

Review Project

Project

Project Name	Cottages at Mesa Ridge Subdivision
File Prefix	SF - Final Plat
Year	2022
Applicant	HR Green pstuepfert@hrgreen.com (pstuepfert@hrgreen.com)
Owner	Goodwin Knight and CSJ NO 1 LLC same 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920 dmorrison@GoodwinKnight.com
Description	(719) 598-5192 Final Plat to legalize existing parcel to create a single lot with multiple tracts for private roads for public access, detention, park land
Location	
Parcels	5529100006
Comment	PUD in concurrent review for manufactured home cottage rental community
Project Area	12.93 acres
Zone	RS-6000
EA Number	EA2054
File Number	SF2214
Project Manager	Kari Parsons (kariparsons@elpasoco.com) (719) 520-6306

Request for Comments

Agency	Fountain Mutual Irrigation Company
Comment	Please review all required documents, and add any review comments
Due Date	5/3/2022

Review Documents

Document	Comment
Application/Petition Form	

Construction Drawings (Plans/Profiles)

Drainage Report - Final

Final Plat Drawings

Soils & Geology Report

Grading & Erosion Control Plan

Landscape Plan drawings

Legal Description (MS WORD Version required)

Letter of Intent

Natural Features Report

Noise Study

Subdivision Summary Sheet

Title Commitment (Current within 30 days of submittal)

Traffic Impact Study

Vicinity/Location Map

Water Supply Information Summary

Storm Water Management Plan (SWMP)

Review Comments

Comment	Date
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FMIC provided comments for the initial submittal of this project back on 9/16/21 and have a few additional comments relating to additional design plans and final plat affecting the canal system. The final plat depicts the FMIC canal located within both a deeded 80' right-of-way (ROW) and recorded easement. This project will extend the existing 66" diameter RCP pipe located within the 80' ROW into the existing easement and tie into the existing concrete lined canal prior to crossing beneath the existing concrete culvert at Powers Blvd. FMIC has no issues with the proposed design plans for this proposed extension of the 66" diameter pipe except for the proposed landscape plans that are depicting a couple of large trees to be installed within the existing FMIC easement close to this proposed 66" diameter pipe. Please remove these two trees from the landscape plan due to future maintenance activities within this easement area. In addition, please add locking rings and covers to the proposed manholes to prevent any vandalize or unlawful entry into these manholes as well bring all manholes to finish grade once project is complete.

5/2/2022

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AM

In addition, a portion of the FMIC ROW is to be utilized for emergency fire/secondary access for this project. This access roadway will be maintained by the Metro District/HOA for the development project and not available for general public access. The extension of Landover Lane will be permitted across the FMIC ROW into this proposed development project as well as the extension of public utilities across this ROW to serve this project. FMIC takes no further exception to this project at this time.

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Trees moved to east side of easement to avoid conflict with futute maintenance activity.

Locking rims specified

Noted in Draft Agreement