

# WINDERMERE FILING NO. 2 SITE DEVELOPMENT PLAN 7653 MARDALE LN. TRACT B, WINDERMERE FILING NO. 1 COUNTY OF EL PASO, STATE OF COLORADO

### GENERAL NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THE OWNER 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.

### SITE DATA

PROPOSED ZONING CLASSIFICATION:	RESIDENTIAL MULTI-DWELLING (RM-30)
CURRENT LAND USE:	VACANT
JURISDICTION:	EL PASO COUNTY
TAX SCHEDULE NO.:	53294-16-011
MINIMUM SETBACKS:	25' FRONT SETBACK 15' REAR SETBACK 15' SIDE SETBACK
MAXIMUM BUILDING HEIGHT:	40 FT
MIN. LOT SIZE:	5,000 SF
WIDTH AT FRONT SETBACK LINE:	75 FT
MAX LOT COVERAGE:	60%
MAXIMUM DENSITY:	30 DU/AC
OPEN SPACE:	2.88 ACRES
IMPERMEABLE SURFACE:	1.58 ACRES
LOT AREA COVERAGE:	3.19 ACRES
EXISTING/PROPOSED ZONE:	RM-30
EXISTING/PROPOSED LAND USE:	VACANT/RESIDENTIAL
TOTAL GROSS BUILDING SQUARE FOOTAGE:	131,987 SF
DWELLING UNITS (DU):	104 DU
DENSITY:	12 DU/ACRE
PARKING REQUIRED:	2 SPACES/DU & 1 GUEST SPACE/4 UNITS
PARKING PROVIDED:	246 SPACES

### LAND AREA

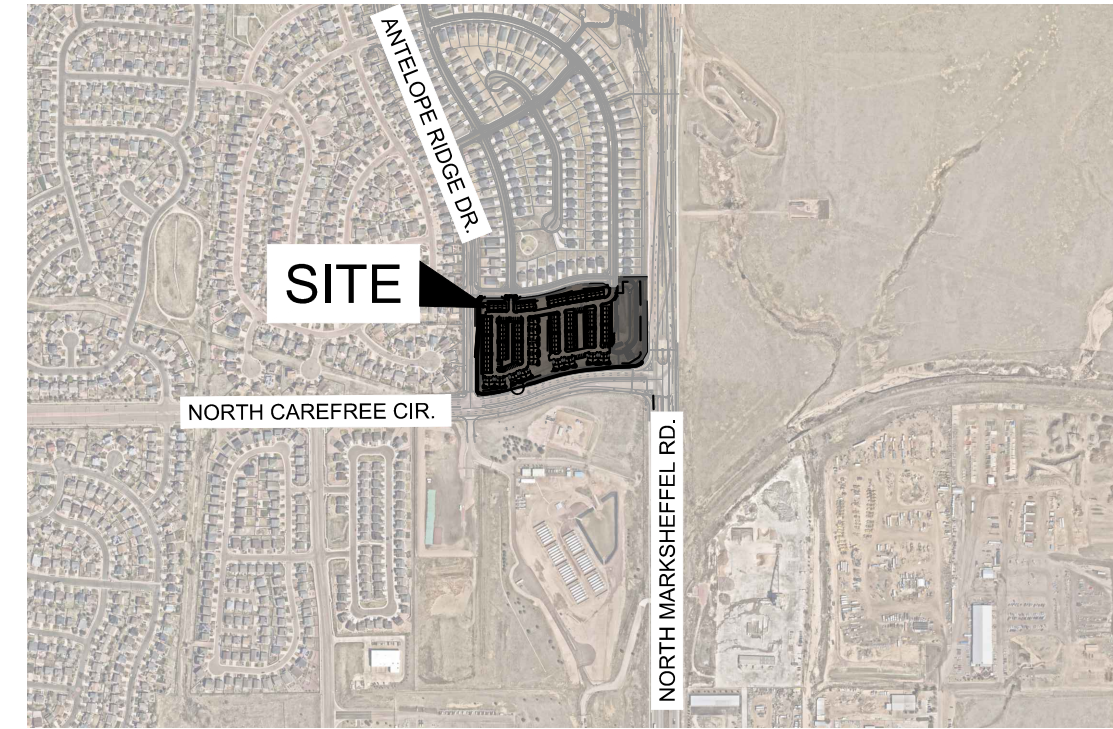
TOTAL PROPERTY AREA: ±9.13 ACRES

### GEOLOGICAL HAZARDS NOTE:

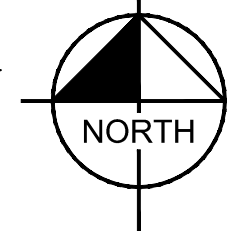
A "SOILS AND GEOLOGY STUDY" WAS PREPARED BY ROCKY MOUNTAIN GROUP, DATED JANUARY 18, 2021. THE FOLLOWING SECTIONS PRESENT GEOLOGIC CONSTRAINTS THAT HAVE BEEN IDENTIFIED ON THE PROPERTY:

- EXPANSIVE SOILS AND BEDROCK
- COMPRESSIBLE SOILS
- HARD BEDROCK
- FLOODPLAIN AND DRAINAGE AREAS
- CORROSIVE MINERALS
- FILL SOILS
- PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL
- RADON

PER "SOILS AND GEOLOGY STUDY":  
IT IS OUR OPINION THE EXISTING GEOLOGIC AND ENGINEERING GEOLOGIC CONDITIONS WILL LIKELY IMPOSE SOME LIMITATIONS ON THE PROPOSED DEVELOPMENT AND CONSTRUCTION. THE MOST SIGNIFICANT CONDITIONS AFFECTING DEVELOPMENT WILL BE THE HARD SANDSTONE BEDROCK AND POTENTIALLY SHALLOW GROUNDWATER. HOWEVER, IT IS OUR OPINION THAT ALL OF THE IDENTIFIED CONDITIONS CAN BE MITIGATED WITH AVOIDANCE OR PROPER ENGINEERING DESIGN AND CONSTRUCTION PRACTICES.



VICINITY MAP  
1" = 1000'



### CONTACTS:

**OWNER:**  
COLO WINDERMERE #2, LLC  
4164 AUSTIN BLUFFS PKWY. #361  
COLORADO SPRINGS, CO 80918  
TEL: (719) 499-6136  
EMAIL: TODD@WINDSORRIDGEHOMES.COM  
CONTACT: JAMES TODD STEPHENS

**SURVEYOR:**  
DREXEL, BARRELL & CO.  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, CO 80905  
TEL: (719) 260-0887  
CONTACT: JOHN C. DAY, P.L.S.

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: NOAH BREHMER, P.E.

**EL PASO COUNTY:**  
EL PASO COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-3600

**PLANNER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JIM HOUK

PRELIMINARY CONSTRUCTION PLANS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE MAP
3	PRELIMINARY SITE PLAN
4	PRELIMINARY GRADING AND DRAINAGE PLAN
5	PRELIMINARY UTILITY PLAN
6	TRACT PLAN
7	PRELIMINARY LANDSCAPE PLAN
8	PRELIMINARY LANDSCAPE PLAN
9	PRELIMINARY LANDSCAPE PLAN
10	PRELIMINARY LANDSCAPE PLAN
11	PRELIMINARY LANDSCAPE PLAN
12	PRELIMINARY LANDSCAPE PLAN
13	LANDSCAPE NOTES
14	LANDSCAPE DETAILS
15	LANDSCAPE DETAILS

Provide details

### LEGAL DESCRIPTION

TRACT B, WINDERMERE FILING NO. 1

### SOIL TYPE:

±100% OF THE SOILS ON SITE ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP 'A'

### FEMA CLASSIFICATION:

THE PROPOSED PROJECT SITE IS LOCATED IN ZONE X, AN "AREA OF MINIMAL FLOOD HAZARD". FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), PANEL #08041C0543G EFFECTIVE DATE DECEMBER 7, 2018.

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2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: NMB  
DRAWN BY: DPM  
CHECKED BY: NMB  
DATE: 11/04/2024

WINDERMERE FILING NO. 2  
SITE DEVELOPMENT PLAN  
COVER SHEET

EL PASO COUNTY PCD APPROVAL:

MEGGAN HERINGTON, EXECUTIVE DIRECTOR  
PLANNING AND COMMUNITY DEVELOPMENT

DATE \_\_\_\_\_



PRELIMINARY

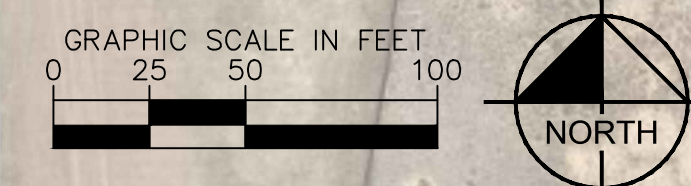
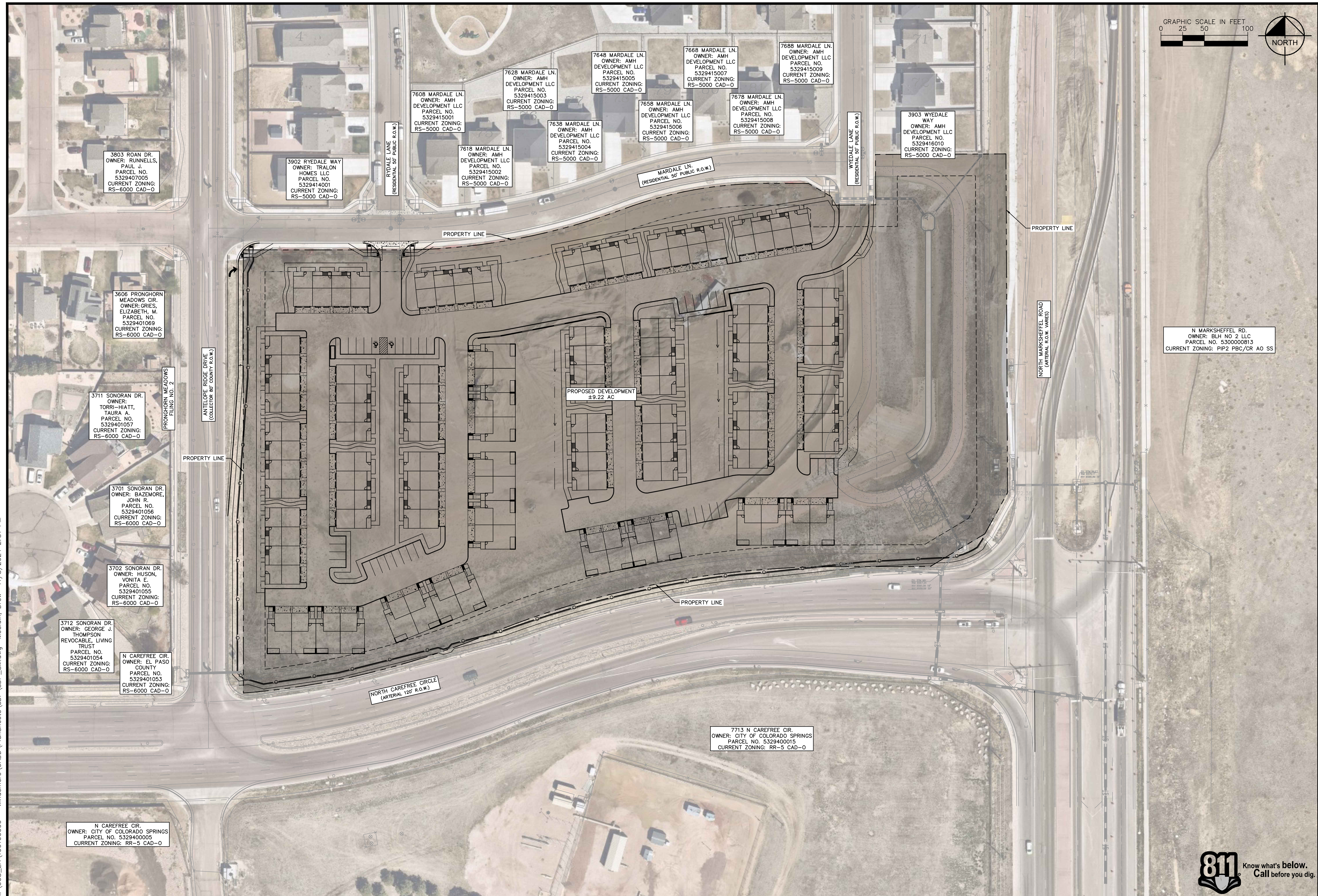
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PROJECT NO.  
196160000

SHEET  
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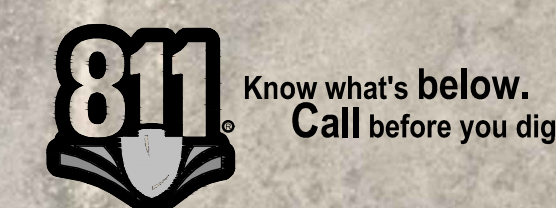
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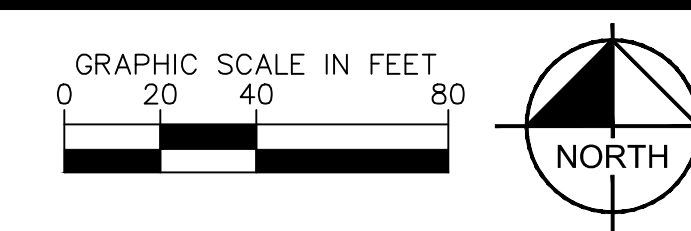
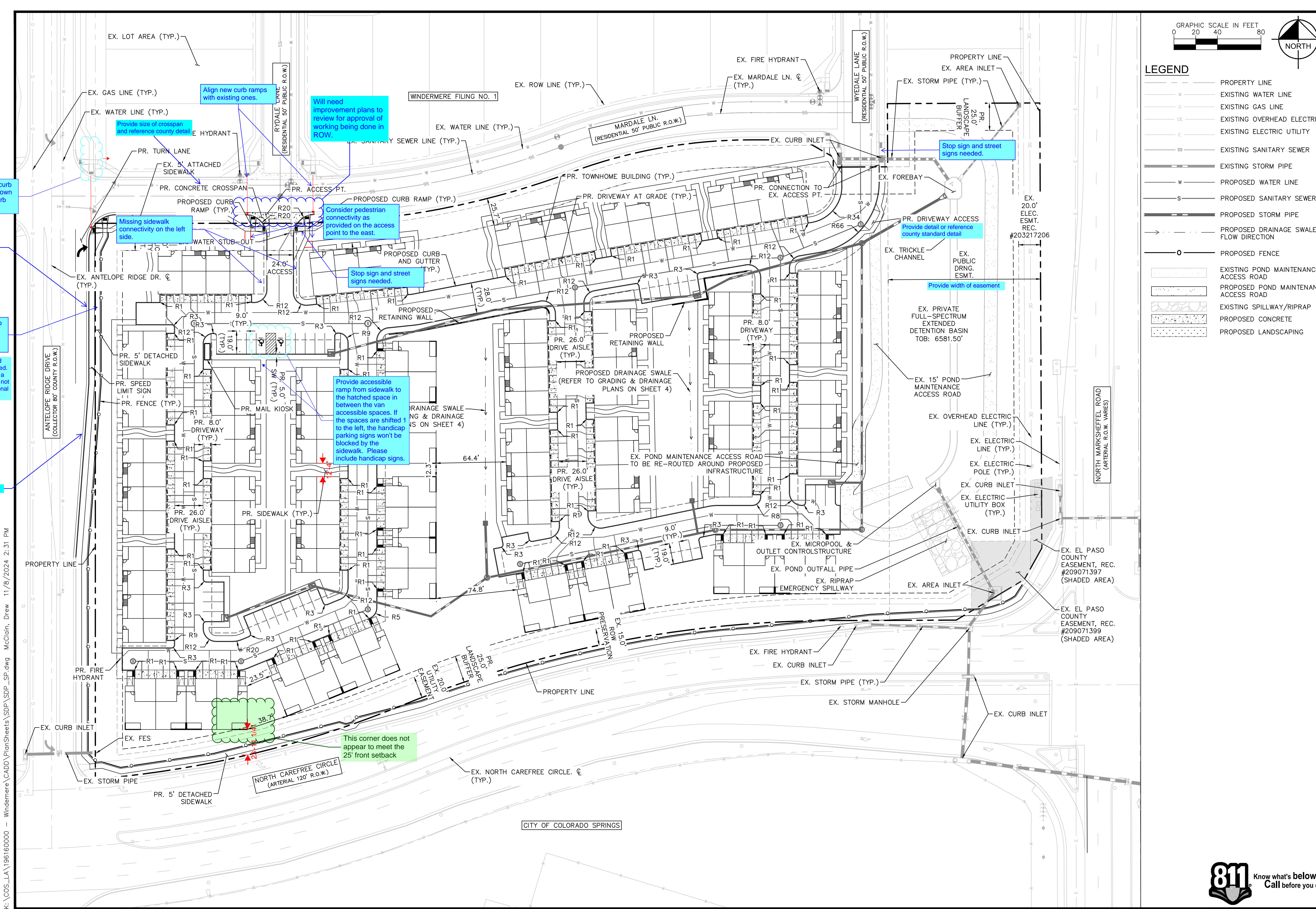
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**WINDERMERE FILING NO. 2**  
 SITE DEVELOPMENT PLAN  
 SITE MAP

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PROJECT NO.  
196160000  
 SHEET  
**2**





**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
---	PROPOSED FENCE
---	EXISTING POND MAINTENANCE ACCESS ROAD
---	PROPOSED POND MAINTENANCE ACCESS ROAD
---	EXISTING SPILLWAY/RIPRAP
---	PROPOSED CONCRETE
---	PROPOSED LANDSCAPING

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 SITE DEVELOPMENT PLAN  
 PRELIMINARY SITE PLAN

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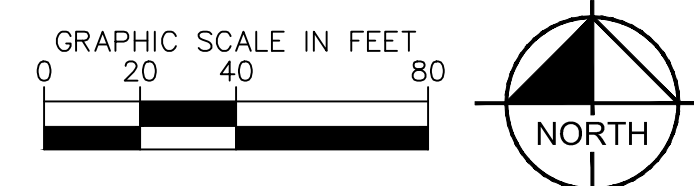
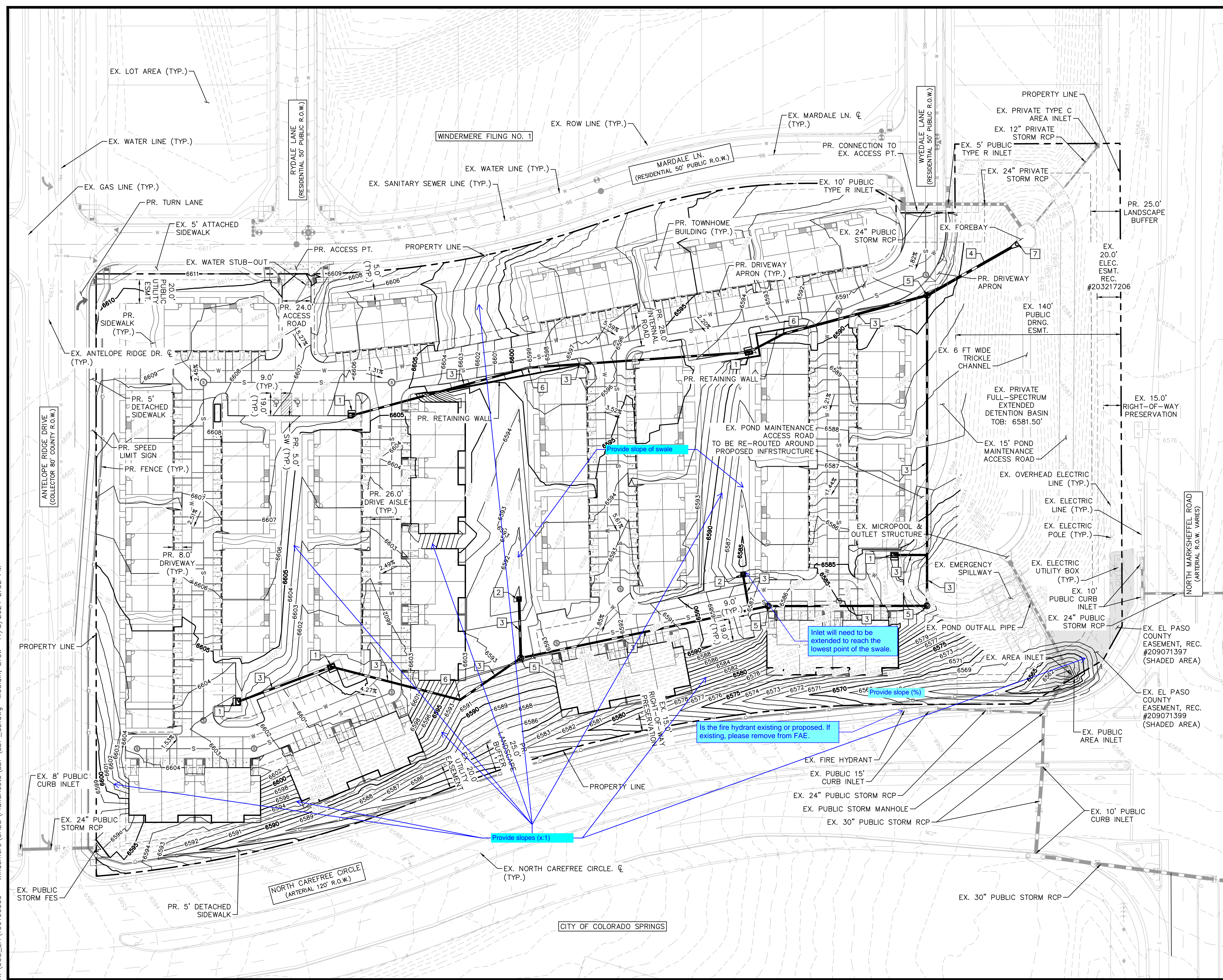
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 If this is new construction will need improvement plans to review for approval.  
 Reconstruction of curb ramp should be shown to align with the curb ramp to the south.  
 Provide size of crossspan and reference county detail.  
 Align new curb ramps with existing ones.  
 Will need improvement plans to review for approval of working being done in ROW.  
 Consider pedestrian connectivity as provided on the access point to the east.  
 Stop sign and street signs needed.  
 Missing sidewalk connectivity on the left side.  
 Provide detail or reference county standard detail.  
 Stop sign and street signs needed.  
 Provide width of easement.  
 Provide accessible ramp from sidewalk to the hatched space in between the van accessible spaces. If the spaces are shifted 1 to the left, the handicap parking signs won't be blocked by the sidewalk. Please include handicap signs.  
 Public improvements need to fall within County ROW. Additional ROW dedication may be required.  
 Ensure all existing and proposed easements are shown and labeled. Sidewalks can be located within a public improvement easement if not intending to dedicate any additional ROW.  
 New or existing c&g?

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**LEGEND**

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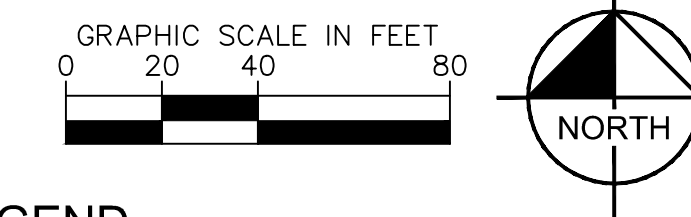
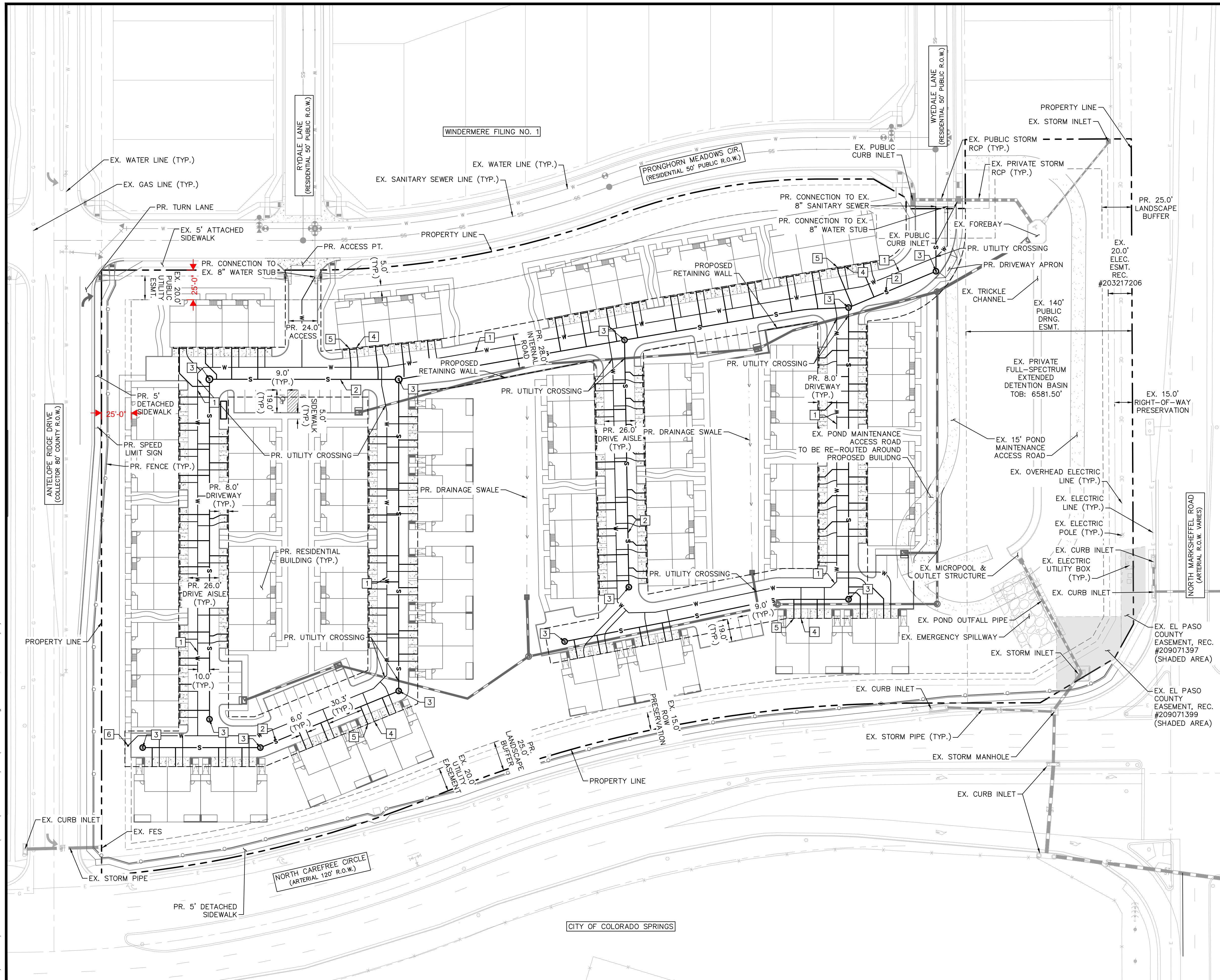
**WINDERMERE FILING NO. 2**  
 SITE DEVELOPMENT PLAN  
 PRELIMINARY GRADING AND DRAINAGE PLAN

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**LEGEND**

---	PROPERTY LINE
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
○	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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**WINDERMERE FILING NO. 2**  
 SITE DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

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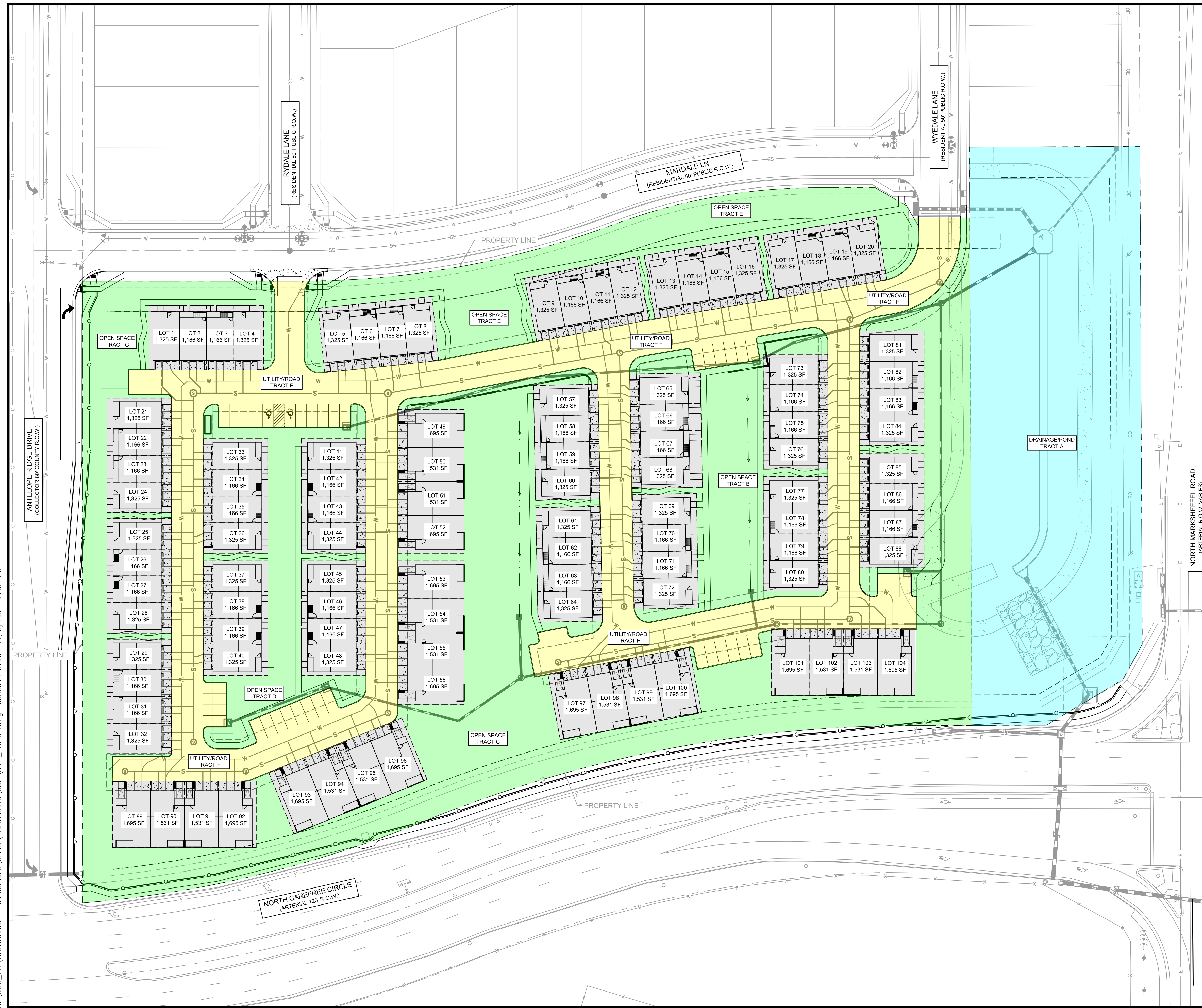
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SHEET  
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811 Know what's below.  
 Call before you dig.

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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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WINDERMERE FILING NO. 2  
 SITE DEVELOPMENT PLAN  
 TRACT PLAN

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SHEET  
 6