

Agency Review Comments

Project

Project Name

Rolling Hills PUDSP

Applicant

N.E.S. Inc.

EA Number

EA193

File Number

PUDSP199

Project Manager

Nina Ruiz (NinaRuiz@elpasoco.com)

(719) 520-6313

Status

Active

Created

1/28/2019 1:08:54 PM

Review Comments (31)

Agency	Comment	Date
EPC Health Department		NES RESPONSE: 1. Comments Acknowledged
Colorado Division of Water Resources		NES RESPONSE: 1. Comments and finding for sufficiency acknowledged
Colorado Parks and Wildlife		NES RESPONSE: 1. Comments acknowledged. Additional seeding and reclamation notes acknowledged for all disturbed areas. 2. As noted in the Project Statement U.S.Fish and Wildlife was contacted early on in the process to address the entire sites threatened species habitats. Any needed preservation areas we located, identified and reserved early on in the Sketch Plan Process. 3. Natural Features Report updated to address previously improved drainage and open-space areas.
PCD Project Manager	Deviation	1/28/2019 NES RESPONSE: 1. Appropriate Deviations supplied and revised as needed.
PCD Project Manager	Drainage	NES RESPONSE: 1. Comments Acknowledged and appropriate responses provided.

PCD Project Manager	TIS	NES RESPONSE: 1. Comments Acknowledged and appropriate responses and revisions provided.
PCD Project Manager	SWMP Checklist	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	SWMP	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	PUD	NES RESPONSE: 1. Comments Acknowledged and appropriate responses and revisions provided.
PCD Project Manager	LOI	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	PBMP Form	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	Landscape Redline	NES RESPONSE: 1. Comments Acknowledged and appropriate responses and revisions provided.
PCD Project Manager	FAS Redline	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	GEC	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	GEC Checklist	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.
PCD Project Manager	Geo Hazard Redlines	NES RESPONSE: 1. Comments Acknowledged and appropriate revisions provided.

PCD
Engineering
Division

Review 1 comments:

- Geotech Report
- GEC Checklist
- GEC
- Financial Assurance Estimate
- Landscape Plan
- PBMP Applicability Form
- Letter of Intent
- PUD/Preliminary Plan
- SWMP
- SWMP Checklist
- TIS
- Drainage Report
- Deviation Request

Reviewed by:
Gilbert LaForce, PE
gilbertlaforce@elpasoco.com

NES RESPONSE:
1. Comments Acknowledged
and appropriate responses
and revisions provided.

PCD Project
Manager

1. Each application should be individual. Please select only PUDSP as the application type.
2. The mineral right certification states the rights were severed, but no notice was included. Please attach.
3. The acreage is inconsistent from document to document so several items will be opened up to allow you to revise throughout.
4. Several items have been opened up to allow the PCD File No. PUDSP199 to be added to each document.

Additional redlines and comments will be uploaded upon completion of the PCD engineering division review.

NES RESPONSE:
1. Application revised to
remove Final Plat as that is
separate application.
2. Attached.
3. Acreage corrected.
4. Acknowledged and revised.

<p>Pikes Peak Regional Building Department</p>	<p>1. Provide a large scale copy for the entire project on one sheet. Enumerations does not have time to type the project together so that the addresses are legible.</p> <p>2. Street names; Monument Vista Dr., Bluffpoint Dr., Coastal Hills Ln., Rolling Ranch Dr., Foggy Meadows Dr., Overlook Bluff Ln., Morning Ridge Ln., Savannah Falls Ct., New Ranch Ln., Woods Grove Dr., Morning Hills Dr., Foggy Bend Ln., Crooked Hill Dr., Crooked Bluff Dr. are not approved for these filings. An email from El Paso/Teller County 9-1-1 is required to be emailed to this department for the plat. Amy@pprbd.org</p> <p>3. Parcel 42000-00-407 should not be presumed to be N Meridian Ranch Road. Labeled as so in the El Paso County Assessor's database. Will Sunrise Ridge Road extend north in this location? Standard comments: STANDARD ENUMERATIONS COMMENTS-DEVELOPMENT PLAN:</p> <p>1. For assignment of addressing for lots and tracts, place (xxx) where they are intended to be utilized. Lot marker placement to be front door.</p> <p>2. Provide a 100 scale copy or larger of the entire APPROVED development to this department so that addressing can be assigned. Once received, the DP will be placed on a list to be addressed.</p>	<p>NES RESPONSE: 1. Large scale copy to be provided at time of addressing with Plat Recordation. 2. Street names as noted below have been previously approved. 3.</p>
<p>El Paso County Conservation Dist</p>		<p>NES RESPONSE: Comments acknowledged and mitigation of noxious weeds to further evaluated and addressed with each grading effort.</p>
<p>El Paso County Conservation Dist</p>		<p>NES RESPONSE: Comments acknowledged and fees understood. Future PLA to be provided to parks for approvals.</p>
<p>Parks Advisory Board</p>	<p>El Paso County Community Services / Parks Final Comments - Please See Attached Documents (PAB Endorsed 11/13/2019)</p>	
<p>County Attorney - Development Review</p>	<p>No comments from County Attorney's Office - development review at this time.</p>	<p>11/21/2019 11:17:57 AM</p>
<p>Mountain View Electric Association, Inc.</p>		<p>11/21/2019 9:18:30 AM</p>

Colorado
Geological
Survey

The Rolling Hills Ranch site (38.9881, -104.582) does not contain any geologic hazards or unusual geotechnical constraints that would preclude the proposed residential use and density. The available referral documents include a Soil, Geology and Geologic Hazard Evaluation, Meridian Ranch - Rolling Hills Ranch, Filings 1 through 4 (Entech Engineering, Inc., September 20, 2019) and a Subsurface Soil Investigation, Meridian Ranch - Rolling Hills Ranch (Entech Engineering, Inc., July 15, 2019). Entech's reports contain valid descriptions of surface and subsurface conditions, and the Subsurface Soil Investigation makes appropriate preliminary recommendations regarding site development.

NES RESPONSE:
Comments acknowledged and understood that additional investigation after overlot grading may be needed.

Shallow groundwater and basement feasibility: Entech observed groundwater in approximately 13 borings at depths which, after planned grading cuts (based on Table 2 in both of Entech's reports), preclude full depth basement construction unless mitigation is implemented. Mitigation may consist of an underdrain system (if discharge via a gravity outfall is feasible), garden-level basement construction, etc. Subsurface water was observed at five feet or less below the ground surface (after proposed cuts) in the areas surrounding Entech's borings TB-21, TB-24, and TB-33. In the area corresponding to the southern portion of proposed Tract G behind proposed Lots 436-448, cuts are proposed which appear to result in water at or above the ground surface.

It is outside the scope of CGS review to conduct a detailed evaluation of proposed grading and observed water levels to determine whether the minimum required separation distance of three feet between lowermost floor levels and shallowest anticipated water levels can be maintained. Entech or the project engineer should evaluate this, based on planned basement floor elevations and observed water levels. Individual foundation perimeter drains are needed if below-grade space is determined to be feasible, but are intended to handle small amounts of intermittent, perched water, and are not to be used to mitigate a persistent shallow groundwater condition.

Entech should verify the accuracy of the shallow groundwater areas identified on Figure 6, Engineering Geology Map, of their Soil, Geology, and Geologic Hazard Evaluation (September 20, 2019). Shallow groundwater was observed in borings not included in Entech's mapped "psw" and "sw" areas.

General Note 15 on Sheet 1 of the PUD Development Plan / Preliminary Plan (N.E.S. Inc., October 19, 2019), Geologic Hazards Note, lists "artificial fill, loose soils and expansive soils" as geologic conditions

impacting areas of the proposed subdivision. Shallow groundwater should be added to this list.

CGS agrees with Entech that additional investigation, characterization, and analysis should be conducted after completion of overlot grading for use in determining basement feasibility and design of foundations, subsurface drainage, pavements, etc.

NES RESPONSE:
Comments acknowledged and understood that additional investigation after overlot grading may be needed.

Upper Black Squirrel Creek GWMD	The UBSCGWMD does not have any comments at this time.	NES RESPONSE: Comments acknowledged.
EPC Parks Department	El Paso County Community Services / Parks Preliminary Comments - Please See Attached Documents (To be presented to the Park Advisory Board for endorsement on 11/13/2019)	NES RESPONSE: Comments acknowledged.
EPC Environmental Services		NES RESPONSE: Comments and approvals acknowledged AIM
911 Authority - El Paso/Teller County	Most street names previously approved. There are some changes to the approved street names on this documentation, please see attached. Thank you Justin	NES RESPONSE: Comments acknowledged and designations revised as noted.
EPC County Attorney's Office	The County Attorney's Office will provide it's review of water supply once a letter of sufficiency is received from the State Engineer's Office. Edi Anderson 11/1/19	NES RESPONSE: Acknowledged. AIM
RBD Floodplain	100 year floodplain should be shown on final plat with note similar to "ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN"	NES RESPONSE: Note added. AIM