

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 2-10-2021

SUBDIVISION NAME:

WINDERMERE

County EL PASO

Type of Submittal:

Request for Exemption _____

Preliminary Plan X _____

Final Plat _____

SUBDIVISION LOCATION: Township 13S Range 65W Section 29 1/2
E

OWNER(S) NAME

WINDSOR RIDGE HOMES ADDRESS

4164 AUSTIN BLUFFS PARKWAY #361

COLORADO SPRINGS, CO 80918

SUBDIVIDER(S) NAME

ADDRESS _____

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
	Single Family	203	32	58
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
	Street		10	18
	Walkways			

	Dedicated School Sites			
	Reserved Park Sites		1	2
	Private Open Areas			
	Easements			
	Other (specify)	UTILITY	12	22
	TOTAL		55	100

* (By map measure)

Estimated Water Requirements 56,180
(gallons/day).

Proposed Water Source(s)
CHEROKEE METRO DISTRICT

Estimated Sewage Disposal Requirement 32,988
(gallons/day).

Proposed Means of Sewage Disposal
CHEROKEE METRO DISTRICT

ACTION:

Planning Commission Recommendation
Approval _____ Date _____
Disapproval _____
Remarks: _____

Board of County Commissioners
Approval _____ Date _____
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

**FALCON MARKETPLACE
SUBDIVISION SUMMARY**

USE	ACRES	% OF TOTAL AREA
COMMERCIAL	21.3	58.5%
DRAINAGE & UTILITY EASEMENTS	4.13	11.4%
LANDSCAPE BUFFER EASEMENT	0.30	0.8%
DETENTION POND #1 - TRACT A	5.89	16.2%
OPEN CHANNEL - TRACT B	0.75	2.1%
PUBLIC ROW	4.03	11.1%
TOTAL	36.40	