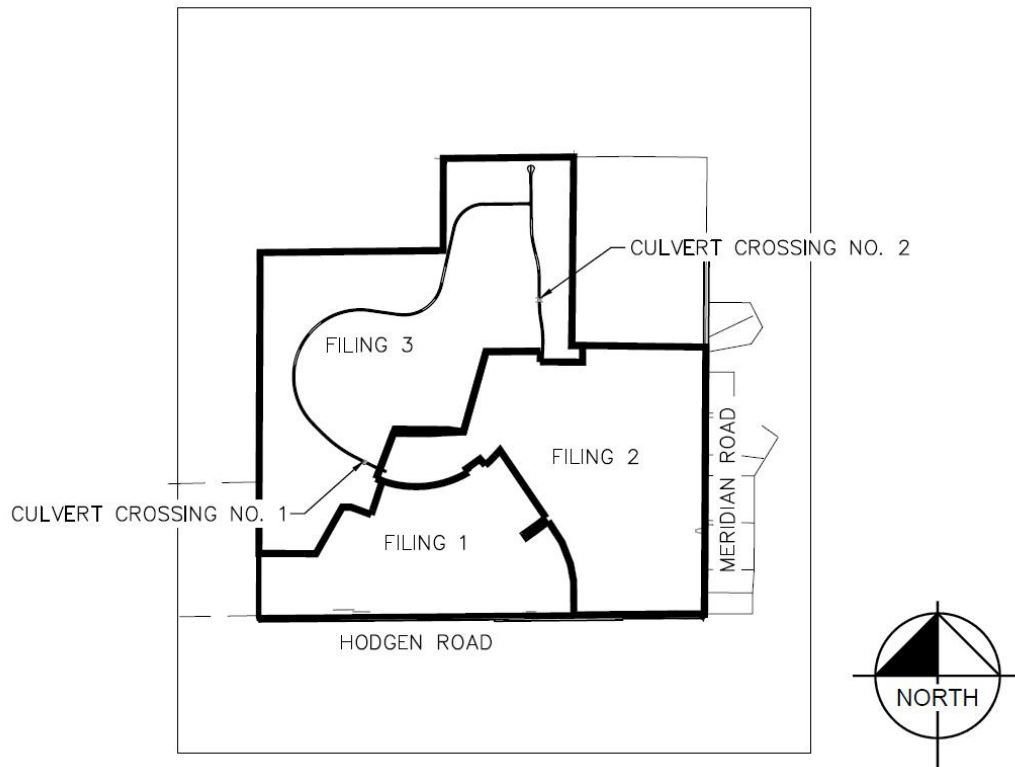


April 6, 2022

El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Winsome Filing No. 3 - Letter of Intent – West Kiowa Creek Culvert Crossings



VICINITY MAP

1"=2,000'

**Prepared By:
Kimley-Horn and Associates**

Developer/ Owner:

Winsome LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

Applicant/ Consultant

Kimley-Horn and Associates
2 N Nevada Avenue, Suite 300
Colorado Springs, CO 80903

SITE LOCATION, SIZE, ZONING

The site is located on the northwest corner of Hodgen Road and Meridian Road in El Paso County, Colorado. Winsome Filings No. 1, 2 and 3 comprise 768 acres land with the West Kiowa Creek bisecting the property from southwest to northeast. Filings No. 1 and 2 are currently under development. Filing No. 3 is 349.5 acres and consists of 38 5-acre single family lots. As part Filing No. 3, two box culvert crossings across West Kiowa Creek (the "Site") are proposed. The property is zoned RR-2.5 and RR-5 (Rural Residential).

REQUEST

The applicant is requesting that the County review the two box culvert crossings across West Kiowa Creek including construction drawings, design report, and hydraulic report.

JUSTIFICATION

A CLOMR has been completed and approved by FEMA for the proposed box culverts crossings and the culverts have been designed per the Criteria from the El Paso Drainage Criteria Manual ("DCM") and Engineering Criteria Manual ("ECM"). The box culverts will be constructed per previously approved structural details. The box culverts structural design is provided per CDOT standard detail M-601-3, *Triple Concrete Box Culvert (Cast-In-Place)* with wingwalls per CDOT standard detail M-601-20, *Wingwalls for Pipe or Box Culverts*.

PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE

The two proposed box culvert crossings are anticipated to be constructed with a Pre-Development Site Grading permit to construct the crossings and the perform grading for roadways on Filing No. 3. The Pre-Development Site Grading has been submitted through a standalone application. After construction of the culvert crossings is completed, a LOMR will be completed and processed through FEMA to officially establish the floodplain and base flood elevations for the Site. The final plat for Filing No. 3 can be recorded before the approval of the LOMR through FEMA. However, five lots will be prohibited from sale until the LOMR is approved.

DEVIATIONS REQUESTS

No deviation requests for the culvert design are being requested

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS

Existing site characteristics:

The existing site is vacant/undeveloped and consists of native grasses and shrubs. The existing topography for Filing No. 3 slopes from northwest to southeast toward West Kiowa Creek. The Creek bisects the entire Project west to east but runs along the southern boundary of the Filing No. 3 improvements. The Site also contains existing natural drainageways that drain towards the Creek within proposed drainage easements, to be dedicated by plat as a part of this project.

Proposed Infrastructure and Utilities

Proposed improvements consist of the following for each of the proposed crossings:

- Triple 12 feet L x 8 feet H Concrete Cast in Place Box Culverts
- Roadway Guardrail and End Treatment
- Concrete Wingwalls on upstream and downstream box culverts
- Upstream protection along proposed roadway embankment
- Riprap stabilization downstream of the culvert

The box culverts will be constructed with previously approved structural details. The box culverts structural design is provided per CDOT standard detail M-601-3, *Triple Concrete Box Culvert (Cast-In-Place)* with wingwalls per CDOT standard detail M-601-20, *Wingwalls for Pipe or Box Culverts*.

FIRE PROTECTION

Winsome Filing No. 3 is located completely within the Falcon Fire Protection District. The two crossings have been previously reviewed and approved by the Fire District as part of the Winsome Preliminary Plan.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES

The two culvert crossings will provide road access over the creek to the 38, 5- acre single family lots north of the West Kiowa Creek. There is no other connection or access to other roads.