**Grandview**

**Comments from EDARP**

**PCD Engineering Division**

The following items need to be revised and resubmitted:

1. LOI

2. PUD/Preliminary Plan

3. TIS

4. PDR

5. GEC

6. FAE

7. ESQCP

8. MS4 Post-Construction Form and SDI sheets

9. Deviation Requests with a PUD Form

10. Deviation Requests (deviation form)

- Items with Stormwater comments

Also needed when available:

- Pre-Development Site Grading/ROA Acknowledgement

- Utility CDs, if applicable

Jeff Rice - 719-520-7877

**PCD Project Manager**

Soils and Geology Comment Redlines. This report needs to meet standards.

**PCD Project Manager**

Water Summary State Form shall be specific to this PUD Preliminary plan application. Please correct. Don't for get to include the lots for the church or rec site. The Sketch Plan version was submitted by mistake.

**PCD Project Manager**

Please provide electric commitment letter from MVEA. This shall include easements that the provider is requesting. Those easements shall be noted on the plan.

**PCD Project Manager**

Please provide the Black Hills Energy Gas Commitment letter. The letter shall include any easements necessary to serve the development..

**PCD Project Manager**

Water Commitment-Please add the usage for the recreation facility and church lot so that it can be included in the finding. Also, I think you may have meant to write 10-acres not 10 church and rec sites...

**Parks Advisory Board**

El Paso County Community Services / Parks Final Comments - Please See Attached Documents (PAB Endorsed 10/13/2021)

**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)

- ESQCP...................(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

- SWMP Checklist

Please provide the following documents on resubmittal:

- Private Detention Basin / Stormwater Quality BMP Maintenance Agreement

- Stormwater Detention & Infiltration Design Data Worksheet (SDI Worksheet)

Reviewed by:

Glenn Reese, P.E.

Stormwater Engineer II

glennreese@elpasoco.com

**Pikes Peak Regional Building Department**

1. Looks as though, the street name Elbert Road does not run in the center of this project as shown on page C0.01. Elbert Road is north and east of this project road. Edit to correct the vicinity map.

2. What is the street name a the south end of this project that looks like it will connect to the Waterbury subdivision? Please clarify.

3. The address to the water tank in the south west corner of the lot, on parcel 42000-00-397 is addresses as 10255 Eastonville Road. Will the access to this water tank change? Regional Building Department does not show permit history under this address. Is there another address associated with the water tank? Please clarify.

STANDARD PUD COMMENTS:

1. For assignment of addressing for lots and tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door.

2. Rear Loaded homes will have unique address assignment and placement. A plat note will be required showing address placement. Clarify if any of these homes will be rear loaded.

3. Provide a 100 scale copy or larger of the entire APPROVED development plan (d.p./pud) to this department so that addressing can be assigned. Once received, the development plan will be placed on a list to be addressed. Development plans that are not yet approved may be addressed, however additional plan review fees will accrue if changes are made to the D.P. after initial addressing.

4. An email from Glenn West, Gwest@elpasoteller911.org , reserving the remaining street names is required to be emailed to the Enumerations department. Amy Vanderbeek Amy@pprbd.org

Amy Vanderbeek

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2930 E: Amy@pprbd.org

**Black Forest Land Use Committee**

Grandview Reserve is outside the boundaries of the Black Forest Land Use Committee so we will not be making any comments on this proposal.

**Cherokee Metro Dist**

Letter of Intent

- Page 19, Item 4. Cherokee has not committed or does it plan to provide water for this development. Delete the last sentence of this section.

**EPC Parks Department**

El Paso County Community Services / Parks Preliminary Comments - Please See Attached Documents (To be presented to the PAB for endorsement on 10/13/2021)

**Colorado Geological Survey**

Grandview Reserve, Filing 1 proposes up to 568 residential units at varying densities, institutional use (i.e., potential church site), and parks & open space on 189.479 acres. CTL’s Preliminary Geotechnical Investigation, Grandview Reserve (December 23, 2020), provides a valid description of surface and subsurface conditions and soil and bedrock engineering properties. There are no geologic hazards or unusual geotechnical constraints present that would preclude the proposed uses and density. CTL states on page 5, “Geologic hazards at the site include expansive soils and bedrock and areas of shallow groundwater.” Provided CTL’s recommendations are adhered to, and lot-specific subsurface soil investigations are performed, CGS has no objection to the proposed PUD/preliminary plan approval. However, we offer the following comments and recommendations.

Shallow groundwater and basement feasibility: CTL observed groundwater in their borings at shallow depths (5.5 to 15 feet measured days after drilling), which, depending on grading plans, may preclude full depth basement construction unless mitigation is implemented. Also, lots 429, 445, 446, and 447 are within the wetland line (PUD, sheet C2.05). Shallow groundwater or flooding potential may be heightened in these areas. Full-depth basements should not be considered unless mitigation measures are implemented to ensure that a minimum separation distance of three feet between the shallowest seasonal water levels and the lowermost floor and crawlspace elevations can be maintained year-round. It would be prudent for the county to require groundwater monitoring/observation to determine if basements are feasible and/or if a groundwater collection or underdrain system could be employed for this site during the preliminary plan stage. CGS agrees with CTL (page 7), “Depending on design finish grade elevations shallow groundwater may necessitate raising grades in some areas or utilizing crawl space construction” and “shallow groundwater conditions can be mitigated through the use of foundation drains and active underdrains (if allowed and installed by the developer).” Individual foundation perimeter drains are intended to handle small amounts of intermittent water and should not be used to mitigate a persistent shallow groundwater condition.

PUD/Preliminary Plan: The Geological Conditions on the PUD / Preliminary Plan (Galloway, Undated) should be updated to include CTL’s preliminary geotechnical investigation (December 23, 2020).

Submitted 9/30/21 by Amy Crandall, Engineering Geologist, Colorado Geological Survey (303-384-2632 or acrandall@mines.edu)

**Mountain View Electric Association, Inc.**

Mountain View Electric Association has no objections to the current plan. No comments at this time.

**PCD Project Manager**

For the Adjacent Property Owner Notifications, there are a few missing: Both properties directly north have not been notified. They both have the same owner and mailing address: JMJK HOLDINGS LLC, 3450 BIG BEAR DR SEDALIA CO, 80135 but have two different parcel numbers (4200000321 and 4200000380). The only other notification that appears to have not been created/sent out is for Johnson-Conne Linda D, 2409 STRICKLAND RD COLORADO SPRINGS CO, 80906-3321, parcel number 4200000328. The remaining properties were notified.

**US Fish Wildlife, Ecological Svcs. (USDOI, Fish & Wildlife Svc.)**

Kari Parsons (kariparsons@elpasoco.com)

2021-TA-1347 Grandview Reserve Planned Use Development near Falcon

Hello Kari Parsons,

The U.S. Fish and Wildlife Service (Service) has reviewed the documents associated with the Grandview Reserve 1200 PUDSP, File #: PUDSP2110 in Flacon, CO. Consistent with our determination of April 29, 2020, the Service has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

We appreciate your efforts to ensure the conservation of threatened and endangered species. Thank you for contacting us and please let me know if you have any further questions.

George L. San Miguel

Wildlife Biologist

Colorado Ecological Services Field Office

US Fish & Wildlife Service

134 Union Blvd., Suite 670

Lakewood, Colorado 80228

(303)236-4752

George\_SanMiguel@FWS.gov

**Colorado State Forest Service**

The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.

**911 Authority - El Paso/Teller County**

The following are the street names E911 reserved for this project back in April of 2019

REX ROAD (public)– Approved, provided this is part of El Paso Counties road expansion plan

GRANDVIEW LAKE HEIGHTS (private) – Approved

LAKESIDE POINT (private) – Approved

PEACEFUL VISTA POINT (private) – Approved

HAWK ESTATES POINT (private) – Approved –

RESERVE ESTATES GROVE (private) – Approved

VISTA POND POINT (private) – Approved

SOLITUDE MANOR POINT (private) – Approved

HAWKEYE PERCH POINT (private) – Approved

RABBIT RUN HEIGHTS (private) – Approved

MEADOW BELLE GROVE (private) – Approved

However could not find any drawing in the submittals that show the location of the above names for review.

Request the contractor submit a plat drawing with the proposed street names for final approval.

From reviewing the PUD drawing this will require additional street names than what has already been reserved.

G. West

**County Attorney –**

Development Review No comments from County Attorney - Development Review at this time.

**US Postal Service**

this does not require mail service - if needed please contact Kevin.S.Orlowitz@usps.gov

**Black Forest Fire Protection District**

Black Forest Fire Rescue Protection District

This project is in Falcon Fire Protection District not BFFR.

**RBD Floodplain from the summary memo**

"As the design will affect the current floodplain delineation along Main Stem and Main Stem Tributary through the Grandview Reserve site HR Green will submit a CLOMR application in September/October of 2021 and a LOMR upon the completion of all improvement construction"

Approved CLOMR required prior to floodplain earth work permit issuance

Final FEMA approved Base Flood Elevations and lateral extents of the SFHA will be required to be shown on the plat prior to final plat approval.