

Drainage Letter
The Glen at Widefield Subdivision Filing No. 9A
El Paso County, Colorado

Add PCD File No. SF203

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



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

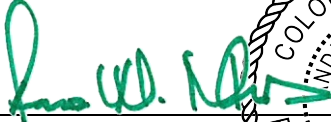
Kiowa Project No. 20043
October 22, 2020

Signature Page
Tract A, The Glen at Widefield Subdivision Filing No.9A

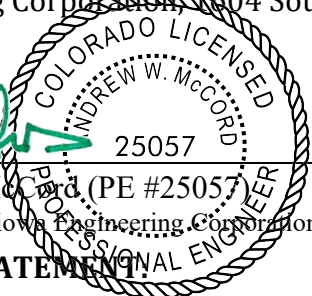
Engineer's Statement

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report 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




October 22, 2020

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

October 26th 2020

Date

Print Name: J. Ryan Watson
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

I. General Description

The subject site consists of a tract located on Bigtooth Maple Drive between Spring Glen Drive and Big Tooth Maple Drive. The proposed lots are currently platted as Tract D of The Glen at Widefield Subdivision Filing 9 located in the southwest portion of Section 22, Township 15 South, Range 66 West of the 6th Principal Meridian. The area of the tract is 15,000 square feet or 0.344 acres. This drainage letter addresses the reevaluation of geotechnical constraints related to the tract per the Glen at Widefield Subdivision Filing No. 9 plat. The geotechnical constraints have been resolved in accordance with the September 26, 2020 Letter from J&K Geological Services and no longer effect Tract D of the Glen at Widefield Subdivision Filing No. 9. There are no physical drainage characteristic changes proposed as a part of the replatting. The replatting will allow Tract A to become lots 1 and 2 of The Glen at Widefield Subdivision Filing 9A, with each lot being 7,500 square feet in area. The attached Figure 1 shows the location of the subject site.

II. Drainage Conditions

The subject site is located between 6890 (Lot 14) and 6918 (Lot 13) Bigtooth Maple Drive. The site is currently comprised of one tract platted with the Glen at Widefield Subdivision No. 9 plat. No drainage improvements to the lots are required, as the tract is no longer restricted as a “no-build” area and allows the two lots to be platted and developed.

The site lies entirely within the West Fork of Jimmy Camp Creek drainage basin. The easterly two-thirds of the lot slopes to the southeasterly toward the intersection of Bigtooth Maple Drive and Golden Buffs Drive. The westerly portion of the tract drains westerly to Spring Glen Drive. The site eventually drains to the Glen 9 detention basins A and B through the existing stormsewer system where it is released to the to the west and into the West Fork of Jimmy Camp Creek.

There are no proposed improvements, drainage facilities or water quality features associated with the replatting of the subject site. There are no changes in analyzed site imperviousness, and no effect on existing drainage patterns and drainage structures as shown in the previously approved drainage report for the site, *Final Drainage Report, The Glen at Widefield Filing No. 9*, dated July 26, 2018, prepared by Kiowa Engineering Corporation.

Current drainage conditions will not be altered in any way as part of the replatting of Tract D.

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. 9 and the analyzed imperviousness of the site will remain unchanged.

The 2 additional lots and their imperviousness was not previously accounted for. Per the previously approved drainage report the drainage fees were based on only 106 lots. Please revise and provide the appropriate fees for these 2 lots

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A

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. 9A:

A tract of land located in a Portion of 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, being more particularly described as follows:

Tract D, The Glen at Widefield Subdivision Filing No 9 as recorded under Reception No 220714525 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 Northeast corner of Lot 13 of said Glen at Widefield Subdivision Filing No 9, Thence S81°15'58"W along the North line of said Lot 13, a distance of 125.00 feet to the Northwest corner of said Lot 13. Said point being also on the Easterly Right-of-Way line of Spring Glen Drive; Thence N08°44'02"W along the Easterly Right-of-Way line of said Spring Glen Drive, a distance of 120.00 feet to the Southwest corner of Lot 14 of said Glen at Widefield Subdivision Filing No 9; Thence N81°15'58"E along the South line of said Lot 14, a distance of 125.00 feet to the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of Bigtooth Maple Drive; Thence S08°44'02"E along the Westerly Right-of-Way line of said Bigtooth Maple Drive, a distance of 120.00 feet to the Point of Beginning.

Said easement contains 0.344 acres (15,000 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. 9A. 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., I

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plot, 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. 9A" El Paso County, Colorado. All streets as 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:

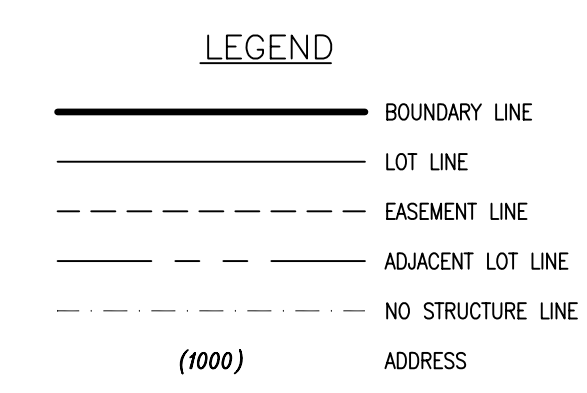
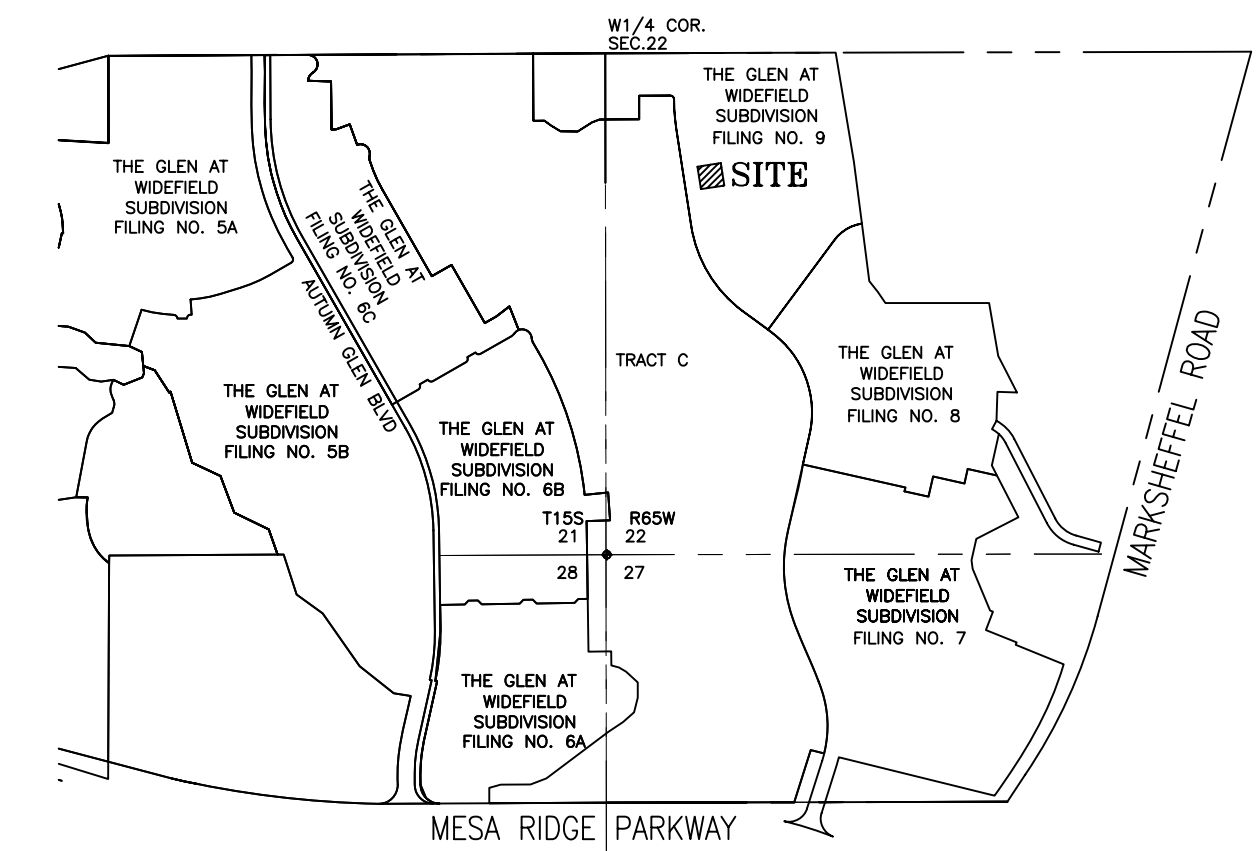
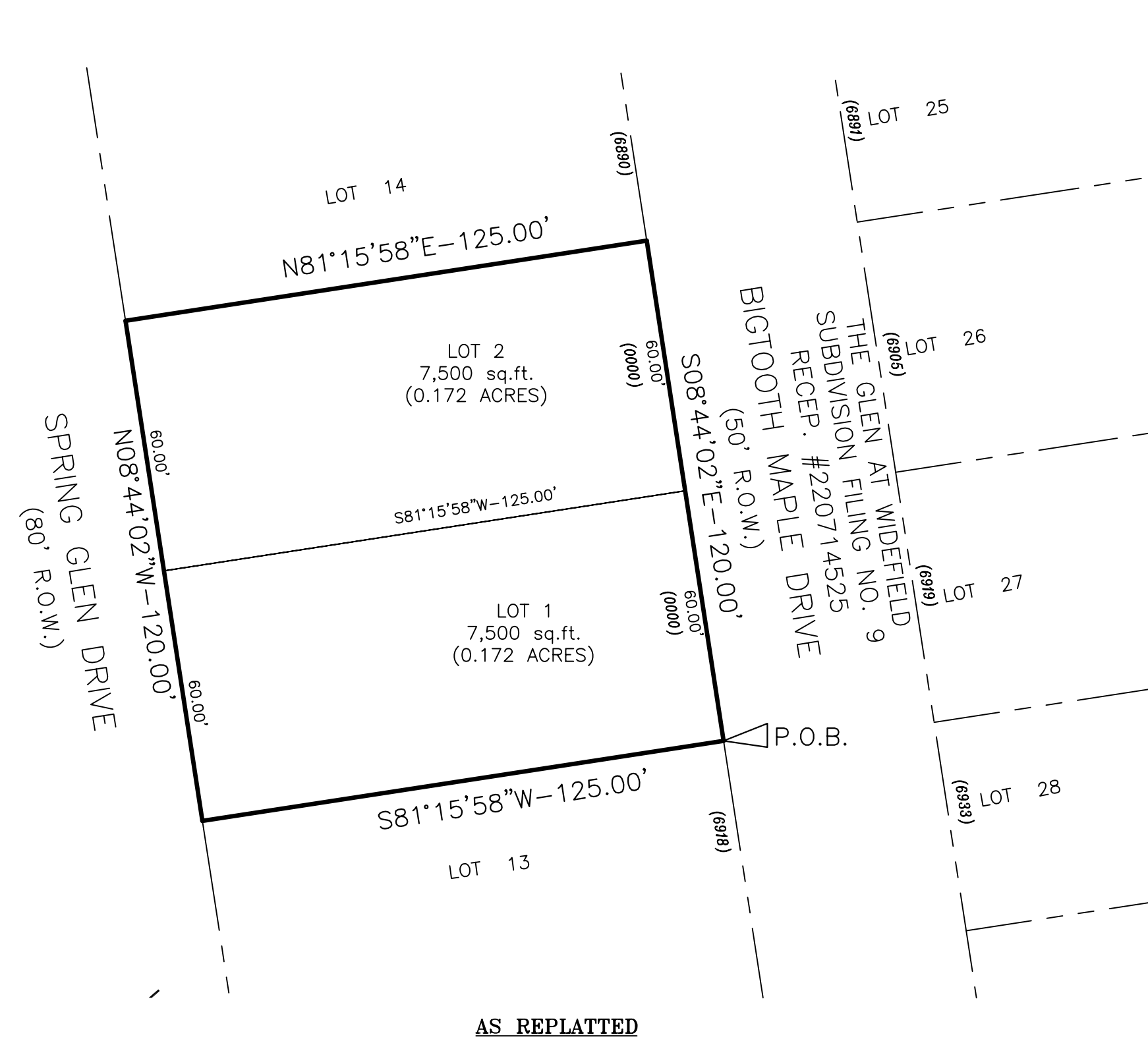
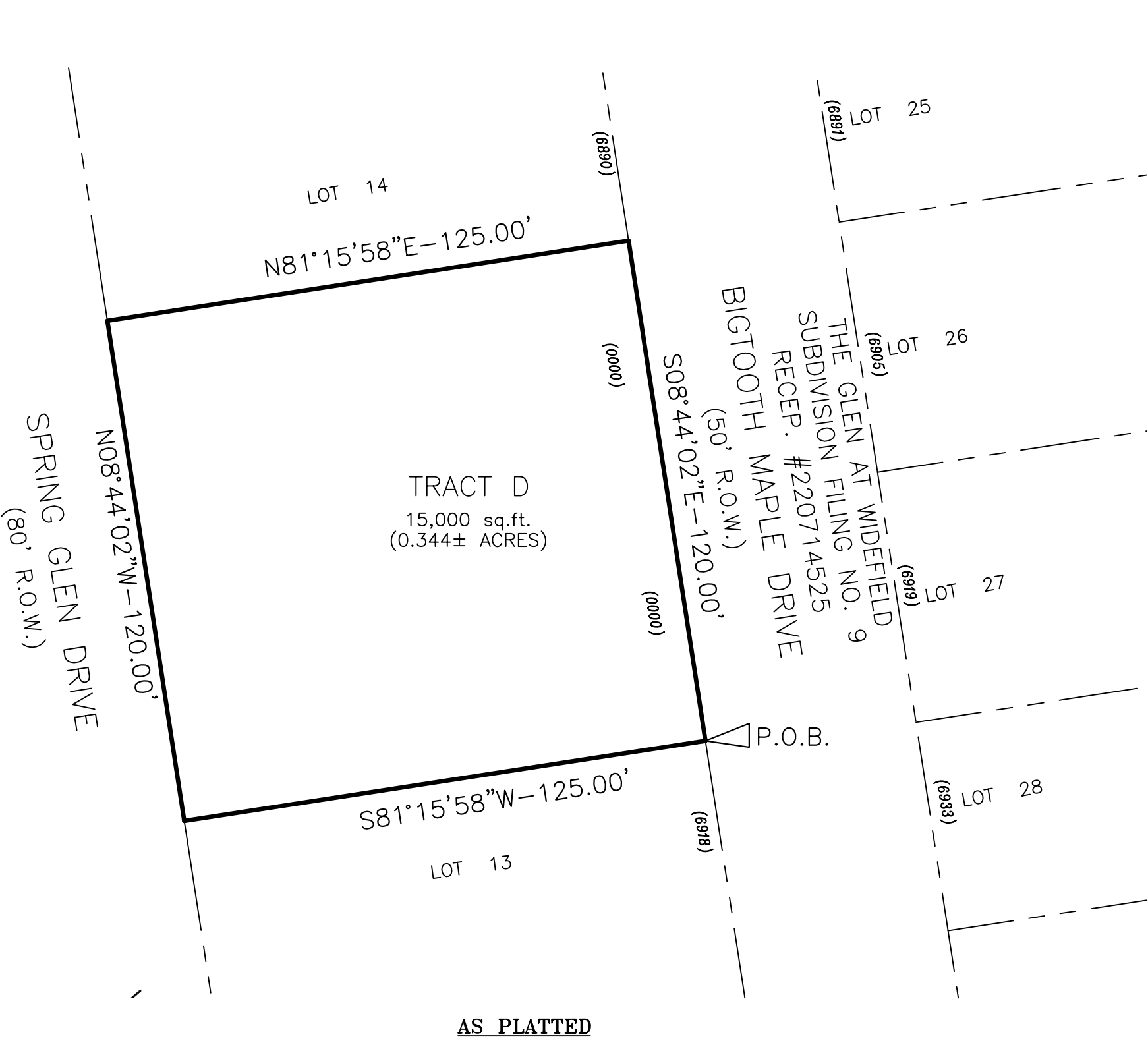
Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot 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:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, Order No. 54829UTC, effective date December 9, 2017 at 7:30 A.M.

9.

A replat of Tract D, The Glen at Widefield Subdivision Filing No. 9
Located in a portion of 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



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. 9A 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.

President, 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.

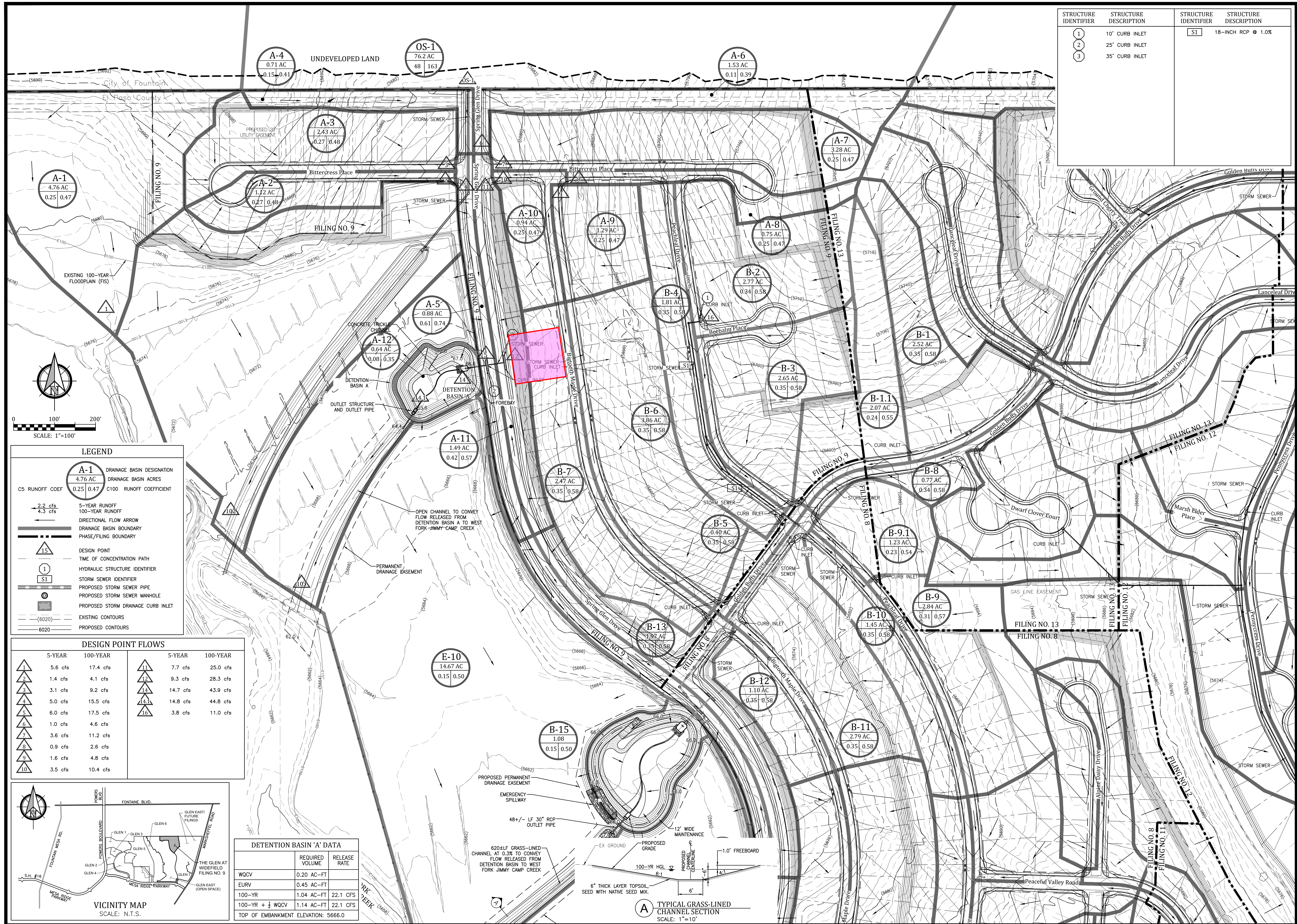
SURCHARGE: _____ CHUCK BROERMAN, Recorder
FEE: _____ By: _____ Deputy

RETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:
The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.
PINNACLE LAND SURVEYING CO., INC.

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

PCD File No. _____ **Figure 1**



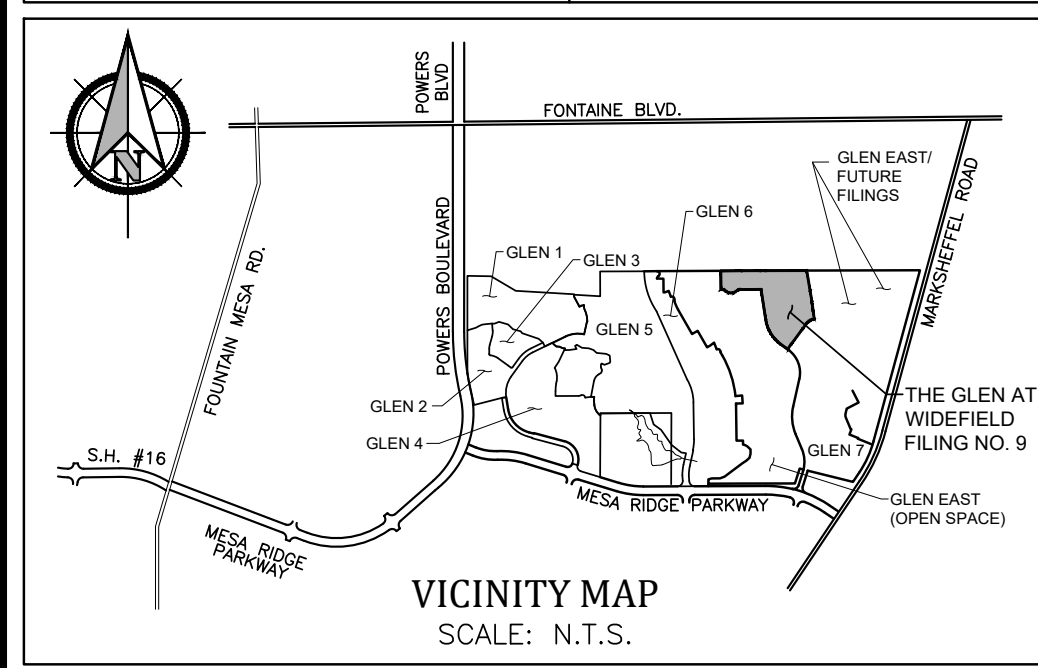
STRUCTURE IDENTIFIER	STRUCTURE DESCRIPTION	STRUCTURE IDENTIFIER	STRUCTURE DESCRIPTION
1	10' CURB INLET	S1	18-INCH RCP @ 1.0%
2	25' CURB INLET		
3	35' CURB INLET		

LEGEND

	DRAINAGE BASIN DESIGNATION	A-1	DRAINAGE BASIN ACRES	4.76 AC
	RUNOFF COEF	0.25	0.47	C100 RUNOFF COEFFICIENT
	5-YEAR RUNOFF	2.2 cfs		
	100-YEAR RUNOFF	4.3 cfs		
	DIRECTIONAL FLOW			
	DRAINAGE BASIN BOUNDARY			
	PHASE/FILING BOUNDARY			
	DESIGN POINT			
	TIME OF CONCENTRATION			
	HYDRAULIC STRUCTURE IDENTIFIER			
	STORM SEWER IDENTIFIER			
	PROPOSED STORM SEWER PIPE			
	PROPOSED STORM SEWER MANHOLE			
	PROPOSED STORM DRAINAGE CURB INLET			
	EXISTING CONTOURS			
	PROPOSED CONTOURS			

DESIGN POINT FLOWS

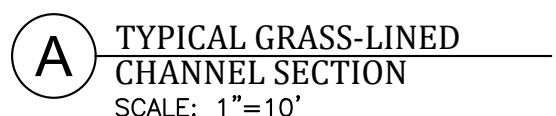
	5-YEAR	100-YEAR		5-YEAR	100-YEAR
1	5.6 cfs	17.4 cfs	11	7.7 cfs	25.0 cfs
2	1.4 cfs	4.1 cfs	12	9.3 cfs	28.3 cfs
3	3.1 cfs	9.2 cfs	14	14.7 cfs	43.9 cfs
4	5.0 cfs	15.5 cfs	15	14.8 cfs	44.8 cfs
5	6.0 cfs	17.5 cfs	16	3.8 cfs	11.0 cfs
6	1.0 cfs	4.6 cfs			
7	3.6 cfs	11.2 cfs			
8	0.9 cfs	2.6 cfs			
9	1.6 cfs	4.8 cfs			
10	3.5 cfs	10.4 cfs			



DETENTION BASIN 'A' DATA

	REQUIRED VOLUME	RELEASE RATE
WQCV	0.20 AC-FT	
EURV	0.45 AC-FT	
100-YR	1.04 AC-FT	22.1 CFS
100-YR + 1/2 WQCV	1.14 AC-FT	22.1 CFS

TOP OF EMBANKMENT ELEVATION: 5666.0



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

W
WIDEFIELD
Investment Group

**GLEN AT WIDEFIELD FILING NO. 9
FINAL DRAINAGE PLAN
DEVELOPED CONDITION
EL PASO COUNTY, COLORADO**

Project No.: 17038
Date: May 21, 2018
Design: CJC
Drawn: CJC
Check: AWMc
Revisions: