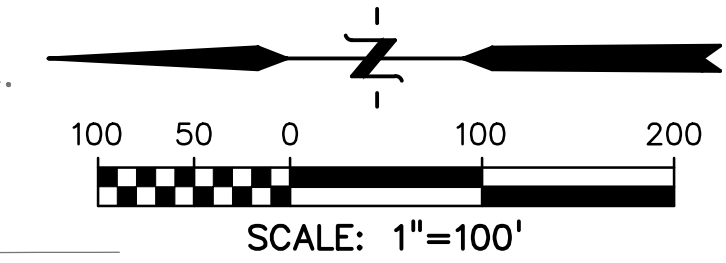


WINDERMERE PRELIMINARY PLAN

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

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



BLH NO 1 LLC
USE: AD. GRAZING LAND
ZONING: PIP2/CR, PBC/CR, SS, AD
CITY OF COLORADO SPRINGS

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	1/14/21

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

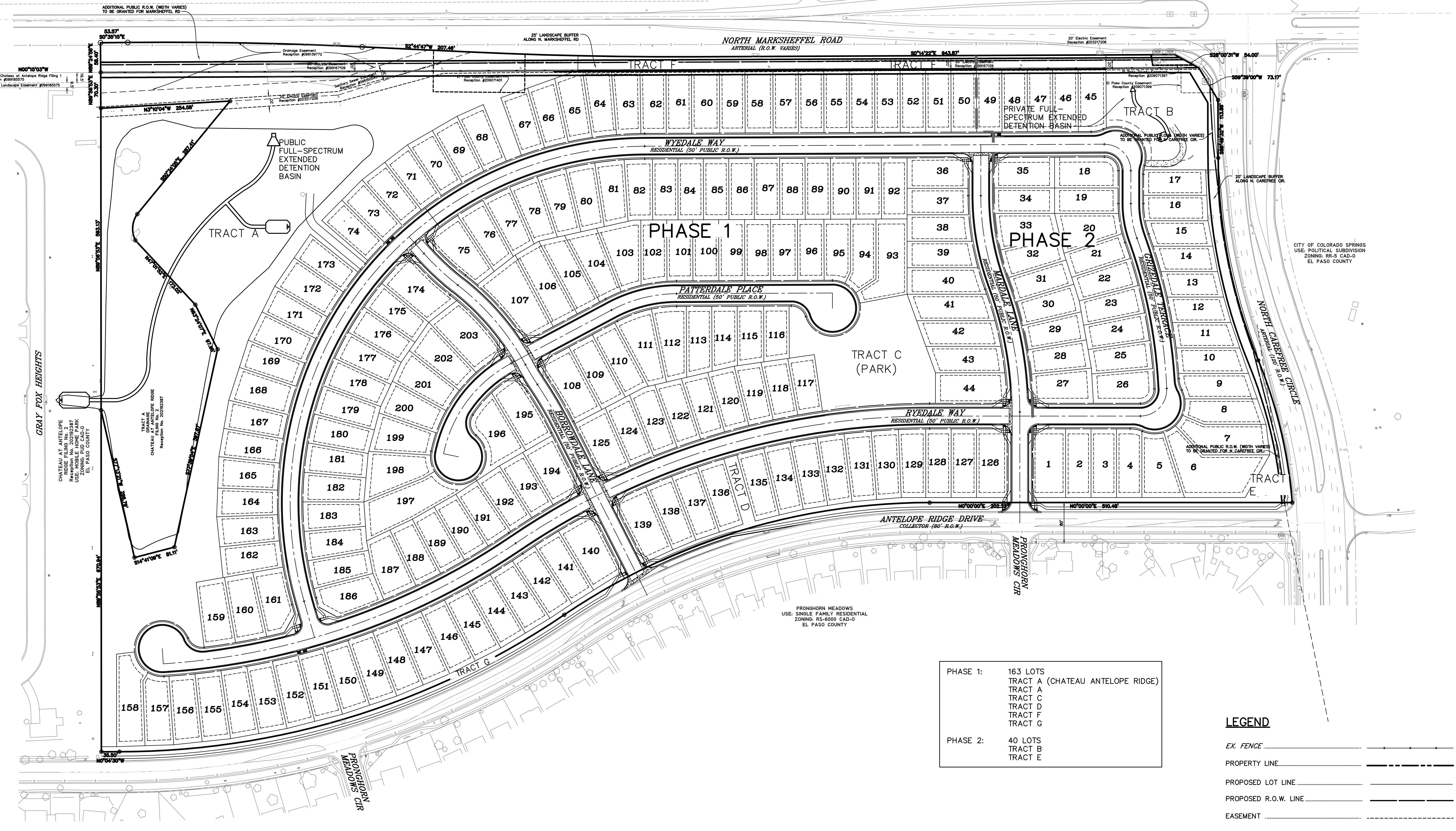
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

FRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-6000 CAD-D
EL PASO COUNTY

CITY OF COLORADO SPRINGS
USE: POLITICAL SUBDIVISION
ZONING: RR-5 CAD-D
EL PASO COUNTY

GRAY FOX HEIGHTS
CHATEAU AT WINDERMERE
RESUBDIVISION PLAN
RECEPTION NO. 202023287
ZONING: RR-5 CAD-D
EL PASO COUNTY

TRACT A
CHATEAU AT ANTELOPE RIDGE
RECEPTION NO. 202023287
ZONING: RR-5 CAD-D
EL PASO COUNTY

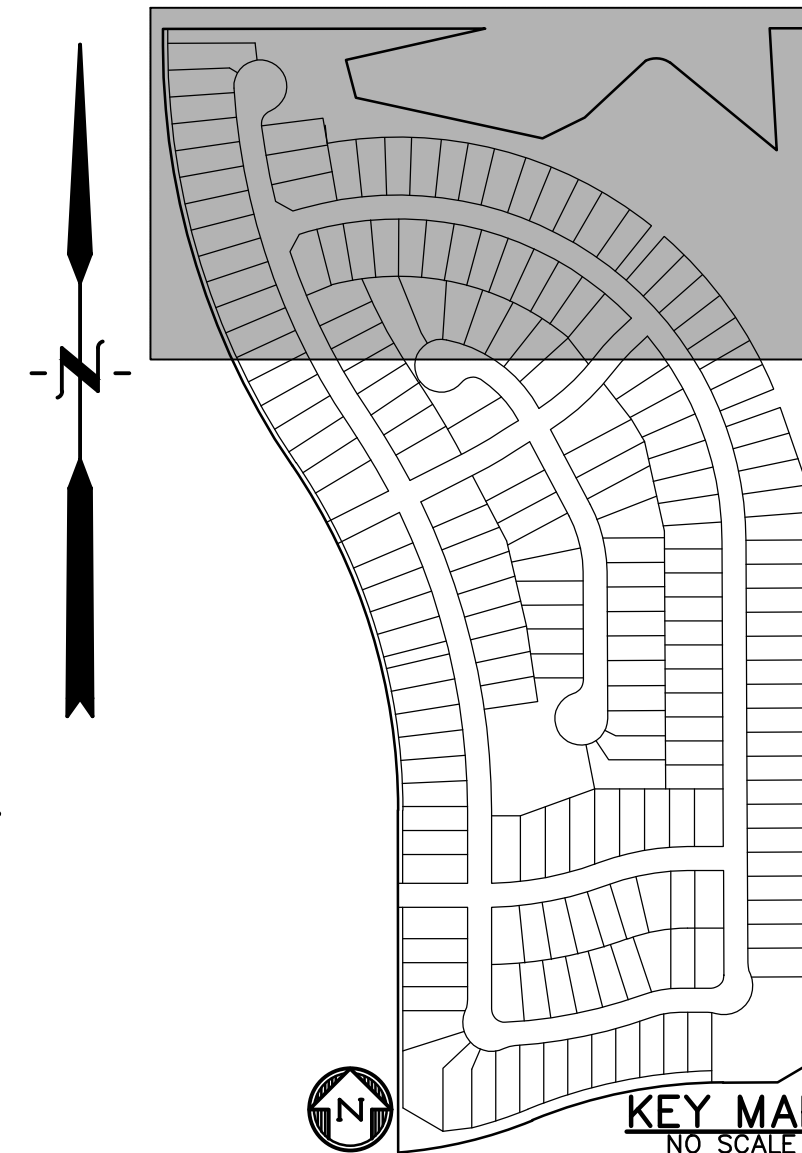
WINDERMERE PRELIMINARY PLAN

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

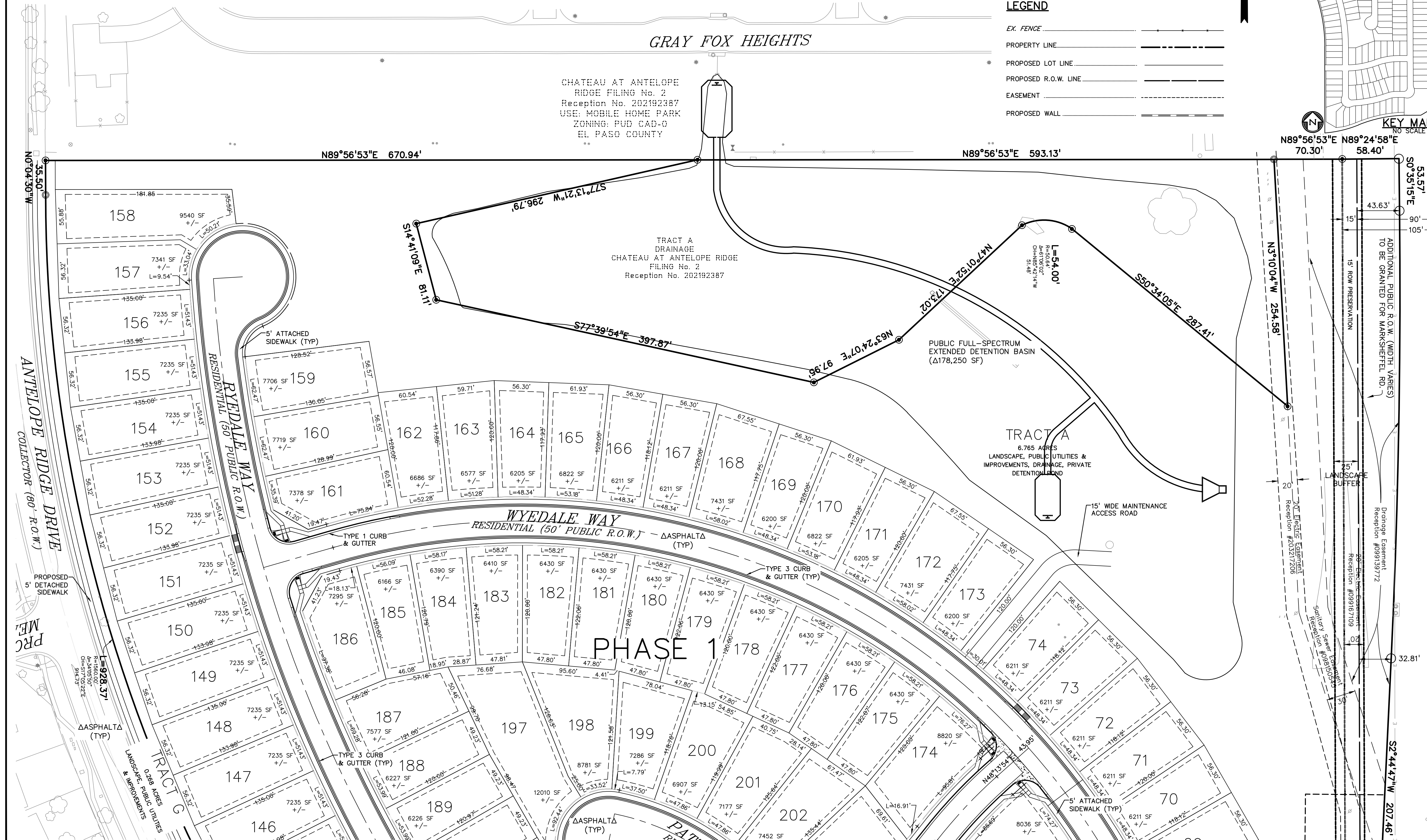


LEGEND

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



KEY MAP
NO SCALE



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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

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

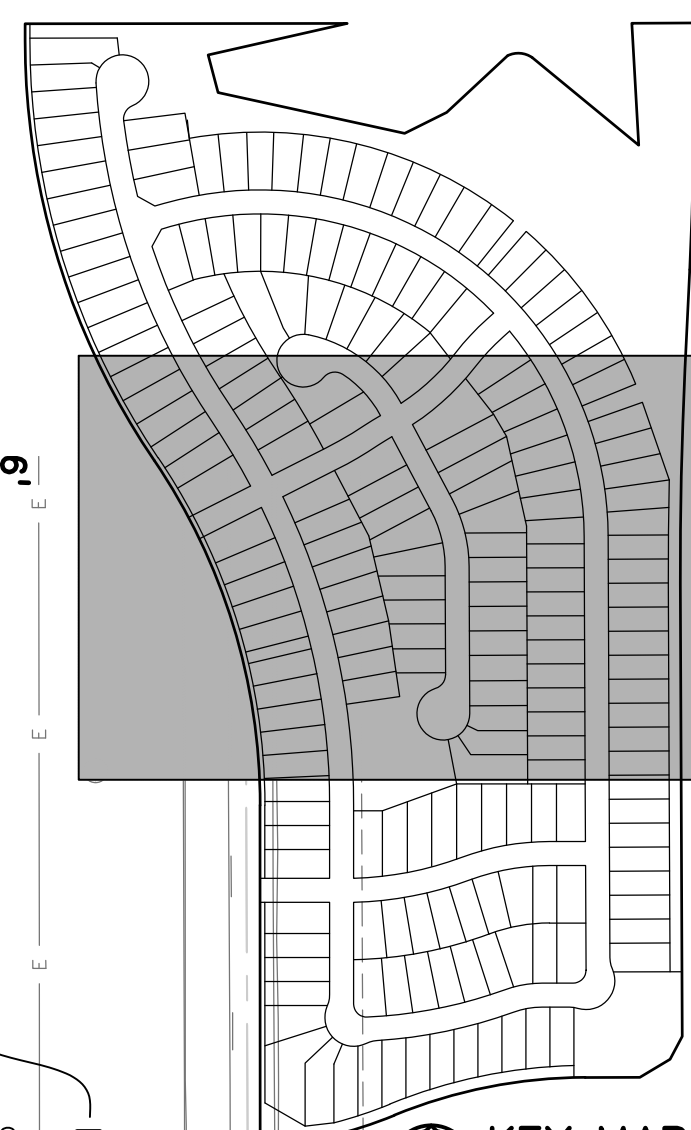
PRELIMINARY SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP03

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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COLORADO SPGS, COLORADO 80905
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(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

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(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	1/14/21

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.

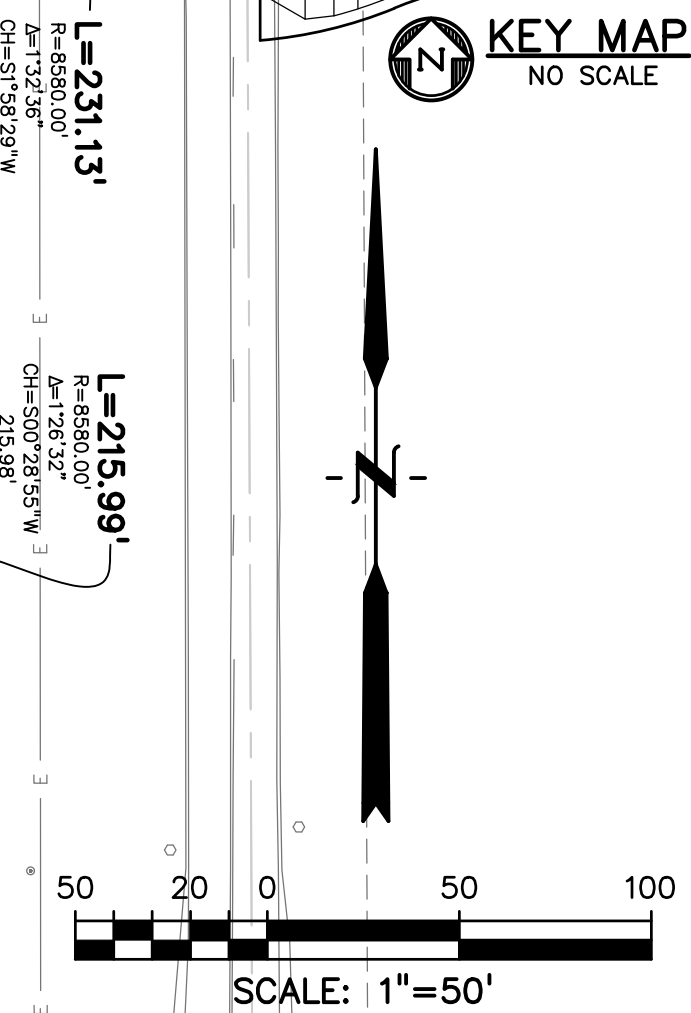
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP04

SHEET: 4 OF 10



6' SOUND BARRIER WALL
SEE DETAIL SHEET 5



LEGEND

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

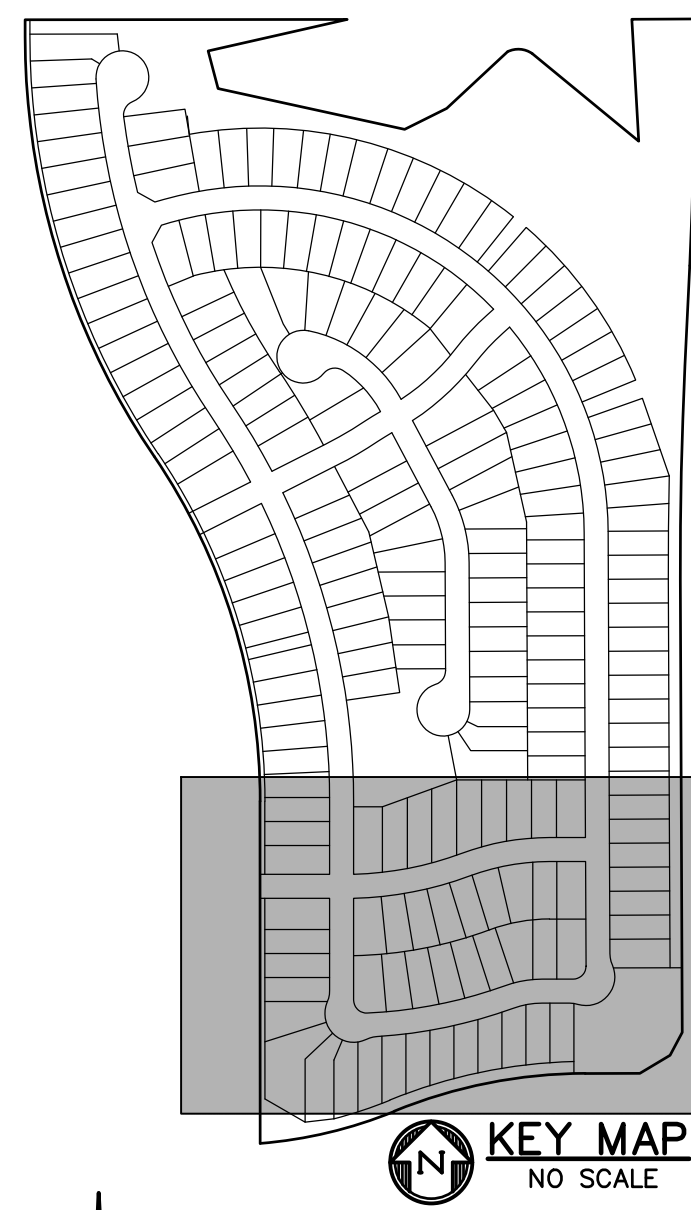
PROPOSED MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-8000 CAD-0
EL PASO COUNTY

TRACT C
1.006 ACRES
LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC
UTILITIES & IMPROVEMENTS, DRAINAGE

PHASE 1

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

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

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

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

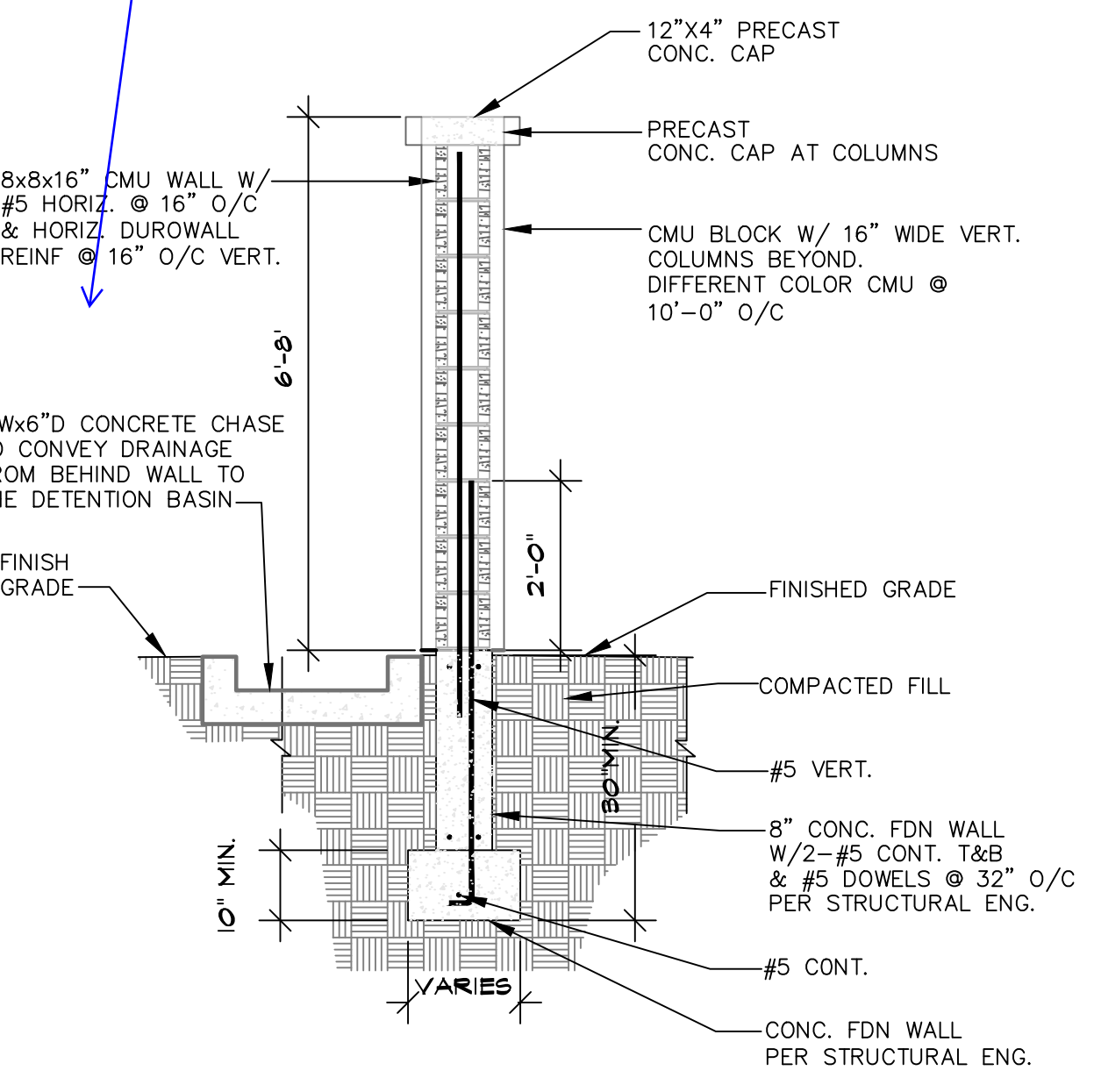
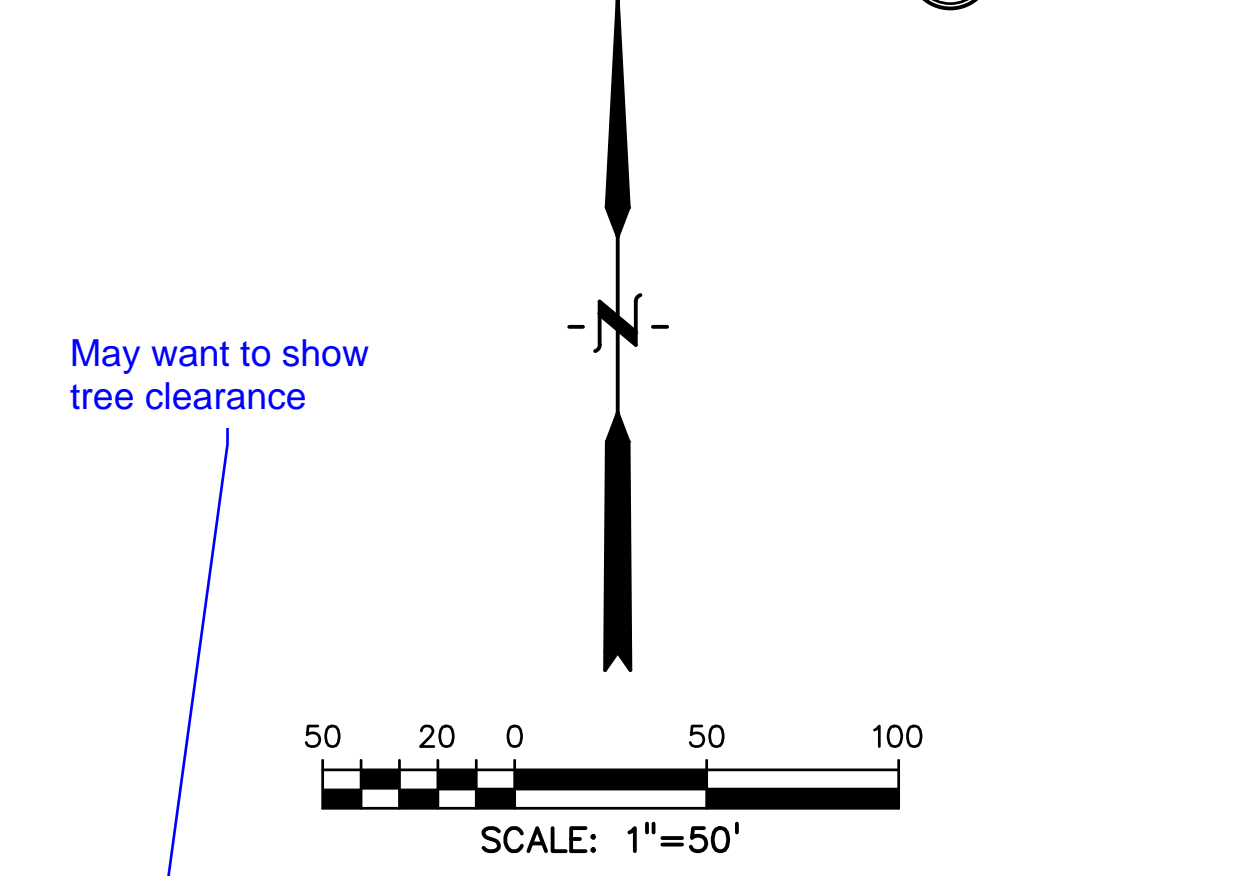
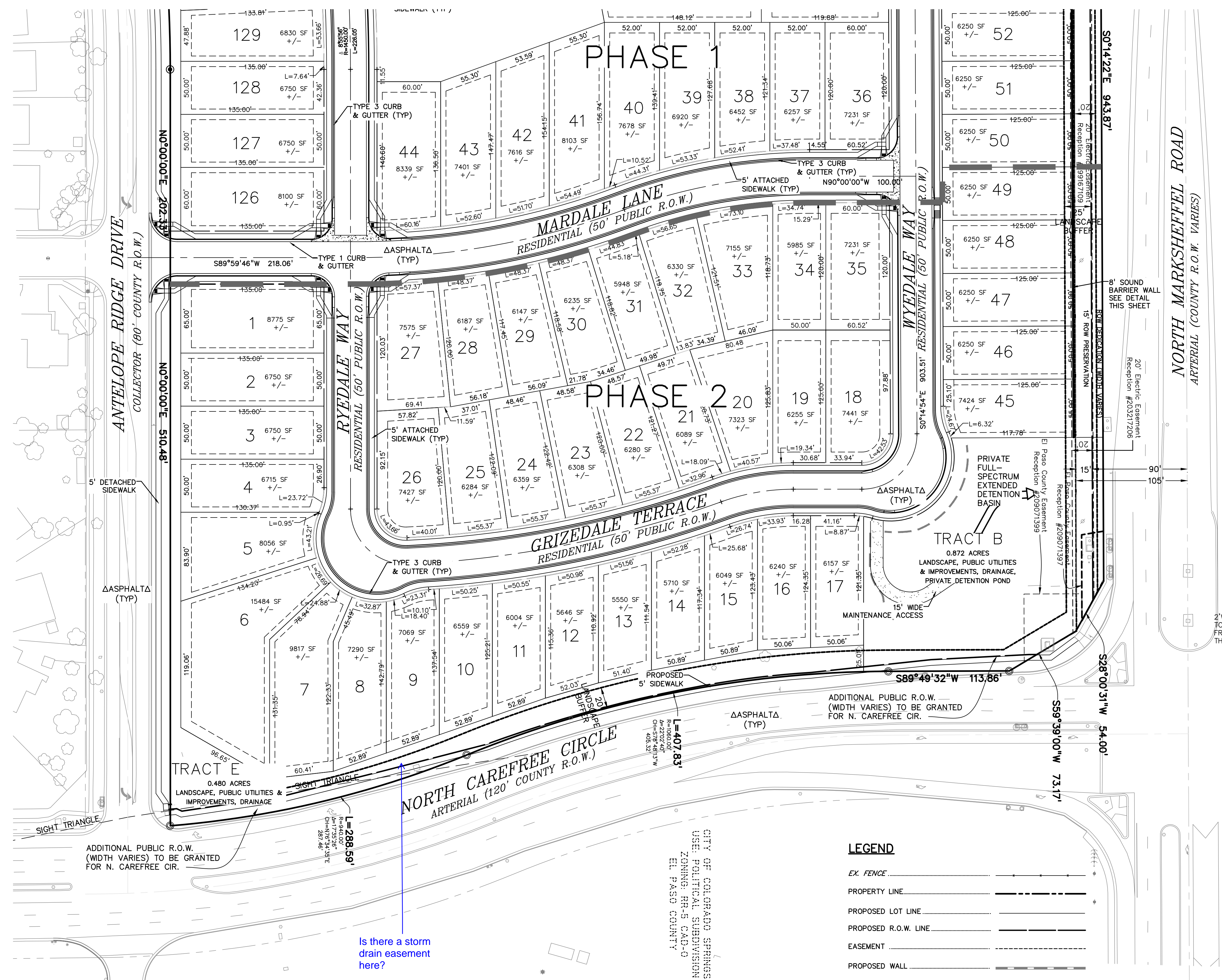
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP05

SHEET: 5 OF 10



Is there a storm drain easement here?

May want to show tree clearance

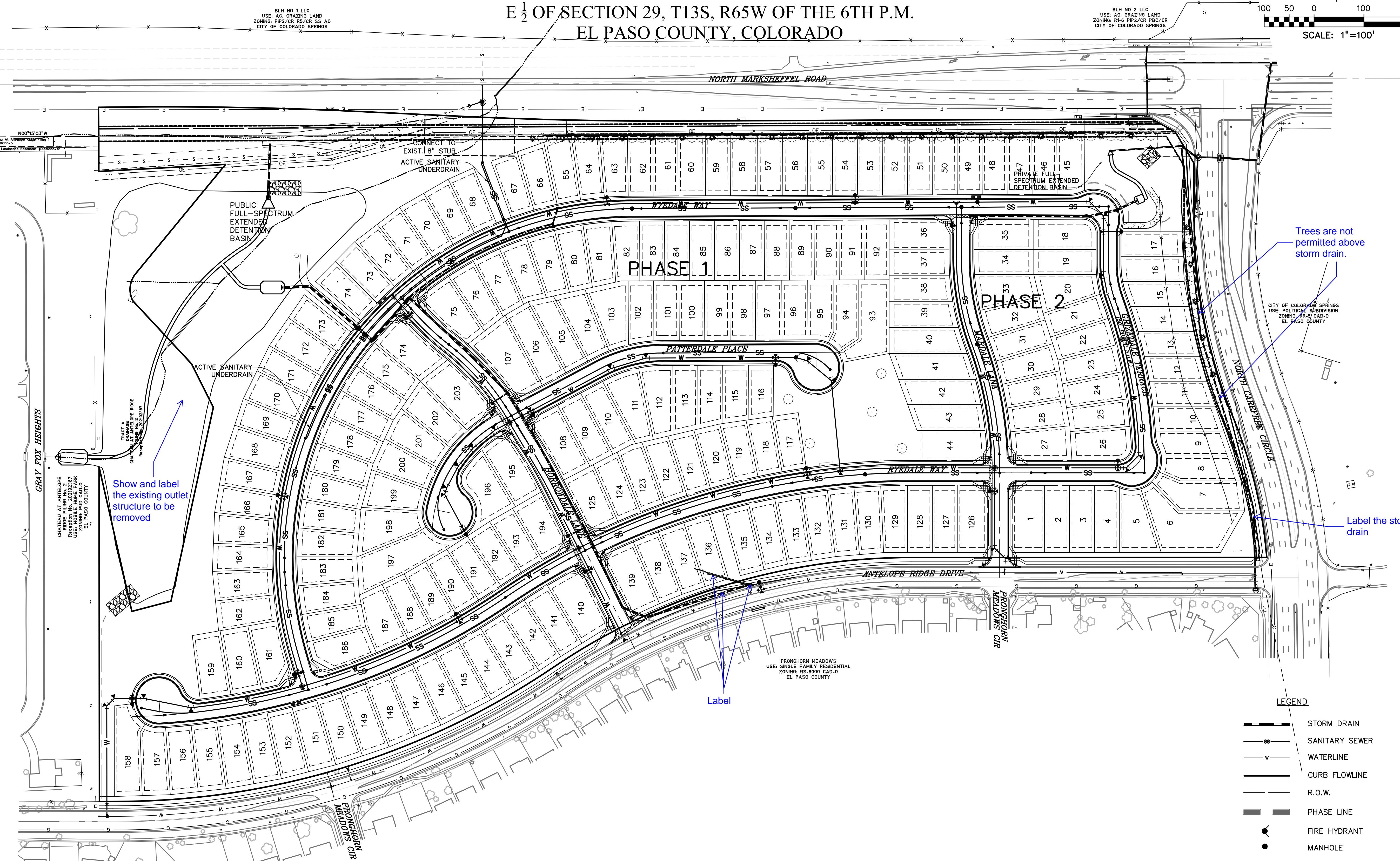
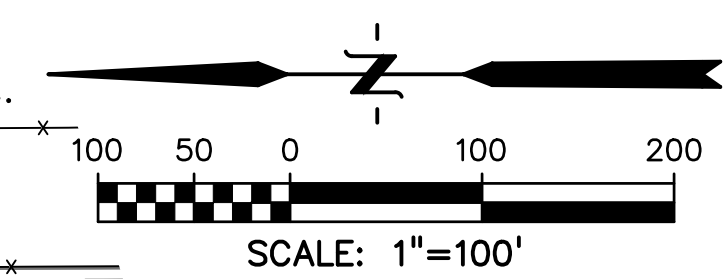
CITY OF COLORADO SPRINGS
USE: POLITICAL SUBDIVISION
ZONING: RR-5-CAB-O
EL PASO COUNTY

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:


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CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS


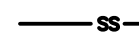
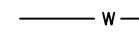

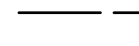




**WINDERMERE
PRELIMINARY PLAN**
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01U1

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

LEGEND

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

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

PRELIMINARY
UTILITY & PUBLIC
FACILITY PLAN

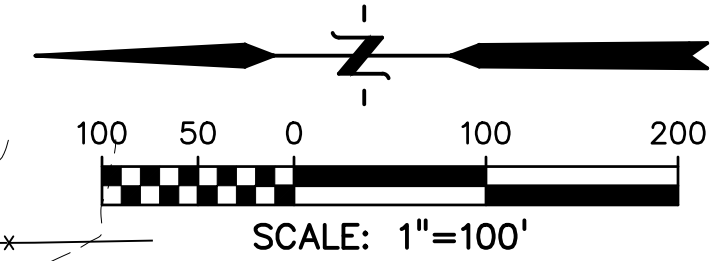
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP06

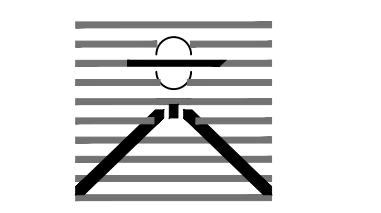
WINDERMERE

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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3 SOUTH 7TH STREET
COLORADO SPGS, 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	1/14/21

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

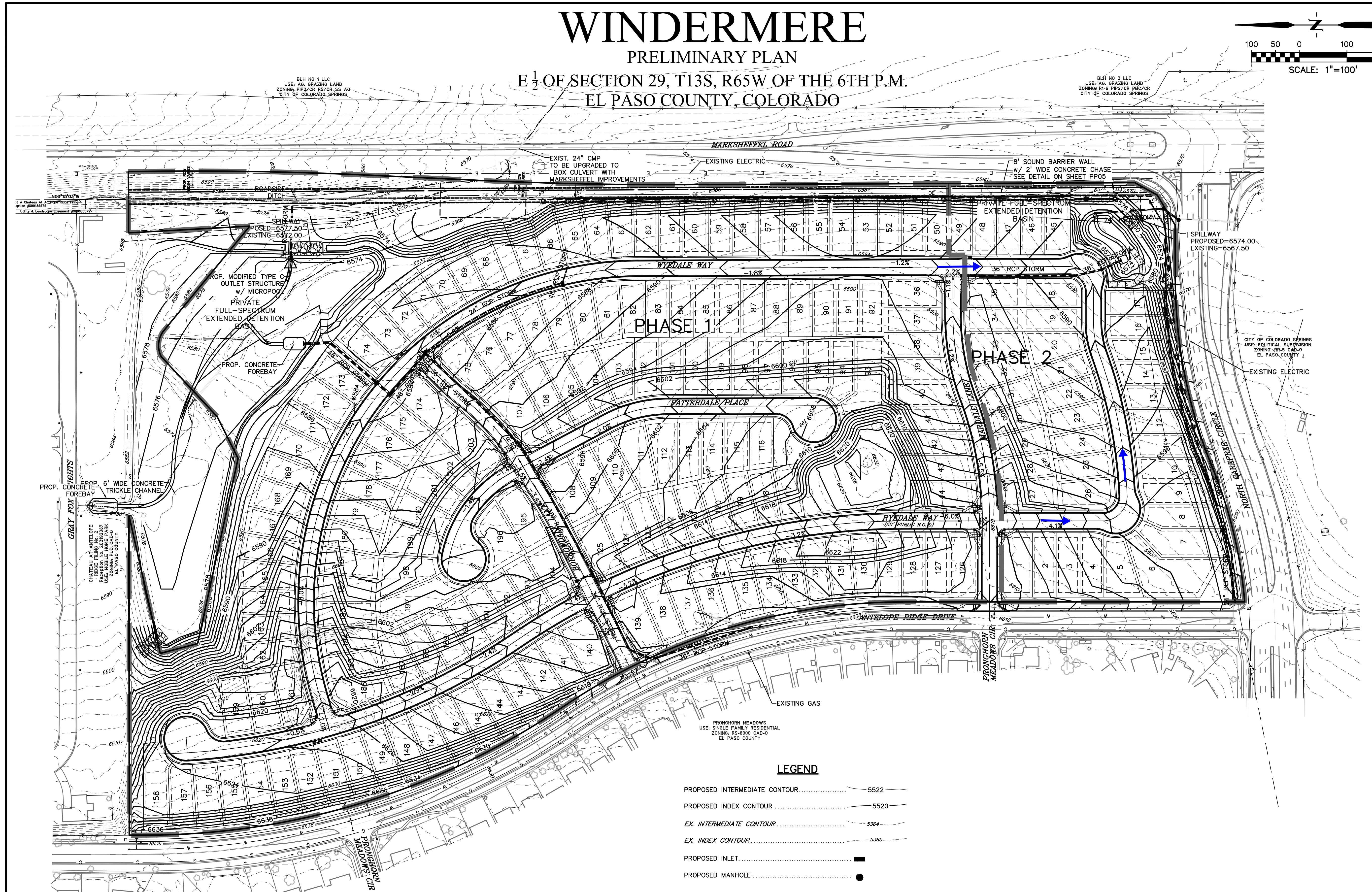
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

PRELIMINARY
GRADING PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP07



LEGEND

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

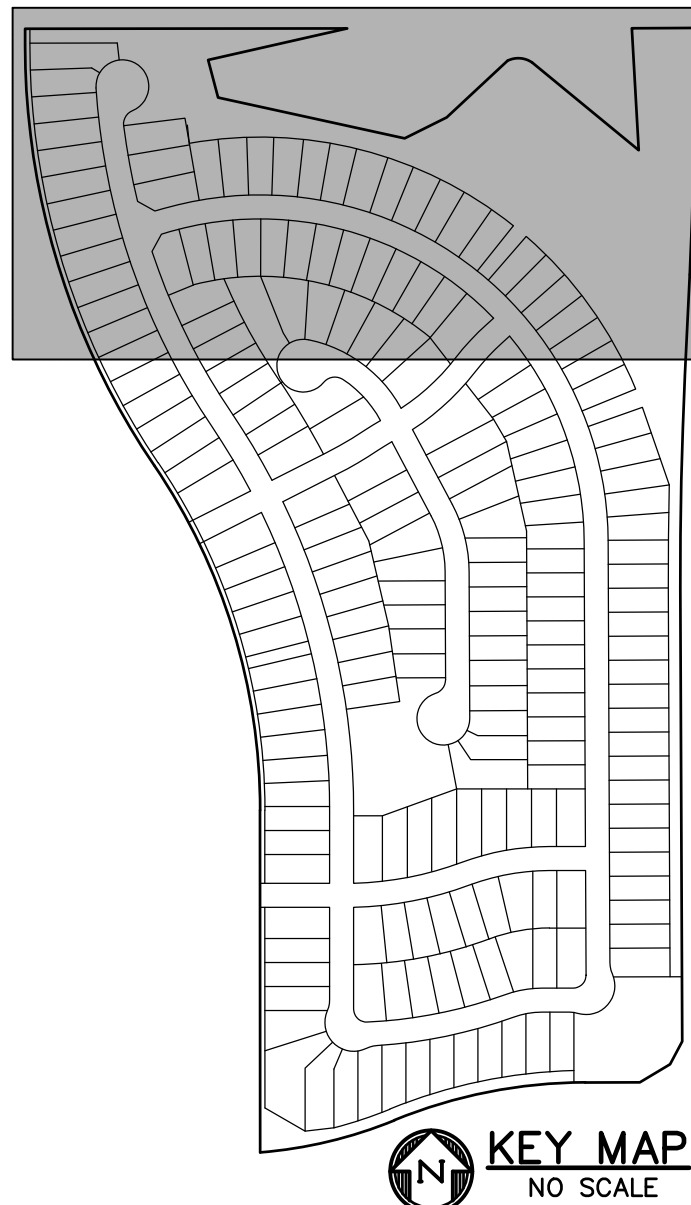
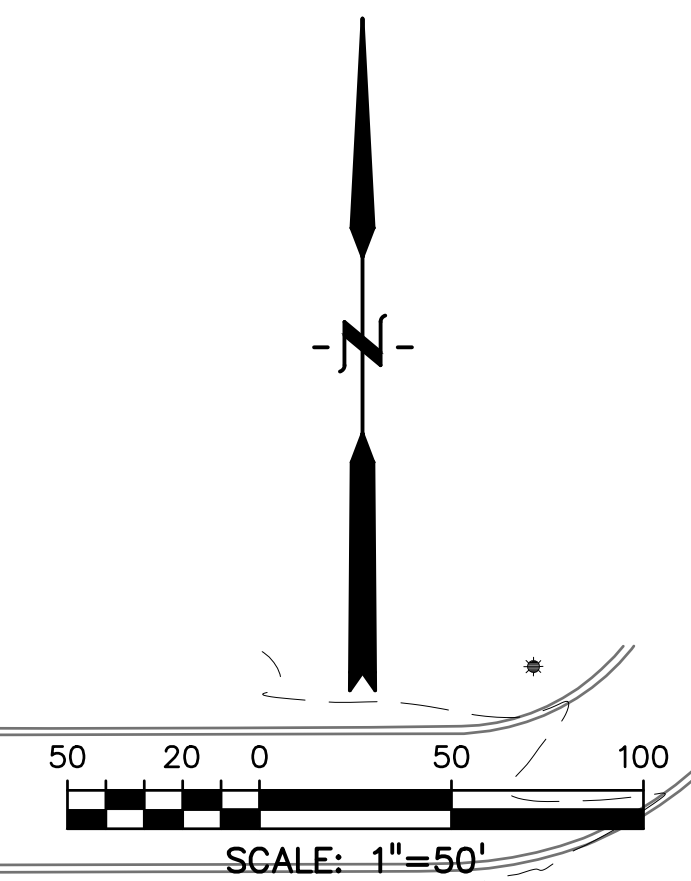
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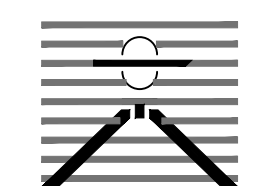
PRELIMINARY PLAN

E 1/2 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 [Symbol]
- PROPOSED MANHOLE [Symbol]
- EXISTING FLOWPATH [Symbol]



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers & Surveyors
 3 SOUTH 7TH STREET
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CLIENT:
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 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	1/14/21

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.

Show flow path / arrows

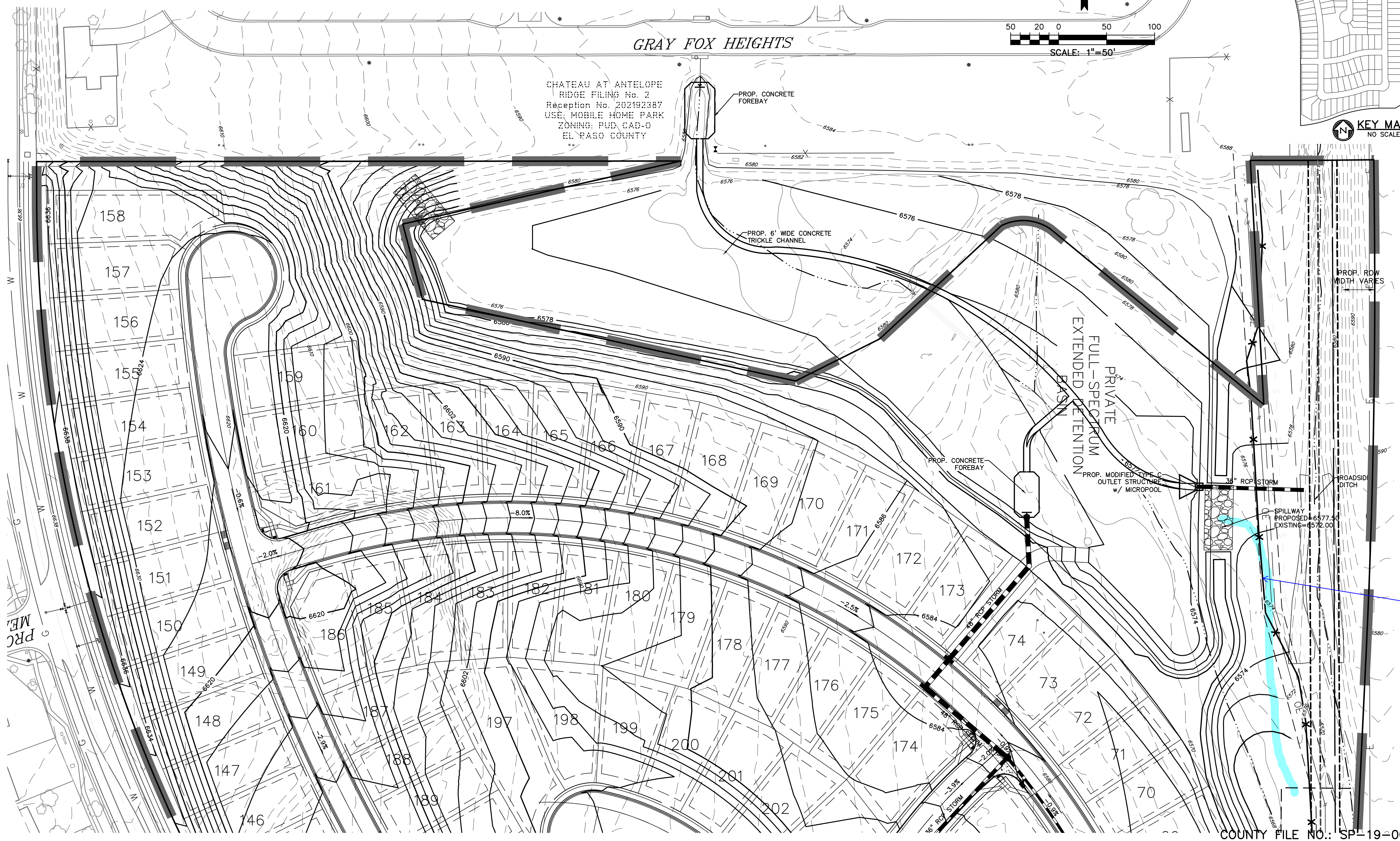
DRAWING SCALE:
 HORIZONTAL: 1" = 100'
 VERTICAL: N/A

**PRELIMINARY
GRADING PLAN**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP08

SHEET: 8 OF 10



COUNTY FILE NO.: SP-19-003

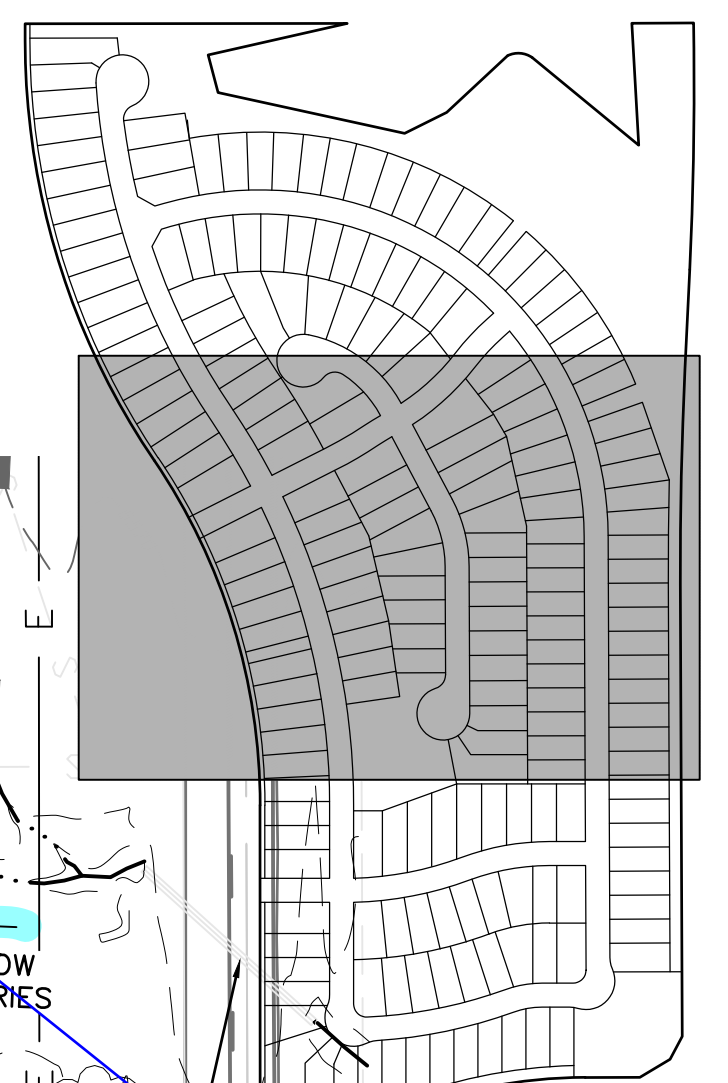
WINDERMERE

PRELIMINARY PLAN

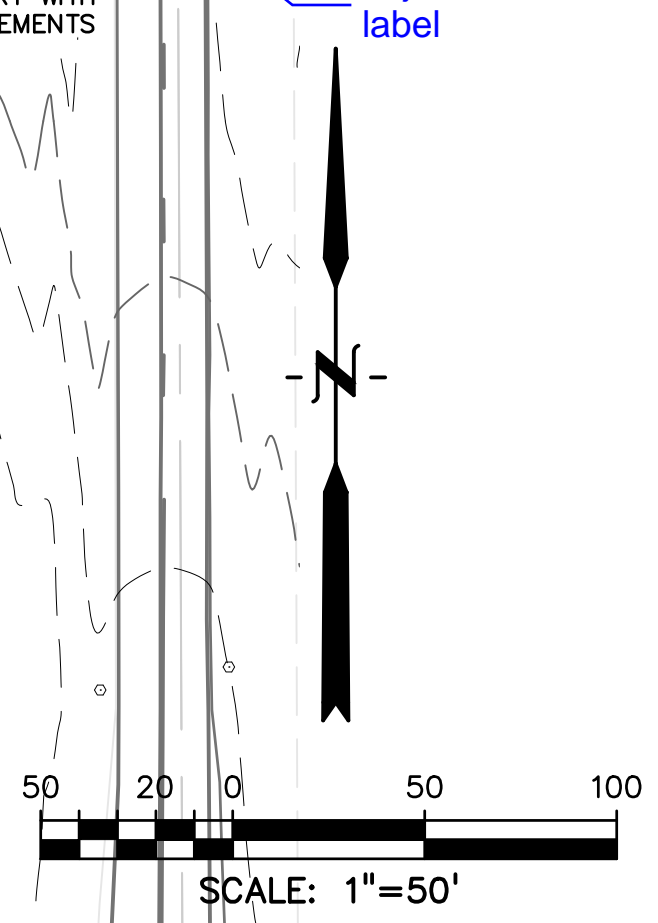
E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

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
adjust dimension label



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

EXISTING GAS

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:

4164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
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**WINDERMERE
PRELIMINARY PLAN**
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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

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

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

**PRELIMINARY
GRADING PLAN**

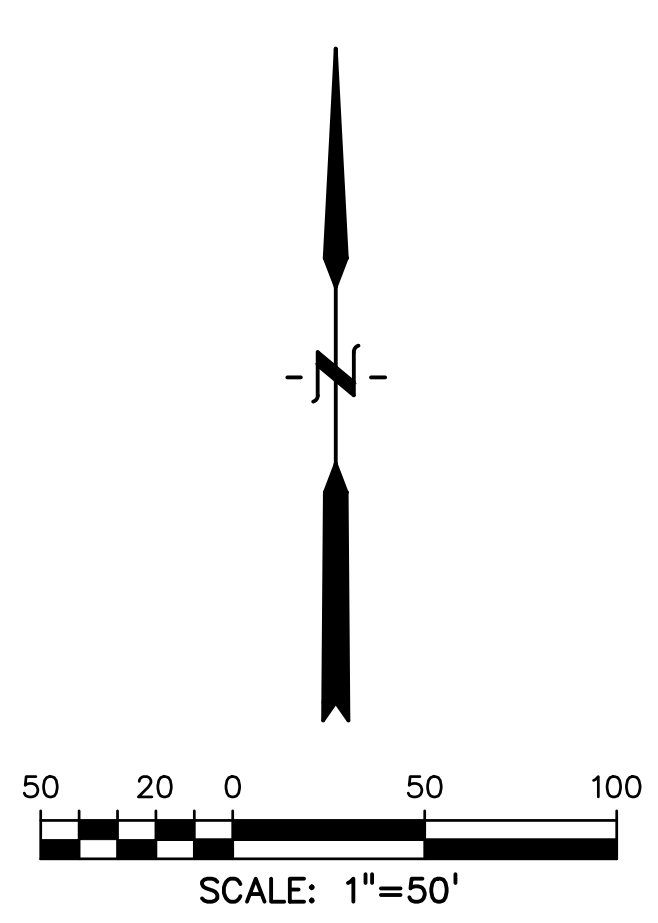
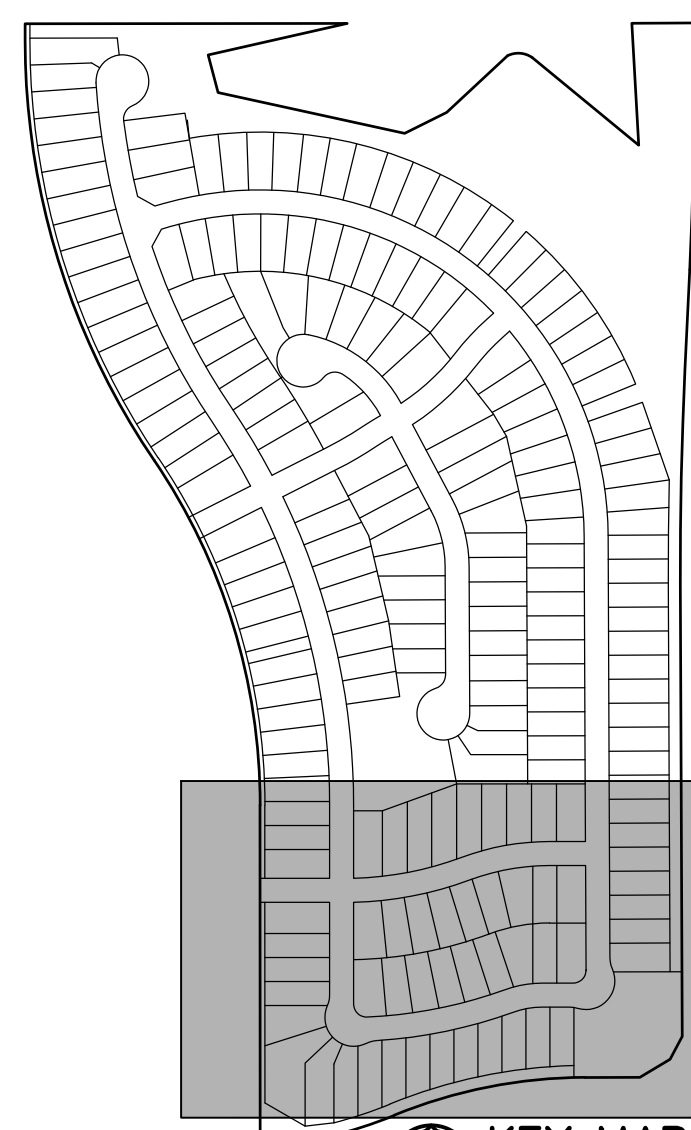
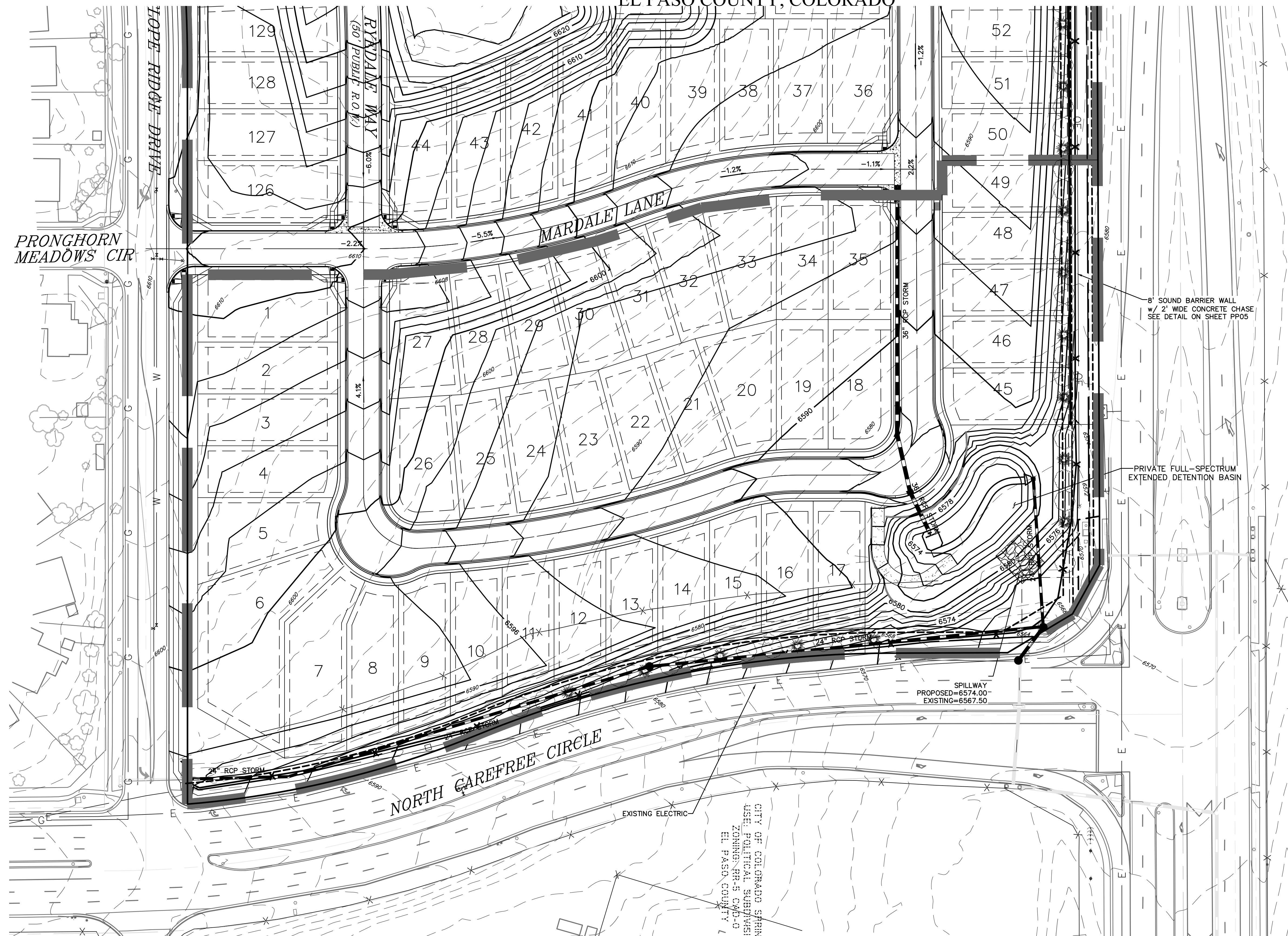
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP09

WINDERMERE

PRELIMINARY PLAN

E 1/2 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.....	●

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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COLORADO SPRINGS, CO 80918
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WINDERMERE
PRELIMINARY PLAN
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
LATEST ISSUE	1/14/21

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.

PP10

CITY OF COLORADO SPRING
 USE: POLITICAL SUBDIVISION
 ZONING: RR-5 C/D-0
 EL PASO COUNTY