revise to final drainage report

## Drainage Letter The Glen at Widefield Subdivision Filing No. 12

## El Paso County, Colorado

Prepared for:
Widefield Investment Group
3 Widefield Boulevard
Colorado Springs, Colorado 80911



Kiowa Project No. 19016 June 16, 2022

SF-22-024

## Signature Page The Glen at Widefield Subdivision Filing No. 12

## **Engineer's Statement**

The attached drainage letter was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said drainage letter has been prepared according to the criteria established by the County for drainage reports and said letter is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Not all drainage basins in Filing 12 were discussed in the Filing 11 Drainage Report. Basins that were discussed refer to Filing 12 as rough cut streets. Updated basin descriptions for Filing 12 should be included in this letter. In addition, there are basins within Filing 12 that drain into Filing 8 that should be discussed in this letter.

## I. General Description

The subject area consists of the area to be platted as The Glen at Widefield Subdivision Filing No 12 (Filing 12). Drainage and Water Quality treatment for The Glen at Widefield Subdivision Filing No. 12 is included within and provided for in the Final Drainage Report submitted with The Glen at Widefield Filing No 11.

Filing 12 contains 27.229 acres of single-family residential lot development. Detention and water quality is provided for the site with the extended detention basin, referred to as Detention Basin 'D' which was constructed with The Glen at Widefield Filing No. 11. Filing No 12 lies north and west of Filing 11 and is in the south half of Section 22, Township 15 South, Range 66 West of the 6th Principal Meridian. This drainage letter addresses the entire area platted as The Glen at Widefield Filing No. 12.

## II. Drainage Conditions

The subject site is located along the northerly boundary of The Glen East Preliminary Plat. Golden Buffs Drive intersects Filing 12 and completes its connection to previously established street systems lying between Glen at Widefield Filing Nos. 8 & 9 and constructed with the Glen at Widefield Filing 8.

The site lies entirely within the West Fork of Jimmy Camp Creek drainage basin and generally slopes generally to the east toward Pennycress Drive lying just east of the site. The site eventually drains to an extended detention basin, known as Detention Basin 'D' after being conveyed through the Glen at Widefield Filing 11 storm sewer collection system. Runoff enters Detention Basin D and is released to the east along Marksheffel Road and ultimately to Jimmy Camp Creek.

Refer to the approved *Final Drainage Report, The Glen at Widefield Filing No. 11* dated June 21, 2021, prepared by Kiowa Engineering Corporation for design data and additional information.

## III. Drainage and Bridge Fees

Drainage and Bridge Fees are due with the platting of The Glen at Widefield Subdivision Filing No. 12 and are summarized in the attached Table 1.

Additionally, provide hydrologic and hydraulic calculations for the items in Filing 12. Provide drainage maps of the site and show the final conditions. The drainage map provided for filing 11 had items indicated for the interim conditions.

Also provide general existing drainage conditions in your narrative.

Be sure to state which areas are not being conveyed to Pond D and identify which pond in the previous filings is providing treatment for these areas and state whether they were designed for this developed flow.

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Due to lack of information, the subsequent submittal will be viewed as an initial review.

rporation

## Glen at Widefield Filing No. 12 Drainage Basin and Bridge Fees

Table 1: Impervious Area and Drainage Basin & Bridge Fee Calculation

Total Lots = Total Development Area =	79 lots 27.229 ac	
Total Undeveloped Acres = _	9.523 ac	
Total Developed Area =	17.7 ac	<del></del>
Building/Patio/Drive Per Lot =	2,100 sf	
Total Building/Patio/Drive Area =	3.809 ac	
Total Street/Sidewalk Area =	4.000 ac	\$14,470 & \$4,281 are
Total Impervious Area = _	7.809 ac	the 2022 drainage
% Impervious Area =	44.10 %	fees. Please revise

## West Fork Jimmy Camp Creek Drainage Basin

Drainage Basin Fee and Bridge Fee Calculations				
Drainage Basin Fee = \$13,066 / ac	Drainage Basin Fee =	\$ 102,026.38		
Bridge Fee = \$3,866 / ac	Bridge Fee =	\$ 30,187.82		
Less Previous Drainage Fee Credit (Carry Over from Glen at Widefield Filing No. 7)	\$0.00	\$ 0.00		
Drainage Basin Fee Reimbursement Total Drainage Basin Fee Credit Available	\$0.00 \$0.00			

	Drainage Basin	Bridge
Total Fees Due for the Glen at Widefield Filing No. 11	\$102,026.38	\$ 30,187.82

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

E GLEN AT WIDEFIELD

A tract of land located in a Portion of the South One—(T15S), Range 65 West (R65W) of the 6th P.M., County particularly described as follows: -half of of Sec State ection 22, Tow of Colorado,

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 N89°59′54″W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07°36′38″, a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36°10′01″W; Thence N07°21′14″W, a distance of 635.18 feet; Thence N09°31′38″W, a distance of 584.99 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 161.92 feet; Thence S00′18′38″E, a distance of 483.09 feet; Thence S89°41′22″W, a distance of 28.36 feet; Thence S00′18′38″E, a distance of 170.00 feet; Thence S81′14′24″W, a distance of 43.05 feet; Thence S41′26′03″W, a distance of 38.75 feet; Thence S18′59′59″W, a distance of 87.12 feet; Thence S24′56′29″W, a distance of 48.70 feet; Thence S67′16′30″W, a distance of 133.27 feet; Thence S68′48′W, a distance of 146.71 feet; Thence S00′04′54″W, a distance of 405.64 feet to the Point of Beginning.

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. 12. 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 EI 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 EI Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by EI 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 related facilities.

Group

COUNTY OF าent

by J.

My Commission Expires:\_\_ nd and Seal:

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. 12" EI 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. 9

# 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.

own greater in width, both sides of all sively, and both sides of all rear lot lines we all lot lines adjoining a street which has ve (5') foot easement adjacent to that for the five (5') foot easement for utility nts for drainage purposes and public nage purposes and public utilities with a fifteen (15') foot easement, and a ten (10') foot easement g vested with the adjoining property

These 앜 the , per the Commitment for Title Insurance, prepared by Unified Title at 7:30 A.M. der Reception No. 499772, File No. 836.

11. Right of Way recorded December 1, 192 Book 814 at Page 324, subject to the Agre by and subject to the Colorado Interstate G as Reception No. 202092771, and as modif No.208020313. 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 606 at Page 543 at Reception No. 331050. 27 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in eement and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified 3as Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 fied by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception

12. Grant of Right of Way to the Mountain13. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded May 27, 1963 in Book 1959 at page 87.

View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.

ıs, obligations and easements as contained in Water Line Easement Agreement, recorded May 1,

16. Deed recorded January 08, 1999 at Re at Reception No. 99181769, makes referenc o Interstate Gas Company as contained in instrucenditions contained therein. ception No. 99003604 and correction deed in connection therewith recorded December 02, 1999 se to the conveyance of appurtenant water rights. nent recorded June 7, 2002 at Reception No.

19. Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easen recorded November 18, 2005 at Reception No. 205185609 and recorded August 06, 2007 at Reception No. 207103032. 18. The effects of Order and Decree Organ 24, 2004 at Reception No. 204105072. zing the Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June No. 205196147.

22. Terms, agreements, provisions, condition 2015 at Reception No. 215063411. 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. Terms, agreements, provisions, condition orded August 13, 2015 at Reception No. ns, obligations and easements as contained in Memorandum of Agreement, recorded June 18, ıs, obligations and easements as contained in Temporary Construction Easement Agreer 215087837.

26. Terms, agreements, provisions, condition Practice Maintenance Agreement and Easeme 24. Terms, agreements, provisions, condition 2015 at Reception No. 215131214. agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16—141,Approval of Early Grading and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded May 3, 2016 at Reception No ns and obligations as contained in Private Detention Basin/Stormwater ent recorded January 30, 2017 at Reception No. 217011405. ıs, obligations and easements as contained in Grant of Right of Way, recorded December 07, Quality Best Manager

27. Right(s) of way, including its terms and Inc., as described in instrument recorded No conditions, whether in fee or easement only, as granted to Mountain View Electric Association vember 5, 2019 at Reception No. 219138555.

Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications. The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.

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

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.

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

6.

9 All exterior lighting plans shall be approved by the Director of Avi No electromagnetic, light, or any other physical emissions which raids shall be allowed. constructed in this area should include F.A.A. approved sound mitigation in interior noise. of Aviation to prevent a hazard to which might interfere with aircraft, a

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements 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.

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 acceptance 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 Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and 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.

This property may be adversely impacted by possible radio towers inst with this potentiality and ramification thereof.

This property is subject to the Protective Covenants, recorded at Recorder. on an adjacent parcel. The buyer should familiarize himself/herself in the records of the El Paso County Clerk and

19. cle Land Surveying Company to determine ownership of easements of record. For all of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurar, effective date January 20, 2020 at 7:30 A.M. lations, ordinances, review and permit requirements, and other agency requirements, if the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army the or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as isted threatened species.

LOTS (79 TOTAL)
TOTAL ACREAGE 17.706 AC

RIGHT-OF-WAY (R.O.W.)
TOTAL ACREAGE 4.000 AC

22. The property in The Glen at Widefield Subdivision Filing No. 12 is located in Flood Zone X, dete FEMA Flood Insurance Rate Maps 08041C956 G and 08041C957 G, Effective dates December 07 assignees that Subdivider and/or said successors Road Impact Fee Program Resolution (Resolution The fee obligation, if not paid at final plat search would find the fee obligation before sale nined to be outside the 500—year floodplain per 2018.

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. 12 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. mil PID #2 for the road he fee is based on the estal

 Tracts "A", "B", and "C" are to be used for open space, maintained by The Glen Metropolitan District. and signage. The tracts will be owned and

MESA RIDGE PARKWAY THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 6A MARKSHEFFEL ROAD MAP

## APPROVALS:

The accompanying plat was Development this \_\_\_\_\_ s approved by the EL Paso County day of \_\_\_\_\_, ;

Director, Craig Dossey, Planning and Community Developr

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

his plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11 was approved for filing the EI Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day f \_\_\_\_\_, 20\_\_, subject to any notes specified hereon and any conditions cluded 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 naintenance responsibility of EI Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and ngineering Criteria Manual, and the Subdivision Improvements Agreement.

ASSESSOR:

# RECORDING:

COUNTY OF EL PASO hereby certify that this instru \_\_\_\_ o'clock \_\_\_\_.M., this \_\_ ) ) SS

and is duly recorded at Reception El Paso County, Colorado. JRCHARGE: of the

DRAINAGE BASIN:\_\_\_\_\_\_\_ DRAINAGE AND SURETY BRIDGE FEE: \_\_\_\_\_ PARK FEES: FEE REGIONAL: NEIGHBORHOOD: DISTRICT#

# SURVEYOR'S CERTIFICATION:

OWNERSHIP & MAINTENANCE

Colorado, do hereby certify that this plat truly and correctly represents the result a survey made on June 7, 2000, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicables of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. I attest the above on this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 202 .

NNACLE LAND SURVEYING CO., INC.

PCD FILE NO.

GLEN AT WIDEFIELD SUBDIVISION FILING NO.12

NNACI 21 CC CLE LANI OAD JRVE DIVID  $\mathring{\square} \bigcirc$  $\bigcirc$ O O D 90 80 80 80 80 80  $\equiv$  $\bigcirc$ 

 $\rightarrow$   $\bigcirc$ 

OMMENCE ANY LEGAL 1THIN THREE YEARS ENT, MAY ANY ACTION ENCED MORE THAN HOWN HEREON.

