

RESPONSE TO PLAT ITEMS
IN RED

Review Comments (21)

Link	Agency	Comment	Date
View	PCD Project Manager	PCD Planning and PCD Engineering comments - letter of intent	2/23/2022 10:11:54 AM
View	PCD Project Manager	PCD Planning and PCD Engineering comments - final plat	2/23/2022 10:11:24 AM SEE ITEMS IN RED ON PLAT MARKUP
View	PCD Project Manager	PCD Engineering and EPC Stormwater comments - drainage letter	2/23/2022 10:10:55 AM
	Colorado Parks and Wildlife	<p>Colorado Parks and Wildlife (CPW) has reviewed the plans for the Flying Horse North Filing No. 2 in El Paso County. Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. Based both on the location and the size of the plot, CPW anticipates that the impacts to the wildlife resource from this project would be negligible.</p> <p>We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at aaron.berscheid@state.co.us</p>	2/22/2022 8:09:53 PM NOTED
	PCD Engineering Division	<p>Review 1 comments will be uploaded by the project manager. Please address comments on the following documents:</p> <ul style="list-style-type: none">-Drainage letter-Final Plat - SEE ITEMS IN RED ON PLAT MARKUP-Letter of Intent <p>Reviewed by: Lupe Packman Review Engineer lupepackman@elpasoco.com</p>	2/22/2022 4:01:47 PM

Pikes Peak
Regional
Building
Department

1. If Filing NO. 1 was only to plat up to lot 81 on Quartz Creek Drive, will or has Quartz Creek Drive been built out to give this lot access to this street and to Coffey Street? Coffey Street is not labeled on page 2, so I am assuming it is not being built out with this plat. Also, this lot looks as though from the master plan that this is no longer a flag lot, as proposed to be lot 91 from the master plan. Is there a new PUD to show the new configuration? Where is the access to this lot?

2. Enumerations cannot assign an address to a lot that does not have access to a street. Please clarify.

ANTICIPATED ADDRESS FROM QUARTZ CREEK ROAD

Amy Vanderbeek
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2930 E: Amy@pprbd.org

2/22/2022 11:11:28 AM

ACCESS WILL BE TEMPORARILY
OVER THE EASEMENT
SHOWN ON THE PLAT
UNTIL A ROAD IS
PLATTED TO THE LOT.

Colorado
Geological
Survey

Colorado Geological Survey has reviewed the Flying Horse North Filing No. 2 Final Plat referral (SF228), for one lot of 2.9 acres within the Flying Horse North PUD. The available referral documents include a Soil, Geology, and Geologic Hazard Study and a Subsurface Soil Investigation (Lot 1, Flying Horse North Filing No. 2, Quartz Creek Drive, El Paso County, Colorado, Entech Engineering, Inc. Job No. 213271, January 25, 2022).

A steep (>50%, approximately 45 feet in height according to a LiDAR-derived digital elevation model) slope described by Entech as "potentially unstable" is present in the northern portion of the proposed lot. Entech states (page 5 of the Soil, Geology, and Geologic Hazard Study), "These slopes are considered stable in their present condition; however, considerable care must be exercised in these areas not to create a condition which would tend to activate instability. Due to the lot size this area will be avoided by the proposed structures. Mitigation: Building should be avoided in these areas."

CGS recommends delineation on the plat of a non-buildable setback from the crest of the steep slope. This will probably require a plat showing topographic contours, which should have been provided at preliminary plat. CGS was not referred on the Flying Horse North Filing No. 2 preliminary plat. In accordance with Section R403.1.7.2 of the 2015 International Residential Code, Footing setback from descending slope surfaces, and Section 1808.7.2 of the 2015 International Building Code, Foundation setback from descending slope surface, a setback of 40 feet or $1/3 \cdot$ the height of slope, whichever is smaller, is required from the crest of descending slope surfaces. In this case, a non-buildable setback of at least 15 feet from the slope crest is required.

--Jill Carlson, Colorado Geological Survey, carlson@mines.edu or 303-384-2643

2/21/2022 2:09:39 PM

NOTE 28 ADDED TO
PLAT WHICH REFERENCES
THE MITIGATION
MEASURES AND
CONSTRAINTS IN
THE SOILS REPORT

County
Attorney -
Water

Proposed water supply appears to be consistent with that proposed and approved with preliminary plan. No further comments from County Attorney - Water.

2/19/2022 7:10:07 PM

NOTED

View	EPC Parks Department	El Paso County Community Services / Parks Final Comments - Please See Attached Documents (No PAB Endorsement Necessary for Single-Lot Final Plats)	2/16/2022 3:56:17 PM
			NOTED
	EPC Stormwater Review	Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded document: - Drainage Letter.....(to be uploaded by PM with PCD comments)	2/16/2022 1:51:49 PM
		<p>An ESQCP is required for this project (ECM Appendix I, Table 1-2). Please provide the following documents upon resubmittal:</p> <ul style="list-style-type: none"> - ESQCP - FAE - GEC Plan - GEC Checklist - SWMP - SWMP Checklist - PBMP Applicability Form - SDI (see Drainage Letter Comments) <p>Reviewed by: Christina Prete, P.E. Stormwater Engineer III christinaprete@elpasoco.com</p>	
	Mountain View Electric Association, Inc.	Mountain View Electric Association has no objection to the current plan.	2/16/2022 1:01:21 PM
			NOTED
View	Colorado Division of Water Resources		2/15/2022 2:49:06 PM
	Black Forest Fire Protection District	Black Forest Fire Rescue has no additional comments at this time regarding Filing number 2, a single lot residential.	2/14/2022 7:21:07 AM
			NOTED

County
Attorney -
Development
Review

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

2/10/2022 3:03:55 PM

NOTED

911 Authority -
El Paso/Teller
County

Access road from Quartz Creek Dr to this parcel appears to be a modified version of the original Coffey St which is already approved and reserved.

The streetname should be depicted on the plan drawings

Note: The layout in this drawing is significantly different than the previous plans submitted.
The letter of intent states "Following the proposed alignment of Coffey Street, this is an interim measure until Coffey Street is constructed, connecting to Quartz Creek Drive."

By all appearances, the cutting of roadways that align to the original plan drawings have already begun in this area. Is the intention then to cut a new road for access to this parcel temporarily?

Thank you
Justin

2/9/2022 11:34:06 AM

ACCESS TO THE LOT
WILL BE FROM
QUARTZ CREEK DRIVE
UNTIL A ROAD IS
PLATTED TO THE
LOT.

Academy SD 20
Building Fund

Academy District 20 is in receipt of File #SF228 for Flying Horse North Filing No. 2, Final Plat for one single family residential lot.

District 20 is requesting fees in lieu of land dedication per the existing El Paso County Code for all residential units within the Flying Horse North Development.

If you need additional information, please contact me.

Don Smith
Planning Consultant

2/7/2022 7:52:01 AM

NOTED

Colorado Springs
Utilities, Dev,
Svc.(includes
water resources)

This project appears to be outside the jurisdiction of the CSU. As a result, we don't have any review comments.

Corey Masoumi | Engineering Support Coordinator
Utilities Development Services | Colorado Springs Utilities

2/4/2022 3:07:49 PM

NOTED

[View](#) EPC
Environmental
Services

2/4/2022 11:48:29 AM

NO COMMENTS
TO ADDRESS

Black Forest
Land Use
Committee

The Black Forest Land Use Committee recommends approval of filing 2 for Flying Horse North.

2/2/2022 2:39:57 PM

NOTED

[View](#) El Paso County
Conservation
Dist

2/2/2022 9:00:11 AM

NO COMMENTS
TO ADDRESS

[View](#) El Paso County
Conservation
Dist

2/2/2022 8:23:23 AM

NO COMMENTS
TO ADDRESS