

Ruiz, Nina

From: Ruiz, Nina
Sent: Wednesday, January 18, 2023 1:13 PM
To: Ryan Howser
Cc: ryan@widefieldinvestmentgroup.com; Michael Kahnke; Andy McCord; Dossey, Craig
Subject: Glen #12 Comments

Hi Ryan,

Thank you for calling today regarding the Glen #12 comments- especially while you are under the weather. I hope you are resting now and will not see this email until you are well!

As we discussed, this email is a recap so that you may pass along to others as needed. The main topics we went over were the PLA, cul-de-sac radius, and soils and geology report.

- PLA: we intend to enter into a PLA and have been in discussions with Jason Myer. We have not quite worked out what CIG will allow within their easement so we cannot nail down our total anticipated costs for the PLA. Once this has been taken care of we will complete and pass along to you once completed.
- Cul-de-sac: the plat was designed based upon previous criteria. We understand that we do not meet the criteria where the cul-de-sac necks down to the roadway and that we are not at the required 45' radius. If we go to a 45' radius we will impact the lots and may need to complete significant redesign of the lot layout. We propose to increase the radius from what it currently is to 37'. Prior to submitting the deviation, we want to know if engineering has any major heartburn with this approach, or if it can be supported. We completely understand that no approval or official determination can be made until it is submitted, but we did not want to waste valuable review time and time preparing the resubmission if it will go nowhere.
- Soils and geology: this is the same situation as Glen 11 which we resolved back in September. A previous report for the overall development area identified that there may be reason for concern. A more recent site-specific report was completed, which included monitoring the ground levels. This more recent report identified that no lots are encumbered by high groundwater or areas of concern. With Glen 11 it was agreed upon in September that this more recent and more site specific study resolved the soils and geology comments.

Thank you for all your help!

Nina Ruiz

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