

WINDERMERE
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

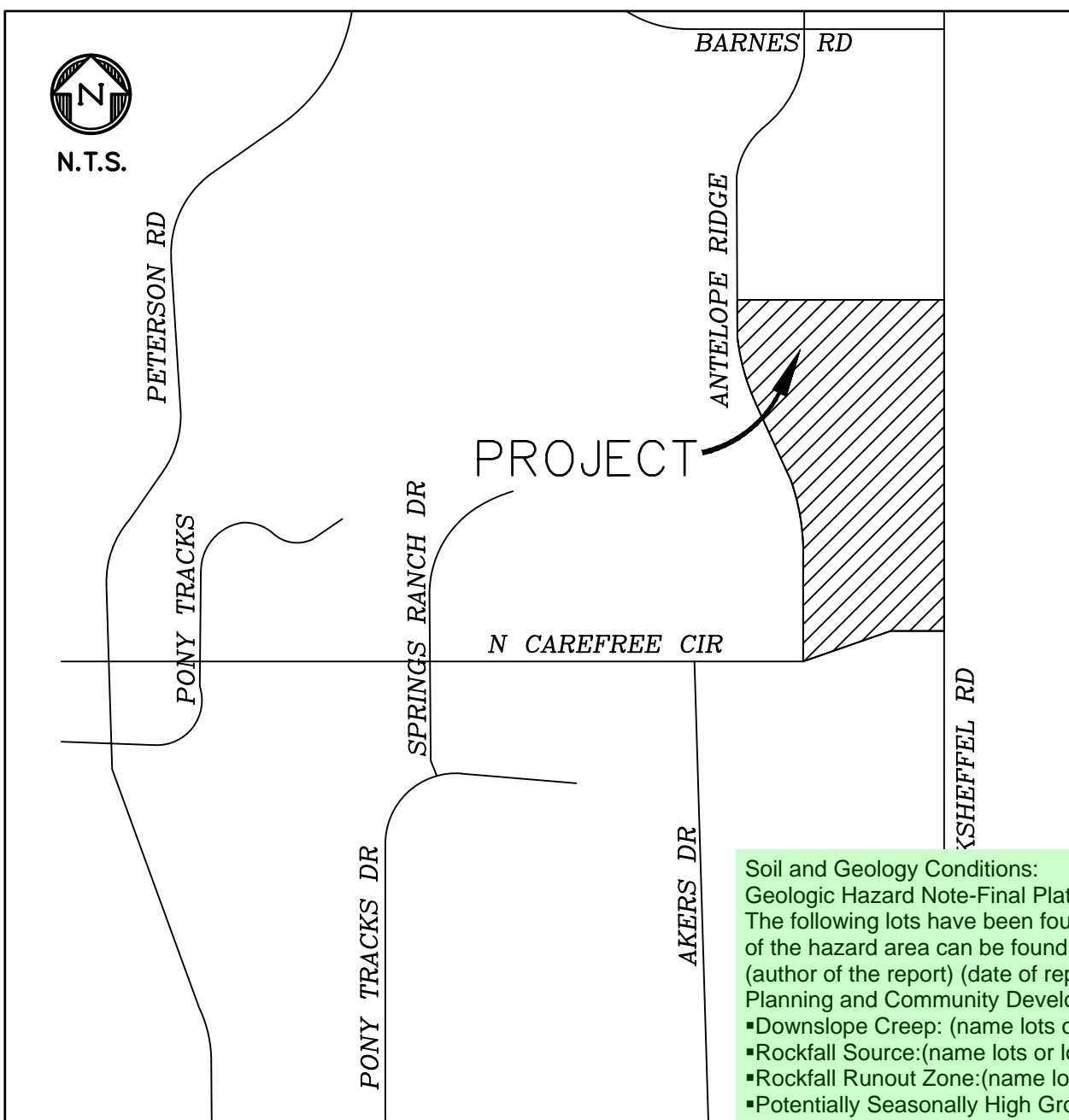
section , township,
range all pages in
title

See comment letter.

Provide all Preliminary Plan checklist items.

all check list items should be on sheets 2-5
(Checklist uploaded) A full review will occur
when resubmitted.

Provide the detail of
the sound wall (study
identified 8-feet, Code
allows for 7- feet) a 7'
wall & a combination
of plantings may be
necessary. Have
noise provider
determine if a
combination is
necessary in lieu of
8-foot wall. Show wall
on prelim plan map.



Customize Notes and
add- Identify lots
impacted. Geo report
needs to be
submitted

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map
of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by
(author of the report) (date of report) in file (name of file and file number) available at the El Paso County
Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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 #: add NO. 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: Correct 30%

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

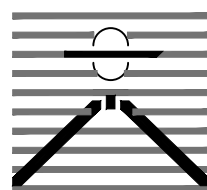
TOTAL LOT AREA: 32 AC (58%)

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%

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

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. 928.37 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.

Sub-regional pond
and the small
pond?????

how will this be enforced; The County cant
enforce that... provide clear direction.
Landscaping is not allowed in the ROW w/o
a landscape license agreement (what is the
justification to have one-unlikely here)?

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 XXXX, 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")

VICINITY MAP
NOT TO SCALE

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. delete note 22

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 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 C	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

Are Tracts F and G for ROW?

COUNTY FILE NO.: SP 1413/EA 18200

SP-19-003

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

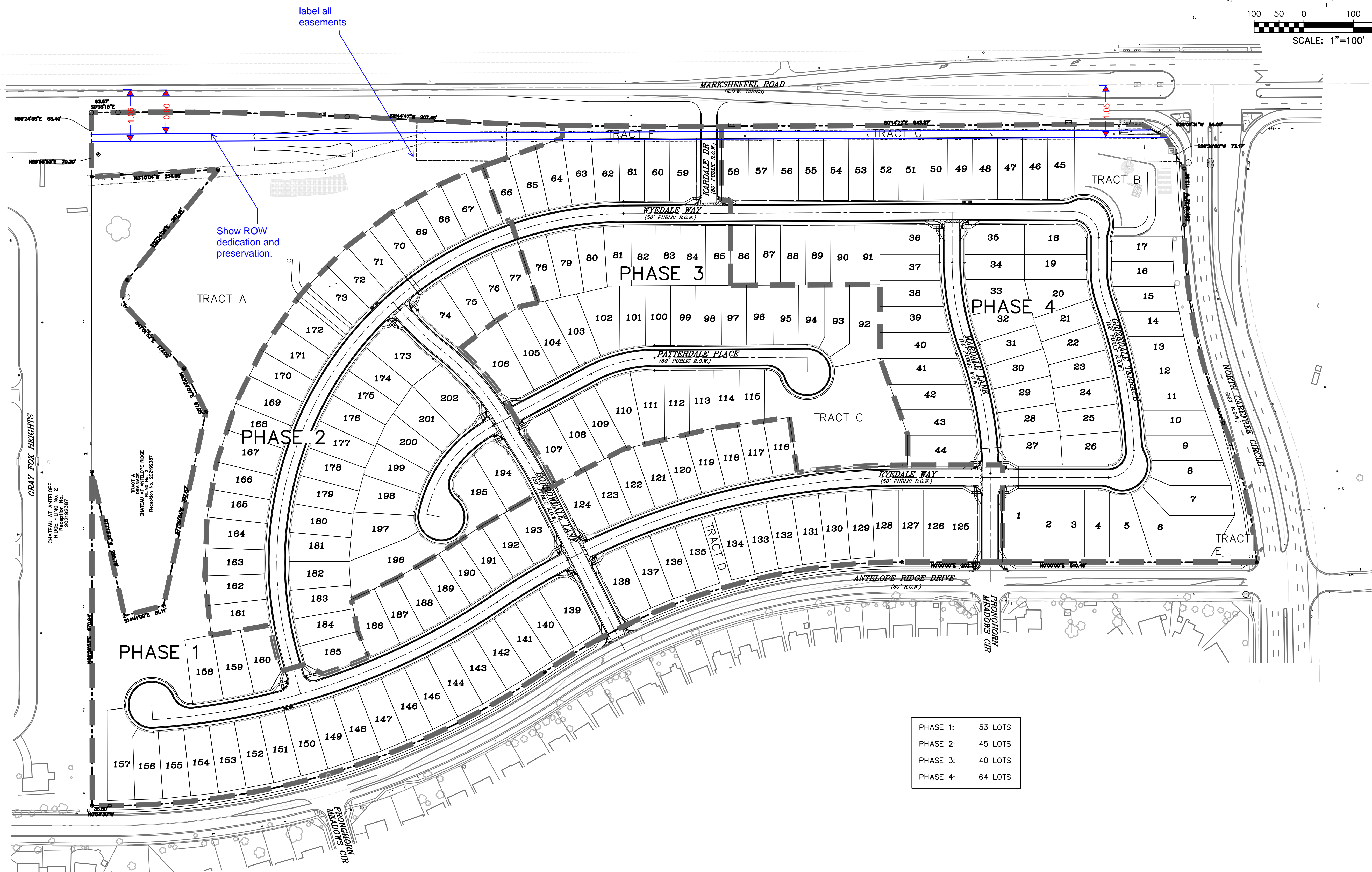
PRELIMINARY
PLAN

PROJECT NO. 21187-01CSCV

DRAWING NO.

PP01

SHEET: 1 OF 7



PHASE 1:	53 LOTS
PHASE 2:	45 LOTS
PHASE 3:	40 LOTS
PHASE 4:	64 LOTS

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 1413/EA 18200

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:	TDM
FILE NAME:	21187-01SP1

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

DRAWING SCALE:

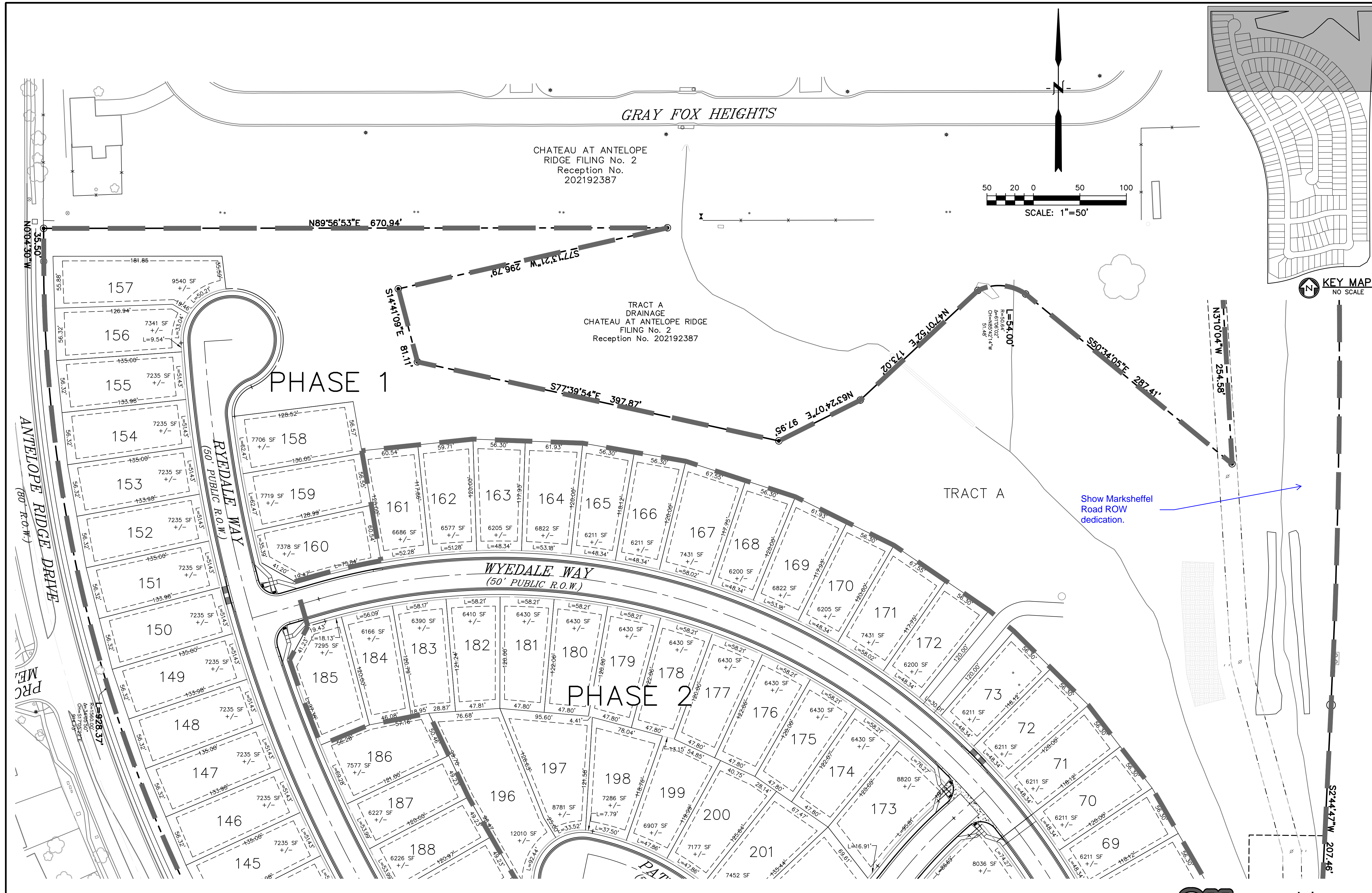
HORIZONTAL: 1" = 100'
VERTICAL: N/A

OVERALL
SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP02

SHEET: 2 OF 7



PREPARED BY:

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Engineers • Surveyors
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COLORADO SPRGS, COLORADO 80905
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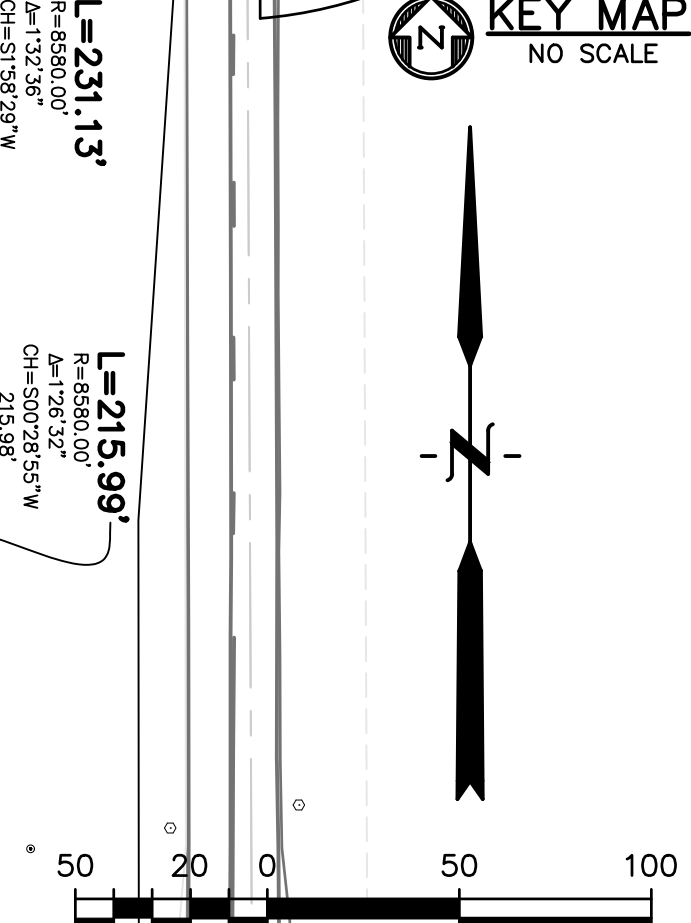
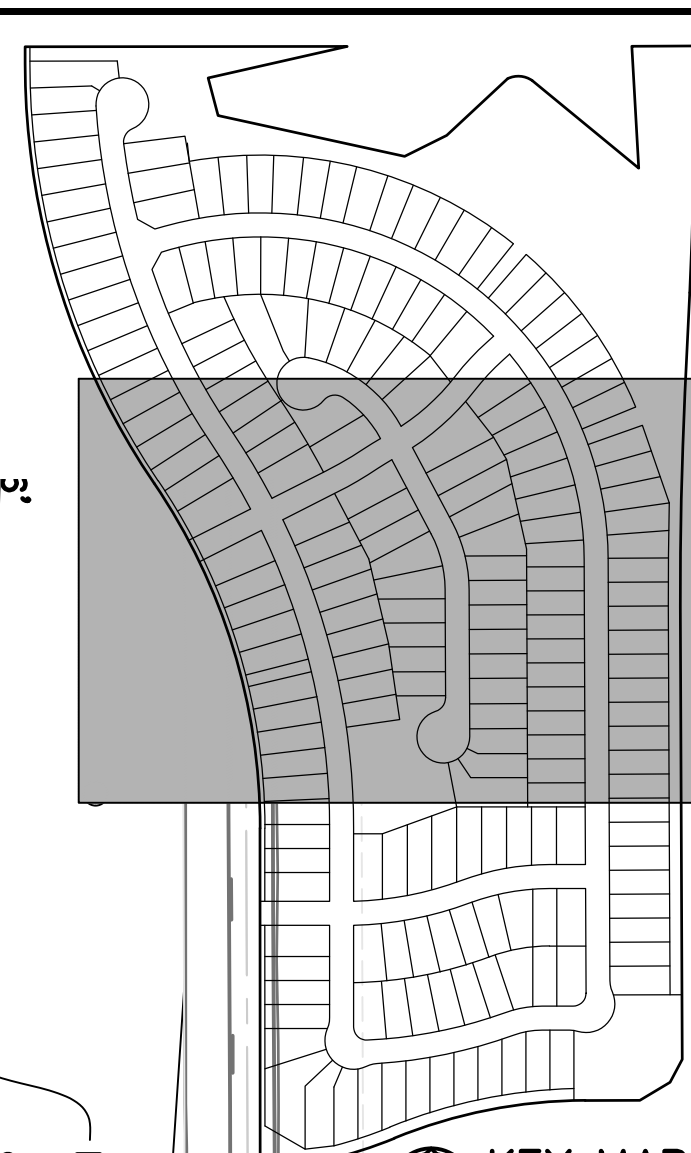
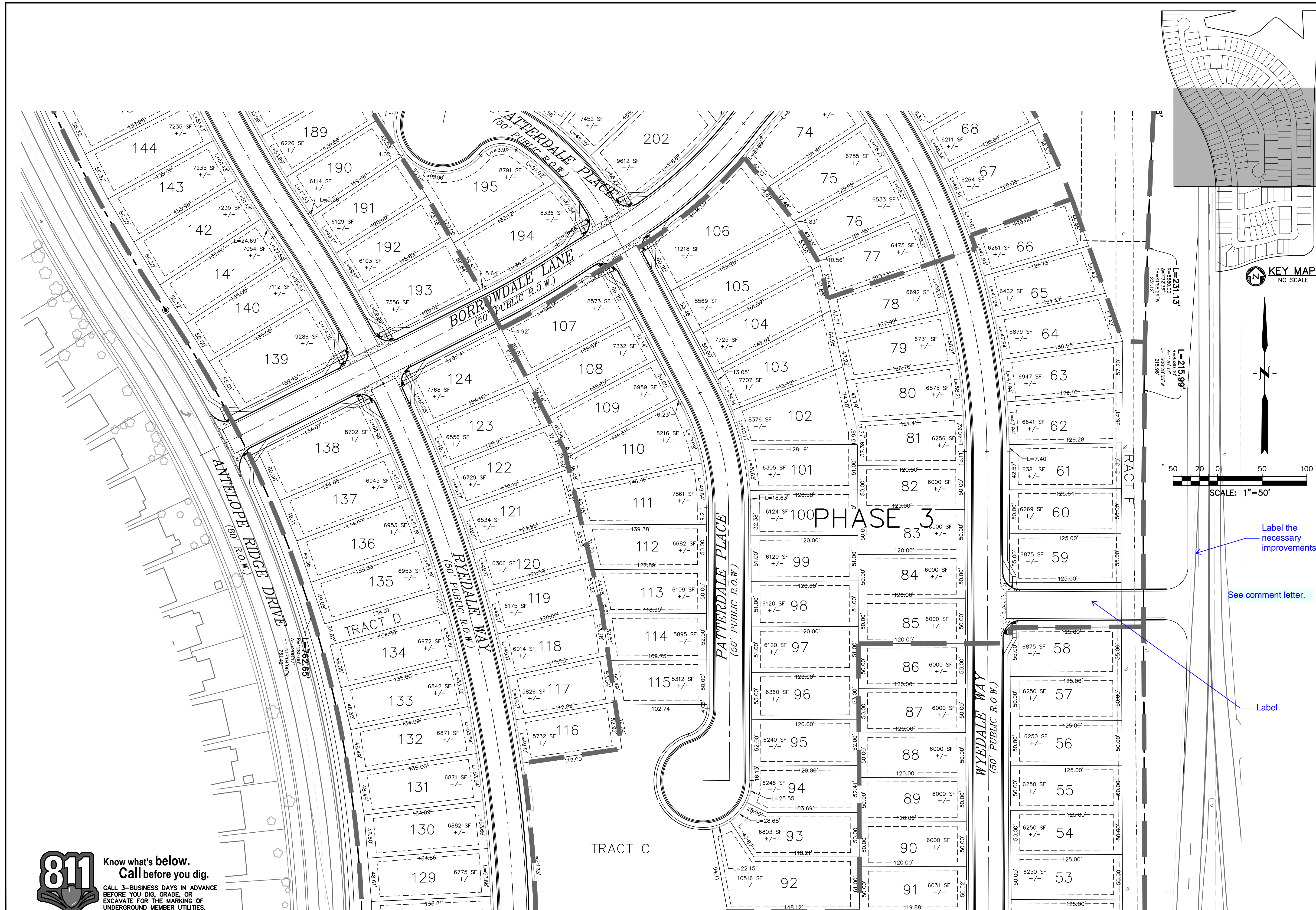
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PRELIMINARY PLAN
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EL PASO COUNTY, COLORADO

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.	
PP03	
SHEET: 3 OF 7	

Know what's below.
Call before you dig.
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UNDERGROUND MEMBER UTILITIES.



Label the necessary improvements

See comment letter.

Label

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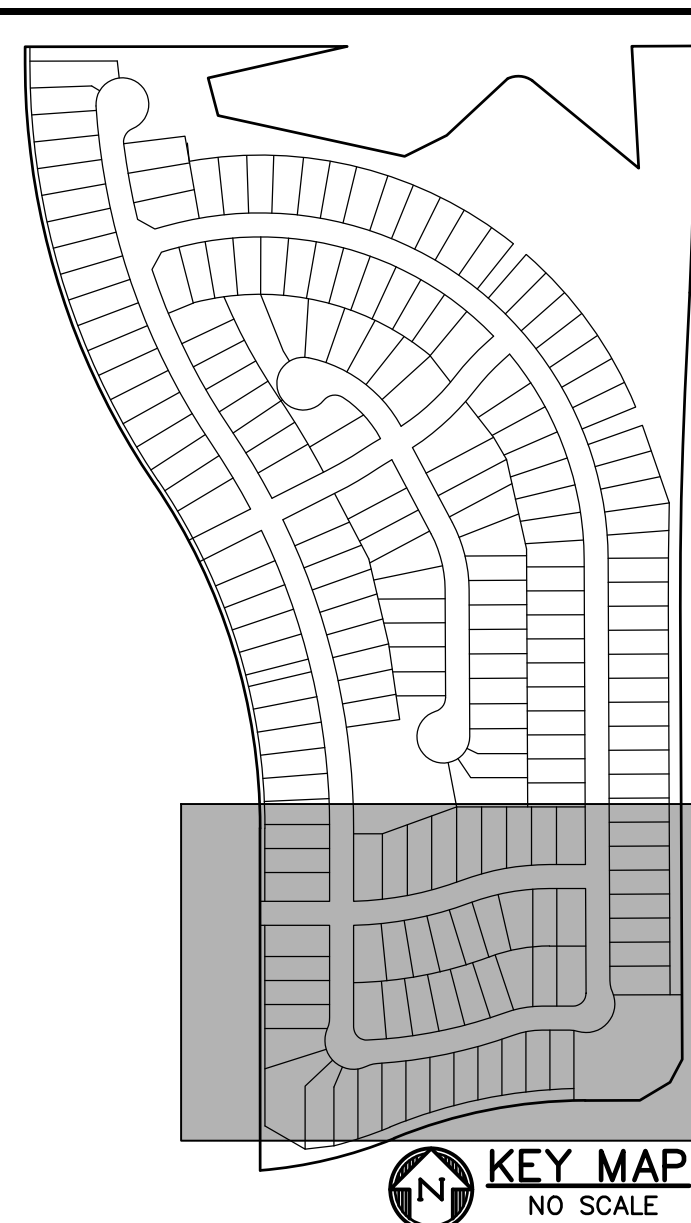
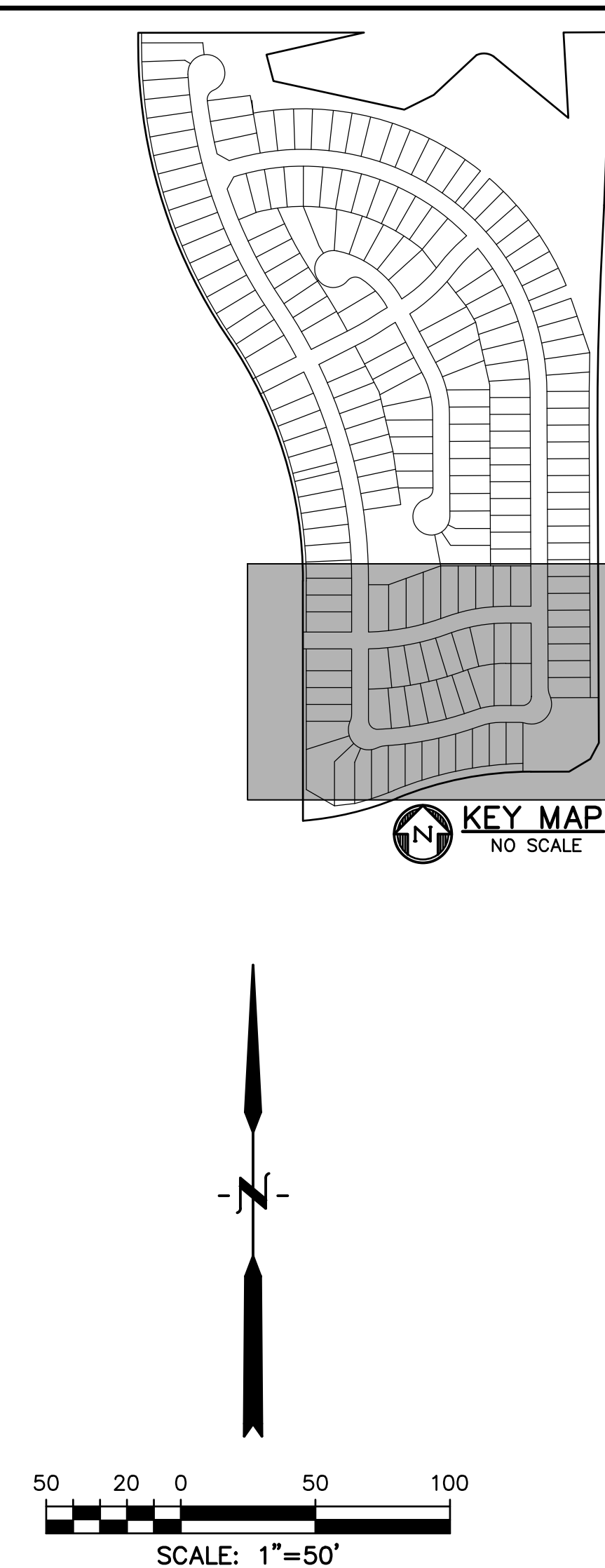
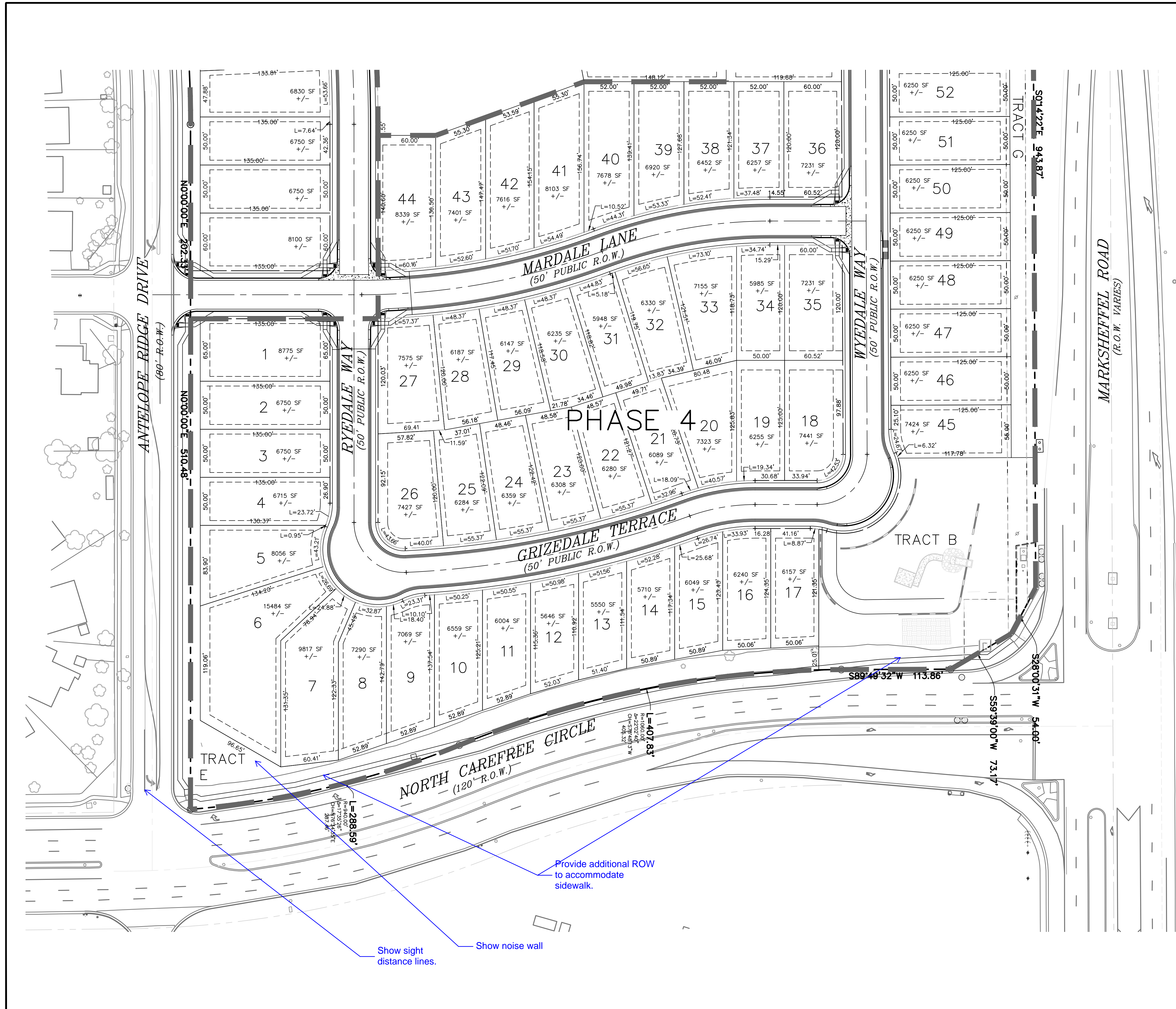
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CONTACT: JAMES TODD STEVENS

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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	

COUNTY FILE NO.: SP 1413/EA 18200
SHEET: 4 OF 7



PREPARED BY:

DREXEL, BARRELL & CO.
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COLORADO SPRINGS, COLORADO 80905
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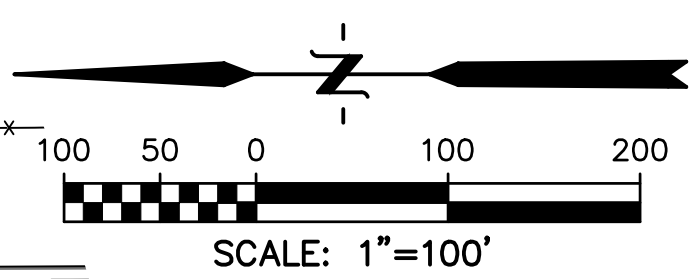
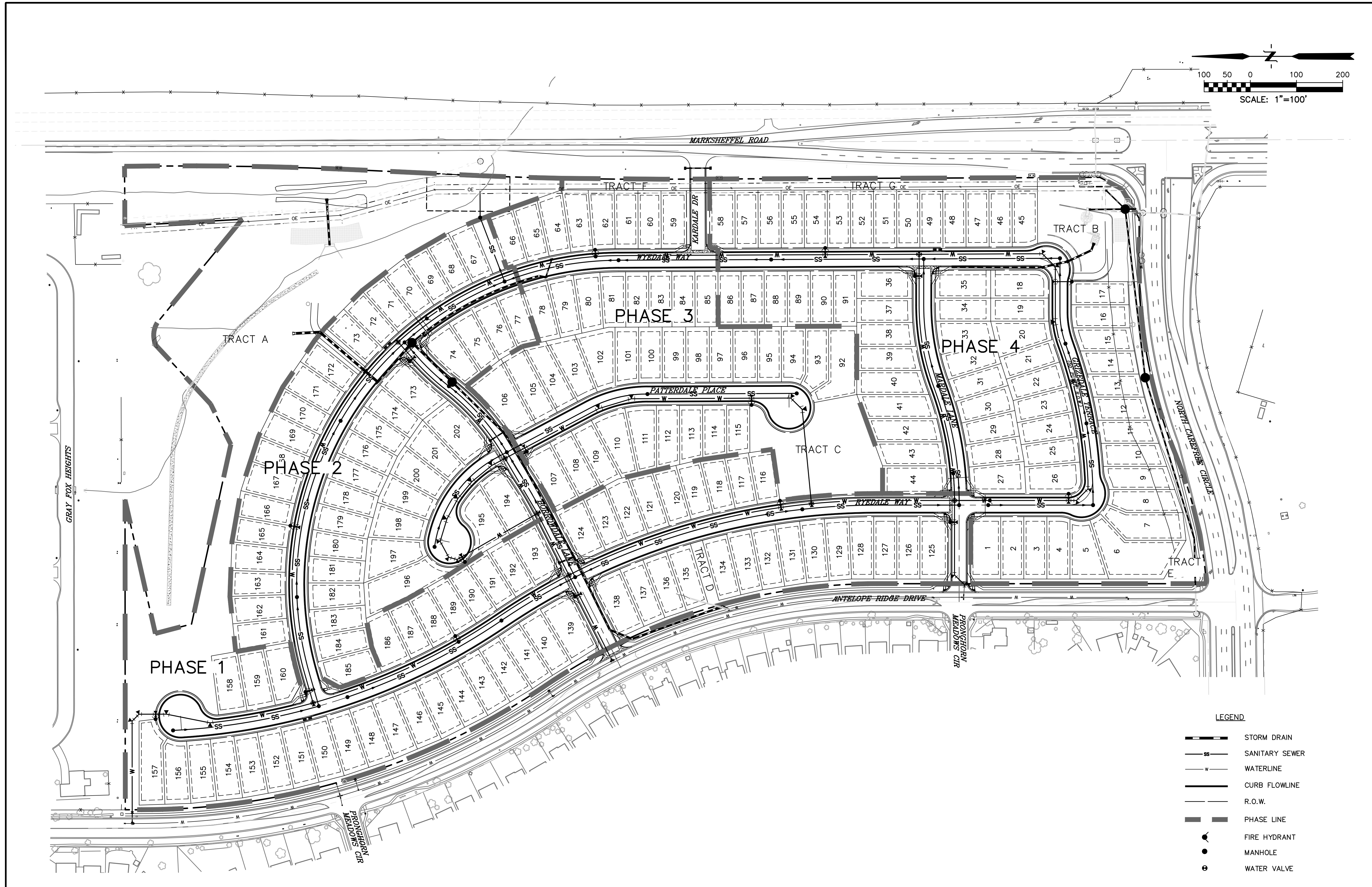
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CONTACT: JAMES TODD STEVENS

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SITE PLAN	
PROJECT NO. 21187-01CSCV	
DRAWING NO.	
PP05	
SHEET: 5 OF 7	

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

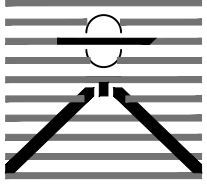


Know what's below.
Call before you dig.

CALL 3--BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

COUNTY FILE NO.: SP 1413/EA 18200

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

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

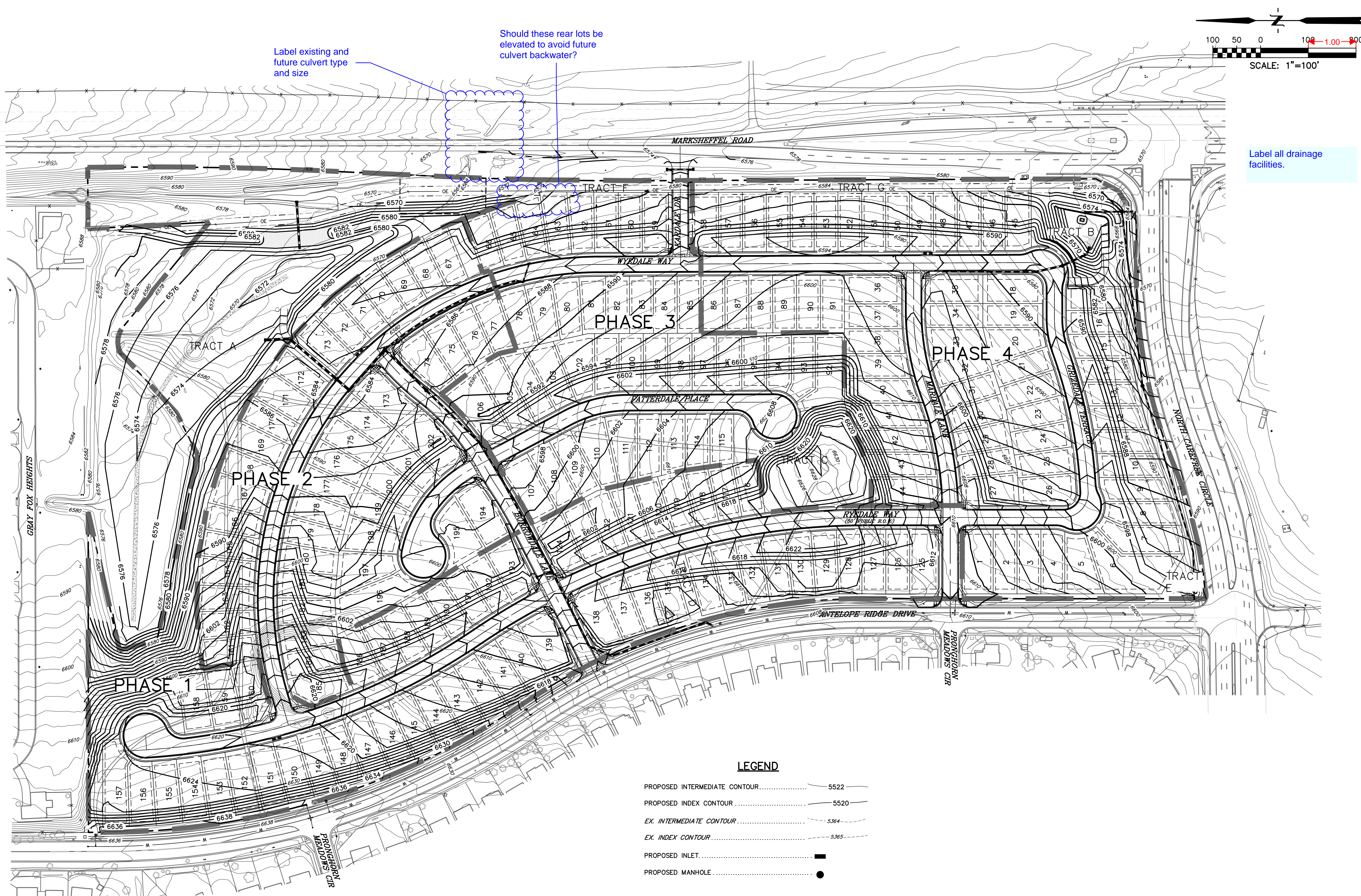
DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

PRELIMINARY
UTILITY & PUBLIC
FACILITY PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP06

SHEET: 6 OF 7



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:	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

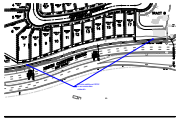
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP07

 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.

Markup Summary

3/20/2019 12:28:09 PM (1)



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdrice
Date: 3/20/2019 12:28:09 PM
Color: ■

Provide additional ROW to accommodate sidewalk.

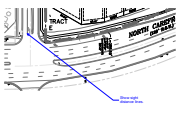
3/20/2019 12:28:03 PM (1)



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdrice
Date: 3/20/2019 12:28:03 PM
Color: ■

Show noise wall

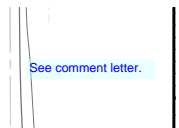
3/20/2019 11:50:30 AM (1)



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdrice
Date: 3/20/2019 11:50:30 AM
Color: ■

Show sight distance lines.

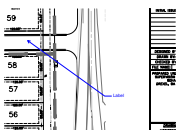
3/20/2019 10:39:59 AM (1)



Subject: Text Box
Page Label: [4] 4 21187-01SP1 - SP3
Author: dsdrice
Date: 3/20/2019 10:39:59 AM
Color: ■

See comment letter.

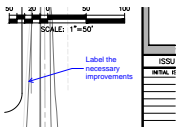
3/20/2019 10:25:38 AM (1)



Subject: Callout
Page Label: [4] 4 21187-01SP1 - SP3
Author: dsdrice
Date: 3/20/2019 10:25:38 AM
Color: ■

Label

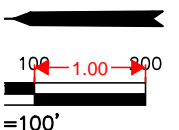
3/20/2019 10:25:25 AM (1)



Subject: Callout
Page Label: [4] 4 21187-01SP1 - SP3
Author: dsdrice
Date: 3/20/2019 10:25:25 AM
Color: ■

Label the necessary improvements

3/20/2019 10:13:16 AM (1)



Subject: Length Measurement
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 3/20/2019 10:13:16 AM
Color: ■

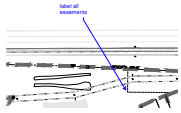
1.00

3/19/2019 2:49:16 PM (1)

A PARC
SOUTH,
COLORA

Subject: Highlight
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/19/2019 2:49:16 PM
Color: ■

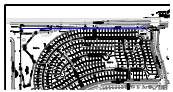
3/19/2019 2:48:50 PM (1)



Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 3/19/2019 2:48:50 PM
Color: ■

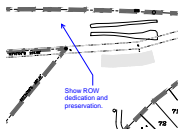
label all easements

3/19/2019 12:25:41 PM (1)



Subject: Line
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 3/19/2019 12:25:41 PM
Color: ■

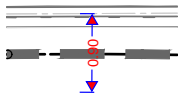
3/19/2019 12:25:06 PM (1)



Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 3/19/2019 12:25:06 PM
Color: ■

Show ROW dedication and preservation.

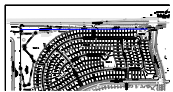
3/19/2019 12:24:34 PM (1)



Subject: Length Measurement
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 3/19/2019 12:24:34 PM
Color: ■

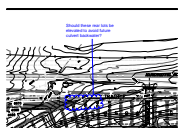
0.90

3/19/2019 12:23:36 PM (1)



Subject: Line
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 3/19/2019 12:23:36 PM
Color: ■

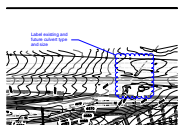
3/19/2019 1:35:13 PM (1)



Subject: Cloud+
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 3/19/2019 1:35:13 PM
Color: ■

Should these rear lots be elevated to avoid future culvert backwater?

3/19/2019 1:34:54 PM (1)



Subject: Cloud+
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 3/19/2019 1:34:54 PM
Color: ■

Label existing and future culvert type and size

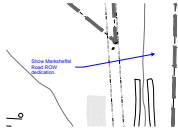
3/18/2019 12:22:53 PM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 12:22:53 PM
Color: ■

Provide the detail of the sound wall (study identified 8-feet; Code allows for 7- feet) a 7' wall & a combination of plantings may be necessary. Have noise provider determine if a combination is necessary in lieu of 8-feet wall. Show wall on prelim plan map.

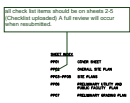
3/18/2019 12:14:28 PM (1)



Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdrice
Date: 3/18/2019 12:14:28 PM
Color: ■

Show Marksheffel Road ROW dedication.

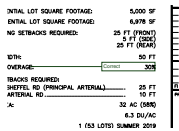
3/18/2019 11:23:26 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:23:26 AM
Color: ■

all check list items should be on sheets 2-5 (Checklist uploaded) A full review will occur when resubmitted.

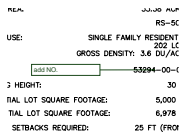
3/18/2019 11:22:27 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:22:27 AM
Color: ■

Correct

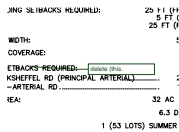
3/18/2019 11:22:15 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:22:15 AM
Color: ■

add NO.

3/18/2019 11:21:51 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:21:51 AM
Color: ■

delete (this.

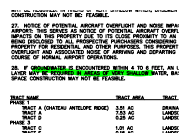
3/18/2019 11:19:37 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:19:37 AM
Color: ■

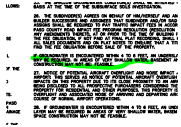
section , township, range all pages in title

3/18/2019 11:17:53 AM (1)



Subject: Highlight
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:17:53 AM
Color: ■

3/18/2019 11:17:50 AM (1)



Subject: Highlight
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:17:50 AM
Color: ■

3/18/2019 11:15:05 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:15:05 AM
Color: ■

Customize Notes and add- Identify lots impacted.
Geo report needs to be submitted

3/18/2019 11:14:40 AM (1)



Subject: Highlight
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 11:14:40 AM
Color: ■

3/18/2019 11:14:09 AM (1)



Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 11:14:09 AM
Color: ■

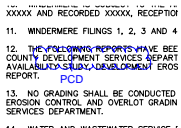
Are these in the DBPS?

3/18/2019 11:13:17 AM (1)



Subject: Highlight
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 11:13:17 AM
Color: ■

3/18/2019 11:13:03 AM (1)



Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 11:13:03 AM
Color: ■

PCD

3/18/2019 11:12:08 AM (1)



Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 11:12:08 AM
Color: ■

SP-19-003

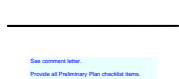
3/18/2019 11:06:42 AM (1)



Subject: Soils & Geology
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:06:42 AM
Color: ■

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
■Downslope Creep: (name lots or location of area)
■Rockfall Source:(name lots or location of area)
■Rockfall Runout Zone:(name lots or location of area)
■Potentially Seasonally High Groundwater:(name lots or location of area)
■Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

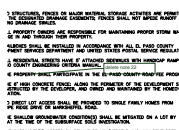
3/18/2019 11:05:25 AM (1)



Subject: Text Box
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 11:05:25 AM
Color: ■

See comment letter.
Provide all Preliminary Plan checklist items.

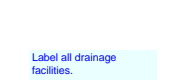
3/18/2019 11:04:58 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:04:58 AM
Color: ■

delete note 22

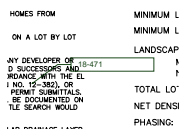
3/18/2019 11:04:43 AM (1)



Subject: Text Box
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 3/18/2019 11:04:43 AM
Color: ■

Label all drainage facilities.

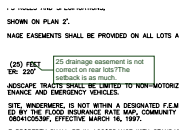
3/18/2019 11:03:46 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:03:46 AM
Color: ■

18-471

3/18/2019 11:02:54 AM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 3/18/2019 11:02:54 AM
Color: ■

25 drainage easement is not correct on rear lots?The setback is as much.

ASSOCIATION AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT'S RULES AND SPECIFICATIONS.

INTERVAL SHALL ON PLAN 2'.

LUTY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL

(5) FEET
(5) FEET
NINETY-FIVE (285) FEET
4 PERIMETER: 220'

NO THIS CANT BE.

PACE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-OR MAINTENANCE AND EMERGENCY VEHICLES.

RE: THIS SITE, WINDERMERE, IS NOT WITHIN A DESIGNATED DETERMINED BY THE FLOOD INSURANCE RATE MAP, CO. 0543F & 08041C0539F, EFFECTIVE MARCH 16, 1997.

No- This cant be.

3 SHALL BE DEDICATED TO AND MAINTAIN
NG NO.1 SHALL BE OWNED BY WINDERMERE
CHEROKEE METROPOLITAN DISTRICT,
CATIONS, Provide letter stating
this from Cherokee-
L BE PROVIDED ON ALL LOTS AS FOLLO

Provide letter stating this from Cherokee-

[illegible]

Sub-regional pond and the small pond?????

How will this be enforced. This County can enforce that... provide clear direction. Landscaping is not allowed in the RCOT w/o a landscape license agreement (which is the certification to have your ability verified)

MCINITY
NOT TO SCALE

NOTES

ALL LAND CONSTRUCTED TO LEAD COUNTY TRACTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830

how will this be enforced; The County cant enforce that... provide clear direction. Landscaping is not allowed in the ROW w/o a landscape license agreement (what is the justification to have one-unlikely here)?

[illegible]

36"

[illegible]

delete- you are paying fees per LOI/or correct LOI

CHECKED/MINUTEMAN

POND G. PASO COUNTY
G. PASO COUNTY
HOMEOWNERS ASSOCIATION

E HOMEOWNERS ASSO./CHEROKEE METRO DISTRICT
HOMEOWNERS ASSOCIATION

POND G. PASO COUNTY HOA?
HOMEOWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION

NTY FILE NO.: SP 1413/EA 18200

HOA?

6.2 DU/AC	50 LOTS	9	138
6.1 DU/AC		7	138
6.3 DU/AC	40 LOTS	6	110
6.4 DU/AC	50 LOTS	10	180
N/A	N/A	9	180
N/A	N/A	14	205

CONCRETE/MAINTENANCE

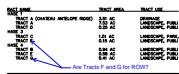
1 POND (1) POND COUNTY HOA? HOA?
HOA?
HOA/INDUSTRY ASSOCIATION

1 POND (1) POND COUNTY HOA?
HOA?
HOA/INDUSTRY ASSOCIATION

NTY FILE NO.: SP 1413/EA 18200

HOA?

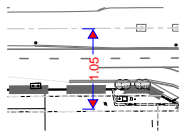
3/18/2019 1:20:34 PM (1)



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 3/18/2019 1:20:34 PM
Color: ■

Are Tracts F and G for ROW?

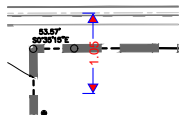
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Subject: Length Measurement
Page Label: [2] 2 21187-01SP1 - SP1
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Date: 3/18/2019 1:15:49 PM
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1.05

3/18/2019 1:14:25 PM (1)



Subject: Length Measurement
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 3/18/2019 1:14:25 PM
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1.05