

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 SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:
1. N89°56'53"E, 670.94 FEET;
  2. S77°13'21"W, 296.79 FEET;
  3. S14°41'09"E, 81.11 FEET;
  4. S77°39'54"E, 397.87 FEET;
  5. N63°24'07"E, 97.95 FEET;
  6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
  7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.63 FEET;
  8. S50°34'05"E, 287.41 FEET;
  9. N03°10'04"W, 254.58 FEET;
  10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 58.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°36'10"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 460.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 7920.00 FEET, A CENTRAL ANGLE OF 03°20'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°03'51"W, 460.76 FEET;
3. S02°43'52"W, 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
4. 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°59'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
5. S00°15'17"E, 553.34 FEET;

THENCE S89°45'06"W, 150.34 FEET; THENCE S00°14'54"E, 33.28 FEET; THENCE S00°00'00"W, 125.29 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 169.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 20°27'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S79°46'01"W, 168.77 FEET; THENCE 264.28 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°27'45" AND BEING SUBTENDED BY A CHORD THAT BEARS S79°45'54"W, 262.88 FEET; THENCE S89°59'46"W, 177.94 FEET TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE:

1. N00°00'18"W, 202.36 FEET TO A POINT OF CURVE TO THE LEFT;
2. 762.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°04'26"W, 751.42 FEET;
3. 928.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°05'40"W, 914.73 FEET;
4. N00°09'38"W, 35.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 1,865,088 SQUARE FEET (42.8165 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH  
A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY-LINE LINE OF ANTELOPE RIDGE DRIVE:

1. S00°09'38"E, 35.51 FEET TO A POINT OF CURVE TO THE LEFT;
2. 928.37 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS S17°05'40"E, 914.73 FEET;
3. 762.65 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS S17°04'26"E, 751.42 FEET;
4. S00°00'18"E, 202.36 FEET TO THE POINT OF BEGINNING;

THENCE N89°59'46"E, 177.94 FEET TO A POINT OF CURVE TO THE LEFT; THENCE 264.28 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°27'45" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°45'54"E, 262.88 FEET; THENCE 169.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 20°27'58" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°46'01"E, 168.77 FEET;

THENCE N90°00'00"E, 125.29 FEET; THENCE N00°14'54"W, 33.28 FEET; THENCE N89°45'06"E, 150.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°15'17"E, 590.53 FEET;
2. S29°00'24"W, 54.00 FEET;
3. S59°08'42"W, 73.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1. S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
2. 407.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 22°02'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S78°47'28"W, 405.32 FEET;
3. 288.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, SAID ARC HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°35'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S76°33'51"W, 287.47 FEET;

THENCE THE ALONG THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE N00°00'18"W, 510.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 403,264 SQUARE FEET (9.2577 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.

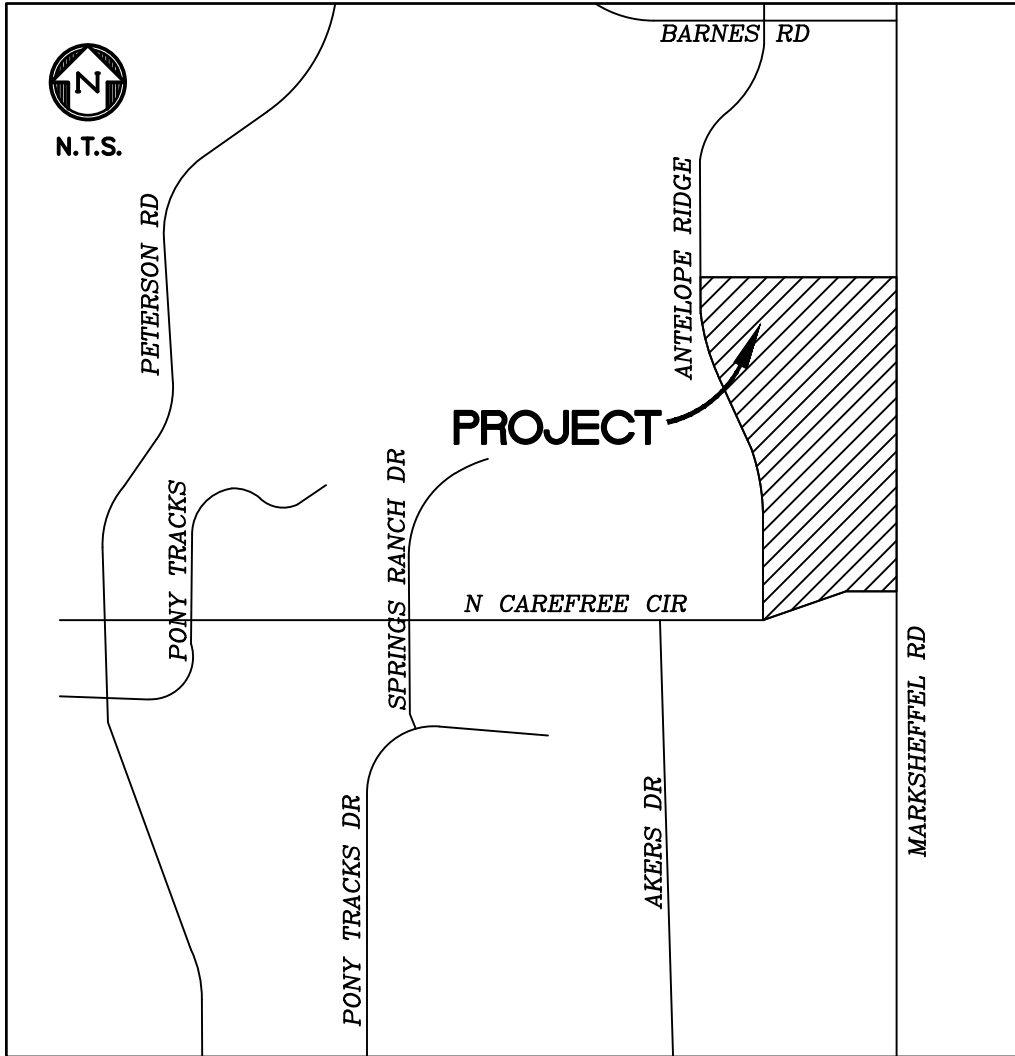
FOR A TOTAL OF 55.58 ACRES, MORE OR LESS.

# WINDERMERE

## PRELIMINARY PLAN

### E ½ OF SECTION 29, T13S, R65W OF THE 6TH P.M.

### EL PASO COUNTY, COLORADO



VICINITY MAP

NOT TO SCALE

### GENERAL NOTES

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.

2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.

3. THE DETENTION PONDS IN TRACTS A AND B SHALL BE DEDICATED TO AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.

4. THE NEIGHBORHOOD PARK IN TRACT C, FILING NO. 1 SHALL BE OWNED BY THE WINDERMERE METROPOLITAN DISTRICT AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS,

5. CONTOUR INTERVAL SHOWN ON PLAN 2'.

6. PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:

FRONT: FIVE (5) FEET  
SIDE: FIVE (5) FEET  
REAR: FIVE (5) FEET  
SUBDIVISION PERIMETER: TWENTY (20) FEET

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

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

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

7. ALL OPENSOURCE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

8. FLOOD PLAIN: THIS SITE, WINDERMERE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G & 08041C0539G, EFFECTIVE DECEMBER 7, 2018.

9. WINDERMERE FILINGS 1 AND 2 SHALL BE LIMITED TO A TOTAL OF 203 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.

10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.

11. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.

13. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.

14. COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.

15. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.

16. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.

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

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

20. THE 6'-8' HIGH CONCRETE FENCE: ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.

21. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE, NORTH CAREFREE CIRCLE OR MARKSHEFFEL ROAD.

22. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION. UNDERDRAINS TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.

23. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

24. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. AN AVIGATION EASEMENT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.

25. IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET OF FINISHED FLOOR ELEVATION, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE. BASEMENTS ARE PROHIBITED ON LOTS 72-74 AND 169-173.

#### SOIL & GEOLOGY CONDITIONS:

THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020 IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 72-74, 169-173  
EXPANSIVE SOILS: THROUGHOUT SITE  
COMPRESSIBLE SOILS: THROUGHOUT SITE  
HARD BEDROCK: THROUGHOUT SITE  
FLOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA  
CORROSIVE MINERALS: THROUGHOUT SITE  
FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND  
PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE  
RADON: THROUGHOUT SITE

IN THE ABSENCE OF GROUNDWATER MONITORING PROGRAM AND PRIOR TO THE APPROVAL OF THE PLAT. CGS RECOMMENDS IT BE DEMONSTRATED WHERE MITIGATION OF PERSISTENT GROUNDWATER IS TAKING PLACE FROM:  
- RAISING SITE GRADES;  
- NO GARDEN-LEVEL BASEMENT CONSTRUCTION; AND/OR  
- AN UNDERDRAIN SYSTEM

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
PHASE 1			
TRACT A (CHATEAU ANTELOPE RIDGE)	3.510 AC	DRAINAGE	WINDERMERE METRO DIST.
TRACT A	6.632 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT D	0.383 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TRACT C	0.268 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS	WINDERMERE METRO DIST.
TRACT G	1.006 AC	LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST./CHEROKEE METRO DIST.
TRACT F	0.355 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
PHASE 2			
TRACT B	0.872 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT E	0.480 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TOTAL=	13.506 AC		

#### SHEET INDEX

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

#### SITE DATA:

OWNER: JAMES TODD STEVENS, EAGLE DEVELOPMENT COMPANY & YES ANTELOPE RIDGE, LLC (TRACT A, CHATEAU AT ANTELOPE RIDGE)

DEVELOPER: WINDSOR RIDGE HOMES/JAMES TODD STEVENS

PROPOSED SITE AREA: 55.58 ACRES

ZONING: RS-5000

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
203 LOTS  
GROSS DENSITY: 3.6 DU/ACRE

TAX SCHEDULE #: 53291-11-002, 53294-00-16, 53291-00-004

TOTAL LOT AREA: 32 AC (58%)

NET DENSITY: 6.3 DU/AC

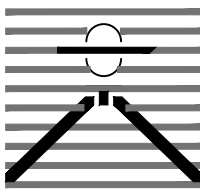
GROSS DENSITY: 3.7 DU/AC

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
PHASE 1: SINGLE FAMILY	6.3 DU/AC	163 LOTS	25.88	46.6%
PHASE 2: SINGLE FAMILY	6.3 DU/AC	40 LOTS	6.35	11.4%
ROAD ROW	N/A	N/A	9.84	17.7%
TRACTS	N/A	N/A	13.51	24.3%
TOTAL	6.3 DU/AC	203 LOTS	55.58	100%

THE FEES PER SUBDIVISION LOT IN LIEU OF PARK LAND DEDICATION ARE AS FOLLOWS. THE REQUIRED FEES IN LIEU FOR THIS PROJECT ARE:

	2019 FEES/LOT	TOTAL (203 LOTS)
URBAN NEIGHBORHOOD	\$113	\$22,393
URBAN COMMUNITY	\$179	\$35,525
REGIONAL	\$456	\$92,568
TOTAL	\$744	\$151,032

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3500 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	2/10/21

DESIGNED BY:	SBN
DRAWN BY:	SBN
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'  
VERTICAL: N/A

PRELIMINARY  
PLAN

PROJECT NO. 21187-01CSGV

DRAWING NO.

PP01

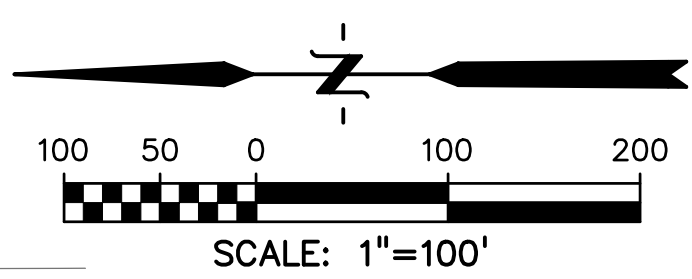
SHEET: 1 OF 10

COUNTY FILE NO.: SP-19-003



WINDERMERE  
PRELIMINARY PLAN

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



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

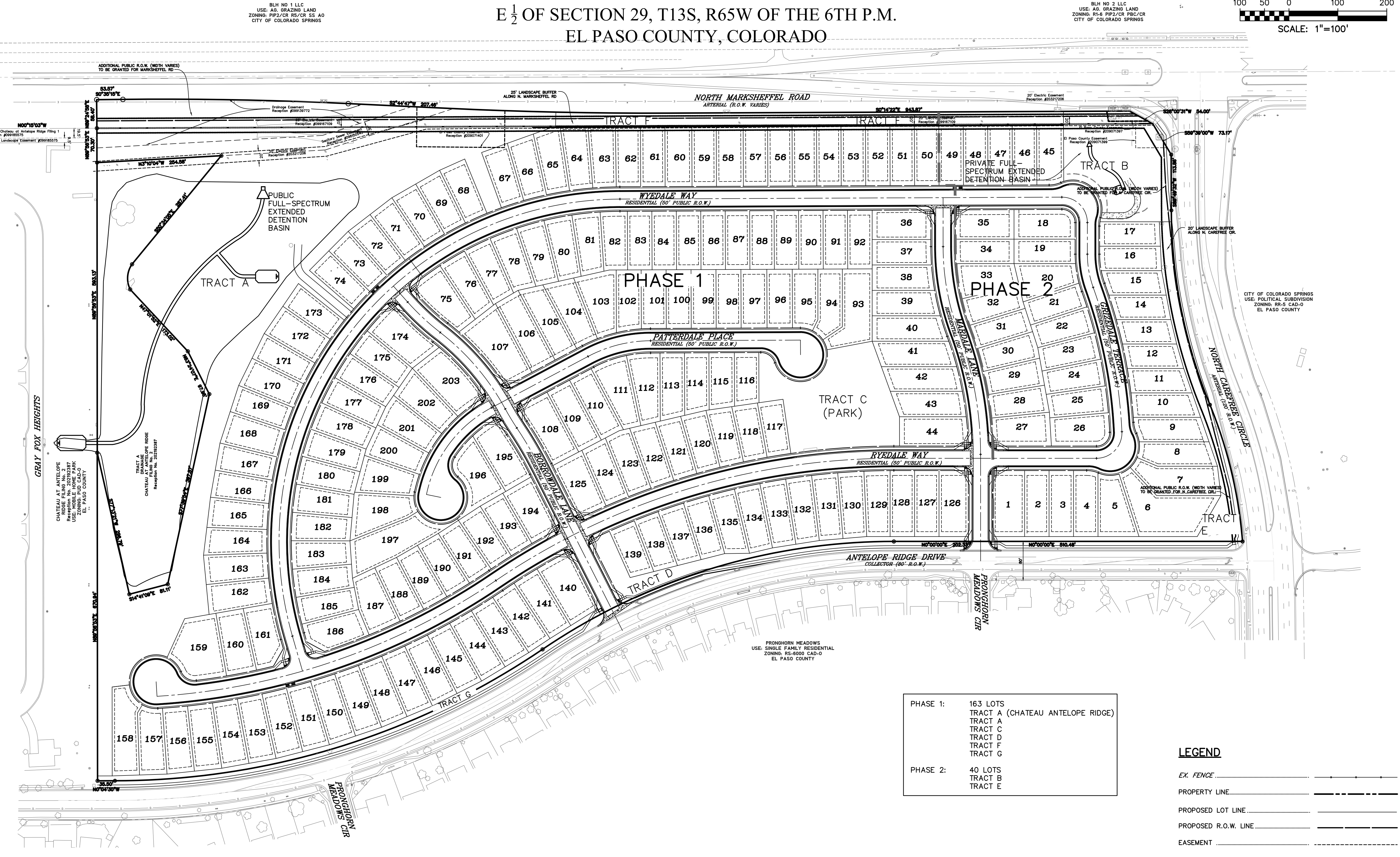
ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	2/10/21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

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

OVERALL SITE  
PHASE PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

PP02



- PHASE 1: 163 LOTS  
TRACT A (CHATEAU ANTELOPE RIDGE)  
TRACT A  
TRACT C  
TRACT D  
TRACT F  
TRACT G
- PHASE 2: 40 LOTS  
TRACT B  
TRACT E

LEGEND

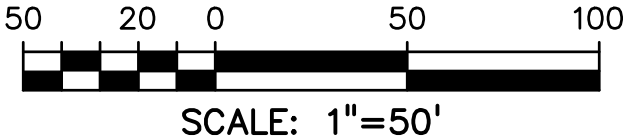
EX. FENCE	_____
PROPERTY LINE	_____
PROPOSED LOT LINE	_____
PROPOSED R.O.W. LINE	_____
EASEMENT	_____
PROPOSED WALL	_____



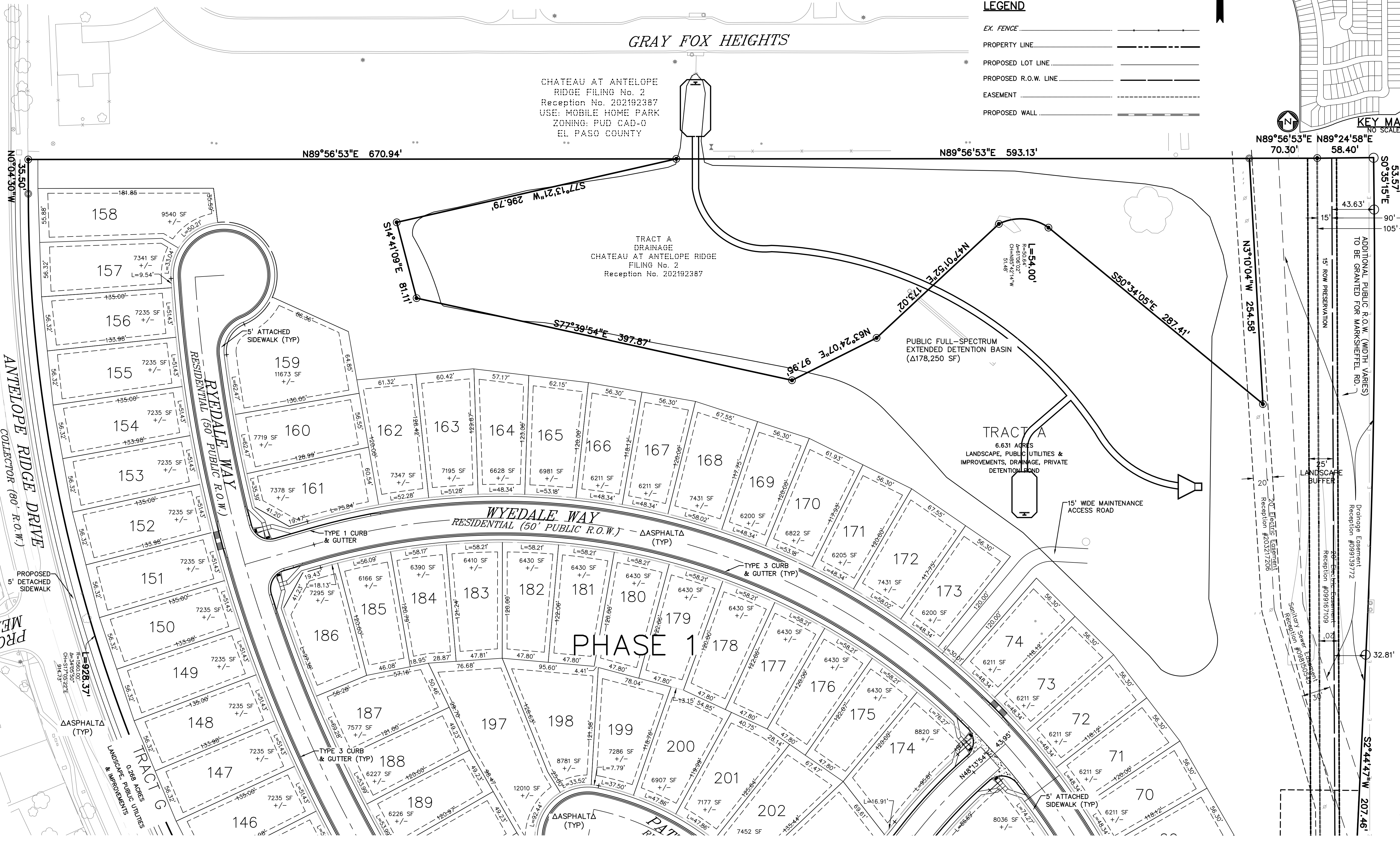
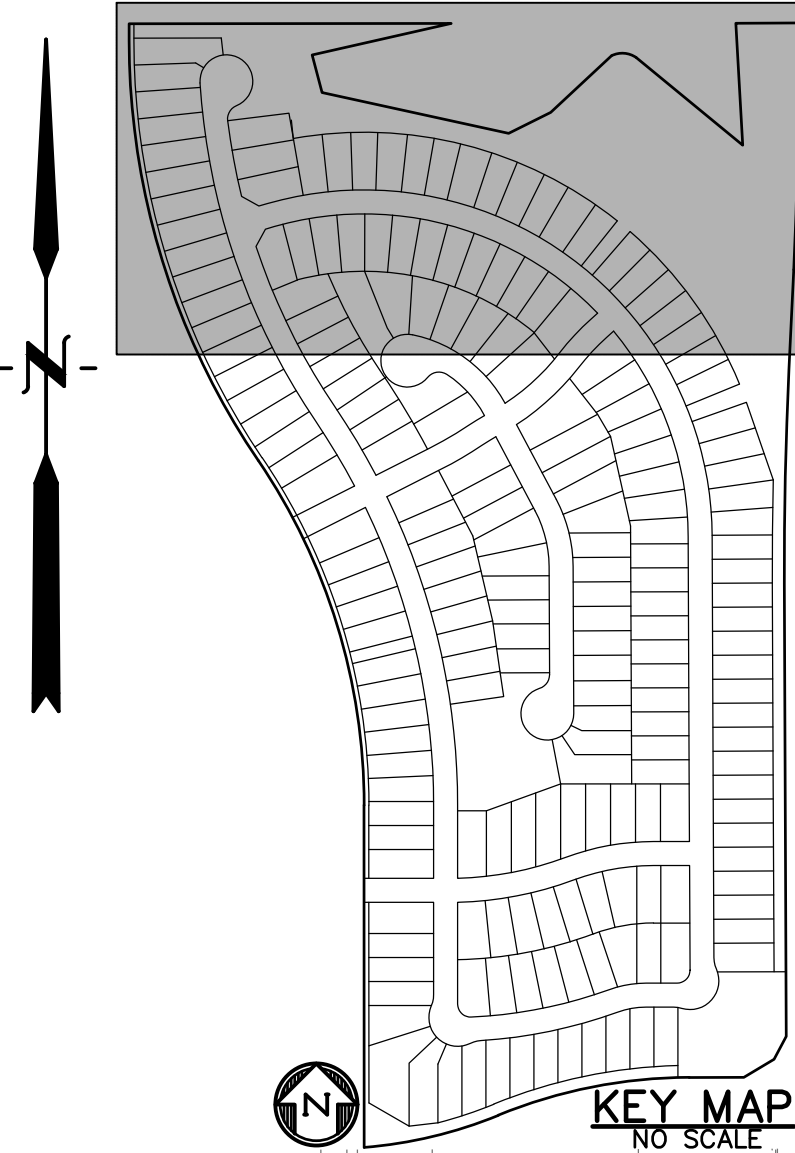
# WINDERMERE

## PRELIMINARY PLAN

E ½ OF SECTION 29, T13S, R65W OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



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



PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO 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	2/10/21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1

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

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

PRELIMINARY  
SITE PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

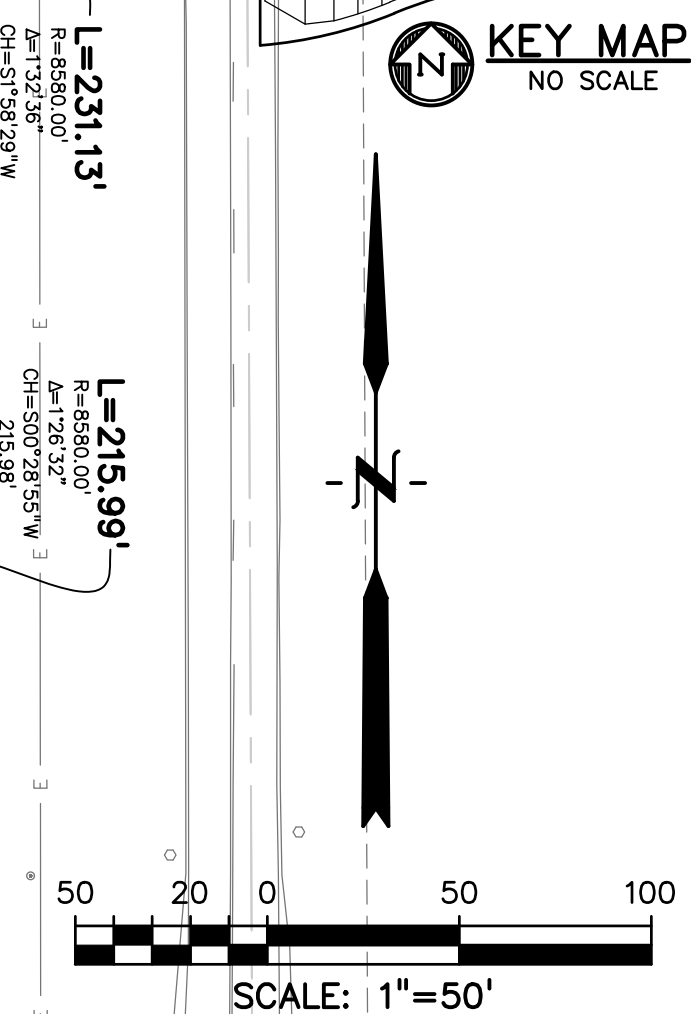
**PP03**

COUNTY FILE NO.: SP-19-003

SHEET: 3 OF 10



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



164 AUSTIN BLUFFS PKWY. #361  
COLORADO SPRINGS, CO 80918  
(719) 200-9594  
CONTACT: JAMES TODD STEVENS

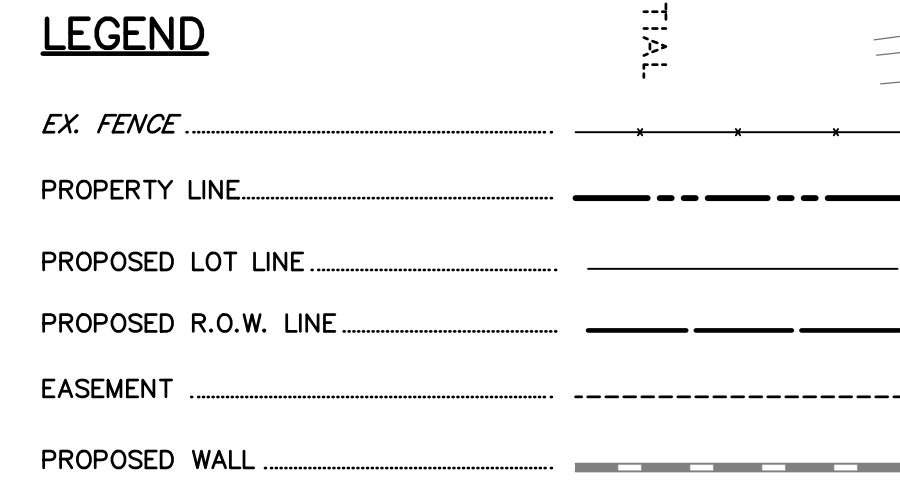
ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	2/10/21

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SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

# PRELIMINARY SITE PLAN

# PP04

SHEET: 4 OF 10

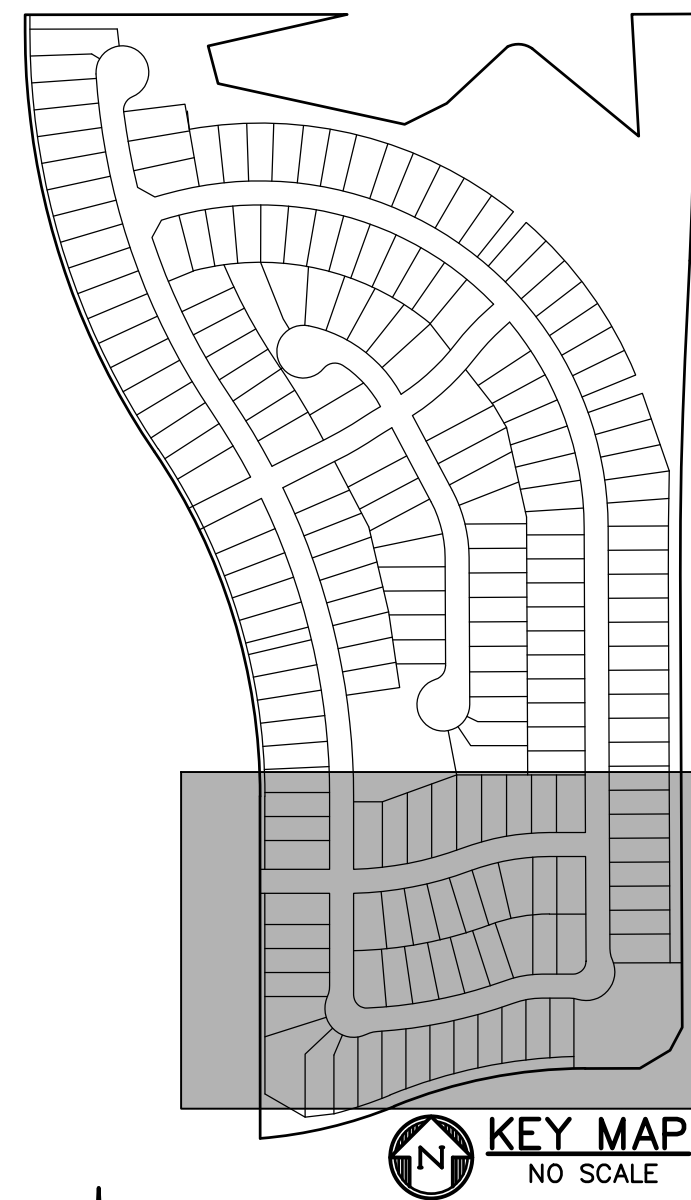




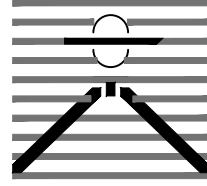
# WINDERMERE

## PRELIMINARY PLAN

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



PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
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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	2/10/21

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1

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

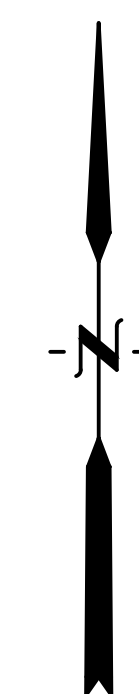
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

## PRELIMINARY SITE PLAN

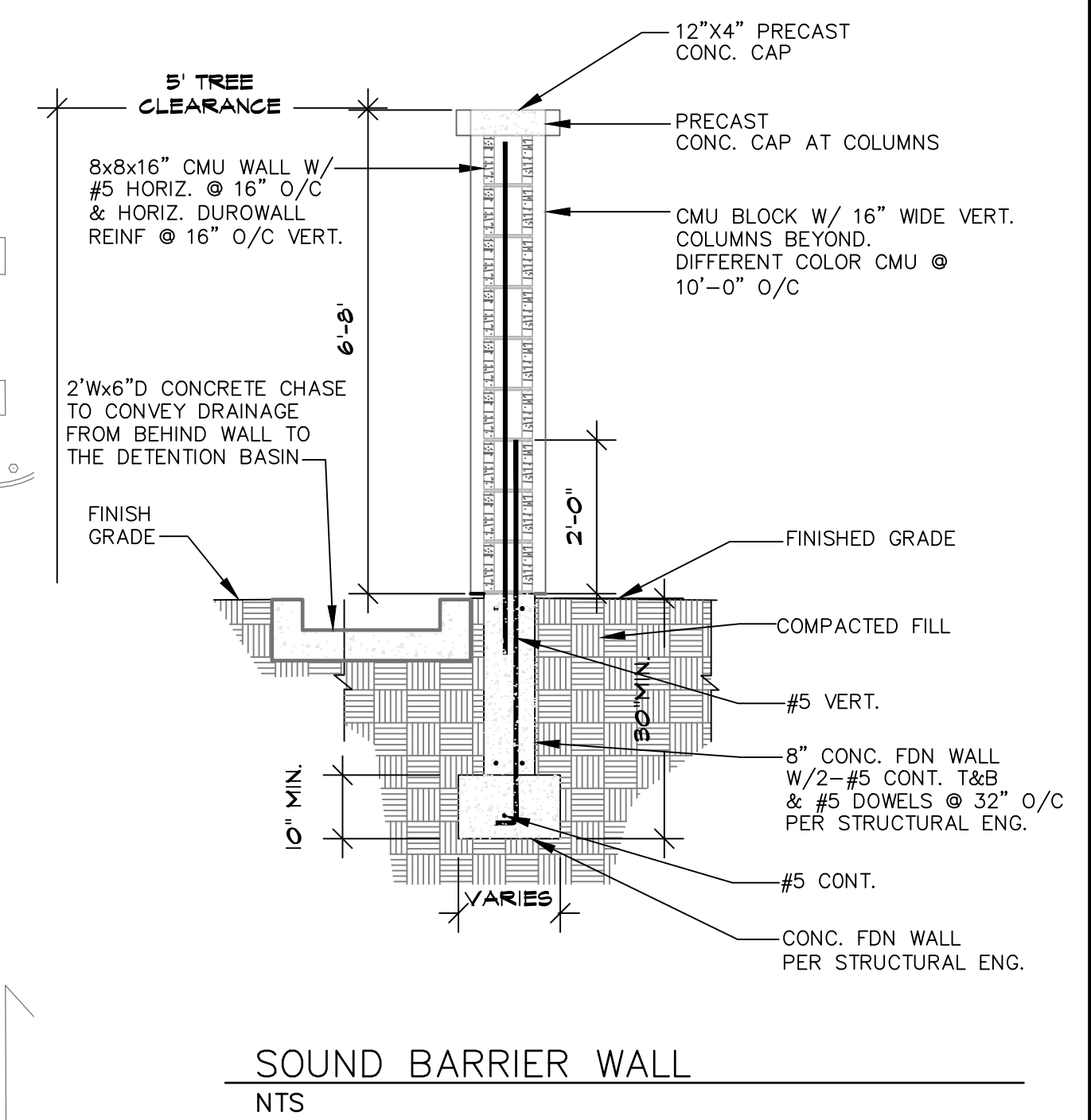
PROJECT NO. 21187-01SCV  
DRAWING NO.

# PP05

SHEET: 5 OF 10

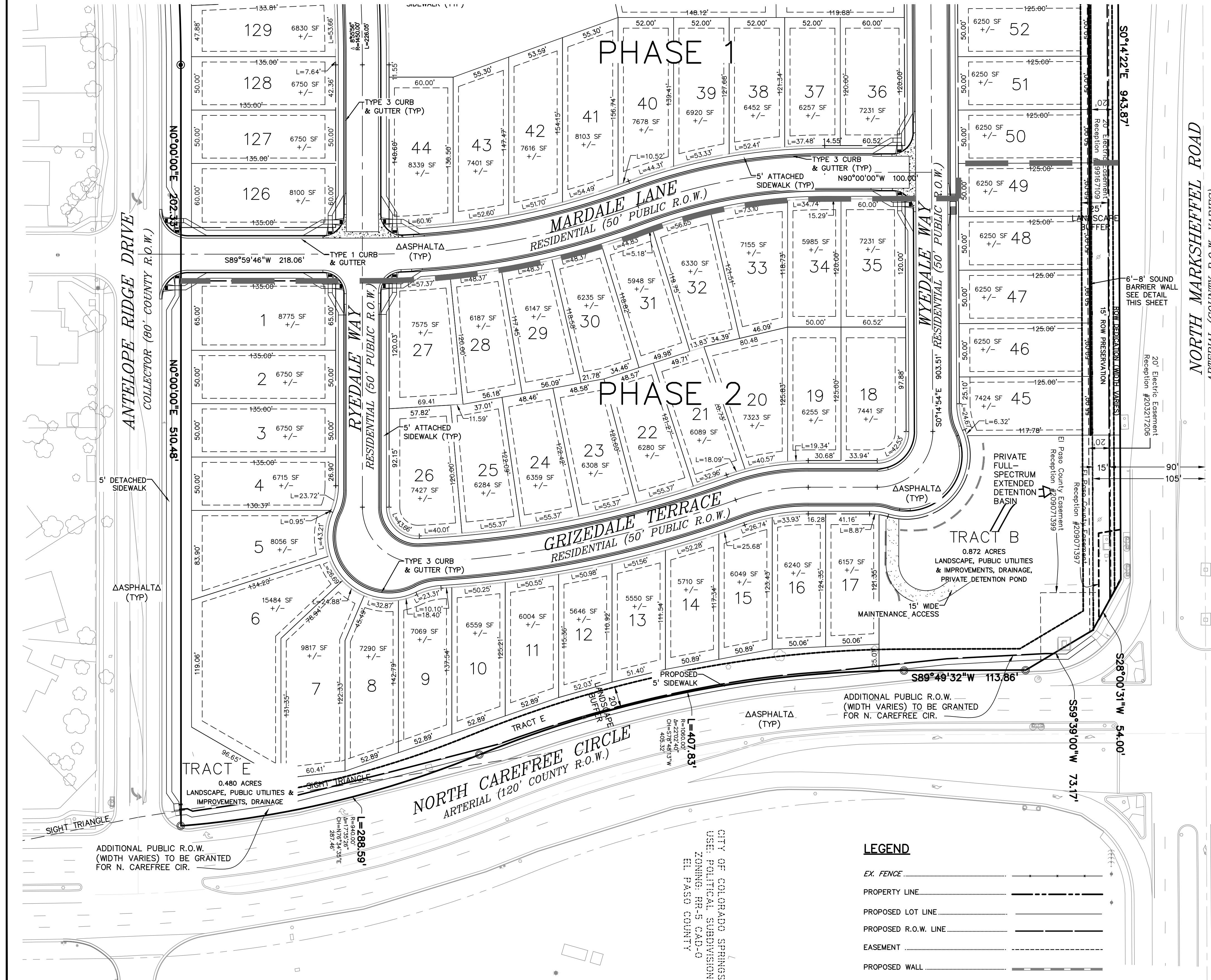


SCALE: 1"=50'



### LEGEND

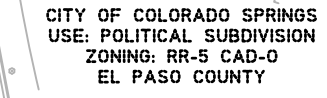
EX. FENCE	_____
PROPERTY LINE	_____
PROPOSED LOT LINE	_____
PROPOSED R.O.W. LINE	_____
EASEMENT	_____
PROPOSED WALL	_____





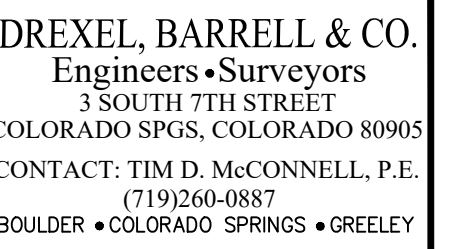
PRELIMINARY PLAN  
E  $\frac{1}{2}$  OF SECTION 29, T13S, R65W OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

BLH NO 2 LLC  
USE: AG. GRAZING LAND  
ZONING: R1-6 PIP2/CR PBC/CR  
CITY OF COLORADO SPRINGS



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

- PREPARED BY:



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

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

PREPARED UNDER MY DIRECT  
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BEHALF OF  
DREXEL, BARRELL & CO.

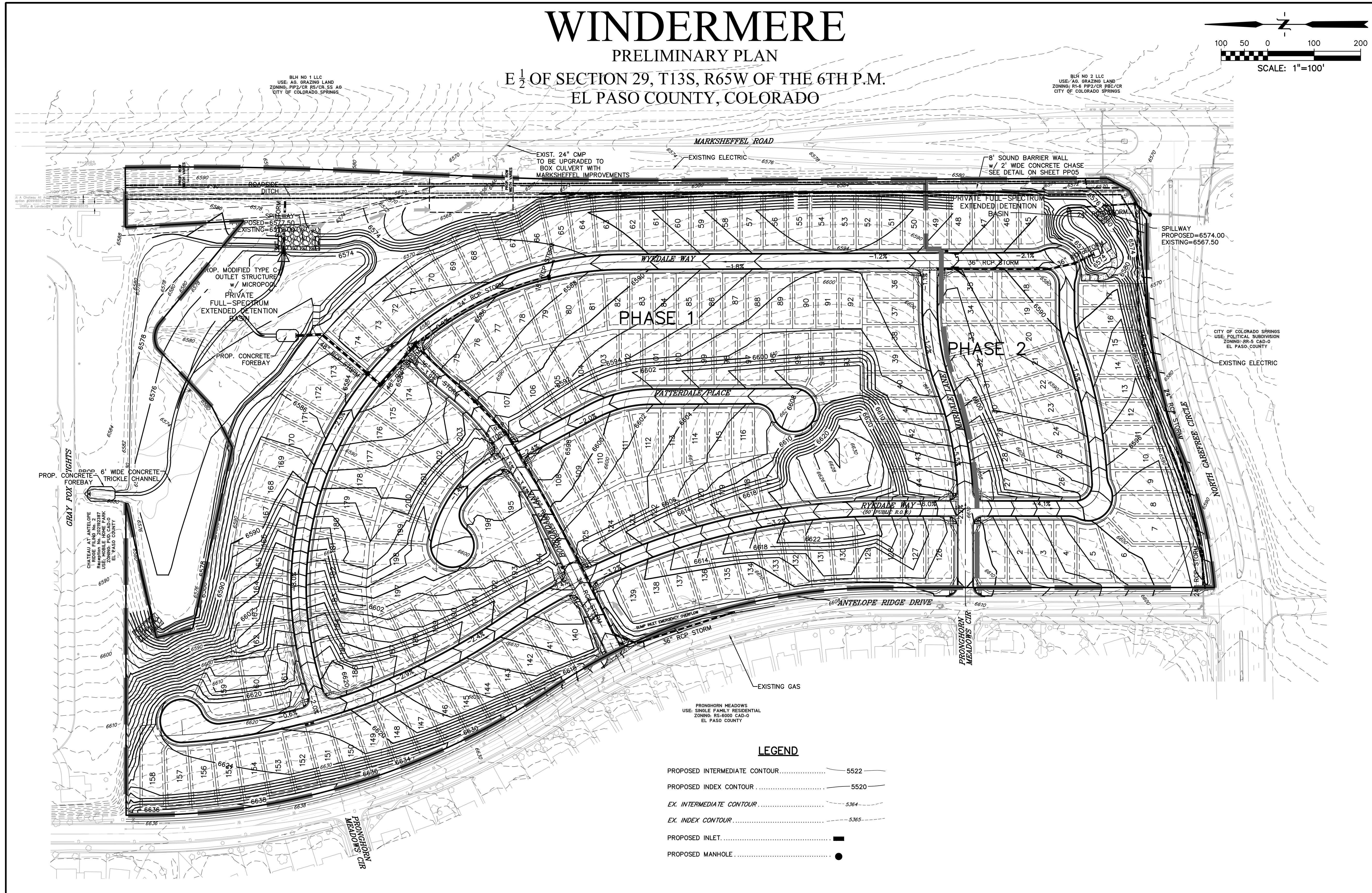
DRAWING SCALE:  
HORIZONTAL: 1" = 100'  
VERTICAL: N/A

PRELIMINARY  
UTILITY & PUBLIC  
FACILITY PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

# PP06

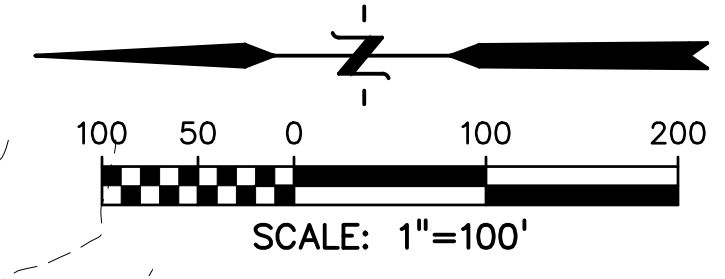




# WINDERMERE

## PRELIMINARY PLAN

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



PREPARED BY:

  
DREXEL, BARRELL & CO.  
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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	2/10/21

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.

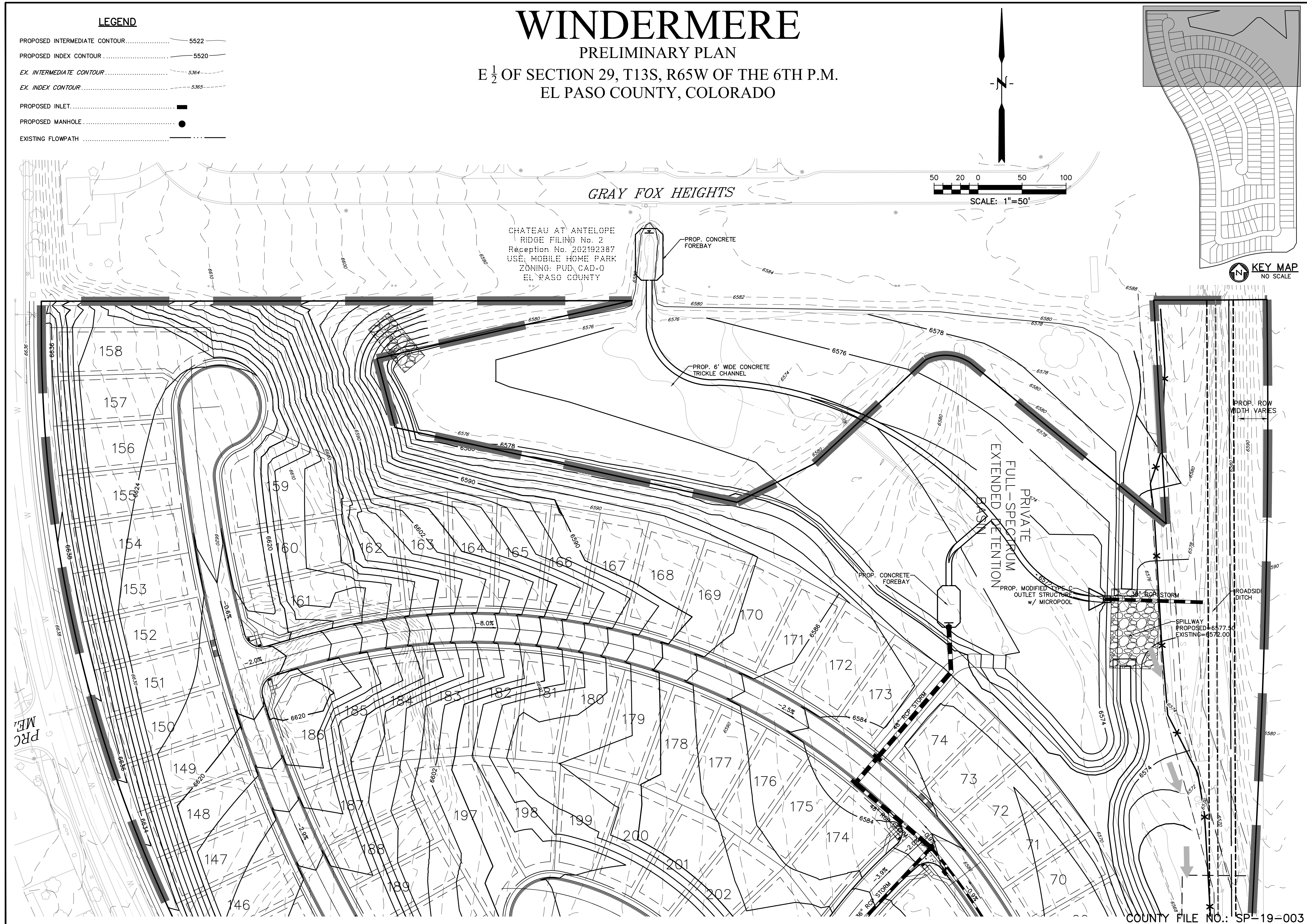
DRAWING SCALE:  
HORIZONTAL: 1" = 100'  
VERTICAL: N/A

## PRELIMINARY GRADING PLAN

PROJECT NO. 21187-01CSCV  
DRAWING NO.

# PP07





PREPARED BY:

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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	2/10/21
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.

PP08

SHEET: 8 OF 10

COUNTY FILE NO.: SP-19-003

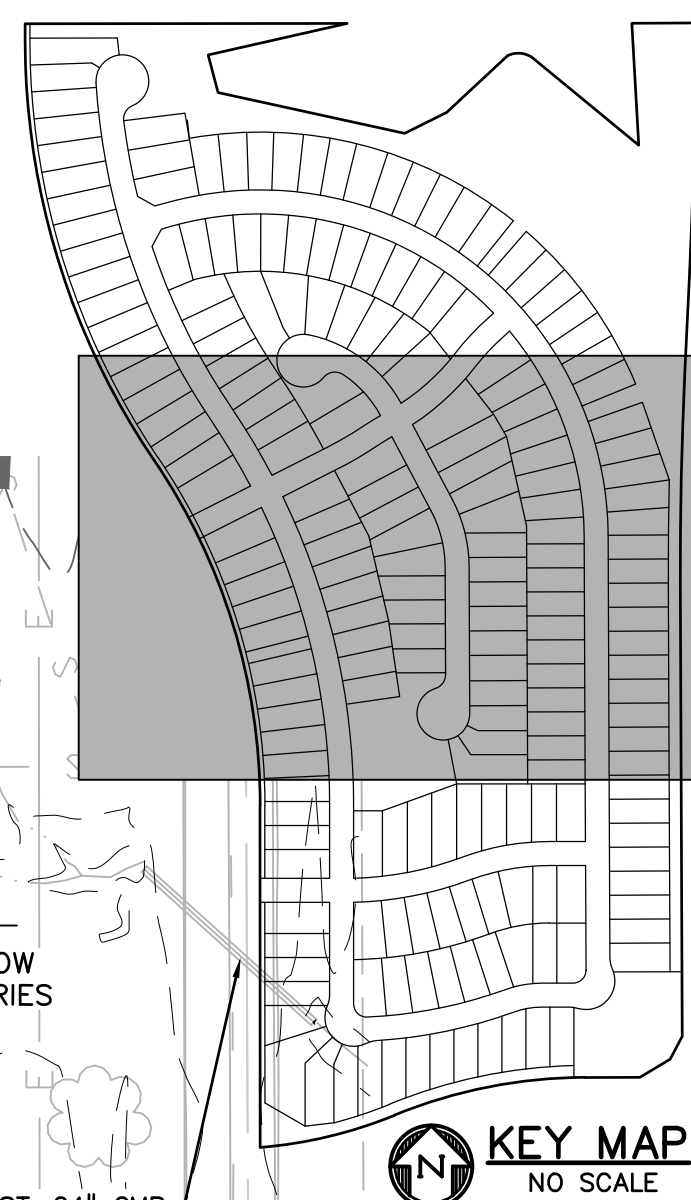


# WINDERMERE

## PRELIMINARY PLAN

E ½ OF SECTION 29, T13S, R65W OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

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



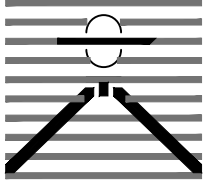
KEY MAP  
NO SCALE

SCALE: 1"=50'



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

**PREPARED BY:**

  
DREXEL, BARRELL & CO.  
Engineers-Surveyors  
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COLORADO SPRINGS, COLORADO 80905  
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**CLIENT:**

4164 AUSTIN BLUFFS PKWY, #381  
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	2/10/21

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

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

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

**PRELIMINARY  
GRADING PLAN**

PROJECT NO. 21187-01CSCV  
DRAWING NO.

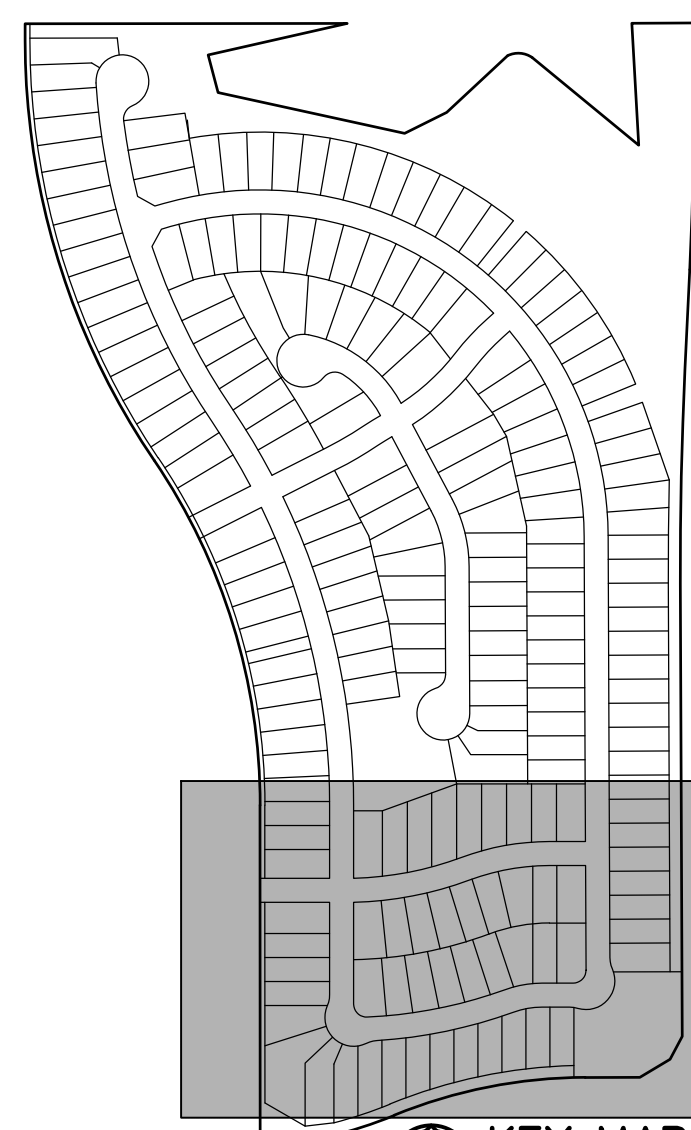
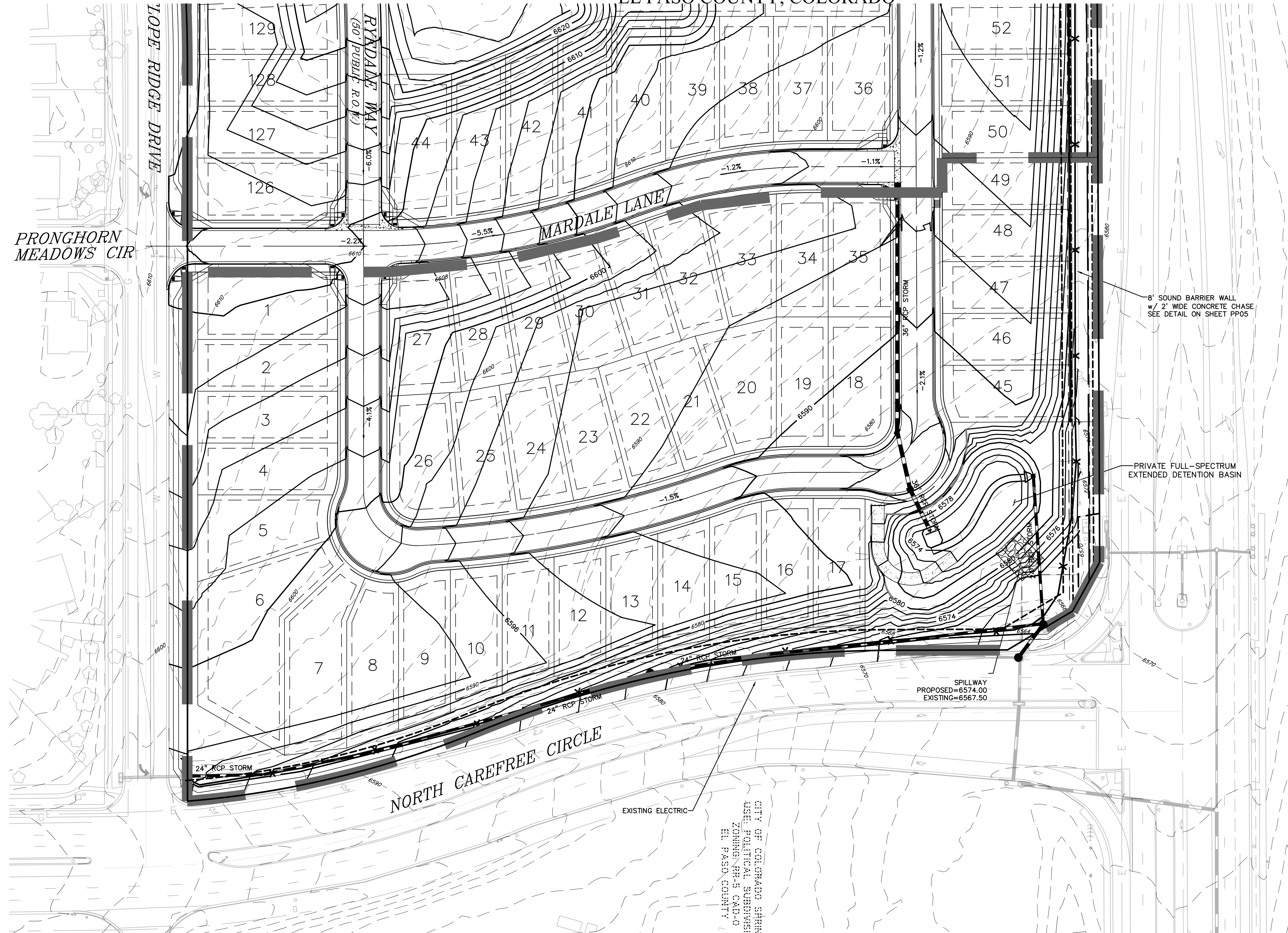
**PP09**



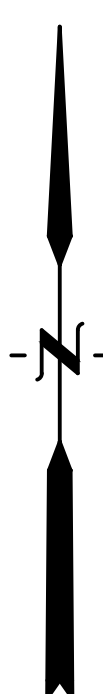
# WINDERMERE

PRELIMINARY PLAN

E ½ OF SECTION 29, T13S, R65W OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



KEY MAP  
NO SCALE



50 20 0 50 100  
SCALE: 1"=50'

### LEGEND

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

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
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COLORADO SPGS, COLORADO 80905  
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CLIENT:

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COLORADO SPRINGS, CO 80918  
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CONTACT: JAMES TODD STEVENS

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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	2/10/21
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	
<b>PRELIMINARY GRADING PLAN</b>	
PROJECT NO. 21187-01CSCV DRAWING NO.	
<b>PP10</b>	

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