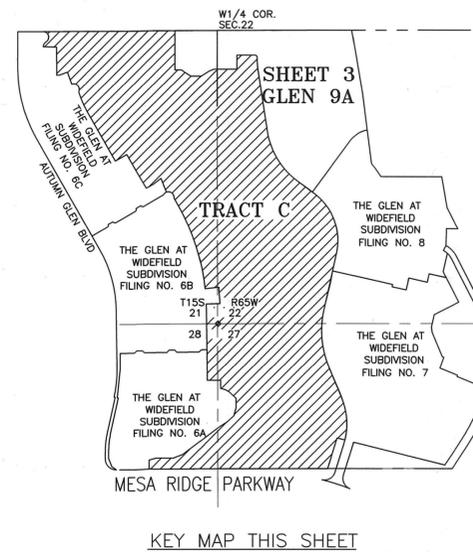
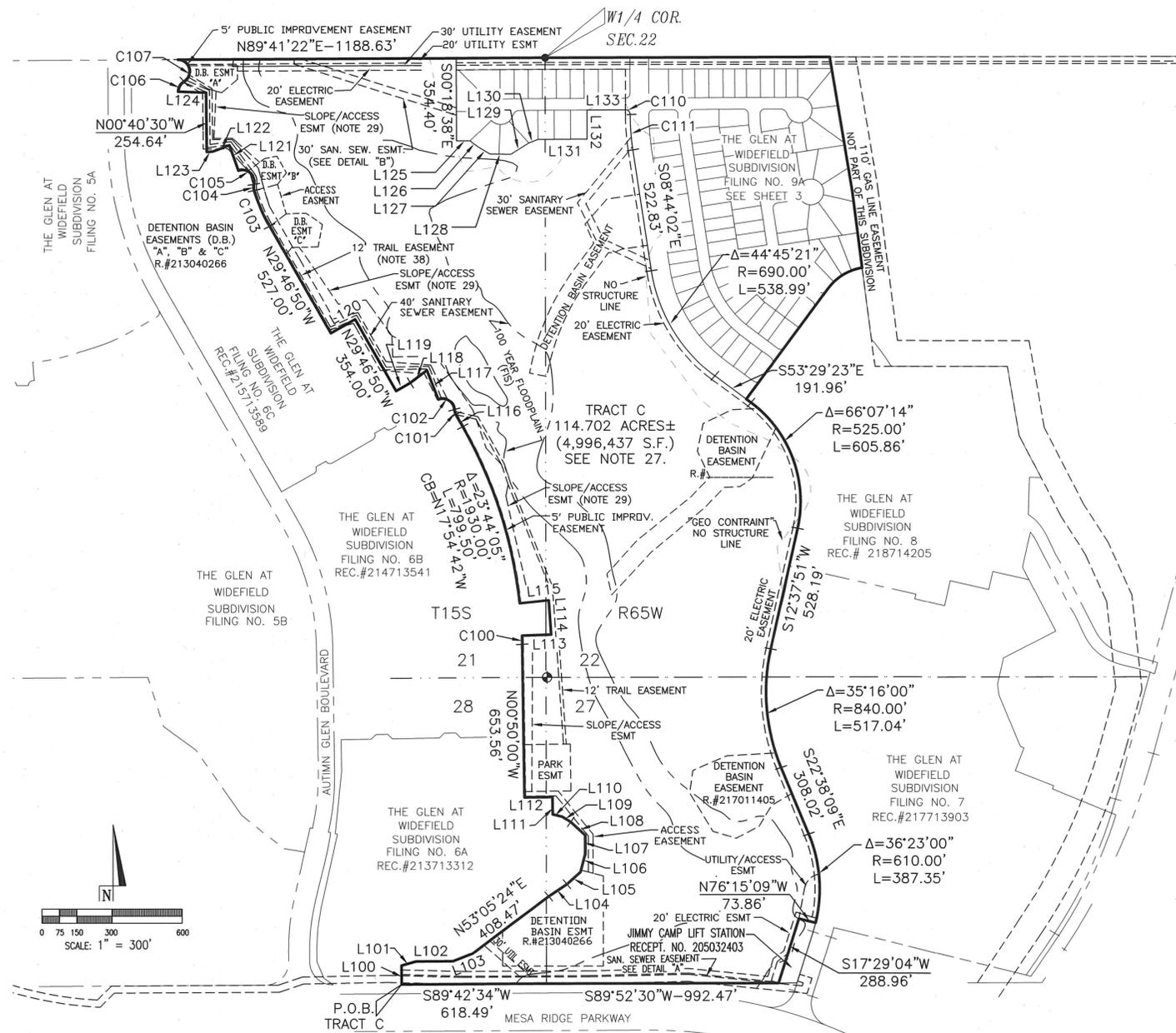




# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A PLAT NOTE AMENDMENT

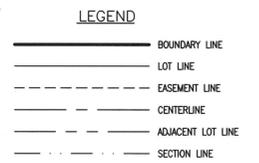
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A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22  
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
County of El Paso, State of Colorado



TRACT C- LINE TABLE		
LINE	LENGTH	BEARING
L100	81.12'	N00°17'26"W
L101	64.03'	N74°18'43"E
L102	156.77'	N89°42'34"E
L103	89.31'	N69°00'39"E
L104	94.08'	N55°23'20"E
L105	78.00'	N48°21'57"E
L106	79.69'	N14°40'13"E
L107	80.83'	N00°00'00"E
L108	83.98'	N47°32'46"W
L109	43.67'	N59°07'16"W
L110	41.66'	N73°10'14"W
L111	74.00'	N00°50'00"W
L112	120.00'	S89°10'00"W
L113	125.00'	N88°04'13"E
L114	147.54'	N03°59'13"W
L115	125.00'	S83°57'21"W
L116	59.51'	N29°46'44"W
L117	133.62'	N21°33'57"W
L118	87.00'	S52°29'14"W
L119	70.00'	S60°13'10"W
L120	120.00'	S60°13'10"W
L121	115.00'	N19°54'14"W
L122	75.76'	S89°15'59"W
L123	25.36'	S86°15'29"W
L124	120.08'	N88°13'59"W
L125	57.81'	S89°41'22"E
L126	42.88'	S53°53'00"E
L127	59.34'	S58°49'31"E
L128	89.89'	S89°03'10"E
L129	89.89'	N57°46'22"E
L130	42.79'	N68°54'53"E
L131	210.00'	N89°41'22"E
L132	125.00'	N00°18'38"W
L133	164.24'	N89°41'22"E

TRACT C- CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C100	01°05'47"	1930.00'	36.93'	N01°22'54"W
C101	25°50'31"	50.00'	22.55'	N16°51'29"W
C102	107°37'45"	50.00'	93.92'	N57°45'06"W
C103	12°35'05"	760.00'	166.93'	N23°29'12"W
C104	30°13'06"	50.00'	26.37'	N02°05'06"W
C105	122°55'41"	50.00'	107.27'	N48°21'57"W
C106	60°00'00"	50.00'	52.36'	N29°42'12"E
C107	150°00'50"	50.00'	130.91'	N15°18'13"W
C110	90°23'24"	20.00'	31.55'	S45°06'56"E
C111	08°48'48"	990.00'	152.28'	S04°19'38"E



**Geologic Hazard Note:**  
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by STE, Inc. prepared on April 16, 2007, with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004. Additional studies and mitigation recommendations can be found in a study prepared by Hepworth-Pawlak Geotechnical, Inc. on November 4, 2015 also found in File No. SP-15-004.

Foundation Perimeter Drains:  
Per the study by STE, Inc. on April 16, 2007, "At a minimum, a subsurface perimeter drain will be required around each foundation system. If seepage or evidence of groundwater is present in the excavation a more comprehensive drain system would be warranted (ie curtain drains, capillary breaks, etc.)"

**Areas of High Groundwater:**  
Due to high groundwater in some areas please refer to the recommendations and mitigation methods found in the studies by STE, Inc. and Hepworth-Pawlak for proper mitigation and construction types for foundations.

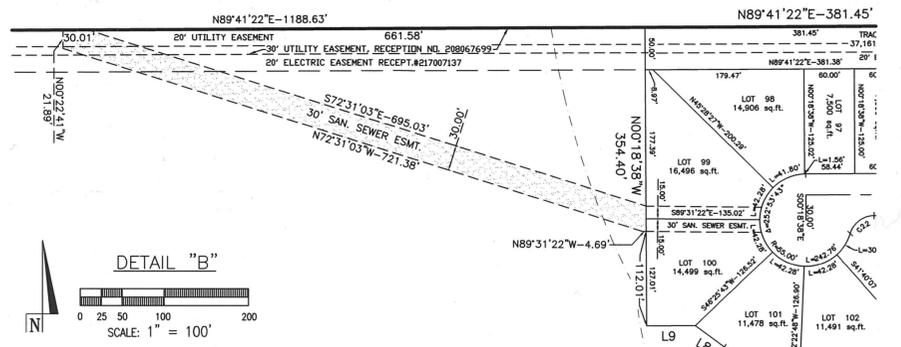
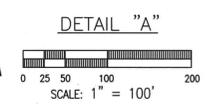
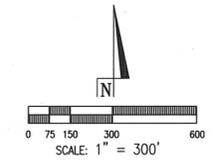
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by RMG prepared on June 19, 2020. Additional studies and mitigation recommendations can be found in a study prepared by J&K Geological Services on August 3, 2020.

Previous reports conducted by STE, Inc. and Hepworth-Pawlak had showed areas of high groundwater in the area of lots 87-90, however recent investigations by RMG Inc. in June 19, 2020 and by J&K Geologic Services in August 3, 2020 show that groundwater levels are at an acceptable level to allow development of these lots with foundations and basements as long as the builder adheres to recommended mitigation procedures within the related studies.

**Streets and Roads Construction Mitigation Techniques**  
Section 8.4.9. B. III. of the El Paso County Land Use Code, states that roads, drainage improvements, and trails should be constructed away from geologic hazards or protected from geologic hazards, in accordance with the provisions of the ECM. Some streets or portions of streets as depicted on this map are shown in a "No Structure Area" or an "Unstable Area". Proper mitigation techniques will be provided during overlot grading and construction and in accordance with the recommendations of the Soils Engineer as per the Subsurface Soils Investigation Study by STE, Inc. prepared on April 16, 2007 with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004, and the Geotechnical Study prepared by Hepworth Pawlak Geotechnical, Inc. in November 4, 2015 also found in File No. SP-15-004.

**Crown of Existing Slope (No Structure Line)**  
The "No structure" line as shown on this plat and discussed within the STE, Inc. study of April 16, 2007 delineates the area west of this line as being not recommended for the development of building structures. Roadway construction that is located west of this line will be implemented per the recommendations within said study. All structures on lots near the no-build line must be set back a minimum of ten feet from the no-build line, unless further evaluation during the overlot grading process indicates that a different setback is appropriate. During construction of homes on these lots the engineer of record needs to do further analysis once the foundation holes are opened in order to recommend what mitigation if any is needed or what specific foundation types may be needed.

**Expansive Soils Note:**  
Potentially expansive soils exist or will be placed on all lots in this development, and will require mitigation prior to construction. The risks associated with swell related heave at individual lots should be evaluated during site specific soil investigations.



PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

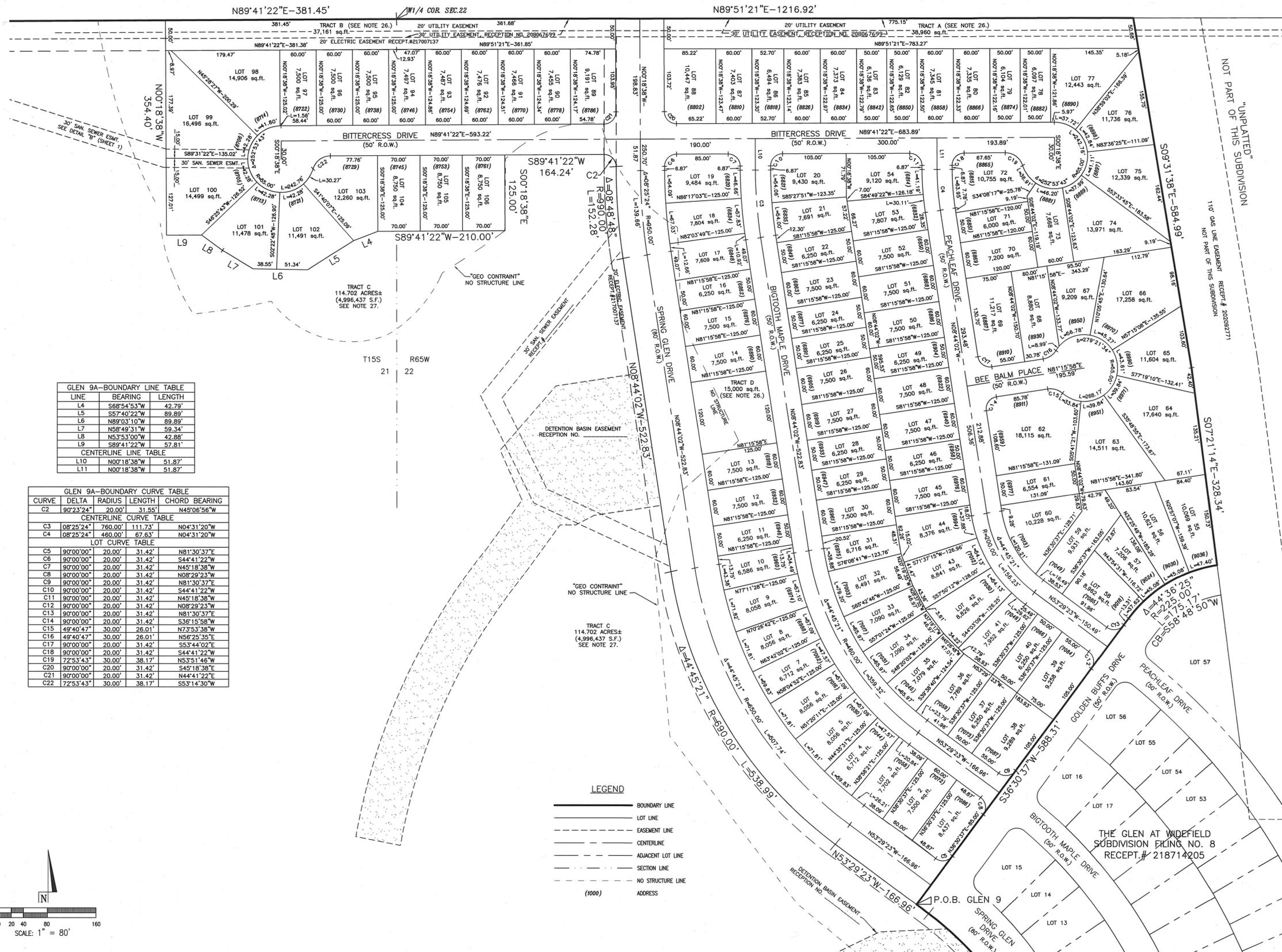
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9A PLAT NOTE AMENDMENT**

DRAWN BY: MWW	CHECKED BY: JWT	DATE: 12/09/20
JOB NO.: 17003700	DWG: 17003700FP.DWG	SHEET 2 OF 3

# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A PLAT NOTE AMENDMENT

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22  
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
County of El Paso, State of Colorado



**GLEN 9A-BOUNDARY LINE TABLE**

LINE	BEARING	LENGTH
L4	S68°54'53"W	42.79'
L5	S57°40'22"W	89.89'
L6	N89°03'10"W	89.89'
L7	N58°49'31"W	59.34'
L8	N53°53'00"W	42.88'
L9	S89°41'22"W	57.81'
CENTERLINE LINE TABLE		
L10	N00°18'38"W	51.87'
L11	N00°18'38"W	51.87'

**GLEN 9A-BOUNDARY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C2	90°23'24"	20.00'	31.55'	N45°06'56"W
CENTERLINE CURVE TABLE				
C3	08°25'24"	760.00'	111.73'	N04°31'20"W
C4	08°25'24"	460.00'	67.63'	N04°31'20"W
LOT CURVE TABLE				
C5	90°00'00"	20.00'	31.42'	N81°30'37"E
C6	90°00'00"	20.00'	31.42'	S44°41'22"W
C7	90°00'00"	20.00'	31.42'	N45°18'38"W
C8	90°00'00"	20.00'	31.42'	N08°29'23"W
C9	90°00'00"	20.00'	31.42'	N81°30'37"E
C10	90°00'00"	20.00'	31.42'	S44°41'22"W
C11	90°00'00"	20.00'	31.42'	N45°18'38"W
C12	90°00'00"	20.00'	31.42'	N08°29'23"W
C13	90°00'00"	20.00'	31.42'	N81°30'37"E
C14	90°00'00"	20.00'	31.42'	S38°15'58"W
C15	49°40'47"	30.00'	26.01'	N72°53'38"W
C16	49°40'47"	30.00'	26.01'	N56°25'35"E
C17	90°00'00"	20.00'	31.42'	S53°44'02"E
C18	90°00'00"	20.00'	31.42'	S44°41'22"W
C19	72°53'43"	30.00'	38.17'	N53°51'46"W
C20	90°00'00"	20.00'	31.42'	S45°18'38"E
C21	90°00'00"	20.00'	31.42'	N44°41'22"E
C22	72°53'43"	30.00'	38.17'	S53°14'30"W

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- CENTERLINE
- - - ADJACENT LOT LINE
- - - SECTION LINE
- - - NO STRUCTURE LINE
- (1000) ADDRESS

