

LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 10

October 1, 2019

Revised: March 11, 2020

OWNER/APPLICANT:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

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

PLANNING/PROCESSING CONSULTANT:

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SURVEYING CONSULTANT:

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SITE LOCATION AND SIZE: The site is located west of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 10.471 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 40 single family residential lots and one tract.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 10 is the fourth phase of what will most likely be a six phase project of developing The Glen at Widefield East area. There will be an additional two filings 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 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 40 lots, 1 tract, 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. The plat also includes the platting of Tract "A" which is a 2.12acre open space tract which will include a portion of the trail that circulates all around the Glen at Widefield development. The tract and trail and will be dedicated to The Glen Metropolitan District for ownership and maintenance, for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

Detention of drainage from this subdivision will be in a full spectrum detention pond to be constructed by Glen Development at the time of the construction of this subdivision. It is the intent of the developer to place the pond in an easement for a period of time until the subdivision recording of The Glen Filing 11. The pond will then be located within a platted tract. The detention pond maintenance agreement is being submitted with The Glen Filing No. 10 and will specify the ownership, maintenance and management of the pond facility.

The Glen at Widefield Filing No. 10 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.10 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 boundary 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. Roads will access Filing No. 10 from three locations. A residential street access will be from Peaceful Valley Road and from the northerly extension of Penny Cress Drive at the southeast corner of the subdivision.

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 north and will be collected into a full spectrum detention pond facility. The detention pond is located north of the subdivision and the pond will be located within an easement for a period of time until The Glen Filing No. 11 is recorded. At that time the pond will be platted into in a tract within the The Glen Filing 11 subdivision. The pond 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