
WINSOME FILING NO.3 PRE-DEVELOPMENT GRADING AND UTILITIES

LETTER OF INTENT

DECEMBER 2021

PROPERTY OWNER

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

APPLICANT:

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

CONSULTANT:

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

SUBDIVISION NAME/LOCATION: Winsome Filing No. 3 is located northwest of Hodgen Road and Meridian Road.

REQUEST AND JUSTIFICATION: The street layout proposed for Winsome Filing No. 3 is consistent with the Winsome Preliminary Plan, approved the Board of County Commissioners on July 9, 2019. A Preliminary Plan Amendment is currently under review and is scheduled for the December 16th Planning Commission Hearing. The amendment reconfigures the lot layout to provide an additional three 5+ acre residential lots for a total of 38 residential lots, all of which exceed 5 acres but does not alter the originally approved street layout.

Winsome LLC requests approval to grade this site and install utilities in advance of approval of construction plans and recording of the Final Plat for Winsome Filing No. 3. Grading within Winsome Filing No. 3 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. 3 detention ponds will be required and constructed in Filing 3. Additionally, two box culvert crossings at Alamar Way and Twinkling Star Lane are proposed with this filing which will require a Nationwide Permit for impact to wetlands.

TOTAL NUMBER OF ACRES IN THE REQUESTED AREA: Winsome Filing No. 3 is the third and final 394.471-acre phase of the 768.028-acre Winsome subdivision.

TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE: 38 residential lots on 231.332 acres (0.16 Du/Acre).

TYPICAL LOT SIZES (Length and width): All lots exceed 5 acres in size and meet the minimum zoning standards set out in Table 5-4 of the Land Development Code for the RR-5 zone. 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 standard 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. 3, tracts A, B & C provide 118.139 acres of open space, trails and drainage.

Revise to EGP215

IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED? Winsome Filing No. 3 is itself the third and final phase of the Winsome subdivision. Grading within Winsome Filing No. 3 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. Three detention ponds and two box culvert crossings will also be graded and are included on the construction plans.

PROPOSED ACCESS LOCATIONS: Access to the project is off of Hodgen Road via Winsome Way, Bison Meadows Court and Early Light, and off of Meridian Road via Woodridge Terrace. These access points were established with Winsome Filings No. 1 and No. 2.

Per the requirements of Section 6.2.6. of the Land Development Code, the following documents are submitted for approval in conjunction with this requested 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.