

# WINSOME

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO  
PRELIMINARY PLAN

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24 SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'25"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4, AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 2636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'38"E ON THE NORTHLINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE N00°10'29"E ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 65 WEST, A DISTANCE OF 1321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'25"E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W A DISTANCE OF 2,706.21 FEET; THENCE S89°15'17"E A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

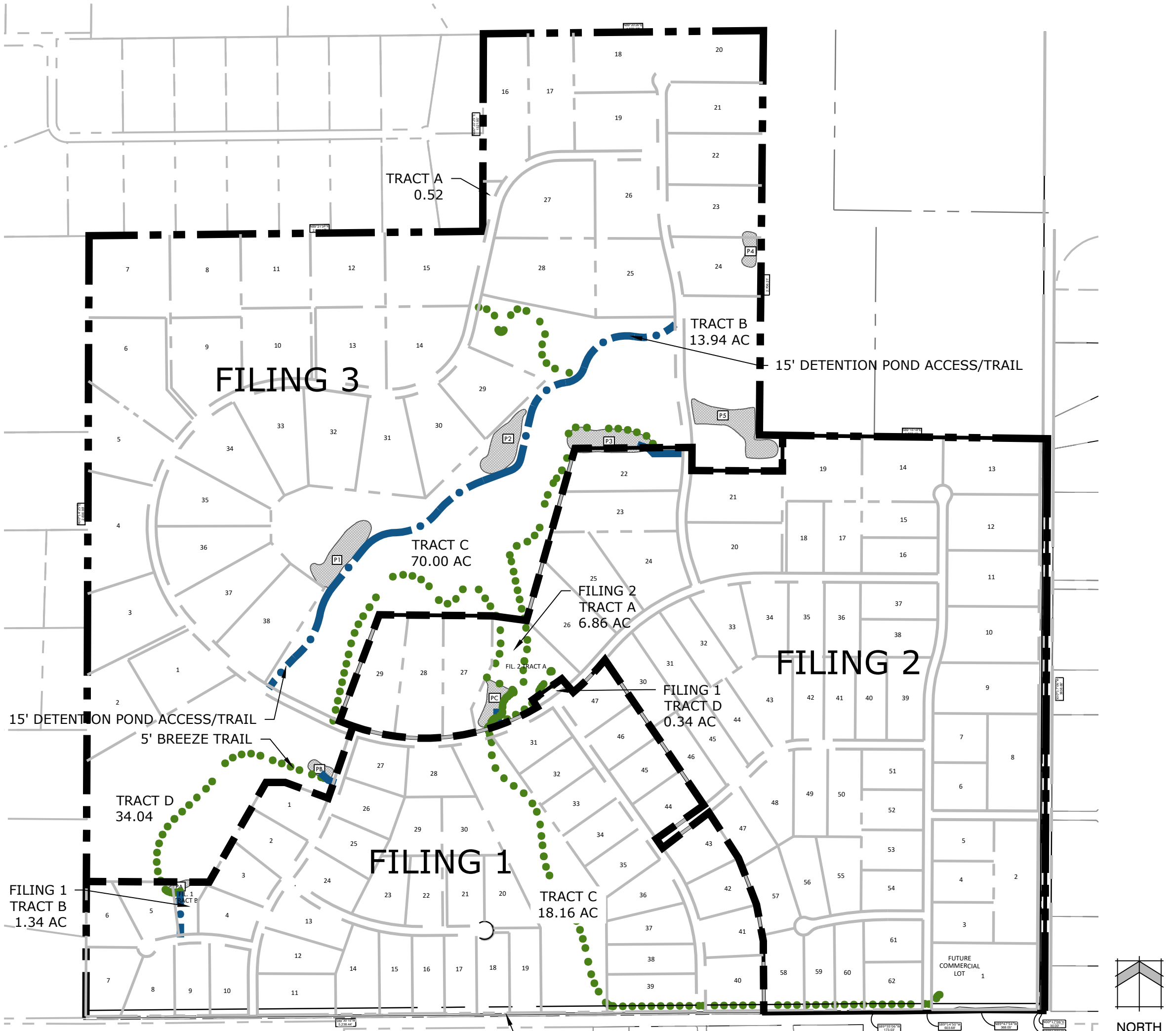
- N00°17'06"E, 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET
- N89°47'54"W A DISTANCE OF 368.05 FEET
- S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 5238.44 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF SOUTHWEST QUARTER A DISTANCE OF 2,606.92 FEET TO THE POINT OF BEGINNING.

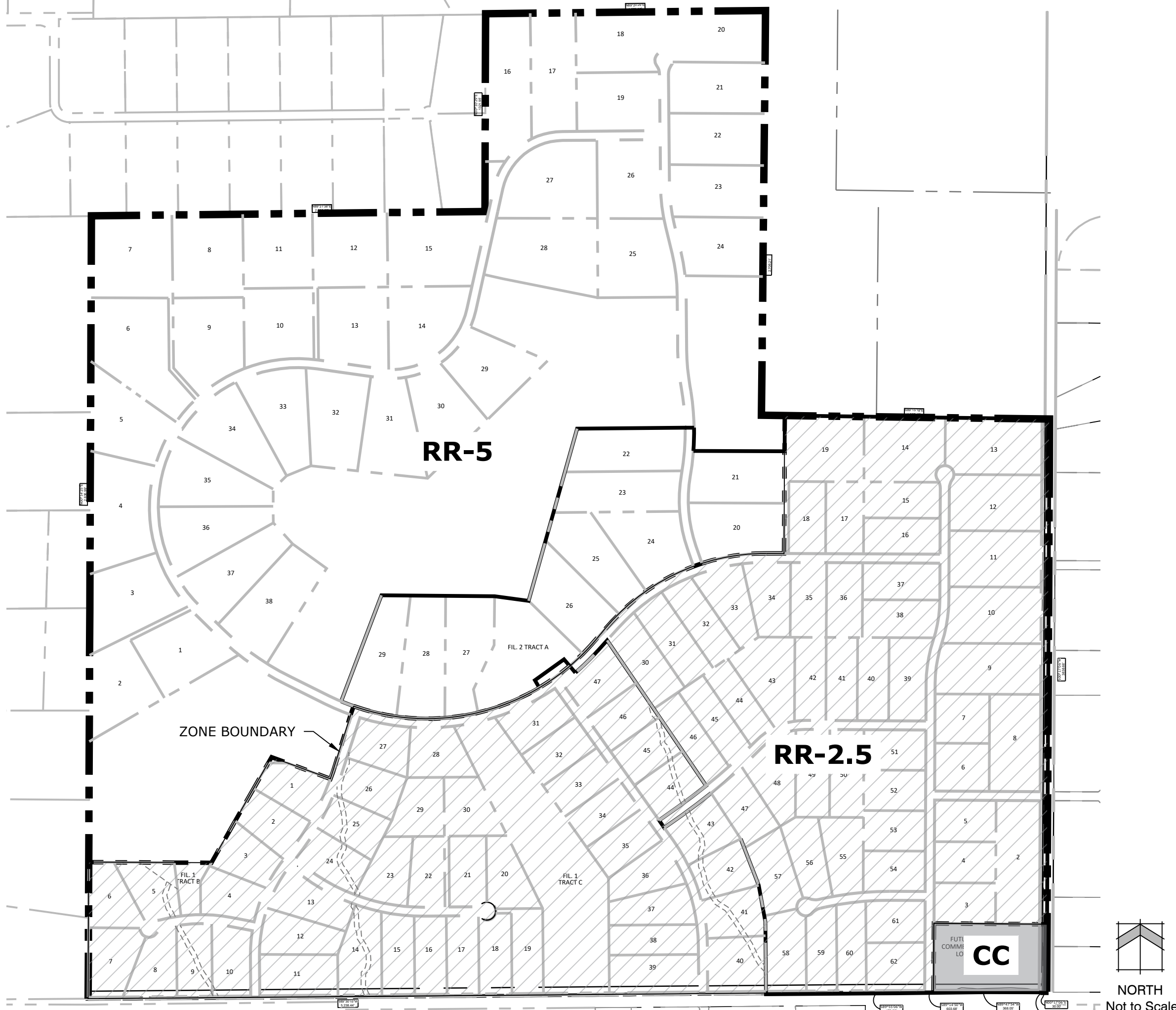
CONTAINING A CALCULATED AREA OF 33,455,315 SQUARE FEET OR 768.028 ACRES.

## GENERAL NOTES:

- The Winsome Preliminary Plan (SP-18-006) was approved by the El Paso County Board of County Commissioners on July 9, 2019. This amendment proposes the addition of (3) 5-acre lots in Filing 3. The additional lots would be created by dividing (2) 10-acre lots into (4) 5-acres lots (lots 10-14), and adding a 7.58-acre lot (lot 28) into the Tract C open space.
- Floodplain Statement: Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041C0350G, dated December 7, 2018. Zone A indicates that Base Flood Elevations have not been determined. The floodplain boundary depicted on the Preliminary Plan is conceptual only and subject to verification by FEMA through the CLOMR/LOMR process.
- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Preliminary Soils, Geology, Geologic Hazard and Wastewater Study prepared by Entech Engineering Inc., dated October 2, 2018, revised January 11, 2019, and is held in the Winsome Preliminary Plan File (SP-18-006) at the El Paso County Planning and Community Development Department.
  - Downslope Creep: Filing 3 lots 7, 8, 10, and 11.
  - Artificial Fill: Filing 2 lots 59, 60, 62
  - Potentially Unstable Slopes: Filing 3 lots 31, and 32.
  - Potentially Seasonally High Groundwater: Filing 1 lots 1, 5, 14, 24-26, 45, 47; Filing 2 lots 7-16, 22-26, 30, 37-40, and 46; Filing 3 lots 1-6, 9-14, 22, 24-25, 27, 28, 29-38.
  - Expansive Soils were encountered in a number of the test borings and pits. Occurrences of expansive soils are typically sporadic; therefore, none have been indicated on the maps. These occurrences should be identified and mitigated on an individual basis.
- If engineered foundations are required to address geological hazards, an engineered site plan will be required.
- A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts, detention ponds, trails, and cross-lot drainage easements. The Metropolitan District or a Home Owners association will be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) for the Winsome subdivision.
- The CC&Rs for Winsome will address use and maintenance of common areas, permitted and accessory uses, architectural standards for principal and accessory structures (including the commercial buildings), use and maintenance of easements within lots and common areas, external storage and parking, lot fencing, and landscaping standards that address fire-wise criteria and encourage water conservation. The CC&Rs will be filed with the first Final Plat recording for the Winsome subdivision.
- Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
- Trails within the open space will be constructed as 5-foot breeze trails, and 15' where detention pond access is provided. All trails within the open space will be open for public use.
- All streets will be constructed to El Paso County Standards and will be dedicated to the County with the Final Plats.
- A Deviation Request has been submitted concurrently with the Preliminary Plan for reduced intersection spacing on Hodgen Road to provide adequate access to the commercial lot.
- Hodgen Road and Meridian Road are classified as 2-lane rural minor arterials on the 2040 Major Transportation Corridors Plan (MTCP). Additional right-of-way dedication for the required 100-foot right-of-way is identified on the Preliminary Plan. An additional 40-foot of right-of-way is preserved on Hodgen Road for potential future widening to a 180-foot 4-lane minor arterial by 2060.
- The identified acreage of the lots along the southern boundary includes the preserved 40-foot right-of-way referred to in note 10.
- As requested by the Black Forest Fire Departments, a 30,000-gallon cistern will be provided on the property in the location identified on the Preliminary Plan. The cistern will be owned and maintained by the Fire Department, who will also be responsible for filling the cistern.
- The Preliminary Plan identifies general locations for "no build" easements within the lots that are impacted by wetlands, geologic hazards, or are required for drainage. These areas will be defined more precisely in future Final Plats. The easements will restrict building of principal and accessory structures, and the storage of materials.
- Purchases of lots within this subdivision are hereby alerted that these lots contain stormwater conveyance paths. Said purchasers acknowledge acceptance of these flows onto and through these lots. The purchaser shall be responsible for maintaining these paths and for providing measures to eliminate erosion, if it should occur.
- Shared/common access easements are identified to provide access to lots that do not have a frontage to a public street.
- There shall be no direct lot access to Hodgen Road and Meridian Road.
- Typical lot utility easements shall be (15) foot front, and (10) foot side and rear. In addition a (20) foot front exterior subdivision utility easement shall be provided.
- Utilities will be provided as follows:
  - Electric - Mountain View Electric Association
  - Gas - Black Hills Energy
  - Water - On-site domestic wells
  - Wastewater - On-site wastewater treatment system
- Full Spectrum detention will be required for the commercial lot. This will be fully analyzed with the commercial lot site development plan.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; and Natural Features, Noxious Weeds, Wetlands Report.

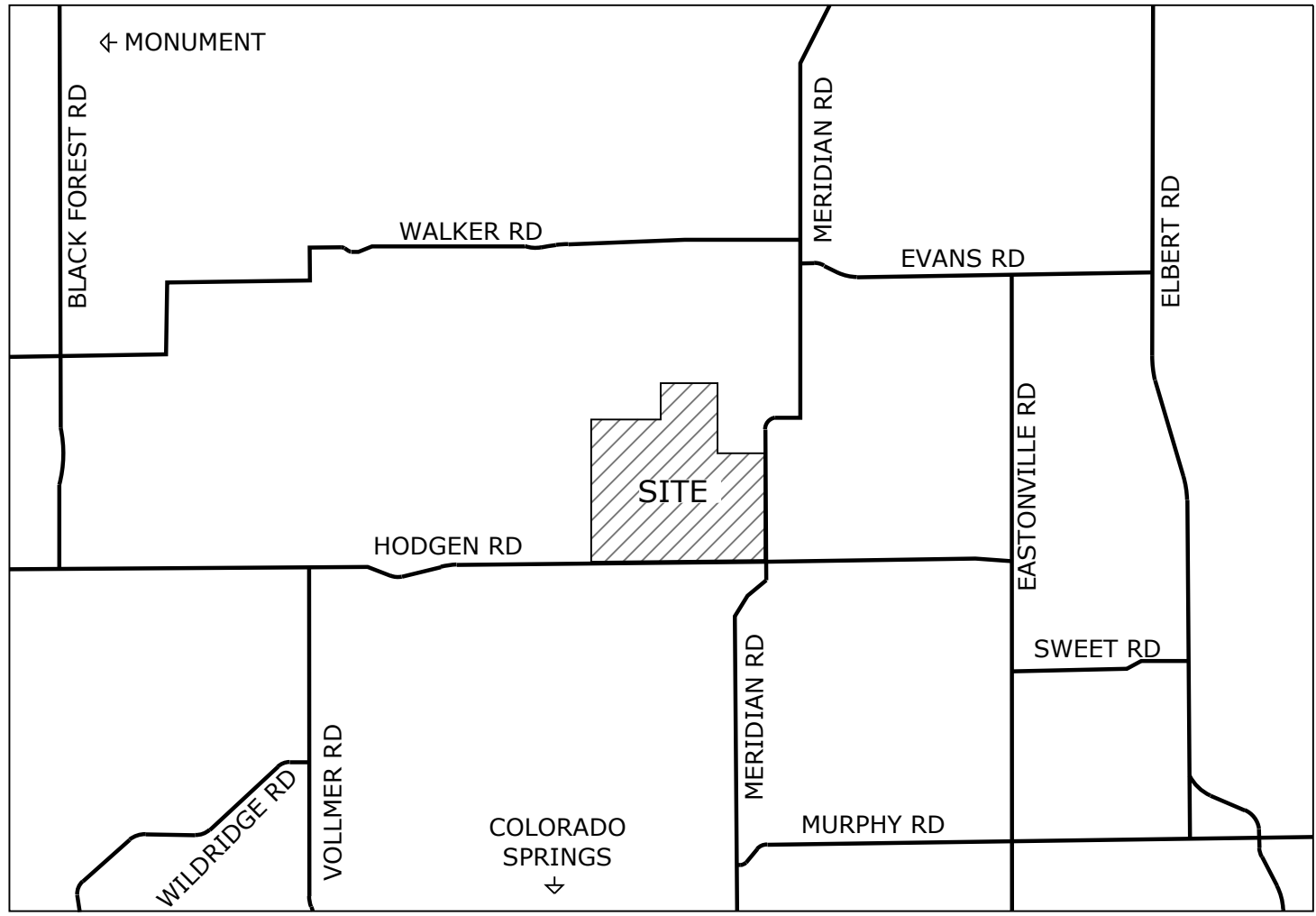


## TRAIL CIRCULATION & TRACT MAP



## ZONING PLAN

## VICINITY MAP



## SITE DATA

OWNER/APPLICANT:	Winsome LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	4100000435, 5100000497, 5100000510, 5124000001, 5124000002, 5124001001-5124001011, 5124002001-5124002030, 5124003001-5124003004, 5124004001-5124004004
SITE ACREAGE:	768.028 AC
EXISTING ZONING:	RR-5, RR-2.5, CC

PROPOSED LAND USE:	
RR-5 Residential:	408.516 AC, 48 Lots
RR-2.5 Residential :	350.260 AC, 98 Lots
Commercial:	7.884 ac, 1 Lot
Gross Residential Density:	0.19 du/ac
Average Residential Lot Size:	3.89 acres

### Dimensional Standards

#### Commercial

Front:	25ft
Rear:	25ft
Side:	25ft
Max Building Height:	40ft

#### RR-2.5

Minimum Lot Size:	2.5 acres
Minimum Lot Width:	200ft
(at front setback)	
Front:	25ft
Rear:	25ft
Side:	15ft
Max Lot Coverage:	None
Max Building Height:	30ft

#### RR-5

Minimum Lot Size:	5 acres
Minimum Lot Width:	200ft
(at front setback)	
Front:	25ft
Rear:	25ft
Side:	25ft
Max Lot Coverage:	25%
Max Building Height:	30ft

### Land Use Summary

Residential Lots:	568.78 ac (73.58%)
Commercial Lot:	7.21ac (0.56%)
Open Space Tracts:	145.2 ac, (18.91%)

#### Public ROW:

-Provided:	39.62 ac
-Designated for Future:	7.22 ac

Total:	768.028 ac (100%)
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WINSOME FILING 1 TRACT TABLE			
TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	90,700 SF 2.08 AC	PUBLIC ROW	EL PASO COUNTY
B	58,217 SF 1.34 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PUBLIC UTILITY	METRO DISTRICT
C	790,895 SF 18.18 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PUBLIC UTILITY	METRO DISTRICT
D	15,002 SF 0.34 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PARKING, TRAILHEAD	METRO DISTRICT

WINSOME FILING 2 TRACT TABLE			
TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	224,107 SF 5.14 AC	PUBLIC ROW	EL PASO COUNTY
B	288,991 SF 6.66 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PUBLIC UTILITY	METRO DISTRICT

WINSOME FILING 3 TRACT TABLE			
TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	22,651 SF 0.52 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PUBLIC UTILITY	METRO DISTRICT
B	607,226 SF 13.94 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PUBLIC UTILITY	METRO DISTRICT
C	3,049,200 SF 70.00 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PUBLIC UTILITY	METRO DISTRICT
D	1,482,782 SF 34.04 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PARKING, TRAILHEAD	METRO DISTRICT

## SHEET INDEX

Sheet 1 of 5:	Cover Sheet
Sheet 2 of 5:	Preliminary Plan
Sheet 3 of 5:	Potential Building Constraints Plan
Sheet 4 of 5:	Hodgen Improvements Plan
Sheet 5 of 5:	Adjacent Property Owners

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Landscape  
Architecture  
Urban Design



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## Winsome

## PRELIMINARY PLAN AMENDMENT

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
6-25-21	JBS	PER COUNTY COMMENTS
9-14-21	JBS	PER COUNTY COMMENTS

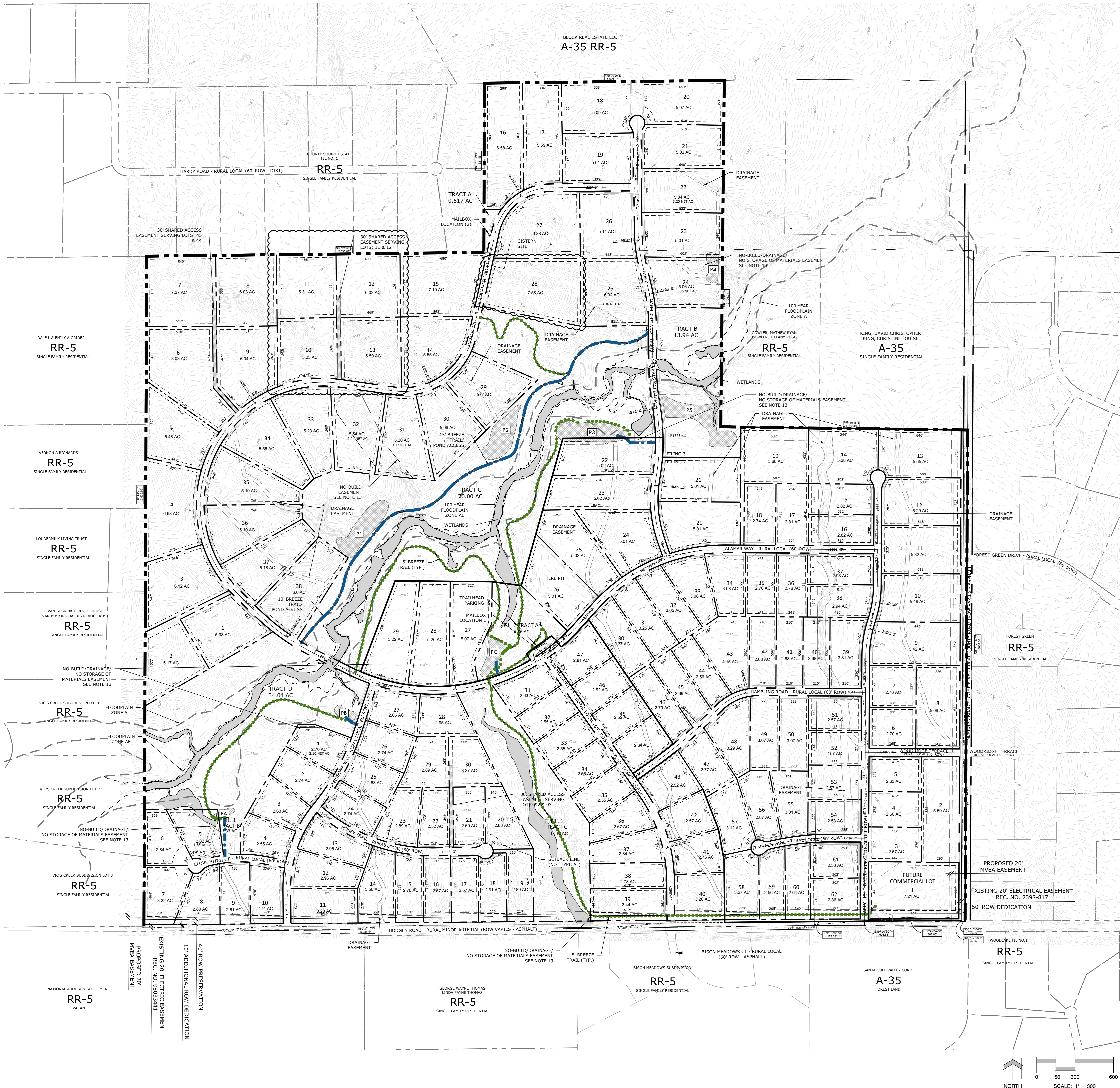
## COVER SHEET

1

1 OF 5

PCD File No. SP 212





LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- PUBLIC IMPROVEMENTS EASEMENT (P.I.E.)
- PUBLIC UTILITY EASEMENT (P.U.E.)
- BUILDING SETBACK (MEASURED WHERE LOT WIDTH IS 200')
- INTERSECTION SIGHT DISTANCE
- 100 YEAR FLOODPLAIN (ZONE A)
- 100 YEAR FLOODPLAIN (ZONE AE)
- TRAIL CIRCULATION 5' BREEZE TRAIL
- DETENTION POND ACCESS TRAIL 10' WIDE
- WATER QUALITY/DETENTION POND
- WETLAND AREA
- DRAINAGE CULVERT

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Winsome

PRELIMINARY PLAN  
AMENDMENT

DATE: 4-22-2021  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE	BY	DESCRIPTION
6-25-21	JBS	PER COUNTY COMMENTS
9-14-21	JBS	PER COUNTY COMMENTS

SITE PLAN

2  
2 OF 5

PCD File No. SP 212



# PRELIMINARY PLAN AMENDMENT

DATE:  
PROJECT MGR:  
PREPARED BY:

22-2021  
BARLOW  
V. VENSEN

YENSON

DATE:  
6-25-21

BY:	DESCRIPTION:
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JBS PER COUNTY CO

9-14-21

JBS PER COUNTY CO

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## ENTIAL BUILD

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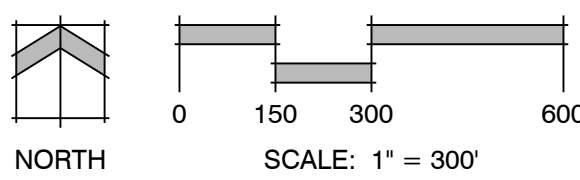
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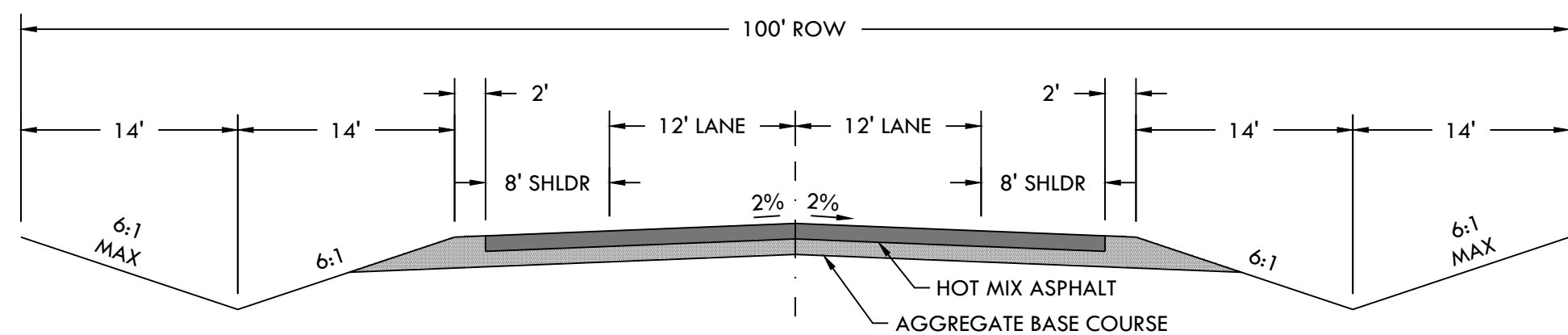
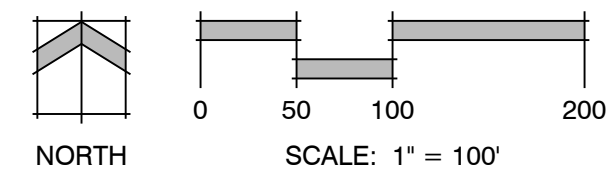
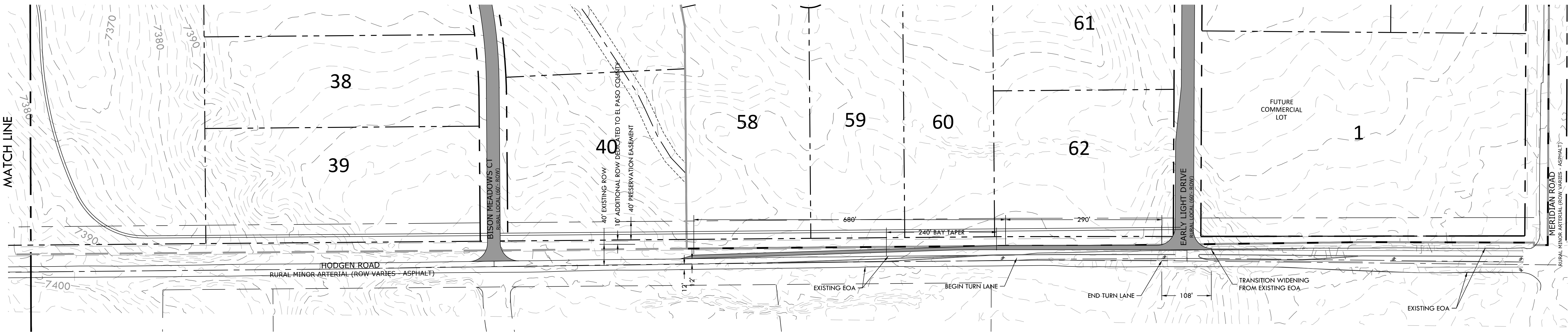
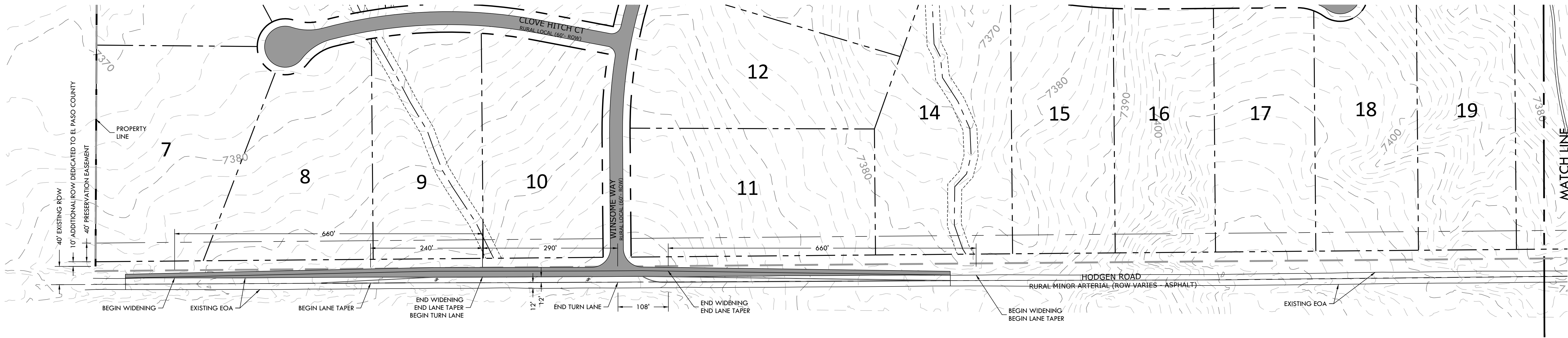
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File No. SP 212







TYPICAL CROSS SECTION RURAL MINOR ARTERIAL  
SCALE: 1" = 10'

## Winsome

### PRELIMINARY PLAN AMENDMENT

PROJECT INFO: DATE: 4-22-21  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
6-25-21	JBS	PER COUNTY COMMENTS
9-14-21	JBS	PER COUNTY COMMENTS

### HODGEN RD IMPROVEMENTS

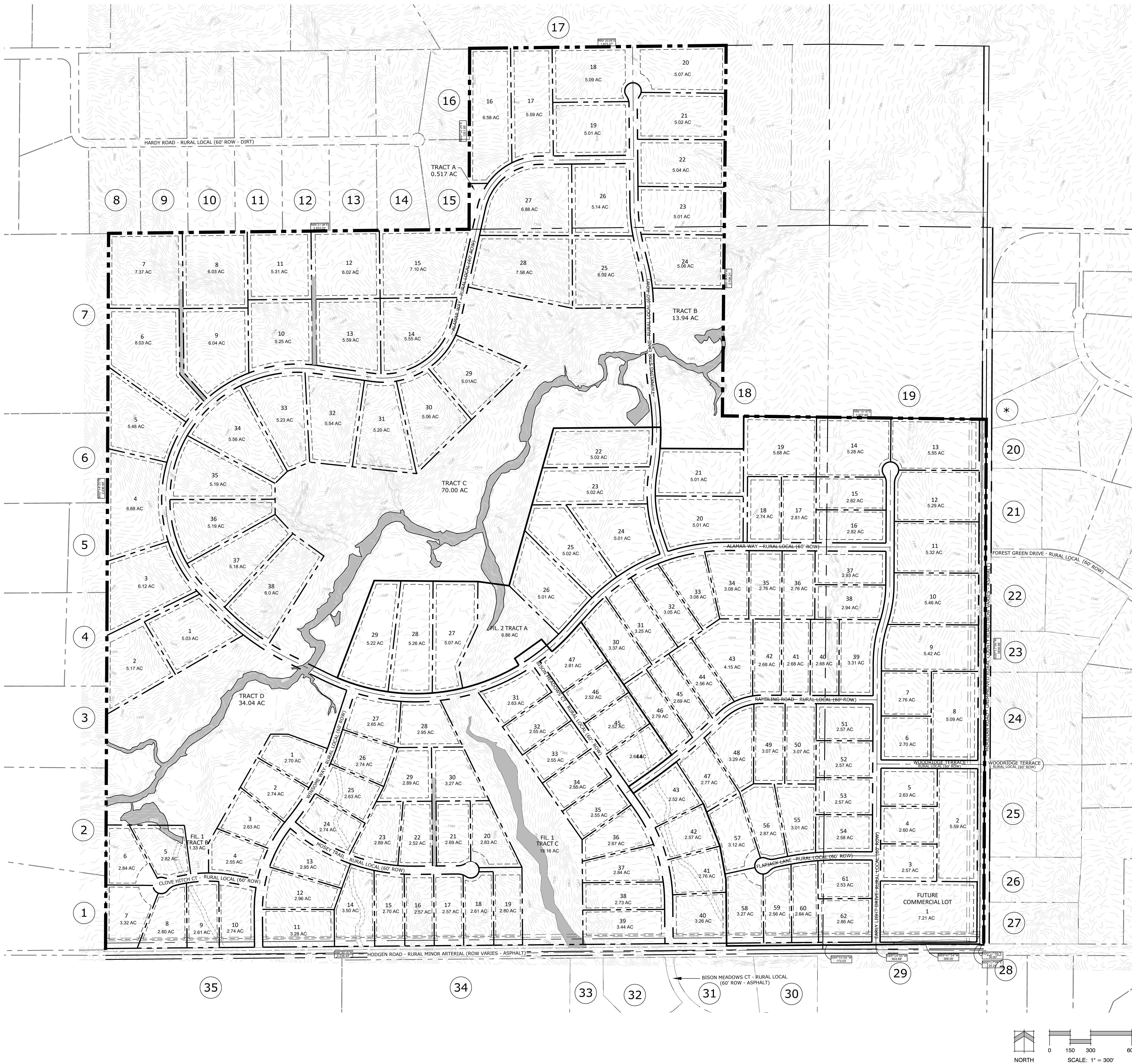
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PCD File No. SP 212



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ADJACENT OWNER:

- |  |  |
|--|--|
| 1. 5123001017<br>Victor Verstraete<br>7225 ELLIS DR<br>WEATHERFORD TX 76088-8402                                 | 20. 4119002023<br>HANSEN DONALD M<br>HANSEN REBECCA A<br>12265 OLD BARN RD<br>ELBERT CO 80106-8935                               |
| 2. 5123001016<br>Victor Verstraete<br>7225 ELLIS DR<br>WEATHERFORD TX 76088-8402                                 | 21. 4119002034<br>JEWETT DONALD Q & DIANN S<br>12120 FOREST GREEN DR<br>ELBERT CO 80106-8953                                     |
| 3. 5123001015<br>Mandy A Penny-Weber<br>17075 E GOSHAWK RD<br>COLORADO SPRINGS CO 80908-1661                     | 22. 4119003003<br>GEIB KENT M<br>GEIB COLLEEN L<br>12125 FOREST GREEN DR<br>ELBERT CO 80106-8920                                 |
| 4. 5123000019<br>Carrol C Van Buskirk<br>17105 GOSHAWK RD E<br>COLORADO SPRINGS CO 80908-1629                    | 23. 4119003004<br>STRIEGEL SCOTT ANTHONY<br>STRIEGEL CHRYSAL<br>12255 FOREST GREEN DR<br>ELBERT CO 80106-8920                    |
| 5. 5123000013<br>Loudermilk Living Trust<br>302 N 52nd Ave<br>Phoenix, AZ 85043-2723                             | 24. 4119003005<br>SIMMONS LAWRENCE W<br>16785 N MERIDIAN RD<br>ELBERT CO 80106-8913  |
| 6. 5123000012<br>Vernon A Richards<br>17215 GOSHAWK RD E<br>COLORADO SPRINGS CO 80908-1631                       | 25. 4119003012<br>MCHUGH BRUCE W & DEBRA A<br>16725 N MERIDIAN RD<br>ELBERT CO 80106   |
| 7. 5123000046<br>Dale L & Emily A Grinder<br>17275 GOSHAWK RD E<br>COLORADO SPRINGS CO 80908-1631                | 26. 4119003013<br>STIPPICH DAVID A<br>16575 N MERIDIAN RD<br>ELBERT CO 80106-8913  |
| 8. 5113001001<br>Toby Conquest<br>10825 HARDY RD<br>COLORADO SPRINGS CO 80908-1512                               | 27. 4119003014<br>STOVALL KACEY D<br>11930 HODGEN RD<br>ELBERT CO 80106-8802   |
| 9. 5113001002<br>Mark Werner<br>10875 HARDY RD<br>COLORADO SPRINGS CO 80908-1512                                 | 28. 4130002014<br>DONIGIAN ARAM<br>DONIGIAN KRISTEN<br>16360 ARTESIAN TER<br>ELBERT CO 80106-8859                                |
| 10. 5113001003<br>Mark C Gibney<br>Virginia A Gibney<br>10925 HARDY RD COLORADO<br>SPRINGS CO 80908-1553         | 29. 4100000274<br>SAN MIGUEL VALLEY CORP<br>7800 E DORADO PL STE 250<br>ENGLEWOOD CO 80111-2336                                  |
| 11. 5113001004<br>Donald D England<br>10975 HARDY RD<br>COLORADO SPRINGS CO 80908-1553                           | 30. 5125102002<br>BRADY KEVIN P<br>BRADY FARIBA<br>174 STONE TOWN RD<br>RINGWOOD NJ 07456-1118                                   |
| 12. 5113001005<br>JANKOVSKY KRYSTLE R<br>JANKOVSKY ZACHARY E<br>11025 HARDY RD<br>COLORADO SPRINGS CO 80908-1548 | 31. 5125102001<br>BANGHART TIMOTHY<br>BANGHART SHELLEY<br>9143 ARGENTINE PASS TRL<br>COLORADO SPRINGS CO 80924-7018              |
| 13. 5113001006<br>LARSEN KENNETH<br>LARSEN MARY K<br>11075 HARDY RD<br>COLORADO SPRINGS CO 80908-1548            | 32. 5125101005<br>LUND JEFFREY S<br>LUND BRIDGET H<br>11615 BISON MEADOWS CT<br>COLORADO SPRINGS CO 80908-1102                   |
| 14. 5113001007<br>REDUS KIM<br>REDUS RANDY<br>PO BOX 88323<br>COLORADO SPRINGS CO 80908-8323                     | 33. 5125101006<br>SNYDER JOHN D<br>SNYDER KATHERINE O<br>12348 GRAND TETON DR<br>PEYTON CO 80831-7083                            |
| 15. 5113001008<br>OATES JACLYN M<br>11175 HARDY RD<br>COLORADO SPRINGS CO 80908-1550                             | 34. 5100000482<br>THOMAS GEORGE WAYNE<br>THOMAS LINDA A<br>11285 HODGEN RD<br>COLORADO SPRINGS CO 80908-2300                     |
| 16. 5113001009<br>PATTISON MICHAEL P<br>PATTISON JENNIFER S<br>11170 HARDY RD<br>COLORADO SPRINGS CO 80908-1549  | 35. 5100000474<br>NATIONAL AUDUBON SOCIETY A/K/A<br>NATIONAL AUDUBON SOCIETY INC<br>225 VARICK ST FL 7<br>NEW YORK NY 10014-4396 |
| 17. 5100000257<br>BLOCK REAL ESTATE LLC<br>7310 W WILSON AVE<br>HARWOOD HEIGHTS IL 60706-4708                    | * NO INFORMATION IS AVAILABLE<br>FOR THIS PARCEL ON THE EL PASO<br>COUNTY ASSESSORS WEBSITE.                                     |
| 18. 5100000494<br>GOWLER MATTHEW RYAN<br>GOWLER TIFFANY ROSE<br>435 WOLVERINE WAY<br>MONUMENT CO 80132           |  |
| 19. 4100000432<br>KING DAVID CHRISTOPHER<br>KING CHRISTINE LOUISE<br>16755 VINCENT<br>MONUMENT CO 80132          |  |

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Winsome

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AMENDMENT

ENTITLEMENT

ADJACENT PROPERTY  
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