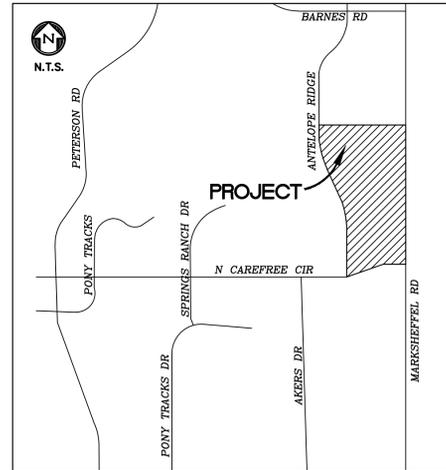


WINDERMERE

PRELIMINARY PLAN

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



VICINITY MAP
NOT TO SCALE

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 & YES! COMMUNITIES (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 #:	53294-00-013 & 53291-11-002
TOTAL LOT AREA:	32 AC (58%)
NET DENSITY:	6.3 DU/AC
GROSS DENSITY:	3.7 DU/AC

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 RECORDED IN RECEPTION NO. 202192387, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF SAID CHATEAU AT ANTELOPE RIDGE FILING NO.2:

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;
- 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 85°42'14" E 51.48 FEET;
8. S 50°34'05" E, A DISTANCE OF 287.41 FEET;
9. N 03°10'04" W, A DISTANCE OF 254.58 FEET;
10. N 89°56'53" E, A DISTANCE OF 70.30 FEET;

THENCE N 89°42'51" E, A DISTANCE OF 58.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED IN RECEPTION NO. 209071394; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD:

1. S 00°37'08" E, A DISTANCE OF 53.18 FEET;
2. 460.80 FEET ALONG THE ARC OF A 7,920.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°20'01" AND A CHORD THAT BEARS S 01°04'11" W 460.73 FEET;
3. S 02°45'59" W, A DISTANCE OF 207.41 FEET;
4. 446.97 FEET ALONG THE ARC OF A 8,580.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°59'05" AND A CHORD THAT BEARS S 01°15'27" W 446.92 FEET;
5. S 00°14'40" E, A DISTANCE OF 943.51 FEET;
6. S 28°04'07" W, A DISTANCE OF 54.01 FEET;
7. S 59°11'20" W, A DISTANCE OF 73.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS RECORDED IN RECEPTION NO. 205015091;

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

1. S 89°49'32" W, A DISTANCE OF 113.86 FEET;
2. 407.83 FEET ALONG THE ARC OF A 1,060.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°02'39" AND A CHORD THAT BEARS S 78°48'13" W 405.32 FEET TO A POINT OF REVERSE CURVATURE;
3. 288.59 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°35'25" AND A CHORD THAT BEARS S 76°34'35" W 287.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE;

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

1. N 00°00'00" E, A DISTANCE OF 712.81 FEET;
2. 762.65 FEET ALONG THE ARC OF A 1,280.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°08'17" AND A CHORD THAT BEARS N 17°04'08" W 751.42 FEET TO A POINT OF REVERSE CURVATURE;
3. 928.37 FEET ALONG THE ARC OF A 1,560.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°05'50" AND A CHORD THAT BEARS N 17°05'22" W 914.73 FEET;
4. N 00°04'30" E, 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.

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.

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	6.765 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PRIVATE DETENTION POND	WINDERMERE METRO DIST.
TRACT D	0.249 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	WINDERMERE METRO DIST.
TRACT G	0.268 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS	WINDERMERE METRO DIST.
TRACT C	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		

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	6.7 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			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	\$458	\$92,568
TOTAL	\$744	\$151,032

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:	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. 21187-01CSCV
DRAWING NO.

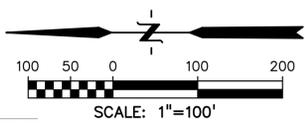
PP01

SHEET: 1 OF 10

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, P12/CR, P18/CR
CITY OF COLORADO SPRINGS



BLH NO 1 LLC
USE: AD. GRAZING LAND
ZONING: P12/CR, P18/CR, S3 AD
CITY OF COLORADO SPRINGS

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, 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

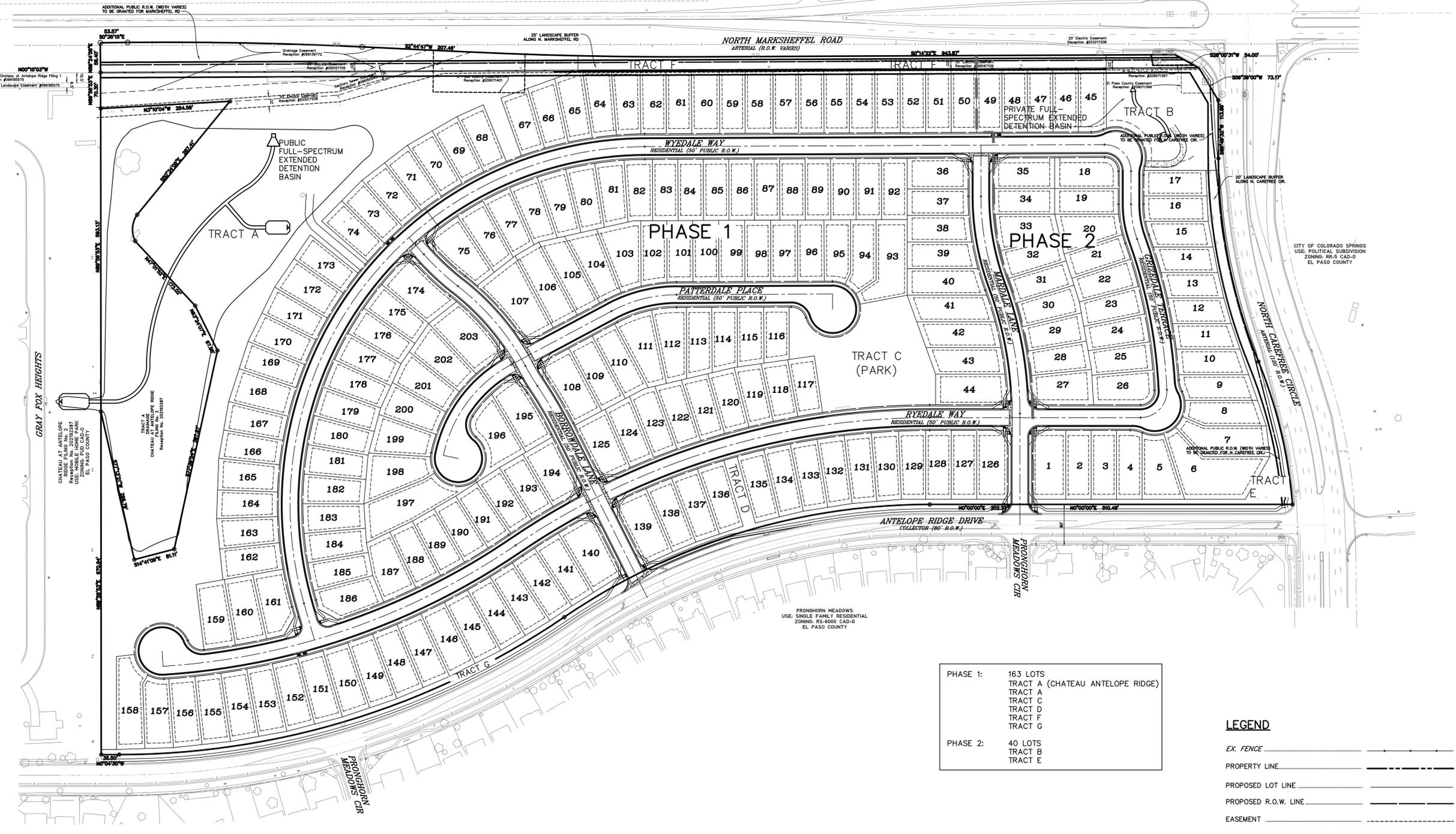
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

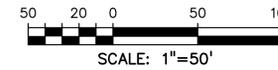
GRAY FOX HEIGHTS
CHATEAU ANTELOPE RIDGE
RESIDENCE PLANS
RECEPTION NO. 20202387
ZONING: R1-6, P12/CR, P18/CR
EL PASO COUNTY

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

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

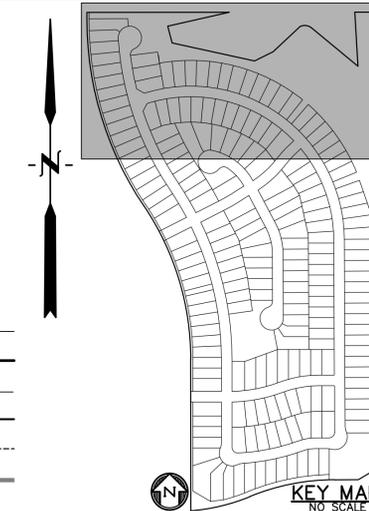
WINDERMERE PRELIMINARY PLAN

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

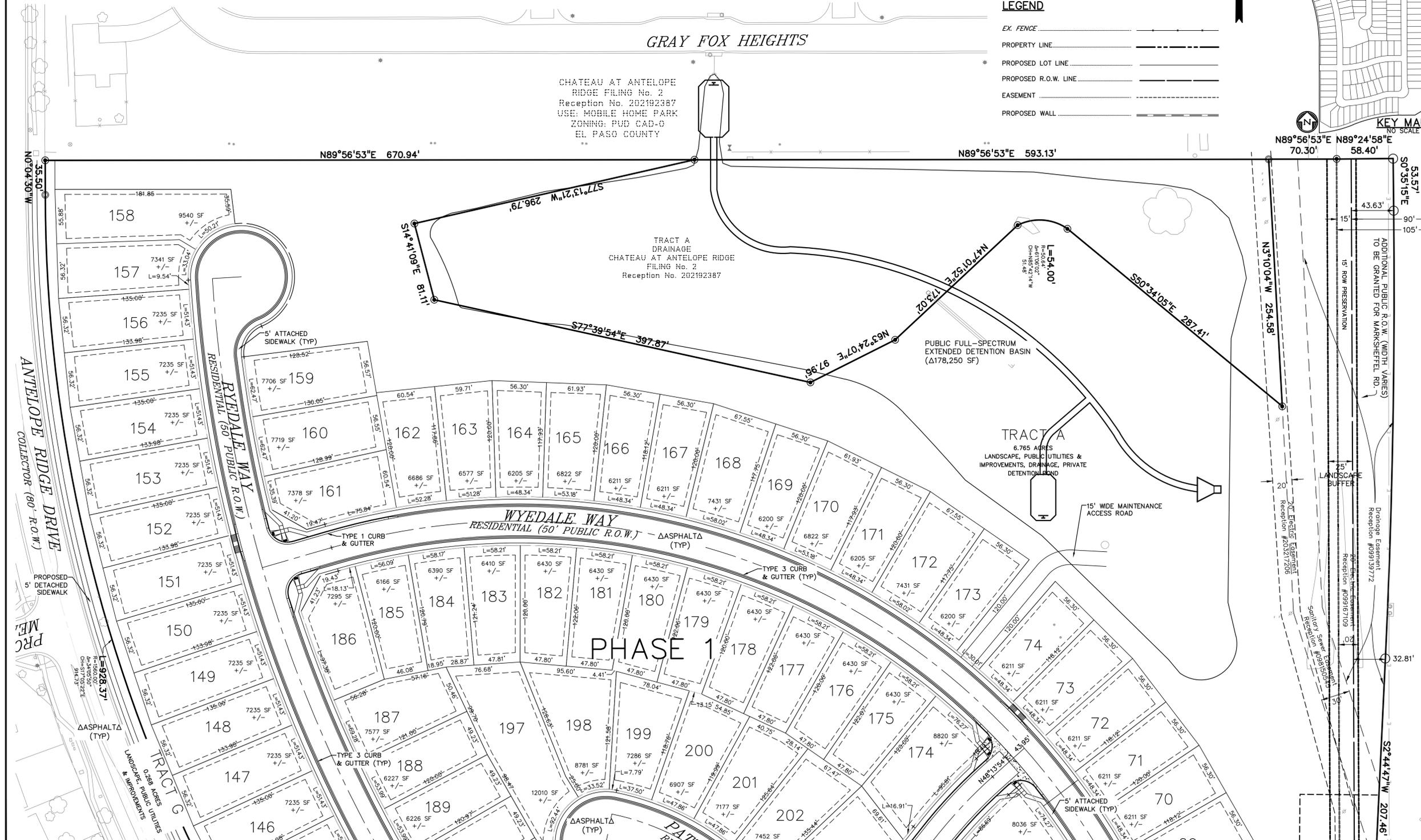


LEGEND

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



KEY MAP
NO SCALE



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, 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

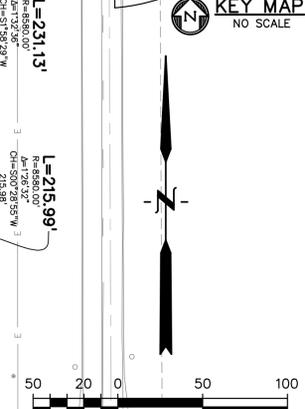
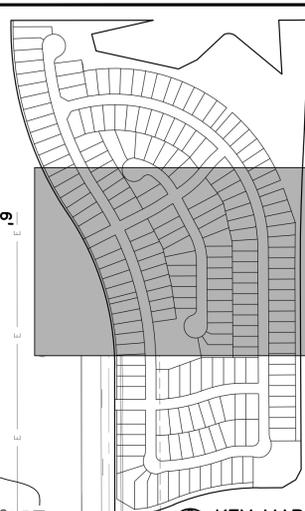
PRELIMINARY SITE PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP03

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

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

TRACT D
0.249 ACRES
LANDSCAPE, PUBLIC UTILITIES &
IMPROVEMENTS, DRAINAGE

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

PHASE 1

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.

PP04

SCALE: 1"=50'

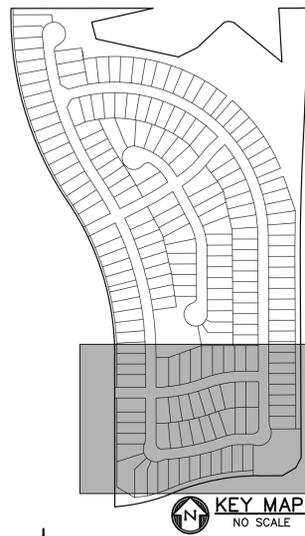
6" SOUND BARRIER WALL
 SEE DETAIL SHEET 5

ROW DEDICATION (MCH. JAMES)
 15' ROW PRESERVATION
 RACI 0.355 ACRES, LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE

50°14'54"E 903.51' RESIDENTIAL (50' PUBLIC R.O.W.)
 WYEDALE WAY
 50°14'54"E 903.51' RESIDENTIAL (50' PUBLIC R.O.W.)
 PATTERDALE PLACE
 RESIDENTIAL (50' PUBLIC R.O.W.)
 50°14'54"W 306.51'
 RYEDALE WAY
 RESIDENTIAL (50' PUBLIC R.O.W.)
 50°14'54"W 306.51'
 BORROWDALE LANE
 RESIDENTIAL (50' PUBLIC R.O.W.)
 50°14'54"W 306.51'
 ALTERDALE PLACE
 RESIDENTIAL (50' PUBLIC R.O.W.)
 50°14'54"W 306.51'

WINDERMERE PRELIMINARY PLAN

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



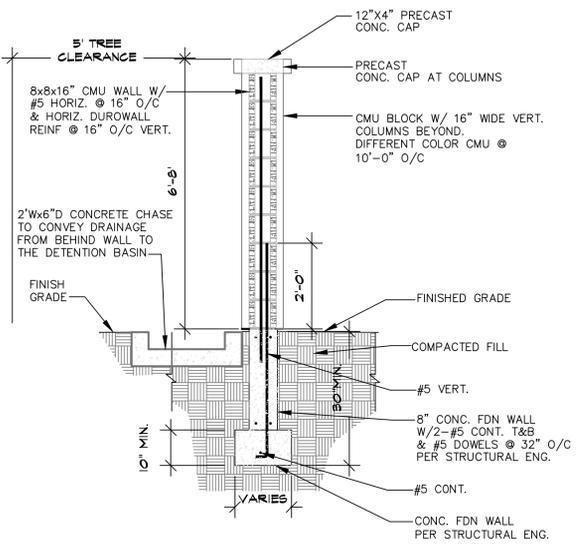
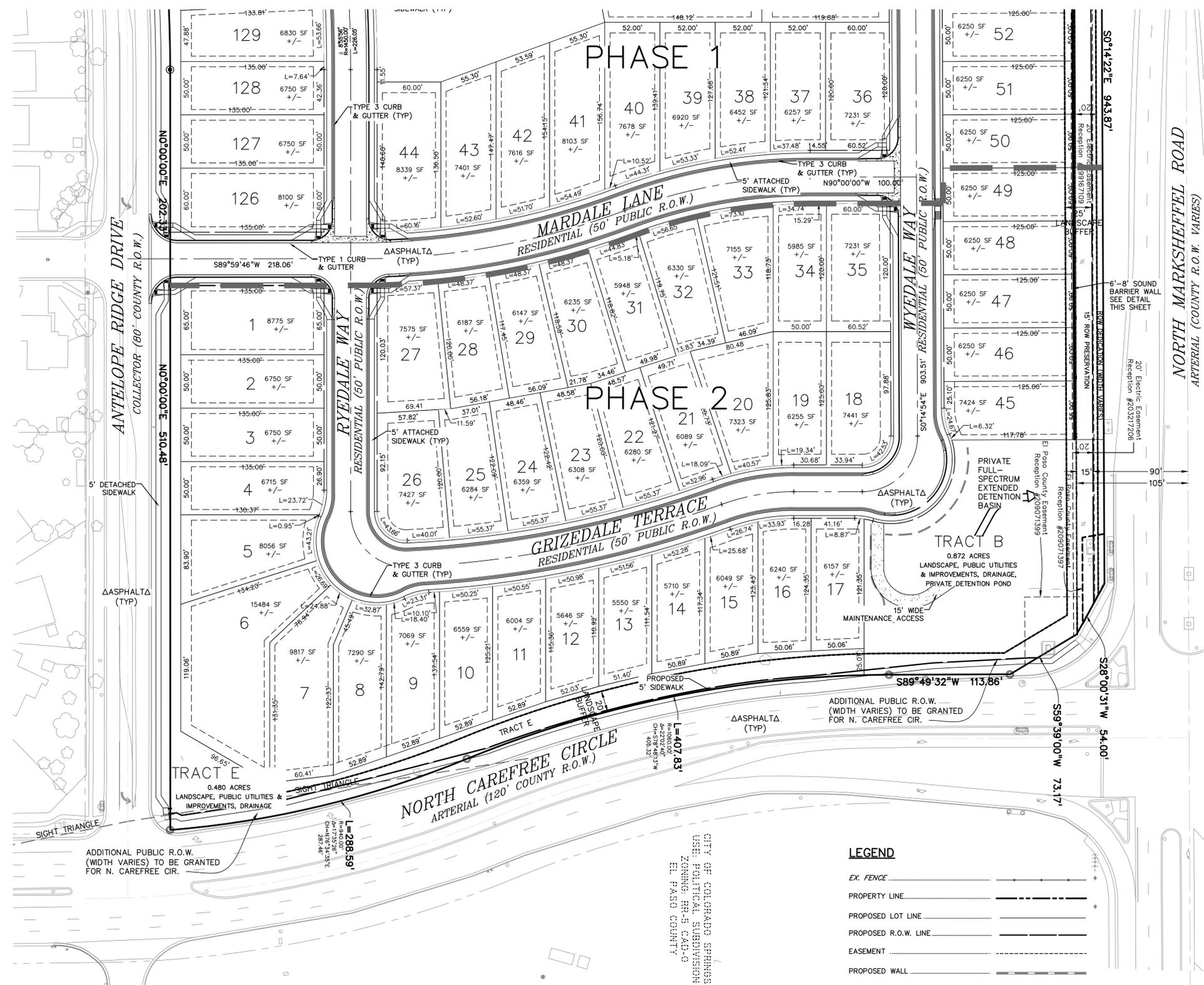
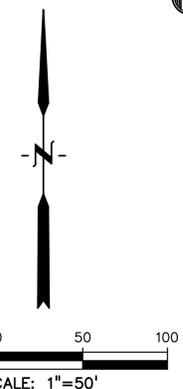
PREPARED BY:

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



LEGEND

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

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.

PP05

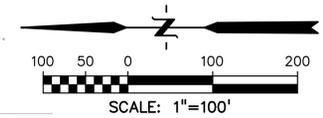
WINDERMERE

PRELIMINARY PLAN

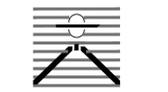
E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

BLH NO 1 LLC
USE: AG, GRAZING LAND
ZONING: R1-6, P12/CR, R5/CR, SS AD
CITY OF COLORADO SPRINGS

BLH NO 2 LLC
USE: AG, GRAZING LAND
ZONING: R1-6, P12/CR, P13/CR
CITY OF COLORADO SPRINGS



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

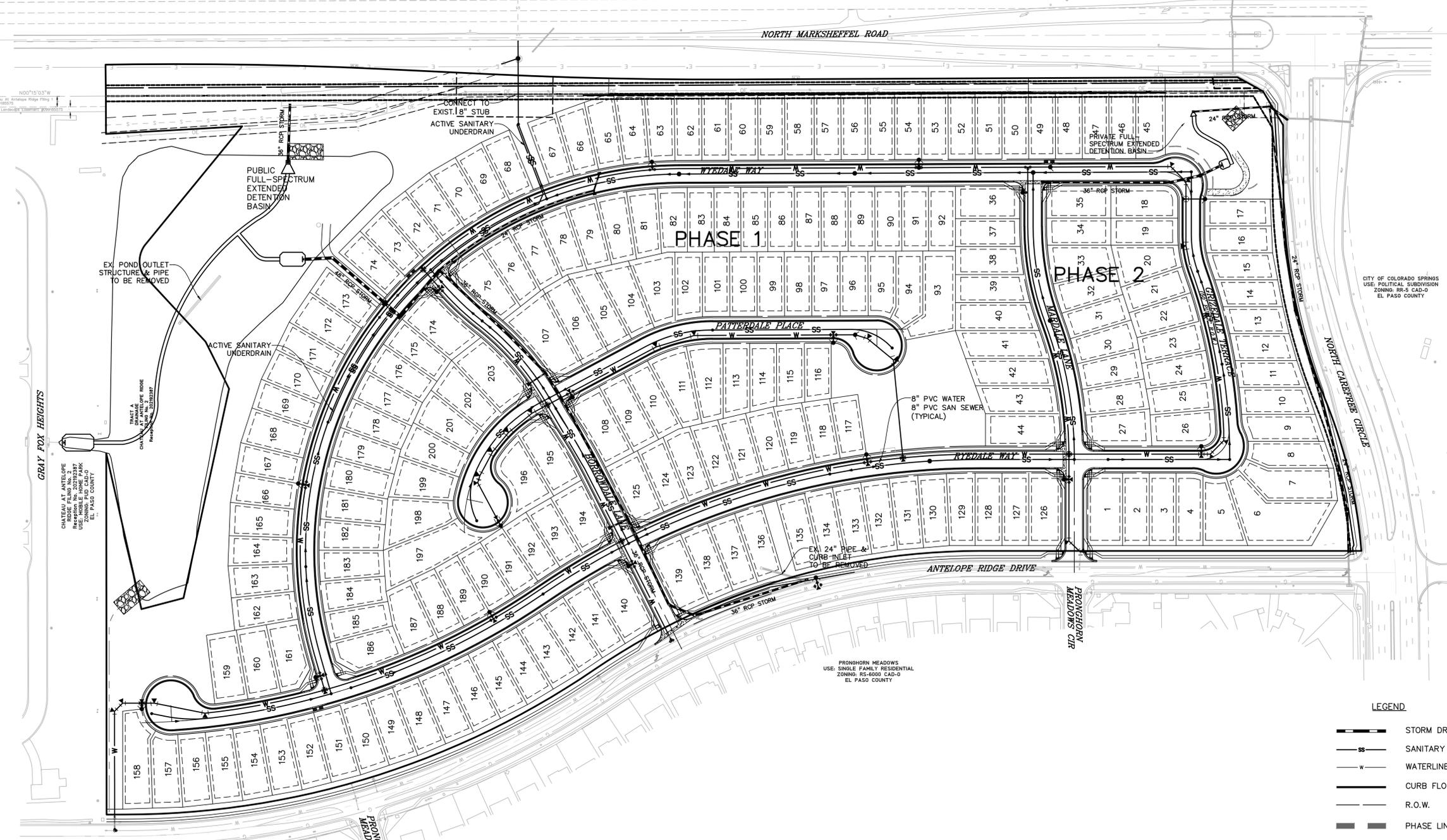
CLIENT:

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

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



LEGEND

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

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

DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01U11

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

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

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

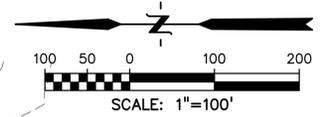
PROJECT NO. 21187-01CSCV
DRAWING NO.

PP06

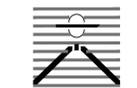
WINDERMERE

PRELIMINARY PLAN

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



PREPARED BY:



DREXEL, BARRELL & CO.
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:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01GP1

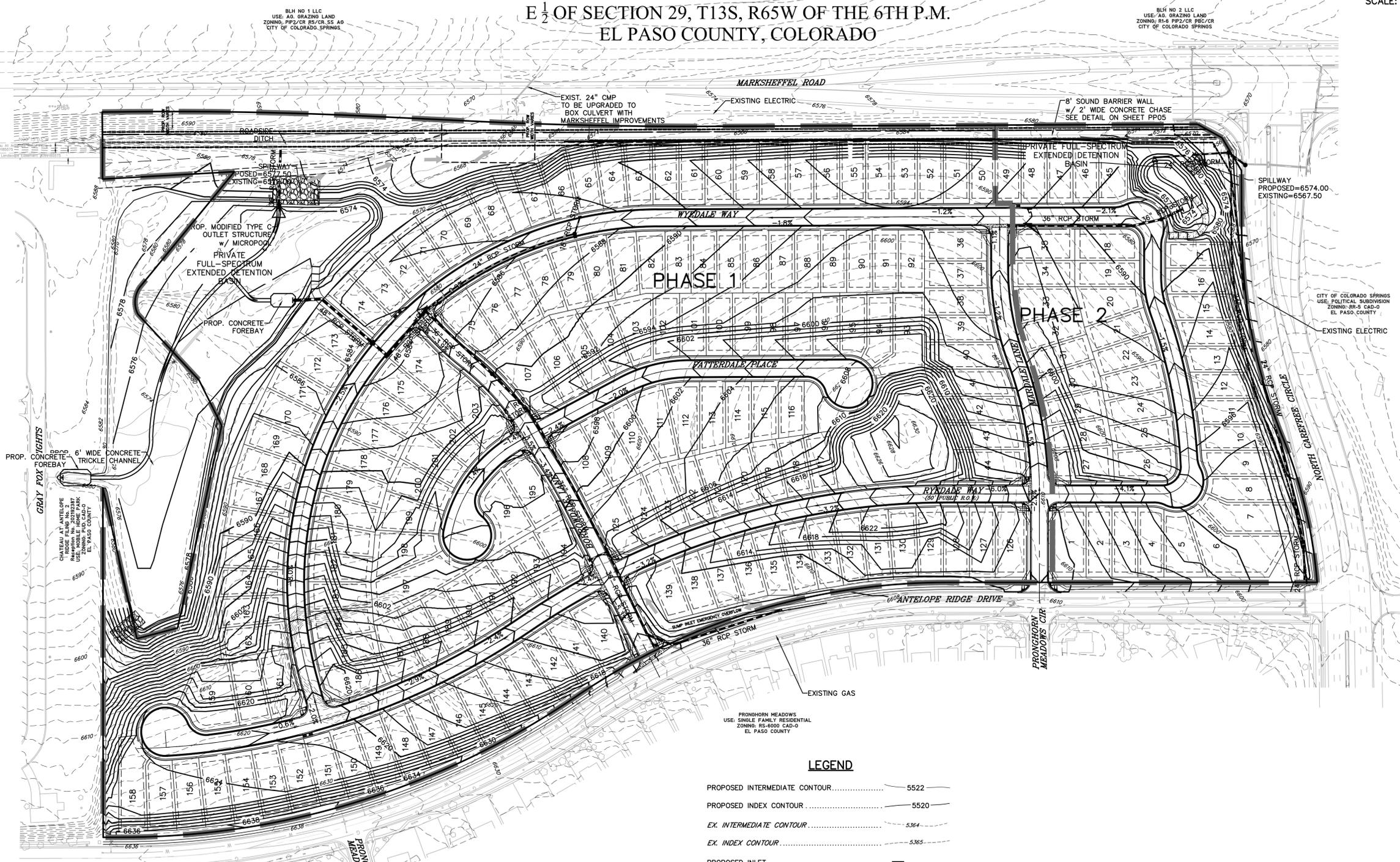
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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 ●

BLH NO 1 LLC
USE: AD. GRAZING LAND
ZONING: R1-6 P/P2/CR P/BC/CR
CITY OF COLORADO SPRINGS

BLH NO 2 LLC
USE: AD. GRAZING LAND
ZONING: R1-6 P/P2/CR P/BC/CR
CITY OF COLORADO SPRINGS

EXIST. 24" CMP
TO BE UPGRADED TO
BOX CULVERT WITH
MARKSHEFFEL IMPROVEMENTS

8' SOUND BARRIER WALL
w/ 2' WIDE CONCRETE CHASE
SEE DETAIL ON SHEET PP05

SPILLWAY
PROPOSED=6574.00
EXISTING=6567.50

CITY OF COLORADO SPRINGS
USE: POLITICAL SUBDIVISION
ZONING: RR-5 CAD-0
EL PASO COUNTY

GRAY POLY LIGHTS
PROP. CONCRETE FOREBAY
6" WIDE CONCRETE TRICKLE CHANNEL

PRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-R100 CAD-0
EL PASO COUNTY

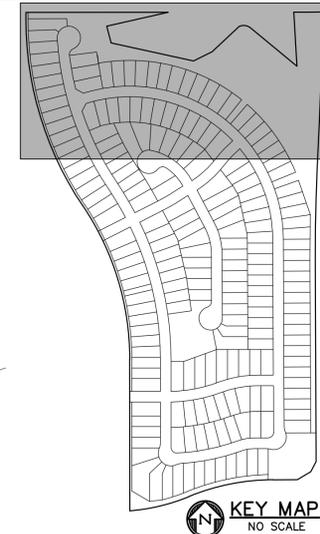
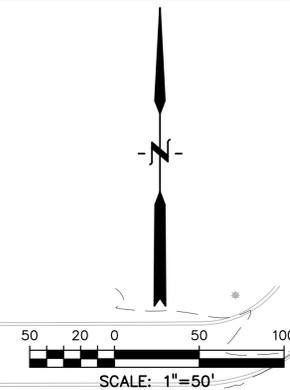
LEGEND

- 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]

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

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

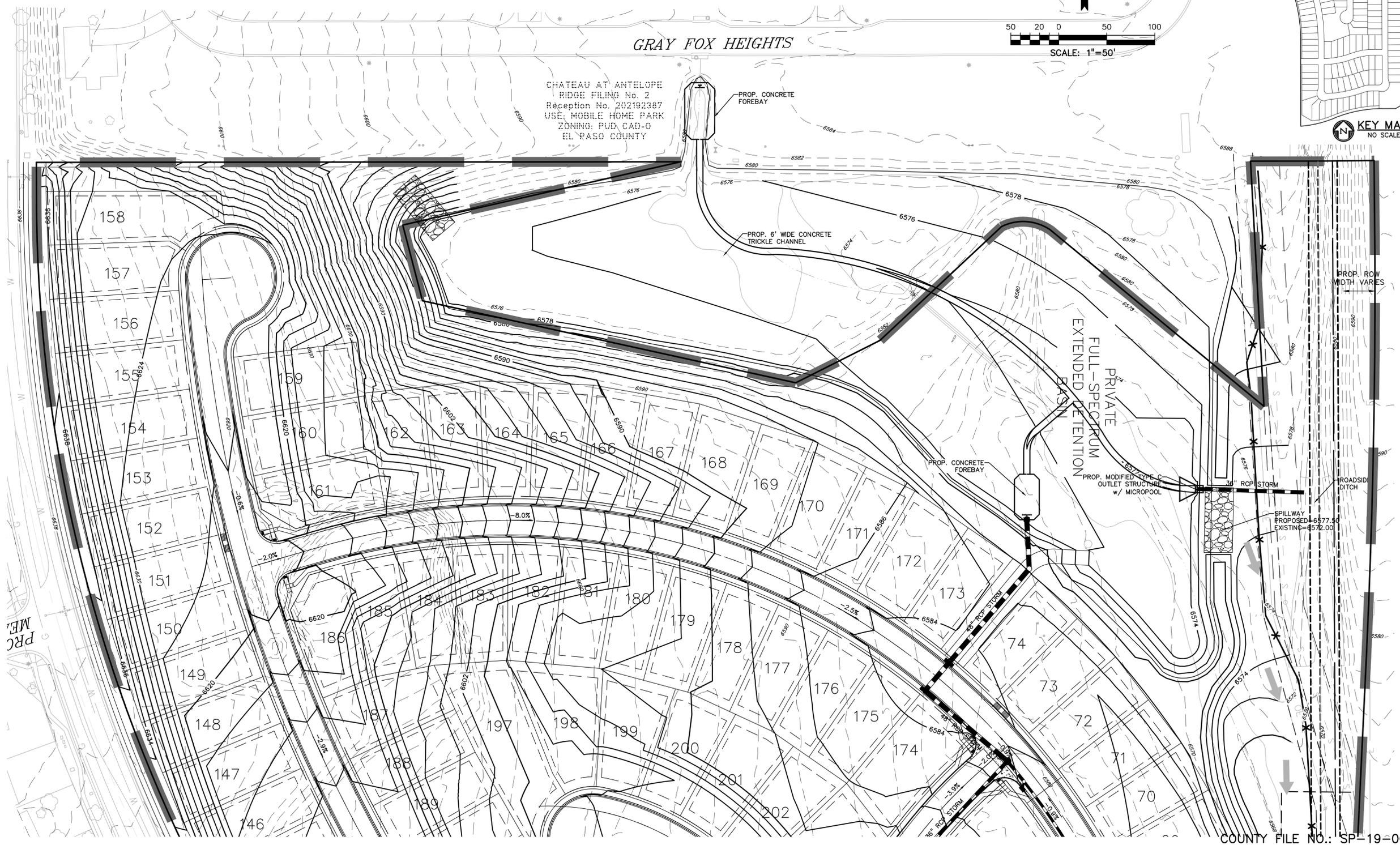
DRAWING SCALE:
 HORIZONTAL: 1" = 100'
 VERTICAL: N/A

**PRELIMINARY
GRADING PLAN**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

PP08

SHEET: 8 OF 10



COUNTY FILE NO.: SP-19-003

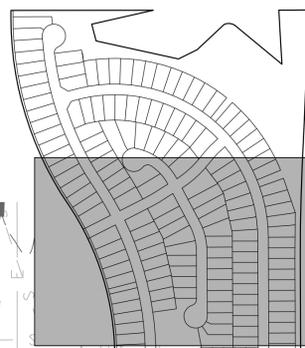
WINDERMERE

PRELIMINARY PLAN

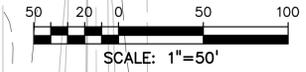
E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

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



PRONGHORN MEADOWS
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RS-6000 CAD-10
EL PASO COUNTY

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: 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

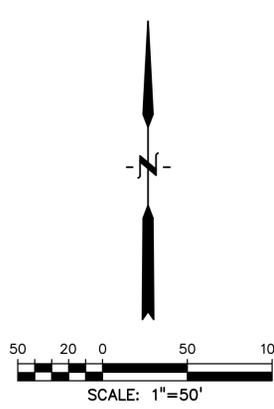
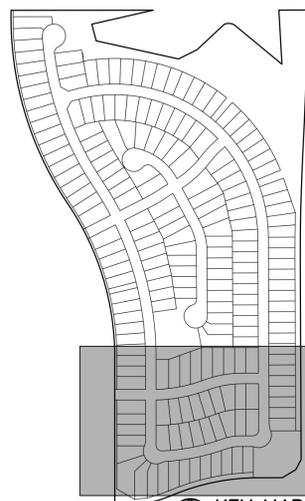
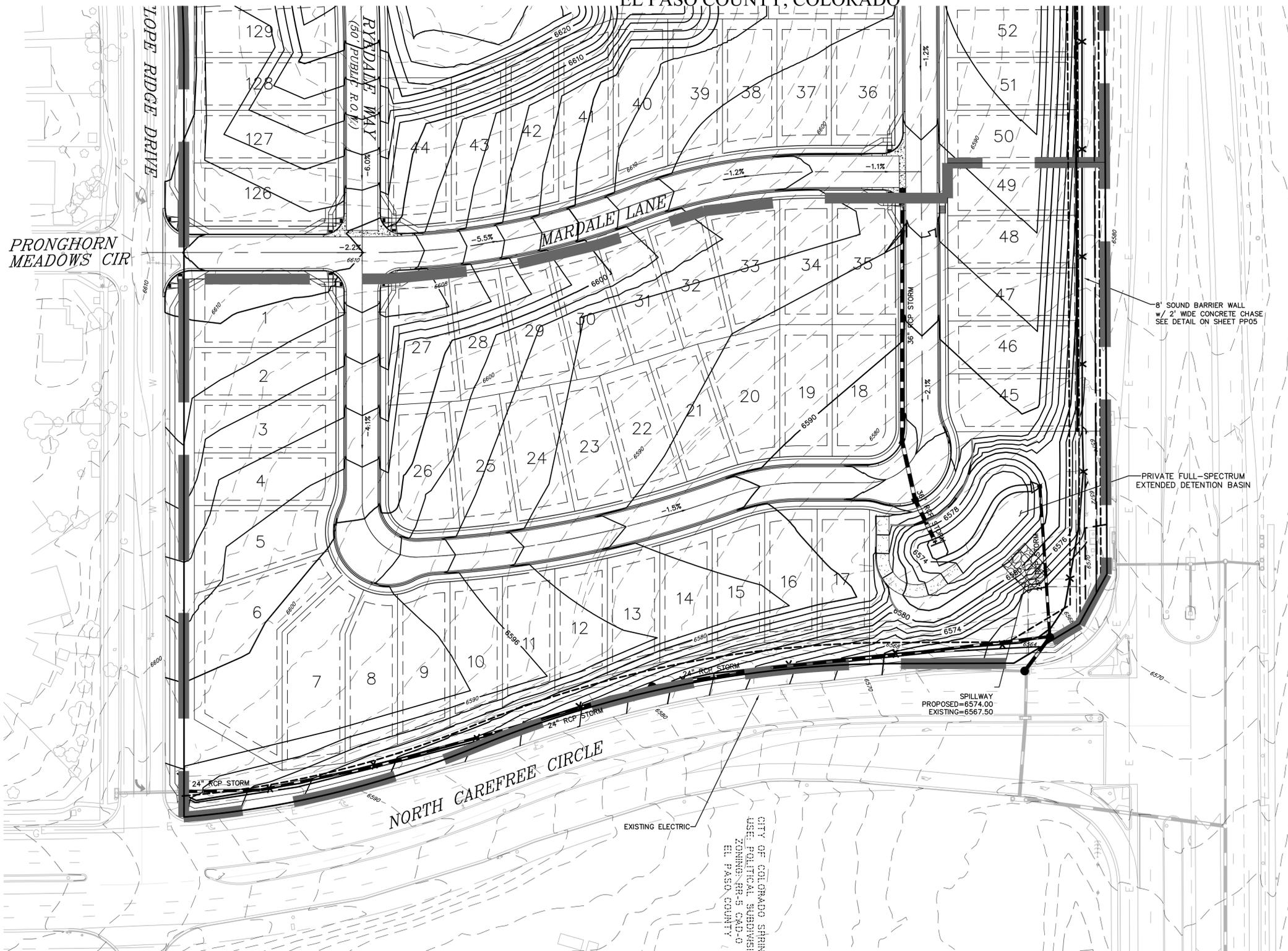
PROJECT NO. 21187-01CSCV
DRAWING NO.

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
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: 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
USEE POLITICAL SUBDIVISION
ZONING: RR-5-CR-0
EL PASO COUNTY