

## Petra Rangel

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**From:** CHofFHD <choffalconhighlandsdev@gmail.com>  
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**To:** PCD Hearings  
**Subject:** PUDSP225 Opposition Cristina Welch

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Name: Cristina Welch  
Phone: 719-761-0729  
Project File Number: PUDSP225

Participating: In-Person

I would like to make a statement in opposition of the proposed PUDSP225.

Planning comments on the first page of a draft version of the Falcon Highlands South PUD from earlier this summer stated "Add a note that an underdrain system will be provided and maintained by the FHMD and/or basement limitation lots." It was also specified in the notes that *the note had been added*. (See: Draft-PUSP225-Comments.pdf in EDARP File)

Upon comparing this draft to the current version of PUDSP225 - it would appear that the portion of the note specifying FHMD's maintenance responsibility for the underdrain was disregarded.

It should be noted, that portions of the mainline of the undedrain system have already been installed parallel the existing sanitary sewer lines in PUDSP225. This infrastructure interconnects with two existing systems in the neighboring Falcon Highlands Filing 2; and it was originally designed to "daylight" / drain both systems to the detention ponds on the south side of PUDSP225.

As required by engineers, the existing underdrain systems in the PUDSP225 are constructed from slotted pipe. Because the pipe is slotted, it works as a subdrain in the sanitary sewer trench and provides a stabilizing benefit to the existing sewer lines.

The comment displayed earlier this summer stating that "Add a note that an underdrain system will be provided and maintained by the FHMD" should not have been dismissed as an "and/or" requirement.

Regardless of whether or not basements are constructed in PUDSP225, the existing underdrain system was designed to serve a purpose in the Sanitary Sewer trench, and it provides a pathway through which the connected systems in Falcon Highlands Filing 2 were intended to drain. Over 200 neighboring homes in Falcon Highlands Filing 2 currently depend on this system, and it is imperative that it be accessible and properly maintained through the PUDSP225 so that it can function properly in the future.

In conclusion, the FHMD Maintenance responsibilities for the underdrain system within the PUD need to be clearly specified regardless of whether or not anyone plans to build basements in the future.

Failure to do so at this stage is guaranteed to result in unnecessary confusion in the future, and will likely put the health and safety of the neighboring community and the future development at risk (as is currently the case in Falcon Highlands Filing 1; where maintenance responsibilities for a separate system were not clearly defined).

Please consider that there needs to be a condition of approval that requires the applicant to clearly specify who will be responsible for the MAINTENANCE of all of the underdrains systems in the Falcon Highlands South PUD; that the proper easements need to be granted for maintenance access; and that this maintenance responsibility should be clearly stated without exception or room for confusion.

Thank you,  
Cristina Welch



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