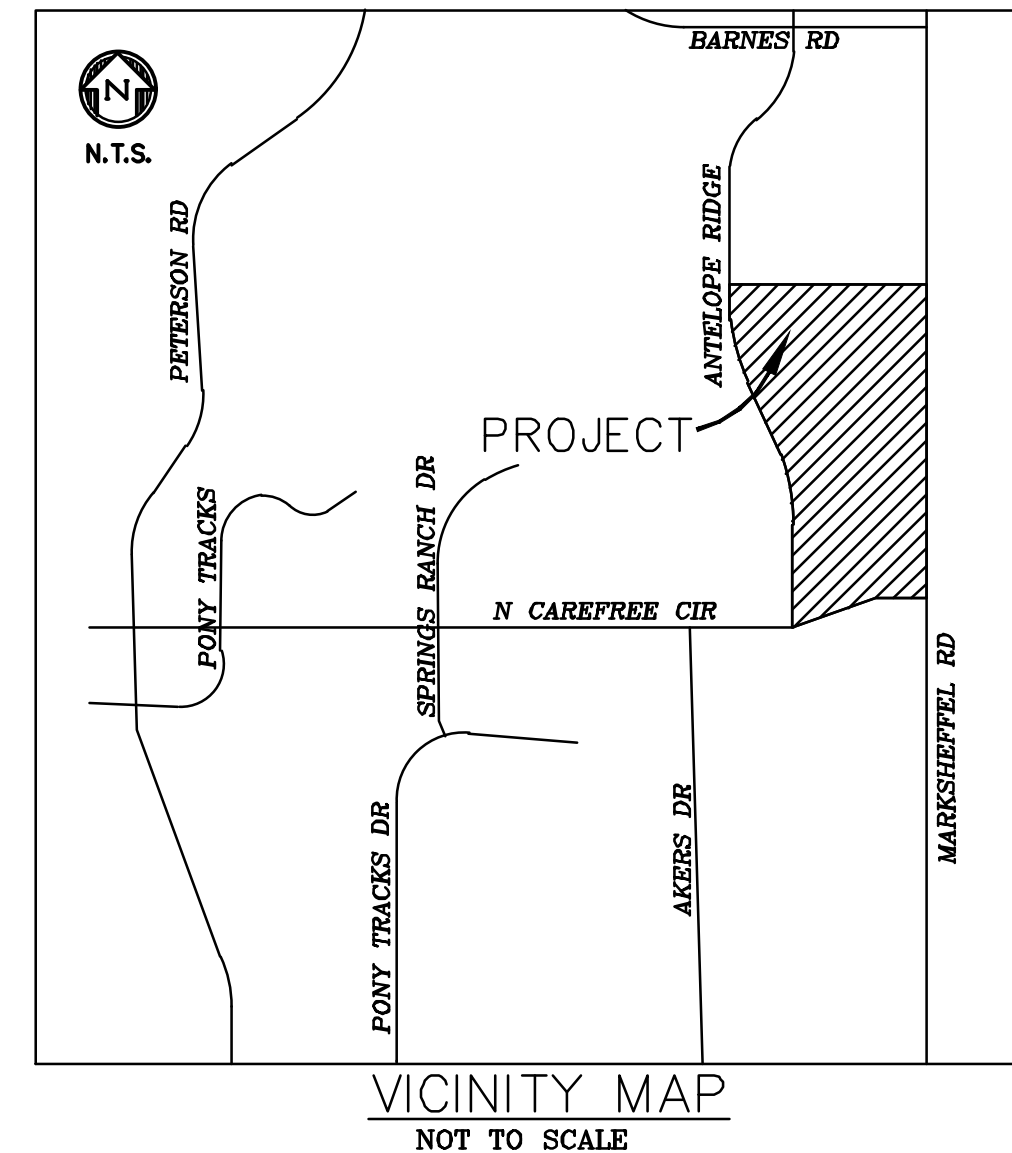


# WINDERMERE PRELIMINARY PLAN

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

See comment letter.



### 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 298.79 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°44'40" 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 METROPOLITAN DISTRICT. ALL DOUBLE FRONTAGE LOTS 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 THE WINDERMERE METROPOLITAN DISTRICT.
4. THE NEIGHBORHOOD PARK IN TRACT C, FILING NO. 1 SHALL BE OWNED BY THE WINDERMERE METROPOLITAN DISTRICT AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
5. CONTOUR INTERVAL SHOWN ON PLAN 2'.  
No District has been submitted or approved....
6. PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:  
FRONT: FIVE (5) FEET  
SIDE: FIVE (5) FEET - 20' Subdivision perimeter easement was deleted  
REAR: FIVE (5) FEET - ensure that this is acceptable to MVEA.

PUBLIC UTILITY, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENT EASEMENTS SHALL BE PROVIDED AS FOLLOWS:

7. SEVEN (7) FEET IN WIDTH ADJACENT TO ALL PROPOSED PUBLIC ROW

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

7. ALL OPENSOURCE/ 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 08041C0543G & 08041C0539G, EFFECTIVE DECEMBER 7, 2018.
9. WINDERMERE FILINGS 1 AND 2 SHALL BE LIMITED TO A TOTAL OF 203 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.
11. 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 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
13. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
14. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
15. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.
16. NO STRUCTURES, FENCES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
20. 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.
21. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE, NORTH CAREFREE CIRCLE OR MARKSHEFFEL ROAD.
22. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION.
23. 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. 18-471), 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.
24. 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.
25. IF-GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET OF FINISHED FLOOR ELEVATION, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE.

### SOIL & GEOLOGY CONDITIONS:

THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020 IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
DOWNSLOPE CREEP: NONE  
ROCKFALL SOURCE: NONE  
ROCKFALL RUNOUT-ZONE: NONE  
EXPANSIVE SOILS: THROUGHOUT SITE  
COMPRESSIBLE SOILS: THROUGHOUT SITE  
HARD BEDROCK: THROUGHOUT SITE  
CORROSIVE MINERALS: THROUGHOUT SITE  
FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND  
PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE  
RADON: THROUGHOUT SITE

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP/MAINTENANCE
PHASE 1			
TRACT A (CHATEAU ANTELOPE RIDGE)	3.51 AC	DRAINAGE	WINDERMERE METRO DIST.
TRACT A	6.79 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT D	0.25 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TRACT C	0.27 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS	WINDERMERE METRO DIST.
TRACT G	1.01 AC	LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST./CHEROKEE METRO DIST.
TRACT F	0.15 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
PHASE 2			
TRACT B	0.94 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT E	0.58 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TOTAL=	13.50 AC		

### SHEET INDEX

PP01	COVER SHEET
PP02	OVERALL SITE PHASE PLAN
PP03-PP05	PRELIMINARY SITE PLANS
PP06	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
PP07-PP10	PRELIMINARY GRADING PLAN

### SITE DATA:

OWNER:	JAMES TODD STEVENS & YESI COMMUNITIES (TRACT A, CHATEAU AT ANTELOPE RIDGE)
DEVELOPER:	WINDSOR RIDGE HOMES/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 & 53291-11-002

MAXIMUM BUILDING HEIGHT:	30 FT
MINIM DELETE this info you have the zoning above	100 SF
AVER	178 SF
MINIM	FRONT (SIDE) (REAR)
MINIM	50 FT
MAXIMUM LOT COVERAGE:	40%

TOTAL LOT AREA:	32 AC (58%)
NET DENSITY:	6.3 DU/AC
GROSS DENSITY:	3.7 DU/AC
PHASING:	1 (163 LOTS) WINTER 2021 2 (40 LOTS) FALL 2021

fall is before winer is that to be phase 1?

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
PHASE 1: SINGLE FAMILY	6.3 DU/AC	163 LOTS	26	47%
PHASE 2: SINGLE FAMILY	6.7 DU/AC	40 LOTS	6	11%
ROAD ROW	N/A	N/A	9	18%
TRACTS	N/A	N/A	N/A	N/A

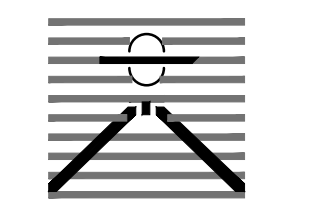
THE FEES PER SUBDIVISION LT IN LIEU OF PARK LAND DEDICATION ARE \$113 FOR URBAN PARKS AND \$456 FOR REGIONAL PARKS. THE REQUIRED FEES IN LIEU FOR THIS PROJECTS ARE:

	2019 FEES/LOT	TOTAL (203 LOTS)
URBAN NEIGHBORHOOD	\$113	\$22,393
URBAN COMMUNITY	\$175	\$35,525
REGIONAL	\$456	\$92,568
TOTAL	\$744	\$151,032

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP/MAINTENANCE
TRACT A (CHATEAU ANTELOPE RIDGE)	3.51 AC	DRAINAGE	WINDERMERE METRO DIST.
TRACT A	6.79 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT D	0.25 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TRACT C	0.27 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS	WINDERMERE METRO DIST.
TRACT G	1.01 AC	LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST./CHEROKEE METRO DIST.
TRACT F	0.15 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TRACT B	0.94 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT E	0.58 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TOTAL=	13.50 AC		

COUNTY FILE NO.: SP-19-003

### 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	11/9/20

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TMD
FILE NAME:	21187-01CVI

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.

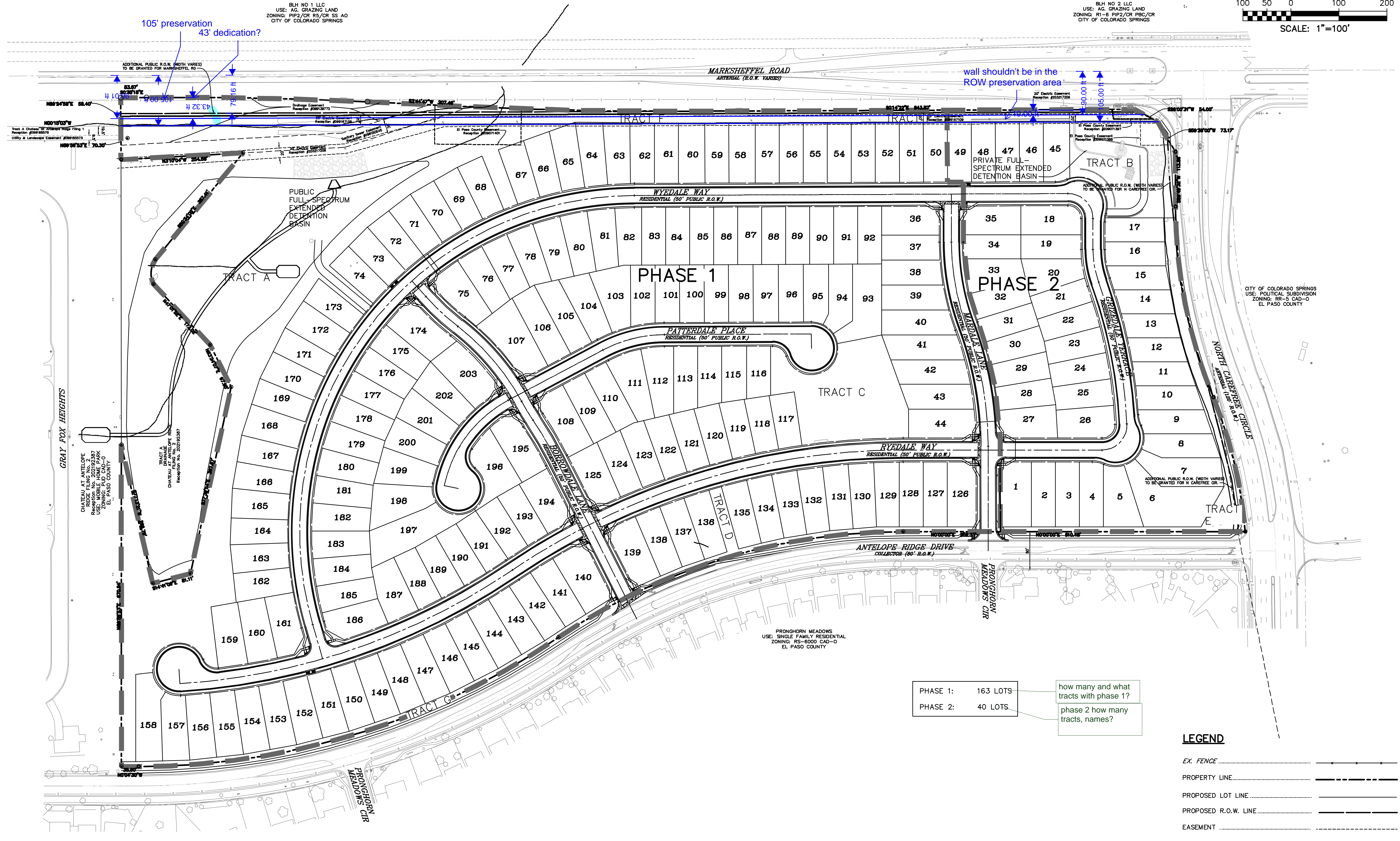
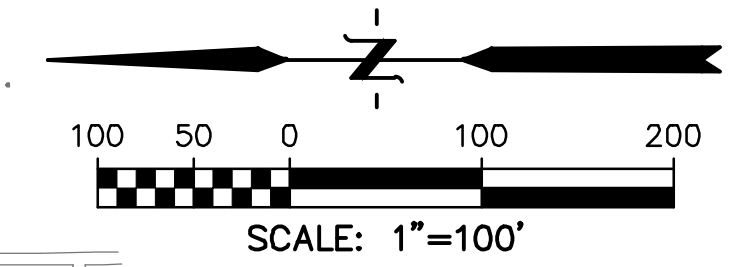
# PP01

SHEET: 1 OF 10



# WINDERMERE PRELIMINARY PLAN

Engineering redlines remain cursory.



BLH NO 1 LLC  
USE: AG. GRAZING LAND  
ZONING: R1P2/CR R3/CR SS AD  
CITY OF COLORADO SPRINGS

105' preservation  
43' dedication?

BLH NO 2 LLC  
USE: AG. GRAZING LAND  
ZONING: R1-5 R1P2/CR PBC/CR  
CITY OF COLORADO SPRINGS

ADDITIONAL PUBLIC R.O.W. (WIDTH VARIES)  
TO BE GRANTED FOR MARKSHEFFEL RD.

wall shouldn't be in the  
ROW preservation area

GRAY FOX HEIGHTS  
CITY OF ANTELOPE RIDGE PLANNING  
RECEIPTION NO. 102129287  
ZONING: RR-5 CAD-0  
EL PASO COUNTY

TRACT A  
CITY OF ANTELOPE RIDGE PLANNING  
RECEIPTION NO. 102129287  
ZONING: RR-5 CAD-0  
EL PASO COUNTY

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

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

PHASE 1: 163 LOTS  
PHASE 2: 40 LOTS

how many and what tracts with phase 1?  
phase 2 how many tracts, names?

### LEGEND

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

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers & Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
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CLIENT:

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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	11/9/20

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

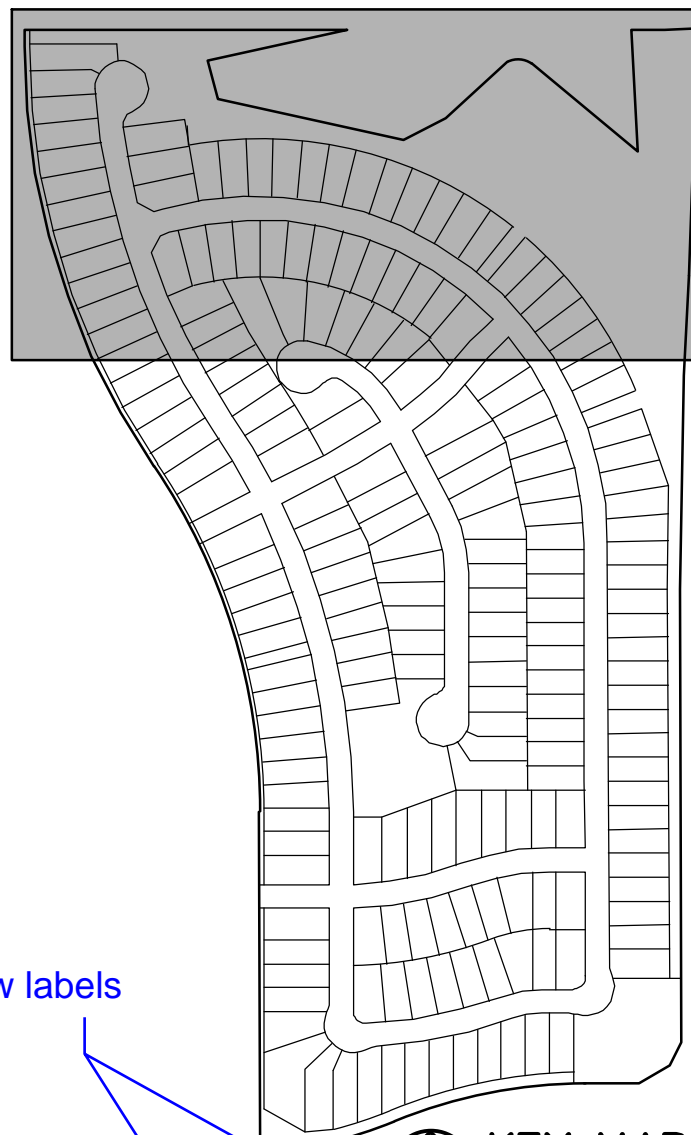
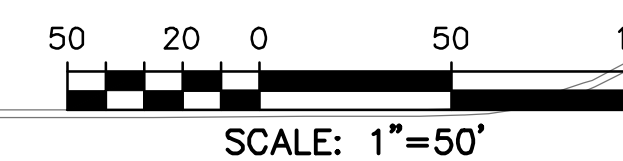
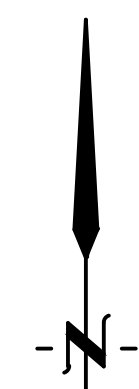
OVERALL SITE  
PHASE PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

# PP02



# WINDERMERE PRELIMINARY PLAN



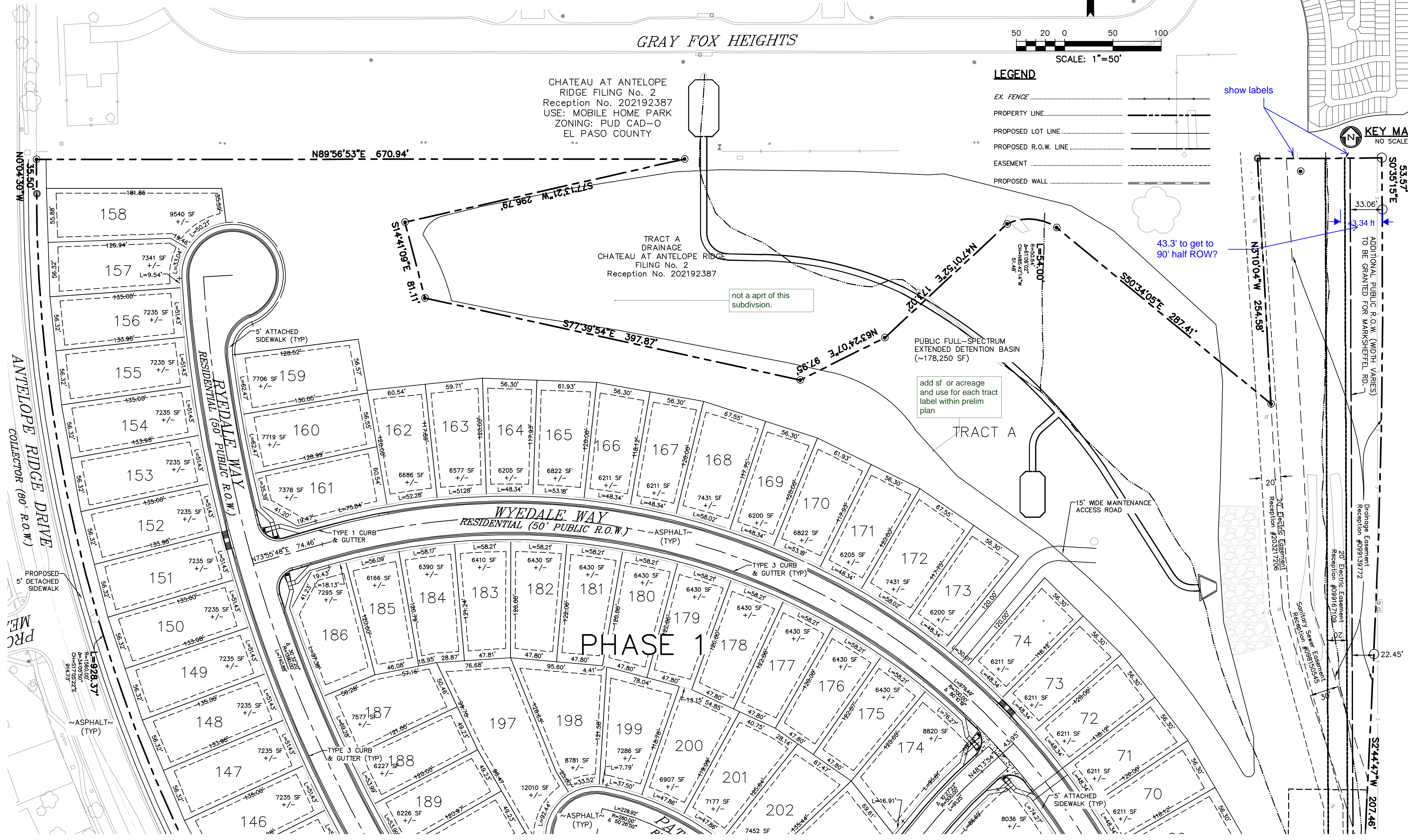
KEY MAP  
NO SCALE

### LEGEND

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

show labels

43.3' to get to 90' half ROW?



CHATEAU AT ANTELOPE RIDGE  
RIDG FILING No. 2  
Reception No. 202192387  
USE: MOBILE HOME PARK  
ZONING: PUD CAD-O  
EL PASO COUNTY

TRACT A  
CHATEAU AT ANTELOPE RIDGE  
FILING No. 2  
Reception No. 202192387

not a apt of this subdivision.

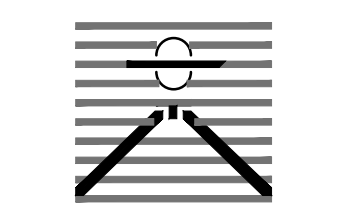
PUBLIC FULL-SPECTRUM  
EXTENDED DETENTION BASIN  
(~178,250 SF)

add sf or acreage  
and use for each tract  
label within prelim  
plan

TRACT A

15' WIDE MAINTENANCE  
ACCESS ROAD

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers & Surveyors  
3 SOUTH 7TH STREET  
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## WINDERMERE PRELIMINARY PLAN

N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY:	SBN
DRAWN BY:	SBN
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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

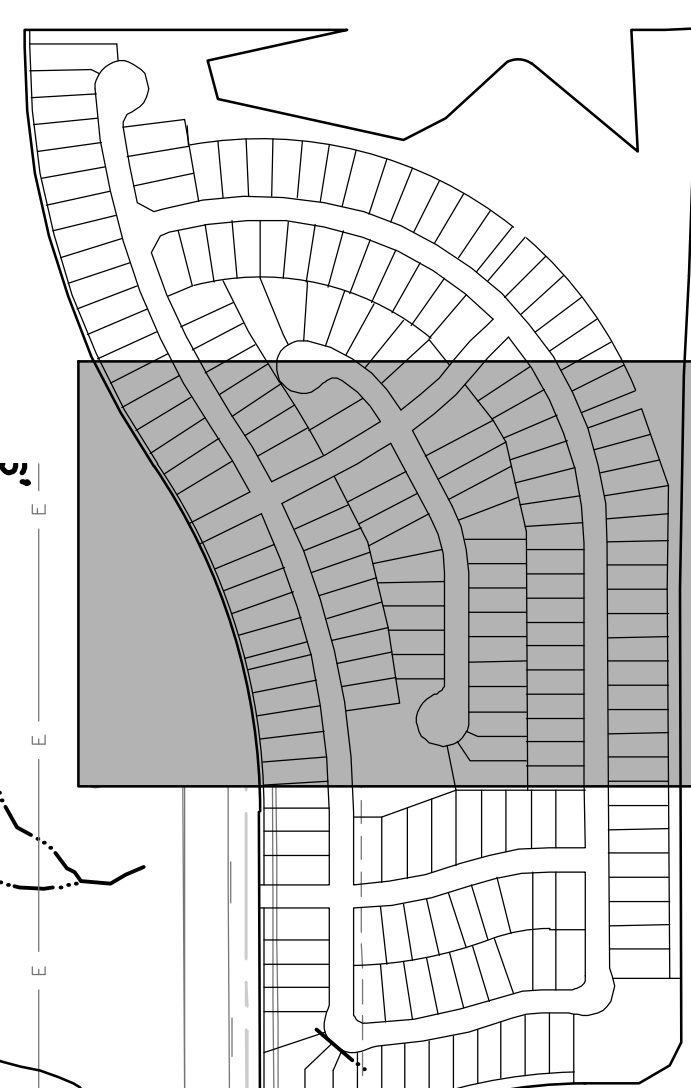
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DRAWING NO.

# PP03

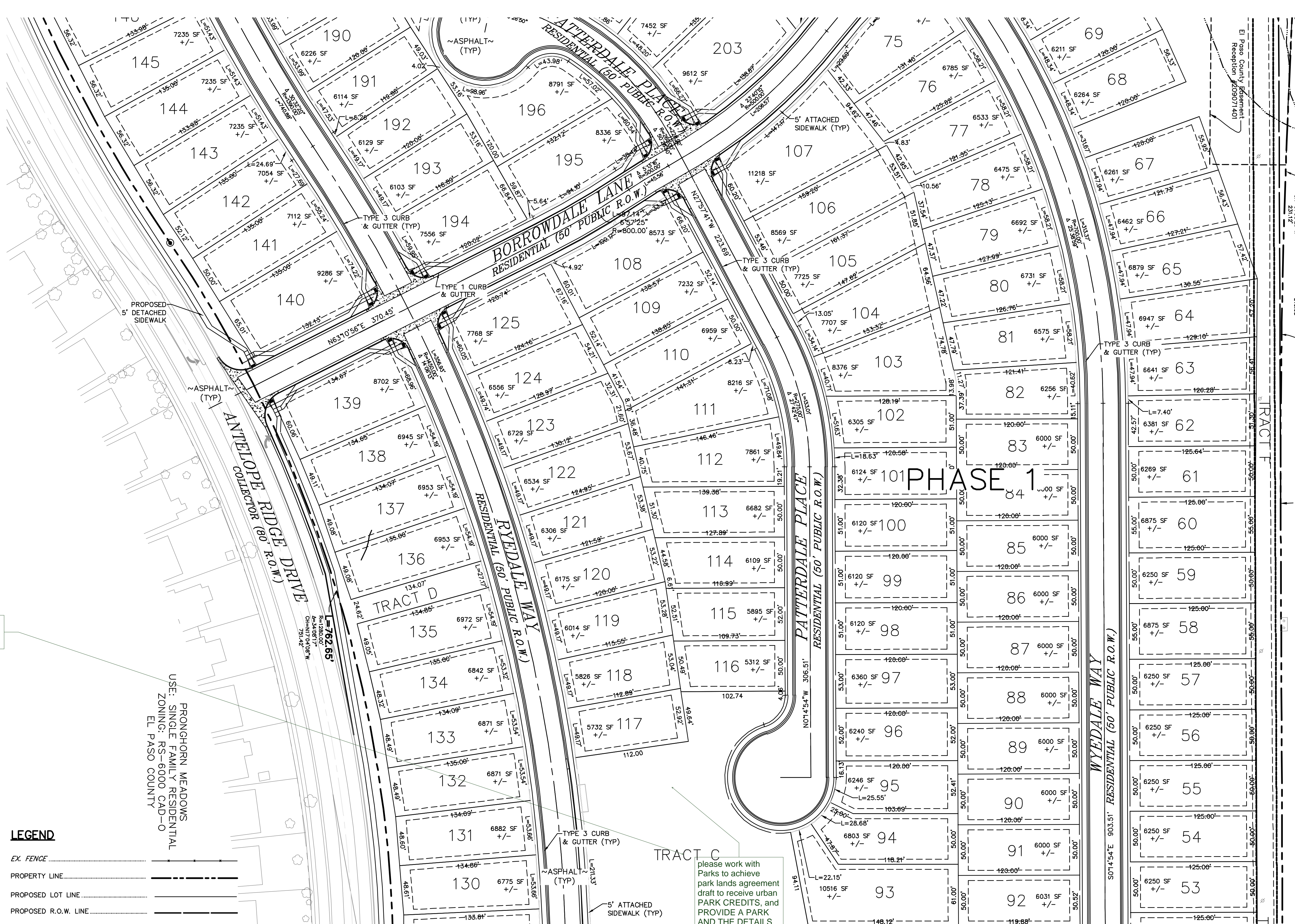
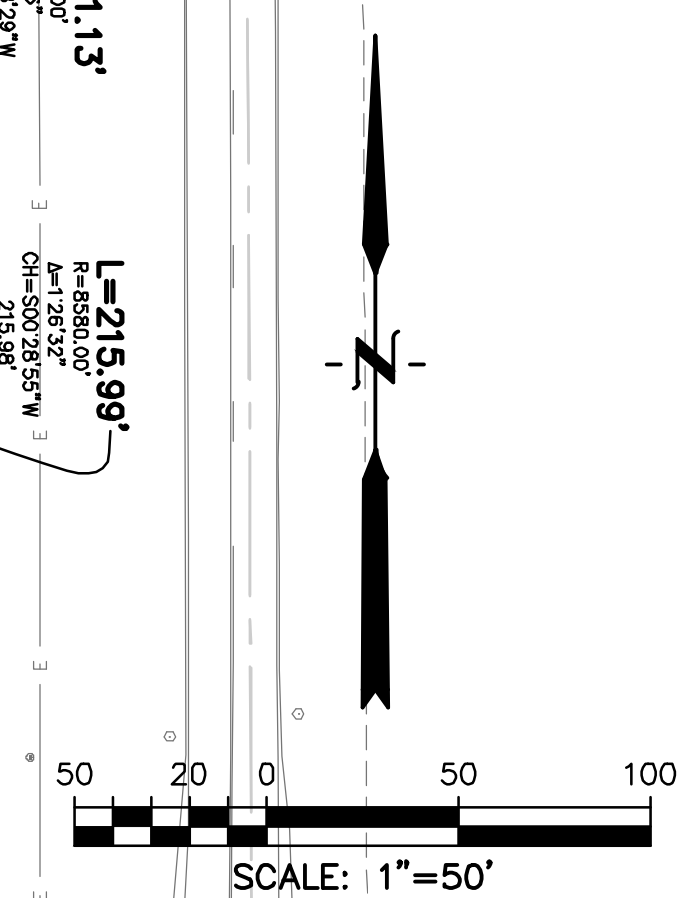


# WINDERMERE PRELIMINARY PLAN

section township  
range county state  
every page



KEY MAP  
NO SCALE



label SF and uses of  
all tracts on drawing  
sheets

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

### LEGEND

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

please work with  
Parks to achieve  
park lands agreement  
draft to receive urban  
PARK CREDITS, and  
PROVIDE A PARK  
AND THE DETAILS

match line? allsheets

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	11/9/20

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

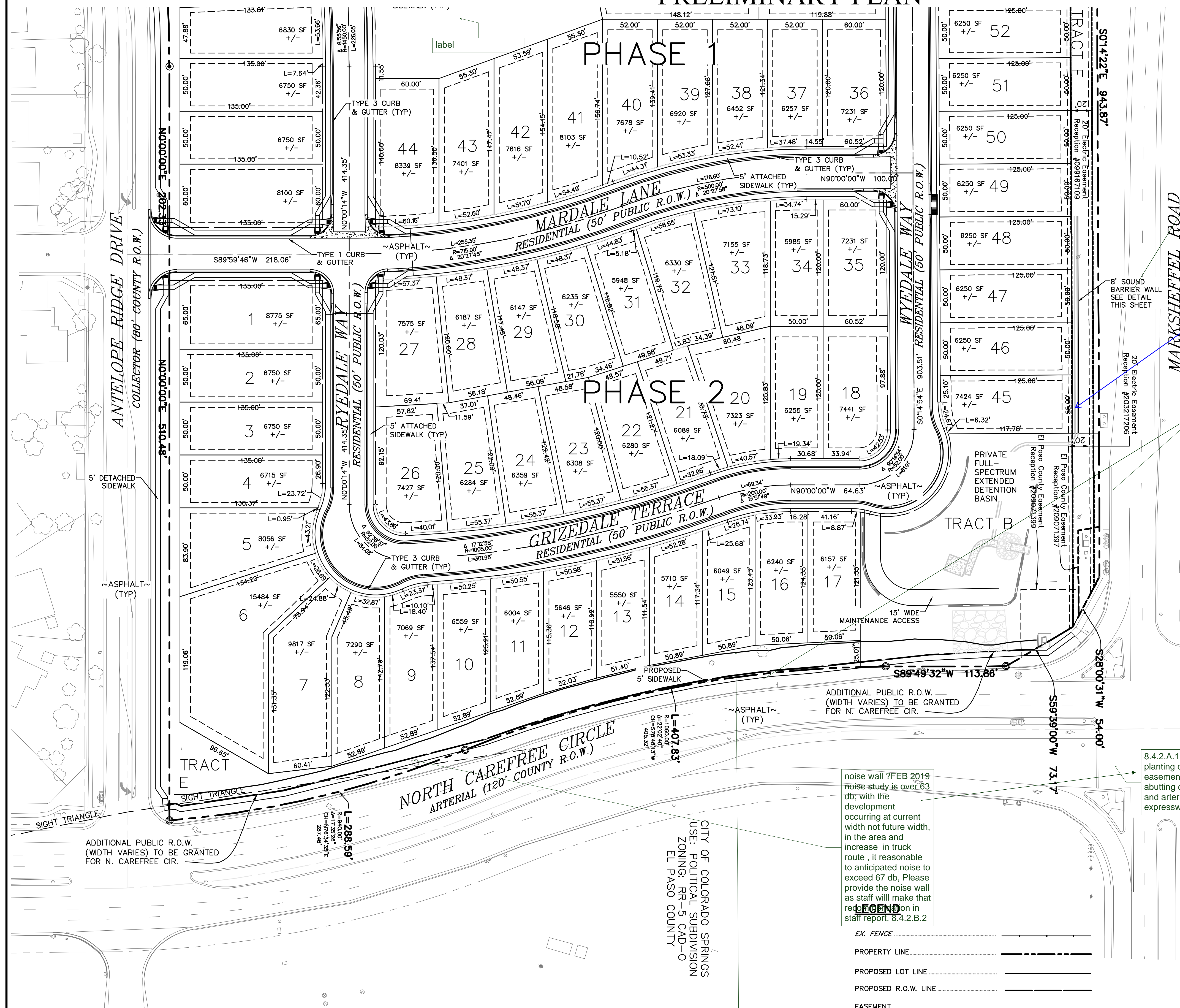
PRELIMINARY  
SITE PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

# PP04



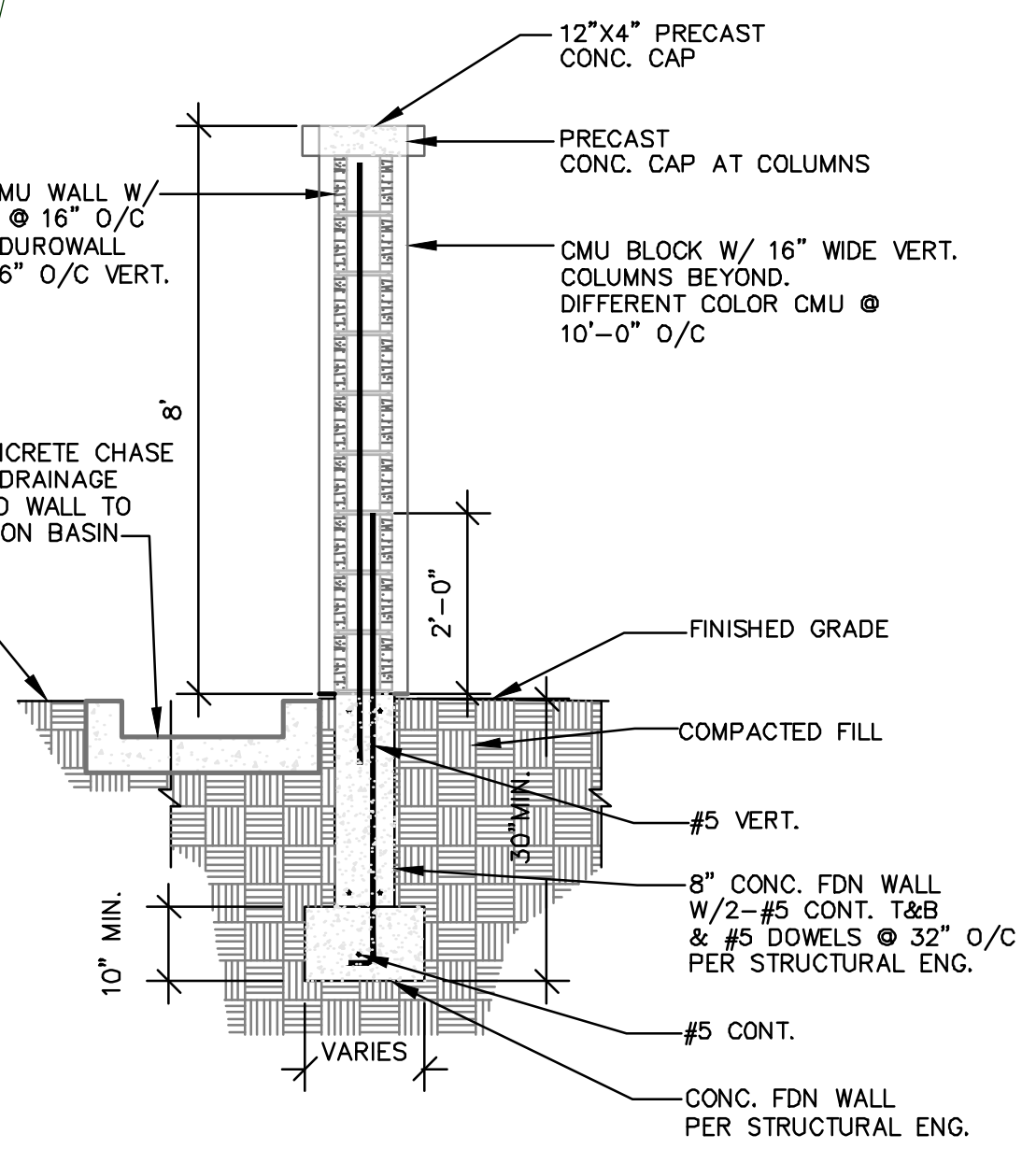
# WINDERMERE PRELIMINARY PLAN



Are you not carrying this along the length of Marksheffel? Staff recommends you do. Marksheffel is a major arterial/truckroute classification. Many locations are over 66.5 db ...in 2019. This report gives no accounting of future, and you are nearly exceeding level a year ago. Staff will identify that as a concern in the SR.

Show and label ROW dedication and preservation.

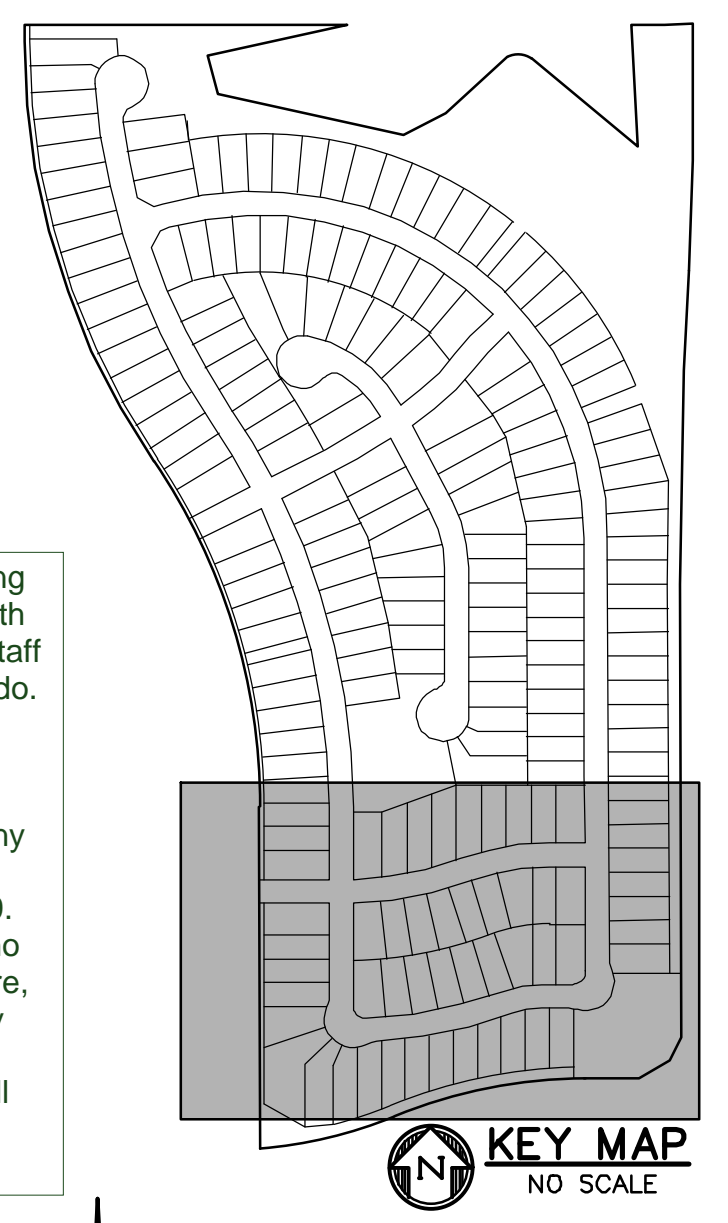
label noise wall on sheets and provide details



8.4.2.A.1 requires a planting or screening easement adjacent to abutting collectors and arterials, expressways

noise wall ? FEB 2019 noise study is over 63 db; with the development occurring at current width not future width, in the area and increase in truck route, it reasonable to anticipated noise to exceed 67 db. Please provide the noise wall as staff will make that recommendation in staff report. 8.4.2.B.2

- LEGEND**
- EX. FENCE
  - PROPERTY LINE
  - PROPOSED LOT LINE
  - PROPOSED R.O.W. LINE
  - EASEMENT
  - PROPOSED WALL
  - label landscape roadside setbacks



PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
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**WINDERMERE  
PRELIMINARY PLAN**  
N. MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	11/9/20

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**

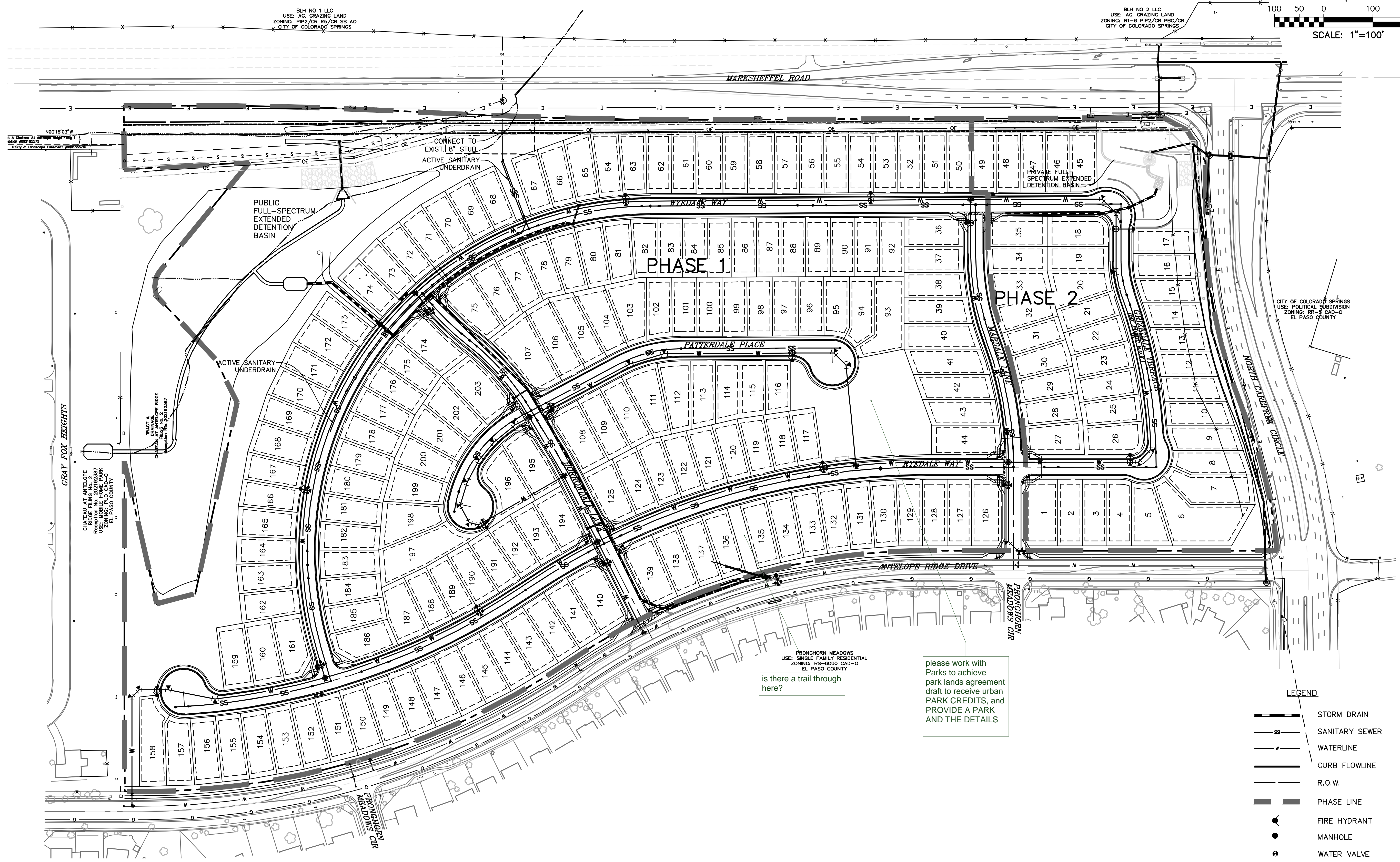
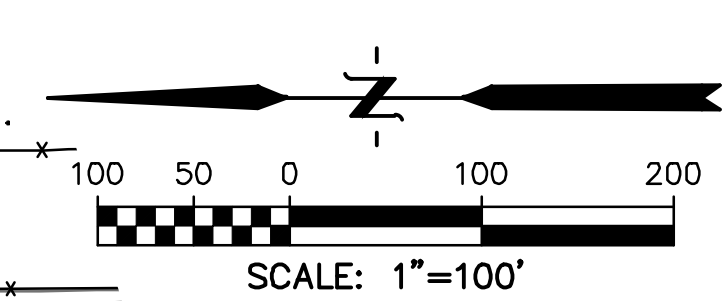
PROJECT NO. 21187-01CSCV  
DRAWING NO.

**PP05**

**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.



# WINDERMERE PRELIMINARY PLAN



BLH NO 1 LLC  
USE: AG. GRAZING LAND  
ZONING: RP2/CR, RP3/CR, SS AO  
CITY OF COLORADO SPRINGS

BLH NO 2 LLC  
USE: AG. GRAZING LAND  
ZONING: R1-5, RP2/CR, PBC/CR  
CITY OF COLORADO SPRINGS

CITY OF COLORADO SPRINGS  
USE: POLITICAL SUBDIVISION  
ZONING: RR-3 CAD-0  
EL PASO COUNTY

GRAY FOX HEIGHTS

GRANDVIEW AT ANTELOPE RIDGE  
RECORDING NO. 202102287  
ZONING: RR-3 CAD-0  
EL PASO COUNTY

TRACT A  
PRONGHORN MEADOWS  
RECORDING NO. 202102287

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

please work with Parks to achieve park lands agreement draft to receive urban PARK CREDITS, and PROVIDE A PARK AND THE DETAILS

**LEGEND**

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

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	11/9/20

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT1

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

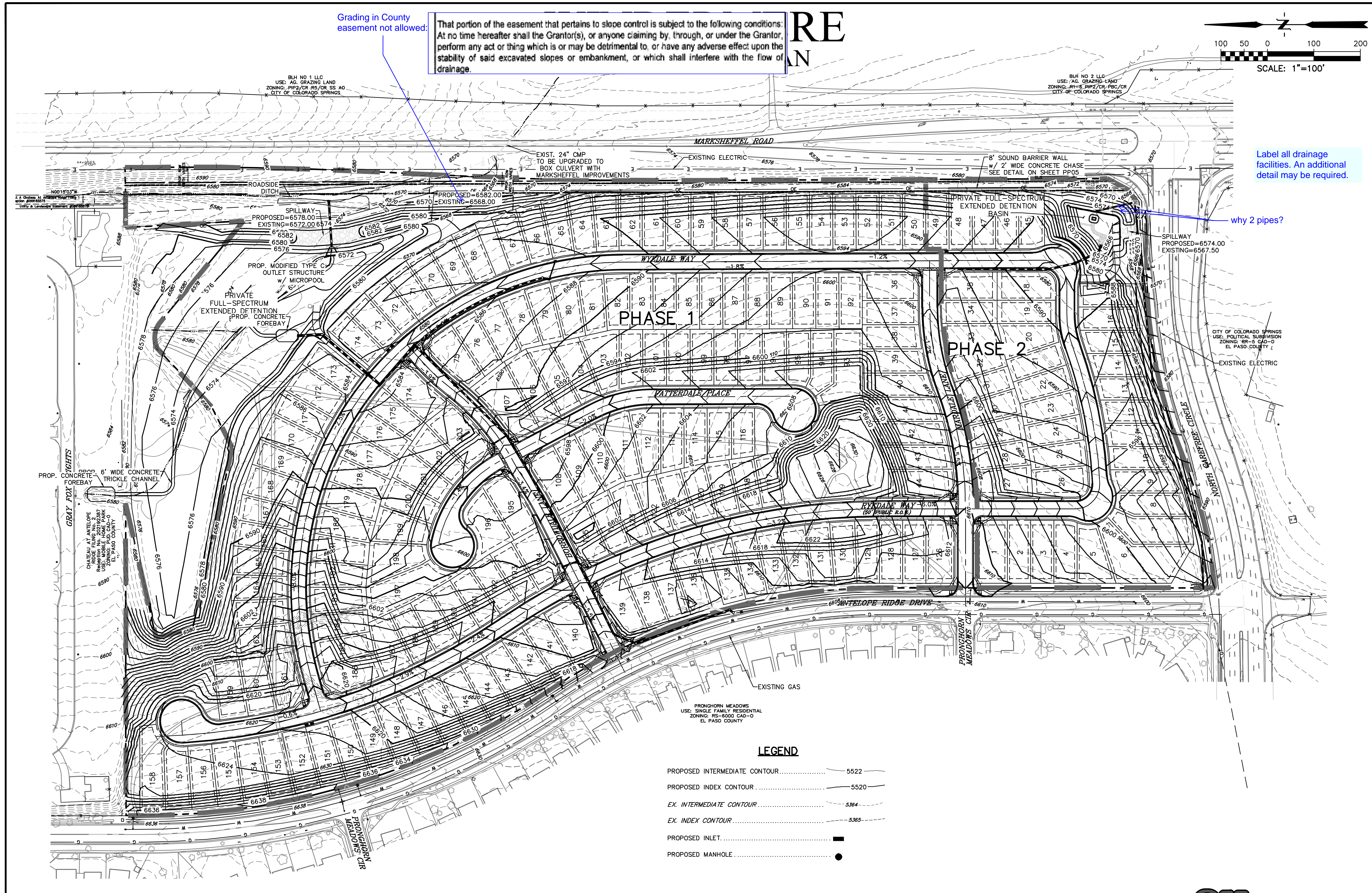
DRAWING SCALE:  
HORIZONTAL: 1" = 100'  
VERTICAL: N/A

**PRELIMINARY  
UTILITY & PUBLIC  
FACILITY PLAN**

PROJECT NO. 21187-01CSCV  
DRAWING NO.

**PP06**

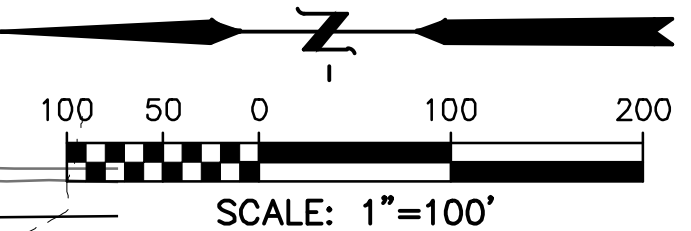




Grading in County easement not allowed:

That portion of the easement that pertains to slope control is subject to the following conditions: At no time hereafter shall the Grantor(s), or anyone claiming by, through, or under the Grantor, perform any act or thing which is or may be detrimental to, or have any adverse effect upon the stability of said excavated slopes or embankment, or which shall interfere with the flow of drainage.

RE  
IN



Label all drainage facilities. An additional detail may be required.

why 2 pipes?

PREPARED BY:

  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
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 (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	11/9/20

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**

SHEET: 7 OF 10

**LEGEND**

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

**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.

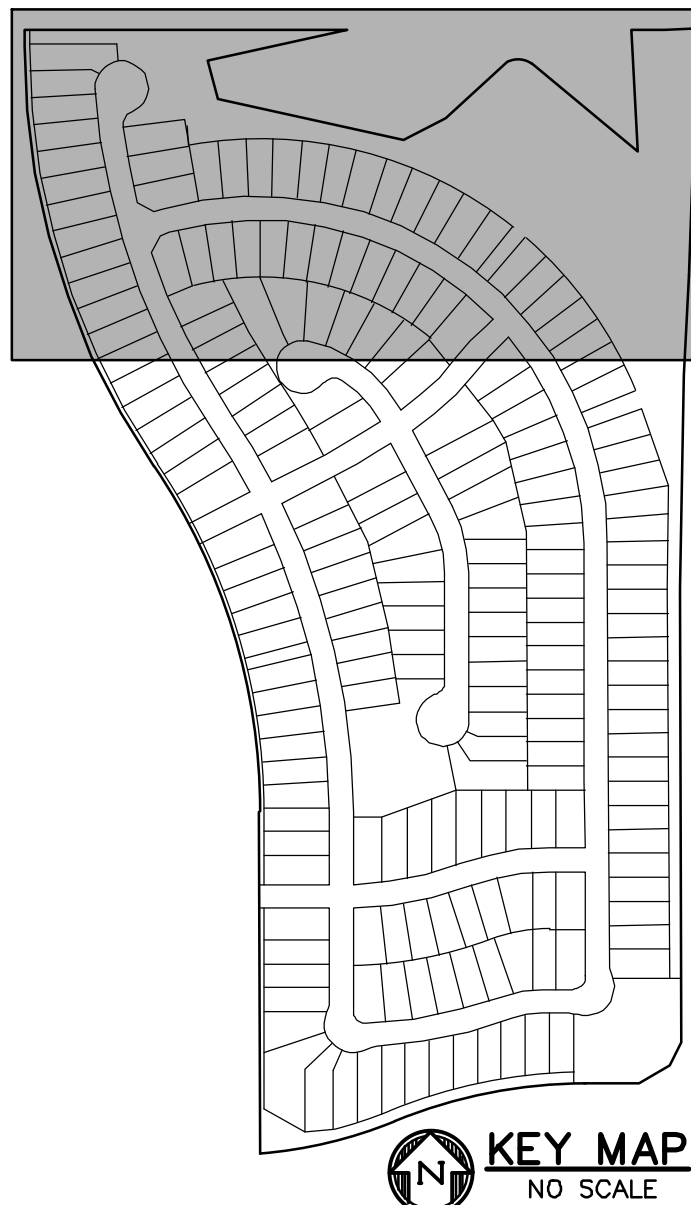
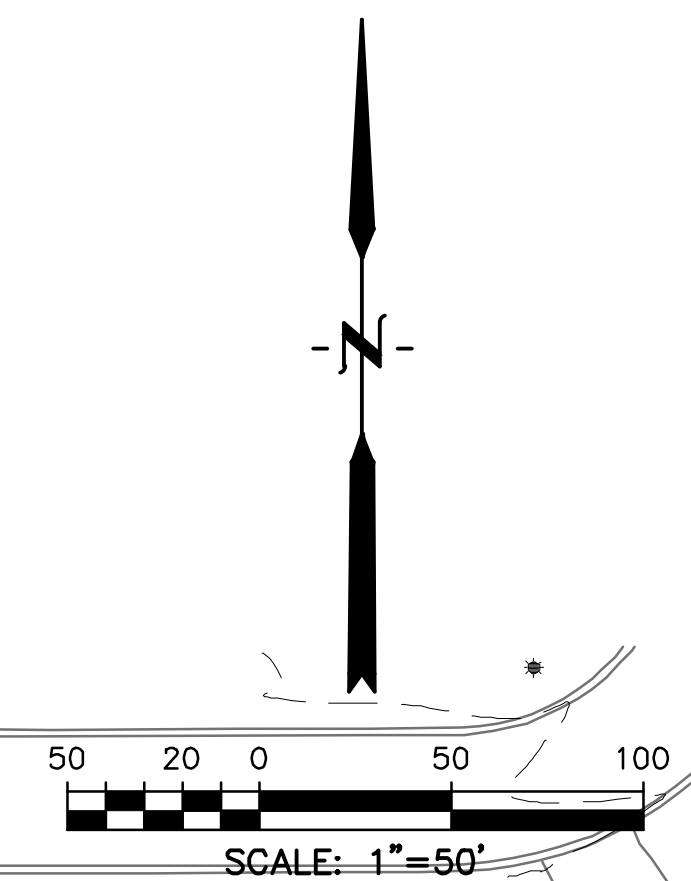
COUNTY FILE NO.: SP-19-003

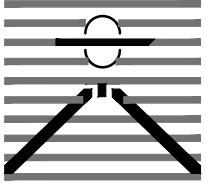


# WINDERMERE PRELIMINARY PLAN

## 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	11/9/20

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.**  
 Show existing flowpath. Provide a design that conveys all flows properly. No grading in County easement.

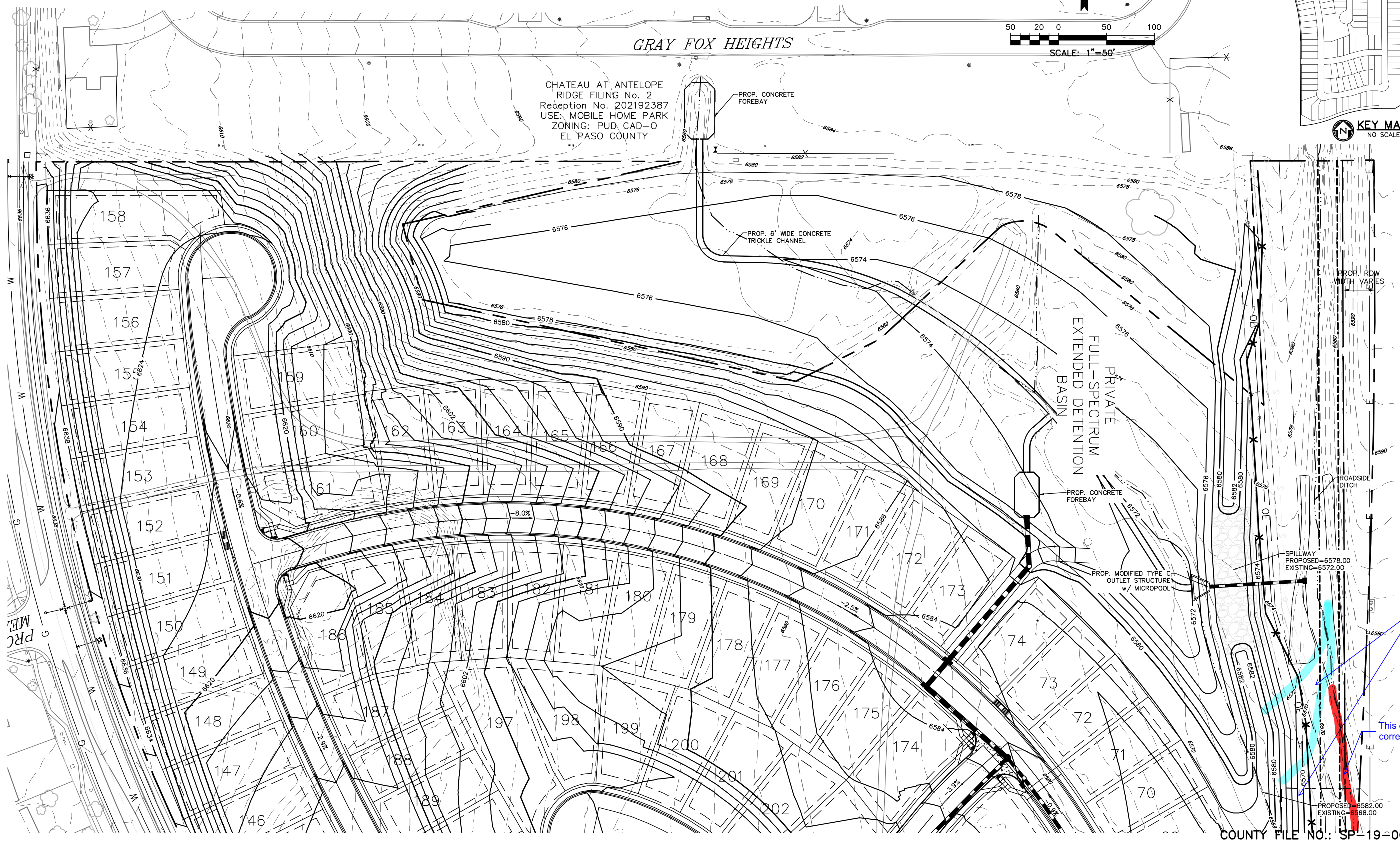
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 HORIZONTAL: 1" = 100'  
 VERTICAL: N/A

**PRELIMINARY GRADING PLAN**

PROJECT NO. 21187-01CSCV  
 DRAWING NO.

# PP08

SHEET: 8 OF 10



PRC

This does not look correct

PROPOSED = 6582.00  
 EXISTING = 6568.00

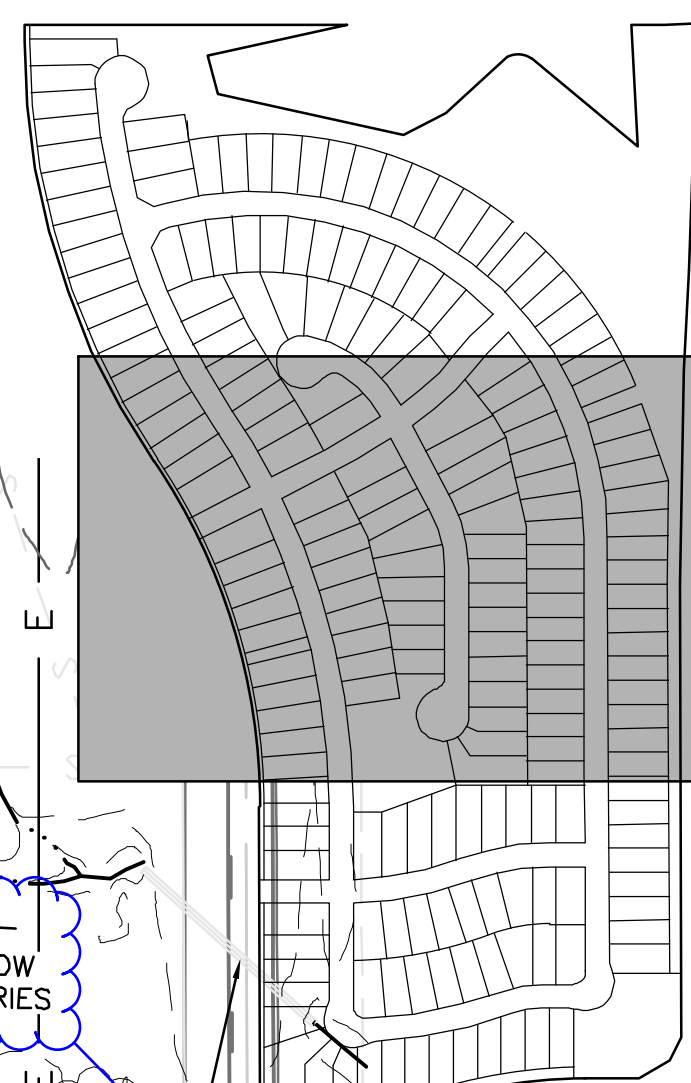
COUNTY FILE NO.: SP-19-003



# WINDERMERE PRELIMINARY PLAN

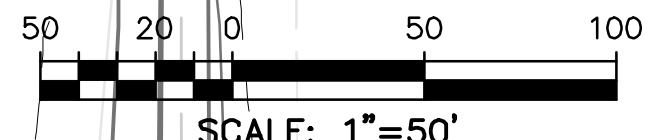
## LEGEND

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



KEY MAP  
NO SCALE

see redlines on other sheets



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

EXISTING GAS

EXISTING ELECTRIC

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	11/9/20

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

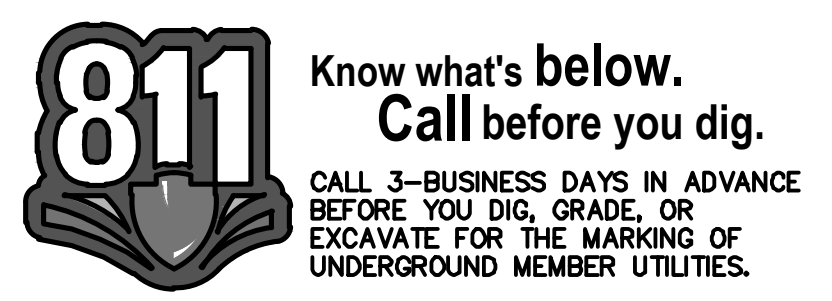
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

PRELIMINARY  
GRADING PLAN

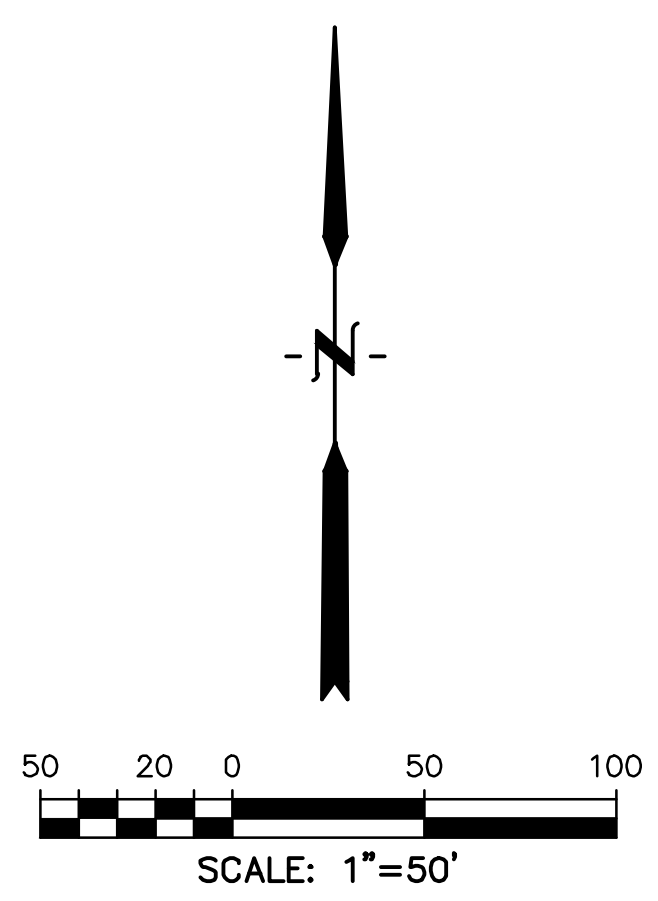
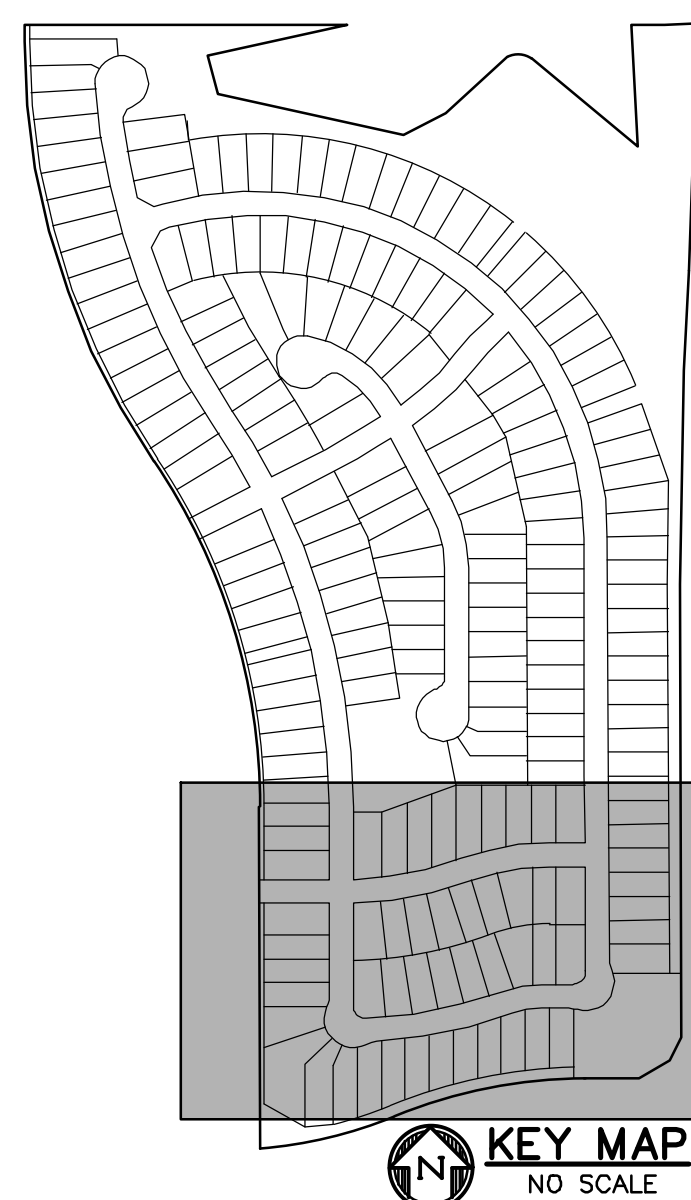
PROJECT NO. 21187-01CSCV  
DRAWING NO.

**PP09**





# WINDERMERE PRELIMINARY PLAN



**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  
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 4164 AUSTIN BLUFFS PKWY, #361  
 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
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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**

**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.

COUNTY FILE NO.: SP-19-003

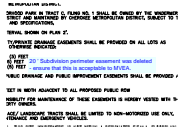
SHEET: 10 OF 10

CITY OF COLORADO SPRING  
 USE: POLITICAL SUBDIVISION  
 ZONING: RR-5 C/D-1  
 EL PASO COUNTY



# prelim plan V\_3 redlines.pdf Markup Summary 12-10-2020

dsdrice (31)



**Subject:** Text Box  
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**Author:** dsdrice  
**Date:** 12/8/2020 5:19:09 PM  
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20 ' Subdivision perimeter easement was deleted - ensure that this is acceptable to MVEA.

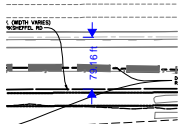
RESIDENTIAL  
202' LO  
.6 DU/AC

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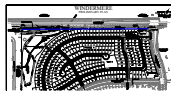
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ROW dedication?



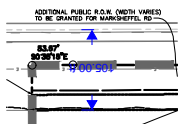
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79.16 ft



**Subject:** Line  
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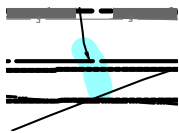
ROW Preservation?



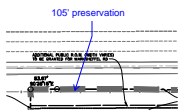
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**Author:** dsdrice  
**Date:** 12/8/2020 5:28:29 PM  
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**Space:**

105.00 ft

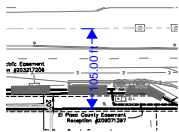




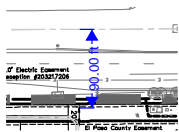
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**Space:**



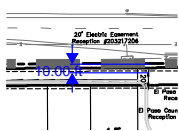
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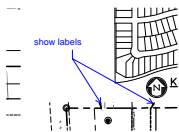
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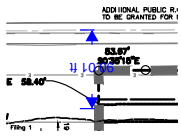


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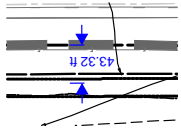
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**Layer:**  
**Space:**





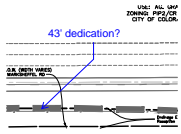
---

**Subject:** Length Measurement  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:43:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



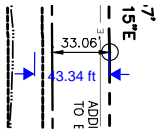
---

**Subject:** Length Measurement  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:44:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



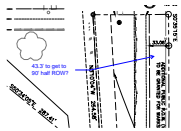
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**Subject:** Callout  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:45:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



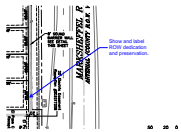
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**Subject:** Length Measurement  
**Page Label:** [3] 3 21187-01SP1 - SP2  
**Author:** dsdrice  
**Date:** 12/8/2020 5:47:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

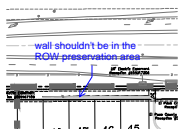
**Subject:** Callout  
**Page Label:** [3] 3 21187-01SP1 - SP2  
**Author:** dsdrice  
**Date:** 12/8/2020 5:48:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdrice  
**Date:** 12/8/2020 5:50:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

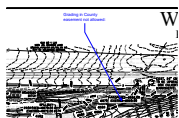




---

**Subject:** Callout  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:51:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

wall shouldn't be in the ROW preservation area



---

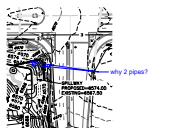
**Subject:** Callout  
**Page Label:** [7] 7 21187-01GP1 - GP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:52:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Grading in County easement not allowed:



---

**Subject:** Image  
**Page Label:** [7] 7 21187-01GP1 - GP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:52:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Callout  
**Page Label:** [7] 7 21187-01GP1 - GP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:54:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

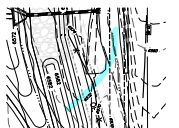
why 2 pipes?

Label all drainage facilities. An additional detail may be required.

---

**Subject:** Text Box  
**Page Label:** [7] 7 21187-01GP1 - GP1  
**Author:** dsdrice  
**Date:** 12/8/2020 5:54:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

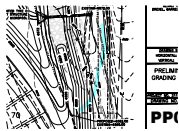
Label all drainage facilities. An additional detail may be required.



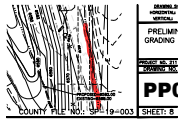
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**Subject:**  
**Page Label:** [8] 8 21187-01GP1 - GP2  
**Author:** dsdrice  
**Date:** 12/8/2020 5:59:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

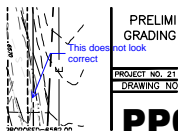




**Subject:**  
**Page Label:** [8] 8 21187-01GP1 - GP2  
**Author:** dsdrice  
**Date:** 12/8/2020 5:59:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

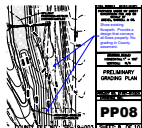


**Subject:**  
**Page Label:** [8] 8 21187-01GP1 - GP2  
**Author:** dsdrice  
**Date:** 12/8/2020 6:00:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



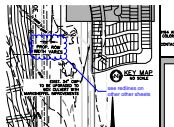
**Subject:** Callout  
**Page Label:** [8] 8 21187-01GP1 - GP2  
**Author:** dsdrice  
**Date:** 12/8/2020 6:00:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This does not look correct



**Subject:** Callout  
**Page Label:** [8] 8 21187-01GP1 - GP2  
**Author:** dsdrice  
**Date:** 12/8/2020 6:01:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show existing flowpath. Provide a design that conveys all flows properly. No grading in County easement.



**Subject:** Cloud+  
**Page Label:** [9] 9 21187-01GP1 - GP3  
**Author:** dsdrice  
**Date:** 12/8/2020 6:02:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

see redlines on other other sheets



**Subject:** Text Box  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdrice  
**Date:** 12/8/2020 6:03:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Engineering redlines remain cursory.



See comment letter.

**Subject:** Text Box  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdrice  
**Date:** 12/8/2020 6:04:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment letter.

---

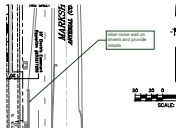
dsdparsons (35)

---



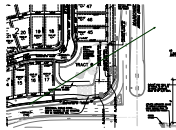
**Subject:** Callout  
**Page Label:** [4] 4 21187-01SP1 - SP3  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:25:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

section township range county state every page

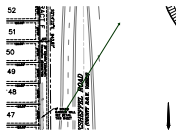


**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:28:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label noise wall on sheets and provide details



**Subject:** Arrow  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:28:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

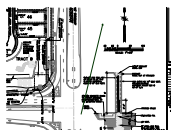


**Subject:** Arrow  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:28:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

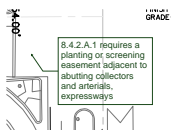


**Subject:** Arrow  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:42:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



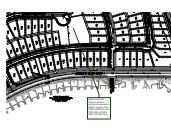


**Subject:** Arrow  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:42:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



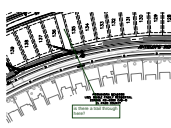
**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:44:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

8.4.2.A.1 requires a planting or screening easement adjacent to abutting collectors and arterials, expressways



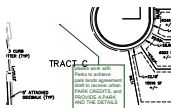
**Subject:** Callout  
**Page Label:** [6] 6 21187-01UT1 - UT1  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:46:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please work with Parks to achieve park lands agreement draft to receive urban PARK CREDITS, and PROVIDE A PARK AND THE DETAILS



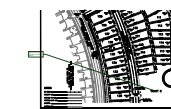
**Subject:** Callout  
**Page Label:** [6] 6 21187-01UT1 - UT1  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:47:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is there a trail through here?



**Subject:** Callout  
**Page Label:** [4] 4 21187-01SP1 - SP3  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:48:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please work with Parks to achieve park lands agreement draft to receive urban PARK CREDITS, and PROVIDE A PARK AND THE DETAILS



**Subject:** Callout  
**Page Label:** [4] 4 21187-01SP1 - SP3  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:48:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

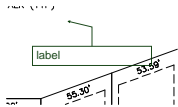
label SF and uses of all tracts on drawing sheets





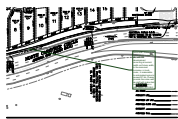
**Subject:** Callout  
**Page Label:** [4] 4 21187-01SP1 - SP3  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:49:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

match line? allsheets



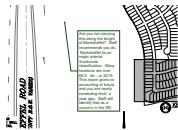
**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:49:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label



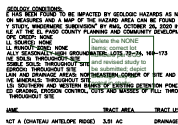
**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:52:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

noise wall ?FEB 2019 noise study is over 63 db; with the development occurring at current width not future width, in the area and increase in truck route , it reasonable to anticipated noise to exceed 67 db, Please provide the noise wall as staff will make that recommendation in staff report. 8.4.2.B.2



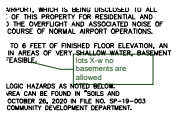
**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/4/2020 3:55:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are you not carrying this along the length of Marksheffel? Staff recommends you do. Marksheffel its an major arterial /truckroute classification. Many locations are over 66.5 db ...in 2019. This report gives no accounting of future, and you are nearly exceeding level a year ago. Staff will identify that as a concern in the SR.



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:31:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete the NONE items; correct lot numbers per CGS and revised study to be submitted; depict drainage way as noted in study;



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:31:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

lots X-w no basements are allowed





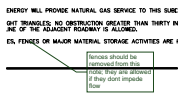
**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:31:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

groundwater was found on lot x-w



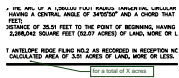
**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:32:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

underdrain to be installed by, and maintained by?



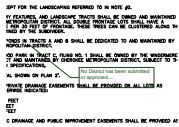
**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:33:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

fences should be removed from this note; they are allowed if they dont impede flow



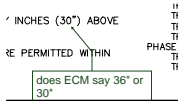
**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:34:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

for a total of X acres



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:35:24 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

No District has been submitted or approved....



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:36:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

does ECM say 36" or 30"





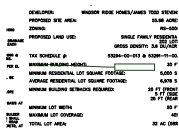
**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:36:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Be more exact please in table



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:37:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DELETE THIS



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:37:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

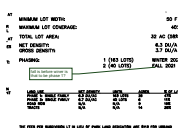


**Subject:** Polygon  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:38:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Text Box  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:38:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DELETE this info you have the zoning above



**Subject:** Callout  
**Page Label:** [1] 1 21187-01CV1 - DP01  
**Author:** dsdparsons  
**Date:** 12/4/2020 8:39:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

fall is before winer is that to be phase 1?





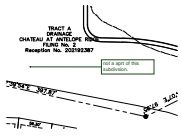
**Subject:** Callout  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdparsons  
**Date:** 12/4/2020 9:11:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

how many and what tracts with phase 1?



**Subject:** Callout  
**Page Label:** [2] 2 21187-01SP1 - SP1  
**Author:** dsdparsons  
**Date:** 12/4/2020 9:12:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

phase 2 how many tracts, names?



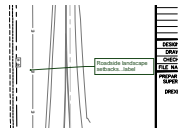
**Subject:** Callout  
**Page Label:** [3] 3 21187-01SP1 - SP2  
**Author:** dsdparsons  
**Date:** 12/4/2020 9:13:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

not a part of this subdivision.



**Subject:** Callout  
**Page Label:** [3] 3 21187-01SP1 - SP2  
**Author:** dsdparsons  
**Date:** 12/4/2020 9:14:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add sf or acreage and use for each tract label within prelim plan



**Subject:** Callout  
**Page Label:** [4] 4 21187-01SP1 - SP3  
**Author:** dsdparsons  
**Date:** 12/8/2020 2:59:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Roadside landscape setbacks...label



**Subject:** Callout  
**Page Label:** [5] 5 21187-01SP1 - SP4  
**Author:** dsdparsons  
**Date:** 12/8/2020 3:00:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label landscape roadside setbacks