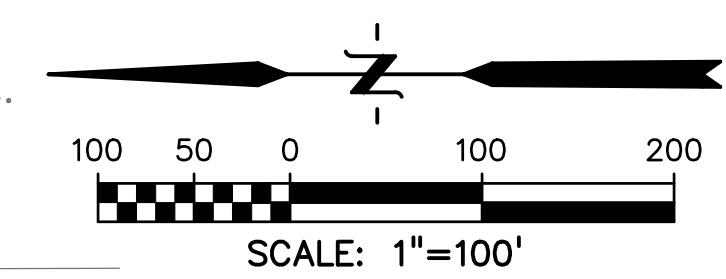


WINDERMERE

PRELIMINARY PLAN

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

BLH NO 2 LLC
USE: AD. GRAZING LAND
ZONING: R1-6 P/P2/CR P/BC/CR
CITY OF COLORADO SPRINGS



BLH NO 1 LLC
USE: AD. GRAZING LAND
ZONING: P/P2/CR P/BC/CR SS AD
CITY OF COLORADO SPRINGS

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, 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
LATEST ISSUE	1/14/21

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

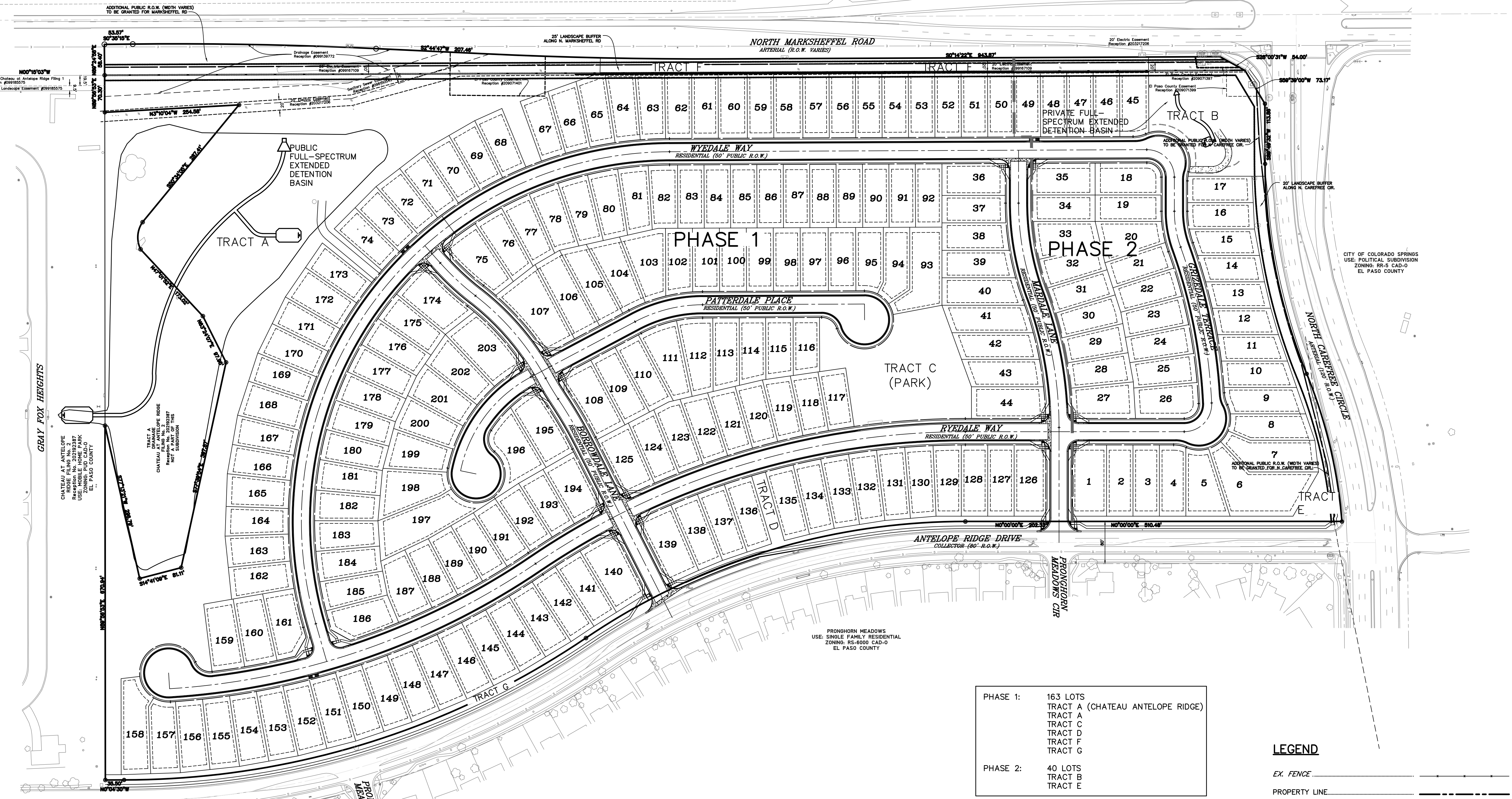
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

OVERALL SITE PHASE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP02



- PHASE 1: 163 LOTS
TRACT A (CHATEAU ANTELOPE RIDGE)
TRACT B
TRACT C
TRACT D
TRACT F
TRACT G
- PHASE 2: 40 LOTS
TRACT B
TRACT E

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

PRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-6000 CAD-D
EL PASO COUNTY

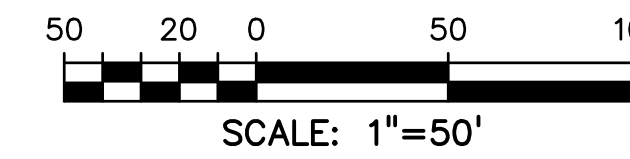
CITY OF COLORADO SPRINGS
USE: POLITICAL SUBDIVISION
ZONING: RR-5 CAD-D
EL PASO COUNTY

GRAY FOX HEIGHTS
CHATEAU ANTELOPE RIDGE
RESUBDIVISION
RECEPTION NO. 20292387
ZONING: R10-CAD-CR
EL PASO COUNTY

TRACT A
CHATEAU ANTELOPE RIDGE
RESUBDIVISION
RECEPTION NO. 20292387
ZONING: R10-CAD-CR
EL PASO COUNTY

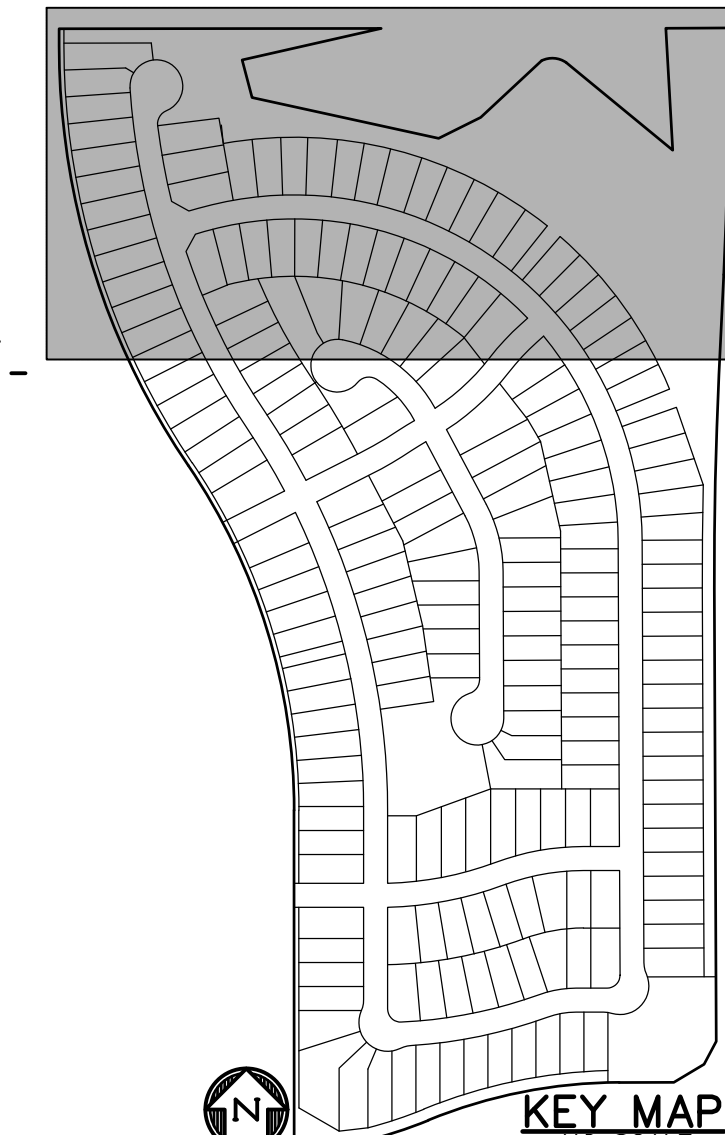
WINDERMERE PRELIMINARY PLAN

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

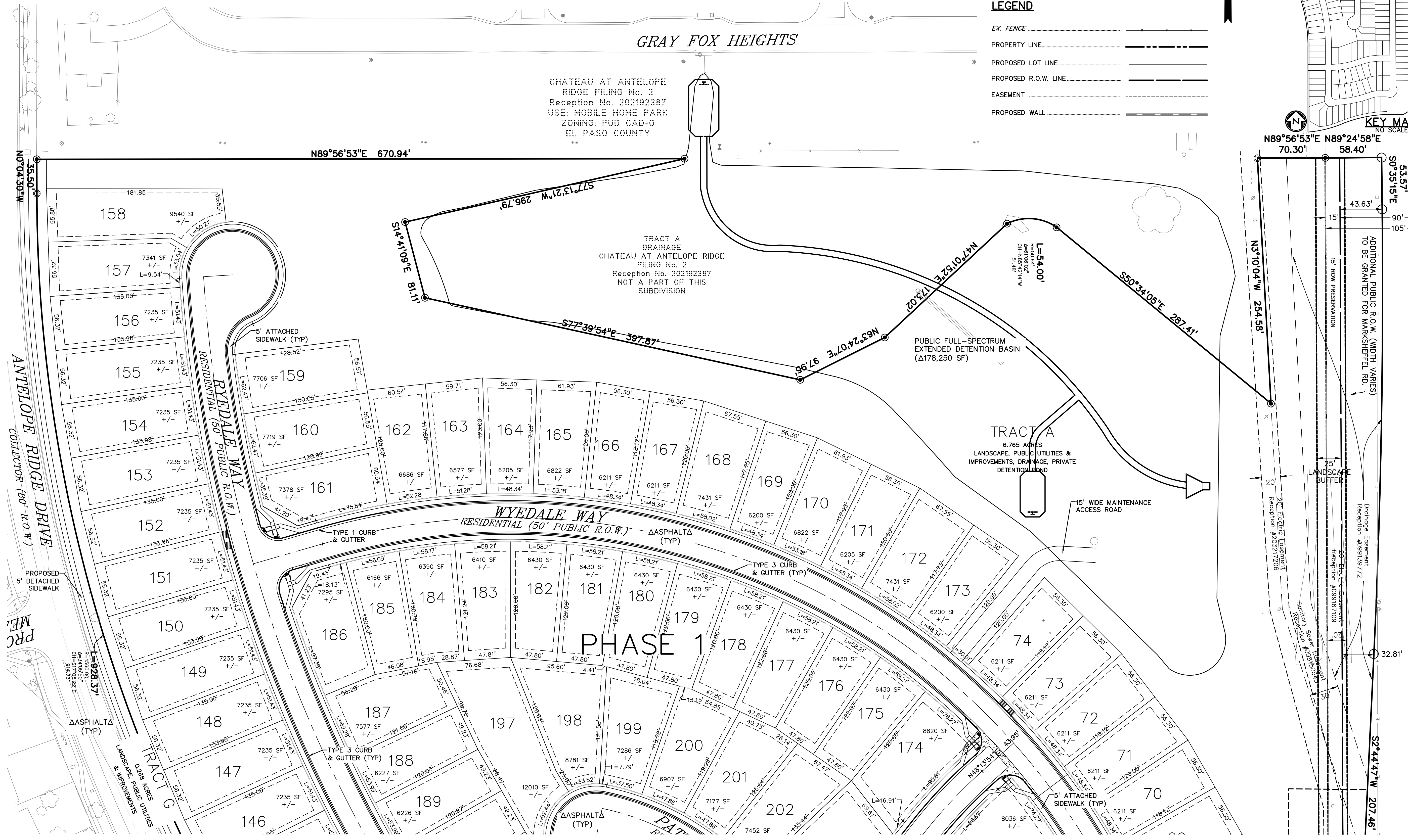


LEGEND

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



KEY MAP
NO SCALE



PREPARED BY:



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
LATEST ISSUE	1/14/21

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

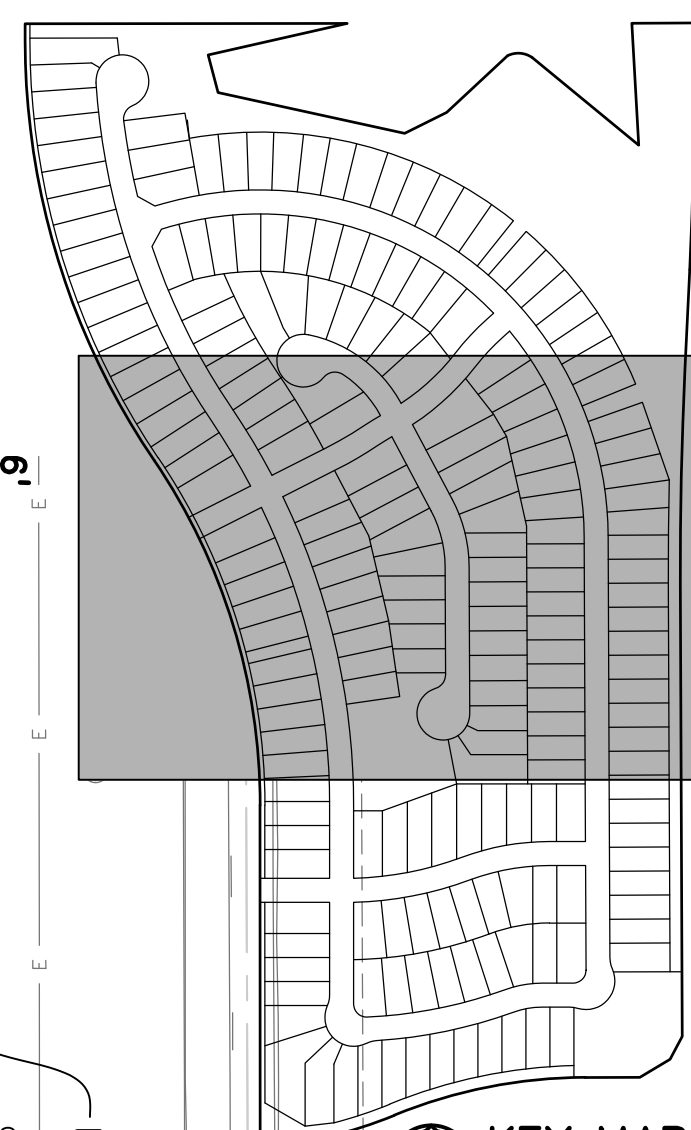
PRELIMINARY SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP03

WINDERMERE PRELIMINARY PLAN

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



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
LATEST ISSUE	1/14/21

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.

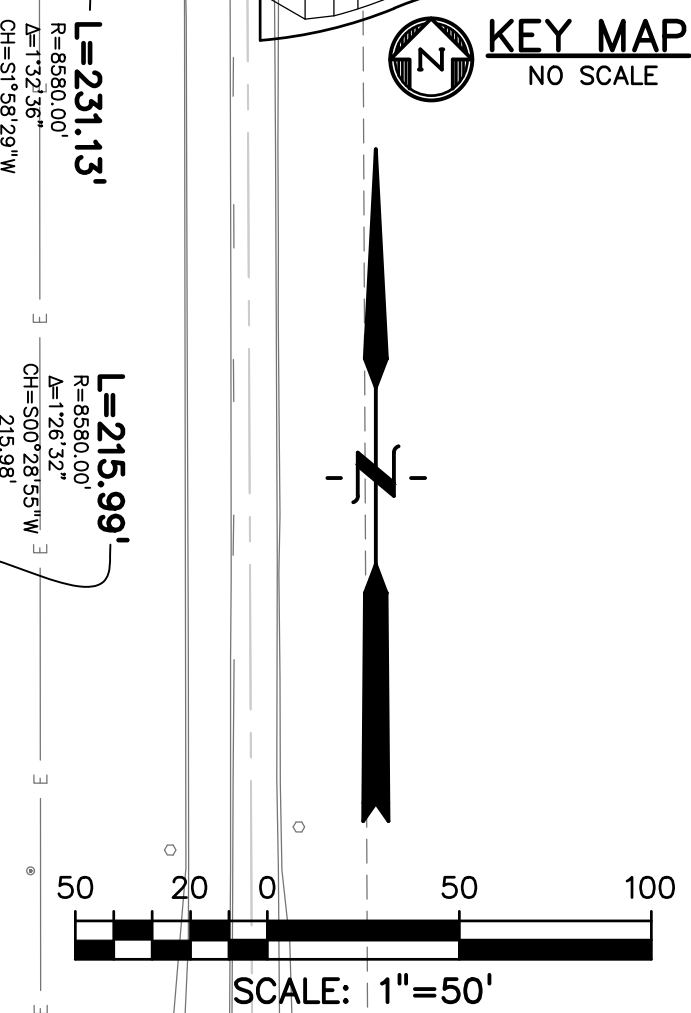
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP04

SHEET: 4 OF 10



LEGEND

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

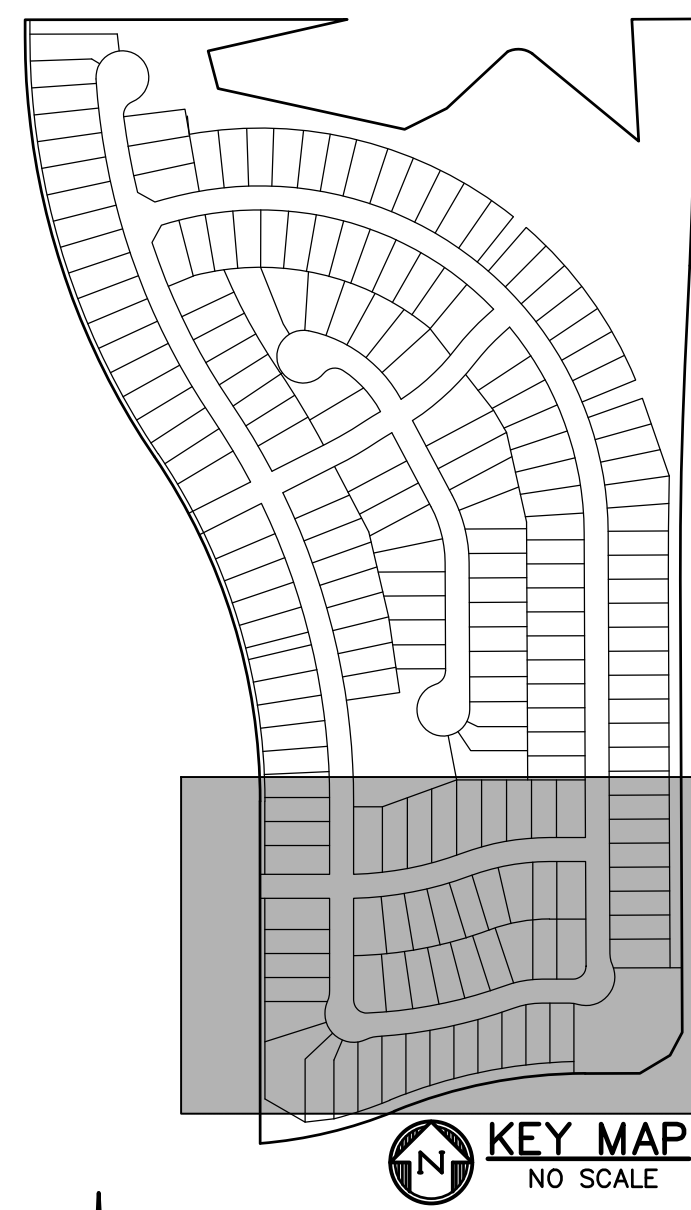
PRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-8000 CAD-0
EL PASO COUNTY

TRACT C
1.006 ACRES
LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC
UTILITIES & IMPROVEMENTS, DRAINAGE

COUNTY FILE NO.: SP-19-003

WINDERMERE PRELIMINARY PLAN

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



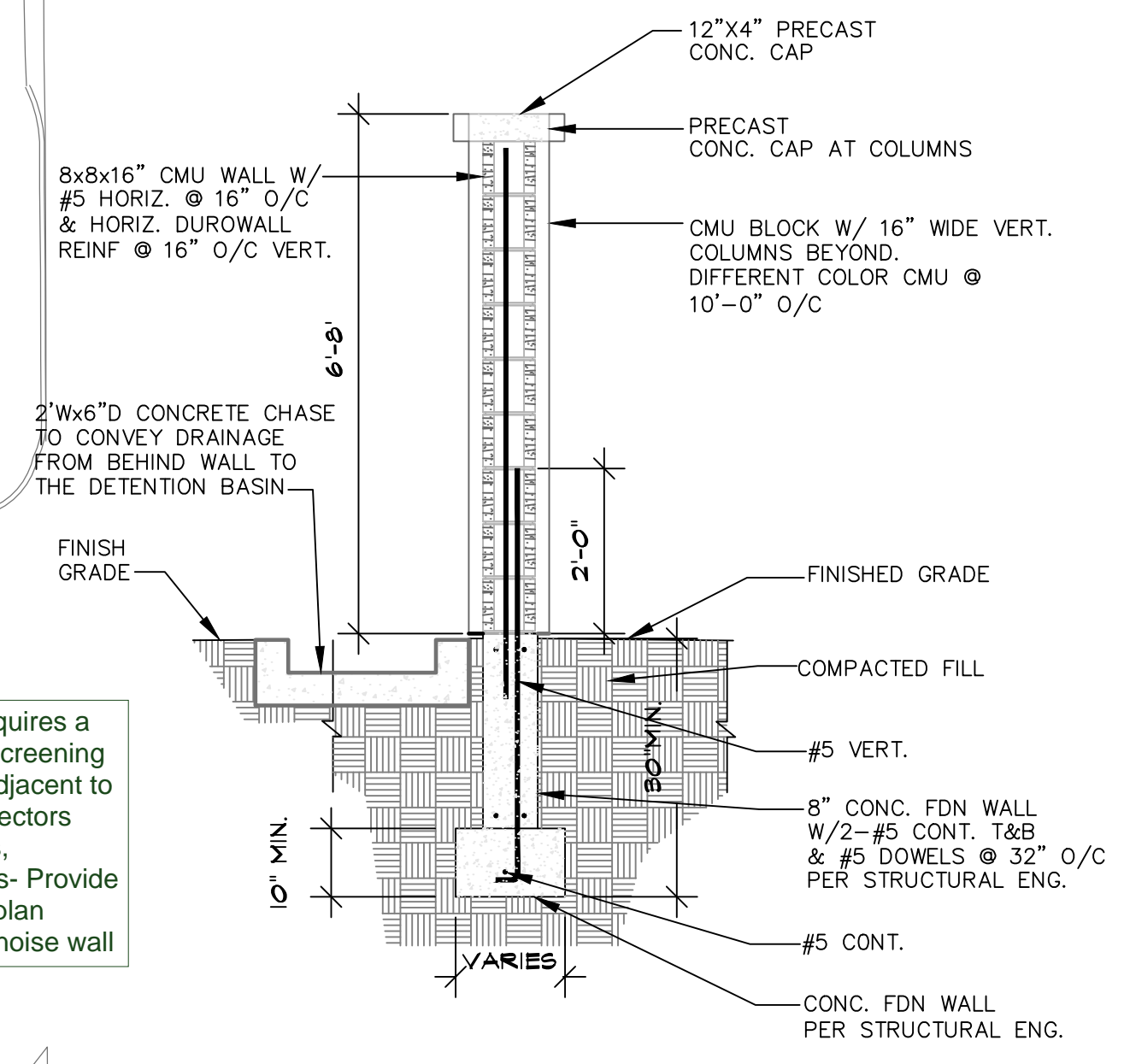
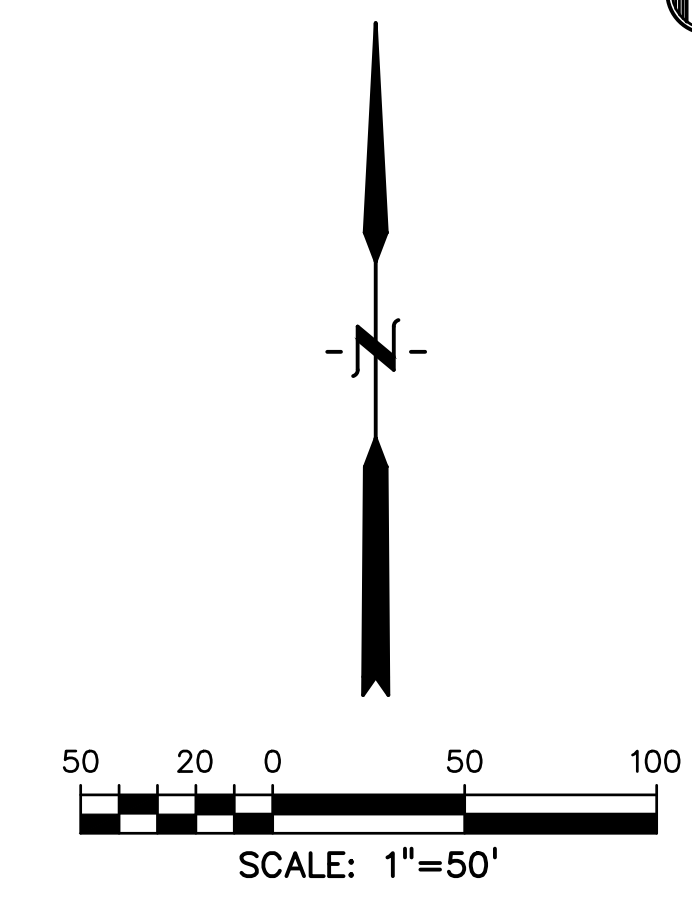
PREPARED BY:

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



8.4.2.A.1 requires a planting or screening easement adjacent to abutting collectors and arterials, expressways- Provide Landscape plan exhibit with noise wall

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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

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

PRELIMINARY SITE PLAN

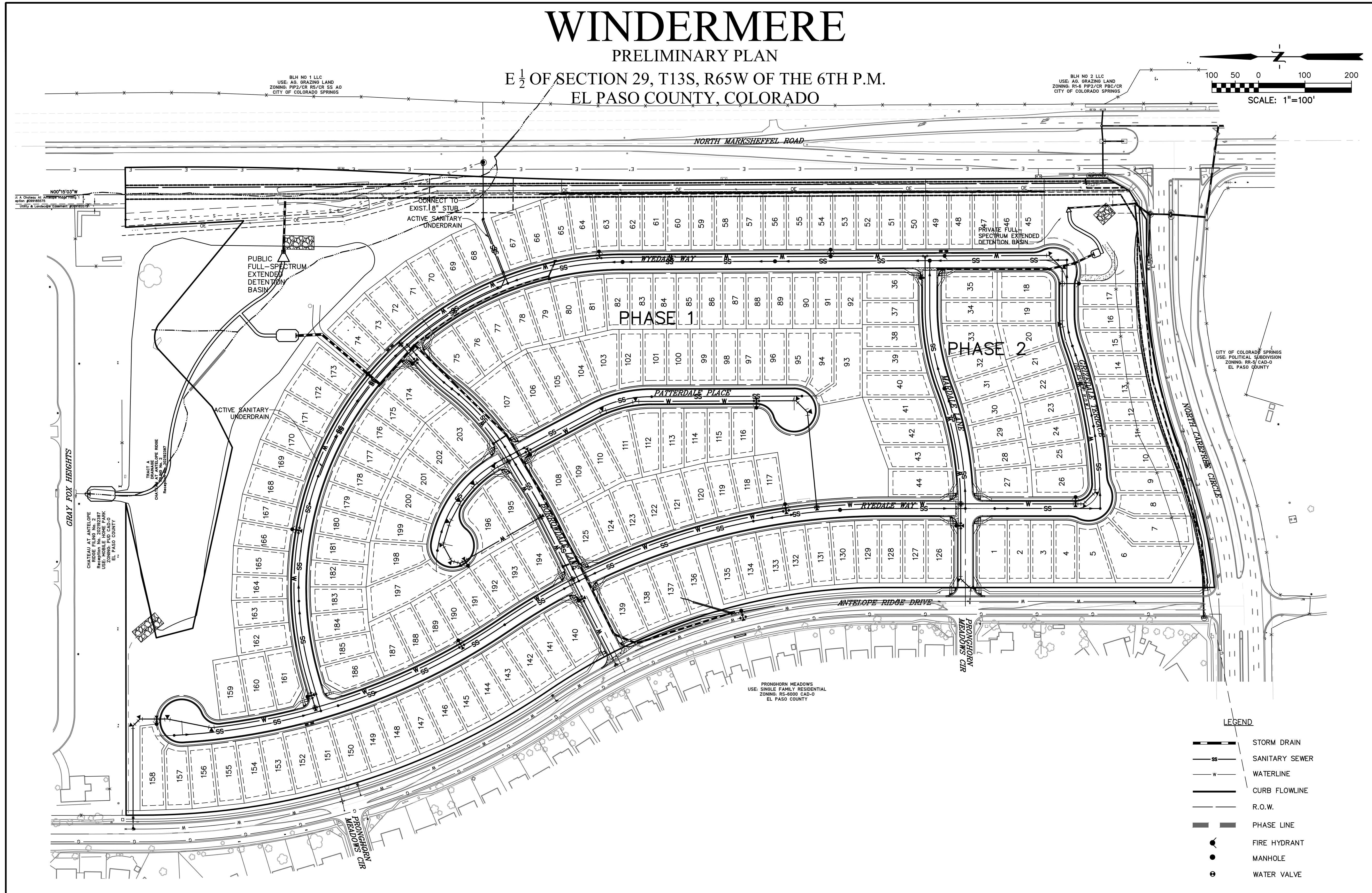
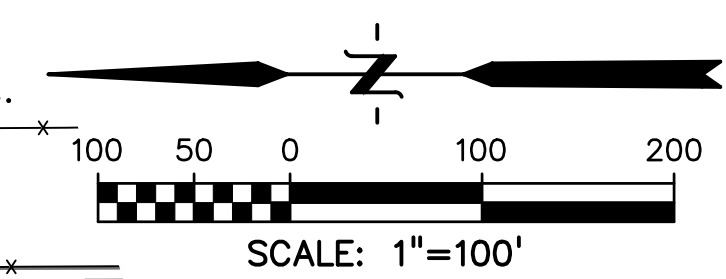
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP05

WINDERMERE

PRELIMINARY PLAN

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



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


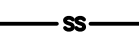
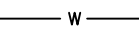

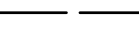




N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01U1

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

LEGEND

-  STORM DRAIN
-  SANITARY SEWER
-  WATERLINE
-  CURB FLOWLINE
-  R.O.W.
-  PHASE LINE
-  FIRE HYDRANT
-  MANHOLE
-  WATER VALVE

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

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

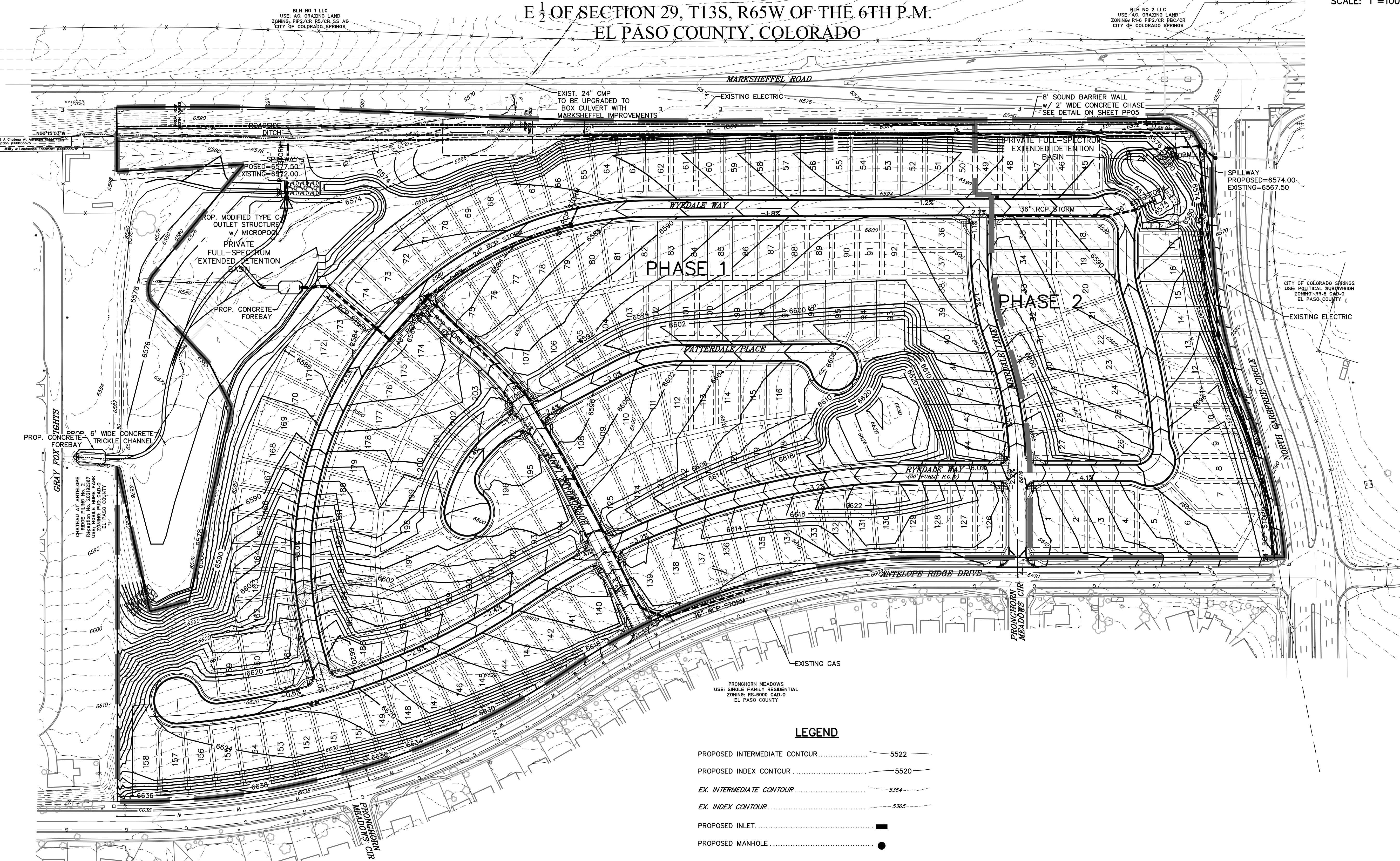
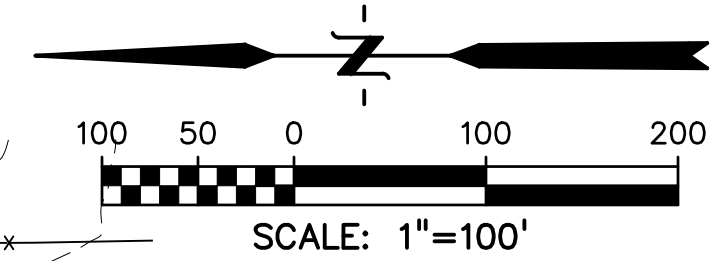
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP06

WINDERMERE

PRELIMINARY PLAN

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



BLM NO 1 LLC
USE: AD. GRAZING LAND
ZONING: R1-6 P/P2/CR P/BC/CR
CITY OF COLORADO SPRINGS

BLM NO 2 LLC
USE: AD. GRAZING LAND
ZONING: R1-6 P/P2/CR P/BC/CR
CITY OF COLORADO SPRINGS

11 A Division of American Professional
Surveyors
Utility & Landscape Planning, Engineering

CHRYSLER FINANCIAL
SERVICES
15000 W. WYDALE WAY
SUITE 100
DENVER, CO 80242
ZONING: R1-6 P/P2/CR
EL PASO COUNTY

PRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-R100 CAD-0
EL PASO COUNTY

CITY OF COLORADO SPRINGS
USE: POLITICAL SUBDIVISION
ZONING: RR-5 CAD-0
EL PASO COUNTY

LEGEND

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

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
LATEST ISSUE	1/14/21

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

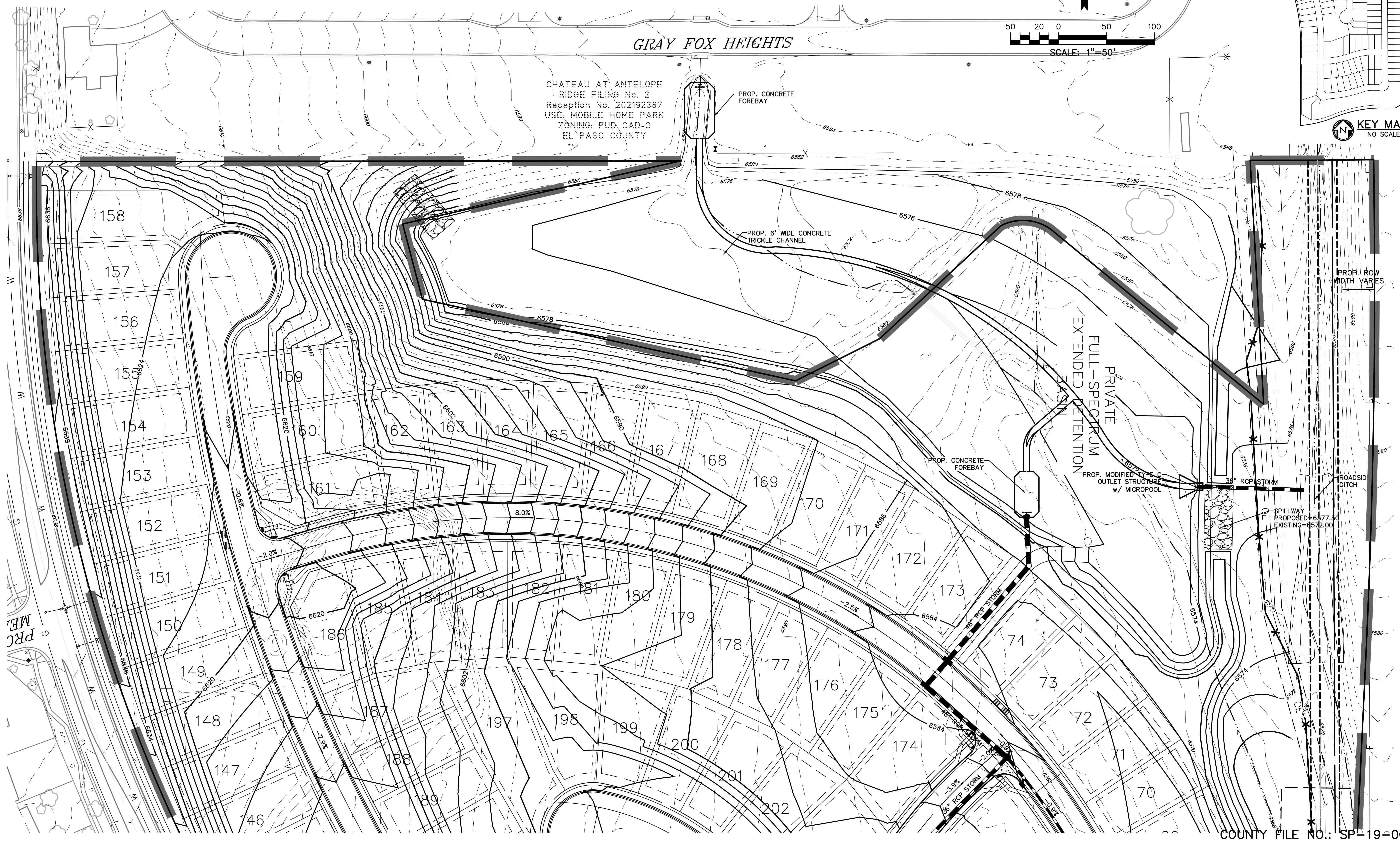
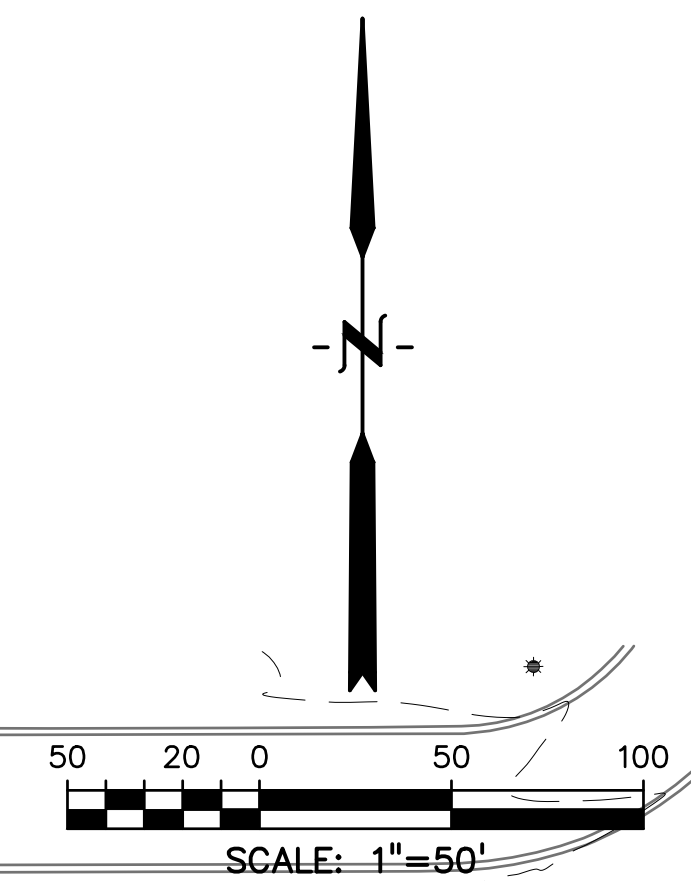
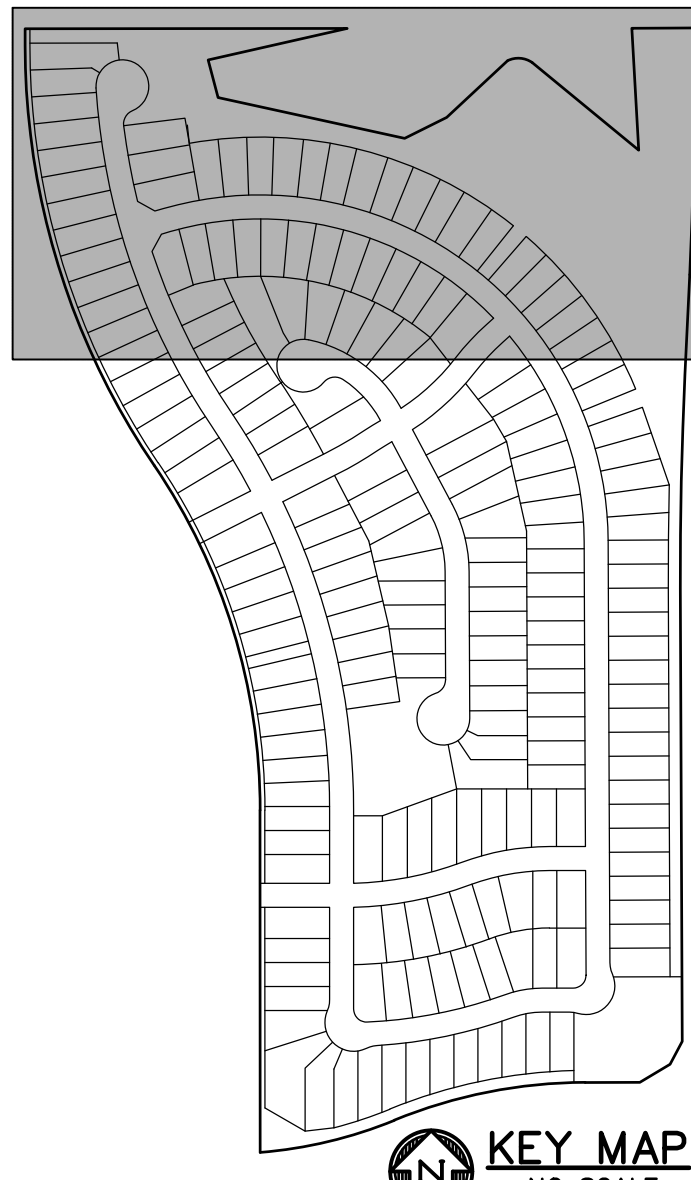
WINDERMERE

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
- PROPOSED INLET [Symbol]
- PROPOSED MANHOLE [Symbol]
- EXISTING FLOWPATH [Symbol]



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
LATEST ISSUE	1/14/21

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.

PP08

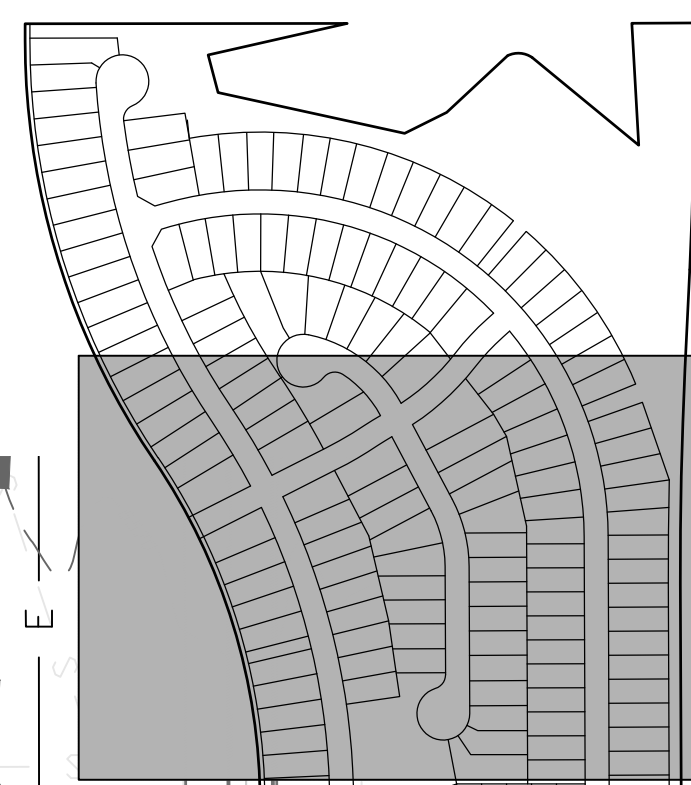
WINDERMERE

PRELIMINARY PLAN

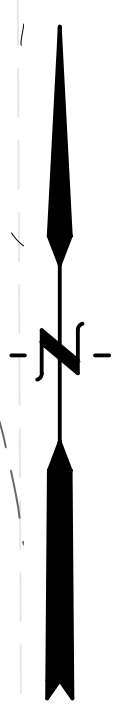
E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

LEGEND

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



KEY MAP
NO SCALE



SCALE: 1"=50'



PRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-6000 CAD-0
EL PASO COUNTY

EXISTING GAS

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS, CO 80918
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WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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

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SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

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

PRELIMINARY
GRADING PLAN

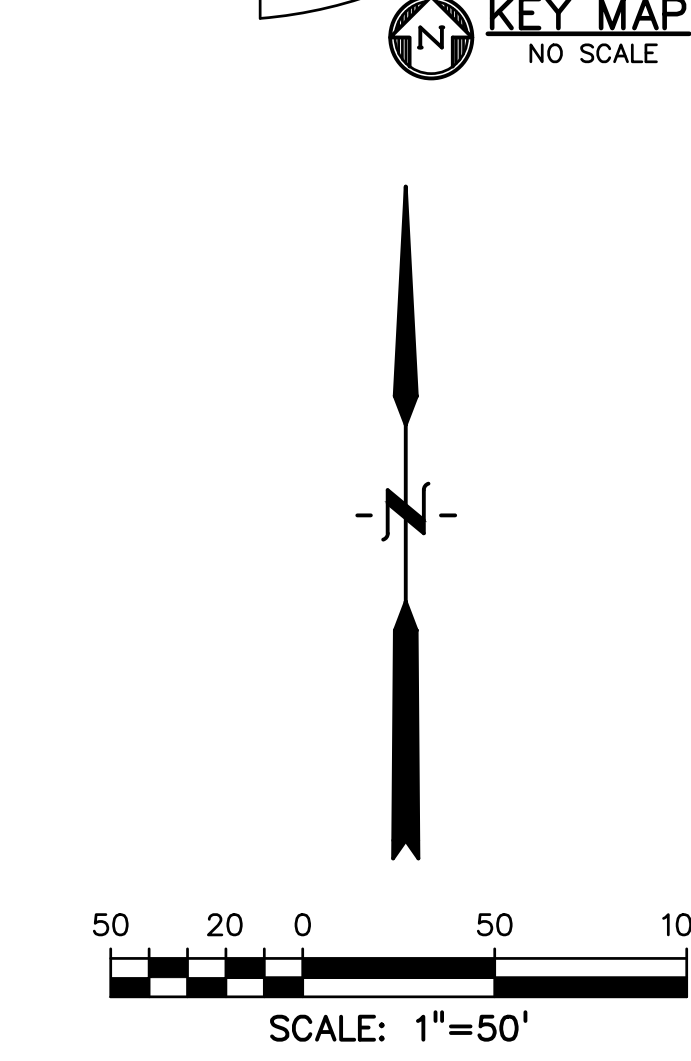
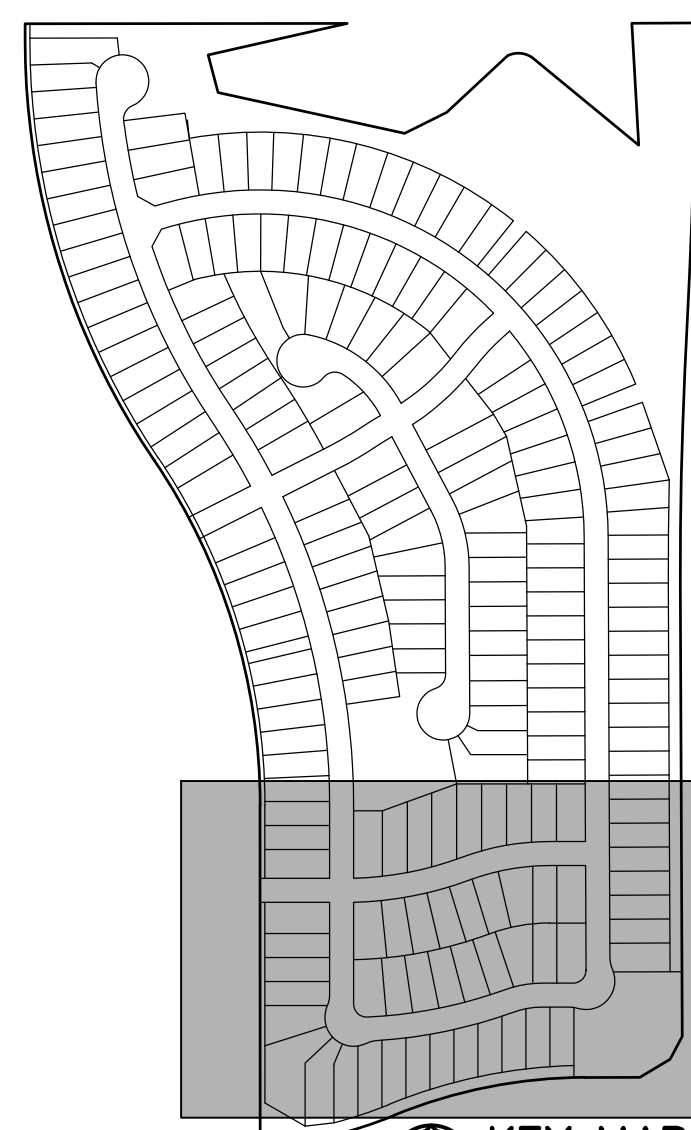
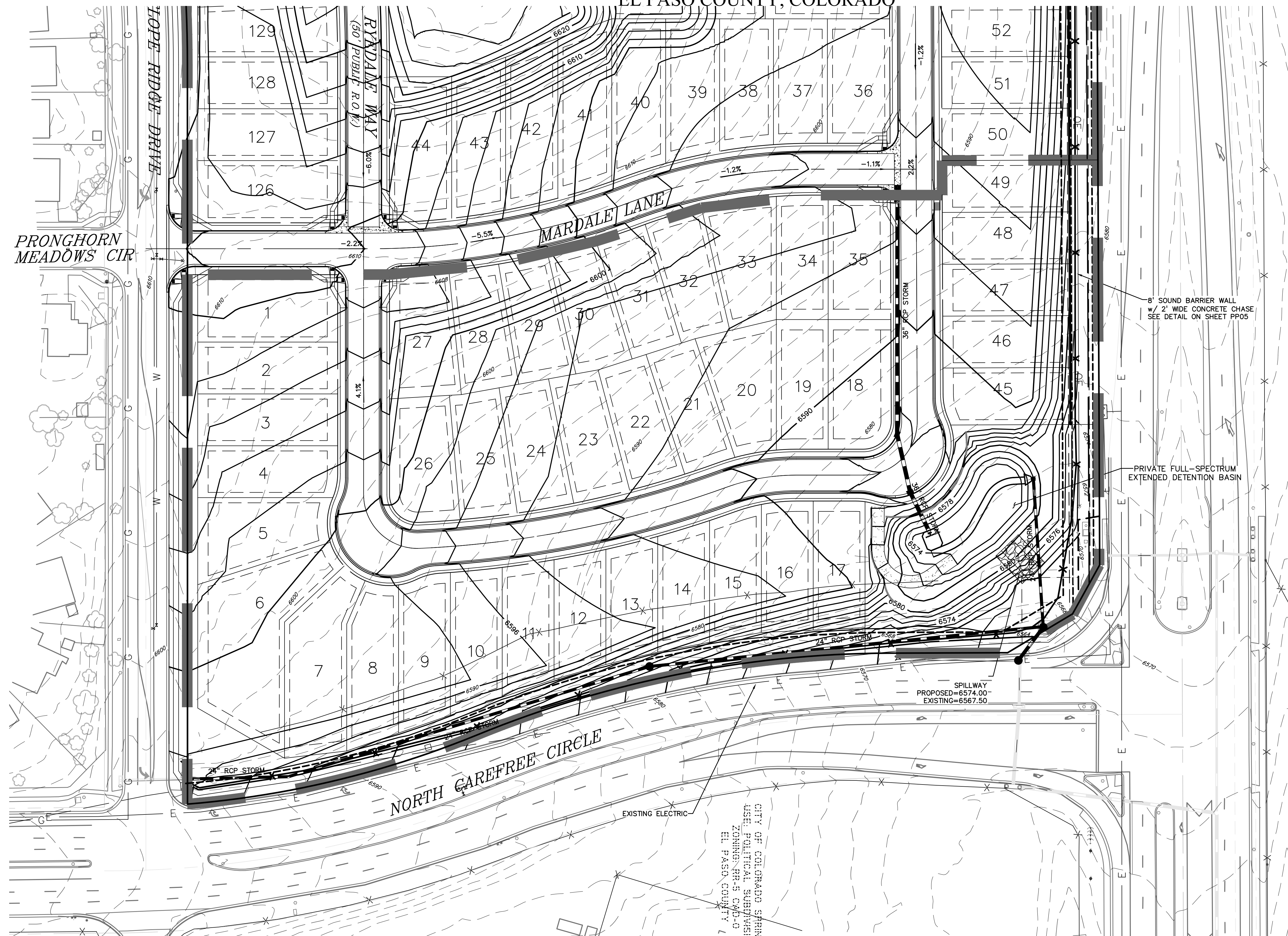
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP09

WINDERMERE

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
PROPOSED INLET	■
PROPOSED MANHOLE	●

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS, CO 80918
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**WINDERMERE
PRELIMINARY PLAN**
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

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**

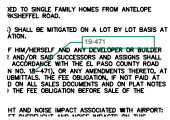
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP10

CITY OF COLORADO SPRING
USE: POLITICAL SUBDIVISION
ZONING: RR-5 CVD-0
EL PASO COUNTY

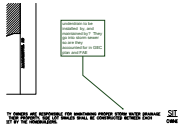
Prelim plan V_4 redlines planning.pdf Markup Summary 2-4-2021

dsdparsons (11)



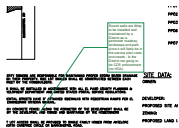
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Author: dsdparsons
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19-471



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 2/3/2021 4:17:12 PM
Status:
Color: ■
Layer:
Space:

underdrain to be installed by, and maintained by?
They go into storm sewer so are they accounted for in GEC plan and FAE



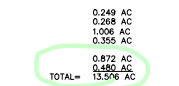
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Author: dsdparsons
Date: 2/3/2021 4:20:29 PM
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Sound walls are likley to be installed and maintained by a District as is perimeter roadway landscape and park since it will likely be in the service plan costs and needs - Is the District not going to do CCR enforcement (no HOA)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 2/3/2021 4:22:06 PM
Status:
Color: ■
Layer:
Space:

update or remove these...a final plat has to be processed and this has to goto PC and BOCC



Subject: Owner Certification
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 2/3/2021 4:23:03 PM
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Layer:
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Subject: Owner Certification
Page Label: [1] 1 21187-01CV1 - DP01
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Date: 2/3/2021 4:23:09 PM
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Author: dsdparsons
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Layer:
Space:

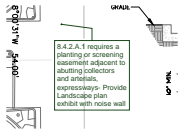
13.506

LAND USE	PERCENTAGE	NET DEVELOP.	NET TOTAL
RESIDENTIAL SINGLE-FAMILY	42.1	20,252	84,107
OFFICE	0.0	0	0
INDUSTRIAL	0.0	0	0
COMMERCIAL	0.0	0	0
RETAIL	0.0	0	0
TRUCK	0.0	0	0
UNDEVELOPED	53.9	26,952	109,059
TOTAL	100.0	47,204	193,166

THE NETS PER SUBSECTION IS IN LINE OF PLAN. LAND DEVELOPMENT PERMITS AND BIDS FOR REGIONAL PARKS. THE REQUIRED PERCENTAGE IS 100.0

Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 2/3/2021 4:24:43 PM
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total 55.58 Acres



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Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 2/3/2021 4:29:53 PM
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8.4.2.A.1 requires a planting or screening easement adjacent to abutting collectors and arterials, expressways- Provide Landscape plan exhibit with noise wall

PERCENTAGE	NET DEVELOP.	NET TOTAL
RESIDENTIAL SINGLE-FAMILY	42.1	20,252
OFFICE	0.0	0
INDUSTRIAL	0.0	0
COMMERCIAL	0.0	0
RETAIL	0.0	0
TRUCK	0.0	0
UNDEVELOPED	53.9	26,952
TOTAL	100.0	47,204

Subject: Text Box
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 2/4/2021 6:59:16 AM
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In the absence of groundwater monitoring program and prior to approval of the plat CGS recommends it be demonstrated where mitigation of persistent groundwater is taking place from:

- Raising site grades;
- Garden-level basement construction; and/or,
- An underdrain system.

PERCENTAGE	NET DEVELOP.	NET TOTAL
RESIDENTIAL SINGLE-FAMILY	42.1	20,252
OFFICE	0.0	0
INDUSTRIAL	0.0	0
COMMERCIAL	0.0	0
RETAIL	0.0	0
TRUCK	0.0	0
UNDEVELOPED	53.9	26,952
TOTAL	100.0	47,204

Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 2/4/2021 7:00:26 AM
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Add this note please as summarized from the 12/20 CGS comments