



Community Services Planning Department

April 14, 2020

RESPONSE TO COMMENTS MAY 26, 2020

Jason Alwine
Matrix Design Group
2435 Research Parkway Ste 300
Colorado Springs, CO 80920

Reference: Aspen Ranch Preliminary Plat

Dear Mr. Alwine:

I have completed my initial review of the Aspen Ranch Preliminary Plat for the property located at East of Link Road and North of Kane Road. The following are items that need to be corrected and/or modified. Once you have made the revisions, please provide 7 full size and one reduced (11 X 17) copy of the plan to the Planning Department along with a written response to all comments.

PLANNING DEPARTMENT

Title Commitment

1. There is mineral estate owners associated with this development. Certified notification must be provided a minimum of 30 days prior to the hearing. **ADDRESSED: A MINERAL RIGHTS AFFIDAVIT HAS BEEN PROVIDED INDICATING NO MINERAL ESTATE OWNERS ARE TO BE NOTIFIED. EXTENSIVE RESEARCH WAS CONDUCTING PRIOR TO PAST PUBLIC NOTIFICATIONS WITH DETERMINATIONS THAT NO NOTIFICATION WAS REQUIRED.**
2. Label all easements shown in the tittle commitment on the preliminary plat. **ADDRESSED**

Safe Routes to School

Please see comments from School District 8 below. Staff is in contact with the District regarding the proposed boundary modifications and the potential impacts associated with roadway design to accommodate pedestrian crossings. **ADDRESSED: SEE RESPONSE TO SCHOOL DISTRICT COMMENTS BELOW.**

Preliminary Landscape Plan

1. All landscaping that is planned within the public right-of-way will require a landscape maintenance agreement. This agreement will be executed with the final plat. The note of the preliminary plat will suffice for the time being. **ADDRESSED: SEE GENERAL NOTE #15 ON LS07. SEE GENERAL NOTE #16 ON THE COVER SHEET.**
2. The minimum tree caliper for deciduous trees is 2.5 inches. There are various deciduous trees that to not meet this minimum requirement. The tree caliper can either be increased or the tree species changed. **ADDRESSED: CHANGED ALL DECIDUOUS TREES TO 2.5" CALIPER.**

3. The following notes need to be added to the plan:
 - All landscaping shall be reasonably maintained, and any plant material shall be replaced within thirty (30) days of its demise or by an agreed upon date if seasonal conditions prohibit replacement within the thirty (30) day time requirement. **ADDRESSED: SEE GENERAL NOTE #17 ON LS07.**
 - The maintenance of landscaping in the public right of way in all zoning districts shall be the responsibility of the abutting property owner. **ADDRESSED: SEE GENERAL NOTE #16 ON LS07.**
4. The detailed landscape and park plan can either be submitted with the preliminary plat or the final plat. Depending upon the timing, this item will then be scheduled for consideration by the Park Board. It is Staff's recommendation that the detailed landscape and park plan be submitted with the final plat. **NOTED, THE APPLICANT AGREES WITH STAFF'S RECOMMENDATION TO SUBMIT DETAILED LA AND PARK PLAN WITH FUTURE FINAL PLAT.**
5. The above comments should be incorporated into the final detailed landscape and park plan. **NOTED, NO ACTION NEEDED**

Preliminary Plat Sheet 1 Cover Sheet

1. Remove the development areas and development standards as they are not necessary on the preliminary plat. In-lieu, it is suggested that a small table be added similar to the one below. **ADDRESSED: TABLE ADDED**

Development Area (corresponding with ODP)	Lots
Area A & H	Lots XX-XX
Area B, C & I	Lots XX-XX

2. Add the following easement language: Unless otherwise indicated, all front, lot lines are hereby platted with a 15 foot public utility and public improvements easement; all side lot lines are hereby platted with a 5 foot public utility and private drainage easement; and all rear lot liens are hereby platted with a 8 foot public utility and private drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. **ADDRESSED: NOTE ADDED AS GENERAL NOTE 14, ALSO SEE SHEET DT03**
3. Use the following signature block for Planning Commission: **ADDRESSED: SIGNATURE BLOCK ADDED.**

CITY APPROVAL

ON BEHALF OF THE CITY OF FOUNTAIN PLANNING COMMISSION, THE UNDERSIGNED HEREBY APPROVES THE PRELIMINARY PLAT OF “_____” AS APPROVED BY THE PLANNING COMMISSION AT IT’S MEETING ON THE ____ DAY OF _____, 20__ IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

BY: _____
CHAIRPERSON, PLANNING COMMISSION

DATE: _____

ATTEST: _____
CITY CLERK

DATE: _____

Sheet 2 Detail Sheet

1. Tract F is planned for the Public Safety Site. Please convert this Tract to a lot. The lot will still be transferred to the City with the final plat. **ADDRESSED: TRACT HAS BEEN CONVERTED TO LOT 218.**

Sheet 5 Preliminary Plat

1. The Fire Department may want access to the Public Safety Site from the cul-de-sac of Silex Street. This may impact the configuration of Tract E and the public safety site. Please see the attached redline as a general guide. This comment may require additional discussion. **ADDRESSED: PER DISCUSSIONS WITH THE FIRE DEPARTMENT ON FRIDAY MAY 1, 2020 A SECOND ACCESS IS NOT REQUIRED. ACCESS WILL BE PROVIDED VIA WATCHMEN ROAD.**

Sheet 6 Preliminary Plat

1. What is the E/W easement that is shown crossing Tract B and various lots? It appears to be in the same location as a former right of way that has been vacated. Is this a separate easement? **ADDRESSED: PER DOCUMENTATION PROVIDED BY CITY STAFF, THIS ROW HAS BEEN VACATED AND THUS REMOVED FROM ALL DRAWINGS.**

Sheet 7 Preliminary Plat

1. Same comment as sheet 6. Confirm what this easement is for **ADDRESSED: PER DOCUMENTATION PROVIDED BY CITY STAFF, THIS ROW HAS BEEN VACATED AND THUS REMOVED FROM ALL DRAWINGS.**

Sheet 8 Preliminary Plat

1. Same comment as sheets 6 and 7. **ADDRESSED: PER DOCUMENTATION PROVIDED BY CITY STAFF, THIS ROW HAS BEEN VACATED AND THUS REMOVED FROM ALL DRAWINGS.**

Sheet 10 Preliminary Plat

1. The area between the right-of-way for Kane and the lots should be a tract for the landscaping (similar to Tract D along Lots 9-11). **ADDRESSED: TRACT LABEL ADDED.**
2. The area between the right-of-way for Crescent Moon and the lots will also need to be a tract for the landscaping (cannot be an extension of Tract D to the north). **ADDRESSED: TRACT LABEL ADDED.**

Sheet 12 Grading Plan

1. Provide a label description of the lot type (A, T, B, W, G). **ADDRESSED: LOT LABEL DESCRIPTIONS AND SECTIONS ADDED TO SHEET DT02.**

AGENCY COMMENTS

FOUNTAIN POLICE DEPARTMENT

No comments **NOTED, NO ACTION NEEDED**

FOUNTAIN FIRE DEPARTMENT

The one cul-de-sac Radius=50' looks like the that is on the outside of the sidewalk. **ADDRESSED: PER DISCUSSIONS WITH THE FIRE DEPARTMENT ON FRIDAY MAY 1, 2020 THE 50' RADIUS AS SHOWN IS ACCEPTABLE FOR THIS RESIDENTIAL STREET.**

PIKES PEAK REGIONAL BUILDING DEPARTMENT – FLOODPLAIN

No comment. **NOTED, NO ACTION NEEDED**

PIKES PEAK REGIONAL BUILDING DEPARTMENT – ENUMERATIONS

1. Since the configuration of this proposal has changed since the last submission, the addressing previously assigned by Enumerations is no longer valid. The applicant should submit a large format copy of this development to Enumerations for addressing. Indicate the locations of all lots and tracts which will require an address with (XXXX). **NOTED, ADDRESSING PLANS WILL BE PROVIDED WITH FUTURE FINAL PLATS.**
2. Prior to recording, Enumerations will review the mylar for addressing, street names, title block and floodplain statement. An Enumerations fee of \$10 per lot/tract addressed payable to Pikes Peak Regional Building Department will be due at the time of mylar review. **NOTED, ADDRESSING PLANS WILL BE PROVIDED WITH FUTURE FINAL PLATS.**
3. Provide a copy of the final recorded plat to Enumerations. Enumerations will not approve any site plans submitted for this development without a copy of the final recorded plat in our records. **NOTED, ADDRESSING PLANS WILL BE PROVIDED WITH FUTURE FINAL PLATS.**

FOUNTAIN ELECTRIC DEPARTMENT

This memorandum is in response to the Request for Approval a Preliminary Plat for the subdivision to be known as Aspen Ranch, located northeast of the intersection of Link Road and Kane Road.

Upon reviewing the materials submitted for this request, the City of Fountain Electric Department has noted that we intend to serve this development and we have no objections to this request.

We have determined that additional easements may be required to accommodate the existing Mountain View Electric powerlines that are located along Link Rd. These additional easements will be obtained at the developer's expense.

Please note that the developer will be responsible for all costs associated with the extension of service to your development to include procurement of additional easements, off site upgrades, electric installation and materials. Keep in mind this will also include the installation of roadway lighting both within the development and along Link Road that will be required. This lighting will be installed at the developer's expense by the City of Fountain Electric Department.

As a reminder, this will be an underground front lot design and therefore the electric service must be the first dry utility installed after all wet utilities. In addition, service for your project must be installed with a redundant loop feed for reliability purposes; as such, phasing of your project and coordination of the installation of electric service for your development will be paramount if you have deadlines you wish to meet.

The electric design for your project will be completed once phasing for your project has been determined. At that time we will have additional comments for the Site Development Plans as the project progresses. Also keep in mind; some materials have long lead times, up to 12 weeks,

planning will be essential to ensure any deadlines the developer would like to maintain. It should also be noted that should we encounter more than 12” of Frost or Rock during the excavation process for this project, the City of Fountain will notify the developer and additional boring and material costs will be negotiated if required. Electric must be installed prior to gas, phone, or cable, all easements must be within 6” of final grade, and all the survey stakes must be in place and clearly identified transformer location and easements before our crews commence construction.

When planning the utility easement please do not include it as part of the drainage easement so that restoration maintenance on lines can be accomplished during adverse weather conditions. To ensure the electric design meets all requirements, the developer must provide an electronic CAD copy of the Final Construction Plans once they are completed.

As we utilize Autocad and ArcMap, the electronic copy *must be projected in NAD 1983 State Plane Colorado Central FIPS (feet) and all external references and layers removed*. Keep in mind if any modifications are made to the drawings for this project, a new electronic copy is required. Please contact Tracy Tillman at 322-2061 with any questions or concerns you may have regarding this response.

ADDRESSED: PER DISCUSSION WITH FOUNTAIN ELEC. THE PROPOSED EASEMENT ALONG LINK RD. AS SHOWN IS ACCEPTABLE. ADDITIONAL LABELING AS BEEN ADDED FOR BETTER CLARITY. THE PRELIMINARY PLAT HAS BEEN FORWARD TO ELECTRIC PLANNING STAFF TO BEGIN DISCUSSION ON DESIGN.

EMERGENCY 911

Watchmen Rd – **Acceptable** – Logical continuation of existing road

Kismet St – **Acceptable**

Castleabra Dr – **Acceptable**

Frasco Dr – **Acceptable**

Cronin St – **Acceptable**

Blaurock Dr – **Acceptable**

Lackawanna St – **Acceptable**

Silex St – **Acceptable** – Street should take on a new name at the 90° turn **ADDRESSED: PIN POINT DR. ADDED AFTER 90° TURN.**

Treasurevault Trl – **Acceptable** - Be aware that there are two different spellings for this street on the document, I assume that “Treasurevault” is the desired name. **ADDRESSED: TREASUREVAULT SPELLING CORRECTED**

Rito Alto Dr – Similar to existing road name, please select another name **ADDRESSED: RITO ALTO DRIVE CHANGED TO TIJERAS STREET.**

Street names will be reserved when list is finalized

SOUTHEASTERN WATER CONSERVATION DISTRICT

The application and property has been verified and is located entirely within the District boundaries and the District has no further concerns with the application.

NOTED, NO ACTION NEEDED

CITY OF FOUNTAIN WATER DEPARTMENT

Fountain Water has concerns with the frontage width of some cul-de-sac and corner lots that only have ~30' of usable space. Water and Sanitary Sewer Utility stubs are required to have a minimum 10' horizontal separation at the property line, and neither utility is desirable to be situated beneath the Concrete Driveway (Water is prohibited). Extra consideration and caution must be taken when planning utility service alignments to these lots to fit all front-lot utilities within the lot width while maintaining the mandatory separations and other constraints. This consideration should extend to the placement of manholes and inlets near these lots that would further restrict usable width for the Wet Utilities.

The 15' front-lot Utility Easements shown on the Residential Local Roadway Cross-section on Sheet 4 are not reflected anywhere else on the plat documents. **ADDRESSED: THE ROADWAY CROSS SECTIONS AS WELL AS GENERAL NOTE #14 ON THE COVER SHEET ILLUSTRATE THE 15' FRONT LOT EASEMENT.**

See Construction Plan comments regarding the dead-end Water Main in Silex Street; this may require an additional Utility easement dedication. **ADDRESSED: WATER LINE EXTENSION HAS BEEN ADDED LOOPING BACK TO LINK RD. EASEMENTS HAVE BEEN PROVIDED AS NECESSARY.**

SCHOOL DISTRICT NO. 8

The school district has the following questions/comments:

1. What timeline is set for the project?
 - Groundbreaking **RESPONSE: EXPECTED AUGUST 2021**
 - Infrastructure completion **RESPONSE: EXPECTED APRIL 2022**
 - First home completed **RESPONSE: EXPECTED OCTOBER 2022**
2. What are the anticipated # of homes completed per month **RESPONSE: ESTIMATED AT 4 UNITS PER MONTH**
3. # of bedrooms in each home, i.e. How many 2, 3 and 4 bedroom homes? **RESPONSE: UNKNOWN AT THIS TIME. FINAL BEDROOM COUNT DETERMINED WITH FINAL SALES.**
4. Since the area is near Eagleside, it is possible that the district will re-zone schools to make Eagleside the elementary school for Aspen Ranch. We would request that a safe path for pedestrians be required between Aspen Ranch and Eagleside. Ideal solution would be traffic control lights and crosswalks at Link and Watchmen Intersection. If that is not feasible, then a pedestrian bridge across Link would be the next best option. These will be elementary aged students that will be crossing Link Rd. **RESPONSE: PER DISCUSSIONS WITH SCHOOL DISTRICT OFFICIALS AND PLANNING STAFF A PEDESTRIAN CROSSING WILL BE PROVIDED AT WATCHMEN AND LINK RD. THE SCHOOL DISTRICT WILL COORDINATE AND INVESTIGATE CREATING A SCHOOL ZONE IN THIS AREA TO HELP SLOW TRAFFIC AND INCREASE SAFETY. SEE NOTE #15 ON THE COVER SHEET REGARDING PEDESTRIAN CROSSING DESIGN.**

5. Are community bus stops considered? If there are community areas for mailboxes, it may be good to have dedicated school bus stops set up in those spaces to avoid private property being used. Covered shelter community bus stops would be ideal.
RESPONSE: COMMUNITY BASE STOPS HAVE NOT BEEN PROVIDED. FINAL BUST STOP LOCATIONS TO BE DETERMINED BY THE SCHOOL DISTRICT.
6. Sidewalks depicted in the preliminary plat appear adequate along Kane and Link to accommodate walking high schoolers. **NOTED, NO ACTION NEEDED**

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

Planning Division

Planning has no comments at this time. **NOTED, NO ACTION NEEDED**

Engineering Division

1. Provide a copy of the traffic impact study. The public roads in the immediate vicinity are owned/maintained by the City of Fountain.

SEE RESPONSE TO COMMENTS ON ATTACHED EPC COMMENT LETTER.

2. Provide a copy of the drainage report for review. Based on the preliminary utility, the detention pond outfall across Link Road into a private property within the County. Additionally, runoff east of the development is routed around the proposed development and outfalls at the same location. Drainage report shall provide analysis of the offsite channel for hydraulic adequacy and provide conclusion/recommendation.

SEE RESPONSE TO COMMENTS ON ATTACHED EPC COMMENT LETTER.

County Engineer

The staff comment regarding the roads may need to be clarified as the fourth leg of the intersection at Link and Kane is owned and maintained by EPC and Kane and REA in the immediate area is owned and maintained by EPC, however as appropriate the traffic report has been requested for review. FYSA, this area has had significant drainage issues which have impacted both public and private infrastructure and as appropriate the drainage report has been requested for review.

SEE RESPONSE TO COMMENTS ON ATTACHED EPC COMMENT LETTER.

FOUNTAIN MUTUAL IRRIGATION COMPANY (FMIC)

This letter is being submitted on behalf of Fountain Mutual Irrigation Co. (FMIC) with respect to the referenced project. We received the submittal package from your office and copies of the referenced Preliminary Plan for this development project on March 20, 2020 and offer the following comments pertaining to our review of this project.

This project is generally located on the north side of Kane Road, east of Link Road and is comprised of approximately 58.9 acres of land. The project will be developed into residential lots.

The natural slope of this site is from east to west with some of the on-site storm water being discharged into the existing detention pond located at the southwest corner of this site while the conveyance of both off-site and on-site storm water will be discharged into proposed storm water drainage pipes that will be discharged under Link Road.

The existing FMIC canal system lies approximately one mile to the east of this proposed development project and is still very active providing irrigation water to their shareholders in this

area. Existing seepage and tailwater from this ditch system and its' lateral ditches has historically impacted lands that lie below the FMIC ditch system. The FMIC canal system typically provides irrigation water to this section of its' canal system beginning in April of every year and can have anywhere between one (1) to three (3) irrigation runs throughout the summer months.

FMIC has previously reviewed and submitted comments to the City of Fountain for Preliminary and Final plats and Preliminary Drainage Plans for this property for many years and provided similar if not exact comments to this issue referencing the FMIC ditch location, ditch seepage, and the ditch tailwater issue.

FMIC has met with Matrix Design Group personnel to discuss our concerns addressing the tailwater issue with respect to this project. Matrix has addressed FMIC's concerns with their proposed drainage improvements for this project as outlined in their Drainage Report dated March 2020.

FMIC takes no further exception to the proposed Aspen Ranch Preliminary Plan. Once again we appreciate the opportunity to review these projects within the City of Fountain that affect the FMIC ditch system. Please feel free to contact this office if you should have any questions pertaining to this information.

NOTED, NO ACTION NEEDED

MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA)

This area is outside the MVEA certificated service area, however MVEA currently has existing facilities near and in this area. Information concerning any connection requirements or relocation of facilities can be obtained by contacting the Engineering Department of MVEA.

MVEA currently has overhead electric lines along the west boundaries of this project and will require recorded easements to relocate the facilities outside any additional Right of Ways along Link Road. MVEA also request that this easement to be overlaid by a subdivision tract (such as Tract A) so that MVEA will not be in the back yards of the Town of Fountain residents. The relocation of MVEA facilities will be at the expense of the requester.

RESPONSE: EXISTING MVEA EASEMENT ALONG LINK RD TO REMAIN AS SHOWN.

FOUNTAIN SANITATION DISTRICT

Preliminary Plat – Prepared by Matrix

Sheet 17 of 22 – Preliminary Utility Plan (General Comments)

All manholes must be 5' in dia. for connections of 1-2 lines, and 6' in dia. for 3-4 lines connections. **RESPONSE: NOTED, REVISED AS REQUIRED.**

1. Label san. swr. as private or Public **ADDRESSED: ALL SAN. PIPES ARE CALLED OUT APPROPRIATELY**
2. Label san. swr. as existing or proposed **ADDRESSED: ALL SAN. PIPES ARE CALLED OUT APPROPRIATELY**
3. All proposed san. swr. lines need a drivable surface that meets AASHTO H-20 loading **RESPONSE: NOTED, WILL BE INCLUDED WITH FUTURE CD SUBMITTALS.**
4. Add a sheet index map to each page. **ADDRESSED: ALL SHEETS HAVE SHEET INDECES NOW**

5. Why an 8” dia. pipe in Crescent Moon Street? What are the future flows in that area?
RESPONSE: PER DISCUSSION WITH FSD ON 5/12 THE SANITARY PIPE SHALL REMAIN AS SHOWN TO CAPTURE FUTURE FLOWS.

Sheet 1 of 1 – Preliminary Landscape Plan (General Comments)

1. All trees need to be 10-feet away from sanitary sewer line **ADDRESSED: ALL TREES REVIEWED AND RELOCATED AS NECESSARY.**

EL PASO COUNTY SOIL CONSERVATION

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the El Paso County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

A continued maintenance plan should be submitted prior to approval that shows frequency checked, how often cleaned, and who's the responsible party for the short- and long-term maintenance of the detention pond.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

The district recommends that you utilize a phased grading plan to minimize the land area disturbed by grading at one time to 15 acres or less and seed native grasses.

The district recommends disturbed land be mulched or revegetated within 45 days of disturbance.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The El Paso County CD board strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Your plan mentioned using a native seed mix but you did not provide the actual seed mix or the seeding rates. We recommend you seed the attached native seed mix and rates that was developed by a NRCS Rangeland Management Specialist.

RESPONSE: NOTED, NOXIOUS WEED PLAN TO BE PROVIDED AS REQUIRED WITH FUTURE CONSTRUCTION DOCUMENTS.

CITY ENGINEER

The City of Fountain Engineering Department reviews plans and reports to ensure general conformance with the adopted standards and criteria. The engineering consultant is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted criteria the City of Colorado Springs Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any

modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Department comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

Preliminary Plat

1. Add the subdivision name. **RESPONSE: ASPEN RANCH WILL BE THE SUBDIVISION NAME. FINAL PLAT MAY INCLUDE MORE THAN ONE FILING AND WILL BE NAMED APPROPRIATELY.**
2. Add street names to the vicinity map. **ADDRESSED: STREET NAMES ADDED TO VICINITY MAP.**
3. Add a note stating that the parcels are subject to a Private Detention Basin Maintenance and Easement Agreement. **ADDRESSED: SEE GENERAL NOTE #17 ON CS01**
4. Add the following note to the plan "Public and private drainage easements shall be maintained by the individual lot owners unless otherwise indicated on the plat. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements." **ADDRESSED: SEE GENERAL NOTE #18 ON CS01**
5. Add a note stating "Drainage through and around the property is the responsibility of the property owner". **ADDRESSED: SEE GENERAL NOTE #19 ON CS01**
6. Add Plat Note: Drainage easements as specifically noted on the plat shall be maintained by the individual lot owners, HOA or the metropolitan district unless otherwise indicated. **ADDRESSED: SEE GENERAL NOTE #20 ON CS01**
7. Reference the Subdivision Improvement Agreement (SIA) in the notes. **ADDRESSED: SEE GENERAL NOTE #21 ON CS01**
8. Label the curb return radii at each intersection. **ADDRESSED: ADDED GENERAL RADII NOTE WITHIN LEGEND OR ON PLAN AS NEEDED.**
9. Label the flowline to flowline dimensions. **ADDRESSED: LABELED FL-FL AS REQUESTED.**
10. Adjust the ROW of the lot opposite all knuckles to ensure adequate sight distance is accounted for. **ADDRESSED: SIGHT TRIANGLES ADDED AT ALL KNUCKLES. NO CHANGE IN ROW, SIGHT DISTANCE EASEMENTS WILL BE PROVIDED AS NECESSARY TO ENSURE ADEQUATE SIGHT DISTANCE.**

Sub-Surface Soils Report

SEE RESPONSE TO COMMENTS PROVIDED BY RMG ENG. ON THE SOILS REPORT COMMENTS. ALSO SEE DRAINAGE REPORT RESPONSE TO COMMENTS.

1. Groundwater concern at the southeast corner of the project by the adjacent homeowners must be addressed. Matrix Design Group and City staff was instructed by City Council to address this specific issue as a condition of approval. Mitigation of surface and groundwater must be provided in this report at this time.
2. Groundwater movement must be studied in this report from a geological formation assessment standpoint. There have been considerable issues around the City of Fountain with groundwater being present along areas of existing ditches which have compromised roadway pavement and building foundations.
3. There is a "small detention pond" referenced in the report. Unless this has an outlet structure, it is to be considered a retention pond. Please revise accordingly if needed. Also, mitigation of this area of the site must be addressed (see comments 1 and 2 above).

4. The City of Fountain has experienced groundwater issues in areas of passive underdrain placement. All streets in the development must have active systems.
5. Address the longitudinal slope of swales between the homes by either stating the minimum slope or referencing the International Residential Code (IRC).
6. On the map, show the right-of-way/property lines per the Matrix Design Group plat and include street names.

The following agencies have not provided comments as of the date of this letter. If comments are received, they will be forwarded to you for review and approval.

Black Hills Energy

CenturyLink

Comcast

Remuda Ridge Metro District

This concludes the review comments on the drawings and documents for the above project. Should you have any questions, please feel free to contact me at (719) 322-2015.

Sincerely,

Kristy Martinez, AICP
Planning Supervisor

CC: File