

LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 11
January 28, 2020
Rev. May 15, 2020
Rev. May 12, 2021

OWNER/APPLICANT:

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3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

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SITE LOCATION AND SIZE: The site is located northwest of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 44.996 acres in size.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 103 single family residential lots and four tracts.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat; however, two deviations are being requested.

Deviation 1.

The first deviation to be requested is a deviation from Section ECM 2.3.3.F.3 of the Engineering Criteria Manual (ECM). ECM 2.3.3F.3 states that "Broken Back Curves. Two curves in the same direction (broken back curves) shall be separated by a tangent with a length of at least two times the minimum length shown in Table 2-10. For local roadways, a minimum tangent of 200 feet shall be used to separate all broken back curves.

The Deviation is requested in the three locations shown on the plat. Two locations on Pennycress Drive in the south end of the subdivision and the third is on Golden Buffs Drive near the intersection of Pennycress Drive. This section of the plat has a constricted geographic triangular shape due to an existing large gas line which converges with the Marksheffel Road Right-of-Way. The tangent sections are less than 200 feet, but they were laid out in order to make the streets and lots in this area as efficient

as possible and in the case of the Golden Bluffs Drive section the tangent section is shorter so that a horizontal curve can be provided at the south end that allows the intersection of Pennycress Drive and Golden Bluffs Drive to be 90 degrees, thus avoiding a non-radial intersection. In order to lengthen the tangent sections along Pennycress Drive we would need to tighten the horizontal curve radii which would make the drivability less than ideal. In cases where we could increase the curve lengths to create a large sweeping reverse curve there is a possibility that we would make the adjacent lots unbuildable. This situation has occurred in three or four other areas of the Glen at Widefield East Preliminary Plan Area and that preliminary plan was dimensioned and approved with these broken back curves. The previous plats in which this has occurred have all been approved with this same situation. The current design as submitted with the broken back curves occur on low traffic volume local streets. We have used the same types of curve and street geometry throughout the City of Colorado Springs and they are allowed, approved and function safely and adequately throughout the City.

Justification for this deviation:

The geographic shape and topographic nature of the area of the subdivision in question is such that the use of longer tangent sections and tightening of the horizontal curve radii would promote a less aesthetic design of lots and street system. The use of the shorter tangents while utilizing less than the minimum curve radii will not compromise safety or accessibility. The shorter tangent sections allow the efficient design of both streets and lots in this constricted location.

Criteria for approval:

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The request will not change any financial considerations. The deviation will not be detrimental to public safety or surrounding property. The area of the deviation is located internally on local streets.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. The streets will function normally as they do in other nearby jurisdictions.

The deviation will not adversely affect maintenance and its associated cost.

There is nothing in the design that would cause any adverse maintenance or associated costs.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance and may even benefit the aesthetic appearance by eliminating tighter curve radii in order to lengthen tangent sections.

The deviation meets the design intent and purpose of the ECM standards.

This deviation meets the design intent and purpose of the ECM standards.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

This deviation does not increase any areas over and above what would be the case the longer tangent sections so therefore the control measure requirements of MS4 permit requirements would not change.

Deviation 2.

A deviation from the standards of or in Section K.1.1.0 of the Engineering Criteria Manual (ECM) is requested. Section K.1.1.0 states that "Minimum cover for prefabricated pipe shall be 2 feet (2')." The reason for the deviation is Topographical Constraint. We propose using alternate Storm Pipe(Class IV) at the affected sections.

Justification for this deviation:

Depth Adjustments Due to Public Improvement Project

US 24 Link Road Project impacted the subdivision's original outfall location such that several feet of outfall depth were no longer available for the site to use as a discharge point. At the time of the approved preliminary phase, the discharging channel and associated EDB were installed as designed. The overall site was partially raised to improve pipe slopes as much as possible, and Class IV pipe is specified where granular cover, and street section can only provide between one to two feet of cover over Top Of Pipe (T.O.P.). The detention pond (EDB 'D') was reshaped and enlarged to partially accommodate this loss of depth. Minimal slopes were used at the outfall channel, outfall pipe, and at the trickle pan sections to partially accommodate the loss of depth. 6" Drops are still provided in design at both forebay inflow points, and the forebay designs meet all criteria.

Criteria for Approval:

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

Class IV Pipe will provide adequate structural integrity for the areas indicated as having less than two feet of cover material.

The deviation will not adversely affect safety or operations.

There are no safety or operational impacts related to using Class IV pipe as an alternate.

The deviation will not adversely affect maintenance and its associated cost.

Class IV pipe does not create any additional maintenance concerns over Class III RCP.

The deviation will not adversely affect aesthetic appearance.

As the pipes are underground, we anticipate no aesthetic concerns related to their use.

The deviation meets the design intent and purpose of the ECM standards.

The design intent is preserved by increasing the structural loading strength of pipes for the project where two feet of cover is not possible to attain.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Parts I.E.3 and I.E.4 of the MS4 Permit

The MS4 Permit Parts I.E.3 and I.E.4 are concerned with installation, erosion control, and ongoing maintenance of the subject improvements. We do not anticipate any additional measures beyond those planned within the current Erosion and Sedimentation Control Permitting and any updates made to the permit.

PLAT JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 11 is the fourth phase of what will most likely be a seventh phase project of developing The Glen at Widefield East area. There will be one additional filing in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The subdivision is located within the Widefield Water and Sanitation District which is a part of the County Water Master Plan. We have submitted water and waste water commitment letters and water resource reports. The county attorney’s office has issued a letter dated January 25,2021 that there is a finding for sufficiency in regards to both quality and quantity to serve this subdivision. The final plat matches the preliminary plan for The Glen at Widefield East and is the fourth phase of final platting on that plan. The final plat includes 103 lots, 4 tracts, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area.

Tracts A, B, and D within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. Tract C will be used for open space, trails, signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses, and will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 11 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.11 will join the PID.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

The site is presently vacant; utilities will be available from street extensions within existing corridors along the south and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 11 from four locations. A residential street access will be from Poa Annua Street off of Marksheffel Road on the east boundary of the subdivision. A residential access will be from Pennycrest Drive on the south boundary of the subdivision. Two residential accesses will be from Golden Buffs Drive and Lanceleaf Drive along the western boundary of the subdivision; however, these two access points will not be available until the future Glen Filing No. 12 is approved and developed.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3. A detention pond maintenance agreement will be complete with plat recordation.



James P. Nass, Nass Design Associates