

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

Prepared by:
Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Kiowa Project No. 19016
June 16, 2022

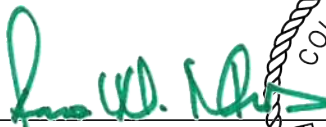
SF-22-024

Signature Page
The Glen at Widefield Subdivision Filing No. 12

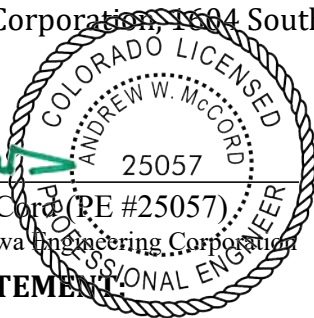
Engineer's Statement

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.

Kiowa Engineering Corporation, 1604 South 21st Street, Colorado Springs, Colorado 80904



Andrew W. McCord (PE #25057)
For and on Behalf of Kiowa Engineering Corporation



June 16, 2022
Date

DEVELOPER'S STATEMENT

I, the Developer, have read and will comply with all of the requirements specified in this drainage letter.

By: _____
J. Ryan Watson
Glen Development Company

Date

Print Name: _____

Address: Glen Development
3 Widefield Boulevard
Colorado Springs, Colorado 80911

El Paso County:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 & 2, El Paso County Engineering Criteria Manual, and Land Development Code, as amended.

~~Jennifer Irvine, P.E.~~ change to: Josh Palmer, P.E.
El Paso County Engineer/ECM Administrator

Date

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.

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

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

Total Lots =	79 lots
Total Development Area =	27.229 ac
Total Undeveloped Acres =	9.523 ac
Total Developed Area =	17.7 ac
Building/Patio/Drive Per Lot =	2,100 sf
Total Building/Patio/Drive Area =	3.809 ac
Total Street/Sidewalk Area =	4.000 ac
Total Impervious Area =	7.809 ac
% Impervious Area =	44.10 %

\$14,470 & \$4,281 are the 2022 drainage 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	\$0.00	
Total Drainage Basin Fee Credit Available	\$0.00	

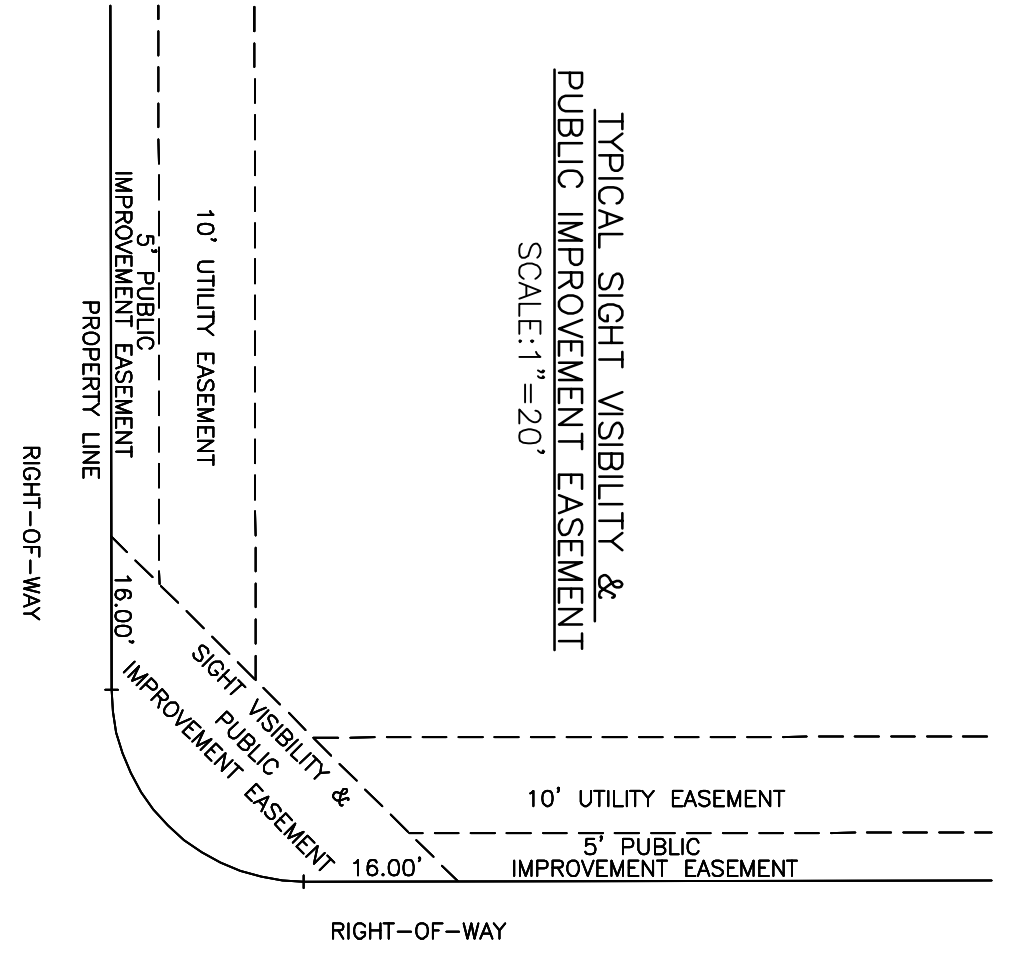
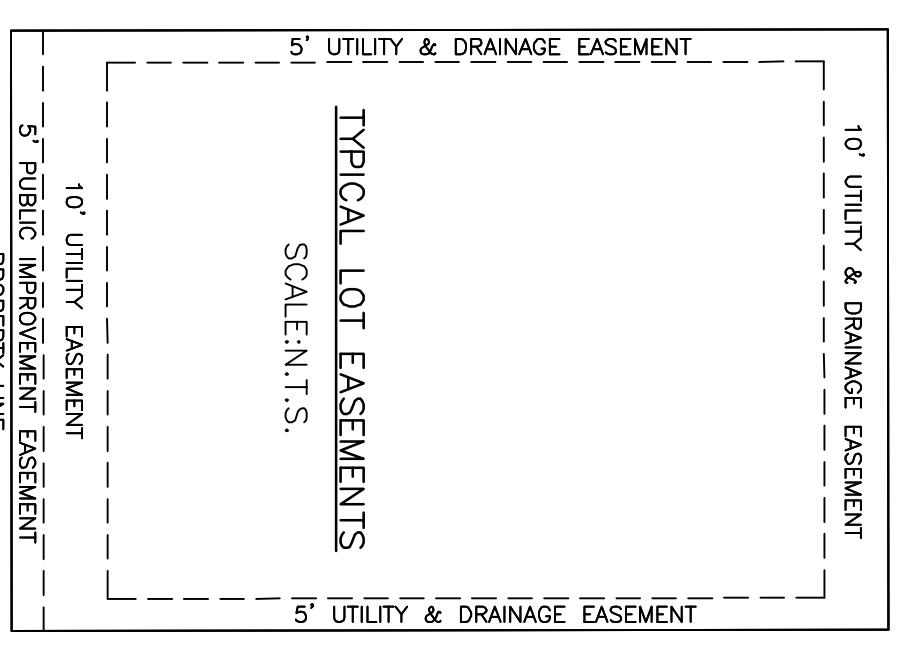
	Drainage Basin	Bridge
Total Fees Due for the Glen at Widefield Filing No. 11	\$102,026.38	\$ 30,187.82

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

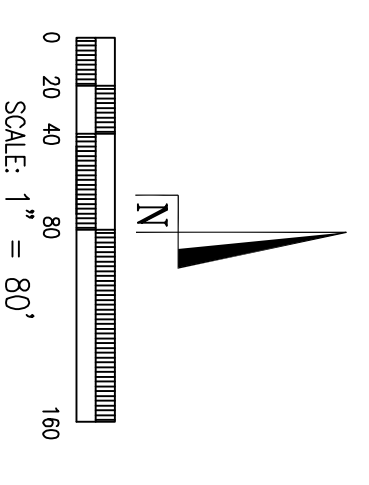
A portion of the South One-half (S1/2) of Section 22
 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
 County of El Paso, State of Colorado



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	01748.54°	200.00'	6.34'	S81°50'01"W
C2	01377.26°	225.00'	6.38'	S81°55'45"W
C3	02503.57°	200.00'	6.38'	S81°55'45"W
C4	52°36'26"	60.00'	56.14'	N02°07'19"W
C5	52°36'26"	60.00'	56.14'	N02°07'19"W
C6	74°00'49"	60.00'	77.51'	N86°44'05"W
C7	61°31'54"	30.00'	32.22'	N81°00'20"E
C8	85°15'50"	20.00'	29.76'	S16°35'50"W
C9	85°15'50"	20.00'	29.76'	S16°35'50"W
C10	85°15'50"	20.00'	29.76'	S16°35'50"W
C11	55°40'33"	20.00'	28.40'	S10°54'03"E
C12	49°40'47"	30.00'	26.01'	N34°22'02"W
C13	49°40'47"	30.00'	33.40'	S15°18'46"W
C14	95°40'33"	20.00'	28.01'	N7°52'26"E
C15	85°15'05"	20.00'	28.01'	N60°36'18"W
C16	49°40'47"	30.00'	28.01'	S84°59'12"E
C17	85°15'05"	20.00'	28.01'	S84°59'12"E
C18	85°15'34"	20.00'	28.77'	S84°59'12"E



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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. IF YOU ARE A BUYER OF REAL PROPERTY AND YOU HAVE BEEN ADVISED BY A REAL ESTATE AGENT THAT THIS SURVEY MAY BE INCOMPLETE OR DEFECTIVE, YOU SHOULD CONSULT WITH AN ATTORNEY IMMEDIATELY. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 12/02/21
 SHEET 2 OF 2

PDD FILE NO.