

WINSOME FILING NO. 1 ROADWAY CONSTRUCTION DOCUMENTS

A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 11 SOUTH, RANGE 65 SOUTH, AND
A PORTION OF THE WEST HALF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO

CONTACTS:

DEVELOPER:
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
TEL: (719) 476-0800
CONTACT: JOE DESJARDIN

SURVEY:
EDWARD JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TEL: (719) 576-1216
CONTACT: JONATHAN TESSIN

EPC DPW STORMWATER TEAM:
CHRISTINA FURCHAK
(719) 433-4863
EMAIL:
CHRISTINAFURCHAK@ELPASOCO.COM

PLANNER/LANDSCAPE ARCHITECT:
NES, INC
619 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: (719) 471-0073
EMAIL: ABARLOW@NESCOLORADO.COM
CONTACT: ANDREA BARLOW

EL PASO COUNTY PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

EPC PCD INSPECTIONS SUPERVISOR:
TEM: BRAD WALTERS
(719) 520-6819
EMAIL: BRADWALTERS@ELPASOCO.COM

FALCON FIRE DEPARTMENT:
AREA: FAL D2
FIRE CHIEF T. HARWIG
7030 OLD MERIDIAN ROAD
PAYTON, CO 80831
TEL: (719) 495-4050
EMAIL:
FALCONFIRE@FALCONFIREPD.ORG

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA, SUITE 300
COLORADO SPRINGS, CO 80903
(719) 453-0180
EMAIL:
KEVIN.KOFFORD@KIMLEY-HORN.COM
CONTACT: KEVIN KOFFORD

PLANNING REVIEWER:
JUSTIN KILGORE
TEL: (719) 520-6313
EMAIL: JUSTINKILGORE@ELPASOCO.COM

ENGINEERING REVIEWER:
GILBERT LAFORCE
TEL: (719) 520-7945
EMAIL:
GILBERTLAFORCE@ELPASOCO.COM

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
TEL: (303) 692-3500

LEGAL DESCRIPTION

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°21'58"E ON THE NORTH LINE 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°20'26"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.

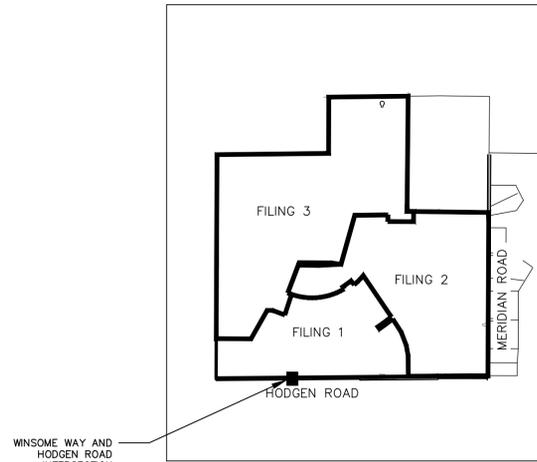
CONTAINING A CALCULATED AREA OF 33,455,315 SQUARE FEET OR 768.028 ACRES.
COLORADO.

BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARING

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 1S 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED 1S 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.



VICINITY MAP
1"=2,000'

DESIGN CRITERIA

	HODGEN ROAD	WINSOME WAY
ROADWAY CLASSIFICATION	RURAL MINOR ARTERIAL	RURAL LOCAL (LOW VOLUME)
DESIGN SPEED	60 MPH	30 MPH
POSTED SPEED	55 MPH	30 MPH
℄ GRADE (MIN./MAX.)	1.0%/6.0%	1.0%/8.0%
INTERSECTION GRADES (MIN./MAX.)	1.0%/4.0%	1.0%/4.0%
MINIMUM S.S.D HORIZONTAL	570'	200'
MINIMUM S.S.D. VERTICAL (CREST CURVE)/DESIGN K	570'/151	200'/19
MINIMUM S.S.D. VERTICAL (SAG CURVE)/DESIGN K	570'/136	200'/37
MINIMUM S.S.D. INTERSECTION	665' (EXTRAPOLATED)	200'
2021 DESIGN TRAFFIC	ADT= 4,000	ADT< 750 VPH
CLEAR ZONE DISTANCE	30'	7'
DESIGN VEHICLE	WB-67	WB-50/SU-40

ALL CRITERIA IS REFERENCED FROM THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL ("ECM") UNLESS OTHERWISE STATED.

MOVEMENTS

- SB-EB LEFT TURN (WINSOME WAY TO HODGEN ROAD)-SEE SHEET 3
- SB-WB RIGHT TURN (WINSOME WAY TO HODGEN ROAD)-SEE SHEET 4
- EB-NB LEFT TURN (HODGEN ROAD TO WINSOME WAY)- SEE SHEET 5
- WB-NB RIGHT TURN (HODGEN ROAD TO WINSOME WAY)-SEE SHEET 6

SHEET INDEX:

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SB-EB LEFT TURN
4	SB-WB RIGHT TURN
5	EB-NB LEFT TURN
6	WB-NB RIGHT TURN
7	WINSOME WAY TYPICAL SECTIONS
8	REMOVAL AND RESET
9	WINSOME WAY ROADWAY PLAN
10	WINSOME WAY PLAN AND PROFILE
11	PASSENGER CAR TURNING TEMPLATE
12	WB-50 TURNING TEMPLATE
13	ACCELERATION LANE PLAN
14	DETAILS

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Joseph W Desjardin

10/05/2022

OWNER SIGNATURE

DATE

JOE DESJARDIN, DIRECTOR OF ENTITLEMENTS
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



10/5/2022

KEVIN KOFFORD, PE (CO #57234) - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
10/7/2022 11:04 AM
jkofford

EPC Planning & Community Development Department

JOSHUA PALMER, PE COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

NO.	REVISION	BY	DATE
1	REALIGNMENT DESIGN	KRK	9/29/22
2	COUNTY COMMENTS	KRK	10/05/22

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJK
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET



PROJECT NO.
196106002

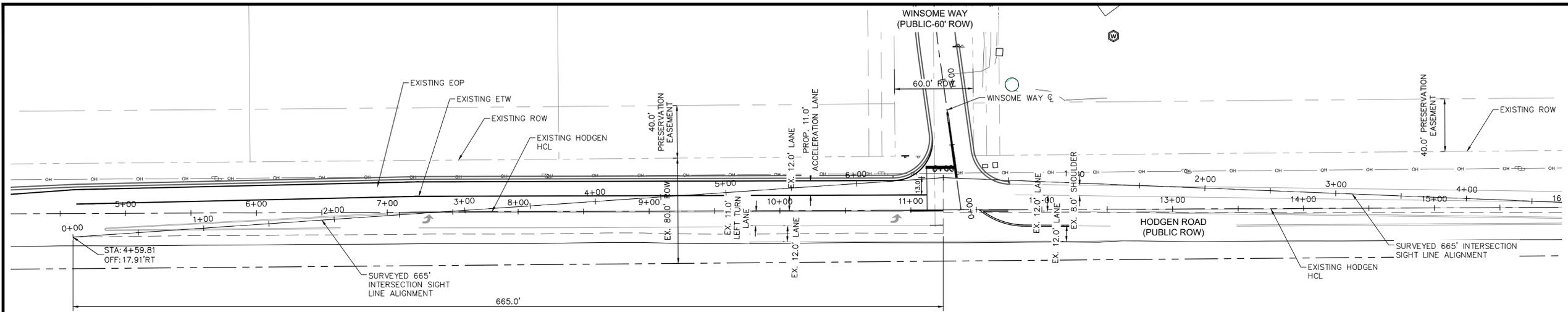
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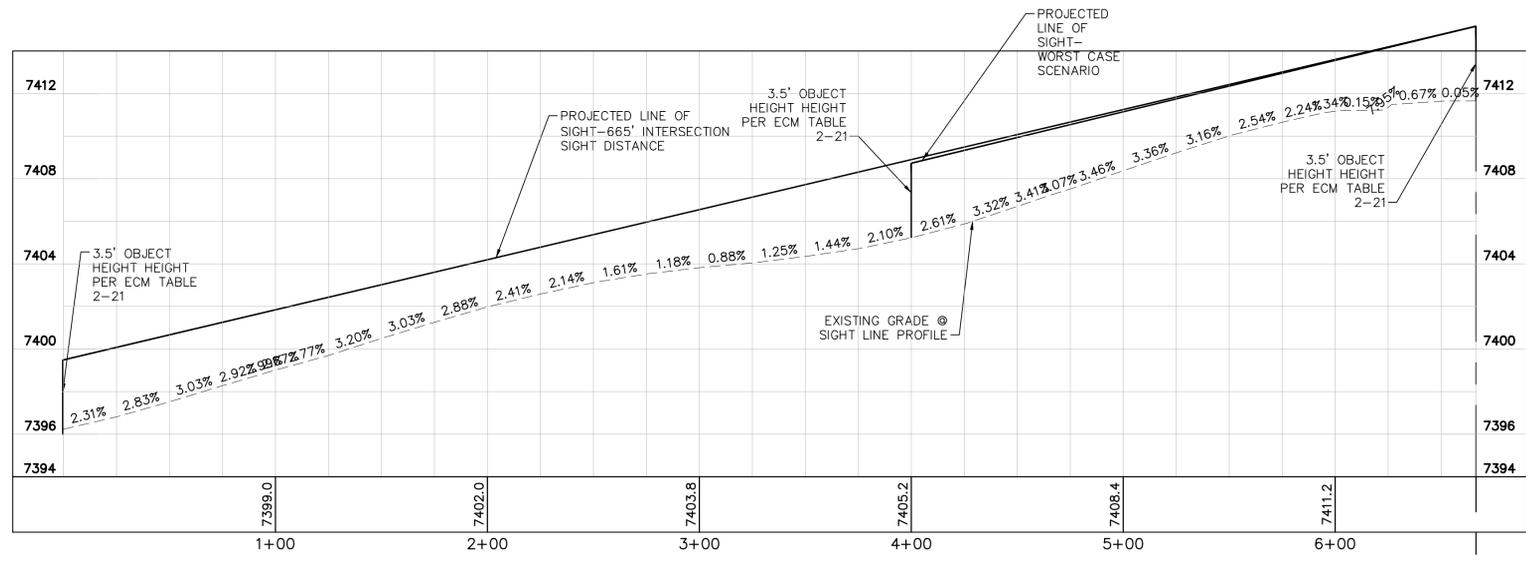
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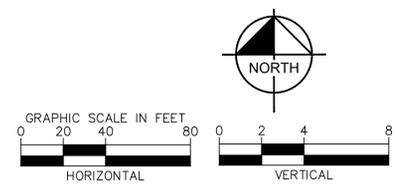
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SB-EB LEFT TURN



SB-EB LEFT TURN PROFILES



EPC 10/7/2022

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NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	ALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

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WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
SB-EB LEFT TURN

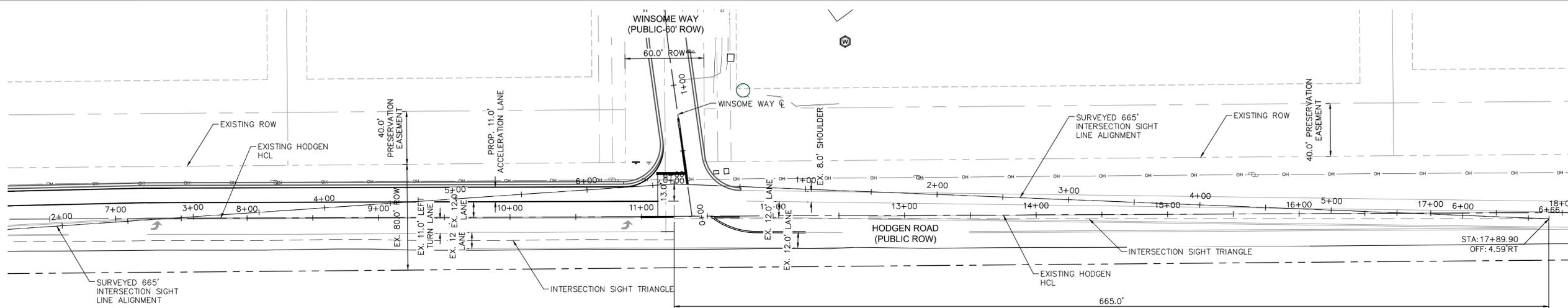


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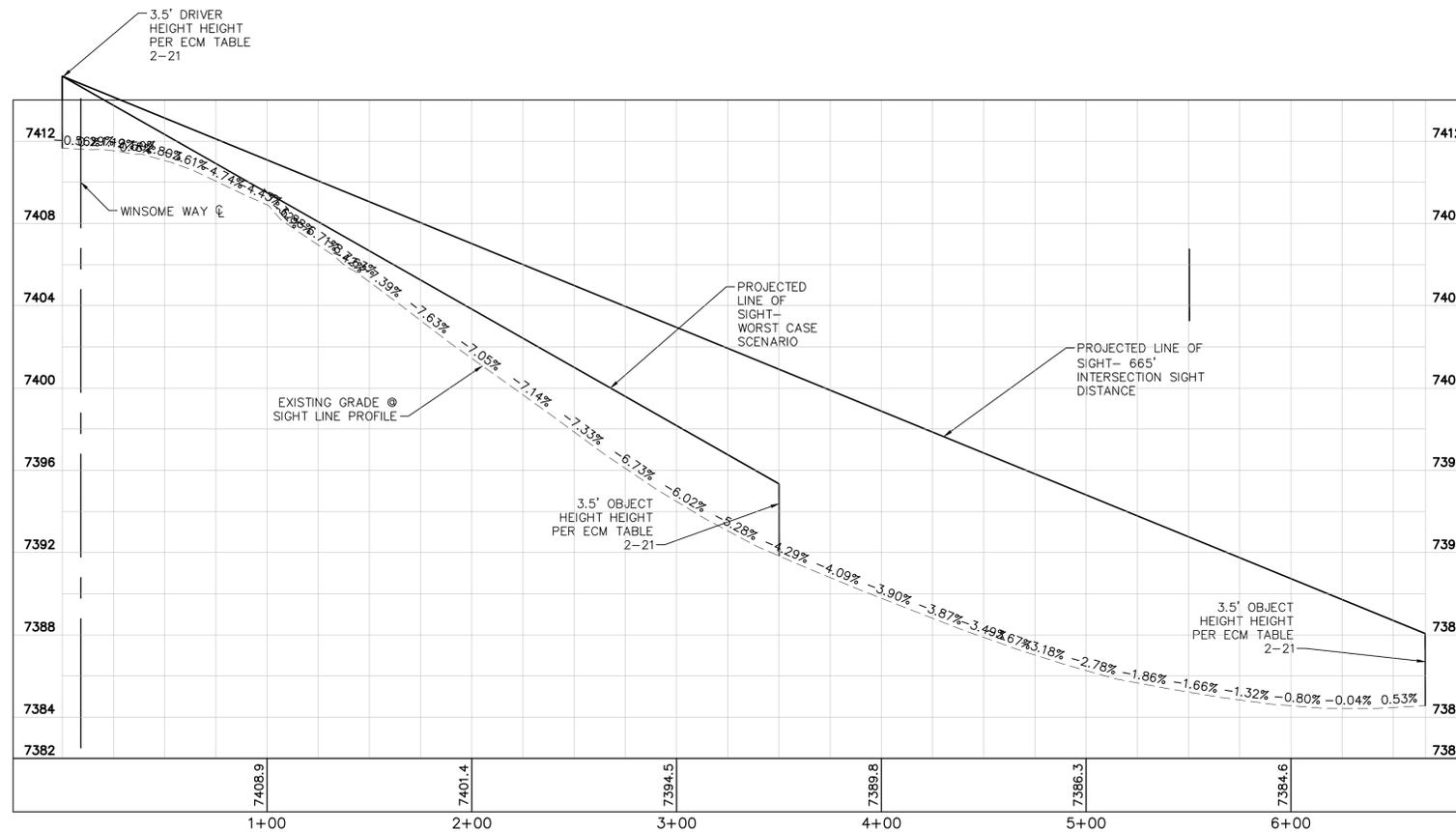
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



SB-WB RIGHT TURN



SB-WB RIGHT TURN PROFILES



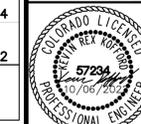
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

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WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SB-WB RIGHT TURN

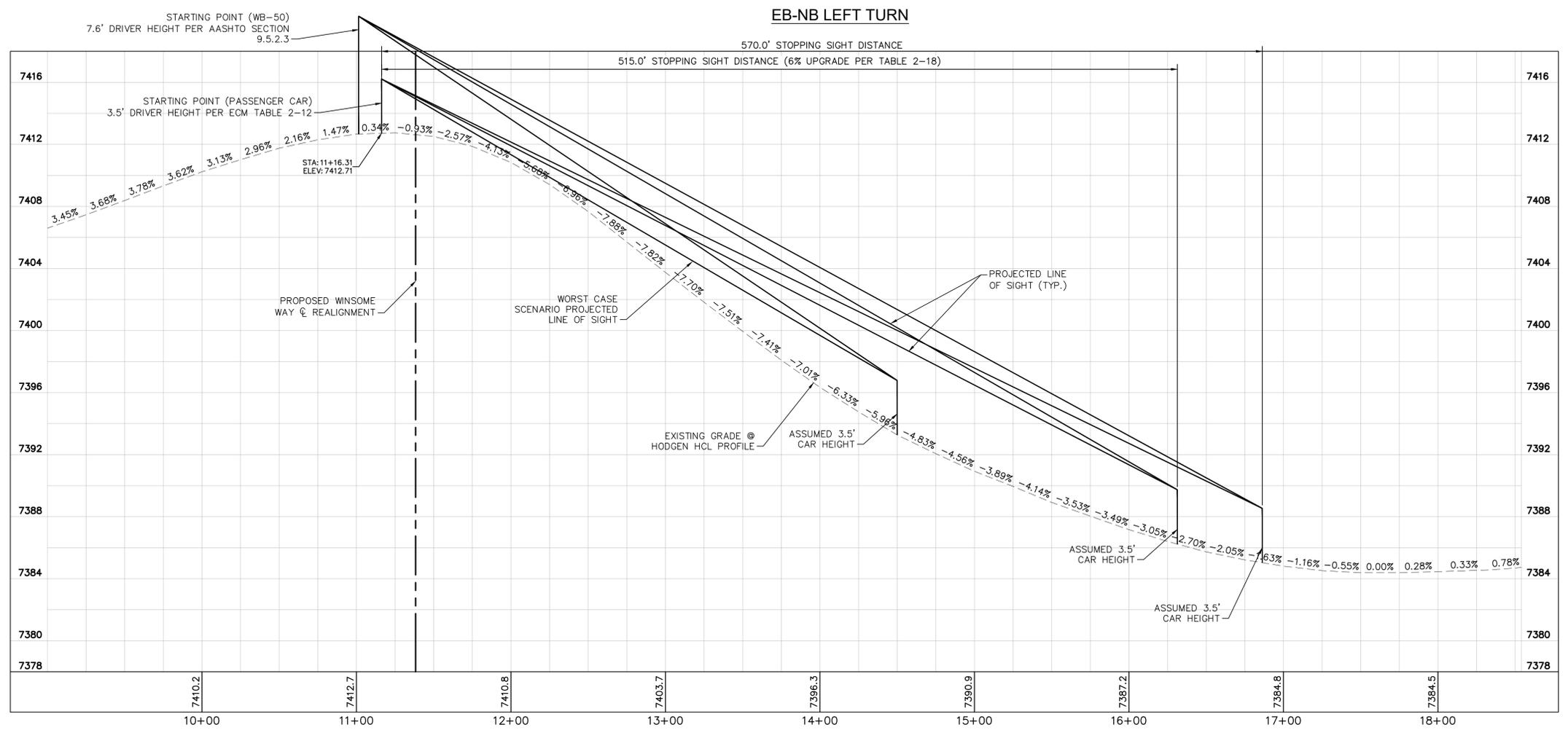
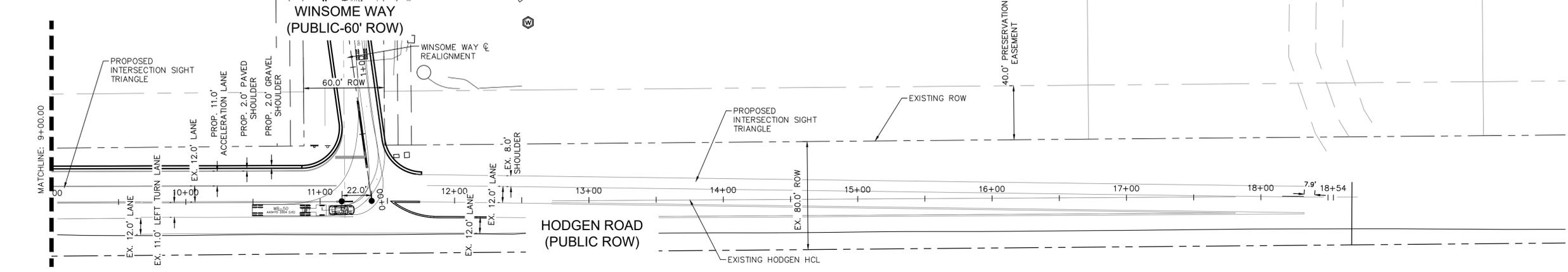


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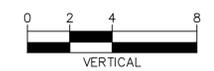
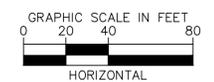
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EB-NB LEFT TURN PROFILE



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3	COUNTY COMMENTS	KRK	10/06/22	KRK
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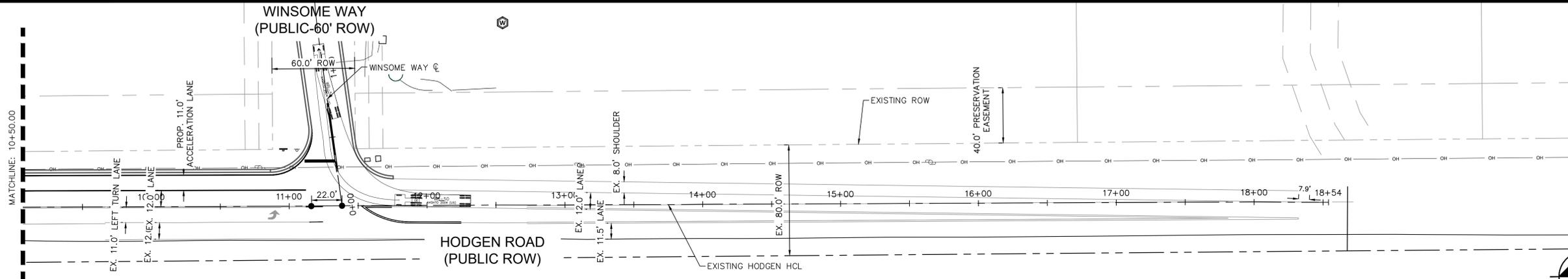
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 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 EB-NB LEFT TURN

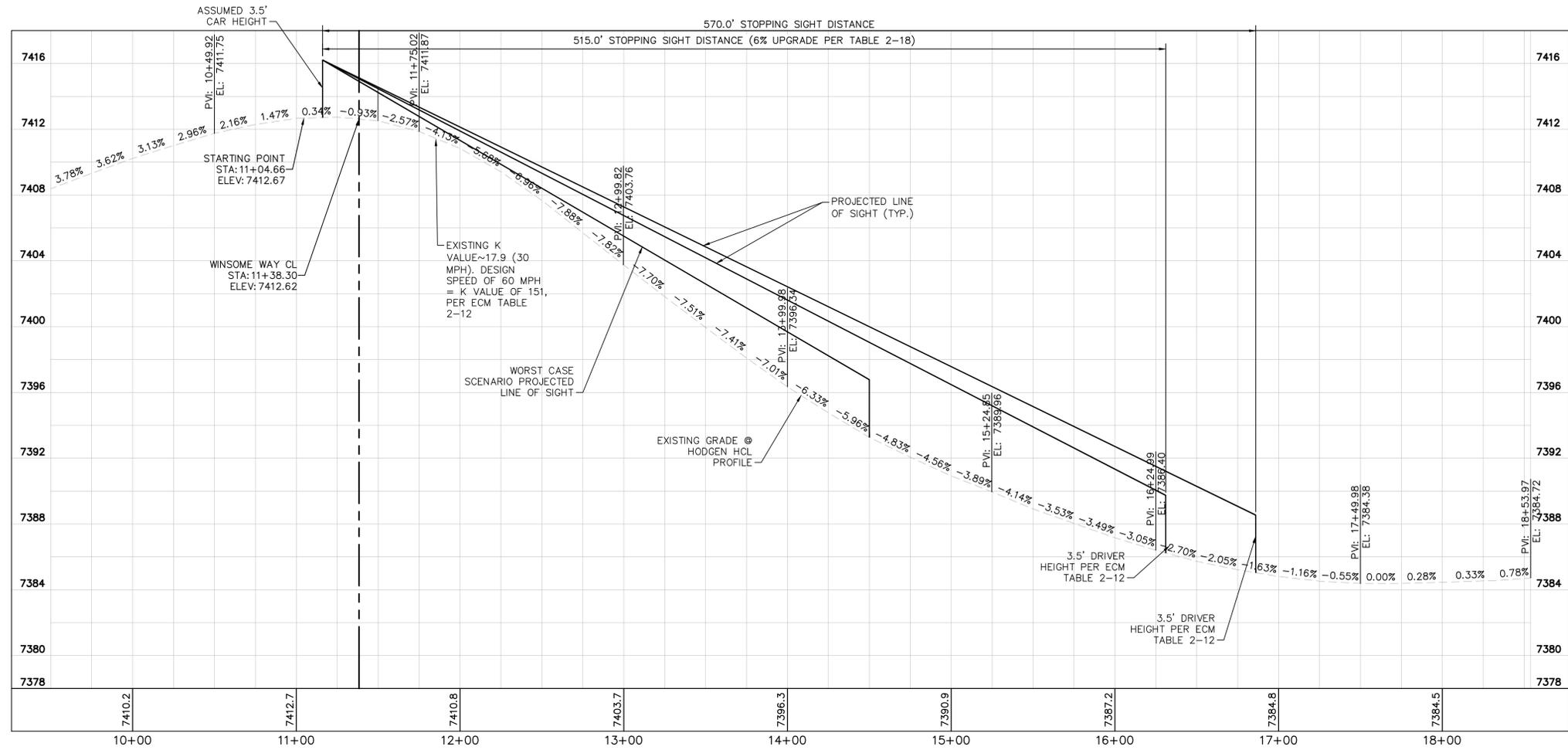


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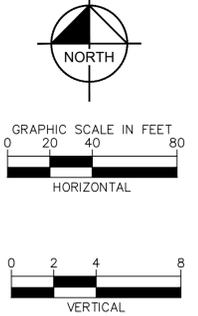
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WB-NB RIGHT TURN



WB-NB RIGHT TURN PROFILE



NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
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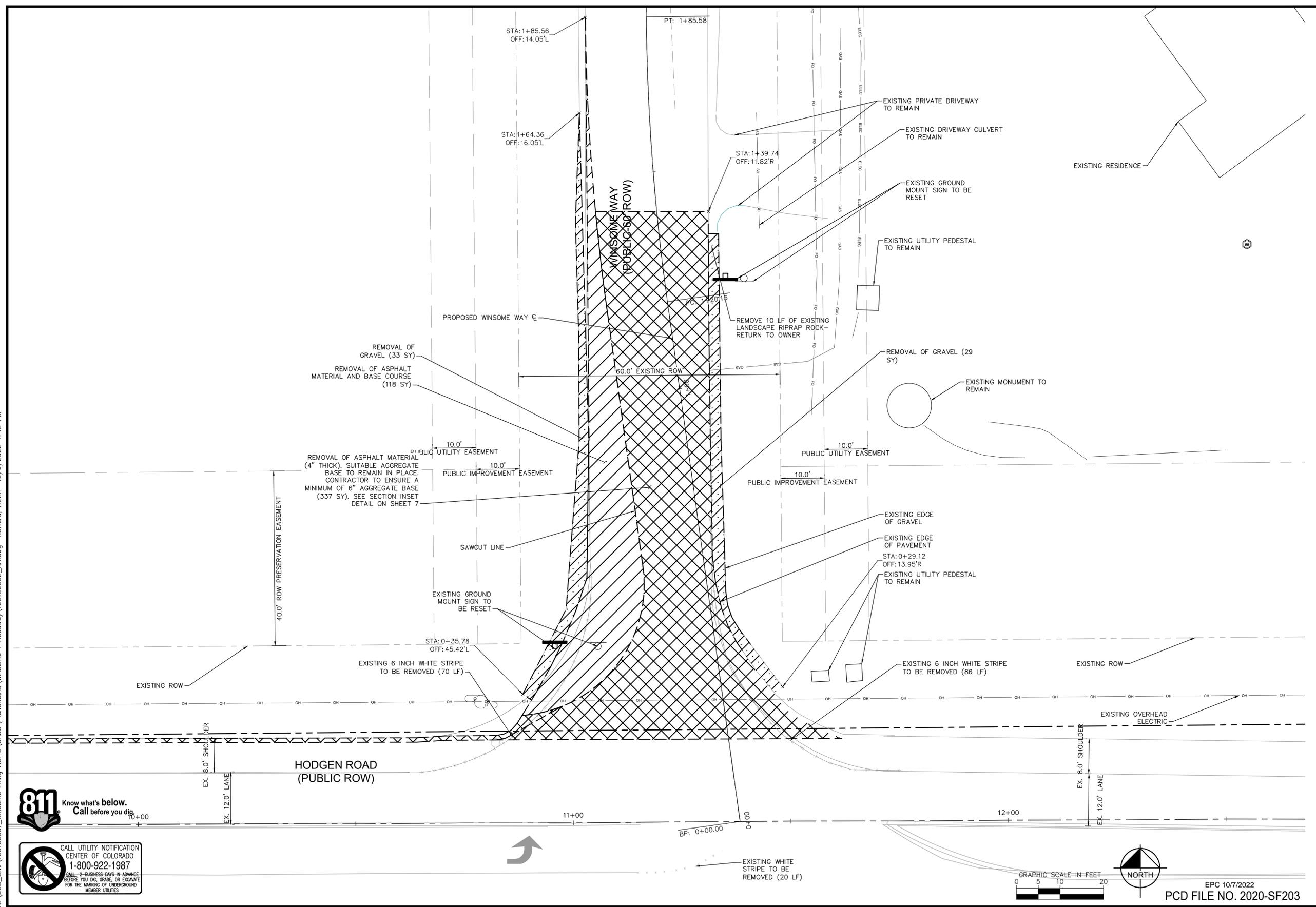
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WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 WB-NB RIGHT TURN



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 MEMBER UTILITIES

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2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
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 DATE: 1/28/2022

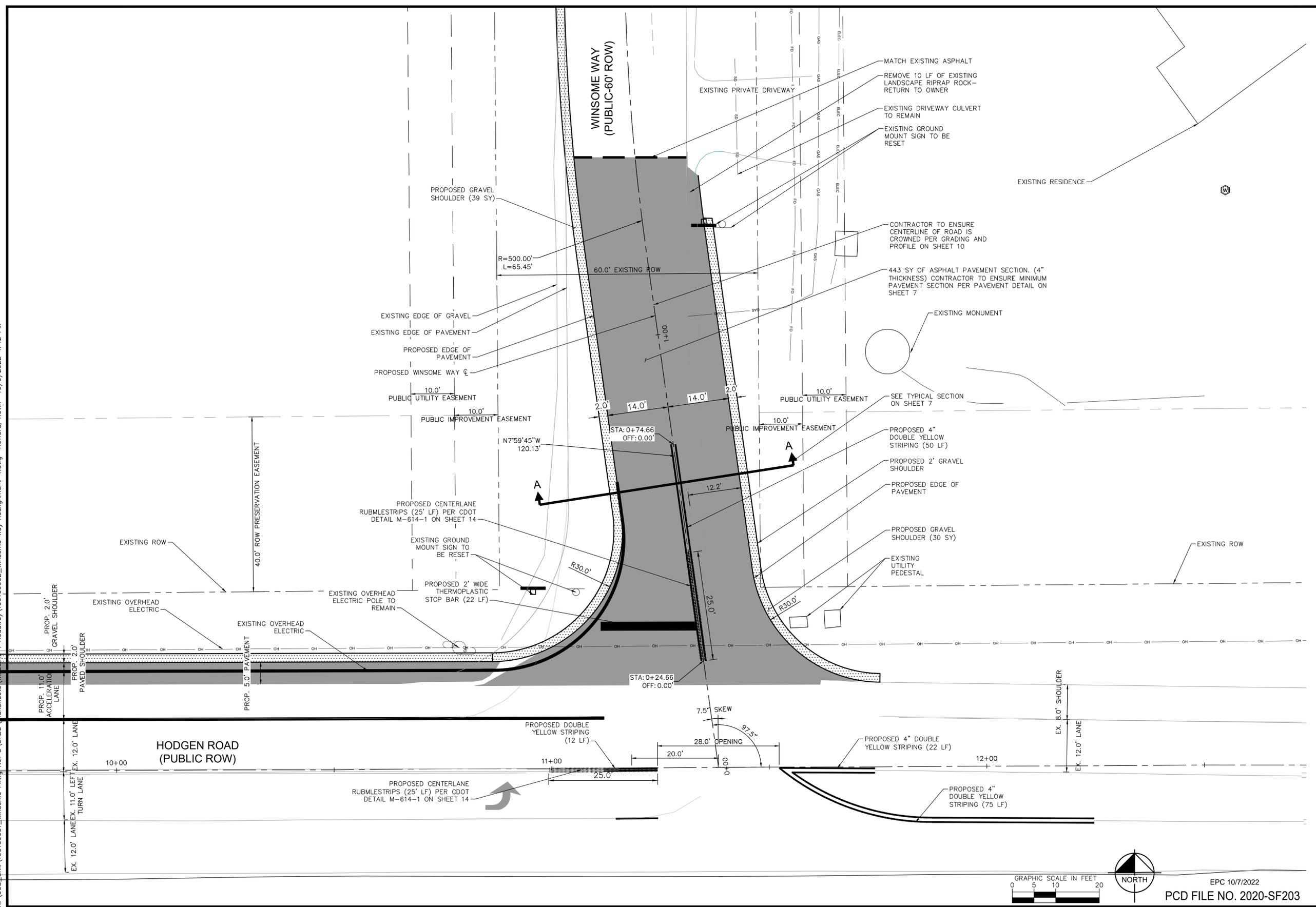
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 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
REMOVAL & RESET



PROJECT NO.
 196106002
 SHEET
8

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NO.	REVISION	DATE	BY
3	COUNTY COMMENTS	KRK 10/06/22	KRK
2	COUNTY COMMENTS	KRK 10/05/22	KRK
1	REALIGNMENT DESIGN	KRK 9/29/22	KRK

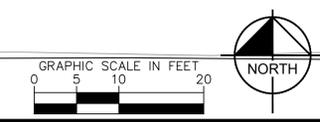
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 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

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WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
WINSOME WAY ROADWAY PLAN

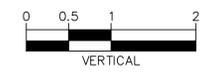
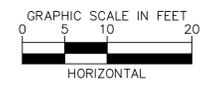
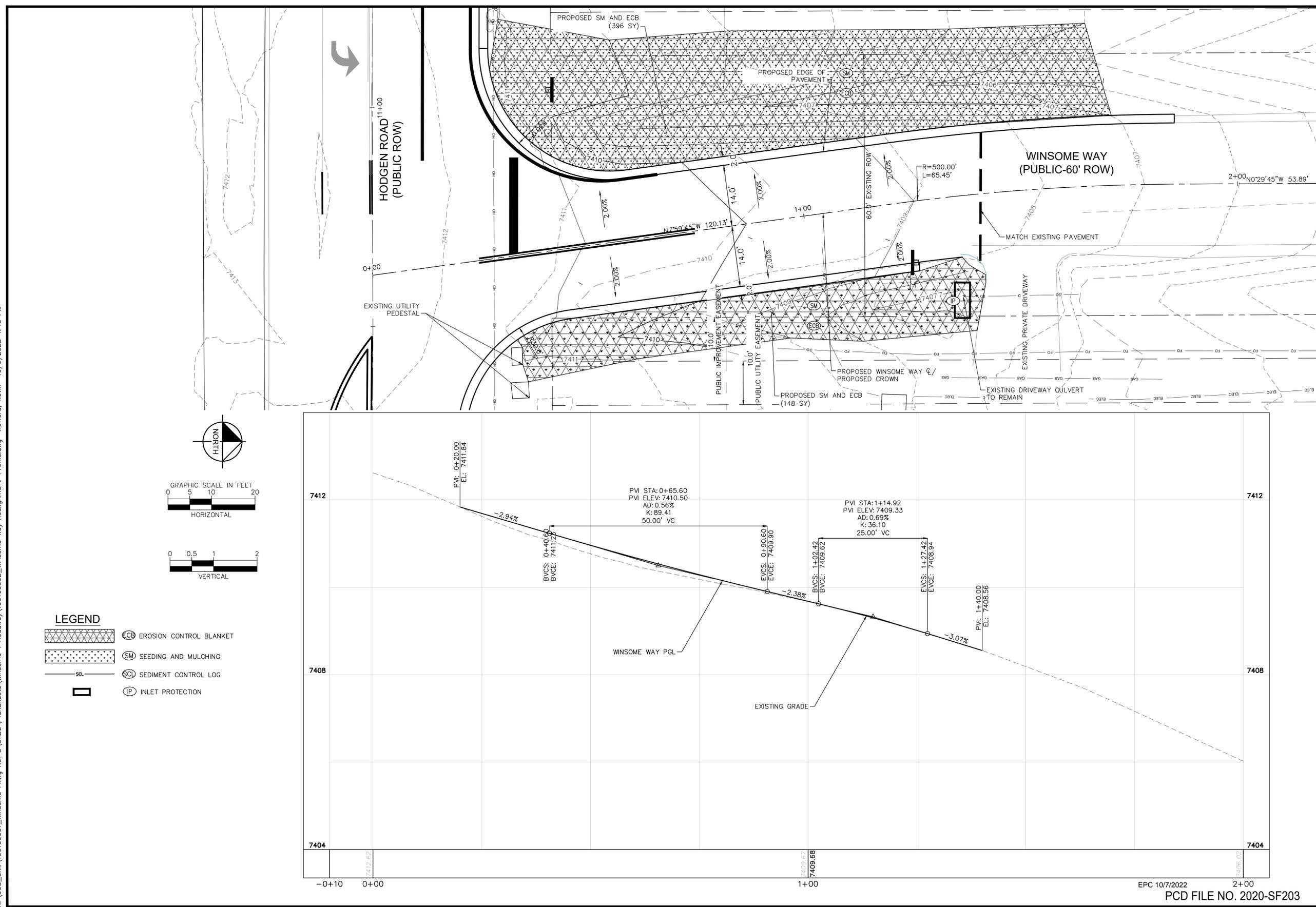


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LEGEND

- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SCL SEDIMENT CONTROL LOG
- IP INLET PROTECTION

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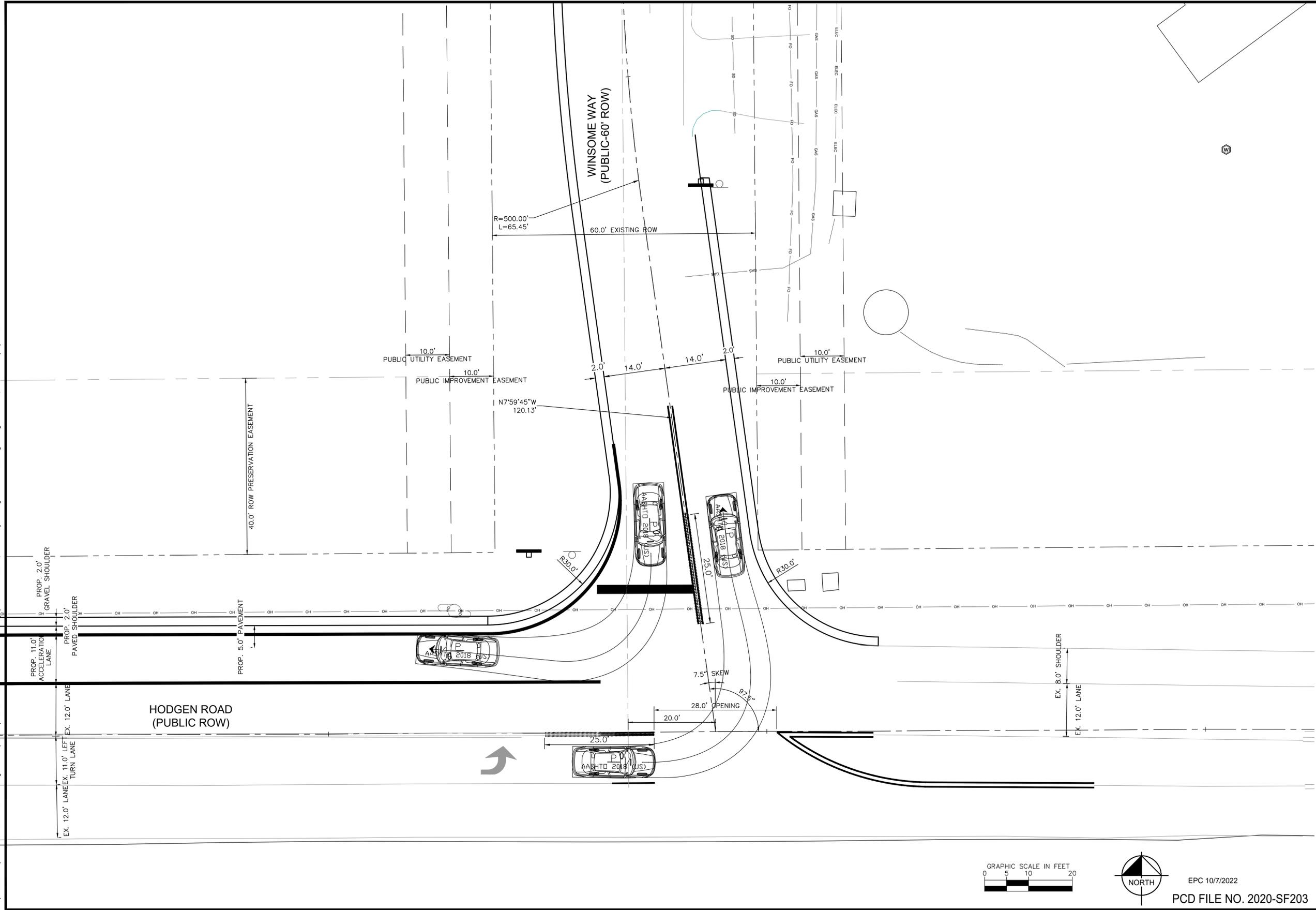
WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
WINSOME WAY PLAN AND PROFILE



PROJECT NO.
196106002

SHEET
10

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NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	9/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

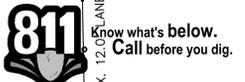
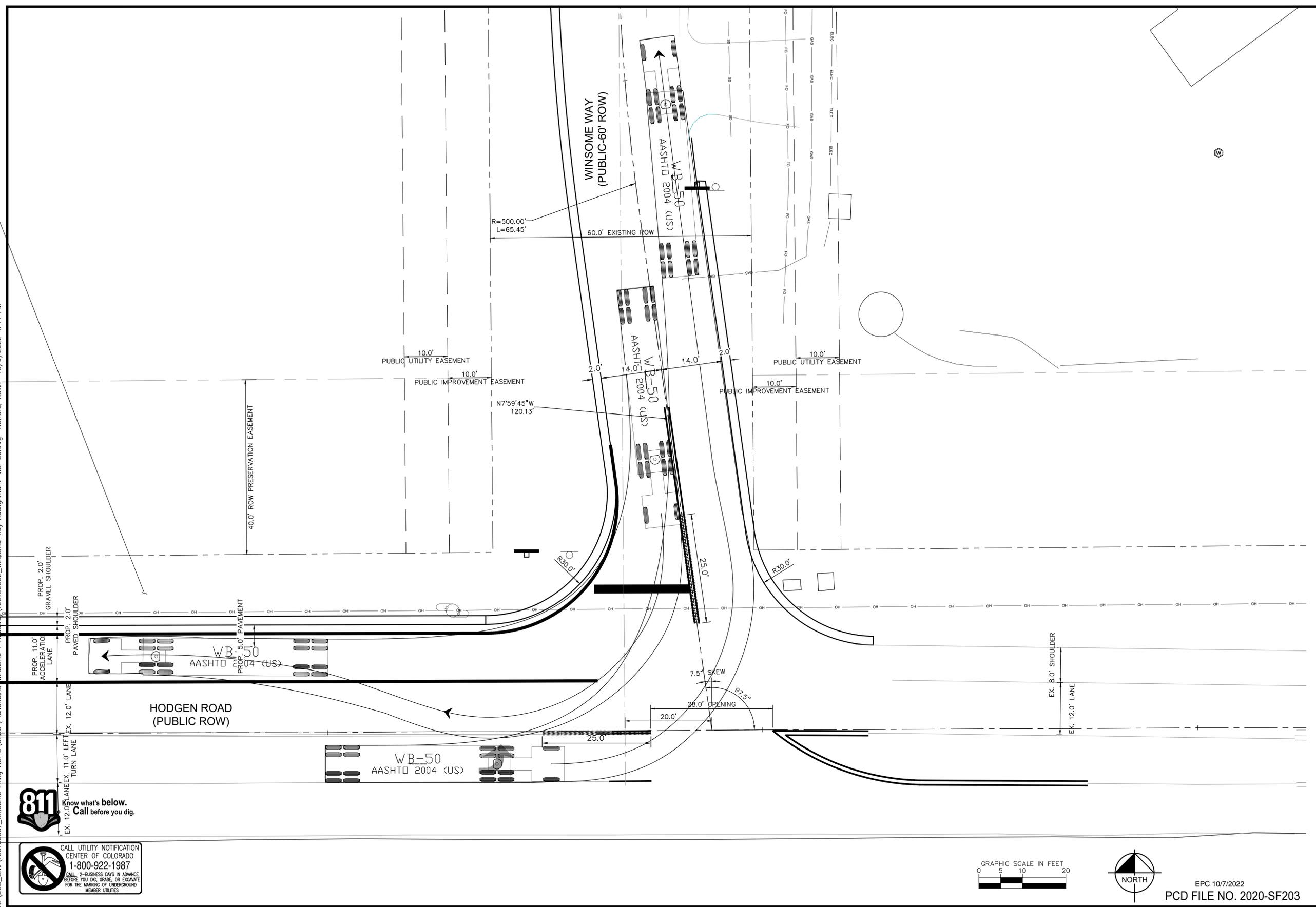
DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EJK
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
PASSENGER CAR TURNING TEMPLATE



PROJECT NO.
196106002
 SHEET
11

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CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES



EPC 10/7/2022
 PCD FILE NO. 2020-SF203

NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EUG
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
WB-50 TURNING TEMPLATE



PROJECT NO.
 196106002
 SHEET
12

