

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

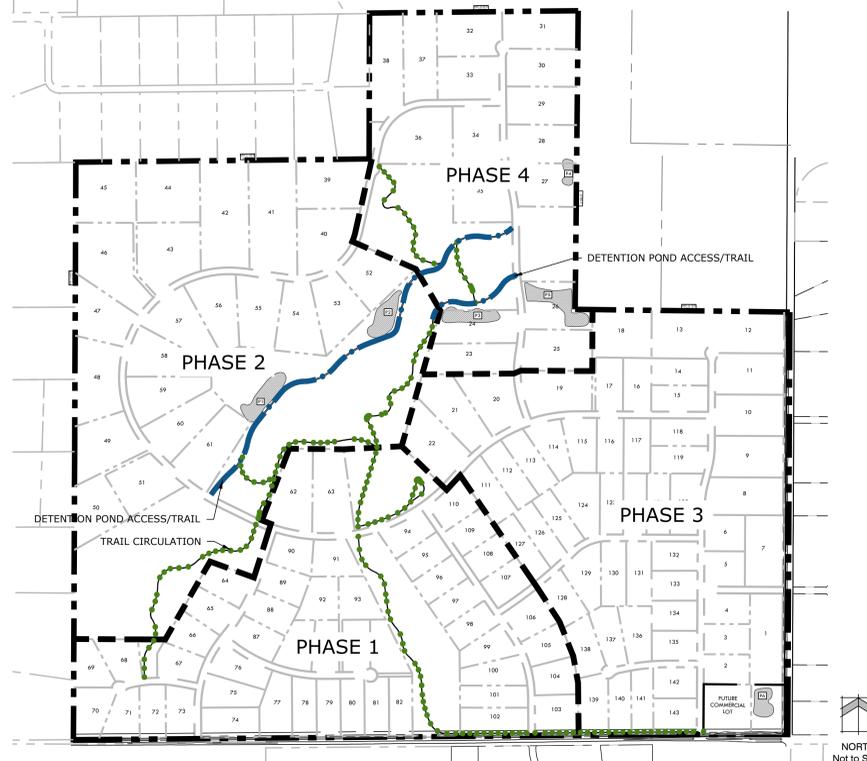
LEGAL DESCRIPTION

A 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO BEAR N89°14'45"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N89°14'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 1287.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S00°17'06"W ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 1402.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°17'06"W, A DISTANCE OF 3828.66 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 50; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S89°55'06"W, A DISTANCE OF 1174.84 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE S89°30'15"W, A DISTANCE OF 5238.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ALONG SAID WEST LINE, A DISTANCE OF 2586.92 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N00°14'23"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N00°10'29"E, A DISTANCE OF 1321.96 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N89°20'29"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W, A DISTANCE OF 2706.21 FEET; THENCE S89°15'17"E, A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE S89°15'18"E, A DISTANCE OF 1158.32 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 766.66 ACRES MORE OR LESS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

- Floodplain Statement: Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041CO350G, 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.
- Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose or collapsible soils, expansive soils, potentially unstable slope, downslope creep, floodplain and high groundwater. A Map of the hazard areas and proposed mitigation measures can be found in the Preliminary Soils, Geology, Geologic Hazard and Wastewater Study prepared by Entech Engineering Inc., dated October 2, 2018, and is held in the Winsome Preliminary Plan File (SP-18-006) at the El Paso County Planning and Community Development Department. The Final Plans will provide more detailed analysis and will identify any additional mitigation or additional no build areas.
- 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, and trails. 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 8-foot breeze trails and will be for the public use.
- All streets will be constructed to El Paso County Standards and will be dedicated to the County with the Final Plans.
- 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 (MTCPP). 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 Plans. 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.
- Final Plans may contain more than one phase and may not be sequenced as shown on the Phasing Plan Diagram.
- 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 applicant is proposing fees in lieu of school and park land dedication. The anticipated fees for 143 lots is \$61,490 in regional park fees and \$34,320 in Falcon School District 49 fees.

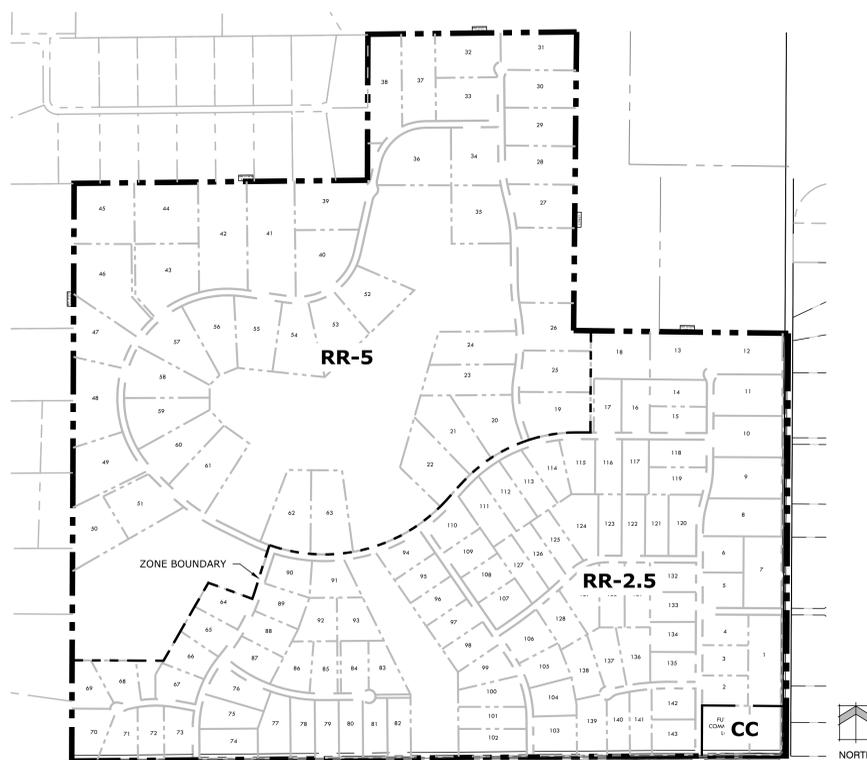


PHASING PLAN

PHASING TABLE

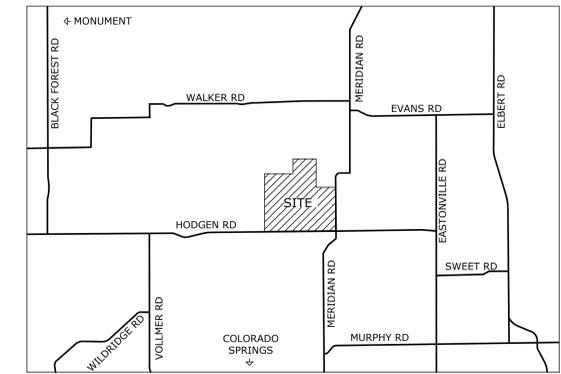
PHASE NO.	NUMBER OF LOTS	ACREAGE	PUBLIC IMPROVEMENTS
1	49	185.345	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/WINSOME WAY EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/BISON MEADOWS CT ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE, TRAILHEAD PARKING, MAILBOX 1, WATER QUALITY POND 1
2	23	234.525	WATER QUALITY POND 2, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
3	55 + 1	216.735	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/EARLY LIGHT DRIVE WATER QUALITY PONDS 3, 5 & 6, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
4	16	130.055	WATER QUALITY POND 4, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE

PHASING NOTES:
 • PHASING IS SUBJECT TO MARKET DEMANDS, AND ADJUSTMENTS TO PHASING WILL NOT REQUIRE AN AMENDMENT TO THE PRELIMINARY PLAN.



ZONING PLAN

VICINITY MAP



SITE DATA

OWNER: McCune Ranch LLC
17480 N. Meridian Rd
PO Box 36
Elbert, CO 80106

SUBDIVIDER / APPLICANT: PT McCune 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: 5100000493

SITE ACREAGE: 766.66 AC

EXISTING ZONING: RR-5 & A-35

PROPOSED ZONING: RR-5, RR-2.5, CC

PROPOSED LAND USE:
 RR-5 Residential: 408.516 AC, 45 Lots
 RR-2.5 Residential: 350.260 AC, 98 Lots
 Commercial: 7.884 ac, 1 Lot
 Gross Residential Density: 0.18 du/ac
 Average Residential Lot Size: 3.95 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: 564.09 ac (73.71%)
 Commercial Lot: 4.365 ac (0.94%)
 Open Space Tracts: 151.181 ac, (19.96%)

Public ROW:
 -Provided: 45.724 ac
 -Designated for Future: 1.30 ac

Total: 766.66 ac (100%)

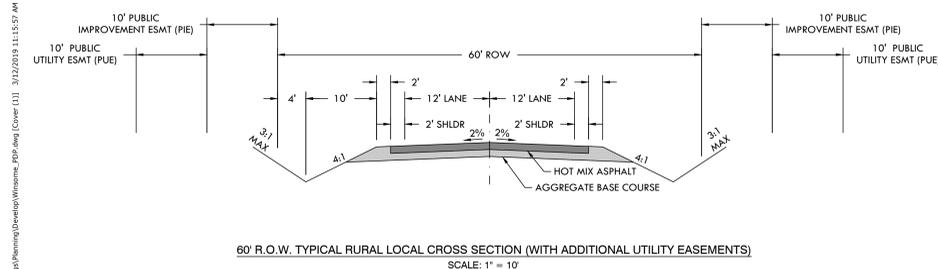
TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
PHASE 1			
A	1.331 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	METRO DISTRICT
B	10.250 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, MAIL KIOSK	METRO DISTRICT
C	17.922 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 2			
A	33.988 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
B	49.773 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 3			
A	2.84 AC	OPEN SPACE, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 4			
A	26.848 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE PARKING, MAIL KIOSK, CISTERN SITE, TRAILHEAD	METRO DISTRICT
B	7.912 AC	OPEN SPACE, PUBLIC TRAIL	METRO DISTRICT
C	0.517 AC	OPEN SPACE, PUBLIC ACCESS	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

STREET SECTION



N.E.S. Inc.
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 Colorado Springs, CO 80903
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 Fax 719.471.0267
 www.nescolorado.com
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Winsome

PRELIMINARY PLAN

DATE: 10-12-18
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. SWENSON

ENTITLEMENT

DATE: 10-15-18 BY: JBS DESCRIPTION: INITIAL SUBMITTAL
 1-16-19 JBS PER COUNTY COMMENTS
 3-12-19 JBS PER COUNTY COMMENTS

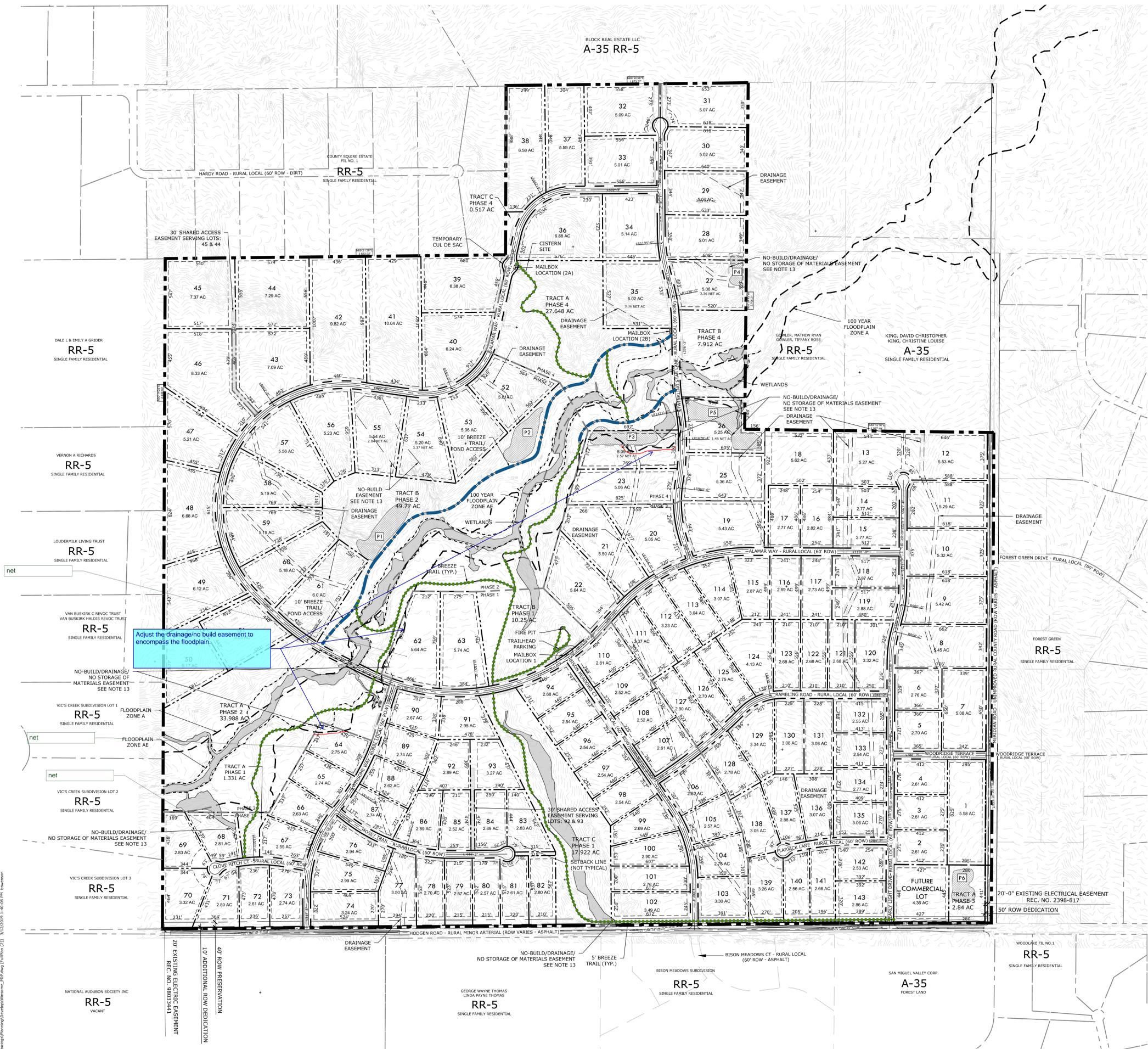
COVER SHEET

BLOCK REAL ESTATE LLC
A-35 RR-5

- 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

Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
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Colorado Springs, CO 80903
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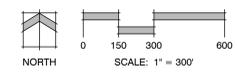
ENTITLEMENT

DATE	BY	DESCRIPTION
10-15-18	JBS	INITIAL SUBMITTAL
1-16-19	JBS	PER COUNTY COMMENTS
3-12-19	JBS	PER COUNTY COMMENTS

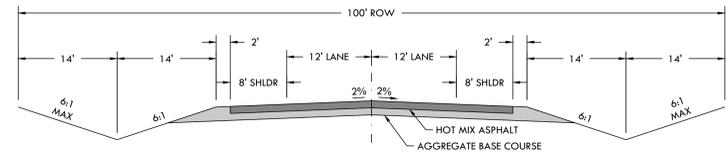
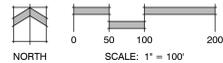
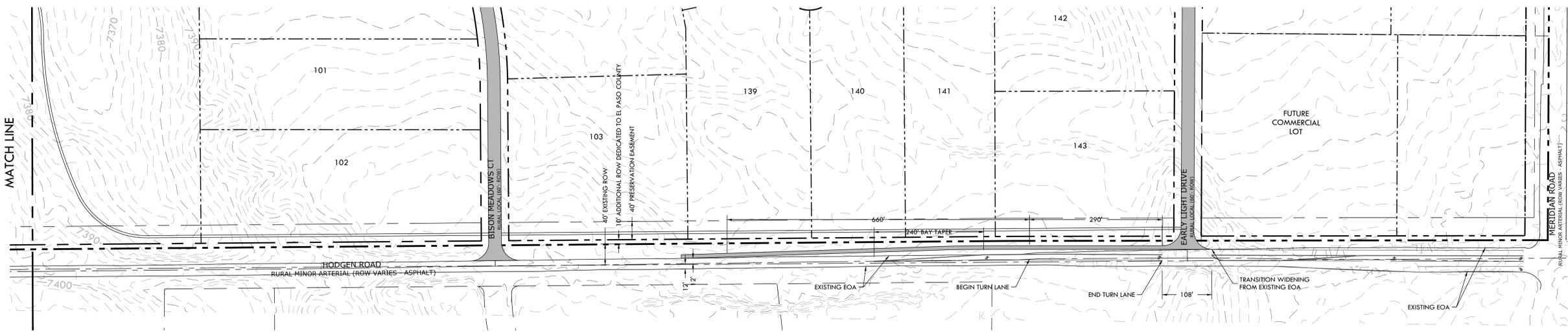
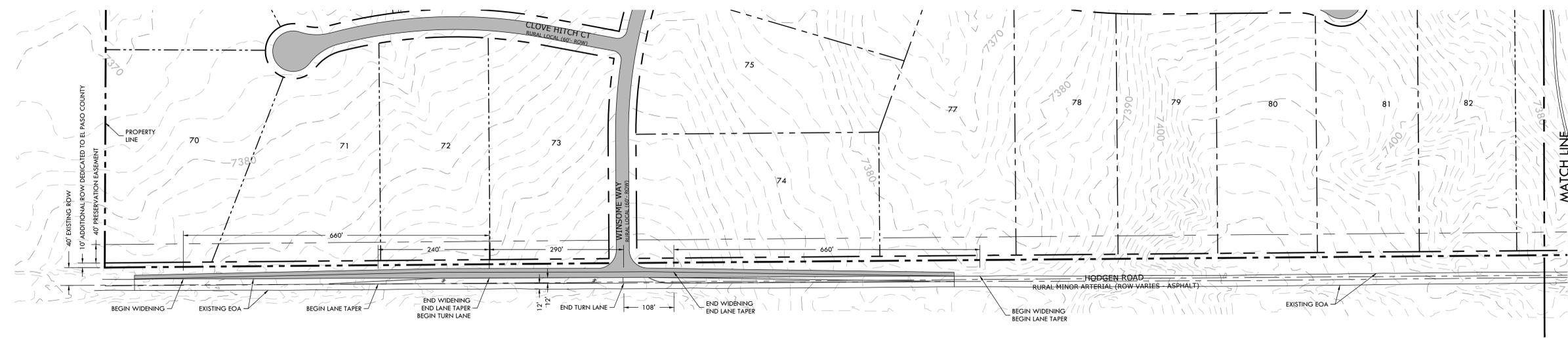
SITE PLAN

2
2 of 5

PCD File No. SP 18-006



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

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HODGEN RD
IMPROVEMENTS

4

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PCD File No. SP 18-006

