WINDERMERE PRELIMINARY PLAN

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

N N.T.S. PROJEC^{*} N CAREFREE CIR

VICINITY MAP

DEPARTMENT.

NOT TO SCALE

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

GENERAL NOTES

NO.2 AS RECORDED IN RECEPTION NO. 202192387 and drainage easement unless otherwise indicated. All RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; exterior subdivision boundaries are hereby platted with 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

> 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'.

SUBDIVISION PERIMETER: 20'

PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:

FRONI: TEN (10) FEET _____ delete "twenty-" SIDE: FIVE (5) FEET REAR: TWENTY-FIVE (5) FEET

ALL OPENSPACE / 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 08041C0543F & 08041C0539F 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 NICHES

(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.

18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. V

Add: Side lot swales shall be

street by the homebuilders.

— constructed between each lot to the

19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT SERVICES DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.

20. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH HANDICAP RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

21. THE 6' HIGH CONCRETE FENCE: ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE HOMEOWNERS

22. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE OR MARKSHEFFEL ROAD, CONSTITUION

FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

this note is not correct

23. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION.

24. 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

25. 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.

26. 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: NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS PER "PRELIMINARY SUBSURFACE SOIL INVESTIGATION, WINDERMERE SUBDIVISION" BY RMG, APRIL 17, 2018 IN FILE NO. 162062 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

total

after revised report comes in correct TRACT USE TRACT A (CHATEAU ANTELOPE RIDGE) 3.51 AC TRACT A 7.53 AC LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND TRACT D LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE 0.25 AC PHASE 3 TRACT C LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE TRACT I 0.15 AC ROW, LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE PHASE 4 0.94 AC LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND TRACT TRACT E LANDSCARE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE 0.58 AC

provide detail of lots that will not have basement

See comment letter

Provide all Preliminary Plan checklist items

phase plan

SHEET INDEX

COVER SHEET

OVERALL SITE PLAN

PP03-PP05 SITE PLANS preliinary plan PRELIMINARY UTILITY AND PP06

PRELIMINARY GRADING PLAN

and YES Antelope plat also) add to LOI Ridge LLC...?

PUBLIC FACILITY PLAN

OWNER: JAMES TODD STEVENS /Windsor Ridge

PROPOSED SITE AREA: 55.58 ACRES Homes? ZONING: RS-5000

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL 202 LOTS 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)

MINIMUM LOT WIDTH: MAXIMUM LOT COVERAGE: 32 AC (58%) TOTAL LOT AREA: NET DENSITY: 6.3 DU/AC

1 (53 LOTS) SUMMER 2020 PHASING: 2 (45 LOTS) FALL 2020 3 (65 LOTS) SPRING 2021 4 (40 LOTS) SUMMER 2021

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAN
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	NÍ/A	NÍ/A	14	26%

OWNERSHIP/MAINTENANCE — HOA or district EL PASO COUNTY 📌

Y EL PASO COUNTY WINDERMERE METRO DIST. WINDERMERE METRO DIST./CHEROKEE METRO DIST. WINDERMERE METRO DIST. Y EL PASO COUNTY — HOA or district

WINDERMERE METRO DIST. COUNTY FILE NO.: SP-19-003 | SHEET: 1 OF 10

DREXEL, BARRELL & CO Engineers • Surveyors 3 SOUTH 7TH STREET COLORADO SPGS, COLORADO 8 CONTACT: TIM D. McCONNELL, 1 (719)260-0887 BOULDER + COLORADO SPRINGS + GREELF

PREPARED BY

CLIENT:

4164 AUSTIN BLUFFS PKWY. #36 COLORADO SPRINGS, CO 80918 (719) 200-9594 CONTACT: JAMES TODD STEVEN

DATE INITIAL ISSUE 2/21/19 LATEST ISSUE 6/18/20 DESIGNED BY:

DRAWN BY: CHECKED BY: TMD **FILE NAME:** | 21187-01CV1 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

> DRAWING SCALE: HORIZONTAL: 1"=200'

N 17°05'22" W 914.73 FEET:

LEGAL DESCRIPTION:

ASSUMED TO BEAR N 89°56'53" E

85°42'14" E 51.48 FEET:

S 01°C •Other Hazard:

The property is within the Service Area of the

such, is subject to an assessment for the

construction of Marksheffel Road.

Central Marksheffel Metropolitan District and, as

S 01°15'27" W 446.92 FEET;

SAID TORTH SANETYLE CIRCLE:

ANTELOPE RIDGE DRIVE;

SAID ANTELOPE RIDGE DRIVE:

check to see if this is

in District....if so add

to LOI

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;

8. S 50°34'05" E, A DISTANCE OF 287.41 FEET;

THENC Planning and Community Development Department:

SAID I Downslope Creep: (name lots or location of area)

1. S 89°49'32" W, A DISTANCE OF 113.86 FEET;

TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17

1. N 00°00'00" E, A DISTANCE OF 712.81 FEET;

2. 46(Rockfall Runout Zone:(name lots or location of area)

CURVE Potentially Seasonally High Groundwater:(name lots or location of area)

TANCE OF 943.51 FEET;

1. S C •Rockfall Source:(name lots or location of area)

COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND AT ITS EAST END WITH A #5 REBAR AND OR Easements:

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

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 (use 5 feet for lots smaller than 2.5 acres) public utility

COURSES ALONG THE SOUTH LINE OF SAID CHATE a 20 foot (use 7 feet for lots smaller than 2.5 acres)

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

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map

(author of the report) (date of report) in file (name of file and file number) available at the El Paso County

THENC of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by

4. 44(Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

2. 407.83 FEET ALONG THE ARC OF A 1,060.00 Report; Geology and Soils Report; Fire

S 78°48'13" W 405.32 FEET TO A POINT OF REV Natural Features Report; (other; modify

76°34'35" W 287.46 FEET TO A POINT ON THE EAST KIGHT-OF-WAT LINE OF SAID

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF

2. 762.65 FEET ALONG THE ARC OF A 1,280.00 FOOT RADIUS TANGENTIAL CIRCULAR

3. 928.37 FEET ALONG THE ARC OF A 1,560.00 FOOT RADIUS TANGENTIAL CIRCULAR

CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°08'17" AND A CHORD THAT BEARS

CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°05'50" AND A CHORD THAT BEARS

3. 288.59 FEET ALONG THE ARC OF A 940.00 F based upon specific reports)

N 17°04'08" W 751.42 FEET TO A POINT OF REVERSE CURVATURE;

CURVE TO THE LEFT, HAVING A CENTRAL ANGLE Protection Report; Wildfire Hazard Report;

STANCE OF 54.01 FEET; Note Regarding Reports on File:

STANCE OF 73.54 FEET T(The following reports have been submitted -WAY

THREE (3) COURSES ALC at the County Planning and Community OF

Final Plat for this subdivision and are on file

Impact Study; Drainage Report; Water

REE CIRCLE AS RECORDED in association with the Preliminary Plan or

10. N Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)

Unless otherwise indicated, all side, front, and rear lot

lines are hereby platted on either side with a 10 foot

public utility and drainage easement. The sole

esponsibility for maintenance of these easements is

ereby vested with the individual property owners.

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.

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.

30 inches above the gutter flowline of the adjacent roadway

Split the ROW out and show as dedication.

GROSS DENSITY:

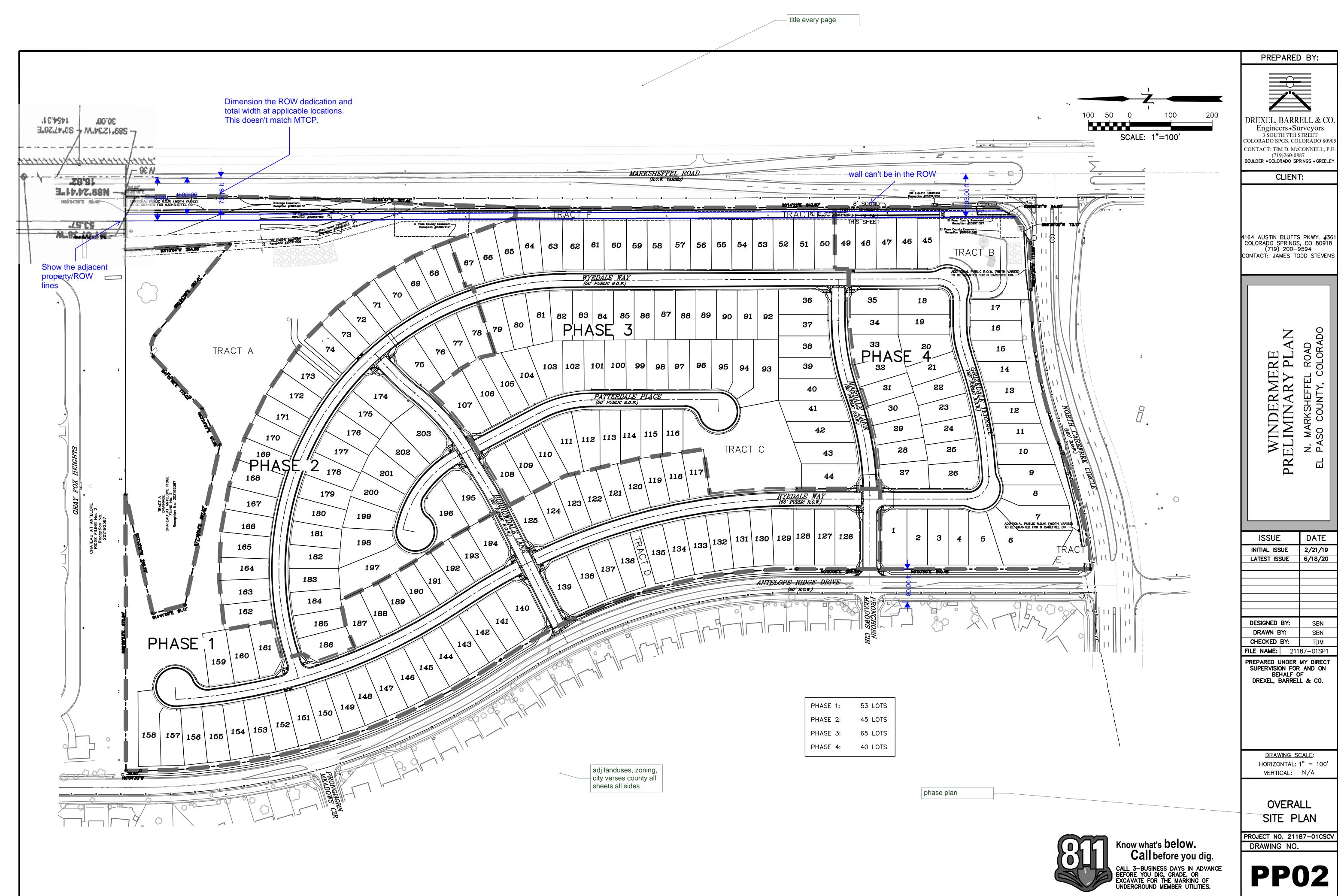
25 FT (REAR)

3.7 DU/AC

VERTICAL: N/A

PRELIMINARY PLAN

PROJECT NO. 21187-01CSCV DRAWING NO.



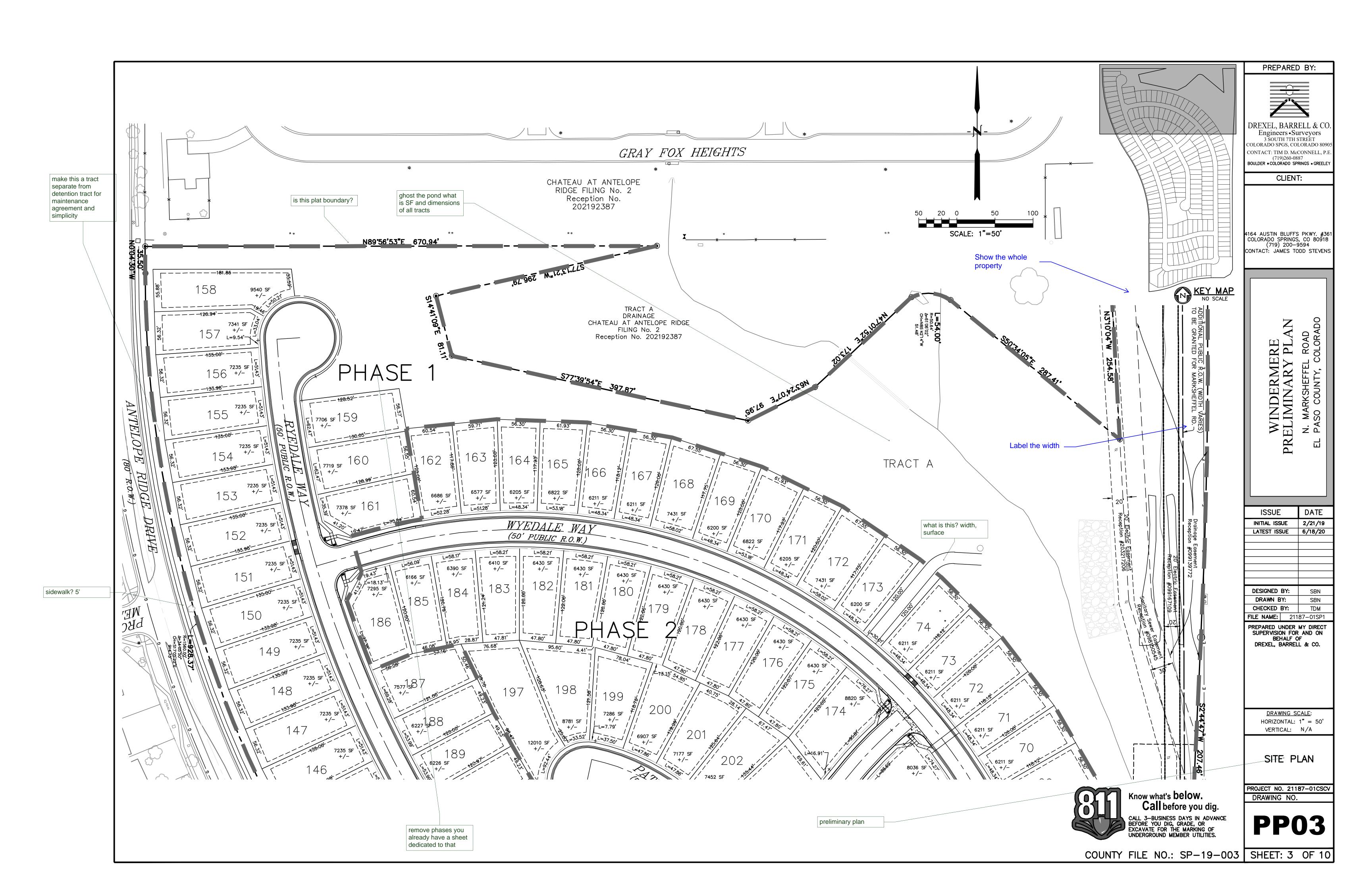
DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905

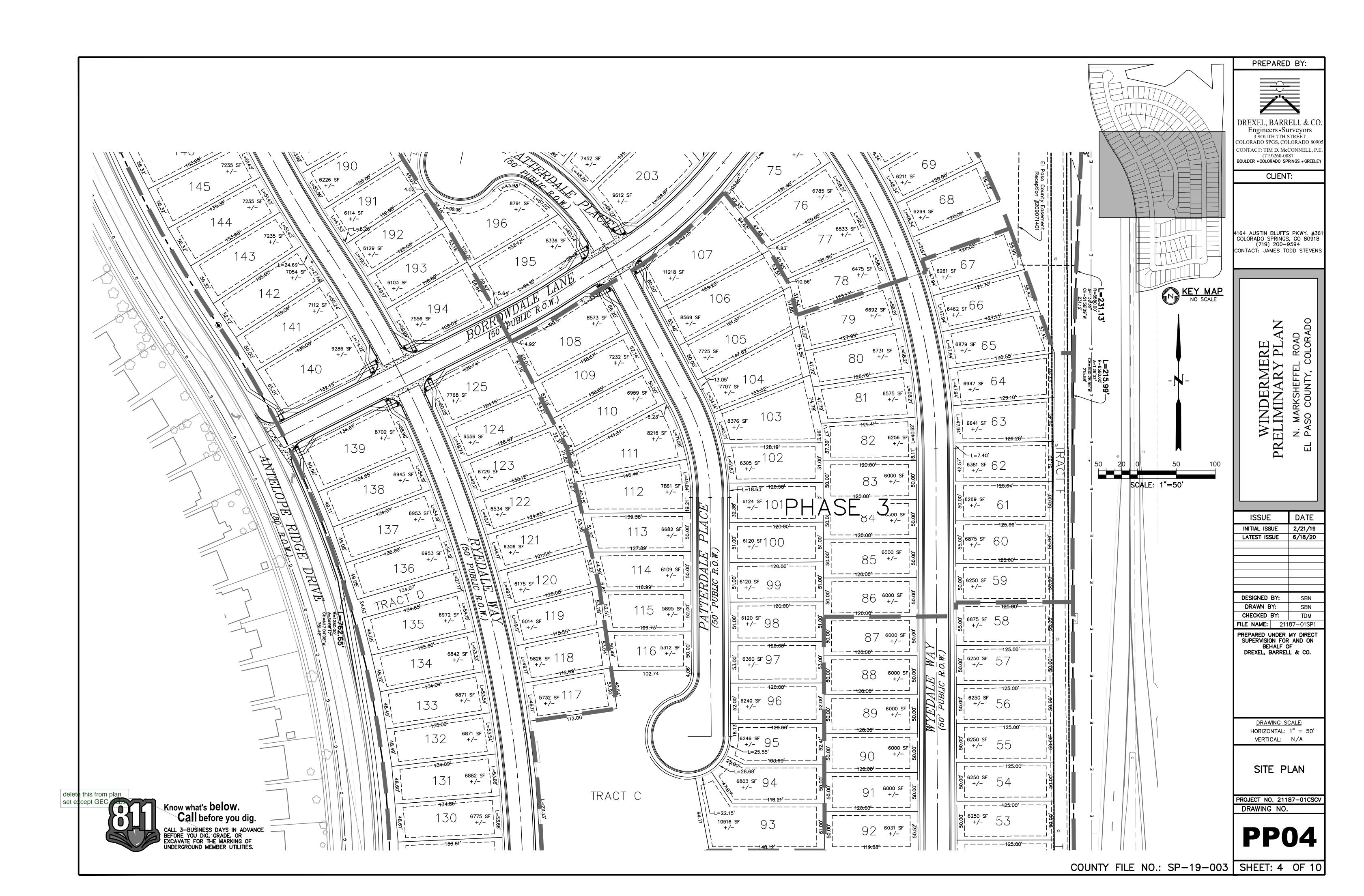
INITIAL ISSUE	2/21/19
LATEST ISSUE	6/18/20
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM

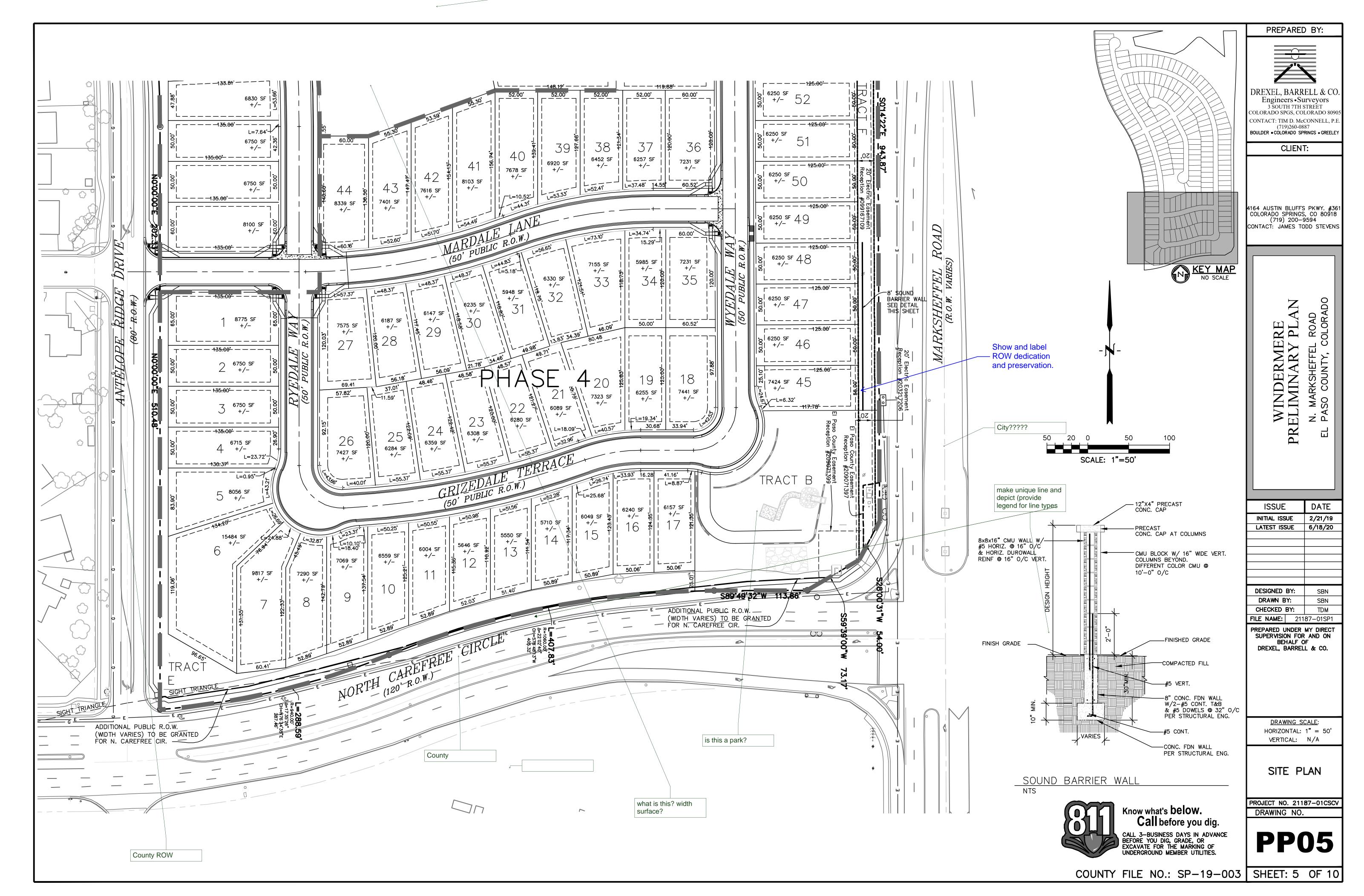
HORIZONTAL: 1" = 100

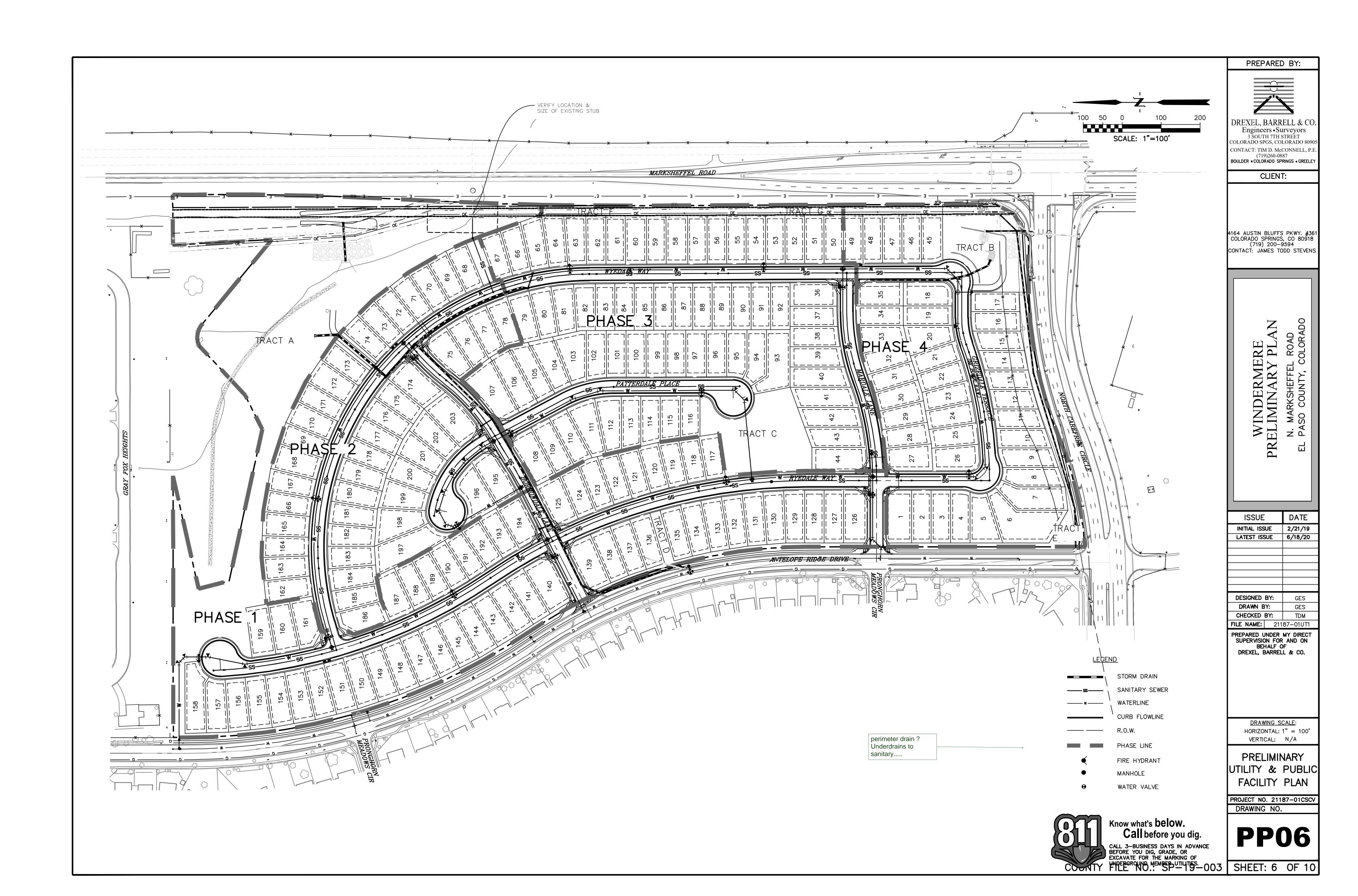
PP02

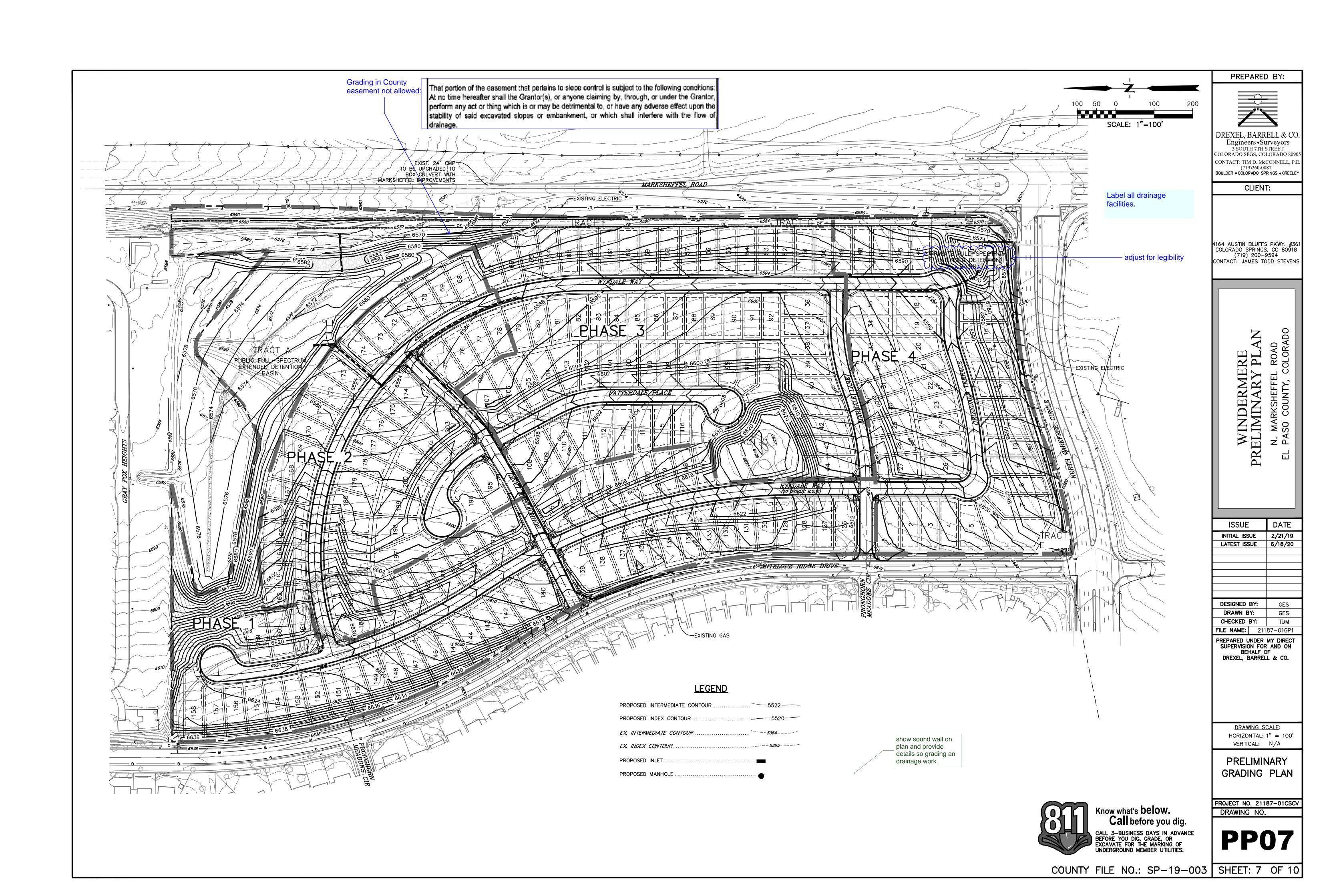
COUNTY FILE NO.: SP-19-003 SHEET: 2 OF 10



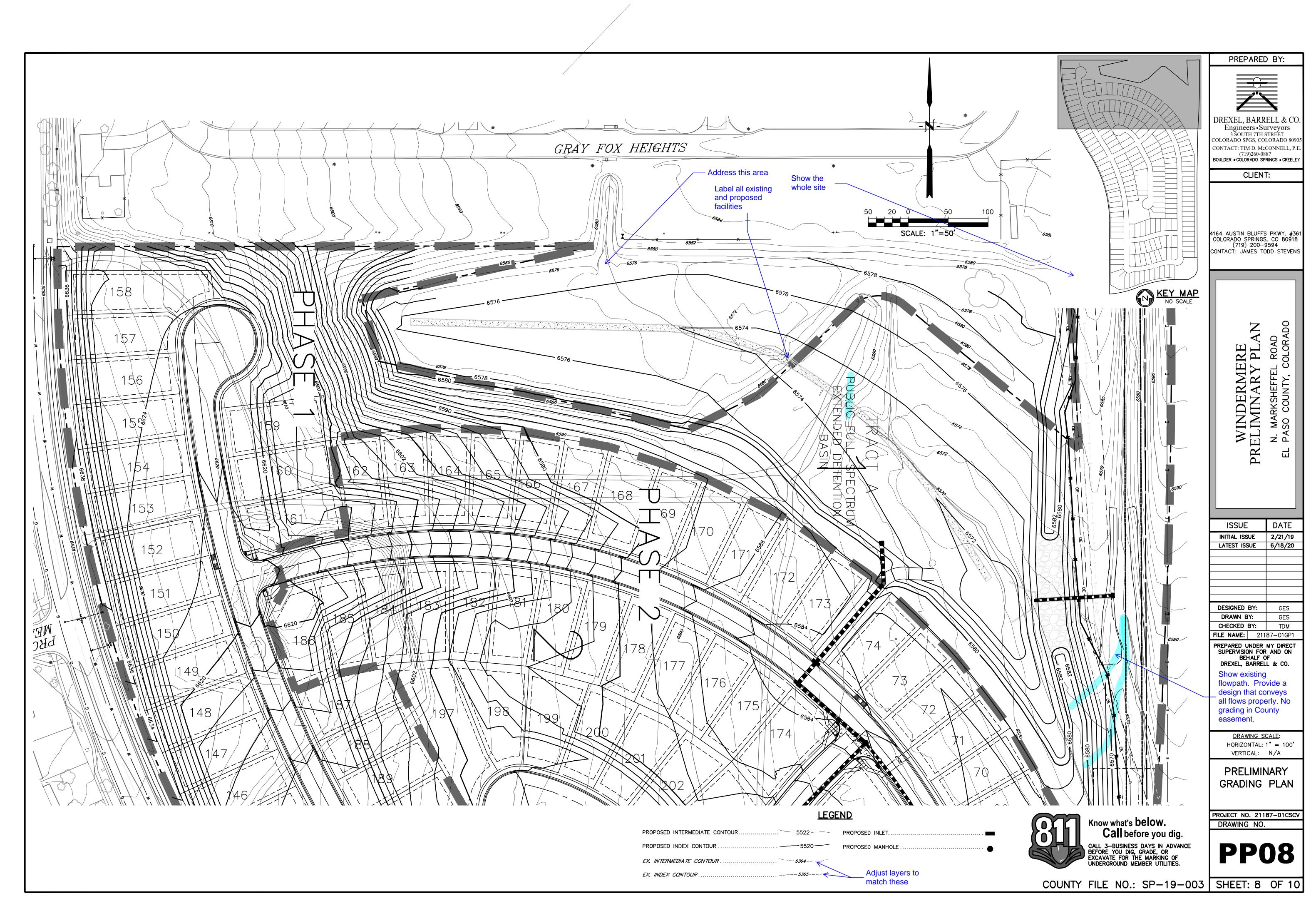


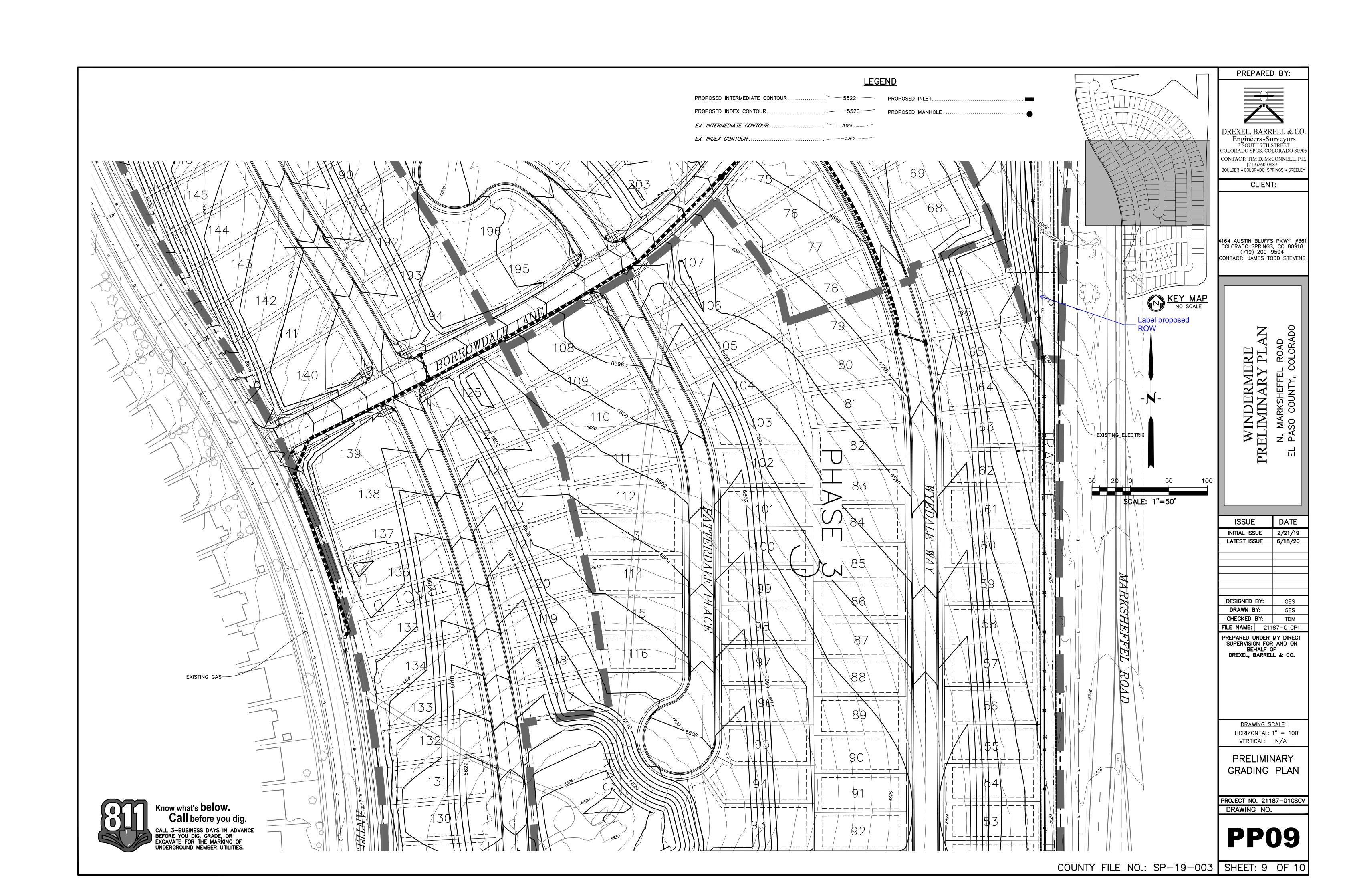


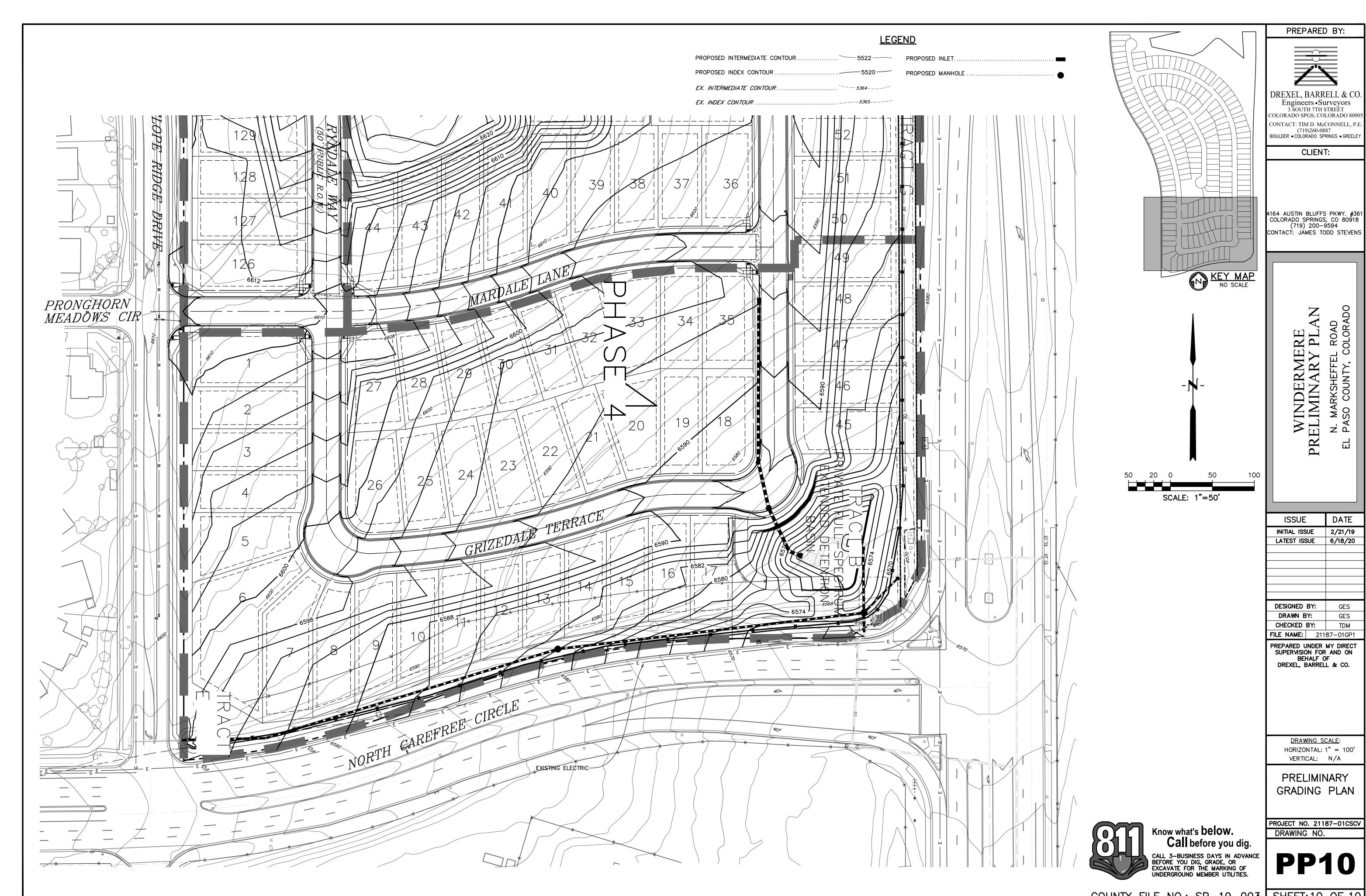




title every sheet







COUNTY FILE NO.: SP-19-003 SHEET:10 OF 10

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

Arrow (3)

RCULAR
THAT BEARS
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THAT COUNTY
COUNTY
THAT BEARS
THAT BEARS
THAT COUNTY

Subject: Arrow

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdparsons

Date: 8/20/2020 4:56:11 PM

Status: Color: ■ Layer: Space:



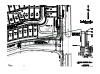
Subject: Arrow

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.

manual republication of the second se

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

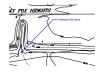
Status: Color: Layer: Space: Show the adjacent property/ROW lines

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

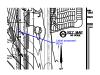
Page Label: [8] 8 21187-01GP1 - GP2

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 Split the ROW out and show as dedication. Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice Date: 8/17/2020 2:40:33 PM Status: Color: Layer: Space: Subject: Callout Add: Side lot swales shall be constructed between Page Label: [1] 1 21187-01CV1 - DP01 each lot to the street by the homebuilders. Author: dsdrice Date: 8/17/2020 3:16:05 PM IN ACCOMPANCE WITH ALL EL PASO COUNTY VT SERVICES DEPARTMENT AND UNITED STATES POSTAL Status: Color: Layer: Space: Subject: Callout PACE/ LANDSCAPE TRACTS SHALL BE LIF 'OR MAINTENANCE AND EMERGENCY VEHIC G IN: THIS SITE, WINDERMERE, IS NOT WITH DETERMINED BY THE FLOOD INSURANCE I 0543F≪L 08041C0539F EFFECTIVE DECEM Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice FILINGS 1, 2, 3 AND 4, SHALL BE LIMI Date: 8/17/2020 8:40:22 AM WING REPORTS HAVE BEEN SUBMITTED AN NG & COMMUNITY DEVELOPMENT SERVICE: IDY, WATER AVAILABILITY STUDY, DEVELOR BY DRAINAGE REPORT. Status: Color: Layer: Space: Subject: Callout STE, WEDERHERE, IS NOT WITH A DESCRIPT F.E.M.A. ED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANE 000410055W, EFFECTIVE DECEMBER 7, 2018. delete "services" Page Label: [1] 1 21187-01CV1 - DP01 DOMOGRAFIE, EDECUMENT 7, 2018.

2, 3 AND 4, SHALL BE LIMITED 10 A TOTAL OF 250 LOTS.

5) HAVE BEEN SUBMITTED AND ANE ON FILE AT THE SL PAGO INSTY EXPELIPMENT SERVICES ESPACHMENT SOLS AND ANALMALITY SELVE, EXPLORANT PERSONS CONTROL REPORT, Author: dsdrice HE CONDUCTED UNDER MAY LOT PRIOR TO THE APPROVAL OF THE HEREOT COLORED FLASS BY THE EL PAGE COUNTY PLANNING & TEXPACES FOR PARTHERS. SERVICE FOR THE SUBDIVISION IS PROVIDED BY THE BALECT TO THE DESTRICT'S BLLES AND SPECIFICATIONS. Date: 8/17/2020 8:50:12 AM Status: Color: Layer: Space: ET HETROPOLITAN DISTRICIT AND WAINTAINED BY CHE SUBJECT TO THE DISTRICIT'S RULES AND SPECIFICATIC SUBJECT TO THE DISTRICIT'S RULES AND SPECIFICATIC delete "twenty-" DUR INTERVAL SHOWN ON PLAN 2'. C UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDE! Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice N (10) FEET CHR FIVE (5) FEET : TWENTY-FIVE (5) FEET IVISON PERIMETER: 20' Date: 8/17/2020 8:50:36 AM PENSPACE/ LANDSCAPE TRACTS SHALL BE LIMITED EPT FOR MAINTENANCE AND EMERGENCY VEHICLES. Status: PLAN: THIS SITE, WINDERWERE, IS NOT WITHIN A Color: Layer: Space: Subject: Callout UNITED STATES POSTAL pedestrian Page Label: [1] 1 21187-01CV1 - DP01 HANDICAP RAMPS PER Author: dsdrice — pedestrian : DEVELOPMENT SHALL
) BY THE HOMEOWNERS Date: 8/17/2020 9:00:30 AM Status: Color: Layer: Space:



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

SPECIAL MATERIAL PROPERTY FROM LYNN STATE LAND STATE LA	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
O THE PERMETER OF THE DEVELOPMEN D OWNER DAWN MAINTAINED BY THE HOW NOWED TO PROMPET PARKET HOMES FROM ROAD.————————————————————————————————————	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 8/20/2020 4:57:12 PM Status: Color: ■ Layer: Space:	constituion
check to see if the is in Datrict	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 Districtif 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
TOTAL OF THE PROPERTY OF THE P	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 8/20/2020 5:02:12 PM Status: Color: Layer: Space:	totalAC
IMINARY GRADING PLAN add (will need to sign plant also) add to LOI silbo JAMES TODD STEVI	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 title every page Page Label: [2] 2 21187-01SP1 - SP1 Author: dsdparsons Date: 8/20/2020 5:03:46 PM Status: Color: Layer: Space: Subject: Callout phase plan Page Label: [2] 2 21187-01SP1 - SP1 Author: dsdparsons Date: 8/20/2020 5:04:05 PM Status: Color: Layer: Space: Subject: Callout preliminary plan Page Label: [3] 3 21187-01SP1 - SP2 Author: dsdparsons Date: 8/20/2020 5:04:19 PM Status: Color: Layer: Space: Subject: Callout phase plan Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 8/20/2020 5:04:42 PM Status: Color: Layer: Space: Subject: Callout preliinary plan Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 8/20/2020 5:04:53 PM

Status: Color: Layer: Space:



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



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



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



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.....

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

Stills ervery sheart

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

THE REPORT OF THE PARTY OF THE

Subject: Cloud+

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdrice

Date: 8/17/2020 8:57:03 AM

Status: Color: Layer: Space: 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: Color: Layer: Space: HOA or district



Subject: Cloud+

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdrice

Date: 8/17/2020 9:04:00 AM

Status: Color: Layer: Space: HOA or district



Subject: Cloud+

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdrice

Date: 8/17/2020 9:52:54 PM

Status: Color: Layer: Space: and YES Antelope Ridge LLC...?

Delete (1)

ACCURDA SERVICES

Subject: Delete

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdrice

Date: 8/17/2020 8:59:50 AM

Status: Color: Layer: Space: Delete

Easements (1)



Subject: Easements

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdparsons **Date:** 8/20/2020 4:56:25 PM

Status: Color: ■ Layer: Space: Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Image (2)



Subject: Image

Page Label: [7] 7 21187-01GP1 - GP1

Author: dsdrice

Date: 8/17/2020 11:40:25 AM

Status: Color: Layer: Space:



Subject: Image

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 2:10:06 PM

Status: Color: Layer: Space:

Length Measurement (5)



Subject: Length Measurement

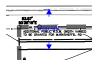
Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 2:12:09 PM

Status:
Color: Layer:
Space:

90.00 ft



Subject: Length Measurement

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 2:12:15 PM

Status: Color: Layer: Space: 105.00 ft



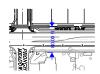
Subject: Length Measurement

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 9:34:20 AM

Status: Color: Layer: Space: 105.00 ft



Subject: Length Measurement

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 9:34:20 AM

Status: Color: Layer: Space:

80.00 ft



Subject: Length Measurement

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 9:34:20 AM

Status: Color: Layer: Space:

79.16 ft

Line (2)



Subject: Line

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 9:28:53 AM

Status: Color: Layer: Space:

ROW Preservation?

Subject: Line

Page Label: [2] 2 21187-01SP1 - SP1

Author: dsdrice

Date: 8/17/2020 9:29:05 AM

Status: Color: Layer: Space:

ROW dedication?

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: Layer: 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

Status: Color:

Layer: Space:

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

Status: Color: Layer: Space: 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

Status: Color: ■ Layer: Space: 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)



Subject: Text Box

Page Label: [7] 7 21187-01GP1 - GP1

Author: dsdrice

Date: 8/17/2020 11:42:26 AM

Status: Color: Layer: Space: Label all drainage facilities.



Subject: Text Box

Page Label: [1] 1 21187-01CV1 - DP01

Author: dsdrice

Date: 8/17/2020 11:45:14 AM

Status: Color: Layer: Space: See comment letter.

Provide all Preliminary Plan checklist items.

ROSS DENSITY: 3.6 DU/AC Subject: Text Box N0. 53294-00-0 and 53291-11-002?

5.000

Page Label: [1] 1 21187-01CV1 - DP01

and 53291-11-002?

Author: dsdrice

Date: 8/17/2020 9:02:02 AM

Status: Color: Layer: Space:

(13)

OTAGE:

JOTACE:



Subject:

Page Label: [8] 8 21187-01GP1 - GP2

Author: dsdrice

Date: 8/17/2020 2:34:58 PM

Status: Color: Layer: Space:



Subject:

Page Label: [8] 8 21187-01GP1 - GP2

Author: dsdrice

Date: 8/17/2020 2:35:08 PM

Status: Color: Layer: Space:



Subject:

Page Label: [8] 8 21187-01GP1 - GP2

Author: dsdrice

Date: 8/17/2020 2:37:36 PM

Status: Color: Layer: Space:

Subject:

LANDSCA Page Label: [1] 1 21187-01CV1 - DP01

ROW, LAI Author: dsdrice

Date: 8/17/2020 2:40:07 PM

I ANDSCA Status:

Color: Layer: Space:

Subject:

Page Label: [1] 1 21187-01CV1 - DP01

3. THE DETENTION PASO COUNTY.

Author: dsdrice

4. THE DETENTION WINDERMERE METRO

Date: 8/17/2020 8:22:33 AM

Status: Color: Layer: Space:

Subject: Managaria : Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice Date: 8/17/2020 8:22:38 AM LDE. Status: Color: Layer: Space: Subject: PUBLIC UTILITY/DRAINAGE EASEMENT Page Label: [1] 1 21187-01CV1 - DP01 T: TEN (10) FEET
SIDE: FIVE (5) FEET
REAR: TWENTY-FIVE (5) FEET
SUBDIVISION PERIMETER: 20' Author: dsdrice Date: 8/17/2020 8:23:50 AM ALL OPENSPACE/ LANDSCAPE TRAC . EXCEPT FOR MAINTENANCE AND E Status: Color: Layer: Space: WINDERMERE Subject: 3Y THE FLOOI Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice 41C0539F, EF Date: 8/17/2020 8:24:16 AM Status: **3 VVID 1** Color: Layer: Space: PLAIN: IHIS : Subject: AS DETERMINI Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice 41C0543F & Date: 8/17/2020 8:24:21 AM AFRE FILINGS Status: Color: Layer: Space: TALL BE LIMITED I Subject: Page Label: [1] 1 21187-01CV1 - DP01 UBMITTED AND ARENT SERVICES DEFUDY, DEVELOPMENT Author: dsdrice Date: 8/17/2020 8:49:12 AM Status: Color: Layer: Space: Subject: LL BE CONDUCTED Page Label: [1] 1 21187-01CV1 - DP01 OVERLOT GRADII
ENT SERVICES DEF Author: dsdrice Date: 8/17/2020 8:49:46 AM

TEWATER SERVICE

Status: Color: Layer: Space:

16. WI Subject:
Page Label: [1] 1 21187-01CV1 - DP01

(36") IS Author: dsdrice Subject: Date: 8/17/2020 8:57:11 AM Status: Color: Layer: Space: IVVI LIVI I Subject: D IN ACCORDANC Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdrice Date: 8/17/2020 8:59:47 AM Status: - -, .--. -Color: Layer: Space: