

**LETTER OF INTENT
FINAL PLAT CORRECTION - NOTE AMENDMENT REQUEST – THE GLEN AT
WIDEFIELD FILING NO. 9**

September 4, 2020
Rev. September 9, 2020

OWNER/APPLICANT:

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

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3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

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SITE LOCATION AND SIZE: The plat note amendment affects lots located northeast and west of the intersection of Spring Glen Drive and Bittercress Drive and are known as lots 87,88,89, and 90. The final plat size remains at 145.207 acres.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

PURPOSE: A Plat Correction to amend the note section of the Glen at Widefield Filing No. 9 recorded plat on page 2 of 3 entitled “Areas of High Ground Water” to add updated Geological Hazard information about new studies that will show that the high ground water issues have abated within the respective lot area and that the restriction to not allow basements on lots 87-90 can be removed.

HISTORICAL CONTEXT:

The Glen at Widefield East Preliminary Plan was approved in 2016 for a parcel of land which encompassed 294.19 acres of land. That preliminary plan was then parceled into final plats for filings 7-12. As a part of the preliminary plan submission extensive soils and geological studies were prepared by STE, Inc. in April 16,2007, with an additional study prepared on December 8th, 2015. Additional studies and mitigation recommendations were prepared by Hepworth-Pawlak Geotechnical, Inc. on April 16, 2007. These studies can be found in the files of El Paso County in File Nos. SP-15-004. At the time of these studies it was determined that certain areas of the preliminary plan area had some geologic hazards associated with expansive and hydrocompactive soils. They also identified high ground water areas and a map was produced and included with the preliminary plat depicting those geologic hazard and high groundwater areas and the plan depicted those lots which would require further

geotechnical analysis and that there would be a restriction on basements on specific lots until further analysis and mitigation measures were taken into consideration. A note was placed on the final plat for Filing No. 9 that, *“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.”* Now that we are in the process of constructing those lots, additional information and testing has been performed for those restricted lots which were lots 87,88,89, and 90. Our intent is to construct those lots with basements and to have the plat notes amended to add our additional study information.

APPLICABILITY:

Additional studies have now been performed and prepared by J&K Geological Services on August 3, 2020 and by RMG, Inc on June 19th, 2020. The results of the testing confirmed that the groundwater levels under these respective lots has indeed changed since grading and development has occurred in this area of the Glen. Groundwater levels are now shown at an acceptable depth to allow basement construction on the aforementioned lots. These additional studies and reports are being submitted with this request for a plat correction of note amendment. Two new notes are proposed to be added to the final plat document for The Glen at Widefield Filing No. 9. Those notes can be found in the section entitled “Areas of High Groundwater” on sheet 2 of 3. The notes to be added are as follows:

“Some areas of the proposed development will be impacted by geologic hazard, 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, Inc. 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.”

- The correction complies with the El Paso County Land Use Code, and the original conditions of approval. No other changes to the plat are being corrected.
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
No changes to the lots or tracts are being proposed.
- The correction is in keeping with the purpose and intent of this Code;
- The approval will not adversely affect the public health, safety, and welfare; The additional studies will be reviewed by El Paso County and Colorado Geologic Survey to show that no adverse affects to public health, safety and welfare will result as a correction to this plat.
- The correction certificate or plat complies with all provisions and requirements of this Code, explains the relationship between the correction plat or certificate and the approved plat, and provides a full description of all matters corrected;

The statements above and the notes to be added to the corrected plat explain the difference from that of the approved plat.

- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat correction has been resolved.
No lots or parcels of this plat which are subject to the CC&Rs or other restrictions are in conflict with the correction of the notes as added to the plat.

CONCLUSIONS:

Our proposal is that these note amendments be added to the final plat after consideration and review of the additional studies and geologic tests provided to El Paso County and the Colorado Geologic Survey. These note amendments and associated studies will allow for basement foundation development on Lots 87,88,89, and 90 of The Glen at Widefield Filing No. 9. No other changes to the plat are being requested. No new lots are being proposed. No lot lines or parcel lines, acreages or square footage, have changed in any way.

Respectively submitted,

James P. Nass, Nass Design Associates