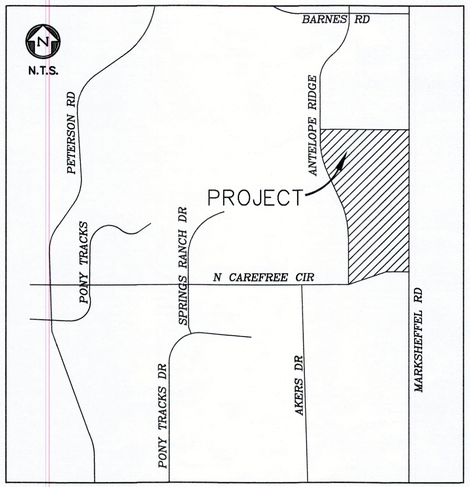
WINDERMERE
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

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LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF THE SECTION 29, TOWNSHIP 13 SOJTH, 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 FILLNG 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 OPENSPACE/ 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 PARTICIFPATE 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 MITIGATED 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. COAT W&W/ ~~FEDEX~~ CATE TAR - FIELD / FACTOR SPEC 4-9-19 CRAWLSPACE TIMMERS OR CMD APPROVAL

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.

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:	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%

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP/MAINTENANCE
PHASE 1			
TRACT A (CHATEAU ANTELOPE RIDGE)	3.51 AC	DRAINAGE	EL PASO COUNTY
TRACT A	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

COUNTY FILE NO.: SP 1413/EA 18200

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:	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