

LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 9
November 20, 2017

OWNER/APPLICANT:

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

OWNER:

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

PLANNING/PROCESSING CONSULTANT:

James Nass
Nass Design Associates
111 S. Tejon St., Suite 312
Colorado Springs, CO 80903
(719) 475-2406

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon
LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868

SITE LOCATION AND SIZE: The site is located north of the proposed intersection of Spring Glen Drive and Golden Buffs Drive. The area included within the final plat is 145.207 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 106 single family residential lots and four tracts.

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. 9 is the third phase of what will most likely be a six phase project of developing The Glen at Widefield East area. There will be an additional three 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 third phase of final platting on that plan. The final plat includes 106 lots, 4 tracts, 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

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comments

to the area, and with adjacent proposed commercial uses and close shopping, help to eliminate vehicle trips. The plat also includes the platting of Tract "C" which is a 114.7 acre open space tract that 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.

The Glen at Widefield Filing No. 9 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.9 will join 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. 9 from three locations. A collector street access will be from the extension of Spring Glen Drive at the southwest corner of the subdivision. Local residential street access will be from the extension of Bigtooth Maple and Peachleaf Drive along the south boundary at Golden Buffs Drive.

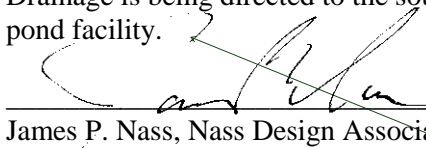
HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for information regarding soils and geologic features.

Constraints are depicted on the 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 west and will be collected into a full spectrum detention pond facility.


James P. Nass, Nass Design Associates

"Located in tracts X and X to be owned and maintained by _____. A detention pond maintenance agreement will be complete with plat redecoration."

Markup Summary

dspdparsons (3)

is from, and is designed in accordance with the zoning vision as a permitted use. The current existing zoning is a minimum lot size of 6000sf. The applicant believes it community benefit by providing a variety of home

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with a report along with a Natural Features report was included with the permit application. The applicant has provided a site plan showing the pond area to be graded for development and located for erosion control. The pond area is being located in the right and wrong of way area. The applicant is requesting that the pond be located in the right and wrong of way area. A detention pond maintenance agreement will be complete with plat redecoration.

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"Located in tracts X and X to be owned and maintained by _____. A detention pond maintenance agreement will be complete with plat redecoration."

is shown at the southwest corner of the intersection of Bigmouth Maple and Peachleaf

property by Site Notes and Notes. Constraints are depicted on the plat drawing. The applicant has provided a site plan showing the pond area to be graded for development and located for erosion control. The pond area is being located in the right and wrong of way area. The applicant is requesting that the pond be located in the right and wrong of way area. A detention pond maintenance agreement will be complete with plat redecoration.

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Constraints are depicted on the plat drawing.