

# Agency Review Comments

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## Project

**Project Name**

JR Response to Agency Review Comments

Cloverleaf Final Plat Filing No. 2

**Applicant**

N.E.S.

**EA Number**

EA19215

**File Number**

SF2123

**Project Manager**

John Green ( johngreen@elpasoco.com )

**Status**

Active

**Created**

11/21/2019 2:48:25 PM

## Review Comments (38)

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Agency	Comment	Date
PCD Project Manager	Please see redline comments on Water Resources Report  <i>See specific response</i>	7/13/2021 4:39:32 PM
PCD Project Manager	Please see redline comments on Wastewater Report  <i>See Specific response</i>	7/13/2021 4:39:04 PM
PCD Project Manager	Please see redline comments on SIA  <i>Redline comments accepted</i>	7/13/2021 4:38:36 PM
PCD Project Manager	Please see redline comments on SDI  <i>See Specific repsonse</i>	7/13/2021 4:38:15 PM

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PCD Project Manager	Please see redline comments on Soils Report	7/13/2021 4:37:55 PM
PCD Project Manager	Please see redline comments on LOI	7/13/2021 4:37:29 PM
PCD Project Manager	Please see redline comments on GEC Plan  See specific response	7/13/2021 4:37:08 PM
PCD Project Manager	Please see redline comments on Fire Protection Report	7/13/2021 4:36:32 PM
PCD Project Manager	Please see redline comments on Final Plat  See specific response	7/13/2021 4:35:53 PM
PCD Project Manager	Please see redline comments on FAE  See specific resposne	7/13/2021 4:35:21 PM
PCD Project Manager	Please see redline comments on Drainage Report	7/13/2021 4:34:58 PM
PCD Project Manager	Please see redline comments on Construction Drawings	7/13/2021 4:34:02 PM
PCD Project Manager	Please see redline comments on application form	7/13/2021 4:33:14 PM
EPC Stormwater Review	SWMP_v1	6/29/2021 5:19:23 PM
EPC Stormwater Review	SWMP Checklist_v1	6/29/2021 5:18:24 PM

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EPC Stormwater Review	SDI_v1	6/29/2021 5:18:08 PM
EPC Stormwater Review	PBMP Applicability Form_v1	6/29/2021 5:17:44 PM
EPC Stormwater Review	O&M Manual_v1	6/29/2021 5:17:24 PM
EPC Stormwater Review	MS4 Post Construction Form_v1	6/29/2021 5:17:04 PM
EPC Stormwater Review	GEC Checklist_v1	6/29/2021 5:16:47 PM
EPC Stormwater Review	<p>Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> <li>- CD.....(to be uploaded by PM with PCD comments)</li> <li>- Drainage Report....(to be uploaded by PM with PCD comments)</li> <li>- GEC Plan.....(to be uploaded by PM with PCD comments)</li> <li>- GEC Checklist</li> <li>- MS4 Post Construction Form</li> <li>- O&amp;M Manual + Maintenance Agreement</li> <li>- PBMP Applicability Form</li> <li>- SDI</li> <li>- SWMP Checklist</li> <li>- SWMP</li> </ul> <p>Please upload the maintenance agreement as a separate file, it is currently attached to the file for the O&amp;M Manual. <span style="color: red;">Separate file uploaded</span></p> <p>Reviewed by: Glenn Reese, P.E. Stormwater Engineer I glennreese@elpasoco.com</p>	6/29/2021 5:16:26 PM
EPC Parks Department	El Paso County Community Services / Parks Preliminary Comments - Please See Attached Documents (To be presented to the PAB for endorsement on 07/14/2021)	6/25/2021 10:26:58 AM

Woodmoor Water and Sanitation District	<p>The Woodmoor Water and Sanitation District No. 1 (the District) has received the plat related to the Cloverleaf Filing No. 1 and currently had the following concerns and/or recommendations:</p> <ol style="list-style-type: none"> <li>1. The District is concerned that a 5' front, side, and rear lot platted utility easement may be too narrow for construction of water and sanitary sewer utilities.</li> <li>2. There is a proposed easement between lots 19 and 20 for the re-routing of an existing raw water transmission pipeline. The District would like to discuss this re-route with the Engineer. It is possible that a different route could be more feasible and require less labor, and it would require different locations for the easement(s).</li> <li>3. Some properties do not contain side or rear lot easements. An example of this is lots 122-126. Is this intentional, and if so, what is the intent?</li> <li>4. On sheet 3 of 7, how wide is the side lot easement on the north side of lot 39?</li> <li>5. On sheet 4 of 7, please note what type of easement Rec No 220072332 is.</li> <li>6. On sheet 4 of 7, please note which entity (public, electric, private, etc) is associated with easement Book 5437 pg 646</li> <li>7. Is 5' the new standard for side, front, and rear lot public easement widths? Is 7' the standard for new exterior subdivision easement widths?</li> </ol>	6/24/2021 4:05:11 PM
County Attorney - Development Review	<p>If the developer wishes to include the subdivision in Public Improvement District No. 2, please complete the attached petition in full and submit to the County Attorney's Office, along with a legal description of the subdivision in Word.</p> <p>State law requires that legal notice of the BoCC hearing to include the property in the PID be published for three weeks. Developer is responsible for reimbursing the County Attorney's Office for the cost of publication.</p> <p>The inclusion hearing must be held before the plat is recorded and requires 3 weeks of published notice. The County Attorney's Office makes every attempt to schedule the inclusion hearing on the date of BoCC or administrative approval of the plat, or as close thereto as possible. The developer and County Planning are responsible to keep the County Attorney's Office informed of the anticipated plat approval date.</p>	6/24/2021 2:53:08 PM
County Attorney - Development Review	<p>2 minor changes to SIA on first page attached.</p> <p>Please submit a Detention Maintenance Agreement for review. <b>Uploaded as optional</b></p> <p style="text-align: center;"><b>Accepted, Subdivision name is Cloverleaf Filing No. 1</b></p>	6/24/2021 2:51:57 PM

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PCD Engineering Division	<p>Review 1:</p> <ul style="list-style-type: none"><li>- Upload the pond maintenance agreement as a separate standalone document from the pond O&amp;M</li><li>- Submit the Non-Jurisdictional Water Impoundment Form to the State and upload a copy of the form and receipt.</li></ul> <p>Redline comments to the following documents will be uploaded by the project manager:</p> <ul style="list-style-type: none"><li>- Final Plat</li><li>- Drainage Report</li><li>- Construction Plans <span style="color: red;">See specific responses</span></li><li>- Grading and Erosion Control Plans</li><li>- Financial Assurance Estimate</li><li>- SDI Worksheet</li></ul> <p>Reviewed by: Gilbert Laforce, PE gilbertlaforce@elpasoco.com</p>	7/7/2021 2:59:31 PM
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Pikes Peak Regional Building Department	<p>Regarding a request for approval of a final plat for Cloverleaf Filing No. 2, Enumerations has the following comment:</p> <ol style="list-style-type: none"><li>1. This plan indicates that the existing streets of Walters Point and Cross Timbers Green will be officially extended and platted as part of this project. Shouldn't these street names be shown on page 6? <span style="color: red;">These to remain private roads</span></li><li>2. Per Regional Building Code, section RBC312.8 addresses must appear on plats. Submit a 100 scale copy of the plat to our office for addressing. Place an (xxxx) on all lots and tracts which will require an address, in the location the address will be needed. Once addressing is completed, the addresses will be returned so that they may be placed on the mylar prior to recording.</li><li>3. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. A fee of \$10 per lot/tract addressed, payable to Pikes Peak Regional Building Department will be due at the time of mylar review.</li><li>4. Provide a copy of the final recorded plat to Enumerations. Approval of any plans submitted for this development will be pending receipt in our office of a copy of the final recorded plat.</li></ol> <p>Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org</p>	6/23/2021 1:31:43 PM
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Colorado Parks and Wildlife		6/22/2021 11:19:53 AM
Mountain View Electric Association, Inc.	See attached comments	6/22/2021 10:52:43 AM
Colorado Division of Water Resources		6/21/2021 11:58:04 AM
Lewis Palmer 38	Lewis-Palmer School District 38 requests cash in-lieu-of land for any residential development within the Cloverleaf subdivision.	6/21/2021 11:57:37 AM
Colorado Geological Survey	<p>The Cloverleaf Final Plat Filing No. 2 site (39.0819, -104.8476) has been reviewed by the Colorado Geological Survey (CGS) during the preliminary plan stage, most recently on 12.2.20 and 2.9.21. As noted on page 6 of the Letter of Intent (NES, Inc., May 2021), "All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system," and "provide a gravity outfall." Provided Entech's recommendations (Soil, Geology and Geologic Hazard Study, Cloverleaf Development, El Paso County, Colorado, Entech Engineering Job No. 200100, revised November 9, 2020) are adhered to, CGS has no objection to the final plat's approval.</p> <p>We offer the following comments.</p> <ol style="list-style-type: none"> <li>1. Sheet 1 of the Final Plat (J.R. Engineering, May 7, 2021) should reference Entech's November 9, 2020 report and indicate all geologic hazards and constraints associated with the site, including mapped wetlands.</li> <li>2. CGS recommends that a routine inspection and maintenance plan be established and implemented for the underdrain systems and noted on the plans.</li> </ol> <p>Amy Crandall, P.E., Colorado Geological Survey <a href="mailto:acrandall@mines.edu">acrandall@mines.edu</a></p>	6/21/2021 10:49:03 AM
Tri-Lakes-Monument Fire Protection District	No additional comments.	6/21/2021 9:25:57 AM

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.	6/11/2021 9:57:37 AM
911 Authority - El Paso/Teller County	Street names previously approved. No action for E911. Thank you. Justin	6/9/2021 10:53:18 AM
US Fish Wildlife, Ecological Svcs. (USDOI, Fish & Wildlife Svc.)	<p>Hello John Green,</p> <p>The U.S. Fish and Wildlife Service (Service) has reviewed the documents associated with the residential subdivision construction Cloverleaf Final Plat Filing No. 2 in Monument, CO. On October 31, 2019, the Service determined there were no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered. We reaffirm this determination.</p> <p>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.</p> <p>George L. San Miguel</p> <p>Wildlife Biologist Colorado Ecological Services Field Office US Fish &amp; Wildlife Service 134 Union Blvd., Suite 670 Lakewood, Colorado 80228 (303)236-4752 George_SanMiguel@FWS.gov</p>	6/9/2021 9:37:01 AM
EPC Environmental Services		6/4/2021 1:06:35 PM
County Attorney - Water	<p>County Attorney's Office will review for water sufficiency following receipt of findings from the Colorado Division of Water Resources.</p> <p>Note - there appears to be a discrepancy in the documentation as to whether the proposal is for 132 lots or 135 lots. Thank you. <b>There are 132 lots</b></p>	6/4/2021 8:00:58 AM