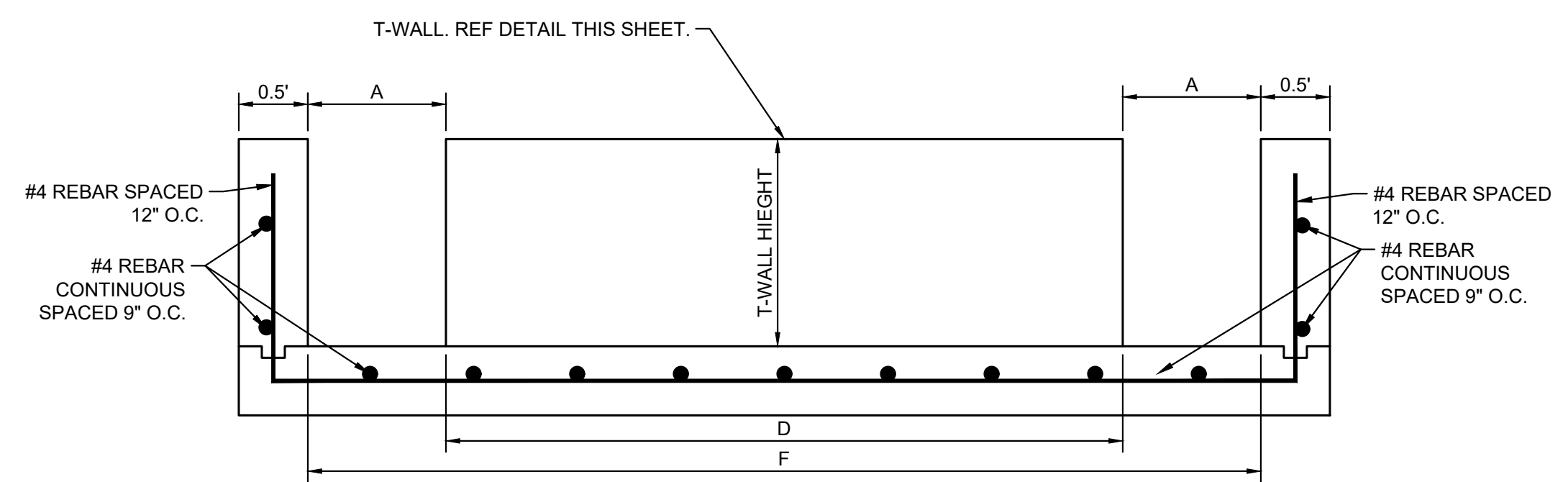
WINDEMERE FILING 2 MULTI-FAMILY
 CONSTRUCTION DOCUMENTS
 STORM PLAN AND PROFILE



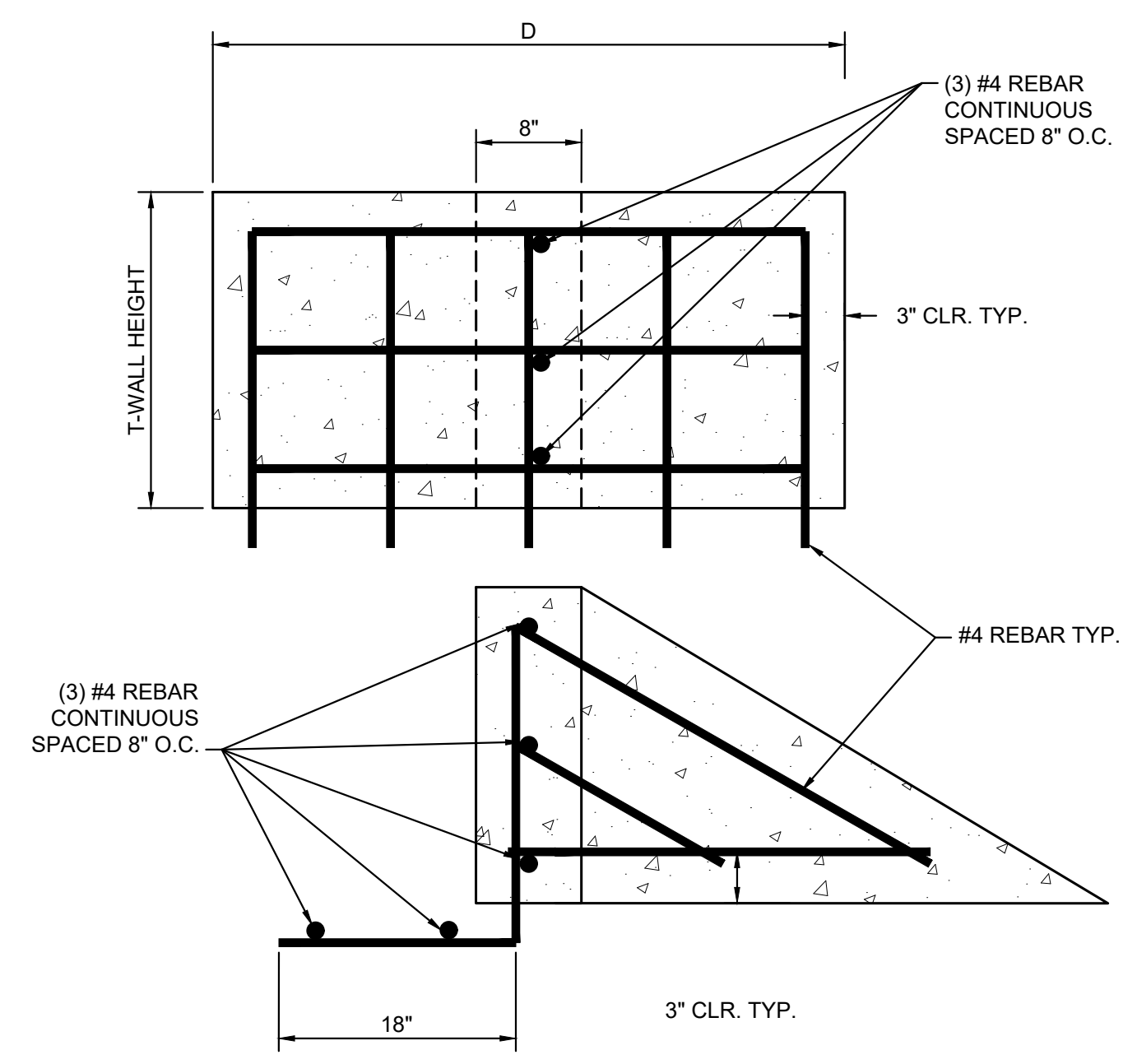
PROJECT NO.
196160000

SHEET
C2.3

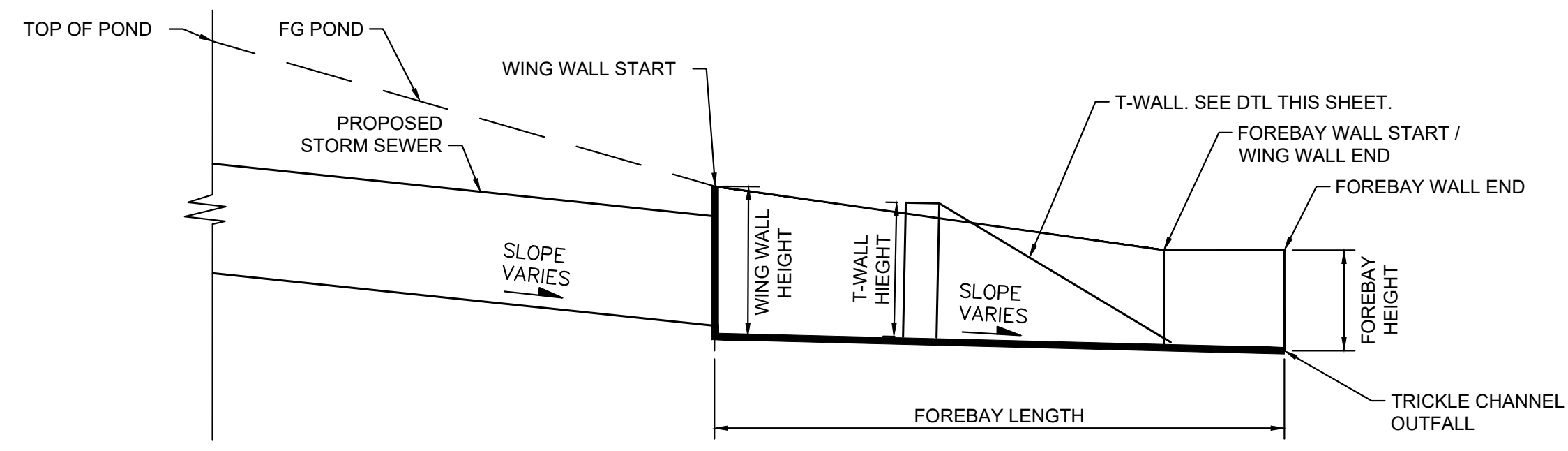




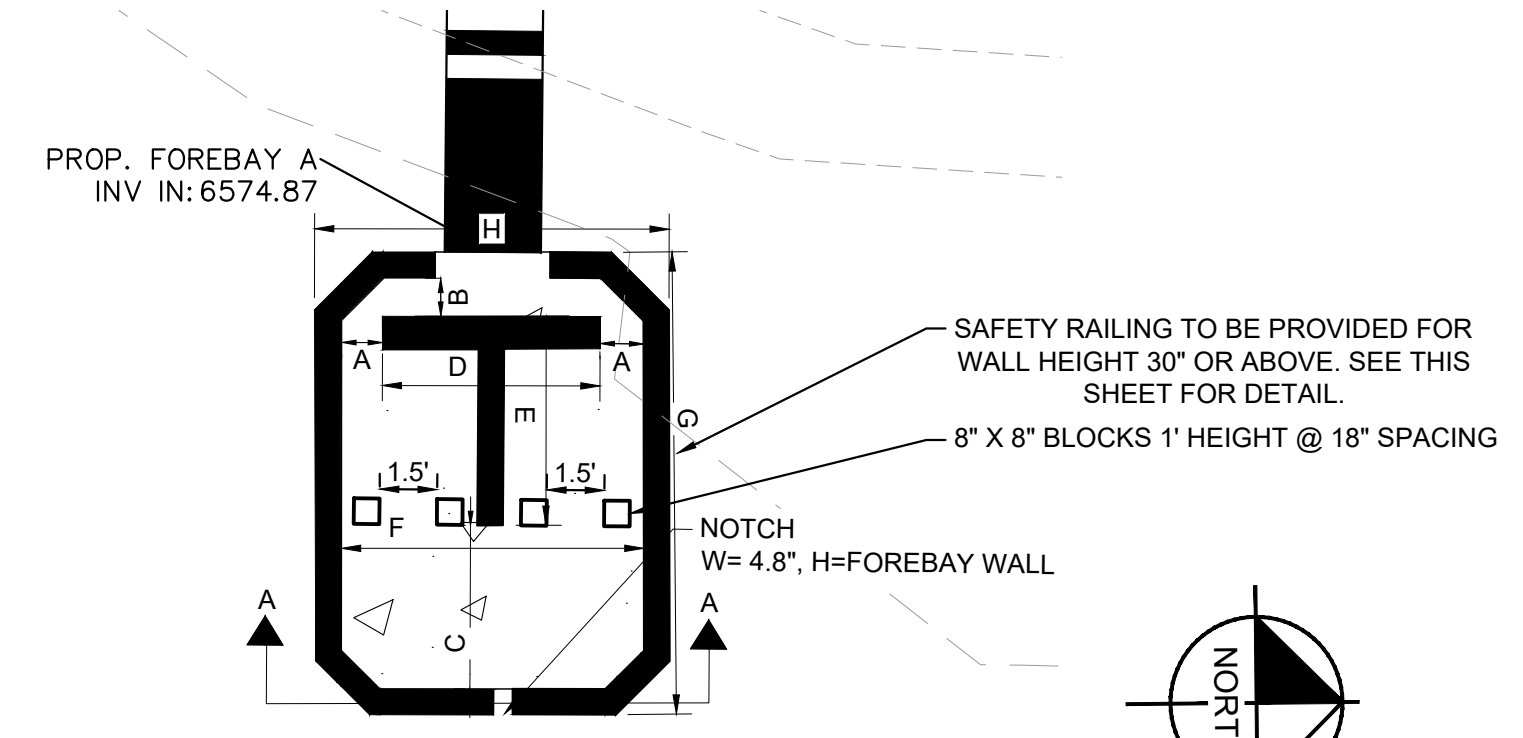
FOREBAY DETAIL W/ CONCRETE BOTTOM
N.T.S.



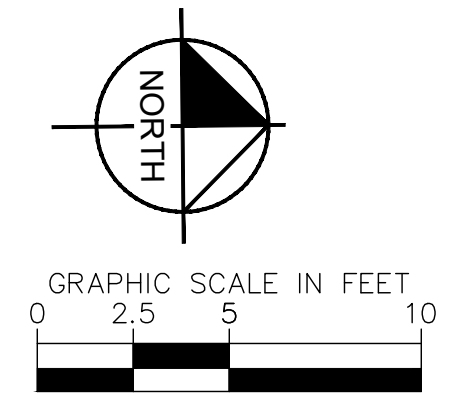
FOREBAY T-WALL DETAIL
N.T.S.



FOREBAY PROFILE VIEW
N.T.S.

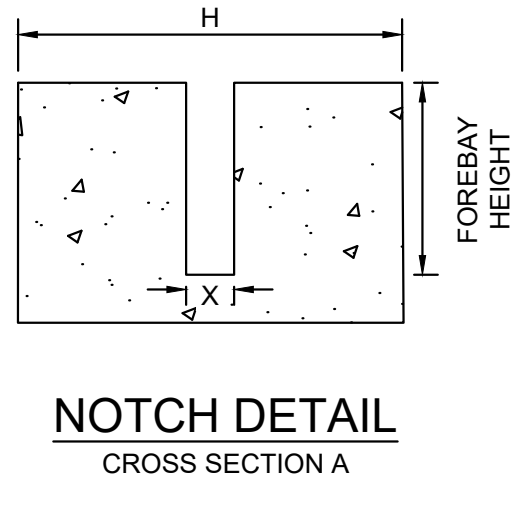


FOREBAY A
(SEE DTL SHEET C2.5 FOR WING WALL REINFORCEMENT)

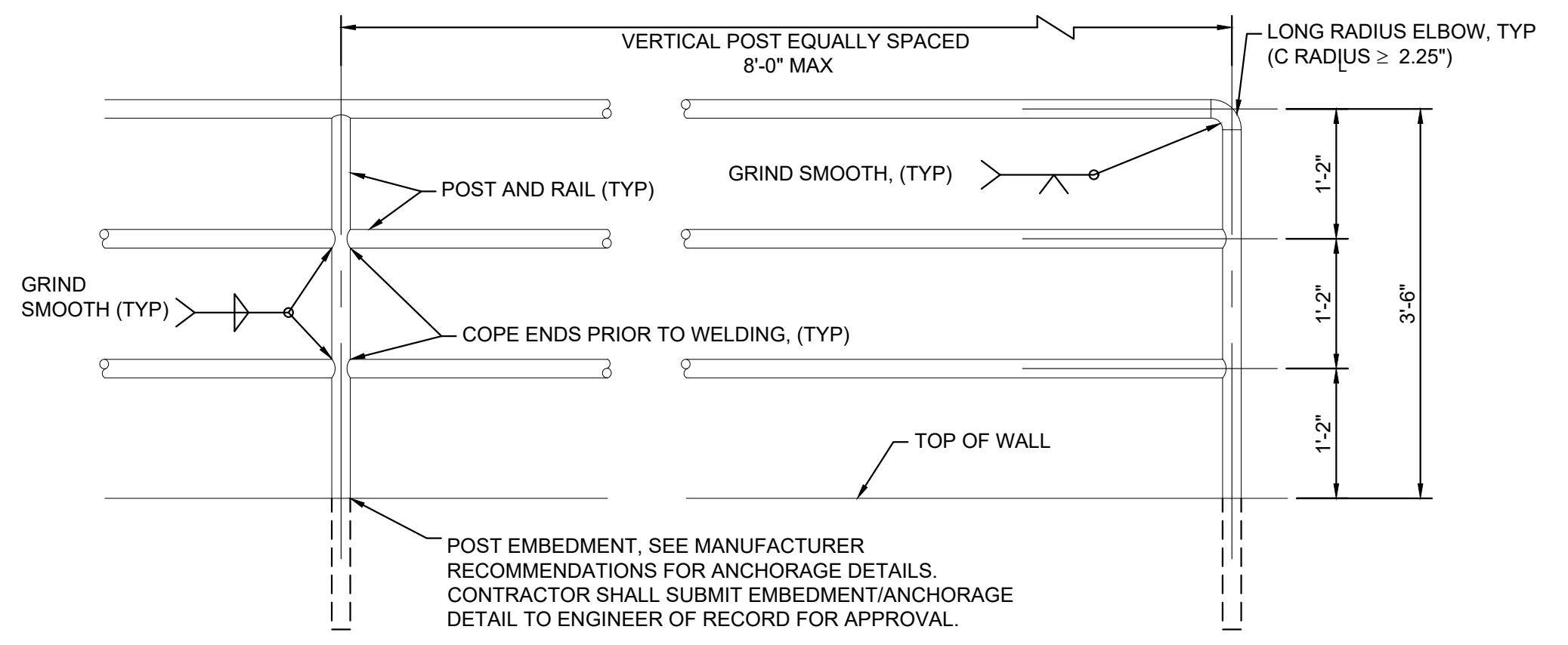


HEIGHTS (FT)	
LOCATION	FOREBAY A
WING WALL	3.75
T-WALL	3.5
FOREBAY	2.5
X = NOTCH WIDTH (INCH)	4.8

LENGTHS (FT)	
LOCATION	FOREBAY A
A	1.0
B	1.5
C	4.0
D	5.5
E	2.7
F	8.0
G	12.0
H	9.0



NOTCH DETAIL
CROSS SECTION A



SAFETY RAILING

SAFETY RAILING NOTES:

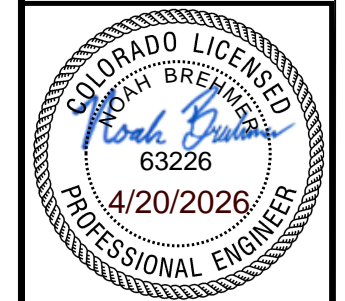
- SAFETY RAILING TO BE PROVIDED AROUND MICROPPOOL AND FOREBAYS.
- POSTS AND RAILS SHALL BE 1.5" SCHEDULE 40 STEEL PIPE ASTM A 53, GRADE B (2.72 #/LF, 1.9" O.D.).
- SHOP PRIME RAIL WITH RUST INHIBITING PRIMER (FIELD REPAIR PRIMER AS NEEDED). RAIL FINISH PAINT SHALL BE BENJAMIN MOORE (BM) 1001 (4B) NORTH CREEK BROWN, SATIN FINISH.
- VERTICAL POSTS TO BE EVENLY SPACED.
- REMOVE ALL SHARP EDGES.
- THE ANCHORAGE EMBEDMENT SHALL BE LOCATED BEHIND THE MSE BLOCK WALL OR CONCRETE WALL AND ANCHORED PER MANUFACTURER RECOMMENDATIONS.

NO.	REVISION	BY	DATE	APPR.

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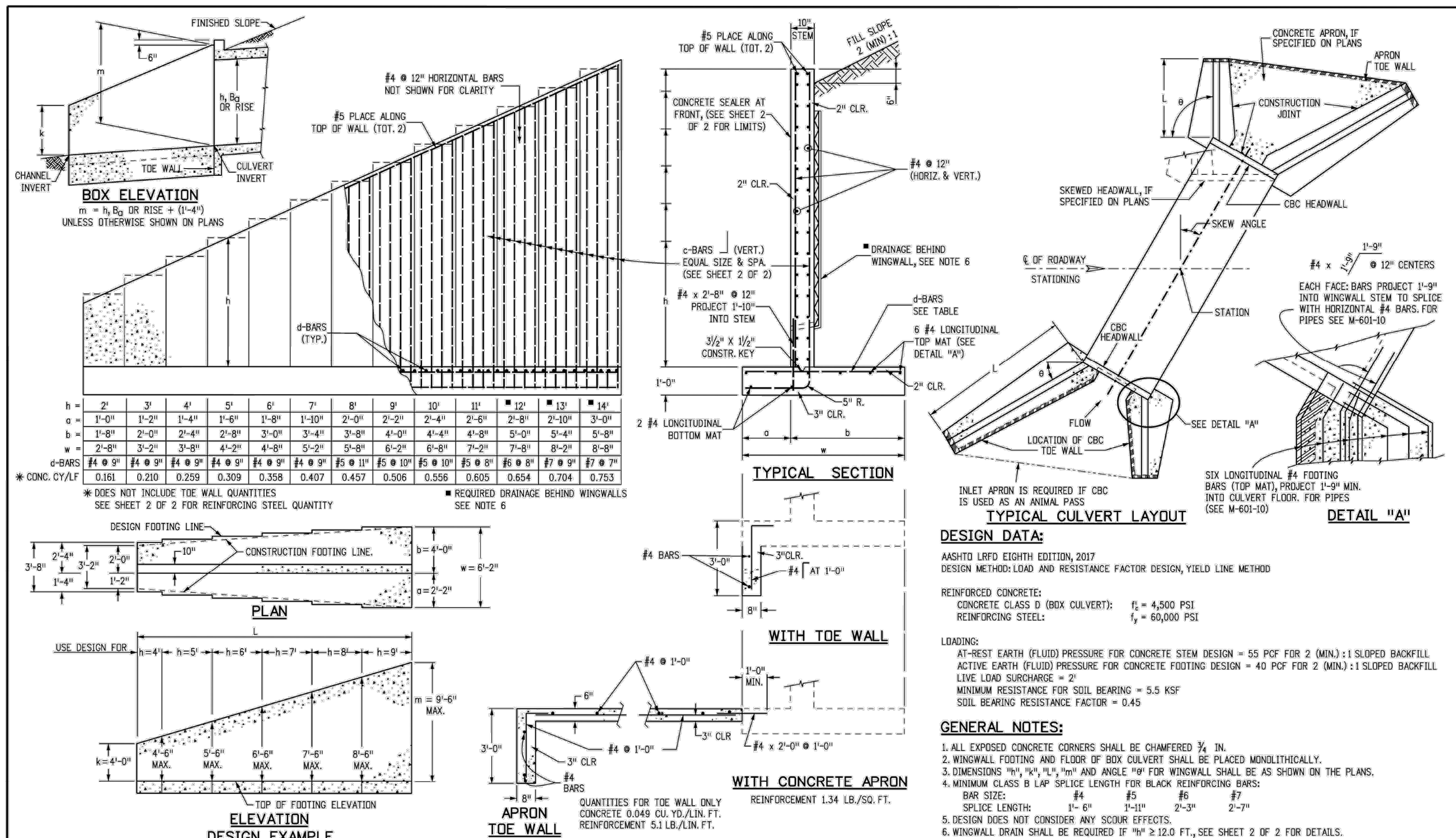
WINDEMERE FILING 2 MULTI-FAMILY
CONSTRUCTION DOCUMENTS
STORM PLAN AND PROFILE



PROJECT NO.
196160000
SHEET
C2.4



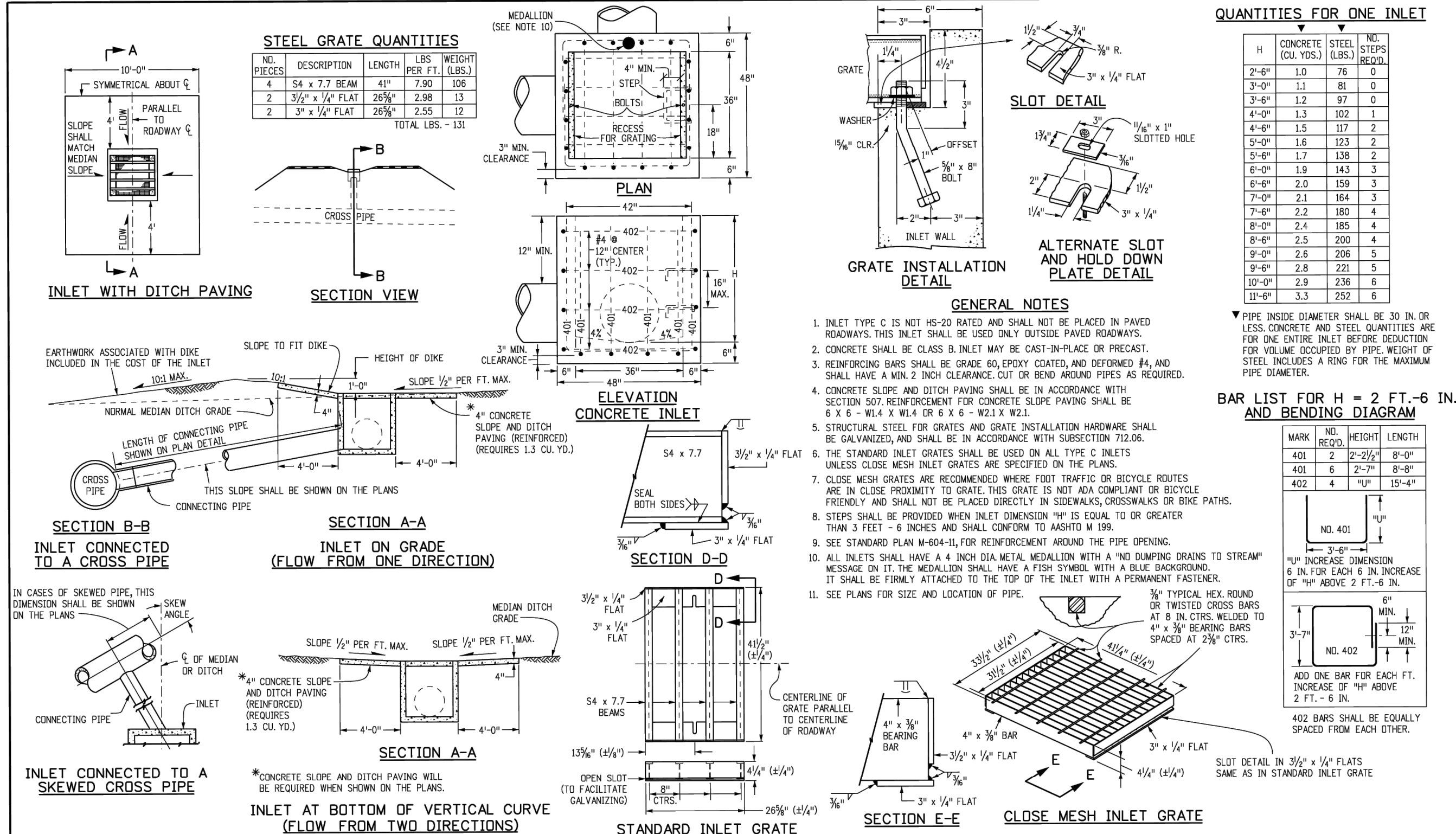
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Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO. M-601-20	
Creation Date: 07/31/19	Designer: JBK	1	2	2829 West Howard Place	2829 West Howard Place	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation
Last Modification Date: 07/31/19	Detailer: LTA	3	4	2007 H.S. 3rd Floor	2007 H.S. 3rd Floor	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204
CAD Ver: MicroStation V8	Scale: Not to Scale	Unit: English	Unit: English	Project Development Branch	Project Development Branch	JBK	JBK	JBK	JBK

L (MULTIPLE OF) m (FT)	≤ (0.25 x m)		≤ (0.5 x m)		≤ (0.75 x m)		≤ (1.0 x m)		≤ (1.25 x m)		≤ (1.5 x m)		≤ (1.75 x m)		≤ (2.0 x m)		≤ (2.25 x m)		≤ (2.5 x m)		≤ (2.75 x m)		≤ (3.0 x m)		≤ (3.25 x m)		≤ (3.5 x m)			
	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.		
4	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65	#4 @ 10"	53.65

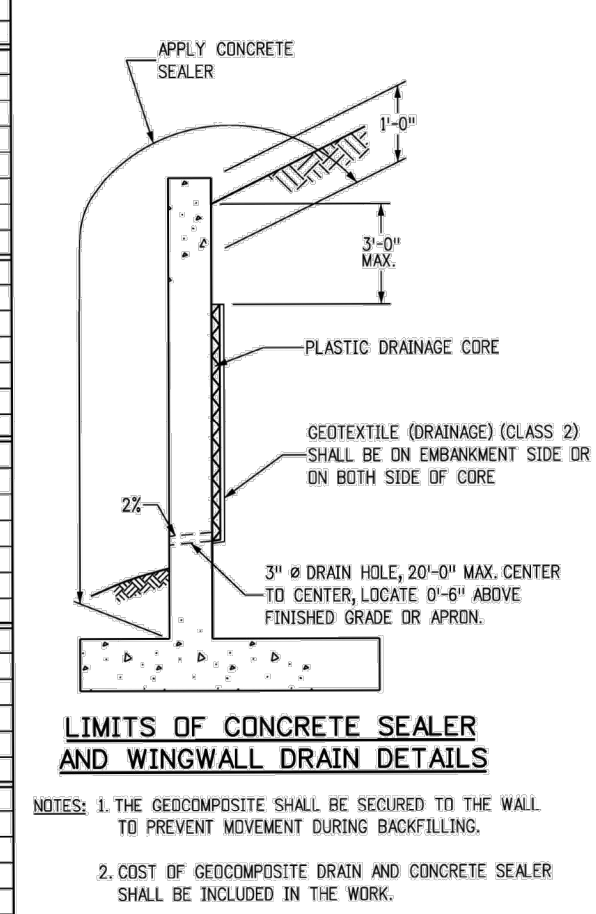
Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO. M-601-20	
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CAD Ver: MicroStation V8	Scale: Not to Scale	Unit: English	Unit: English	Project Development Branch	Project Development Branch	JBK	JBK	JBK	JBK



Computer File Information		Sheet Revisions		Colorado Department of Transportation		INLET, TYPE C		STANDARD PLAN NO. M-604-10	
Creation Date: 07/31/19	Designer: JBK	1	2	2829 West Howard Place	2829 West Howard Place	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation
Last Modification Date: 07/31/19	Detailer: LTA	3	4	2007 H.S. 3rd Floor	2007 H.S. 3rd Floor	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204
CAD Ver: MicroStation V8	Scale: Not to Scale	Unit: English	Unit: English	Project Development Branch	Project Development Branch	JBK	JBK	JBK	JBK

Computer File Information		Sheet Revisions		Colorado Department of Transportation		INLET, TYPE C		STANDARD PLAN NO. M-604-10	
Creation Date: 07/31/19	Designer: JBK	1	2	2829 West Howard Place	2829 West Howard Place	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation
Last Modification Date: 07/31/19	Detailer: LTA	3	4	2007 H.S. 3rd Floor	2007 H.S. 3rd Floor	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204
CAD Ver: MicroStation V8	Scale: Not to Scale	Unit: English	Unit: English	Project Development Branch	Project Development Branch	JBK	JBK	JBK	JBK

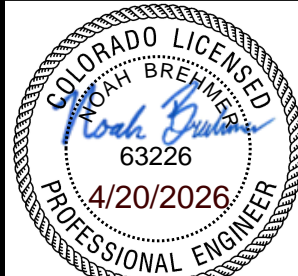
EXAMPLE:
SELECT THE c-BARS SIZE, SPACING AND STEEL QUANTITY FOR A 25.0 FEET LONG WINGWALL WITH m = 11.8 FT. AND k = 6.3 FT.
SOLUTION:
1. DETERMINE WINGWALL LENGTH IN MULTIPLE OF m:
L / m = 25.0 / 11.8 = 2.12
L = (2.12 x m) USE L ≤ (2.25 x m)
2. ROUND TO NEAREST WHOLE NUMBER FOR m AND k:
m = 11.8 FT, USE m = 12.0 FT.
k = 6.3 FT, USE k = 6.0 FT.
3. DETERMINE c-BARS BY USING THE TABLE:
L ≤ (2.25 x m)
m = 12
c-BARS #6 @ 10"
REINF. STEEL = 60.60 LB / LF
4. DETERMINE REINFORCING STEEL QUANTITY OF WHOLE WINGWALL:
REINFORCING STEEL QUANTITY = 25.0 x 60.60 = 1,515 LB.



Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO. M-601-20	
Creation Date: 07/31/19	Designer: JBK	1	2	2829 West Howard Place	2829 West Howard Place	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation	Colorado Dept. of Transportation
Last Modification Date: 07/31/19	Detailer: LTA	3	4	2007 H.S. 3rd Floor	2007 H.S. 3rd Floor	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204	Denver, CO 80204
CAD Ver: MicroStation V8	Scale: Not to Scale	Unit: English	Unit: English	Project Development Branch	Project Development Branch	JBK	JBK	JBK	JBK

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PROJECT NO. 196160000
SHEET C2.5
DATE: 4/20/2026

