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July 19, 2021

Kari Parsons
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Agency Review Comments from EDARP – Falcon Meadows at Bent Grass Filing No. 1

File Nos.: SF-21-020

Dear Ms. Parsons,

Below are the 1st round comments from reviewing agencies on the above referenced project along with our response in **bold and italics**:

PCD Project Manager State Summary Form: legal is different on the sub summary form, loi. Also, the lots adjacent to the drainage and 7 acre park site are not shown on plat, but are in the LOI...Are you converting the lots depicted on the PUD to open space per the plat tract table, or are you creating a future development tract ? Is 71 lots accurate? 6/9/2021 9:23:14 AM

Response: This filing does contain 71 lots. Area of Filing has been updated on various forms (Area is 21.31 acres)

PCD Project Manager Please add the official CAO letter(s) regarding water sufficiency - a CAO finding would not be on Galloway Letterhead. 6/9/2021 9:20:39 AM

Response: Letter from State Attorney office has been included.

PCD Project Manager Letter of Intent (LOI) Planner comments 6/9/2021 9:19:15 AM

Response: Letter of Intent has been updated.

PCD Project Manager The plat states a different acreage in the legal (18 acres) as does the legal in Word than the LOI, application and Sub summary form (21 acres). 6/9/2021 9:16:39 AM

Response: Items have been updated to reflect the 21.3 acres.

PCD Project Manager A Geo and Soils report for another subdivision was submitted. This is not Bent Grass Residential Fil 2. Update the plat notes and the LOI accordingly please. 6/9/2021 9:14:07 AM

Response: Soils Report for Falcon Meadows has been submitted. References in Plat and LOI have been updated to reference appropriate report.

PCD Project Manager Please review "cost recovery" in the Land Dev Code, 8.7.2. Cost Recovery for Off Site Improvements . Please let staff know if you would like to enter that now. There is urban development proposed at both ends of Bent Grass Meadows Drive that will benefit from your expenses constructing Bent Grass Drive, and other improvements 6/8/2021 5:30:50 PM

Response: Challenger Homes is working on the cost recovery and it will be submitted separately.

PCD Project Manager Plat Planner comments only. Please view the latest PUDSP 20 005; The plat should match. 6/8/2021 5:27:48 PM

Response: Plat has been updated.



PCD Project Manager Landscape Comments Planning Only- Did you want to enter in to a Park Lands Agreement to offset fees as indicated in the LOI (depict amenities on landscape plan and FAE)?
6/9/2021 9:24:39 AM

Response: Challenger Homes does not wish to enter into a Park Lands Agreement.

County Attorney - Development Review No SIA, Detention Maintenance Agreement, or other agreement included with this referral. Please include in the next review cycle if needed. 5/27/2021 8:13:05 PM

Response: SIA and Detention Maintenance Agreement has been included in this submittal.

Pikes Peak Regional Building Department

1.Addressing has been provided, place the addresses on the plat.

Response: Addressing has been included on plat.

EPC Stormwater Review Review 1:

EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:

- Drainage Report....(to be uploaded by PM with PCD comments)
- FAE.....(to be uploaded by PM with PCD comments)
- GEC Plan.....(to be uploaded by PM with PCD comments)
- GEC Checklist
- MS4 Post Construction Form
- O&M Manual
- PBMP Applicability Form
- SWMP Checklist
- SWMP

Reviewed by:

Glenn Reese, P.E.

Stormwater Engineer I

glennreese@elpasoco.com 5/25/2021 2:04:52 PM

Response: Comments have been addressed on above listed items. (See accompanying Comment response documents).

911 Authority - El Paso/Teller County Communications with PPRBD Enumerations (5/12/2021) to approve and extend Henzlee Place all the way down to Linley Way.

This would remove Jayla Trail. Enumerations was to follow up with the developer.

G. West 5/21/2021 10:33:21 AM

Response: Henzlee Place was not extended and Linley Way has remained.