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WINDERMERE FILING NO. 2
SITE DEVELOPMENT PLAN
SITE MAP

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

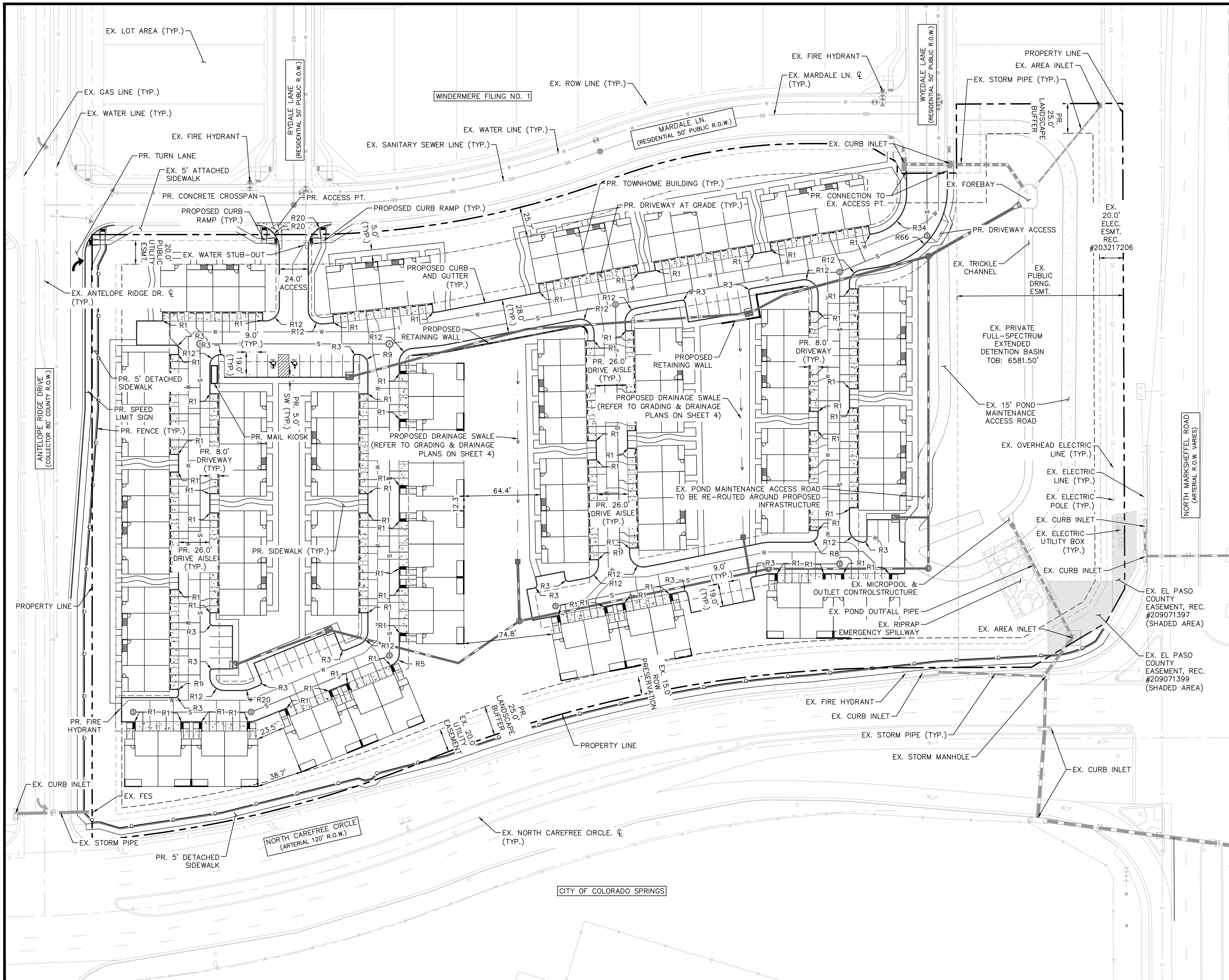
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LEGEND

- PROPERTY LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC UTILITY
- SS — EXISTING SANITARY SEWER
- W — EXISTING STORM PIPE
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY SEWER
- S — PROPOSED STORM PIPE
- — PROPOSED DRAINAGE SWALE
- — FLOW DIRECTION
- 0 — PROPOSED FENCE
- — EXISTING POND MAINTENANCE ACCESS ROAD
- — PROPOSED POND MAINTENANCE ACCESS ROAD
- — EXISTING SPILLWAY/RIPRAP
- — PROPOSED CONCRETE
- — PROPOSED LANDSCAPING

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PRELIMINARY SITE PLAN

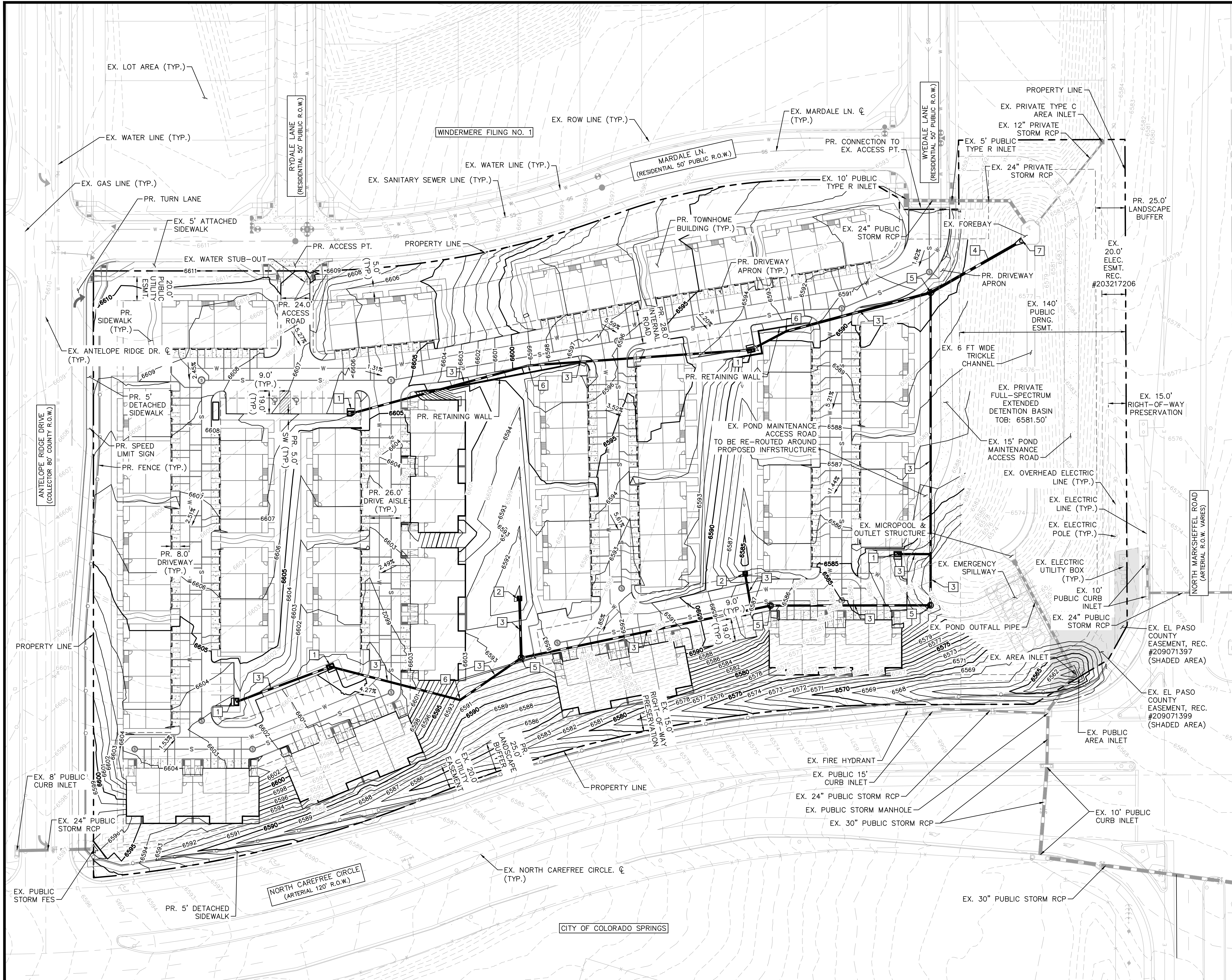
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LEGEND

---	PROPERTY LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
OE	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC UTILITY
SS	EXISTING SANITARY SEWER
---	EXISTING STORM PIPE
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER
---	PROPOSED STORM PIPE
---	PROPOSED DRAINAGE SWALE
---	FLOW DIRECTION
0	PROPOSED FENCE
---	EXISTING POND MAINTENANCE ACCESS ROAD
---	PROPOSED POND MAINTENANCE ACCESS ROAD
---	EXISTING SPILLWAY/RIPRAP
---	PROPOSED CONCRETE
---	PROPOSED LANDSCAPING
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR

KEY NOTES - PROPOSED

- 1 PROPOSED PRIVATE 5' CDOT TYPE-R CURB INLET
- 2 PROPOSED PRIVATE CDOT TYPE-C AREA INLET
- 3 PROPOSED PRIVATE 18" STORM PIPE
- 4 PROPOSED PRIVATE 24" STORM PIPE
- 5 PROPOSED PRIVATE 5' DIA. STORM MANHOLE
- 6 PROPOSED PRIVATE STORM BEND
- 7 PROPOSED PRIVATE STORM FES



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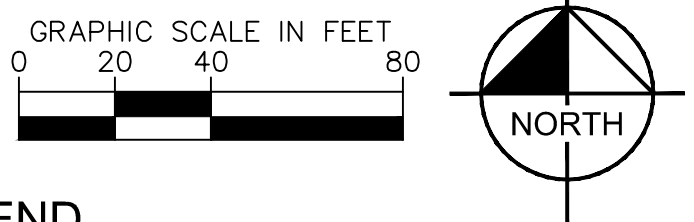
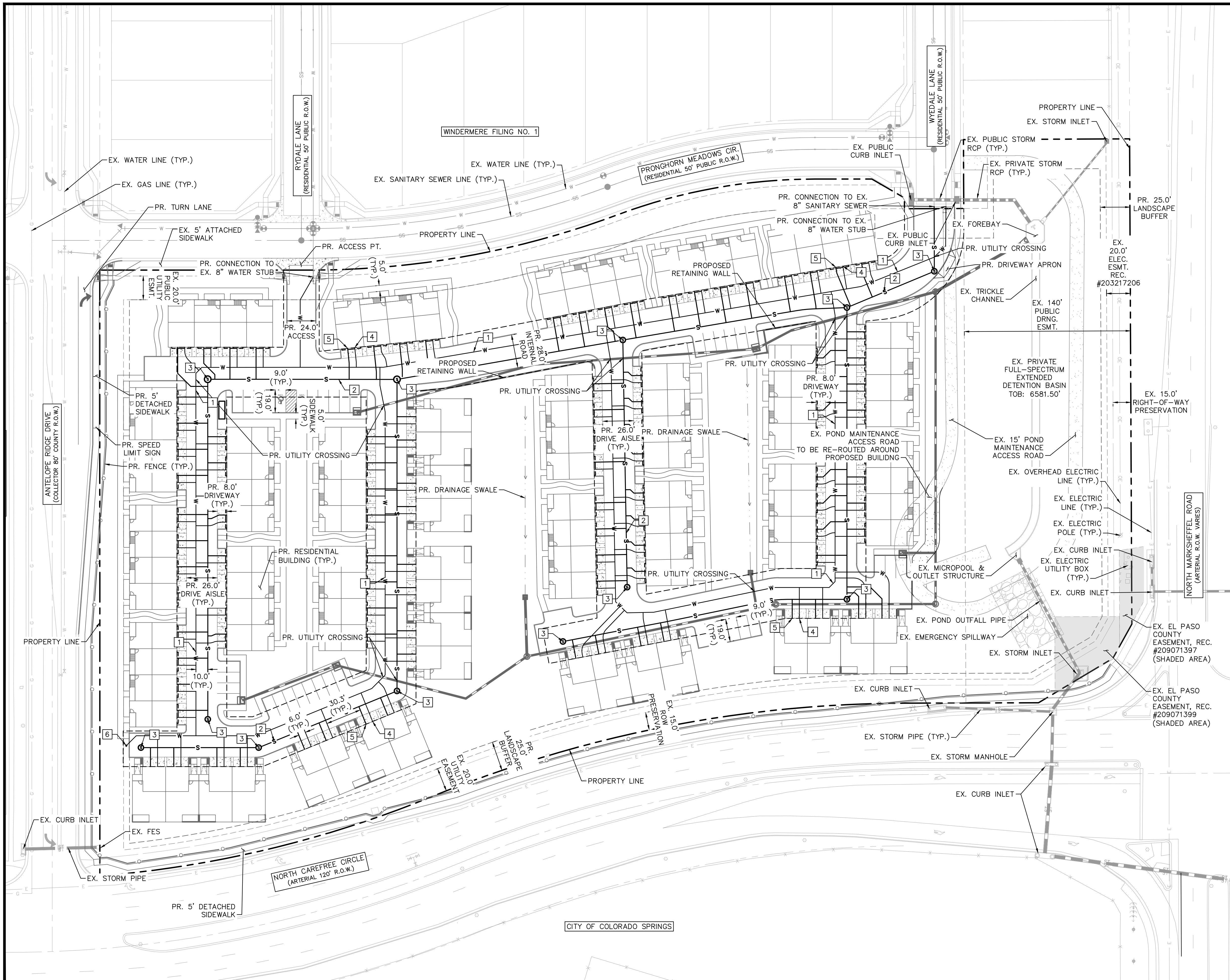
WINDERMERE FILING NO. 2
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN

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LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING WATER LINE
- — — — — EXISTING GAS LINE
- — — — — EXISTING OVERHEAD ELECTRIC
- — — — — EXISTING ELECTRIC UTILITY
- — — — — EXISTING SANITARY SEWER
- — — — — EXISTING STORM PIPE
- — — — — PROPOSED WATER LINE
- — — — — PROPOSED SANITARY SEWER
- — — — — PROPOSED STORM PIPE
- — — — — PROPOSED DRAINAGE SWALE
- — — — — FLOW DIRECTION
- — — — — PROPOSED FENCE
- — — — — EXISTING POND MAINTENANCE ACCESS ROAD
- — — — — PROPOSED POND MAINTENANCE ACCESS ROAD
- — — — — EXISTING SPILLWAY/RIPRAP
- — — — — PROPOSED CONCRETE
- — — — — PROPOSED LANDSCAPING

KEY NOTES

- 1 PROPOSED PUBLIC 8" PVC WATER MAIN
- 2 PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN
- 3 PROPOSED PUBLIC 5' DIA. SANITARY SEWER MANHOLE
- 4 PROPOSED PRIVATE WATER SERVICE, TYP.
- 5 PROPOSED PRIVATE SANITARY SEWER SERVICE, TYP.
- 6 PROPOSED FIRE HYDRANT

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PRELIMINARY UTILITY PLAN

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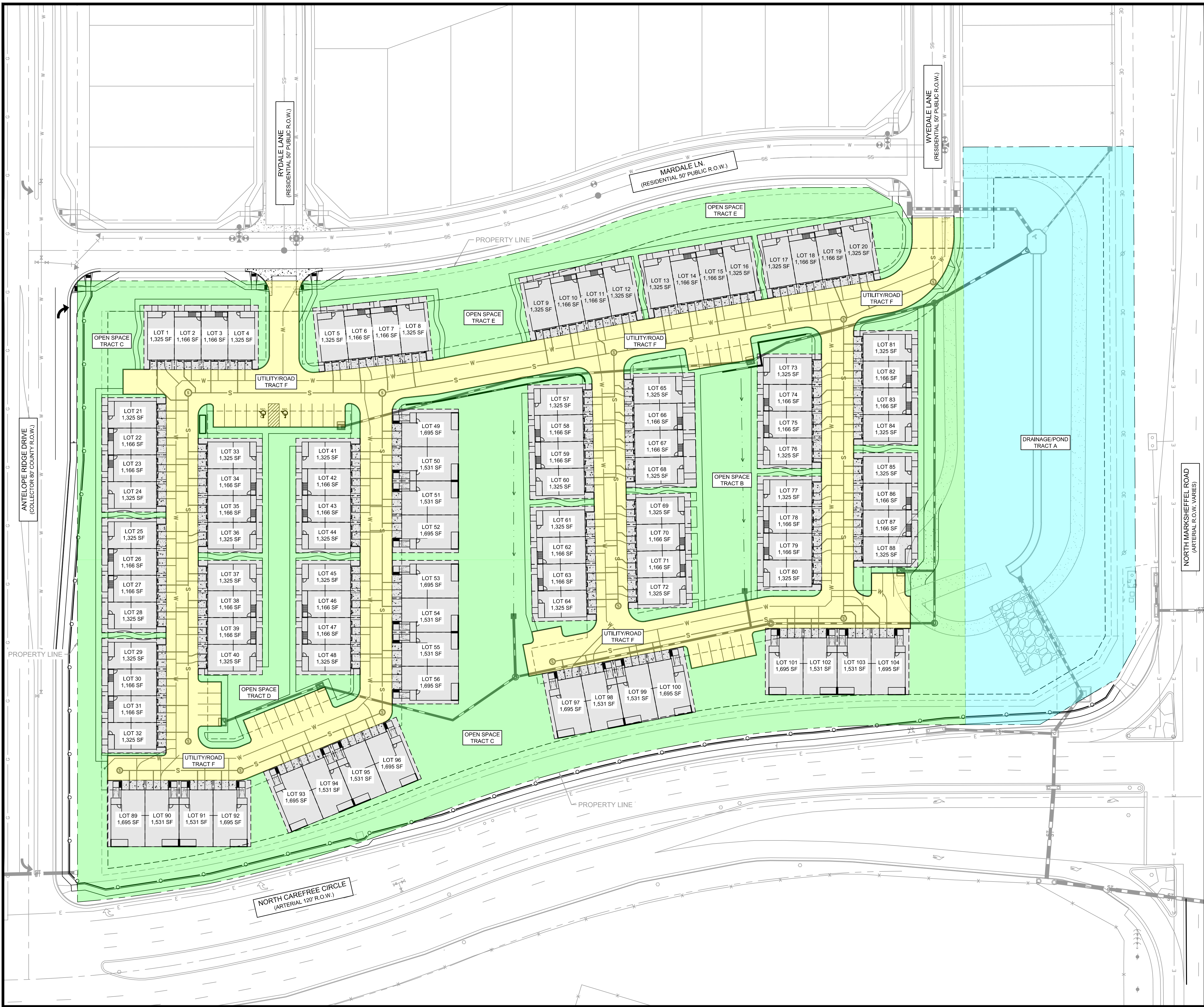
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LEGEND

---	PROPERTY LINE
■	DRAINAGE/POND TRACT
■	OPEN SPACE TRACT
■	ROADWAY/UTILITY TRACT
■	LOT TRACT

TRACT TABLE		
TRACT	DESCRIPTION	SIZE (AC)
A	DRAINAGE/POND	1.48 AC
B	OPEN SPACE	0.31 AC
C	OPEN SPACE	1.84 AC
D	OPEN SPACE	0.27 AC
E	OPEN SPACE	0.46 AC
F	UTILITY/ROAD	1.58 AC
LOT	PROPOSED LOTS	3.19 AC
	TOTAL	9.13 AC

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TRACT PLAN

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