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## WINSOME FILING NO.1 PRE-DEVELOPMENT GRADING

### LETTER OF INTENT

FEBRUARY 2020

**PROPERTY OWNER**

McCune Ranch LLC  
PO BOX 36 Arrowhead Dr.  
Elbert CO 80106

**APPLICANT:**

Winsome LLC  
1864 Woodmoor Dr, Ste 100  
Monument, Colorado 80132

**CONSULTANT:**

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

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**SUBDIVISION NAME/LOCATION:** Winsome Filing No. 1 is located northwest of Hodgen Road and Meridian Road.

**REQUEST AND JUSTIFICATION:** The lot and street layout proposed for Winsome Filing No. 1 is consistent with the Zoning and Winsome Preliminary Plan, approved the Board of County Commissioners on July 9 2019. Filing No. 1 is wholly within the area that was rezoned to RR-2.5 in July 2019 and proposes 47 residential lots, all of which exceed 2.5 acres. The lots meet the minimum zoning standards set out in Table 5-4 of the Land Development Code for the RR-2.5 zone.

Winsome LLC requests approval to grade this site in advance of approval of construction plans and recording of the Final Plat, which were submitted to the County for review on January 28, 2020. Grading within Winsome Filing No. 1 will be limited to those areas shown on the grading and erosion control plan, as required for detention/water quality facilities, streets and utilities for this subdivision. One detention pond and two water quality ponds outside the Filing No. 1 area will also be graded and are included on the construction plans.

**TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Winsome Filing No. 1 is the first 164.40-acre phase of the 766-acre Winsome subdivision.

**TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 47 residential lots on 164.40 acres (0.28 Du/Acre).

**TYPICAL LOT SIZES (Length and width):** All lots exceed 2.5. acres in size, per the zoning requirements. Due to the size of the lots, the topography of the site, and the objective of retaining natural features and open space in the subdivision, there is no typical lot size or dimension.

**APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Within the Winsome Filing No. 1, tracts B, C & D provide 19.8 acres of open space, trails and drainage. An additional Tract D is provided to site the mailboxes that will serve the first phase of development and to provide the trailhead parking area that will serve both the mailboxes and the future trail system throughout the Winsome Subdivision.

**IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** Winsome Filing No. 1 is itself the first phase of the Winsome subdivision. Grading within Winsome Filing No. 1 will be limited to those

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**PROPOSED ACCESS LOCATIONS:** Access to the project is off of Hodgen Road via two new streets; Winsome Way and Bison Meadows Court.

Per the requirements of Section 6.2.6. of the Land Development Code, the following documents are submitted for approval in conjunction with this request pre-development site grading:

- Grading and Erosion and Sediment Control Plan;
- Erosion and Stormwater Quality Control Permit (ESQCP);
- Detailed engineering information for drainage structures and facilities, as included within Final Drainage Report;
- Construction documents for all drainage facilities/structures;
- Pre-Development Site Grading Acknowledgment Form; and
- Financial Assurance estimate.

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