

Drainage Letter
The Glen at Widefield Subdivision Filing No. 11A
'Remove Northern Access'

El Paso County, Colorado

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



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

Kiowa Project No. 19016
June 16, 2022

Please add "PCD File No. VR-22-009"

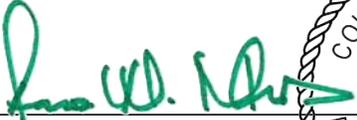
Signature Page
The Glen at Widefield Subdivision Filing No. 11

11A

Engineer's Statement

The attached drainage letter and revised construction drawing exhibits were prepared under my direction and supervision and are 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 report and plan.

By: 

J. Ryan Watson
Glen Development Company

June 16th, 2022
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.
El Paso County Engineer/ECM Administrator

Date

Please remove
"Jennifer Irvine, P.E."

I. General Description

The subject area consists of two lots adjoining the extension of Pennycress Drive to the north. These lots have been revised with the replatting into The Glen at Widefield Filing 11A to now about a tract (Tract E) which generally replaces the right-of-way for the Pennycress Drive extension. The Pennycress Drive extension will be eliminated. The area has been replatted as shown in this Drainage Letter. The adjoining two lots remain as lots 25 and 71 under the replatting of The Glen at Widefield Subdivision Filing 11A located in the south half of Section 22, Township 15 South, Range 66 West of the 6th Principal Meridian. The area of the replat is 28,774 square feet or 0.661 acres. This drainage letter addresses The Glen at Widefield Subdivision Filing No. 11A replatting. A crossspan has been eliminated and curb and gutter will be used instead for its entire length.

II. Drainage Conditions

The subject site is located along the north boundary of Glen at Widefield Filing No. 11 at Golden Buffs Drive and its intersection with Pennycress Drive. Drainage patterns are unaffected by the replatting. Curb and gutter sections will replace the original crossspan along its entire length of the extension of Pennycress Drive to the north.

The site lies entirely within the West Fork of Jimmy Camp Creek drainage basin and generally slopes to the south toward the southerly intersection of Pennycress Drive and Golden Buffs Drive. The site eventually drains to Extended Detention Basin D through the existing storm sewer system and to where it is released to the East and into Jimmy Camp Creek.

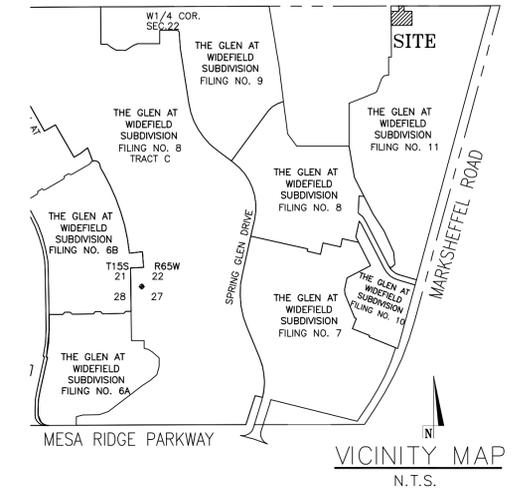
There are no proposed improvements, drainage facilities or water quality features associated with the replatting of lots 25 and 71. Therefore, there will be no effect on existing drainage patterns and minimal impact on flowline conveyances as shown in the previously approved drainage report for the site, *Final Drainage Report, The Glen at Widefield Filing No. 11* dated June 21, 2021, prepared by Kiowa Engineering Corporation. Current drainage patterns and conditions will not be altered due to the replatting.

III. Drainage and Bridge Fees

No drainage or bridge fees are due as the site has been previously platted and fees paid with the platting of Glen at Widefield Subdivision Filing No. 11.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11A

A Vacation and Replat of Lots 25, 71 and a portion of Pennycross Drive
 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. 11A:

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:

Lots 25, 71 and a portion of Pennycross Drive as platted in The Glen at Widefield Subdivision Filing No. 11 as recorded under Reception No. _____ in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 25; Thence N00°18'38"W along the West line of said Lot 25, a distance of 133.09 feet to the Northwest corner of said Lot 25; Thence N89°51'21"E along the North line of said Lot 25, a distance of 72.65 feet to the Northeast corner of said Lot 25; Thence N00°18'38"W, a distance of 50.00 feet to a point on the North line of said Glen at Widefield Subdivision Filing No. 11; Thence N89°51'21"E along the North line of said Glen at Widefield Subdivision Filing No. 11, a distance of 50.00 feet to the Northwest corner of said Lot 71; Thence N89°51'21"E along the North line of said Lot 71, a distance of 75.39 feet to the Northeast corner of said Lot 71; Thence S00°08'39"E along the East line of said Lot 71, a distance of 132.52 feet to the Southeast corner of said Lot 71 and a point on the Northern Right-of-Way line of Golden Buffs Drive as described in said Glen at Widefield Subdivision Filing No. 11; Thence S89°41'22"W along the Northern Right-of-Way line of said Golden Buffs Drive, a distance of 197.64 feet to the Point of Beginning.

Said Parcel contains 0.661 acres (28,774 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. 11A. 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:

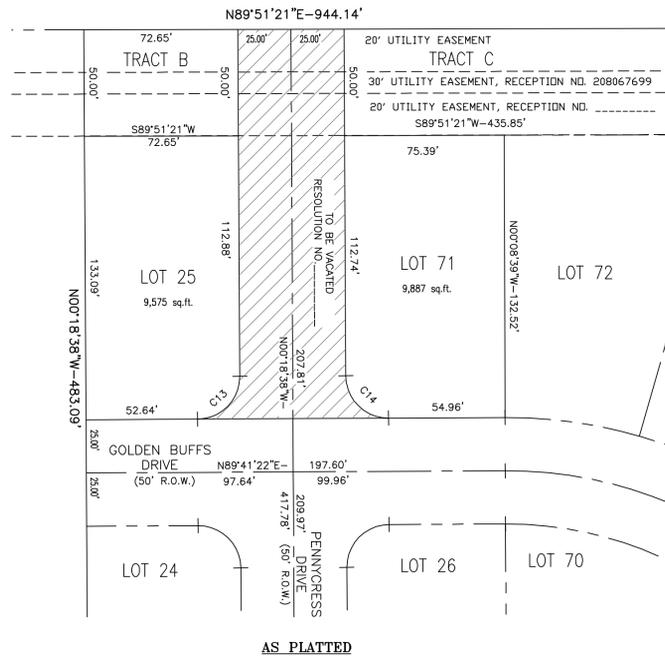
The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11A" El Paso County, Colorado. All streets so 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.

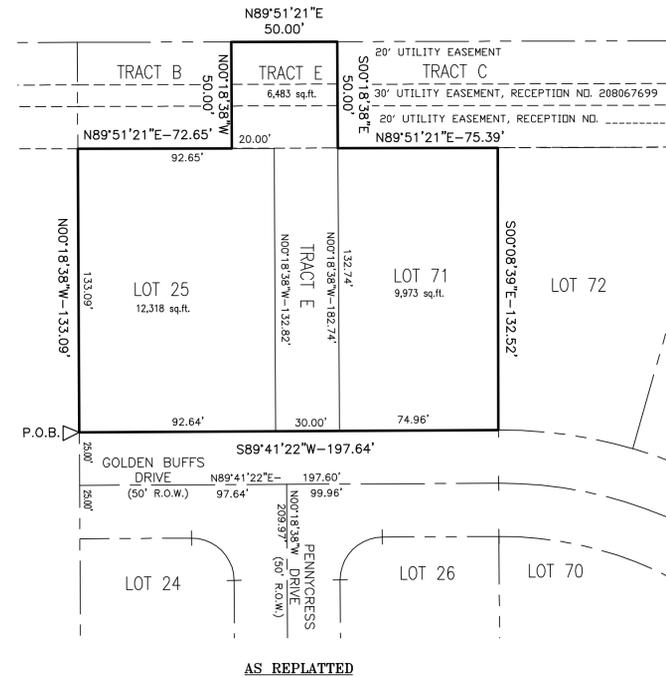
EASEMENTS:

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 that 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.



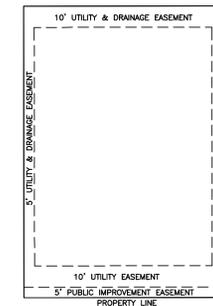
NOTES:

- 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.
- Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.
- 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.
- 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, 1982 in Book 3634 at Page 60, 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.
- Grant of Right of Way to the Mountain View Electric Association, Inc., recorded May 27, 1963 in Book 1959 at page 87.
- Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048695.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Water Line Easement Agreement, recorded May 1, 1997 at Reception No. 97048696.
- 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.
- 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.
- 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.
- 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. 207103032.
- Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147.
- 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, conditions, obligations and easements as contained in Memorandum of Agreement, recorded June 18, 2015 at Reception No. 215063411.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement recorded August 13, 2015 at Reception No. 215087837.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way, recorded December 07, 2015 at Reception No. 215131214.
- 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.
- 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.
- 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. 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 Geologic, 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.
- All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.

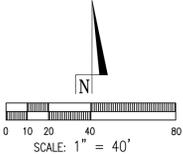


NOTES CONTINUED:

- No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.
- 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.
- 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.
- 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 collector 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.
- 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.
- The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
- The Glen at Widefield Filing No. 11A 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__.
- 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.
- This property is subject to the Protective Covenants, recorded at Reception No. _____, in the records of the El Paso County Clerk and Recorder.
- 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.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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.
- The property in The Glen at Widefield Subdivision Filing No. 11A is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Maps 080410305 G and 080410307 G, Effective dates December 07, 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. 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.
- 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.
- Tract "E" is 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.
- All distances shown hereon are in US Feet.
- There are 2 lots and 1 tract within this subdivision.



TYPICAL UTILITY EASEMENTS
 SCALE: N.T.S.



LOT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C13	90°00'00"	20.00'	31.42'	N44°41'22"E
C14	90°00'00"	20.00'	31.42'	S45°18'38"E

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. 11A 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

By: _____ Deputy

SCHOOL FEE - DISTRICT# _____

PARK FEES:

REGIONAL: _____
 NEIGHBORHOOD: _____

DRAINAGE BASIN:

DRAINAGE AND SURETY FEES: _____
 BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

I, John W. Towner, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the result of 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 applicable laws 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 17th day of May, 2021.

PINNACLE LAND SURVEYING CO., INC.

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

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.11A
 DRAWN BY: _____ CHECKED BY: _____ DATE: 02/17/22
 JOB NO.: 19001700A DWG: 19001700AFP.DWG SHEET 1 OF 1

