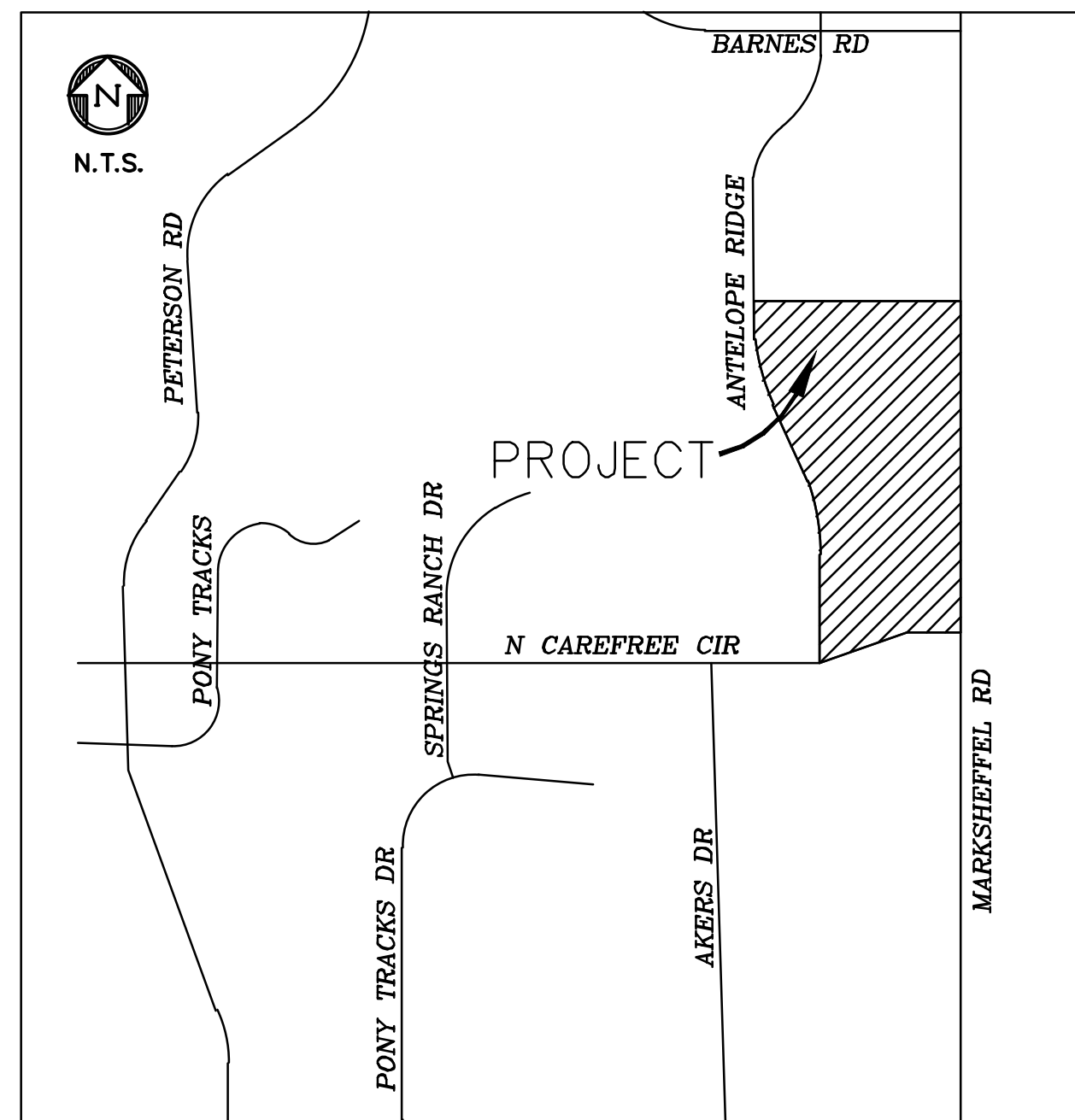


WINDERMERE PRELIMINARY PLAN

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

See comment letter.
Provide all Preliminary Plan checklist items.



VICINITY MAP
NOT TO SCALE

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 DIS 24964 AND AT ITS EAST END WITH A #5 REBAR AND OR EASEMENTS:
ASSUMED TO BEAR N 89°56'53" E

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 NO.2 AS RECORDED IN RECEPTION NO. 202192387 RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; COURSES ALONG THE SOUTH LINE OF SAID CHATEAU:

1. S 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 0°00'00" E, A DISTANCE OF 1,060.00 FEET;
10. N 0°00'00" E, A DISTANCE OF 1,060.00 FEET.

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:
1. N 0°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 0°04'30" W, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING, HAVING A CALCULATED AREA OF 2,288,042 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 POND IN TRACT A SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY.
4. THE DETENTION POND IN TRACT B SHALL BE DEDICATED TO AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.
5. THE NEIGHBORHOOD PARK IN TRACT C, FILING NO.3 SHALL BE OWNED BY THE WINDERMERE METROPOLITAN DISTRICT AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
6. CONTOUR INTERVAL SHOWN ON PLAN 2'.
7. 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: 20'
8. ALL OPENSOURCE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
9. 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 0804100543F & 0804100539F, EFFECTIVE DECEMBER 7, 2018.
10. WINDERMERE FILINGS 1, 2, 3 AND 4, SHALL BE LIMITED TO A TOTAL OF 203 LOTS.
11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DEVELOPMENT EROSION CONTROL REPORT, AND PRELIMINARY DRAINAGE REPORT.
12. 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 SERVICES DEPARTMENT.
13. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
14. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
15. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
16. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY-SIX (36") IS ALLOWED.
17. NO STRUCTURES, FENCES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

check to see if this is in District...if so add to LOI

Marksheffel Road District Note:
The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.

Note Regarding Reports on File:
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 and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:
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4. N 0°04'30" W, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING, HAVING A CALCULATED AREA OF 2,288,042 SQUARE FEET (52.07 ACRES) OF LAND, MORE OR LESS.

add: phases may be combined and completed out of order without a preliminary plan amendment

Add: Side lot swales shall be constructed between each lot to the street by the homebuilders.

and YES Antelope Ridge LLC...?

add (will need to sign plat also) add to LOI also

SITE DATA:

OWNER: JAMES TODD STEVENS
DEVELOPER: Windsor Ridge Homes?
PROPOSED SITE AREA: 55.58 ACRES
ZONING: RS-5000
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
GROSS DENSITY: 3.6 DU/ACRE
TAX SCHEDULE #: NO. 53294-00-013
and 53291-11-002?
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
MAXIMUM LOT COVERAGE: 40%
TOTAL LOT AREA: 32 AC (58%)
NET DENSITY: 6.3 DU/AC
GROSS DENSITY: 3.7 DU/AC
PHASING:
1 (53 LOTS) SUMMER 2020
2 (45 LOTS) FALL 2020
3 (65 LOTS) SPRING 2021
4 (40 LOTS) SUMMER 2021

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	6.4 DU/AC	65 LOTS	10	18%
PHASE 4: SINGLE FAMILY	6.3 DU/AC	40 LOTS	6	11%
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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	6/18/20

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

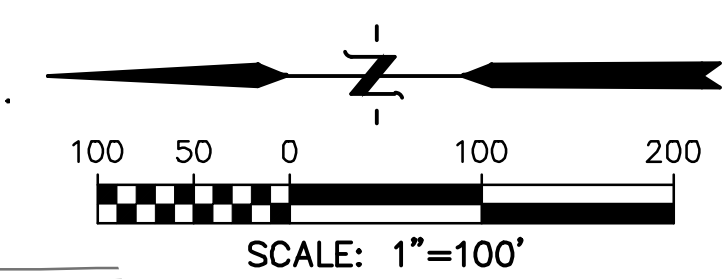
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

PRELIMINARY PLAN
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP01
SHEET: 1 OF 10

title every page



PREPARED BY:

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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	6/18/20

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 PLAN**

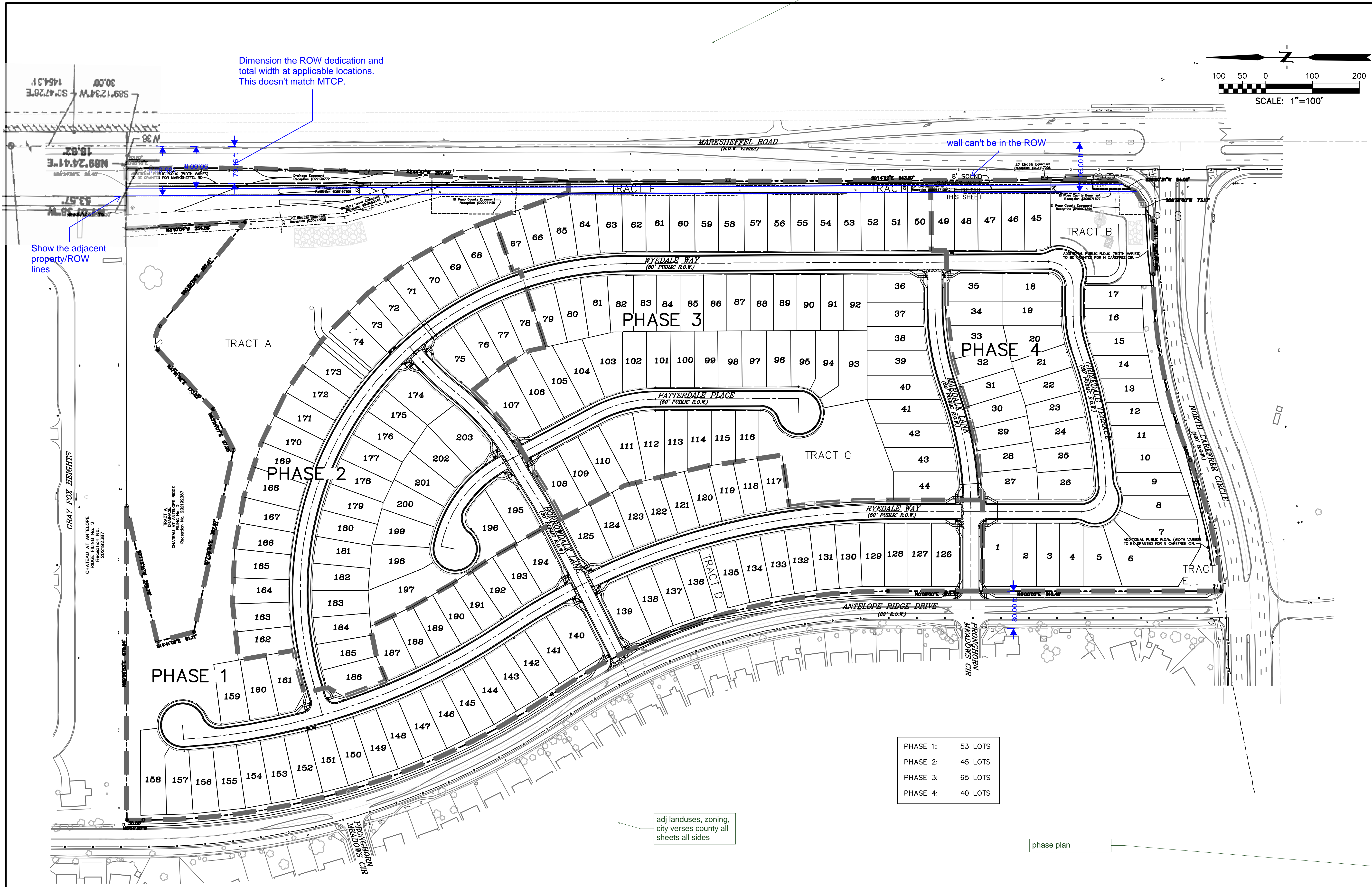
PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP02



COUNTY FILE NO.: SP-19-003

SHEET: 2 OF 10



Dimension the ROW dedication and total width at applicable locations. This doesn't match MTCP.

wall can't be in the ROW

Show the adjacent property/ROW lines

adj landuses, zoning, city verses county all sheets all sides

phase plan

PHASE 1:	53 LOTS
PHASE 2:	45 LOTS
PHASE 3:	65 LOTS
PHASE 4:	40 LOTS

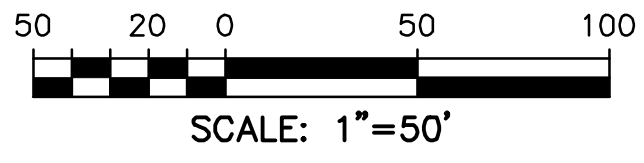
make this a tract separate from detention tract for maintenance agreement and simplicity

sidewalk? 5'

is this plat boundary?

ghost the pond what is SF and dimensions of all tracts

remove phases you already have a sheet dedicated to that

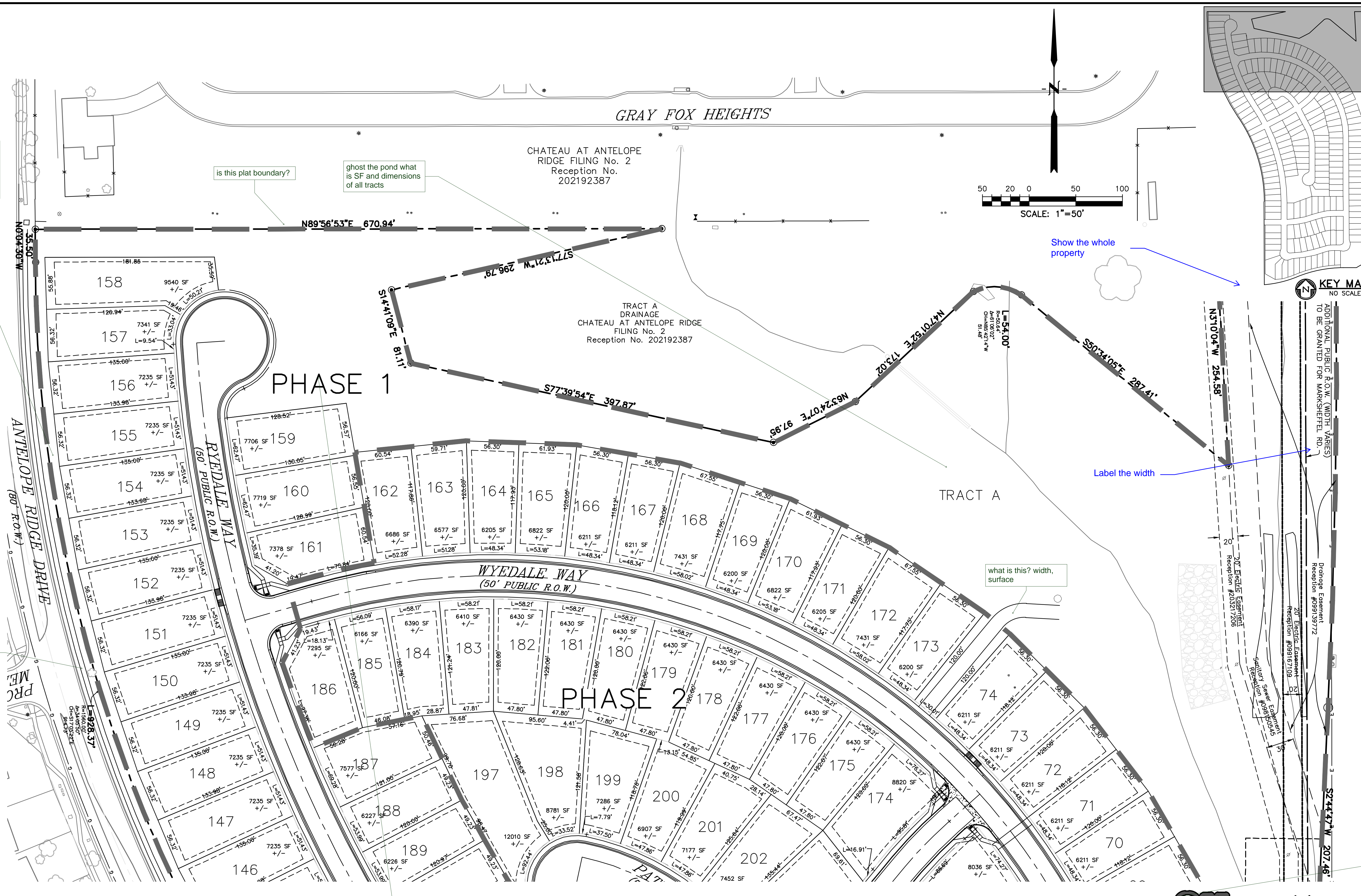
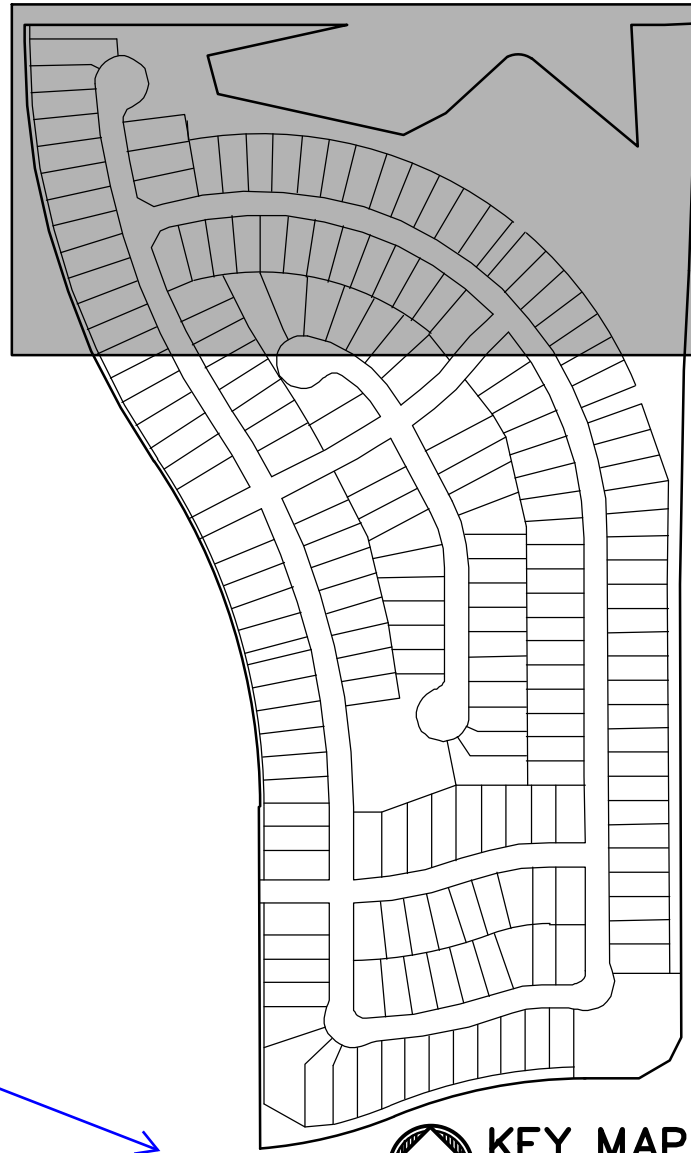


Show the whole property

Label the width

what is this? width, surface

preliminary plan



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 EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY: SBN
 DRAWN BY: SBN
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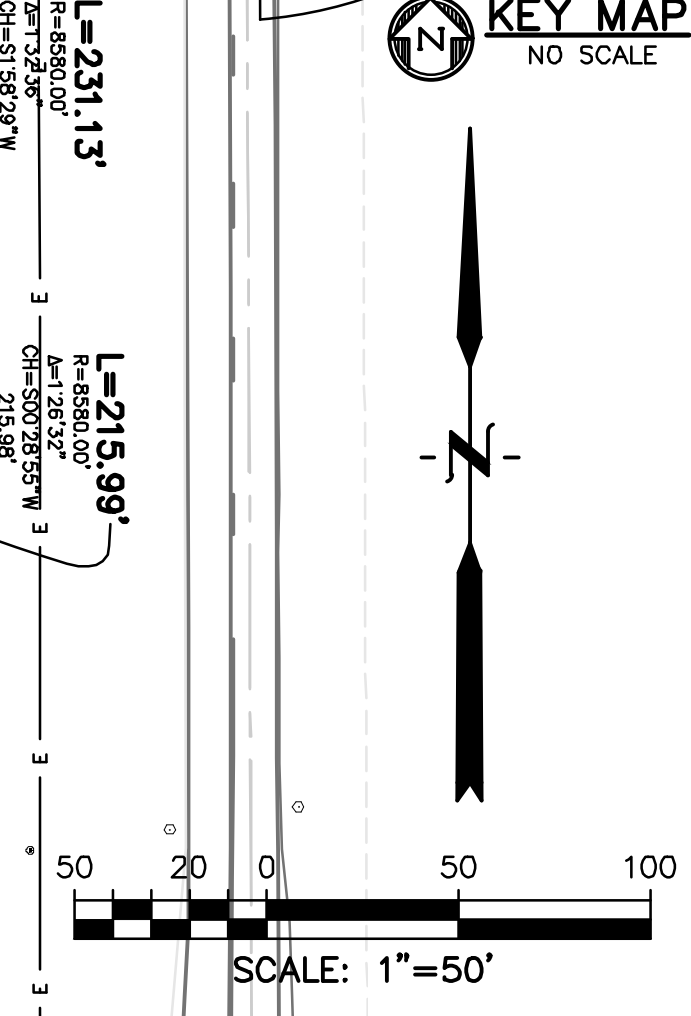
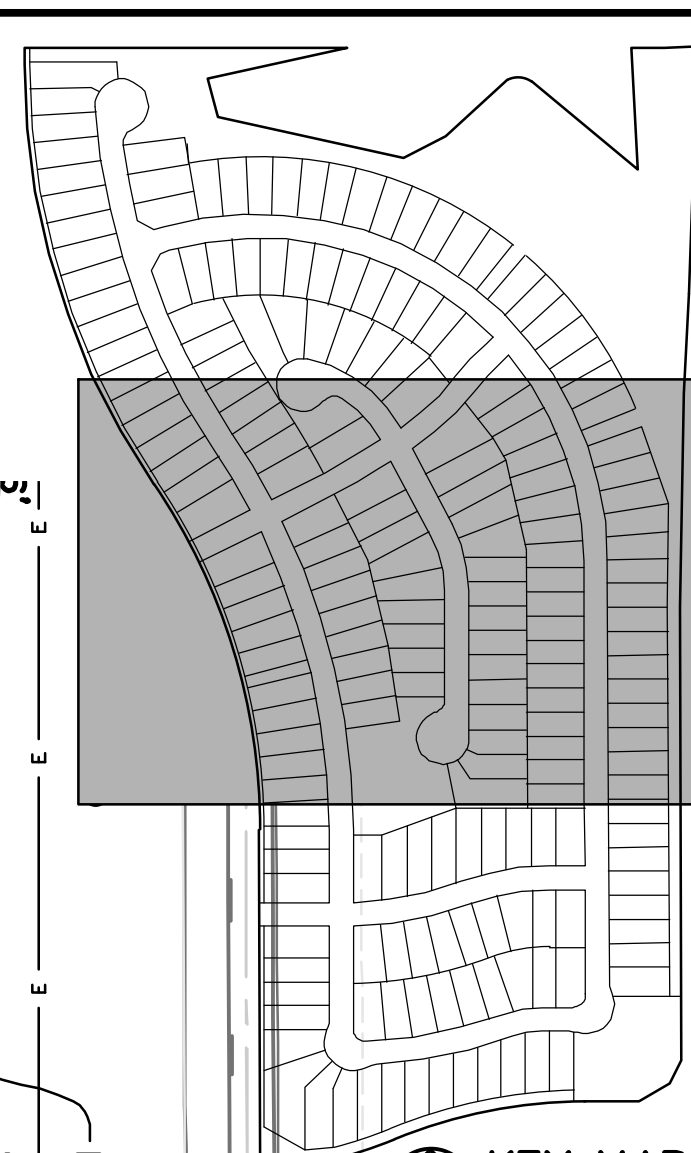
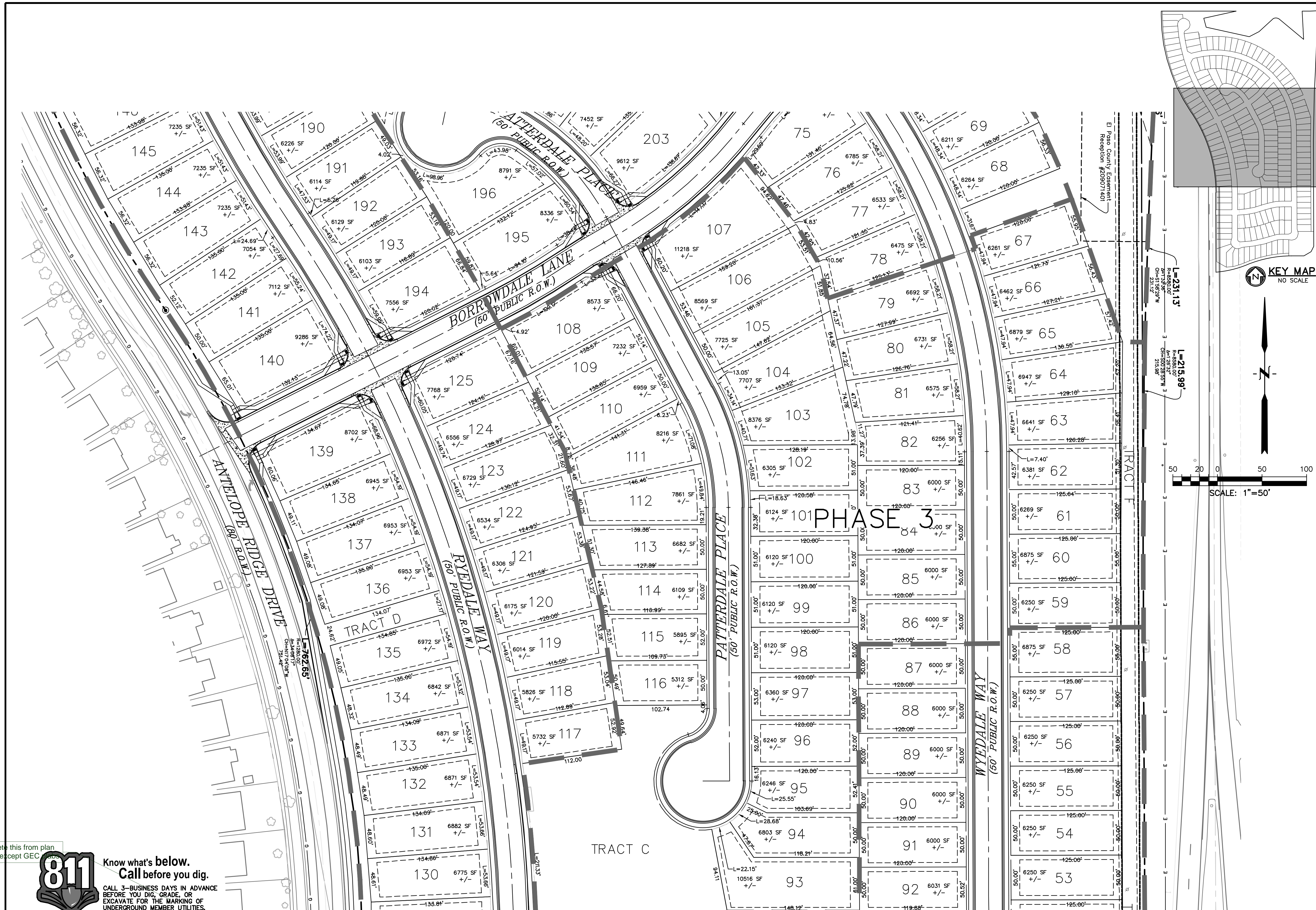
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 VERTICAL: N/A

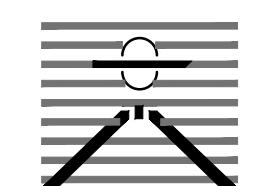
SITE PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP03

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.



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
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 (719) 200-9594
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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
 CHECKED BY: TDM
 FILE NAME: 21187-01SP1

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 DREXEL, BARRELL & CO.

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

SITE PLAN

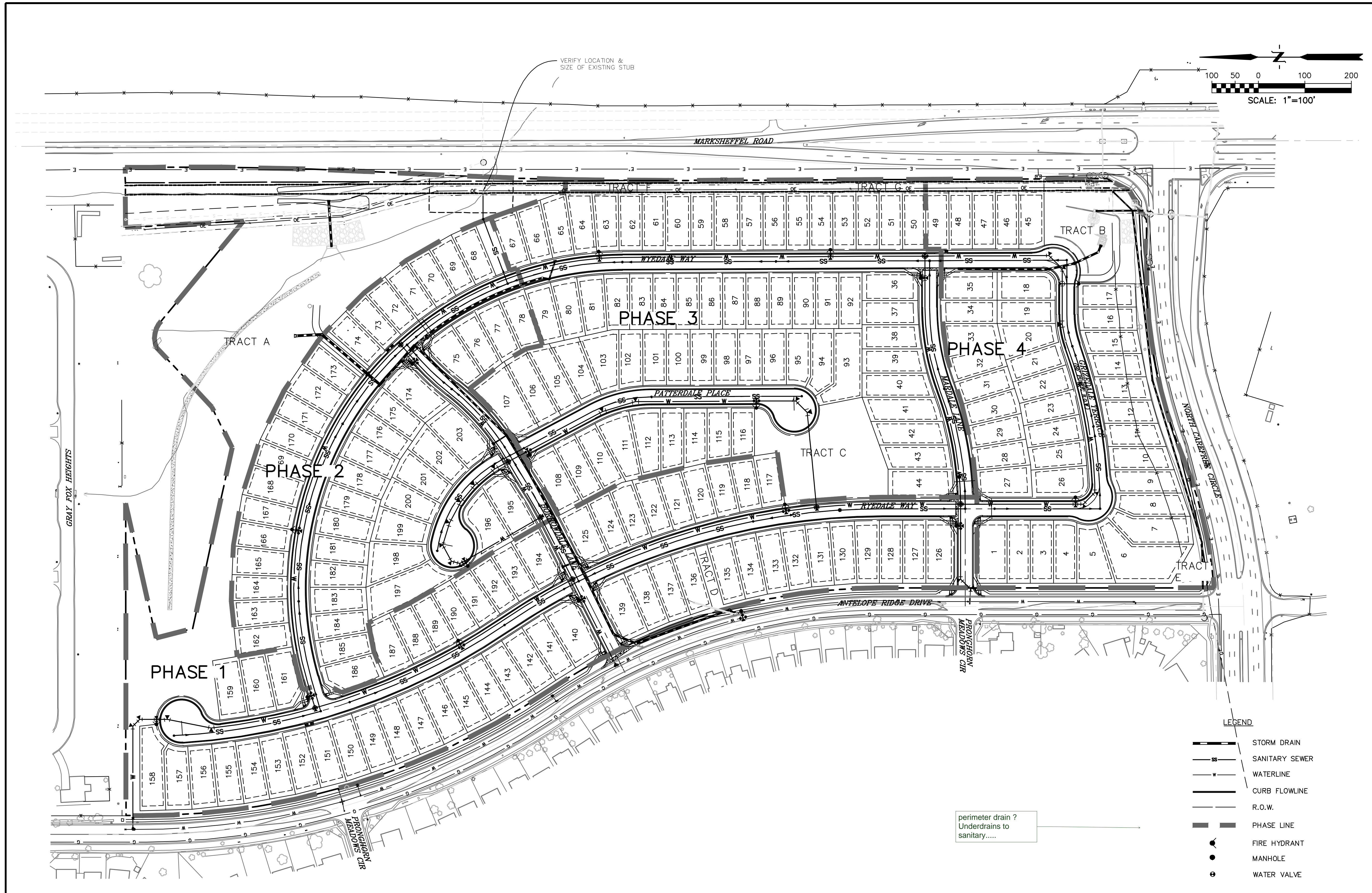
PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP04

delete this from plan set except GEC



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 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

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

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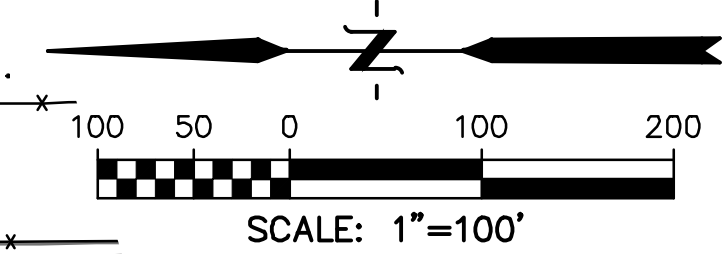
DRAWING SCALE:
 HORIZONTAL: 1" = 100'
 VERTICAL: N/A

**PRELIMINARY
 UTILITY & PUBLIC
 FACILITY PLAN**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP06

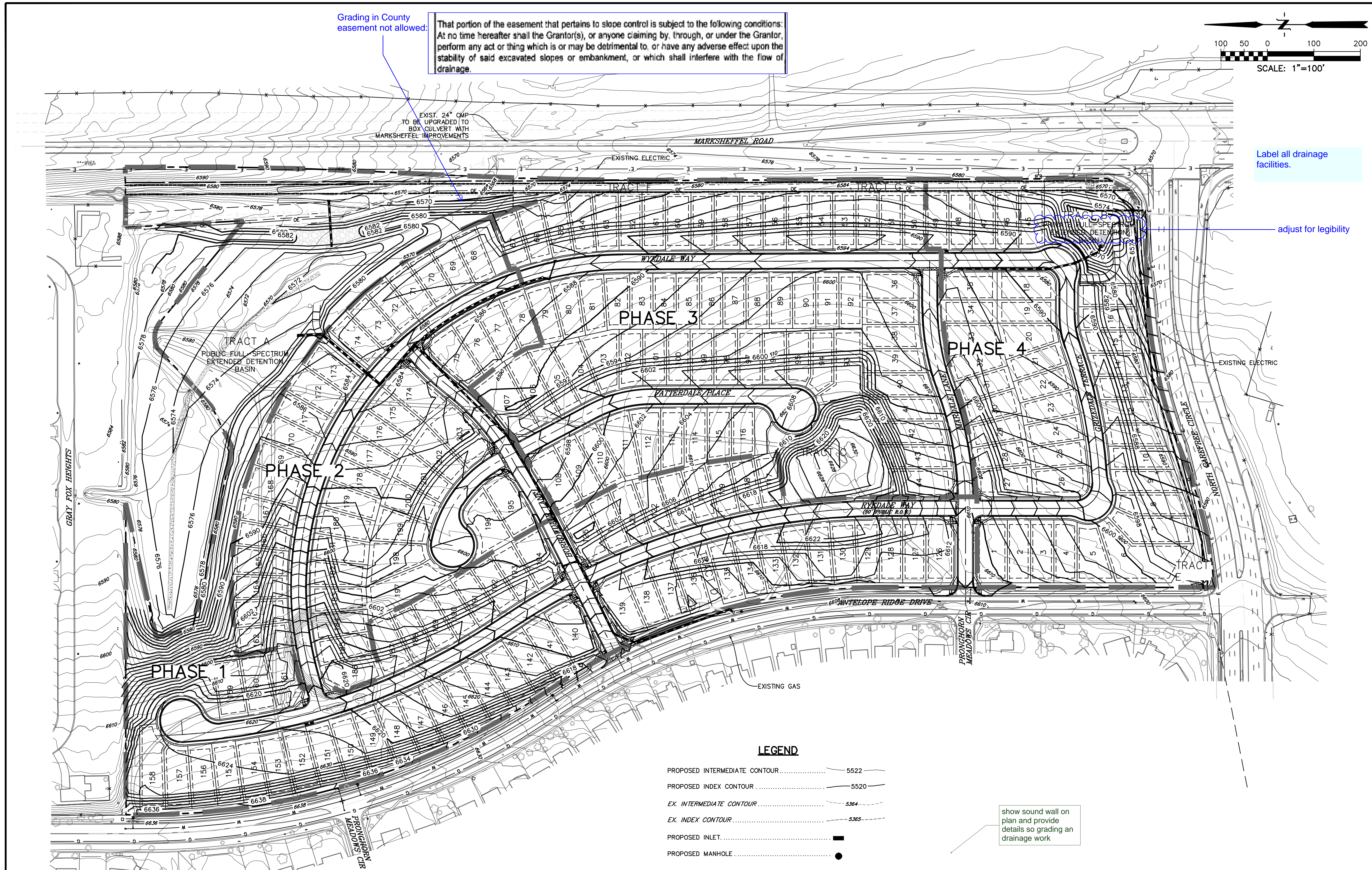
SHEET: 6 OF 10



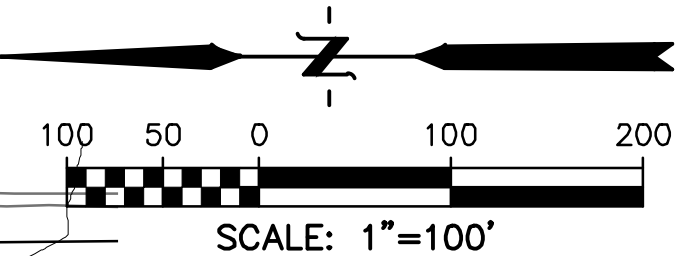
- LEGEND
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - R.O.W.
 - PHASE LINE
 - FIRE HYDRANT
 - MANHOLE
 - WATER VALVE

perimeter drain ?
 Underdrains to sanitary.....

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 UNDERGROUND MEMBER UTILITIES.
 COUNTY FILE NO.: SP-19-003



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.



Label all drainage facilities.

adjust for legibility

LEGEND

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

show sound wall on plan and provide details so grading and drainage work

PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
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CLIENT:
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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

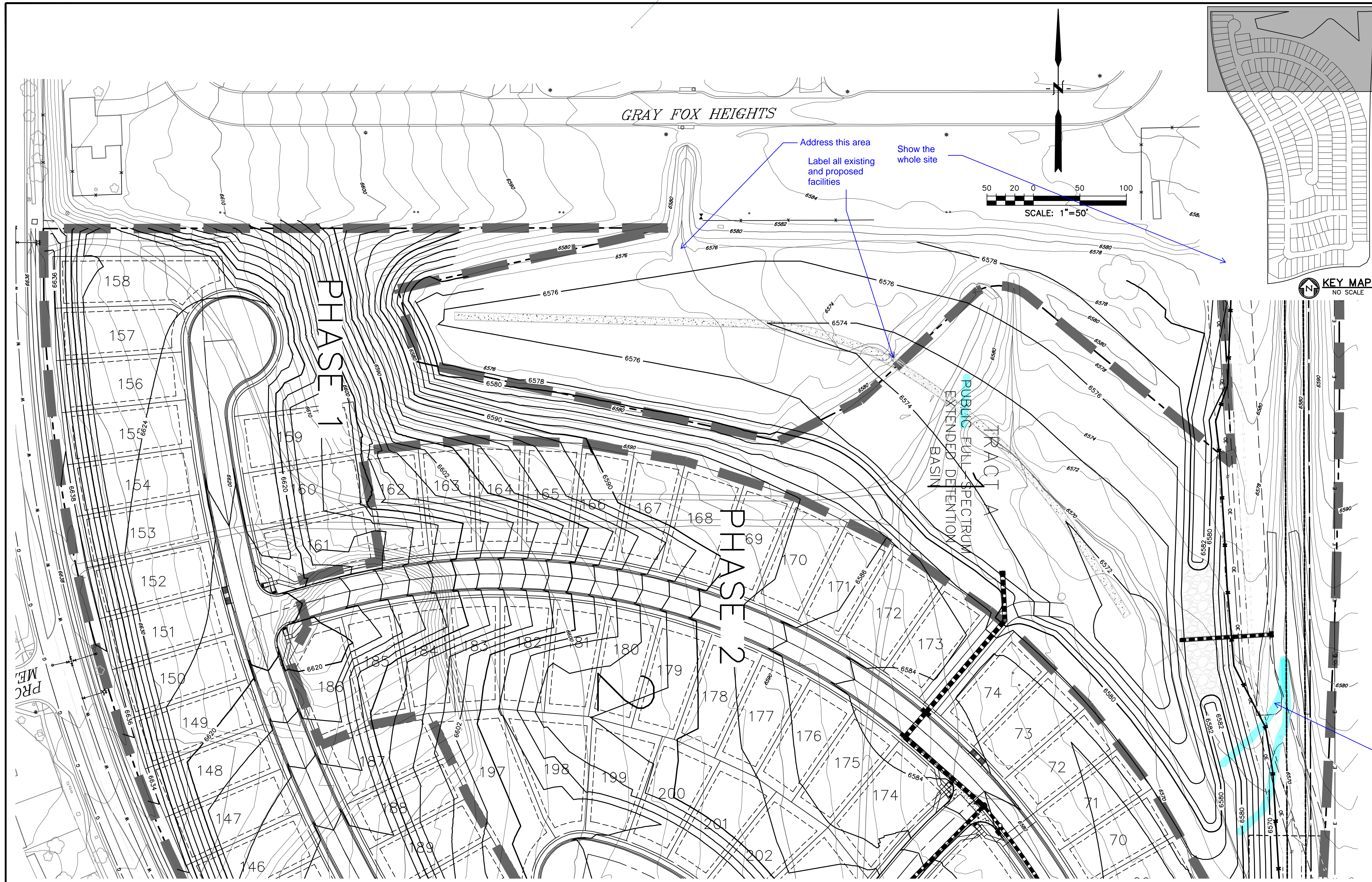
PRELIMINARY GRADING PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP07

811 Know what's below.
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title every sheet



PREPARED BY:


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 Engineers • Surveyors
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 COLORADO SPGS, COLORADO 80905
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**WINDERMERE
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 N. MARKSHEFFEL ROAD
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 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.

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

PRELIMINARY GRADING PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP08

SHEET: 8 OF 10

LEGEND

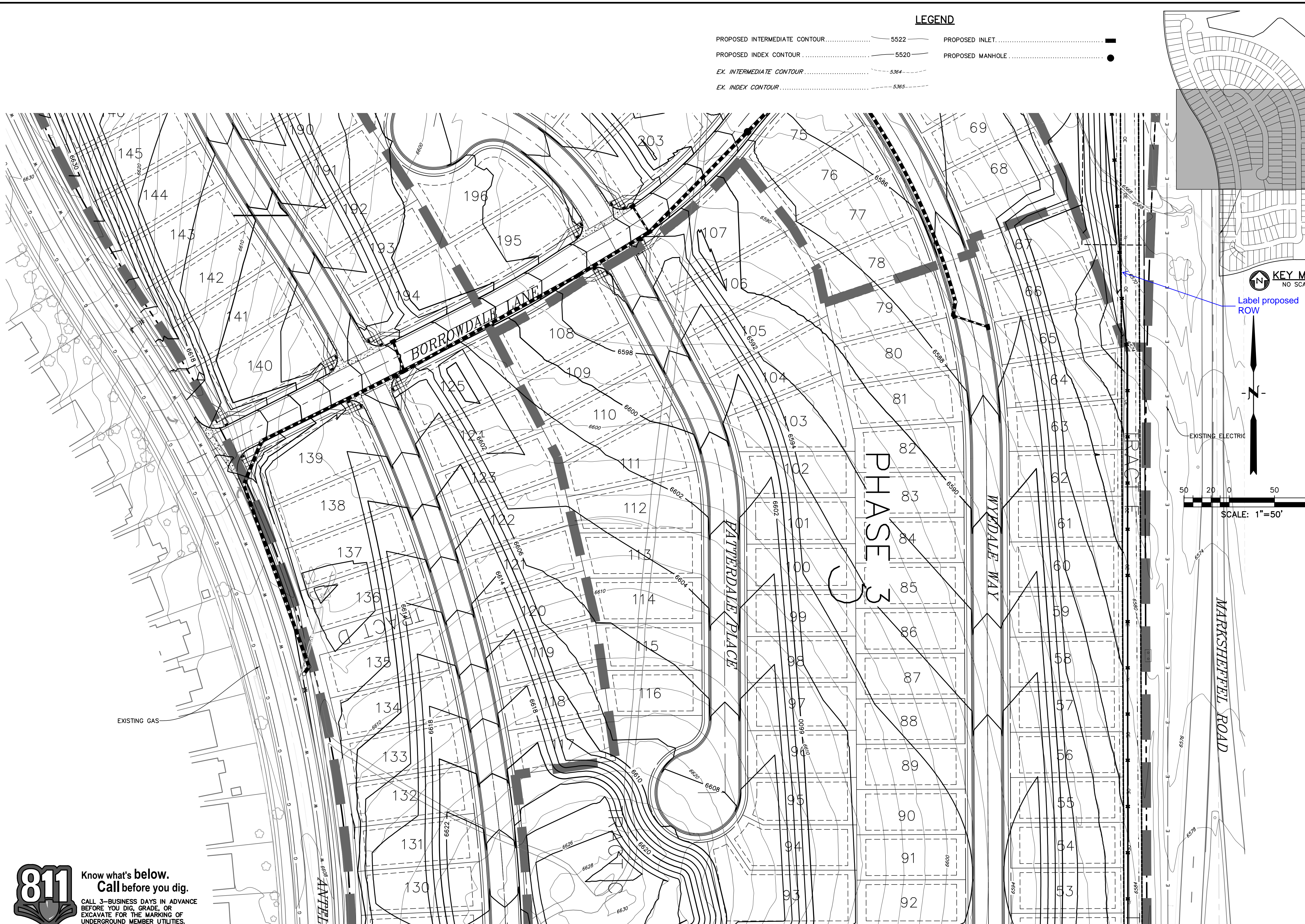
- PROPOSED INTERMEDIATE CONTOUR 5522
- PROPOSED INDEX CONTOUR 5520
- EX. INTERMEDIATE CONTOUR 5364
- EX. INDEX CONTOUR 5365
- PROPOSED INLET -
- PROPOSED MANHOLE •

Adjust layers to match these



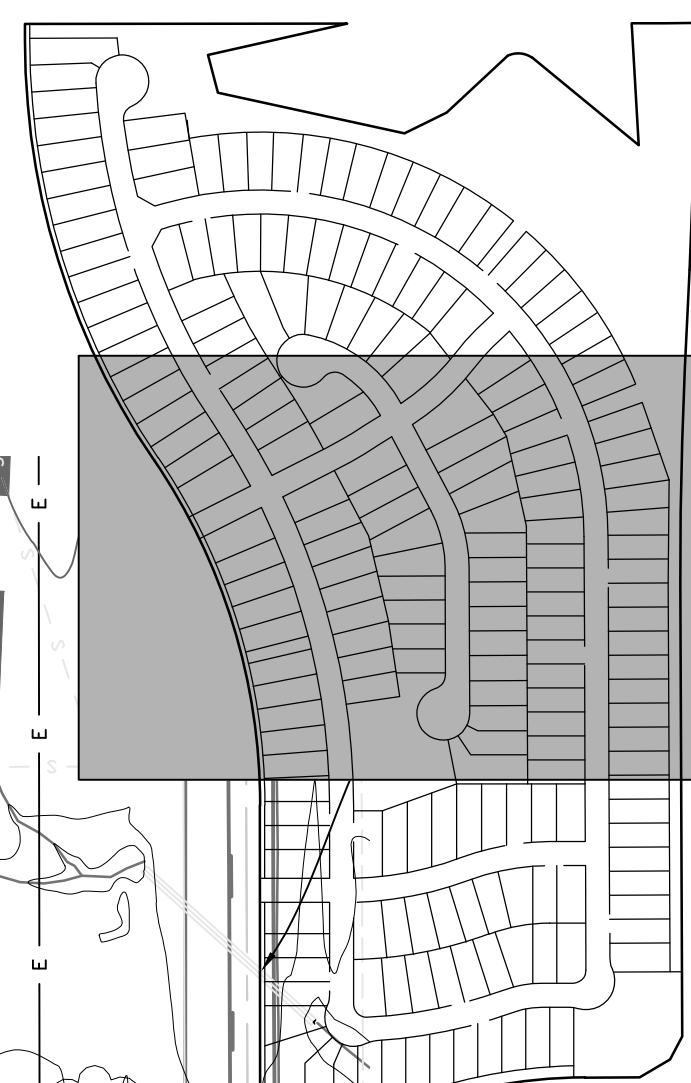
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COUNTY FILE NO.: SP-19-003



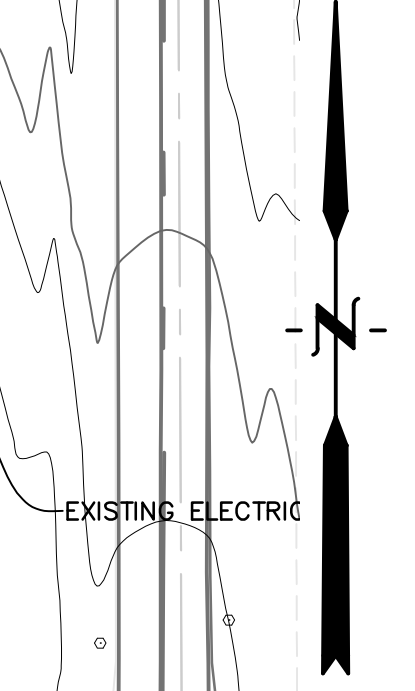
LEGEND

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



KEY MAP
NO SCALE

Label proposed ROW



SCALE: 1"=50'

PREPARED BY:

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Engineers & Surveyors
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PRELIMINARY PLAN**
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	6/18/20

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.

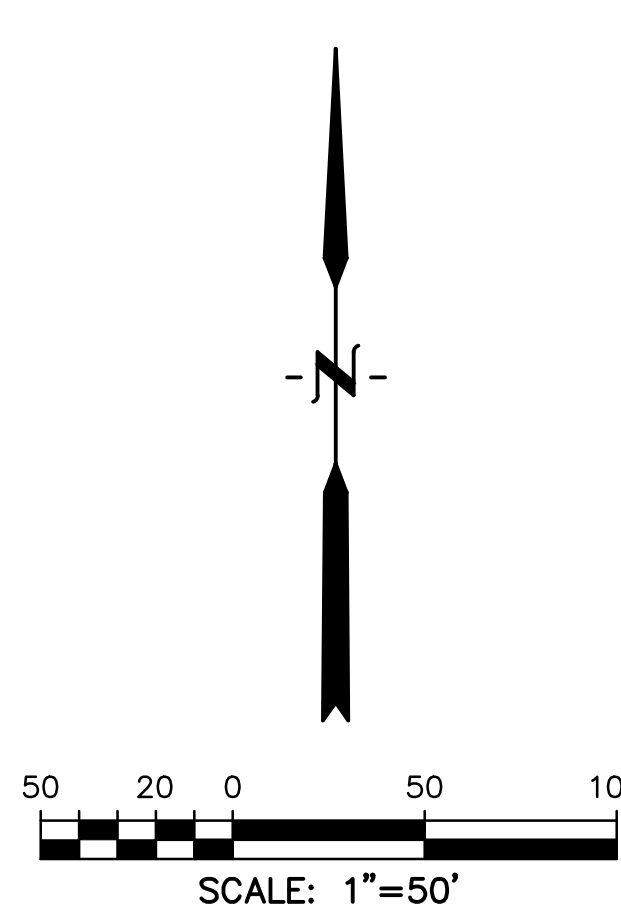
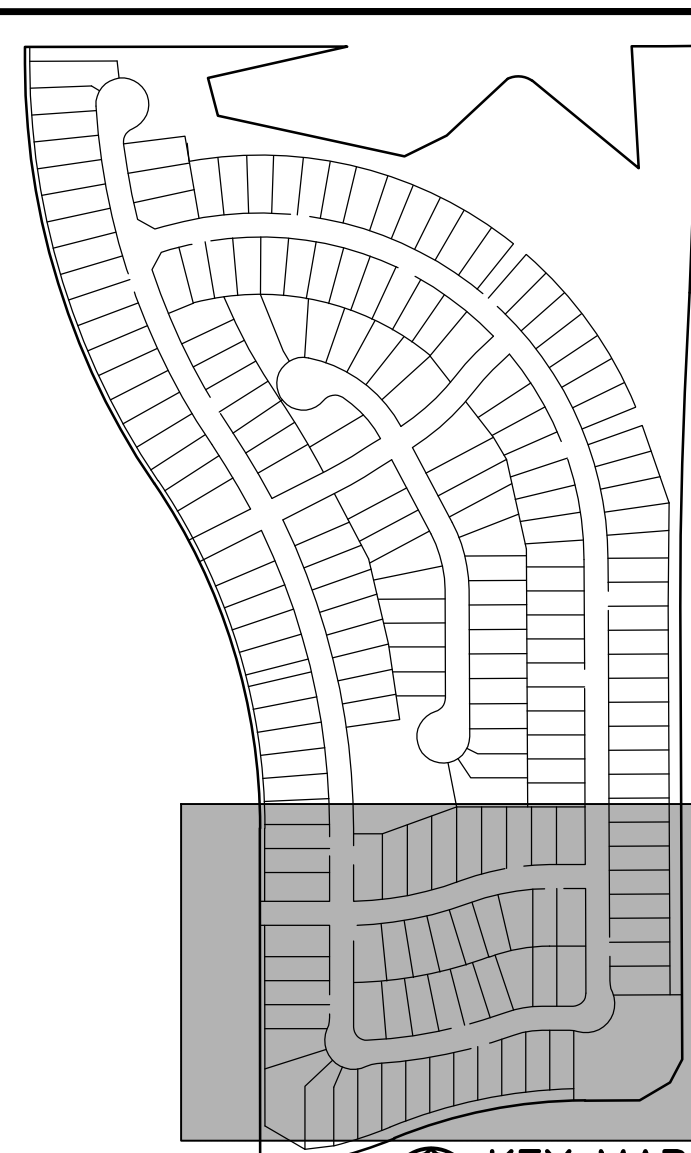
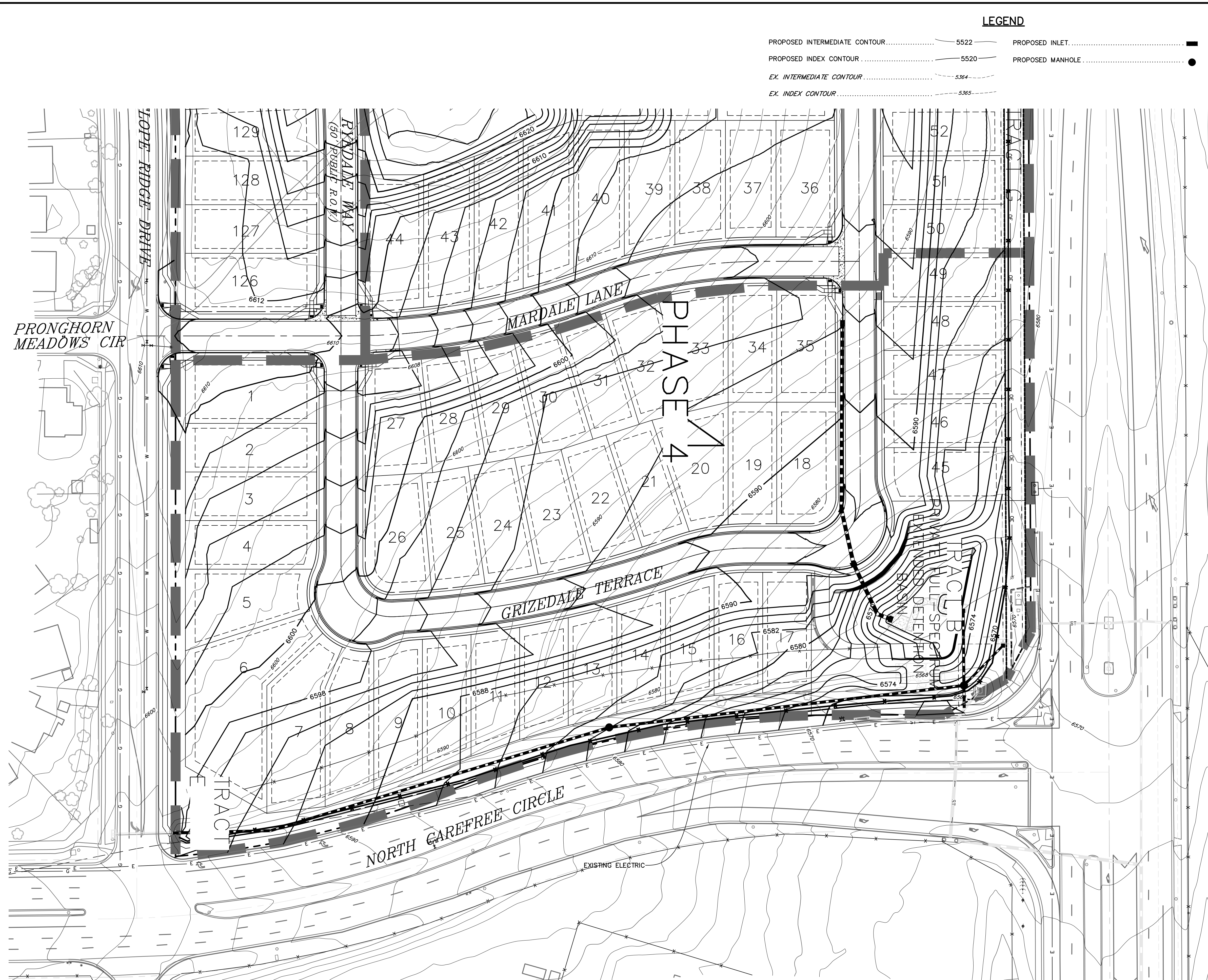
DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

**PRELIMINARY
GRADING PLAN**

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP09





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	6/18/20

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.

PP10



COUNTY FILE NO.: SP-19-003

SHEET: 10 OF 10

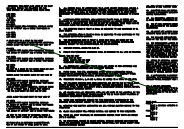
SP19003-V2-PrelimPlan redlines.pdf Markup Summary 8-20-2020

Arrow (3)

10. WIN
RCULAR
THAT BEARS
11. THE
COUNTY
GEOLOGI
AND PRI
12. NO
FRONCH

CULAR CURVE
BEARS S
SAID

Subject: Arrow
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:56:11 PM
Status:
Color: ■
Layer:
Space:

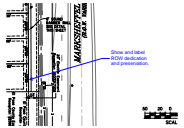


Subject: Arrow
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:57:33 PM
Status:
Color: ■
Layer:
Space:



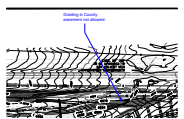
Subject: Arrow
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:10:49 PM
Status:
Color: ■
Layer:
Space:

Callout (51)



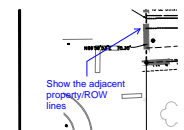
Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdrice
Date: 8/17/2020 11:30:07 AM
Status:
Color: ■
Layer:
Space:

Show and label ROW dedication and preservation.



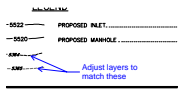
Subject: Callout
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 8/17/2020 11:40:18 AM
Status:
Color: ■
Layer:
Space:

Grading in County easement not allowed:



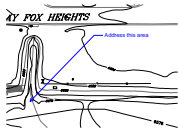
Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 8/17/2020 2:10:56 PM
Status:
Color: ■
Layer:
Space:

Show the adjacent property/ROW lines



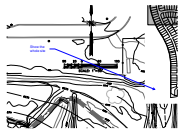
Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:23:20 PM
Status:
Color: ■
Layer:
Space:

Adjust layers to match these



Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:36:43 PM
Status:
Color: ■
Layer:
Space:

Address this area



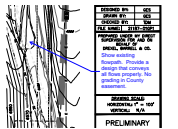
Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:37:08 PM
Status:
Color: ■
Layer:
Space:

Show the whole site



Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:37:17 PM
Status:
Color: ■
Layer:
Space:

Label all existing and proposed facilities



Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:38:26 PM
Status:
Color: ■
Layer:
Space:

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



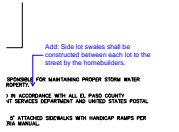
Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:39:13 PM
Status:
Color: ■
Layer:
Space:

Label proposed ROW



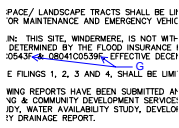
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 2:40:33 PM
Status:
Color: ■
Layer:
Space:

Split the ROW out and show as dedication.



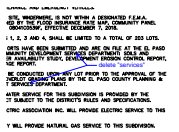
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 3:16:05 PM
Status:
Color: ■
Layer:
Space:

Add: Side lot swales shall be constructed between each lot to the street by the homebuilders.



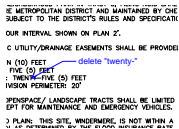
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:40:22 AM
Status:
Color: ■
Layer:
Space:

G



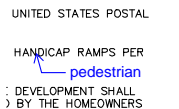
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:50:12 AM
Status:
Color: ■
Layer:
Space:

delete "services"



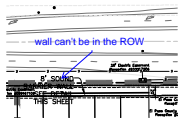
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:50:36 AM
Status:
Color: ■
Layer:
Space:

delete "twenty"



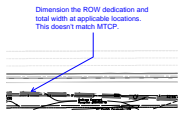
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 9:00:30 AM
Status:
Color: ■
Layer:
Space:

pedestrian



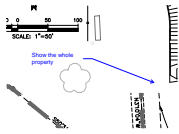
Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 8/17/2020 9:26:37 AM
Status:
Color: ■
Layer:
Space:

wall can't be in the ROW



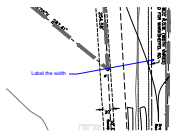
Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdrice
Date: 8/17/2020 9:38:47 AM
Status:
Color: ■
Layer:
Space:

Dimension the ROW dedication and total width at applicable locations. This doesn't match MTCP.



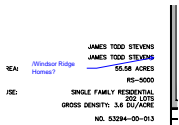
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdrice
Date: 8/17/2020 9:41:18 AM
Status:
Color: ■
Layer:
Space:

Show the whole property



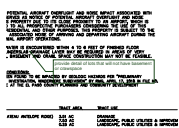
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdrice
Date: 8/17/2020 9:41:52 AM
Status:
Color: ■
Layer:
Space:

Label the width



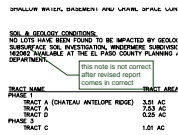
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 9:53:36 PM
Status:
Color: ■
Layer:
Space:

/Windsor Ridge Homes?



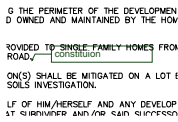
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:54:41 PM
Status:
Color: ■
Layer:
Space:

provide detail of lots that will not have basement or crawspace



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:55:43 PM
Status:
Color: ■
Layer:
Space:

this note is not correct after revised report comes in correct



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:57:12 PM
Status:
Color: ■
Layer:
Space:

constituion



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:58:47 PM
Status:
Color: ■
Layer:
Space:

check to see if this is in District....if so add to LOI



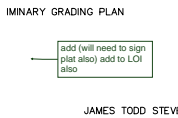
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 5:01:08 PM
Status:
Color: ■
Layer:
Space:

add: phases may be combined and completed out of order without a preliminary plan amendment

0.23 AC	LANDSCAPE, PUBLIC
0.23 AC	LANDSCAPE, PUBLIC
1.20 AC	LANDSCAPE, PUBLIC
0.15 AC	FOR LANDSCAPE, PUBLIC
0.04 AC	LANDSCAPE, PUBLIC
0.04 AC	LANDSCAPE, PUBLIC
total _____ AC	

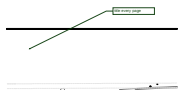
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 5:02:12 PM
Status:
Color: ■
Layer:
Space:

total _____AC



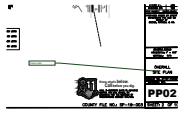
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 5:03:07 PM
Status:
Color: ■
Layer:
Space:

add (will need to sign plat also) add to LOI also



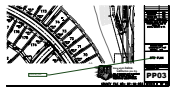
Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdparsons
Date: 8/20/2020 5:03:46 PM
Status:
Color: ■
Layer:
Space:

title every page



Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdparsons
Date: 8/20/2020 5:04:05 PM
Status:
Color: ■
Layer:
Space:

phase plan



Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:04:19 PM
Status:
Color: ■
Layer:
Space:

preliminary plan



Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 5:04:42 PM
Status:
Color: ■
Layer:
Space:

phase plan



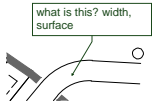
Subject: Callout
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 5:04:53 PM
Status:
Color: ■
Layer:
Space:

preliinary plan



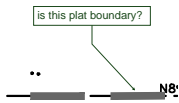
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:05:50 PM
Status:
Color: ■
Layer:
Space:

ghost the pond what is SF and dimensions of all tracts



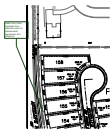
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:06:15 PM
Status:
Color: ■
Layer:
Space:

what is this? width, surface



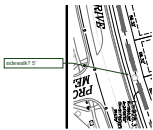
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:06:56 PM
Status:
Color: ■
Layer:
Space:

is this plat boundary?



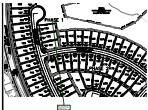
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:08:06 PM
Status:
Color: ■
Layer:
Space:

make this a tract separate from detention tract for maintenance agreement and simplicity



Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:08:23 PM
Status:
Color: ■
Layer:
Space:

sidewalk? 5'



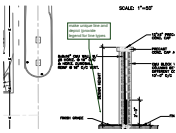
Subject: Callout
Page Label: [3] 3 21187-01SP1 - SP2
Author: dsdparsons
Date: 8/20/2020 5:09:10 PM
Status:
Color: ■
Layer:
Space:

remove phases you already have a sheet dedicated to that



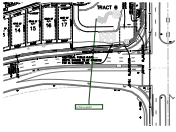
Subject: Callout
Page Label: [4] 4 21187-01SP1 - SP3
Author: dsdparsons
Date: 8/20/2020 5:09:37 PM
Status:
Color: ■
Layer:
Space:

delete this from plan set except GEC plabs



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:10:45 PM
Status:
Color: ■
Layer:
Space:

make unique line and depict (provide legend for line types)



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:11:03 PM
Status:
Color: ■
Layer:
Space:

is this a park?

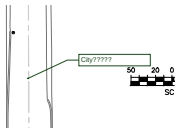


Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:11:14 PM
Status:
Color: ■
Layer:
Space:



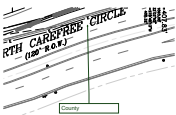
Subject: Callout
Page Label: [2] 2 21187-01SP1 - SP1
Author: dsdparsons
Date: 8/20/2020 5:11:38 PM
Status:
Color: ■
Layer:
Space:

adj landuses, zoning, city verses county all sheets all sides



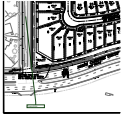
Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:12:29 PM
Status:
Color: ■
Layer:
Space:

City?????



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:12:35 PM
Status:
Color: ■
Layer:
Space:

County



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:12:51 PM
Status:
Color: ■
Layer:
Space:

County ROW



Subject: Callout
Page Label: [6] 6 21187-01UT1 - UT1
Author: dsdparsons
Date: 8/20/2020 5:13:43 PM
Status:
Color: ■
Layer:
Space:

perimeter drain ? Underdrains to sanitary.....



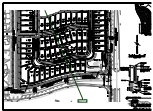
Subject: Callout
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdparsons
Date: 8/20/2020 5:14:32 PM
Status:
Color: ■
Layer:
Space:

show sound wall on plan and provide details so grading an drainage work



Subject: Callout
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdparsons
Date: 8/20/2020 5:14:55 PM
Status:
Color: ■
Layer:
Space:

title every sheet



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:15:37 PM
Status:
Color: ■
Layer:
Space:

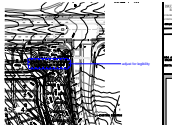
what is this? width surface?



Subject: Callout
Page Label: [5] 5 21187-01SP1 - SP4
Author: dsdparsons
Date: 8/20/2020 5:15:46 PM
Status:
Color: ■
Layer:
Space:

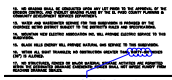
title every sheet

Cloud+ (5)



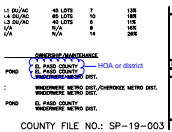
Subject: Cloud+
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 8/17/2020 11:31:25 AM
Status:
Color: ■
Layer:
Space:

adjust for legibility



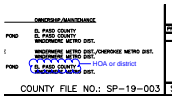
Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:57:03 AM
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30 inches above the gutter flowline of the adjacent roadway



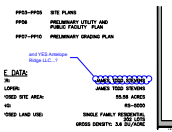
Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 9:03:43 AM
Status:
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HOA or district



Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 9:04:00 AM
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HOA or district



Subject: Cloud+
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 9:52:54 PM
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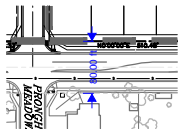
and YES Antelope Ridge LLC...?

Delete (1)

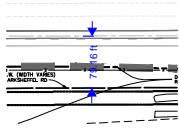


Subject: Delete
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:59:50 AM
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Delete

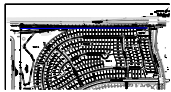


Subject: Length Measurement
Page Label: [2] 2 21187-01SP1 - SP1 80.00 ft
Author: dsdrice
Date: 8/17/2020 9:34:20 AM
Status:
Color: ■
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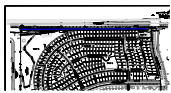


Subject: Length Measurement
Page Label: [2] 2 21187-01SP1 - SP1 79.16 ft
Author: dsdrice
Date: 8/17/2020 9:34:20 AM
Status:
Color: ■
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Line (2)

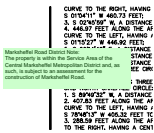


Subject: Line
Page Label: [2] 2 21187-01SP1 - SP1 ROW Preservation?
Author: dsdrice
Date: 8/17/2020 9:28:53 AM
Status:
Color: ■
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Subject: Line
Page Label: [2] 2 21187-01SP1 - SP1 ROW dedication?
Author: dsdrice
Date: 8/17/2020 9:29:05 AM
Status:
Color: ■
Layer:
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Marksheffel Road (1)



Subject: Marksheffel Road
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:58:15 PM
Status:
Color: ■
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Space:

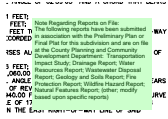
Marksheffel Road District Note:
 The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.

Note (1)



Subject: Note
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 5:17:45 PM
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Reports on File (1)



Subject: Reports on File
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:56:06 PM
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Note Regarding Reports on File:
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 and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Soils & Geology (1)



Subject: Soils & Geology
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdparsons
Date: 8/20/2020 4:57:29 PM
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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.

Text Box (3)

Label all drainage facilities.

Subject: Text Box
Page Label: [7] 7 21187-01GP1 - GP1
Author: dsdrice
Date: 8/17/2020 11:42:26 AM
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Label all drainage facilities.

See comment letter.
Provide all Preliminary Plan checklist items.

Subject: Text Box
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 11:45:14 AM
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See comment letter.

Provide all Preliminary Plan checklist items.

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NO. 53294-00-0
and 53291-11-002?
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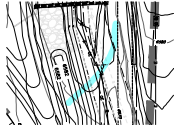
Subject: Text Box
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 9:02:02 AM
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and 53291-11-002?

(13)



Subject:
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:34:58 PM
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Subject:
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:35:08 PM
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Subject:
Page Label: [8] 8 21187-01GP1 - GP2
Author: dsdrice
Date: 8/17/2020 2:37:36 PM
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Author: dsdrice
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3. THE DETENTION
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Author: dsdrice
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GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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Author: dsdrice
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PUBLIC UTILITY/DRAINAGE EASEMENT
T: TEN (10) FEET
SIDE: FIVE (5) FEET
REAR: TWENTY-FIVE (5) FEET
SUBDIVISION PERIMETER: 20'
ALL OPENSOURCE/ LANDSCAPE TRAC
EXCEPT FOR MAINTENANCE AND E

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Author: dsdrice
Date: 8/17/2020 8:23:50 AM
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BY THE FLOOR
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3 AND 4

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Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
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PLAIN: THIS IS
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AFFR FILINGS

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Author: dsdrice
Date: 8/17/2020 8:24:21 AM
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Author: dsdrice
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Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
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16. WI
(36")

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Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:57:11 AM
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NOT ENTITLED
TO BE IN ACCORDANCE
WITH THE DEFENSE
SERVICES

Subject:
Page Label: [1] 1 21187-01CV1 - DP01
Author: dsdrice
Date: 8/17/2020 8:59:47 AM
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