

Ryan Howser

From: Ryan Howser
Sent: Tuesday, September 20, 2022 2:59 PM
To: Ruiz, Nina
Cc: ryan@widefieldinvestmentgroup.com; Justin Kilgore; Dossey, Craig
Subject: RE: Glen at Widefield Filing No. 11- Plat Note

Nina,

I discussed this with Justin and Kevin and we are agreeable to no additional changes at this time – I will include all of our communication in the EDARP file. It would be our recommendation that the note be revised for the protection of the future homeowners and to make things a little simpler on future permit processing; however, there does not appear to be any regulatory reason for us to require that you revise the note at this time. The whole point of this discussion was to prevent a situation where it is not clear whether or not a basement should be allowed on a lot within Filing 11 and I think our discussion below and the documentation that is currently in the file is sufficient at this time.

Thanks for your patience in working out this issue with us.

Thanks,

Ryan

From: Ruiz, Nina <nina.ruiz@vertexcos.com>
Sent: Tuesday, September 20, 2022 12:21 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Cc: ryan@widefieldinvestmentgroup.com; Justin Kilgore <JustinKilgore@elpasoco.com>; Dossey, Craig <Craig.Dossey@vertexcos.com>
Subject: RE: Glen at Widefield Filing No. 11- Plat Note

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Hi Ryan,

I just tired to call you, but I am sure you are busy. Thank you for your quick response! If there were groundwater issues, I would 100% agree with you. The report does not identify groundwater issues and shows that groundwater is a minimum of 18.5 feet deep. A single-family home foundation will be at 10 feet deep, at the deepest. The report identifies that there is no concern with groundwater, or soils and that all requirements regarding groundwater have been surpassed.

Give me a call if you want to chat about this further.

Nina

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Tuesday, September 20, 2022 12:07 PM

To: Ruiz, Nina <nina.ruiz@vertexcoc.com>

Cc: ryan@widefieldinvestmentgroup.com; Justin Kilgore <JustinKilgore@elpasoco.com>; Dossey, Craig <Craig.Dossey@vertexcoc.com>

Subject: RE: Glen at Widefield Filing No. 11- Plat Note

Nina,

I agree with your logic and I think the notes that are currently present may be sufficient for what we need – however, I don't feel that it is clear to someone years down the road who may be looking at the plat (thinking of the endline homeowner) and I believe we should be identifying the reasoning in the note as well, which is wholly consistent with our standards for plats. We can handwrite the following note (to amend and replace Note No. 4) on the mylar if you are agreeable.

Soil and Geology Conditions:

Geologic Hazard Note-Final Plat:

The lots within the subdivision have been found to be potentially impacted by high groundwater. Mitigation measures can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file no. SF-20-004 available at the El Paso County Planning and Community Development Department. Due to potentially high groundwater in the area, all structural foundations shall be located and designed by a Professional Engineer currently registered in the State of Colorado.

I think we should be in the interest of improving clarity and ease of understanding on these documents – this does not change the intent of the note but improves the understanding of why it is applicable. Let us know if you are agreeable to us making this change upon plat recordation.

Thanks,

Ryan

From: Ruiz, Nina <nina.ruiz@vertexcoc.com>

Sent: Tuesday, September 20, 2022 10:59 AM

To: Ryan Howser <RyanHowser@elpasoco.com>

Cc: ryan@widefieldinvestmentgroup.com; Justin Kilgore <JustinKilgore@elpasoco.com>; Dossey, Craig <Craig.Dossey@vertexcoc.com>

Subject: Glen at Widefield Filing No. 11- Plat Note

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Hi Ryan,

Additional soils and geology testing was completed as part of the original soils and geology report (see report on EDARP). The report includes the following sentence:

As in all other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

This sentence means that an engineered foundation is required for all lots within the subdivision. That plat note is already included as plat note number 4 on the plat, as submitted in EDARP. I did want to also let you know that PPRBD requires an engineered foundation for all homes in El Paso County (see page 3 attached), so this note is not really necessary.

FOUNDATION PLAN

- Type of foundation
- Type of under floor space
 - Basement
 - Crawl space (specify conditioned or vented)
 - Not excavated

Structures will be required to have a soils report and engineered foundation design at the time of first inspection.

I do not believe there is any need to handwrite any note on the plat. Do you agree?

Nina Ruiz

Senior Executive Consultant



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