

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 28, 2019

Ms. Kari Parsons
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
kariparsons@elpasoco.com

Subject: Windermere Subdivision Preliminary Plan Amendment (SP19-03)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Windermere Preliminary Plan Amendment on behalf of El Paso County Parks. The Park Advisory Board will consider the Preliminary Plan Amendment on April 9, 2019 and its recommendation will be provided after the meeting.

The Windermere Subdivision is located in the northwest corner of the N Carefree Circle and Marksheffel Road intersection. The 52.07-acres site is zoned RS-5000 with a maximum total of 202 single-family residential lots proposed. The project will be developed in four phases with Phase I proposing 53 lots, Phase II- 45 lots, Phase III- 40 lots and Phase IV- 64 lots. Eight tracts are proposed for utilities, drainage and landscaping with Tract C dedicated for a 1-acre pocket park.

This project was previously considered by the Park Advisory Board on November 12, 2014. The applicant submitted for a concurrent review for a rezone, preliminary plan, and Filing no. 1 final plat. The applicant also intended to pursue a park lands agreement for a pocket park within the development, in exchange for receiving credit against the required urban park fees for all three proposed filings of the development. The Park Advisory Board endorsed fees in lieu of land dedication for regional and urban park fees, with dedication of urban park improvement under a park lands agreement as an acceptable alternative to the required urban fees.

The preliminary plan was approved by the Board of County Commissioners on April 28, 2015. However, the Filing No. 1 Final Plat was never recorded and the Preliminary Plan has since expired. Additionally, the associated Park Lands Agreement was never presented to the Park Advisory Board for consideration or approved by the Board of County Commissioners.



The applicant submitted for a reconsideration of the expired preliminary plan and obtained approval from the Board of County Commissioners on July 31, 2018. The preliminary plan is now valid through July 31, 2020. This current application is an amendment to the preliminary plan that revises the number of residential lots from 201 to 202.

Similar to the original Preliminary Plan, the applicant is seeking a park lands agreement to provide urban park amenities as credits against required urban park fees. A proposed park lands agreement is outlined in the letter of intent and on the preliminary plan drawing notes. However, because the original preliminary plan has expired, and no park lands agreement was presented to the Park Advisory Board, the applicant must submit a new park lands agreement proposal for consideration.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. An on-road bicycle lane is located along Marksheffel Road, and there are numerous City parks and trails in the vicinity of the project.

The applicant intended to pursue a park lands agreement for a pocket park within the development, in exchange for receiving credit against the required urban park fees for the 202-residential lot development. The revised agreement must be presented to the Park Advisory Board and approved by the Board of County Commissioners.

El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$92,112 and urban park fees in the amount of \$58,176. A park lands agreement may be an acceptable alternative to required urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners approval of the Windermere Preliminary Plan Amendment (SP19-003) with the following condition: Fees in lieu of land dedication for regional park purposes in the amount of \$92,112 and urban park fees in the amount of \$58,176 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to required urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.

If you have any questions or concerns, please contact me directly at your earliest convenience.

Respectfully,

Paul P Whalen, AICP, RLA
Landscape Architect
Planning Division
Community Services Department

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

March 1, 2019

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Windermere Preliminary Plan Amendment	Application Type:	Prelim Plan Amdmt
PCD Reference #:	SP19-03	Total Acreage:	52.07
		Total # of Dwelling Units:	202
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.70
Windsor Ridge Homes	Drezel-Barrell & CO	Regional Park Area:	2
James Todd Stephens	Tim McConnell	Urban Park Area:	3
4164Austin Bluffs Pkwy #361	3 S 7thStreet	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80918	Colorado Springs, CO 80905	Proposed Zoning Code:	N/A

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2
 0.0194 Acres x # of Dwelling Units = 3.919
Total Regional Park Acres: 3.919

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Urban Park Area: 3
 Neighborhood: 0.00375 Acres x # of Dwelling Units = 0.76
 Community: 0.00625 Acres x # of Dwelling Units = 1.26
Total Urban Park Acres: 2.02

FEE REQUIREMENTS

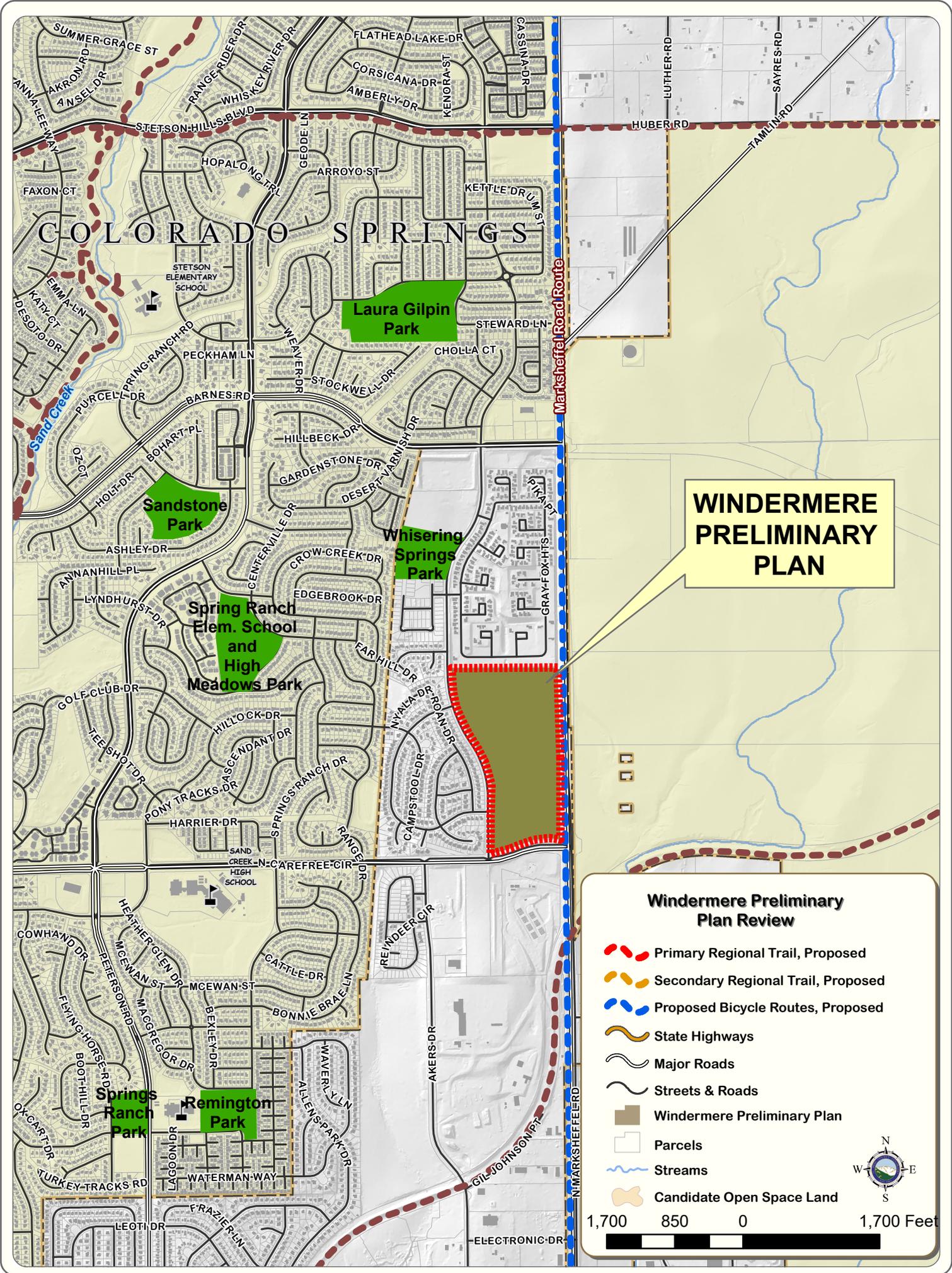
Regional Park Area: 2
 \$456 / Dwelling Unit x # of Dwelling Units = \$92,112
Total Regional Park Fees: \$92,112

Urban Park Area: 3
 Neighborhood: \$113 / Unit x # of Dwelling Units = \$22,826
 Community: \$175 / Unit x # of Dwelling Units = \$35,350
Total Urban Park Fees: \$58,176

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Windermere Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$92,112, and urban park fees in the amount of \$58,176.

Park Advisory Board Recommendation: PAB Endorsement Required



COLORADO SPRINGS

Laura Gilpin Park

Sandstone Park

Whisring Springs Park

Spring Ranch Elem. School and High Meadows Park

Springs Ranch Park

Remington Park

WINDERMERE PRELIMINARY PLAN

Windermere Preliminary Plan Review

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State Highways
-  Major Roads
-  Streets & Roads
-  Windermere Preliminary Plan
-  Parcels
-  Streams
-  Candidate Open Space Land





Drexel, Barrell & Co.

January 31, 2019

City of Colorado Springs
Attn: Kari Parsons, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent & Justification Statement
Windermere
Preliminary Plan Amendment**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of an amendment to the Preliminary Plan for Windermere, on behalf of Windsor Ridge Homes, to be developed as a single family residential property. The approximate 52.07 acre site will consist of 202 single family lots. We request approval of this amendment to the Preliminary Plan which has been prepared in accordance with El Paso County criteria.

Location

The site is located at the northwest corner of Marksheffel Road and North Carefree Circle. Antelope Ridge Drive forms the western boundary, and Chateau at Antelope Ridge subdivision lies to the north. The site contains a 3.51 acre Tract A of the Chateau at Antelope Ridge Filing No. 2.

Zoning / Land Use

The site is currently zoned for RS-5000 CAD-O (Residential Suburban / Commercial Airport District) and is currently undeveloped. The land to the west of the site is zoned as suburban RS-6000, and a PUD zoned subdivision lies to the north. The land to the south opposite N. Carefree Cir. is zoned RR-5 and owned by the City of Colorado Springs. The land to the east of Marksheffel Road is zoned R5/CR PIP2/CR SS AO and R1-6 PBC/CR PIP2/CR R5/CR SS AO for use as part of the Banning Lewis Ranch Master Plan with the City of Colorado Springs.

Existing Facilities

Sanitary Sewer is located at the east central portion of the site. Water mains are located in Antelope Ridge Drive. Existing electric and communication facilities are located on the site perimeter. A natural gas main is located along Antelope Ridge Drive on the west end of the site.

Preliminary Plan

The project consists of 202 single family lots at a minimum of 5,000 s.f. each. The gross density of the project will be a minimum of 3.6 units per acre to a maximum of 6.2 units per acre, according to RS-5000 zoning standards. The project will be constructed in four phases. **Phase 1 will consist of 19.13 acres and include 53 residential lots and a detention facility.** **Phase 2 will consist of 9.58 acres and include 45 residential lots.** **Phase 3 will consist of 9.07 acres and include 40 residential lots and a neighborhood park.** Phase 4 will consist of 14.27 acres and include 64 residential lots and a detention facility.

Traffic / Access / Noise

It is requested the Windermere Subdivision be placed in the 10 mill Traffic Improvement District.

Windermere subdivision will be accessed via two full-movement access points from Antelope Ridge Drive on the west side of the subdivision. The southern access will line up with the existing intersection with Pronghorn Circle, approximately 540 feet north of North Carefree Circle. The north access point will be approximately 770 feet north of the southern access point. Windermere subdivision will also have a right-in/right-out access point from Marksheffel Road on the east side of the subdivision.

A Traffic Analysis prepared by LSC Transportation Consultants Inc. shows that all site access points will operate at satisfactory levels of service as stop-sign-controlled intersections based on the projected short term and 2040 total traffic volumes. The only road improvements required would be restriping on Antelope Ridge to provide southbound left-turn lanes approaching each of the three site access points.

LSC has also produced a noise study to analyze the impact of projected road traffic noise from traffic on Marksheffel Road and North Carefree Circle on the proposed residential development. The report concludes that the 2040 noise levels will not exceed the 67 decibel req threshold. Nonetheless, a 6-foot precast concrete panel noise fence is proposed along the perimeter of the site.

Utilities

Water and sanitary sewer services will be provided by Cherokee Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Schools

The project is located within Falcon District No. 49. Sand Creek High School and Evans Elementary School are located approximately $\frac{3}{4}$ miles to the west of the site, and Springs Ranch Elementary School is located approximately $\frac{3}{4}$ miles to the

north west of the site. No land dedication is required at this time; fees in lieu of land are required.

Drainage

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including a sub-regional WQ/Detention pond on the north end of the site and a local WQ/Detention pond on the south end.

Parks / Open Space

The 1.00 acre park to be constructed in Phase 1 will serve the entire development project. As the park is less than 3 acres, it does not qualify as an urban park for the purposes of meeting the dedication requirements as outlined in the El Paso County Parks and Open Space Standards in Section 8.5.3 of the Land Development Code. The fees per subdivision lot in lieu of park land dedication are \$101 for Urban Parks and \$407 for Regional Parks. The required fees in lieu for this project are:

	2018 Fees	Phase 1 (114)	Phase 2 (89)	Total (203)
Urban – Neighborhood	\$101	\$11,514	\$8,989	\$20,503
Urban – Community	\$156	\$17,784	\$13,884	\$31,668
Regional	\$407	\$46,398	\$36,223	\$82,621
Total	\$664	\$75,696	\$59,096	\$134,792

Require fees in lieu of land for regional park purposes in the amount of \$82,621, and urban park purposes in the amount of \$52,171. Dedication of urban park improvements under a park lands agreement is an acceptable alternative to urban fees, provided that the agreement is approved by the County and executed prior to recording the final plat.

Metropolitan District

The property is located within the Cherokee Metropolitan District.

Waiver Requests

No waivers requested at this time.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents Bruckner Truck. Following is the contact information for both parties.

Owner/Developer:

Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Pkwy #36
Colorado Springs, CO 80918
719-499-6136 phone
719-200-9594 cell
todd@windsorridgehomes.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Associate, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
719-260-8352 fax
tmccConnell@drexelbarrell.com

We trust you find our application for the Windermere Preliminary Plan Amendment acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

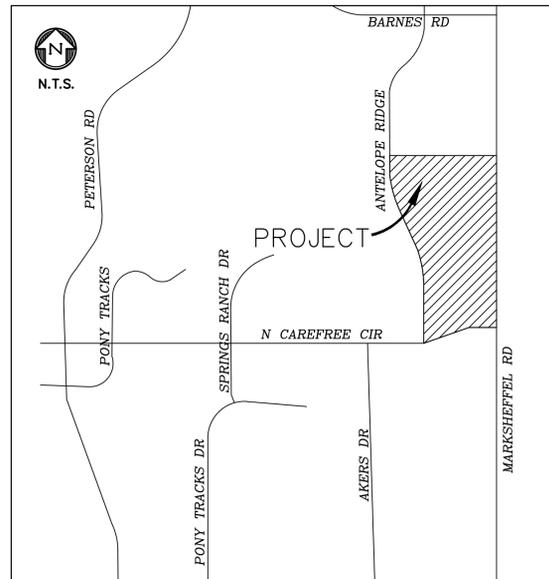


Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager

WINDERMERE

PRELIMINARY PLAN

EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF THE SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS ARE BASED ON THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO.2, MONUMENTED AT ITS WEST END WITH A #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT ITS EAST END WITH A #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141, AND ASSUMED TO BEAR N 89°56'53" E

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO.2 AS RECORDED IN RECEPTION NO. 202192387, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF SAID CHATEAU AT ANTELOPE RIDGE FILING NO.2:

1. N 89°56'53" E, A DISTANCE OF 670.94 FEET;
2. S 77°13'21" W, A DISTANCE OF 296.79 FEET;
3. S 14°41'09" E, A DISTANCE OF 81.11 FEET;
4. S 77°39'54" E, A DISTANCE OF 397.87 FEET;
5. N 63°24'07" E, A DISTANCE OF 97.95 FEET;
6. N 47°01'52" E, A DISTANCE OF 173.02 FEET;
- 7.54.01 FEET ALONG THE ARC OF 50.64 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°06'12" AND A CHORD THAT BEARS S 85°42'14" E 51.48 FEET;
8. S 50°34'05" E, A DISTANCE OF 287.41 FEET;
9. N 03°10'04" W, A DISTANCE OF 254.58 FEET;
10. N 89°56'53" E, A DISTANCE OF 70.30 FEET;

THENCE N 89°42'51" E, A DISTANCE OF 58.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED IN RECEPTION NO. 209071394; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD:

1. S 00°37'08" E, A DISTANCE OF 53.18 FEET;
2. 460.80 FEET ALONG THE ARC OF A 7,920.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°20'01" AND A CHORD THAT BEARS S 01°04'11" W 460.73 FEET;
3. S 02°45'59" W, A DISTANCE OF 207.41 FEET;
4. 446.97 FEET ALONG THE ARC OF A 8,580.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°59'05" AND A CHORD THAT BEARS S 01°15'27" W 446.92 FEET;
5. S 00°14'40" E, A DISTANCE OF 943.51 FEET;
6. S 28°04'07" W, A DISTANCE OF 54.01 FEET;
7. S 59°11'20" W, A DISTANCE OF 73.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS RECORDED IN RECEPTION NO. 205015091;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE:

1. S 89°49'32" W, A DISTANCE OF 113.86 FEET;
2. 407.83 FEET ALONG THE ARC OF A 1,060.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°02'39" AND A CHORD THAT BEARS S 78°48'13" W 405.32 FEET TO A POINT OF REVERSE CURVATURE;
3. 288.59 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°35'25" AND A CHORD THAT BEARS S 76°34'35" W 287.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:

1. N 00°00'00" E, A DISTANCE OF 712.81 FEET;
2. 762.65 FEET ALONG THE ARC OF A 1,280.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°08'17" AND A CHORD THAT BEARS N 17°04'08" W 751.42 FEET TO A POINT OF REVERSE CURVATURE;
3. 928.37 FEET ALONG THE ARC OF A 1,560.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°05'50" AND A CHORD THAT BEARS N 17°05'22" W 914.73 FEET;
4. N 00°04'30" W, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING, HAVING A CALCULATED AREA OF 2,268.042 SQUARE FEET (52.07 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH TRACT A, CHATEAU AT ANTELOPE RIDGE FILING NO.2 AS RECORDED IN RECEPTION NO. 202192387, HAVING A CALCULATED AREA OF 3.51 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. 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.
2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE WINDERMERE HOMEOWNERS ASSOCIATION. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF BERMING, FENCING, AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS 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.
3. THE DETENTION PONDS IN TRACTS A AND B SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY.
4. THE NEIGHBORHOOD PARK IN TRACT E, FILING NO.1 SHALL BE OWNED BY WINDERMERE HOMEOWNERS ASSOCIATION AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
5. CONTOUR INTERVAL SHOWN ON PLAN 2'.
6. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN (10) FEET
SIDE: FIVE (5) FEET
REAR: TWENTY-FIVE (25) FEET
SUBDIVISION PERIMETER: 220'
7. ALL OPENSACE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
8. FLOOD PLAIN: THIS SITE, WINDERMERE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543F & 08041C0539F, EFFECTIVE MARCH 16, 1997.
9. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR RS 5000 ZONING.
10. WINDERMERE IS SUBJECT TO THE APPROVED PARKS LAND AGREEMENT APPROVED XXXXX AND RECORDED XXXXX, RECEPTION NUMBER XXXXXX.
11. WINDERMERE FILINGS 1, 2, 3 AND 4, SHALL BE LIMITED TO A TOTAL OF 202 LOTS.
12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DEVELOPMENT EROSION CONTROL REPORT, AND PRELIMINARY DRAINAGE REPORT.
13. 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 DEVELOPMENT SERVICES DEPARTMENT.
14. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
15. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
16. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
17. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18")

IS ALLOWED.

18. NO STRUCTURES, FENCES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.

21. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH HANDICAP RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

22. THE PROPERTY SHALL PARTICIPATE IN THE EL PASO COUNTY ROAD FEE PROGRAM.

23. THE 6' HIGH CONCRETE FENCE: ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

24. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE OR MARKSHEFFEL ROAD.

25. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION.

26. 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. 12-382), 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.

IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE.

27. 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.

28. IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE.

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP/MAINTENANCE
PHASE 1			
TRACT A (CHATEAU ANTELOPE RIDGE)	3.51 AC	DRAINAGE	EL PASO COUNTY
TRACT B	7.53 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND	EL PASO COUNTY
TRACT D	0.25 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION
PHASE 3			
TRACT C	1.01 AC	LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOC./CHEROKEE METRO DISTRICT
TRACT F	0.15 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION
PHASE 4			
TRACT B	0.94 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND	EL PASO COUNTY
TRACT E	0.58 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION
TRACT G	0.41 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION

SHEET INDEX

- PP01 COVER SHEET
- PP02 OVERALL SITE PLAN
- PP03-PP05 SITE PLANS
- PP06 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
- PP07 PRELIMINARY GRADING PLAN

SITE DATA:

OWNER: JAMES TODD STEVENS
 DEVELOPER: JAMES TODD STEVENS
 PROPOSED SITE AREA: 55.58 ACRES
 ZONING: RS-5000
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 202 LOTS
 GROSS DENSITY: 3.6 DU/ACRE

TAX SCHEDULE #: 53294-00-013

MAXIMUM BUILDING HEIGHT: 30 FT

MINIMUM RESIDENTIAL LOT SQUARE FOOTAGE: 5,000 SF

AVERAGE RESIDENTIAL LOT SQUARE FOOTAGE: 6,978 SF

MINIMUM BUILDING SETBACKS REQUIRED: 25 FT (FRONT)
 5 FT (SIDE)
 25 FT (REAR)

MINIMUM LOT WIDTH: 50 FT

MINIMUM LOT COVERAGE: 30%

LANDSCAPE SETBACKS REQUIRED:
 MARKSHEFFEL RD (PRINCIPAL ARTERIAL)..... 25 FT
 NON-ARTERIAL RD 10 FT

TOTAL LOT AREA: 32 AC (58%)

NET DENSITY: Gross Density is 3.67 DU/AC 6.3 DU/AC

- PHASING:
- 1 (53 LOTS) SUMMER 2019
 - 2 (45 LOTS) FALL 2019
 - 3 (40 LOTS) SPRING 2020
 - 4 (64 LOTS) SUMMER 2020

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
PHASE 1: SINGLE FAMILY	6.2 DU/AC	53 LOTS	9	15%
PHASE 2: SINGLE FAMILY	6.1 DU/AC	45 LOTS	7	13%
PHASE 3: SINGLE FAMILY	6.3 DU/AC	40 LOTS	6	11%
PHASE 4: SINGLE FAMILY	6.4 DU/AC	64 LOTS	10	18%
ROAD ROW	N/A	N/A	9	16%
TRACTS	N/A	N/A	14	26%

PREPARED BY:



DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
 COLORADO SPRINGS, CO 80918
 (719) 200-9594
 CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TMD
FILE NAME:	21187-01CV1

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

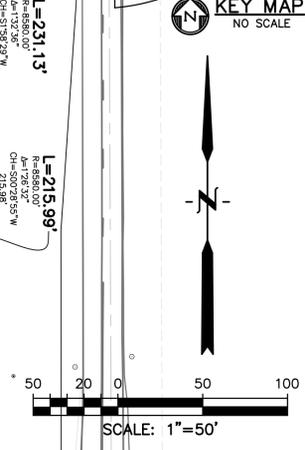
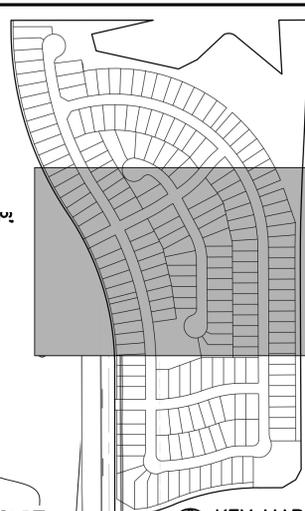
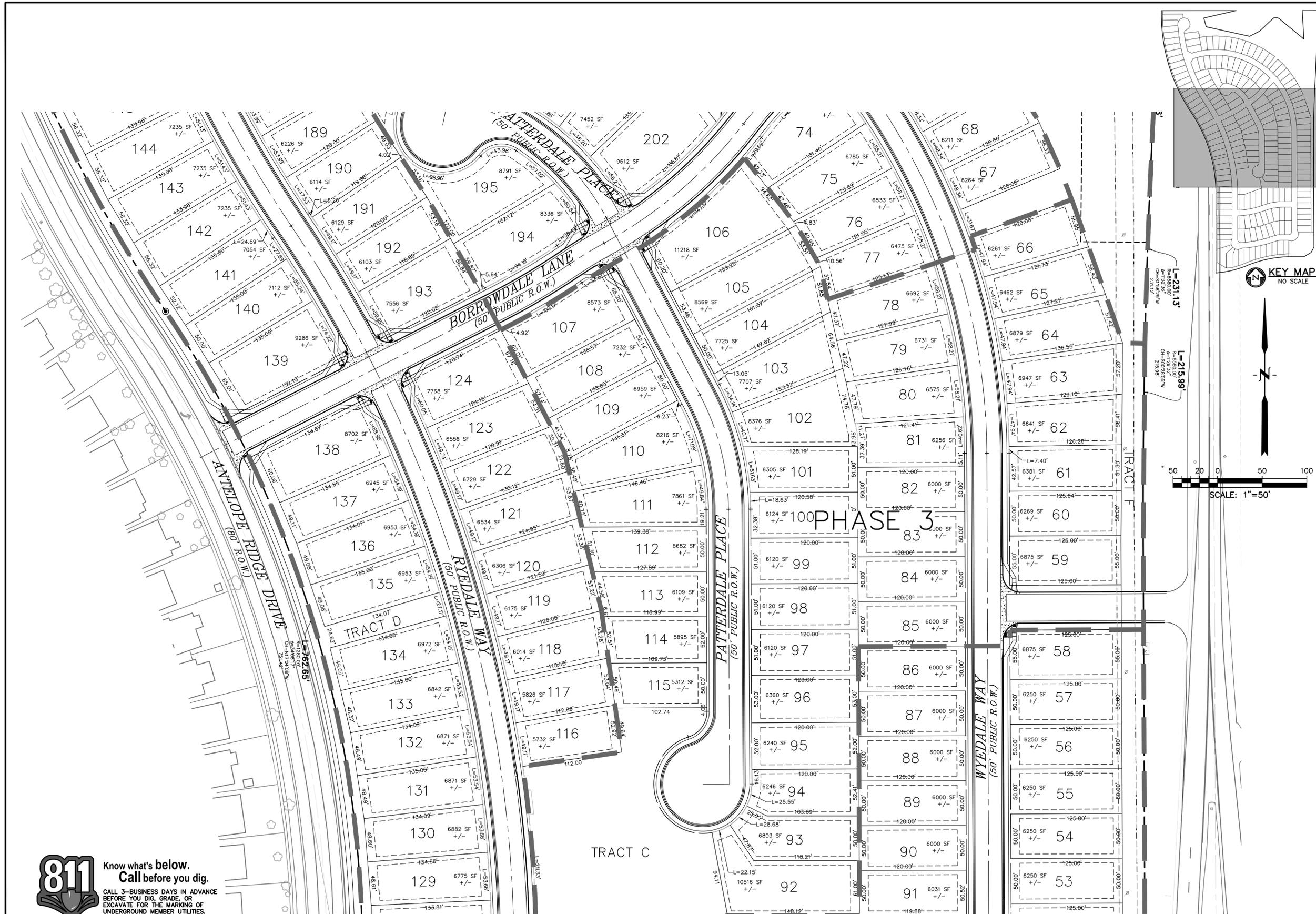
DRAWING SCALE:
 HORIZONTAL: 1"=200'
 VERTICAL: N/A

PRELIMINARY PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP01

SHEET: 1 OF 7



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
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**WINDERMERE
 PRELIMINARY PLAN**
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

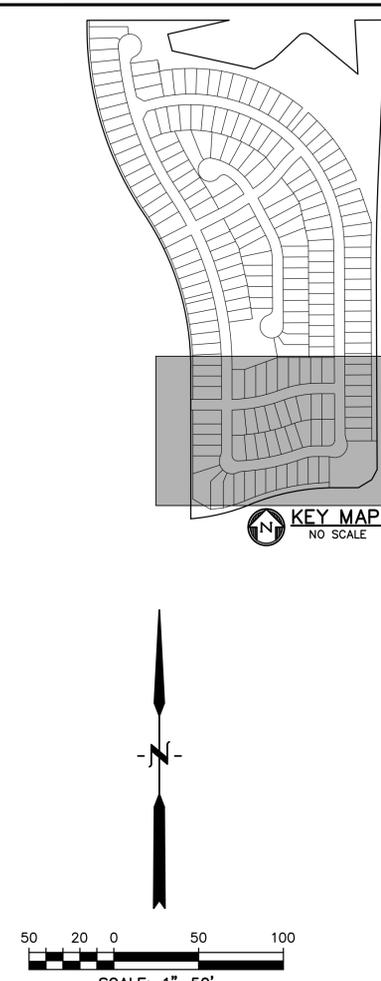
ISSUE	DATE
INITIAL ISSUE	2/21/19

DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 21187-01SP1
 PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON
 BEHALF OF
 DREXEL, BARRELL & CO.

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

SITE PLAN
 PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP04



PREPARED BY:



CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
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WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21187-01SP1

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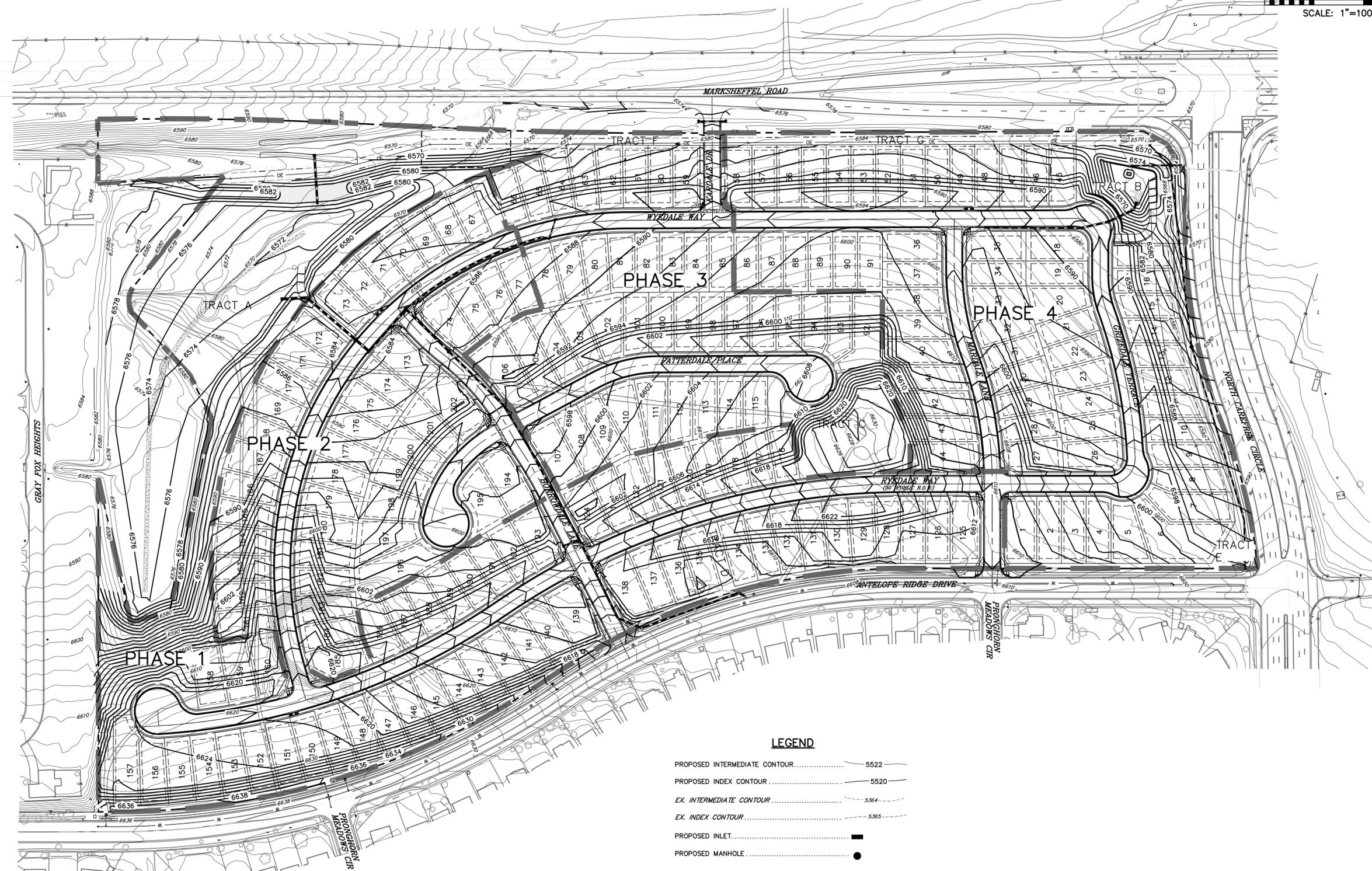
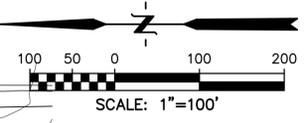
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP05





LEGEND

- PROPOSED INTERMEDIATE CONTOUR 5522
- PROPOSED INDEX CONTOUR 5520
- EX. INTERMEDIATE CONTOUR 5364
- EX. INDEX CONTOUR 5365
- PROPOSED INLET ■
- PROPOSED MANHOLE ●

PREPARED BY:


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**WINDERMERE
 PRELIMINARY PLAN
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO**

ISSUE	DATE
INITIAL ISSUE	2/21/19

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01GP1

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

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

**PRELIMINARY
 GRADING PLAN**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP07

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