

WINDERMERE PRELIMINARY PLAN

SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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°15'27" W 446.92 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" W, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING, HAVING A CALCULATED AREA OF 2,268,042 SQUARE FEET (62.07 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.

ADJACENT PROPERTY OWNERS

<p>1. 532911101 (Re: Chateau at Antelope Ridge) Yes Companies LLC 2401 15th Street, Ste 350 Denver CO 80202</p> <p>2. 530000633 (Re: 0 Marksheffel Road N) Ultra Resources Inc. Attn: Land Administration 304 Inverness Way S, Ste 295 Englewood, Co 80112</p> <p>3. 530000634 (Re: 0 Highway 24 East) Ultra Resources Inc. Attn: Land Administration 304 Inverness Way S, Ste 295 Englewood, Co 80112</p> <p>4. 5329400015 (Re: 7713 N Carefree Circle) City of Colorado Springs PO BOX 1575 Mail Code 455 Colorado Springs, CO 80901</p> <p>5. 5329401054 Frank & George Thompson 3712 Sonoran Drive Colorado Springs, CO 80922</p> <p>6. 5329401055 Philip & Ana Dominguez 3702 Sonoran Drive Colorado Springs, CO 80922</p> <p>7. 5329401056 John & Anna Bazemore 3701 Sonoran Drive Colorado Springs, CO 80922</p> <p>8. 5329401057 Taura A. Torri 3711 Sonoran Drive Colorado Springs, CO 80922</p> <p>9. 5329401069 William & Elizabeth Gries 3606 Pronghorn Meadows Cr Colorado Springs, CO 80922</p> <p>10. 5329407005 John & Svetlana Dettrey 3803 Roan Drive Colorado Springs, CO 80922</p>	<p>11. 5329407004 Daniel S. Hans 3809 Roan Drive Colorado Springs, CO 80922</p> <p>12. 5329407003 Richard & Wendy Dematto 3815 Roan Drive Colorado Springs, CO 80922</p> <p>13. 5329407002 Mark & Diane Randash 3887 Roan Drive Colorado Springs, CO 80922</p> <p>14. 5329407001 Chad & Marie Purvis 3827 Roan Drive Colorado Springs, CO 80922</p> <p>15. 5329407009 Kevin M. Schmidt 3833 Roan Drive Colorado Springs, CO 80922</p> <p>16. 5329407008 Roberto & Marites Valdoria 3839 Roan Drive Colorado Springs, CO 80922</p> <p>17. 5329407007 Gary & Jean Aganon 3845 Roan Drive Colorado Springs, CO 80922</p> <p>18. 5329407006 Kristen J. Fitzpatrick 3851 Roan Drive Colorado Springs, CO 80922</p> <p>19. 5329108015 Mark T. Dewing 3923 Roan Drive Colorado Springs, CO 80922</p> <p>20. 5329108014 Gregory & Reyna Vigil 3863 Roan Drive Colorado Springs, CO 80922</p> <p>21. 5329108013 Heather Williamson Brad & Emily Newman 3869 Roan Drive Colorado Springs, CO 80922</p>	<p>22. 5329108112 Jason Panetti 3875 Roan Drive Colorado Springs, CO 80922</p> <p>23. 5329108111 Douglas & Marcu Phillips 3881 Roan Drive Colorado Springs, CO 80922</p> <p>24. 5329108110 Mark & Diane Randash 3887 Roan Drive Colorado Springs, CO 80922</p> <p>25. 5329108109 Joseph & Margaeta Coito 4019 Roan Drive Colorado Springs, CO 80922</p> <p>26. 5329108108 Brook J. Grimshaw 3899 Roan Drive Colorado Springs, CO 80922</p> <p>27. 5329108107 Aaron & Melissa Meier 3905 Roan Drive Colorado Springs, CO 80922</p> <p>28. 5329108106 Anita L. Ray 3911 Roan Drive Colorado Springs, CO 80922</p> <p>29. 5329108105 Louis & Cheryl Renteria 3917 Roan Drive Colorado Springs, CO 80922</p> <p>30. 5329108104 Mark T. Dewing 3923 Roan Drive Colorado Springs, CO 80922</p> <p>31. 5329108103 Daniel & Nicolette Keen 3929 Roan Drive Colorado Springs, CO 80922</p> <p>32. 5329108102 Heather Williamson & Nancy Thornton 3935 Roan Drive Colorado Springs, CO 80922</p>	<p>33. 5329108001 Michael & Brittney Babb 3941 Roan Drive Colorado Springs, CO 80922</p> <p>34. 5329106020 Sherry Lynn Chumbley 4007 Roan Drive Colorado Springs, CO 80922</p> <p>35. 5329106019 Danette Brandenburg 4013 Roan Drive Colorado Springs, CO 80922</p> <p>36. 5329106018 Joshua David Baumgartner 4019 Roan Drive Colorado Springs, CO 80922</p> <p>37. 5329106017 Cynthia K. West 4025 Roan Drive Colorado Springs, CO 80922</p> <p>38. 5329106016 Barbara Stratgeier 4198 Nyalva Drive Colorado Springs, CO 80922</p> <p>39. 5329106015 Sonny & Cheryl Espinoza 4190 Nyalva Drive Colorado Springs, CO 80922</p> <p>40. 5329106049 Kim Wung 4283 Addax Court Colorado Springs, CO 80922</p> <p>41. 5329106050 Ruben Briseno & Melanie Cordova 4291 Addax Court Colorado Springs, CO 80922</p>
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DEVELOPMENT DATA

- Existing Zoning: RR-5
- Proposed Zoning: RS-5000
- Tax ID Number: 5329400013
- Total Area: 55.6 Acres
- Number of Lots : 201
- Total Lot Area: 32.16 AC (58%)
- Average Lot Size: 6.978 sf
- Gross Density: 3.6 DU/AC
- Net Density: 6.2 DU/AC
- R.O.W.: 8.95 AC (16%)
- Total Tract Area: 14.47 AC (26%)
- Phasing: 1 (59 lots) Spring 2015
2 (70 lots) Fall 2015
3 (72 lots) Summer 2016

ZONING STANDARDS

- Minimum Lot Size: 5,000 sf
- Minimum Lot Width: 50'
- Minimum Lot Coverage: 30%
- Maximum Height: 30 feet
- Setbacks:
 - Front 25 feet
 - Side 5 feet
 - Rear 25 feet

VICINITY MAP



LAND USE DATA TABLE

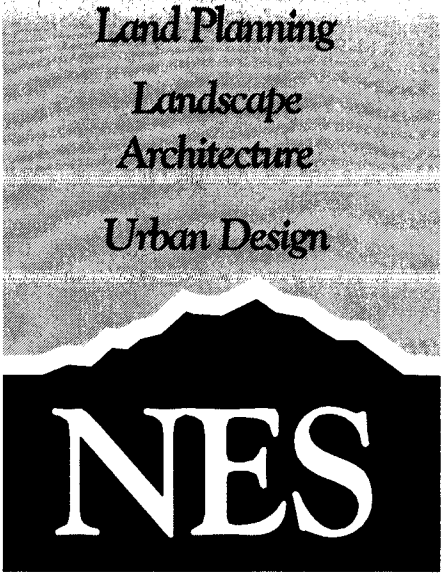
LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
FILING 1: SINGLE FAMILY	6.5 DU/AC	59 Lots	9.41	17%
FILING 2: SINGLE FAMILY	6.4 DU/AC	70 Lots	11.03	20%
FILING 3: SINGLE FAMILY	6.5 DU/AC	72 Lots	11.72	21%
ROAD R.O.W	N/A	N/A	8.95	16%
TRACTS	N/A	N/A	14.47	26%

TRACT TABLE

TRACT NAME	TRACT AREA	TRACT ACREAGE	TRACT USE	OWNERSHIP / MAINTENANCE
FILING 1				
TRACT A	41,051 SF	0.94 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND	EL PASO COUNTY / EL PASO COUNTY
TRACT B	10,250 SF	0.24 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION
TRACT C	24,990 SF	0.57 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION
TRACT D	3,527 SF	0.08 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION
TRACT E	43,800 SF	1.01 AC	LANDSCAPE, PARK, TOT LOT, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / CHEROKEE METROPOLITAN DISTRICT
FILING 2				
TRACT A	23,930 SF	0.55 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION
TRACT B	2,018 SF	0.05 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION
TRACT C	468,270 SF	10.75 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND	EL PASO COUNTY / EL PASO COUNTY
FILING 3				
TRACT A	4,454 SF	0.10 AC	LANDSCAPE PEDESTRIAN, SIGNAGE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION
TRACT B	7,789 SF	0.18 AC	LANDSCAPE PEDESTRIAN, SIGNAGE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION / HOMEOWNERS ASSOCIATION

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 HOMEOWNERS ASSOCIATION. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF BERMING, FENCING, AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS 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 TRACT A, FILING NO. 1, AND TRACT C, FILING NO. 2, SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY.
4. THE NEIGHBORHOOD PARK IN TRACT E, FILING NO. 1 SHALL BE OWNED BY WINDERMERE HOMEOWNERS ASSOCIATION AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
5. CONTOUR INTERVAL SHOWN ON PLAN 2'.
6. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - A. FRONT: TEN (10) FEET
 - B. SIDE: FIVE (5) FEET
 - C. REAR: TWENTY-FIVE (25) FEET
 - D. SUBDIVISION PERIMETER: 220
7. ALL OPENSAPCE/ 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 08041C0543F & 08041C0539F, EFFECTIVE MARCH 16, 1997.
9. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR RS 5000 ZONING.
10. WINDERMERE IS SUBJECT TO THE APPROVED PARKS LAND AGREEMENT APPROVED XXXX AND RECORDED XXXX, RECEIPTION NUMBER XXXXX.
11. WINDERMERE FILINGS 1, 2, AND 3, SHALL BE LIMITED TO A TOTAL OF 201 LOTS.
12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DEVELOPMENT EROSION CONTROL REPORT, AND PRELIMINARY DRAINAGE REPORT.
13. 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 DEVELOPMENT SERVICES DEPARTMENT.
14. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
15. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
16. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
17. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED.
18. NO STRUCTURES, FENCES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.
21. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH HANDICAP RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
22. THE PROPERTY SHALL PARTICIPATE IN THE EL PASO COUNTY ROAD FEE PROGRAM.
23. THE 6" HIGH CONCRETE FENCE; ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE OR MARKSHEFFEL ROAD.
25. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION.
26. 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. 12-382), 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.
27. SHALLOW GROUNDWATER CONDITIONS SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION. THE FOLLOWING LOTS MAY BE IMPACTED BY SHALLOW GROUND WATER:
 - FILING 2: LOTS 1-2, 165-23, 44-46, 61-62, AND 68-67
 - FILING 3: LOTS 7-30 AND 57-59
 - IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE.
28. 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.



N.E.S. Inc.
619 N. Cascade Ave., Suite 2000
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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WINDERMERE

PRELIMINARY PLAN

DATE: 10/008/14
PROJECT MGR: AB
PREPARED BY: SF

DATE	BY	DESCRIPTION
12/05/14	AB/SF	PER COUNTY COMMENTS
03/04/15	AB/SF	PER COUNTY COMMENTS

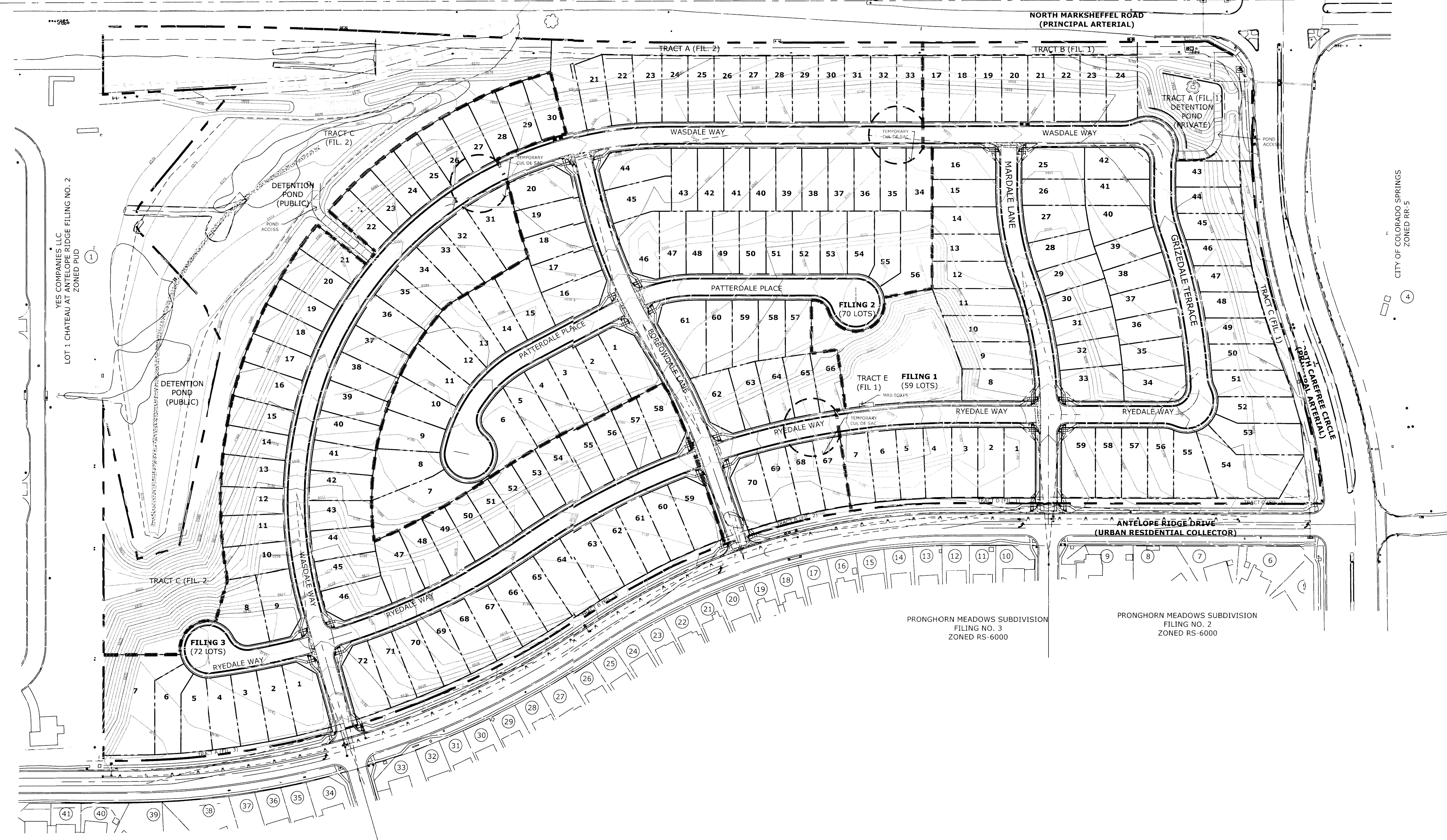
COVER SHEET

SHEET INDEX	OWNER / SUBDIVIDER
SHEET 1 of 6: COVER SHEET	James Todd Stephens
SHEET 2 of 6: OVERALL SITE PLAN	4164 Austin Bluffs Pkwy #361
SHEET 3 of 6: FILING SITE PLAN	Colorado Springs, CO 80918
SHEET 4 of 6: FILING SITE PLAN	
SHEET 5 of 6: FILING SITE PLAN	PLANNER
SHEET 6 of 6: DETAILS	N.E.S. Inc. 619 N. Cascade Avenue Colorado Springs, CO 80903 (719) 471-0073

1 OF 6

ULTRA RESOURCES INC
UNPLATTED
ZONE PIP2/cr R5/cr AO SS ②

ULTRA RESOURCES INC
UNPLATTED
ZONE PBC/cr PIP2/cr R1-6 R5/cr AO SS ③



YES COMPANIES LLC
LOT 1 CHATEAU AT ANTELOPE RIDGE FILING NO. 2
ZONED PUD ①

CITY OF COLORADO SPRINGS
ZONED RR-5 ④

PRCNGHORN MEADOWS SUBDIVISION
FILING NO. 1
ZONED RS-6000

PRONGHORN MEADOWS SUBDIVISION
FILING NO. 3
ZONED RS-6000

PRONGHORN MEADOWS SUBDIVISION
FILING NO. 2
ZONED RS-6000

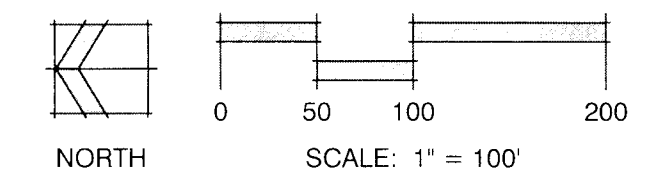
WINDERMERE
PRELIMINARY
PLAN

DATE: 10/08/14
PROJECT MGR: AB
PREPARED BY: SF

DATE	BY	DESCRIPTION
12/05/14	AB/SF	PER COUNTY COMMENTS
03/04/15	AB/SF	PER COUNTY COMMENTS

**OVERALL
SITE PLAN**

2
2 OF 6



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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

WINDERMERE

PRELIMINARY PLAN

DATE: 10/08/14
PROJECT MGR: AB
PREPARED BY: SF

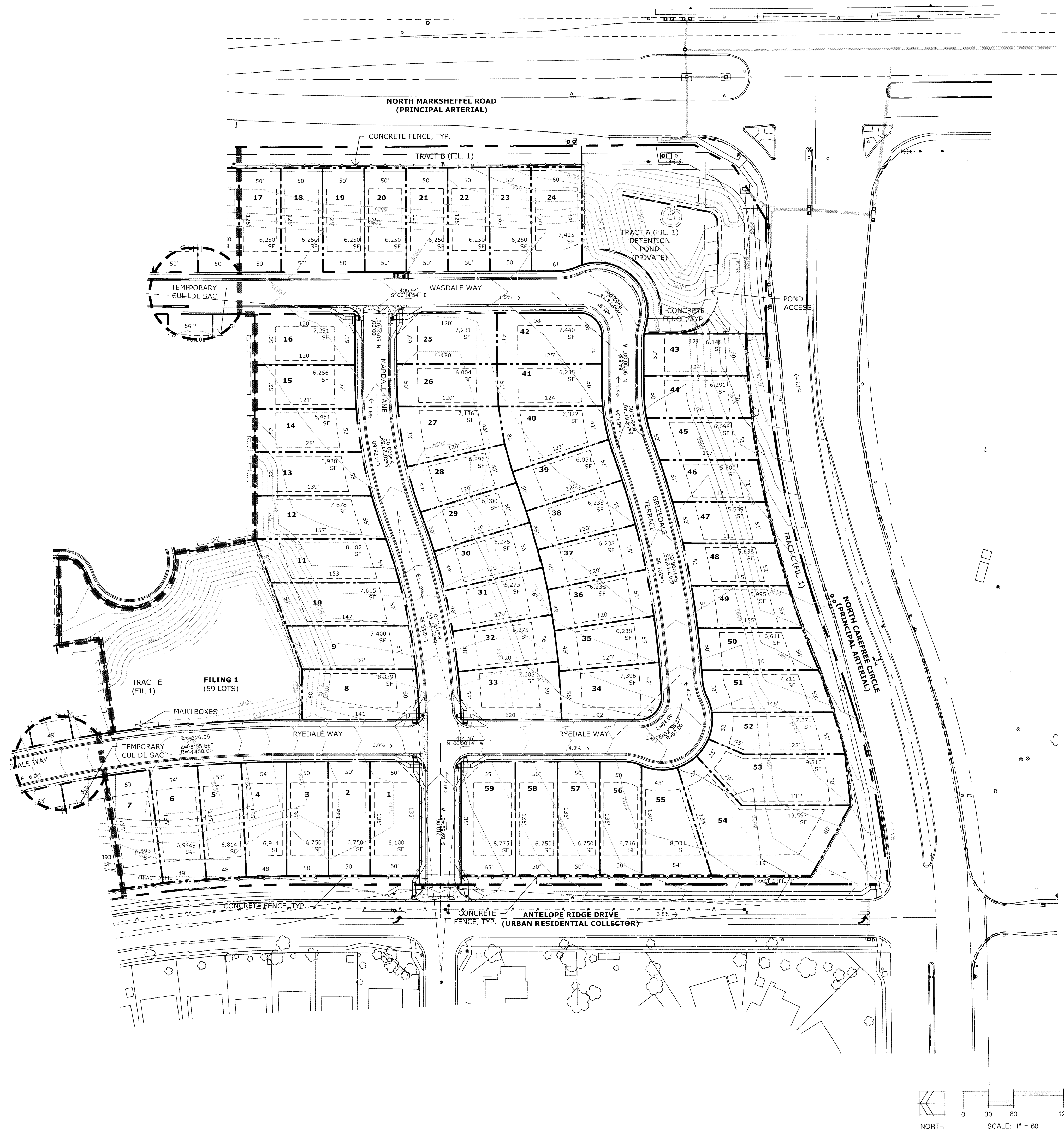
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BY: AB/SF
DESCRIPTION: PER COUNTY COMMENTS

DATE: 03/04/15
BY: AB/SF
DESCRIPTION: PER COUNTY COMMENTS

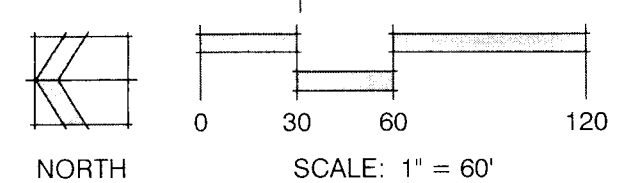
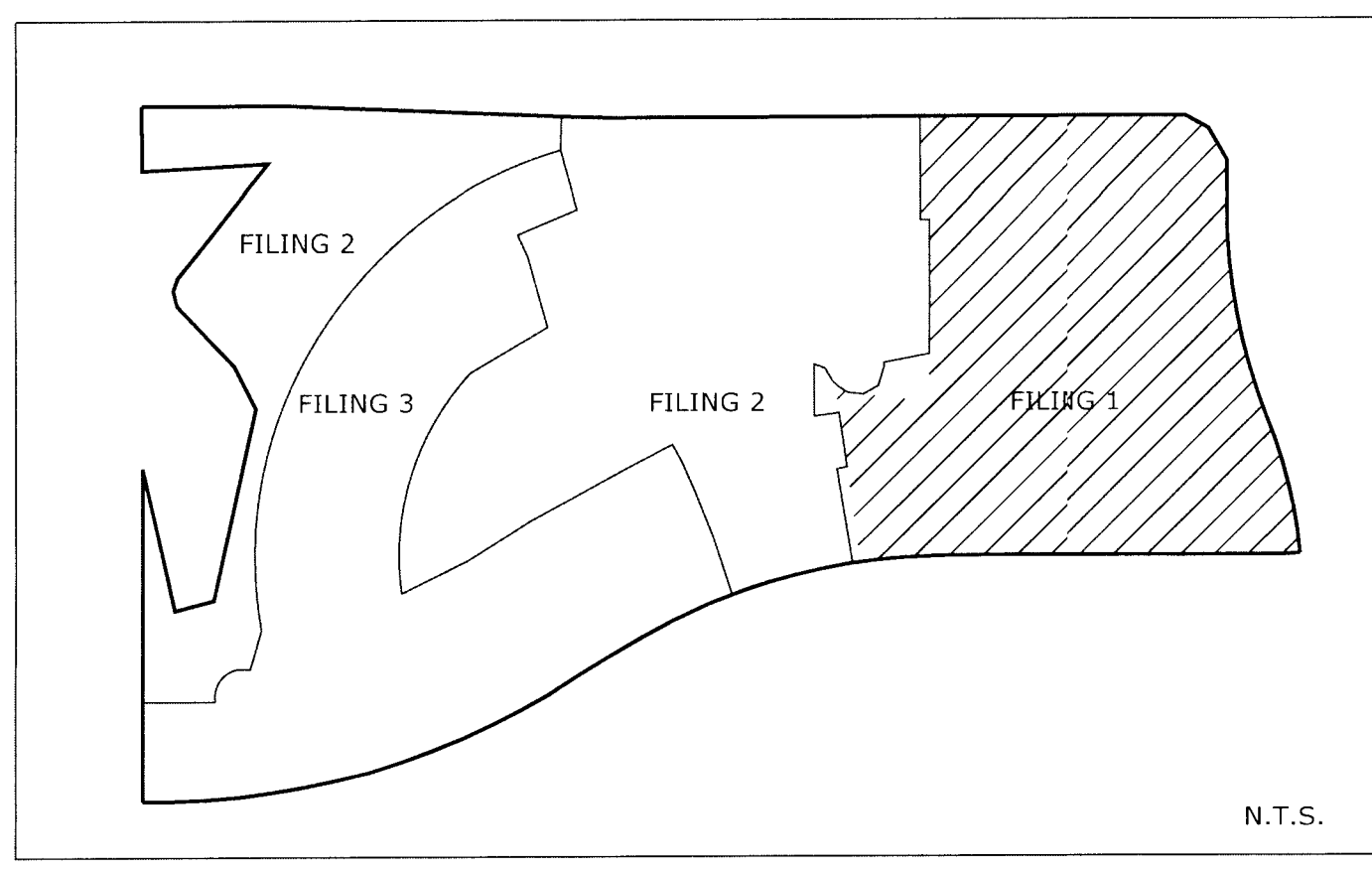
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03/04/15	AB/SF	PER COUNTY COMMENTS

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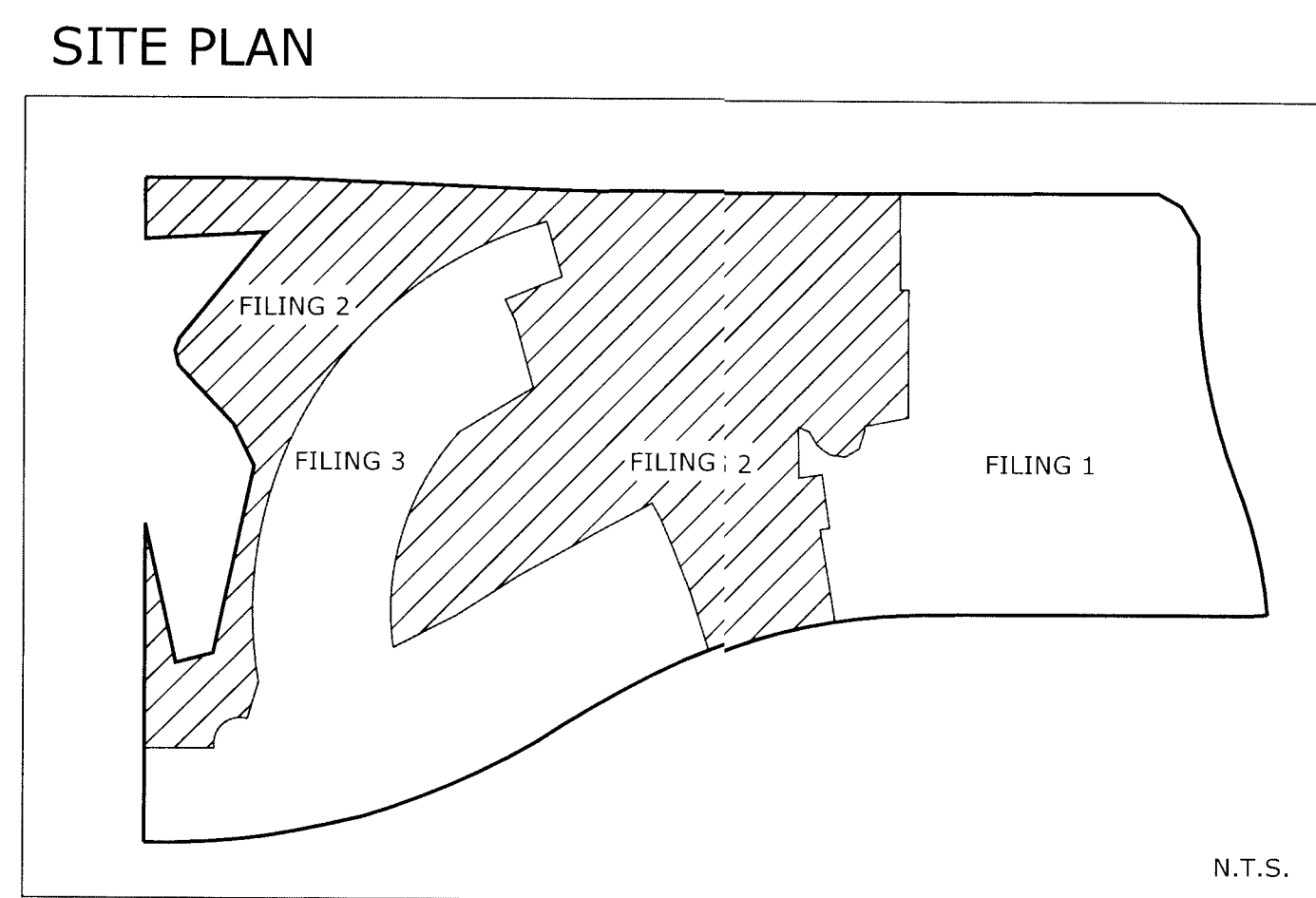
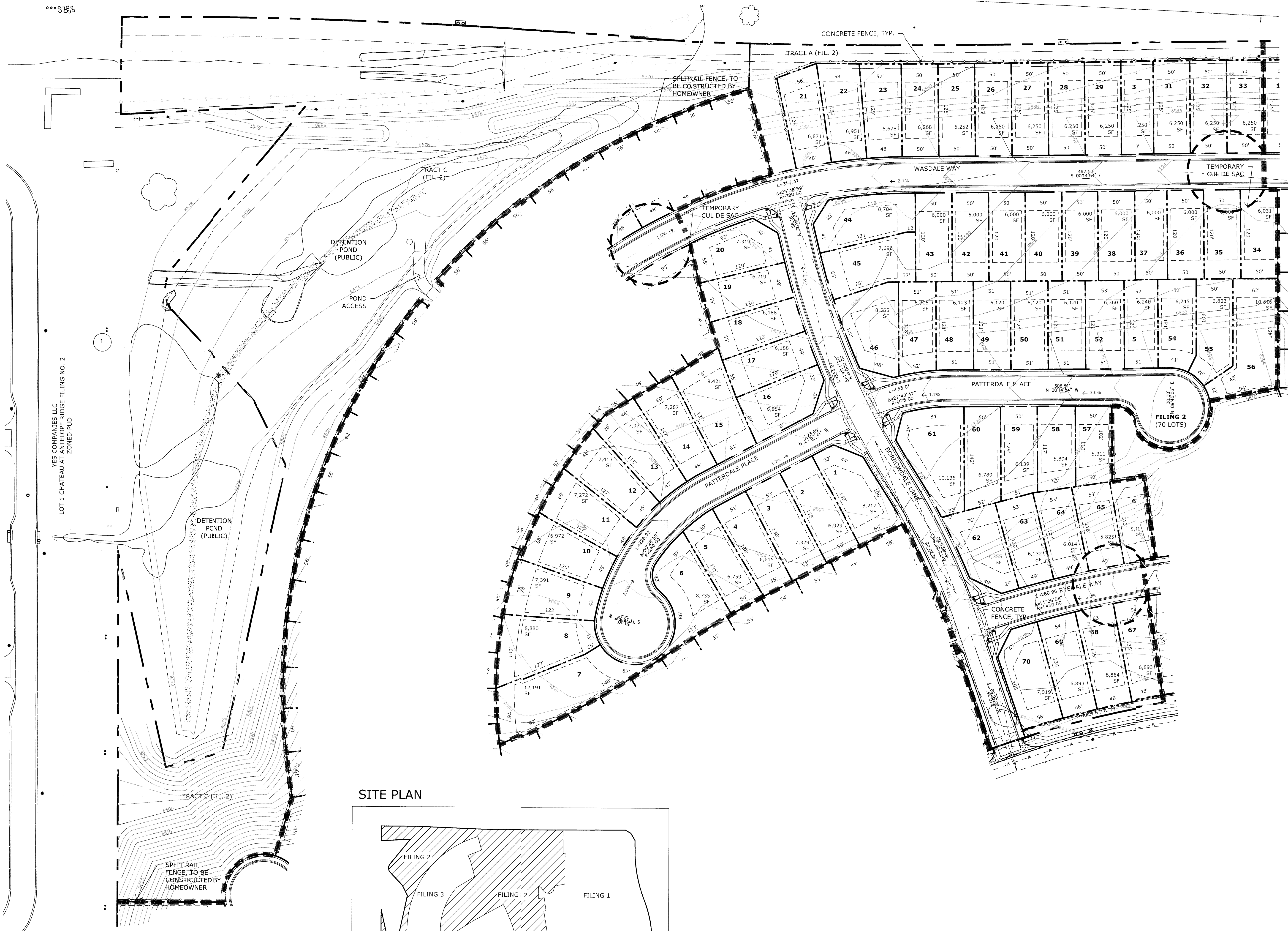
FILING 1 SITE PLAN



SITE PLAN



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WINDERMERE
PRELIMINARY
PLAN

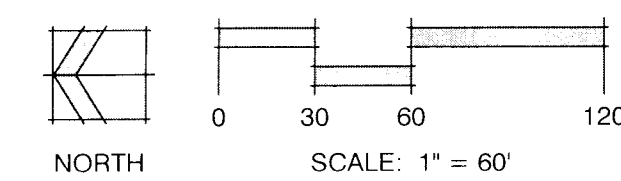
DATE: 10/08/14
PROJECT MGR: AB
PREPARED BY: SF

DATE	BY	DESCRIPTION
12/05/14	AB/SF	PER COUNTY COMMENTS
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FILING 2 SITE PLAN

4

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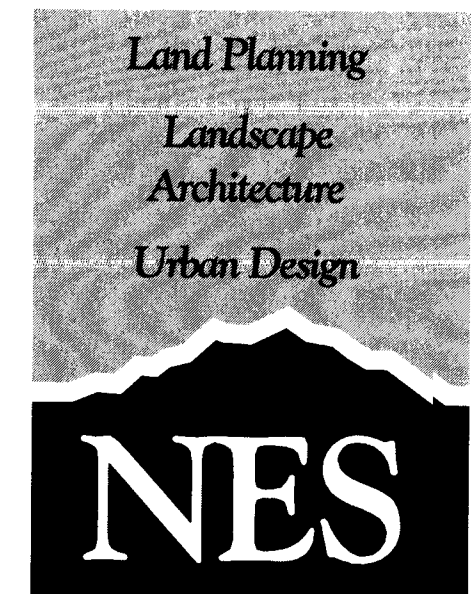


PLAN TITLE SHEET NUMBER

ASSOCIATION WITH

PLANNER / LANDSCAPE ARCHITECT

YES COMPANIES LLC
LOT 1 CHATEAU AT ANTELOPE RIDGE FILING NO. 2
ZONED PUD



N.E.S. Inc.
619 N. Cascade Ave., Suite 2000
Colorado Springs, CO 809033

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PROJECT: WINDERMERE PHASE 2

DATE: 10/08/14

PROJECT MGR: AB

SCALE

SHEET INFO

SHEET NUMBER

SHEET TITLE

DATE

WINDERMERE

PRELIMINARY PLAN

DATE: 10/08/14
PROJECT MGR: AB
PREPARED BY: SF

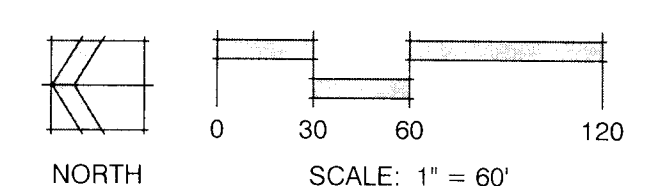
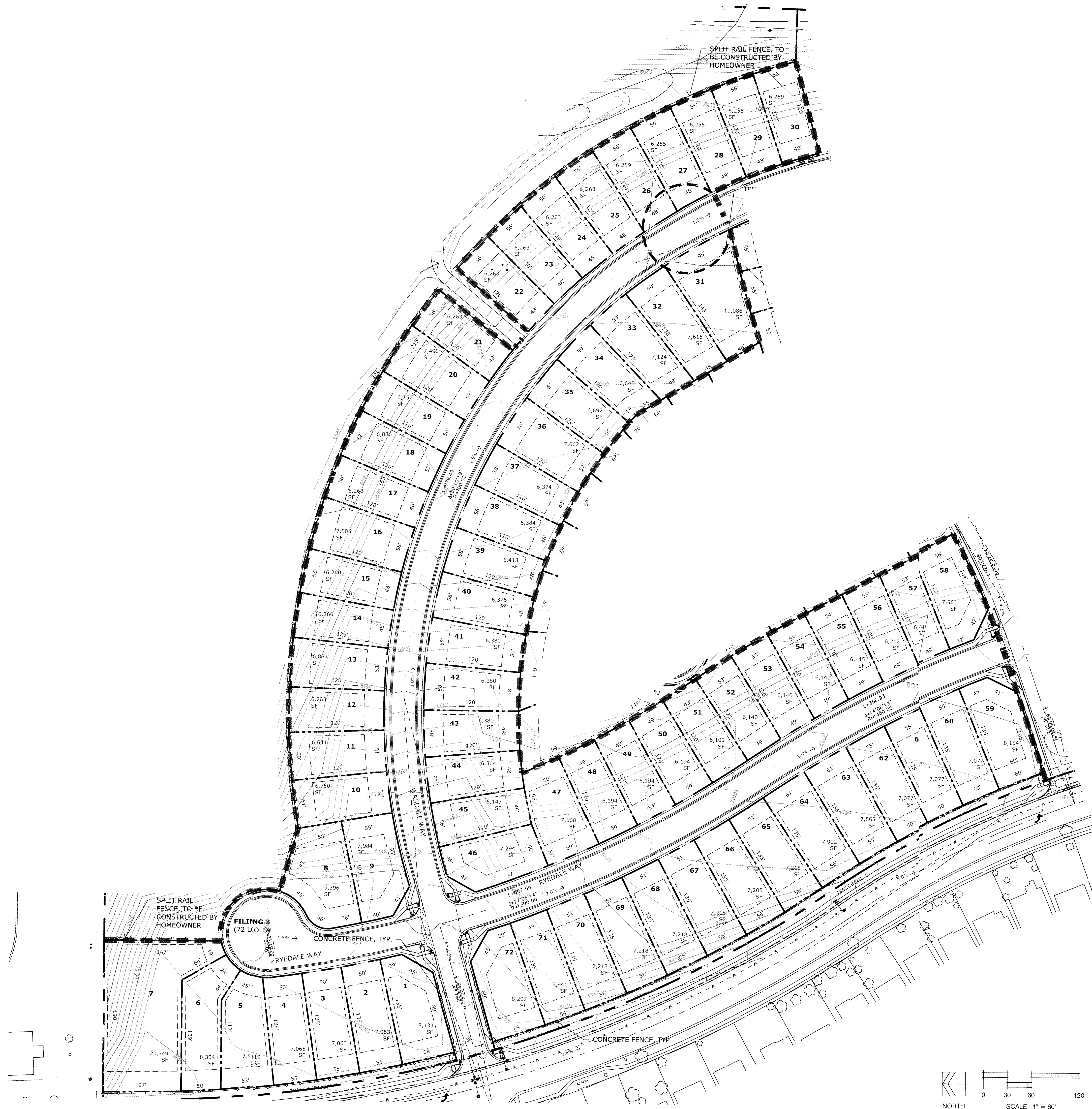
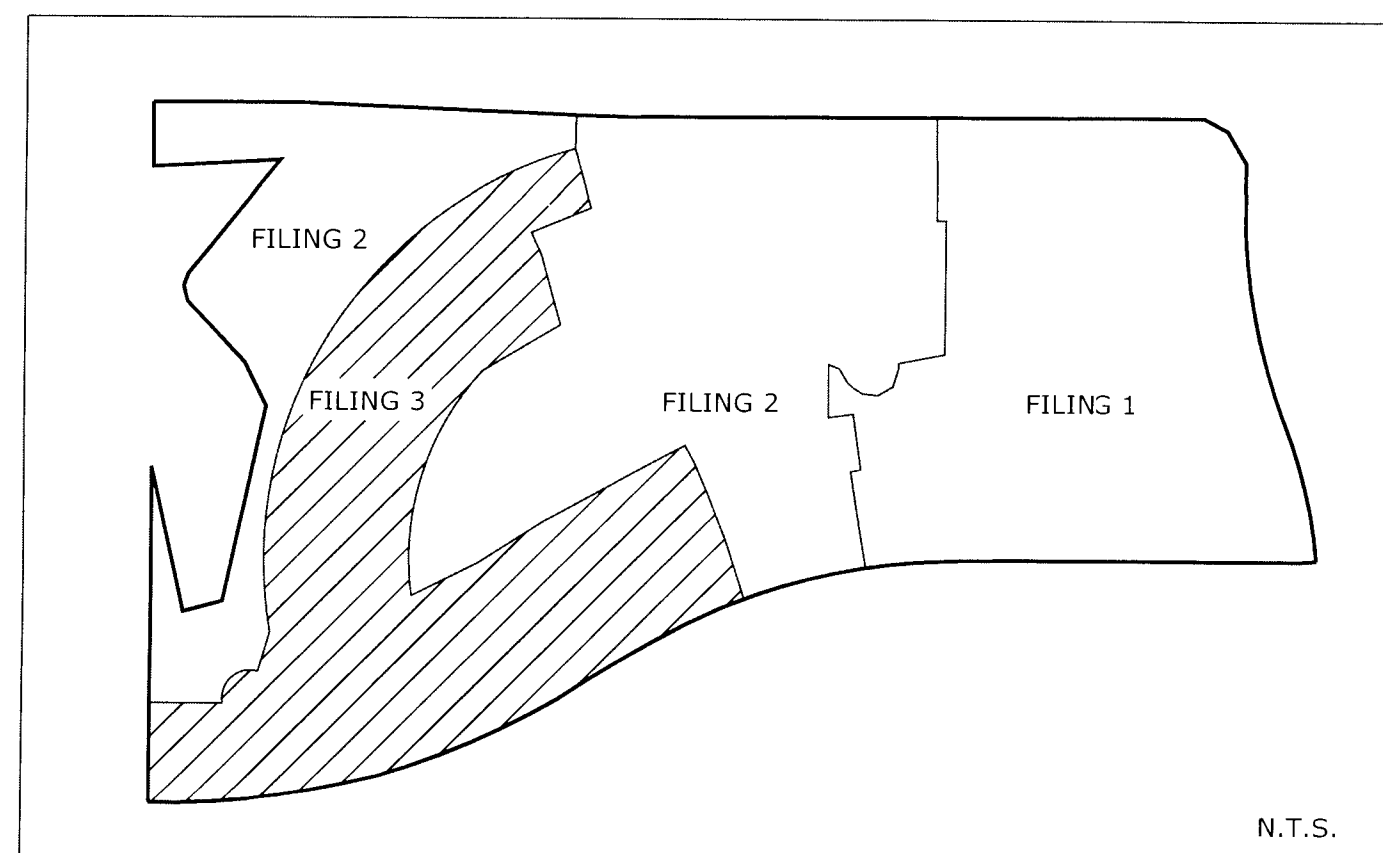
DATE	BY	DESCRIPTION
12/05/14	AB/SF	PER COUNTY COMMENTS
03/04/15	AB/SF	PER COUNTY COMMENTS

FILING 3 SITE PLAN

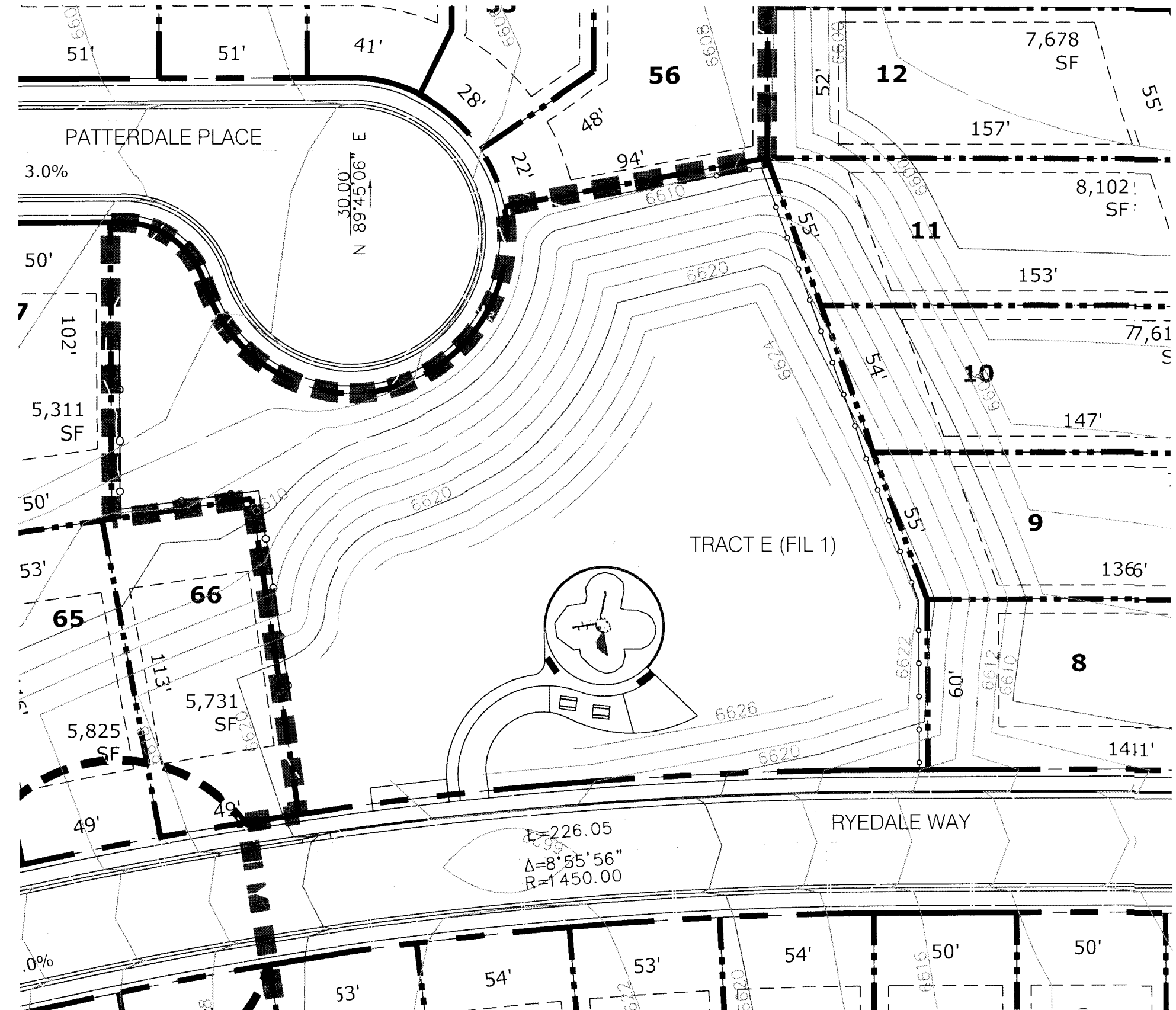
5

5 OF 6

SITE PLAN

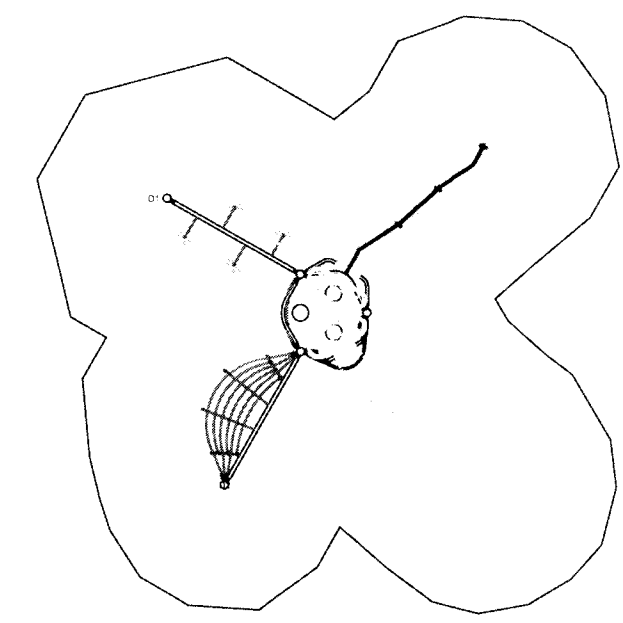


P:\Winners\Bjrg\Drawings\Windermere\Drawings\Plan\NES Windermere_PP_030215.dwg [pp. 5] 3/4/2015 9:45:39 AM sfhmm



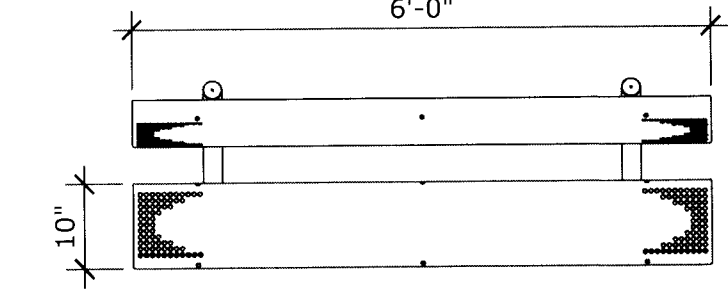
1 PLAYGROUND SITE PLAN
1" = 40'-0"

BURKE PREMIER PLAY ENVIRONMENTS
MODEL NO. IN-1348

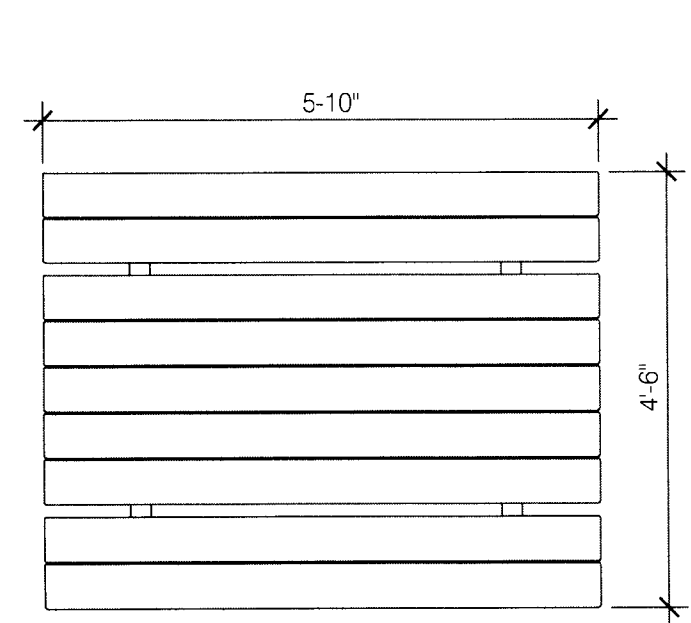


2 PLAYGROUND
PLAN
1" = 10'-0"

BURKE PREMIER PLAY ENVIRONMENTS
6" TRADITIONAL SERIES
MODEL NO. 580-0172

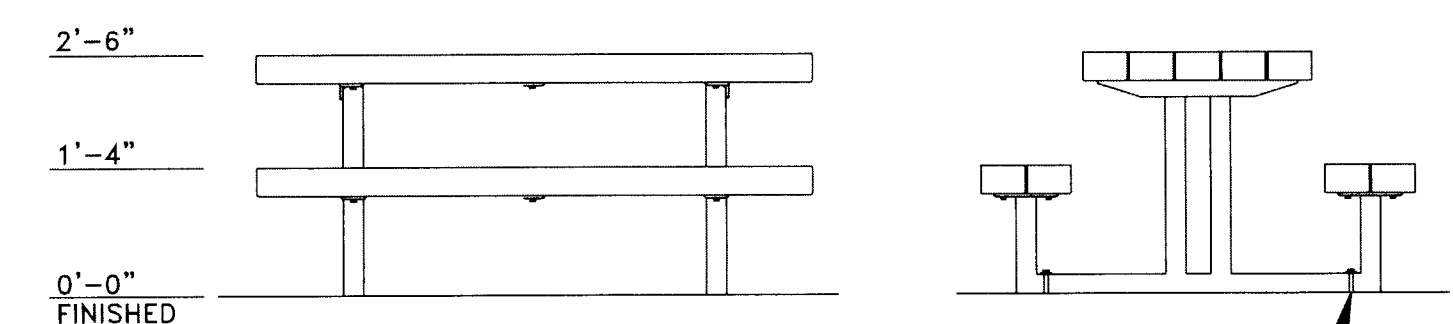


3 BENCH
PLAN
1" = 2'-0"



COLUMBIA CASCADE
TIMBERFORM GREENWAY
PICNIC TABLE WITH SEATS
MODEL NO. 2168-6-E
5'-10" LENGTH

TOP VIEW

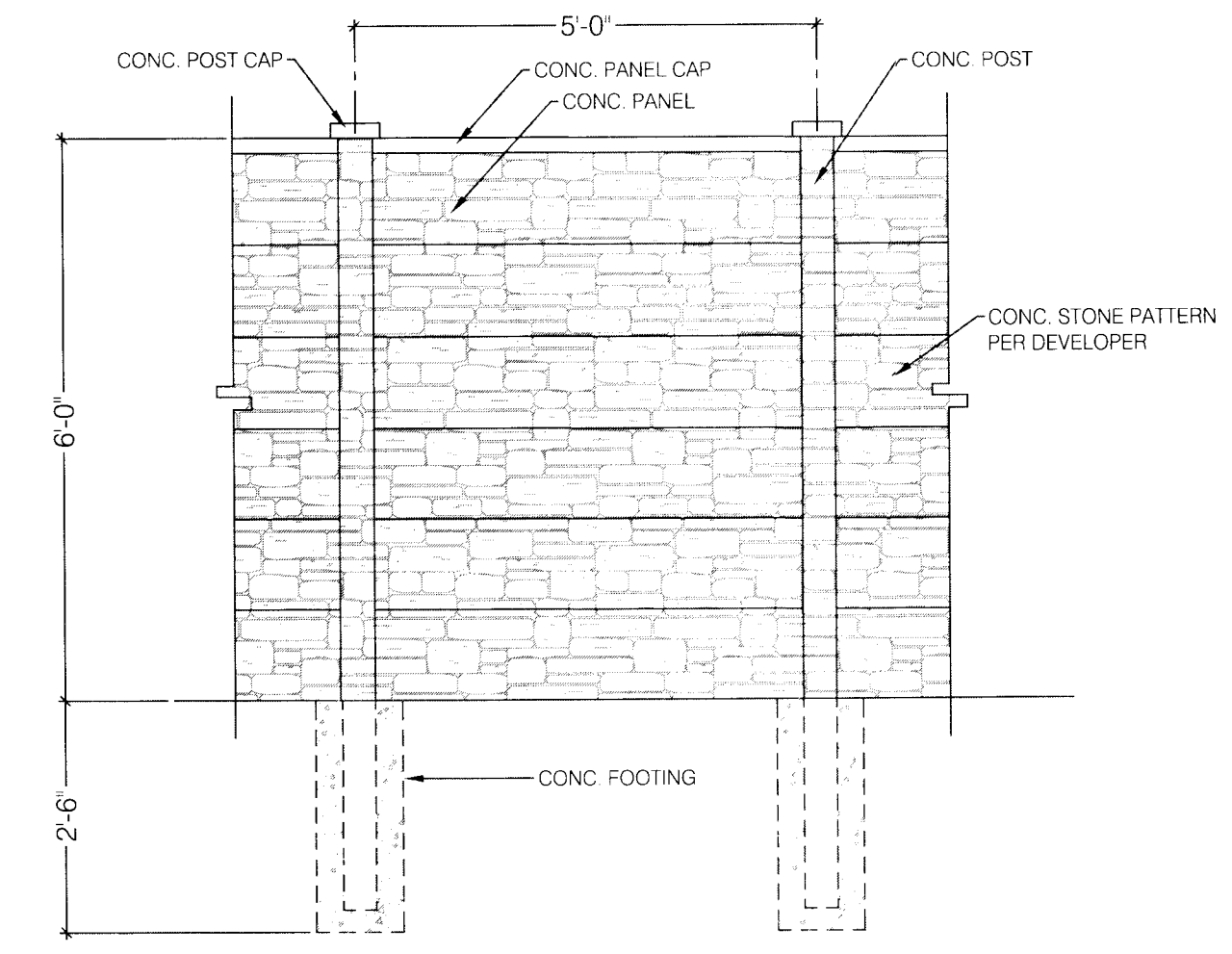


FRONT VIEW

END VIEW

4 PLAYGROUND
1" = 2'-0"

PRECAST CONCRETE:
TO BE STAINED A COMBINATION OF
EARTHTONE COLORS: TAN, BEIGE, GREY.



5 CONCRETE WALL PANEL FENCE
ELEVATION
1/2" = 1'-0"

WINDERMERE
PRELIMINARY
PLAN

DATE: 10/08/14
PROJECT MGR: AB
PREPARED BY: SF

DATE	BY	DESCRIPTION
12/05/14	AB/SF	PER COUNTY COMMENTS
03/04/15	AB/SF	PER COUNTY COMMENTS

DETAILS

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