

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

A portion of the South One-half (S1/2) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N00°04'54"E, a distance of 405.64 feet; Thence N68°48'00"E, a distance of 146.71 feet; Thence N67°16'30"E, a distance of 133.27 feet; Thence N24°56'29"E, a distance of 48.70 feet; Thence N18°59'59"E, a distance of 87.12 feet; Thence N41°26'03"E, a distance of 38.75 feet; Thence N81°14'24"E, a distance of 43.05 feet; Thence N00°18'38"W, a distance of 170.00 feet; Thence N89°41'22"E, a distance of 28.36 feet; Thence N01°18'38"W, a distance of 483.09 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 944.14 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence S15°11'44"W along the Westerly Right-of-Way line of Marksheffel Road, a distance of 2686.82 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision Filing No. 8; Thence N74°27'43"W along said Northerly Right-of-Way line, a distance of 161.72 feet; Thence continuing along said Northerly Right-of-Way line on the arc of a curve to the right, having a central angle of 44°41'37", a radius of 175.00 feet, an arc length of 136.51 feet; Thence along the arc of a non-tangential curve to the left having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet, whose chord bears S83°12'25"E; Thence N43°21'16"E, a distance of 34.29 feet to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following five (5) courses:

- 1.) N06°05'38"W, a distance of 115.36 feet;
- 2.) Thence N24°24'25"W, a distance of 220.92 feet;
- 3.) Thence N32°55'46"W, a distance of 190.67 feet;
- 4.) Thence N27°15'04"W, a distance of 389.87 feet;
- 5.) Thence N09°45'52"W, a distance of 300.61 feet to the Point of Beginning.

EXEMPTING THERE FROM:

That portion of Tract "C" as described in the Well Tract UWH-1A Water Easement Agreement recorded under Reception No. 97048696 and in Quit Claim Deed recorded April 1, 2020 under Reception No. 220059551.

Said Parcel contains 44.975 acres (1,959,119 S.F.) more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Glen Investment Group No. VIII, LLC

J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day
of _____, 20____ A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: _____
Notary Public

My Commission Expires: _____

Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11" El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right-of-way width will be platted with a fifteen (15') foot easement, being a five (5') foot easement adjacent to the fifty (50') foot right-of-way for public improvements and a ten (10') foot easement adjacent to the five (5') foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

NOTES:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, Order No. 70583UTC, effective date January 20, 2020 at 7:30 A.M.

9. Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.
10. Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 608 at Page 543 at Reception No. 331050.

11. Right of Way recorded December 1, 1927 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded November 15, 1992 in Book 3834 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No.208020313.

12. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded May 27, 1963 in Book 1959 at page 87.

13. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.

14. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048695.

15. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048696.

16. Deed recorded January 08, 1999 at Reception No. 99003604 and correction deed in connection therewith recorded December 02, 1999 at Reception No. 99181769, makes reference to the conveyance of appurtenant water rights.

17. Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 at Reception No. 202092771, and subject to the terms and conditions contained therein.

18. The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June 24, 2004 at Reception No. 204105072.

19. Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement, recorded November 18, 2005 at Reception No. 205185609 and recorded August 06, 2007 at Reception No. 201703032.

20. Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147.

21. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 15--250 by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded June 18, 2015 at Reception No. 215063410.

22. Terms, agreements, provisions, conditions, obligations and easements as contained in Memorandum of Agreement, recorded June 18, 2015 at Reception No. 215063411.

23. Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement recorded August 13, 2015 at Reception No. 215087837.

24. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way, recorded December 07, 2015 at Reception No. 215131214.

25. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16--141, Approval of Early Grading Permit, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded May 3, 2016 at Reception No. 216047340.

26. Terms, agreements, provisions, conditions and obligations as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded January 30, 2017 at Reception No. 217011405.

27. Right(s) of way, including its terms and conditions, whether in fee or easement only, as granted to Mountain View Electric Association, Inc., as described in instrument recorded November 5, 2019 at Reception No. 219136555.

2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.

3. The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.

4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

5. The following reports have been submitted and are on file at the County Planning and Community Development: Soils and Geological, Water and Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report and Traffic Impact Study.

6. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.

7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.

8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.

9. The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise.

- NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.

10. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

11. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

12. All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30") inches in height above flow line elevation of the adjacent roadway are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.

13. The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.

14. The Glen at Widefield Filing No. 11 is subject to the provisions of the Park Lands Agreement as recorded at Reception No. _____ in the records of El Paso County, Colorado, recorded on the ____ day of _____, 20____.

16. This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

17. This property is subject to the Protective Covenants, recorded at Reception No. _____, in the records of the El Paso County Clerk and Recorder.

18. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Unified Title Company, Order No. 70583UTC, effective date January 20, 2020 at 7:30 A.M.

19. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

NOTES CONTINUED:

21. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

22. The property in The Glen at Widefield Subdivision Filing No. 11 is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Maps 08041C956 G and 08041C957 G, Effective dates December 07, 2018.

23. Pursuant to Resolution No. _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 11 are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.

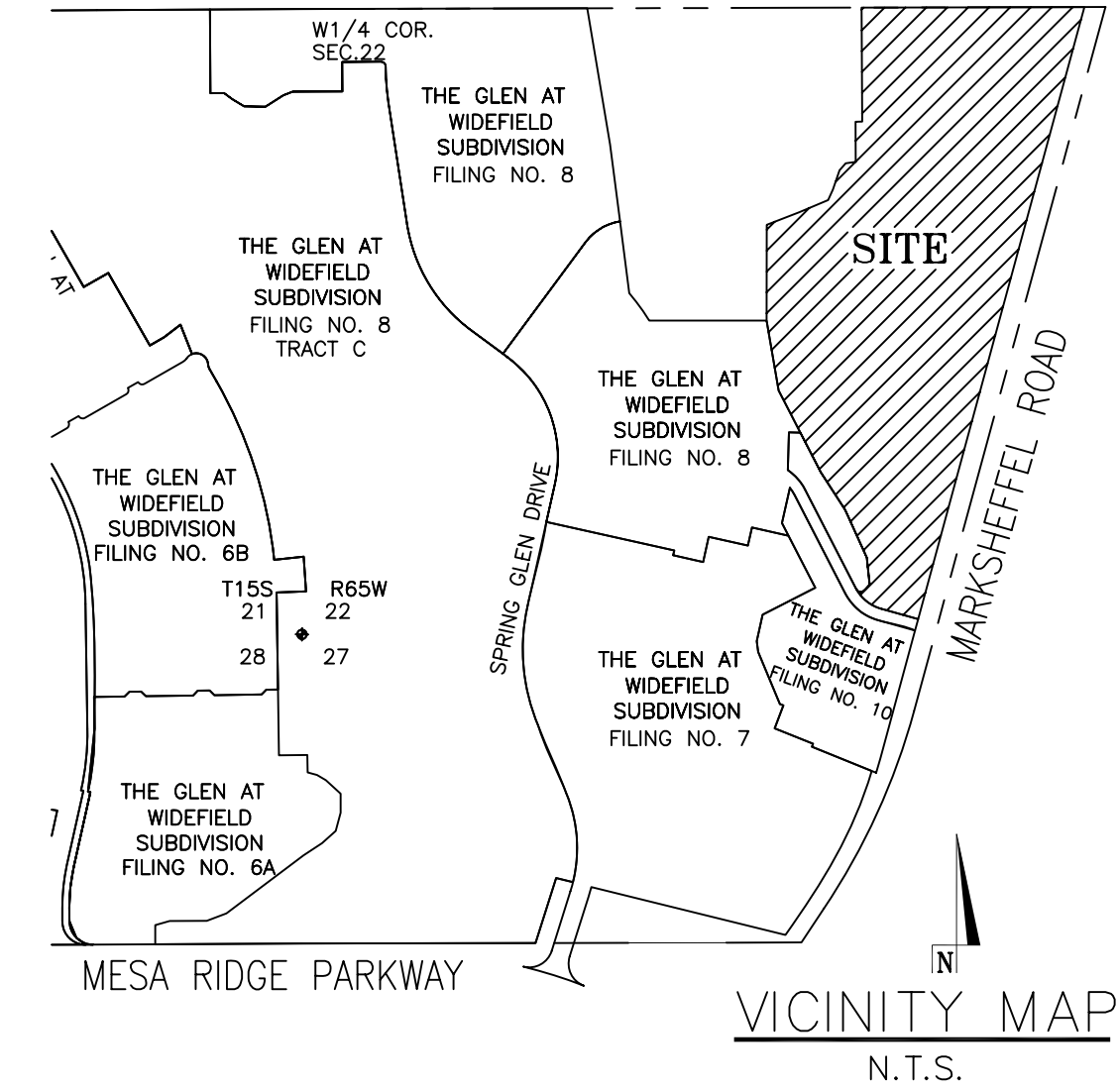
25. This plat has opted to be included in the 10-mil PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.

26. Tracts "A", "B", and "D" are to 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.

27. Tract C is to 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.

28. All distances shown hereon are in US Feet.

29. There are 103 lots and 4 tracts within this subdivision.



APPROVALS:

The accompanying plat was approved by the El Paso County Planning and Community Development this ____ day of _____, 20__ A.D.

Director, Craig Dossey, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners Date

ASSESSOR:

Steve Schleiker, El Paso County Assessor

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 20__ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ By: _____ Deputy

SCHOOL FEE -- DISTRICT# _____:

PARK FEES: REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN: _____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

PINNACLE LAND SURVEYING CO., INC.

John W. Towner, Registered Professional Land Surveyor No. 25968

PCD FILE NO. SF204

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

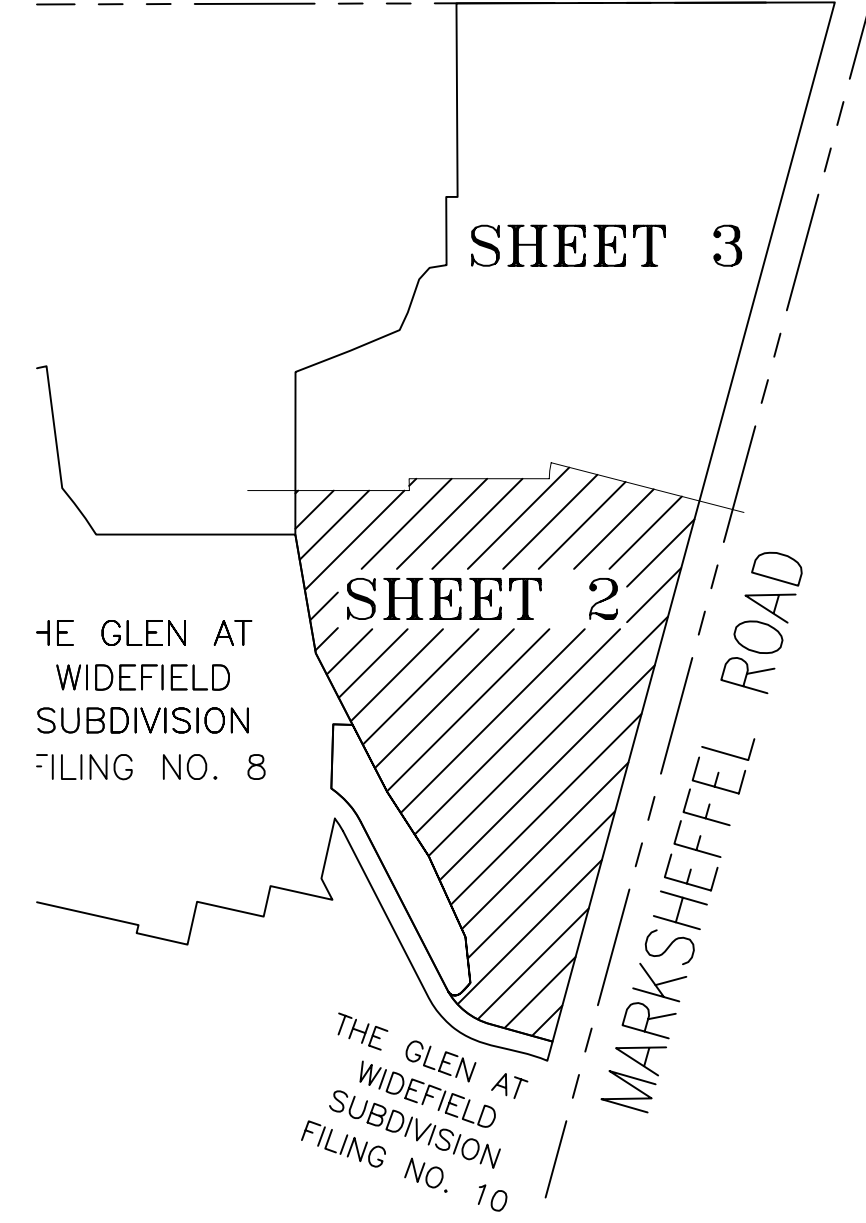
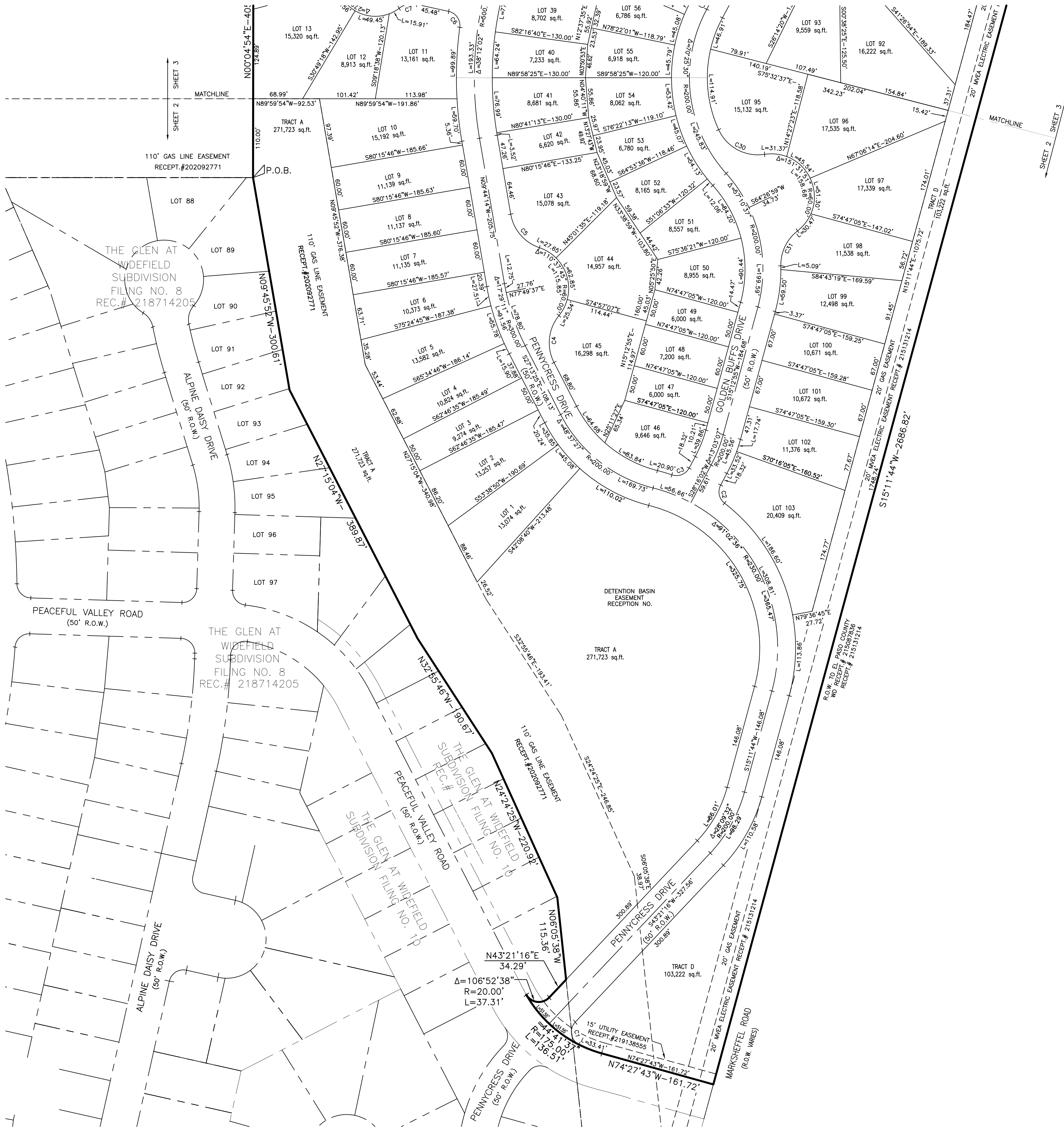
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11

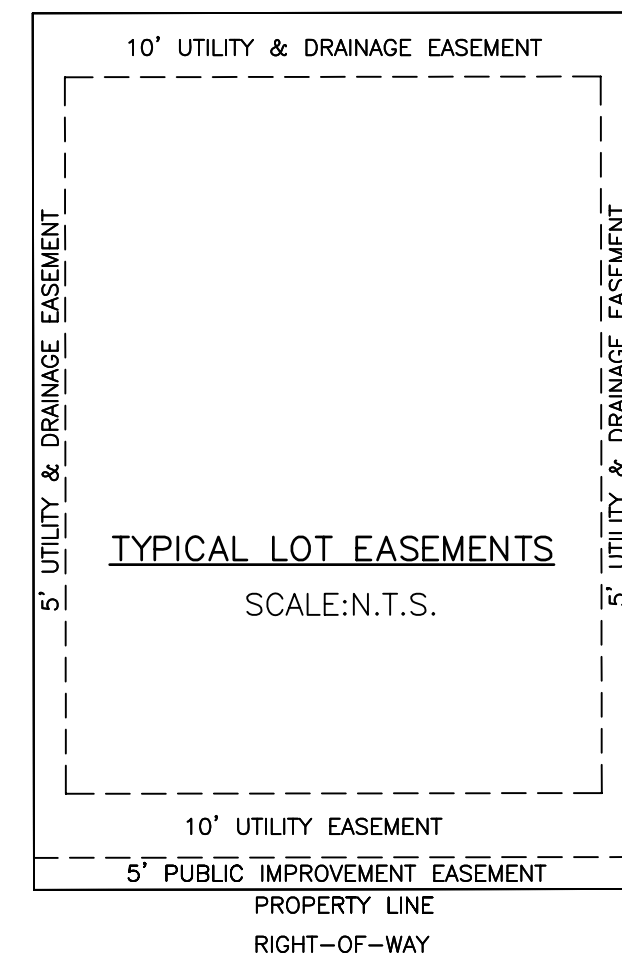
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JOB NO.:19001700 DWG:19001700FP.DWG SHEET 1 OF 3

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

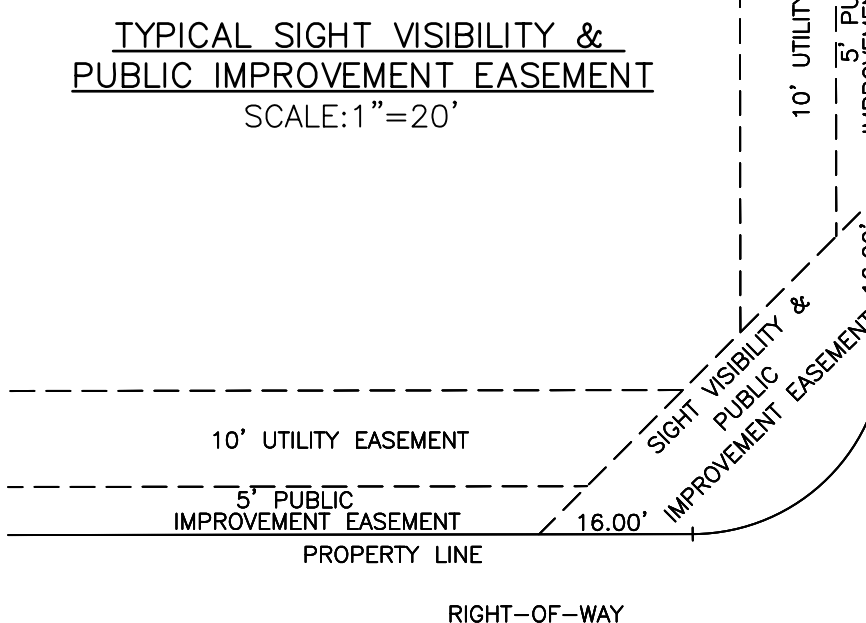
A portion of the South One-half (S1/2) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



KEY MAP THIS SHEET



LOT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	106°52'38"	20.00'	37.31'	S10°05'03"E
C2	80°34'55"	20.00'	28.13'	S12°01'26"E
C3	80°34'55"	20.00'	28.13'	N68°33'29"E
C4	66°28'21"	60.00'	69.61'	S06°00'45"W
C5	61°38'35"	60.00'	64.55'	S40°33'32"E
C6	85°15'50"	20.00'	29.76'	N34°57'05"W
C7	49°40'47"	30.00'	26.01'	S77°34'37"W
C8	49°40'47"	30.00'	26.01'	S52°44'36"E
C9	85°15'50"	20.00'	29.76'	N59°47'06"E
C10	97°21'12"	20.00'	33.98'	N41°38'02"W
C11	87°33'14"	20.00'	30.56'	N45°54'45"E
C12	90°00'00"	20.00'	31.42'	N45°18'38"W
C13	90°00'00"	20.00'	31.42'	N44°41'22"E
C14	90°00'00"	20.00'	31.42'	S45°18'38"E
C15	90°00'00"	20.00'	31.42'	S44°41'22"W
C16	79°25'13"	20.00'	27.72'	S74°27'34"E
C17	49°40'47"	30.00'	26.01'	N40°59'26"E
C18	49°40'47"	30.00'	26.01'	N89°19'47"W
C19	79°24'44"	20.00'	27.72'	S28°07'28"W
C20	88°12'55"	20.00'	30.79'	S38°29'11"E
C21	49°40'47"	30.00'	26.01'	N72°33'58"E
C22	49°40'47"	30.00'	26.01'	N57°45'15"W
C23	88°12'55"	20.00'	30.79'	S53°17'54"W
C24	87°55'04"	20.00'	30.69'	S30°50'44"E
C25	88°30'47"	20.00'	30.90'	S60°56'21"W
C26	88°12'55"	20.00'	30.79'	S21°17'43"E
C27	49°40'47"	30.00'	26.01'	N87°45'26"E
C28	49°40'47"	30.00'	26.01'	N42°33'47"W
C29	88°12'55"	20.00'	30.79'	S68°29'22"W
C30	74°34'39"	60.00'	78.10'	S61°48'24"E
C31	53°39'57"	60.00'	56.20'	S25°36'09"W



PCD FILE NO. SF204

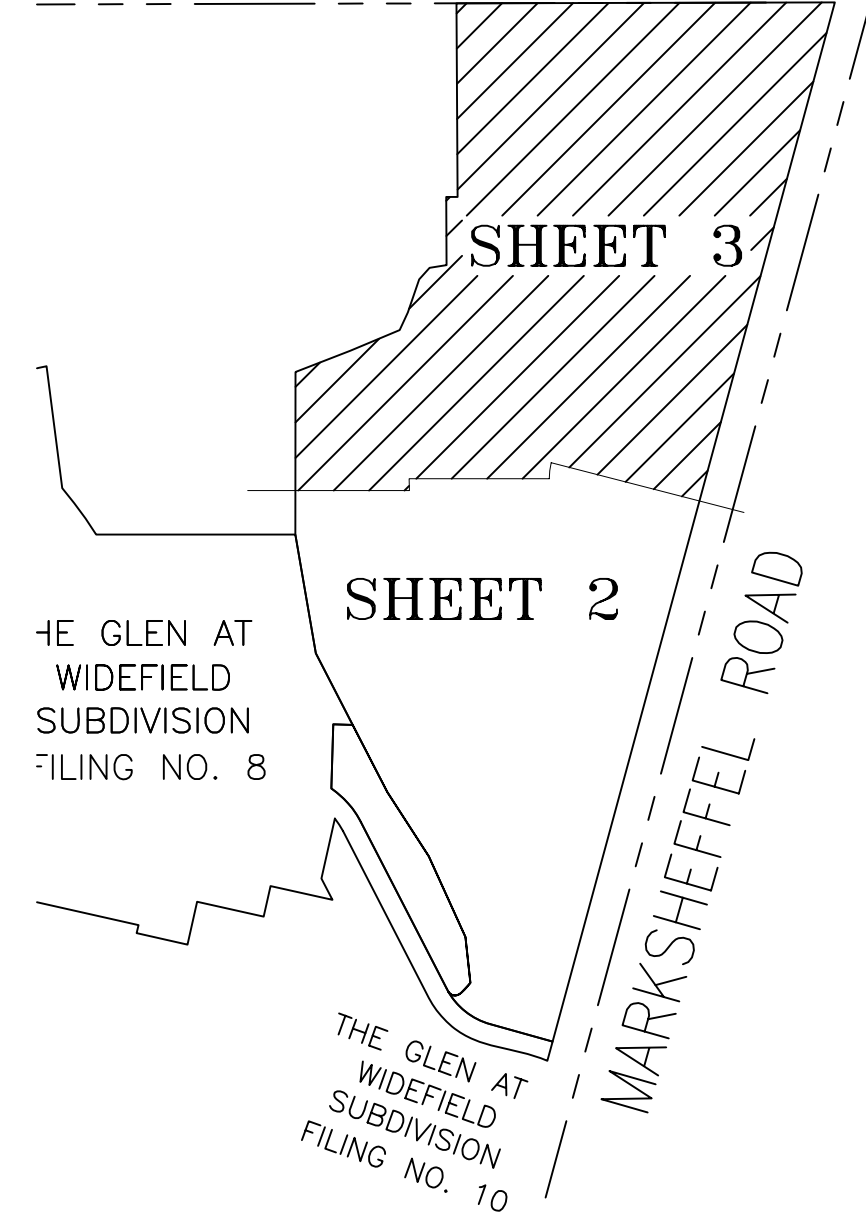
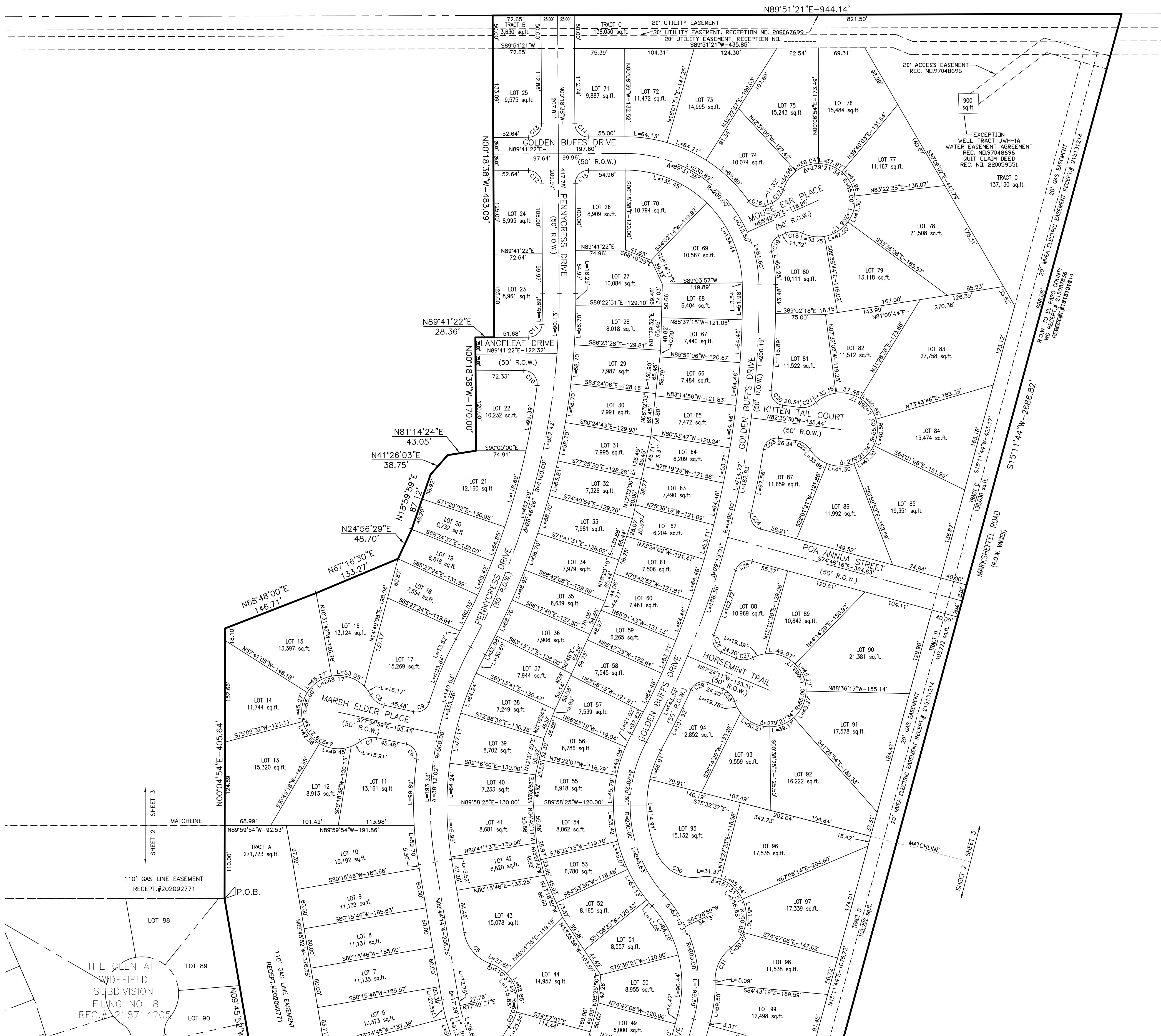
PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11
DRAWN BY:MMW
JOB NO.:19001700
CHECKED BY:JWT
DWG:19001700FP.DWG
DATE:01/11/21
SHEET 2 OF 3

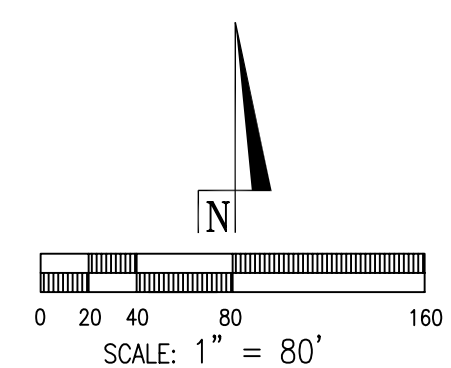
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C7	49°40'47"	30.00'	26.01'	S77°34'37"W
C8	49°40'47"	30.00'	26.01'	S52°44'36"E
C9	85°15'50"	20.00'	29.76'	N58°47'06"E
C10	97°21'12"	20.00'	33.98'	N41°38'02"W
C11	87°33'14"	20.00'	30.56'	N45°54'45"E
C12	90°00'00"	20.00'	31.42'	N45°18'38"W
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C29	88°12'55"	20.00'	30.79'	S68°29'22"W
C30	74°34'39"	60.00'	78.10'	S61°48'24"E
C31	53°39'57"	60.00'	56.20'	S25°36'09"W



PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11

DRAWN BY:MWV
JOB NO.:19001700

CHECKED BY:JWT
DWG:19001700FP.DWG

DATE:01/11/21
SHEET 3 OF 3

PCD FILE NO. SF204

The Glen at Widefield Subdivision Filing No. 11

Comment Response 3-25-20

Sheet 1

- 1.) Land Description corrected
- 2.) The Traffic Impact Study was added to Note 5.
- 3.) The resolution no. was changed to 19-471 in Note 21.
- 4.) Filing No. 9 was changed to Filing No. 11 in Note 23.
- 5.) PCD File No. SF204 was added to the lower left corner of the sheets.
- 6.) Well Tract question. The Well Tract JWH-1A is shown on Sheet 3 within Tract C. This is a Water Easement Agreement and is shown as an easement. This property ownership was not transferred. The Well Tract JWH 2 was also a Water Easement Agreement and located within the portion of land conveyed to El Paso County for Marksheffel Road in Reception No. 215087836, this well tract no longer exists within the property being platted.

Sheet 2

- 7.) Extra line was removed.
- 8.) A deviation Request will be submitted. These are not broken back curves, these are radial and tangential curves.



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : The Glen at Widefield Filing No. 11
Schedule No.(s) : 5522000009, 5522000007
Legal Description : See Attached Document

APPLICANT INFORMATION

Company : Glen Investment Group VIII, LLC
Name : Ryan Watson
X Owner ☐ Consultant ☐ Contractor
Mailing Address : 3 Widefield Blvd, Colorado Springs, CO 80911

Phone Number : 719 392-0194
FAX Number :
Email Address : ryan@widefieldinvestmentgroup.com

ENGINEER INFORMATION

Company : Kiowa Engineering Corporation
Name : Andrew W. McCord Colorado P.E. Number : 25057
Mailing Address : 1604 South 21st Street, Colorado Springs, Colorado 80904

Phone Number : (719) 630-7342
FAX Number :
Email Address : amccord@kiowaengineering.com

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Jan 6th 2021

Date

Engineer's Seal, Signature
And Date of Signature



DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM 2.3.3.F.3** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

3.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.

State the reason for the requested deviation:

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.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

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.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☐ The ECM standard is inapplicable to the particular situation.
- X Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

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.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

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Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

LAND DESCRIPTION, THE GLEN AT WIDFIELD
SUBDIVISION FILING NO. 11:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N00°04'54"E, a distance of 405.64 feet; Thence N68°48'00"E, a distance of 146.71 feet; Thence N67°16'30"E, a distance of 133.27 feet; Thence N24°56'29"E, a distance of 48.70 feet; Thence N18°59'59"E, a distance of 87.12 feet; Thence N41°26'03"E, a distance of 38.75 feet; Thence N81°14'24"E, a distance of 43.05 feet; Thence N00°18'38"W, a distance of 170.00 feet; Thence N89°41'22"E, a distance of 28.36 feet; Thence N01°18'38"W, a distance of 483.09 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 944.14 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence S15°11'44"W along the Westerly Right-of-Way line of Marksheffel Road, a distance of 2686.82 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision Filing No. 8; Thence N74°27'43"W along said Northerly Right-of-Way line, a distance of 161.72 feet; Thence continuing along said Northerly Right-of-Way line on the arc of a curve to the right, having a central angle of 44°41'37", a radius of 175.00 feet, an arc length of 136.51 feet; Thence along the arc of a non-tangential curve to the left having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet, whose chord bears S83°12'25"E; Thence N43°21'16"E, a distance of 34.29 feet to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following five (5) courses:

- 1.) N06°05'38"W, a distance of 115.36 feet;
- 2.) Thence N24°24'25"W, a distance of 220.92 feet;
- 3.) Thence N32°55'46"W, a distance of 190.67 feet;
- 4.) Thence N27°15'04"W, a distance of 389.87 feet;
- 5.) Thence N09°45'52"W, a distance of 300.61 feet to the Point of Beginning.

EXEPTING THERE FROM:

That portion of Tract "C" as described in the Well Tract JWH-1A Water Easement Agreement recorded under Reception No. 97048696 and in Quit Claim Deed recorded April 1, 2020 under Reception No. 220059551.

Said Parcel contains 44.975 acres (1,959,119 S.F.) more or less.