



January 6, 2025

El Paso County
Department of Public Works
2880 International Circle
Colorado Springs, CO 80910

RE: Winsome Filing No 1 – Street Certification

The street improvements within Winsome Filing No 1 have been completed, preliminarily accepted, the warranty period has elapsed and all items on the Final Acceptance Punchlist have been completed. The street improvements include pavement, base course, grading, roadside ditches, erosion protection, signage and striping; and were completed in conformance with:

- Construction Plans approved 12/29/2020
- Intersection Plans approved 10/07/2022
- Subdivision Plat recorded 03/02/2021
- Pavement Letters approved 05/4/2021 and 05/19/2021
- Preliminary Acceptance dated 11/15/2022 as attached
- Final Acceptance Punchlist dated 10/22/2024 as attached
- Engineering Record Drawings dated 01/06/2025 submitted separately

To the best of my knowledge, information and belief, the referenced public street improvements have been constructed in general conformance with the approved design plans and specifications as filed with El Paso County.

Respectfully submitted

✓ *Joseph W. DesJardin*

Joseph W. DesJardin, PE
Colorado No 24207



BOCC

Chuck Broerman
11/16/2022 11:33:07 AM
Doc \$0.00
Rec \$0.00

El Paso County, CO



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Pages 222141791

RESOLUTION NO. 22-387

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APROVE APPLICATION FOR PRELIMINARY ACCEPTANCE OF CERTAIN STREETS WITHIN WINSOME FILING NO. 1 INTO THE EL PASO COUNTY ROAD MAINTENANCE SYSTEM.

WHEREAS, the Board of County Commissioners of El Paso County, Colorado, has received an application for preliminary acceptance of certain streets located within the unincorporated area of El Paso County, more particularly described herein, for addition and maintenance into the El Paso County Highway System; and

WHEREAS, the same have been inspected by El Paso County, and the investigations reveal the County should accept and maintain such streets;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the preliminary acceptance for maintenance of streets within the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, effective as of this date.

DONE THIS 15th day of NOVEMBER, 2022, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By:

County Clerk & Recorder



By:

Stan VanderWeef
CHAIR

EL PASO COUNTY



APPLICATION FOR PRELIMINARY ACCEPTANCE INTO THE EL PASO COUNTY MAINTENANCE SYSTEM

SUBDIVISION WINSOME FL

R - T - S

PLAT 14686

APPLICANT WINSOME LLC

65-11-24

DATE PLAT RECORDED 3/2/2021

FILE REFERENCE SF-20-003

BOCC HEARING

11/15/2022

NOTES

ROAD NO.	ROAD NAME	FROM	TO	LENGTH FT/MI	ROW WIDTH	SURFACE TYPE	SURF WIDTH	F/F CG	CURB TYPE
4118	BISON MEADOWS CT	ALAMAR WAY	RAMBLING RD	1178'/0.22 mi	60'	4" HMA/6" ABC	28'		N/A
4118	BISON MEADOWS CT	RAMBLING RD	HODGEN RD	1229'/0.23 mi	60'	4" HMA/6" ABC	28'		N/A
4630	CLOVE HITCH CT	CDS	WINSOME WY	743'/0.14 mi	60'	3" HMA/4" ABC	28'		N/A
4632	MOSEY TRL	WINSOME WAY	CDS	1414'/0.27 mi	60'	3" HMA/4" ABC	28'		N/A
4634	ALAMAR WAY	WINSOME WAY	BISON MEADOWS CT	1425'/0.27 mi	60'	4" HMA/6" ABC	28'		N/A
4634	ALAMAR WAY	BISON MEADOWS CT	END	140'/0.03 mi	60'	4" HMA/6" ABC	28'		N/A
4651	WINSOME WAY	HODGEN RD	CLOVE HITCH CT	504'/0.1 mi	60'	4" HMA/6" ABC	28'		N/A
4651	WINSOME WAY	CLOVE HITCH CT	MOSEY TRL	504'/0.1 mi	60'	4" HMA/6" ABC	28'		N/A
4651	WINSOME WAY	MOSEY TRL	ALAMAR WAY	1101'/0.21 mi	60'	4" HMA/6" ABC	28'		N/A
TOTAL LENGTH ACCEPTED				8238'/1.56 mi					

APPROVALS

BK ASSET SYSTEMS SUPERVISOR

BW INSPECTION SUPERVISOR (DSD)

SM INTERIM DEVELOPMENT SERVICES DIR

ACCEPTANCE RECOMMENDED

Joshua Palmer
(Joshua Palmer (Oct 13, 2022 22:24 MDT))
 COUNTY ENGINEER

Kevin Maslin
(Kevin Maslin (Oct 13, 2022 15:21 MDT))
 PUBLIC WORKS DIR



0 400 800 1,200 Feet



Alamar Wy
 From Winsome Wy
 (NE) Northeast
 to Bison Meadows Ct
 Approx. Length: 1425' - 0.27 mi

Glove Hitch Ct
 From Cds
 (E) East
 to Winsome Wy
 Approx. Length: 743' - 0.14 mi

Winsome Wy
 From Mosley Tr
 (NE) Northeast
 to Alamar Wy
 Approx. Length: 1101' - 0.21 mi

Alamar Wy
 From Bison Meadows Ct
 (NE) Northeast
 to End
 Approx. Length: 140' - 0.03 mi

Mosey Tr
 From Winsome Wy
 (E) East
 to Cds
 Approx. Length: 1414' - 0.27 mi

Legend

- Roads Accepted for Maintenance
- Paved and Maintained
- Gravel and Maintained
- Not Accepted for Maintenance
- Private Roads - Private Maintenance
- Other Government Maintenance
- Future Roads and Proposed Roads

Bison Meadows Ct
 From Alamar Wy
 (SE) Southeast
 to Future Rd
 Approx. Length: 1178' - 0.22 mi

Winsome Wy
 From Hodgen Rd
 (N) North
 to Glove Hitch Ct
 Approx. Length: 504' - 0.10 mi

Winsome F1

Bison Meadows Ct
 From Future Rd
 (SE) Southeast
 to Hodgen Rd
 Approx. Length: 1229' - 0.23 mi

Winsome Wy
 From Glove Hitch Ct
 (NE) Northeast
 to Mosey Tr
 Approx. Length: 504' - 0.10 mi

Parcels

Signature: Brad Walters
Brad Walters (Oct 26, 2022 08:56 MDT)

Email: bradwalters@elpasoco.com

Signature: Brian Kay
Brian Kay (Oct 17, 2022 12:14 MDT)

Email: briankay@elpasoco.com

Department of Public Works

Department of Public Works

719-520-6460
Public Works
3275 Akers Dr.
Colorado Springs, CO 80922
www.ElPasoCo.com

Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

Final Acceptance Punch List

Date: 10/22/2024
Subdivision: Winsome Filing No. 1
EDARP File #: SF203
Developer: ProTerra Properties, LLC
Address: 1864 Woodmoor Drive, Suite 100
Monument, CO 80132

Dear Charlie and Connie,

Following our recent inspection, we have developed a punch list of defect warranty items in need of repairs. Please have all necessary repairs completed within 6 months from the date of this punch list. If they are not complete within 6 months a new inspection and punch list will be required. Once these issues have been resolved, please contact me for a reinspection, once we have done a reinspection and we are satisfied that all repairs are complete on this punch list and the stormwaters punch list, we will move forward with your request for Final Acceptance.

If you have any questions or if I can be of any assistance, please don't hesitate to contact me.

Sincerely,

Spencer Pirzadeh
Engineering Inspections
El Paso County Department of Public Works
(719) 425-7088

Winsome Filing 1
Punchlist per Approved Plans
10/22/2024

- Restripe white stripping on road at both Hodgen and Winsome Way intersection as well as Bison Meadows Court and Hodgen intersection. **COMPLETE**