

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 7-9-2021

SUBDIVISION NAME:

WINDERMERE FILING NO. 1

County EL PASO

Type of Submittal:

Request for Exemption _____
 Preliminary Plan _____
 Final Plat

SUBDIVISION LOCATION: Township 13S Range 65W Section 29 1/2
E

OWNER(S) NAME

EAGLE DEVELOPMENT COMPANY ADDRESS
212 N. WAHSATCH AVE., SUITE #301
COLORADO SPRINGS, CO 80903

SUBDIVIDER(S) NAME

ADDRESS _____

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
<input type="checkbox"/>	Single Family	163	23.75	46
<input type="checkbox"/>	Apartments			
<input type="checkbox"/>	Condominiums			
<input type="checkbox"/>	Mobile Homes			
<input type="checkbox"/>	Commercial	N/A		
<input type="checkbox"/>	Industrial	N/A		
<input type="checkbox"/>	Other (specify)			
<input type="checkbox"/>	Street		7.47	14
<input type="checkbox"/>	Walkways			

	Dedicated School Sites			
	Reserved Park Sites		1.01	2
	Private Open Areas			
	Easements	TRACTS	10.59	20
	Other (specify)	TRACT B/FUTURE DEV	9.26	18
	TOTAL		52.07	100

* (By map measure)

Estimated Water Requirements 47,583
(gallons/day).

Proposed Water Source(s)
CHEROKEE METRO DISTRICT

Estimated Sewage Disposal Requirement 26,488
(gallons/day).

Proposed Means of Sewage Disposal
CHEROKEE METRO DISTRICT

ACTION:

Planning Commission Recommendation
Approval _____ Date _____
Disapproval _____
Remarks: _____

Board of County Commissioners
Approval _____ Date _____
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

**FALCON MARKETPLACE
SUBDIVISION SUMMARY**

USE	ACRES	% OF TOTAL AREA
COMMERCIAL	21.3	58.5%
DRAINAGE & UTILITY EASEMENTS	4.13	11.4%
LANDSCAPE BUFFER EASEMENT	0.30	0.8%
DETENTION POND #1 - TRACT A	5.89	16.2%
OPEN CHANNEL - TRACT B	0.75	2.1%
PUBLIC ROW	4.03	11.1%
TOTAL	36.40	