

Agency Review Comments

Project

Project Name

Falcon Highlands Fil 3 PUDSP

Applicant

Matrix Design Group, Inc.

EA Number

EA2116

File Number

PUDSP225

Project Manager

Ryan Howser (ryanhowser@elpasoco.com)

(719) 520-6049

Status

Active

Created

2/12/2021 9:56:21 AM

Review Comments (38)

Agency	Comment		Date
PCD Project Manager	Wildlife report comments	Updated PDF Submitted and responses provided	7/15/2022 4:12:57 PM
PCD Project Manager	Water summary comments	Updated PDF Submitted (waiting on responses)	7/15/2022 4:12:40 PM
PCD Project Manager	Water comments	Updated PDF Submitted (waiting on responses)	7/15/2022 4:12:21 PM
PCD Project Manager	Wastewater comments	Updated PDF Submitted (waiting on responses)	7/15/2022 4:11:59 PM

PCD Project Manager	Soils & Geology comments	(waiting on report and responses)	7/15/2022 4:11:39 PM
PCD Project Manager	PUD/SP plan markup summary	Responses provided on plan mark-up	7/15/2022 4:11:11 PM
PCD Project Manager	PUD/SP plan comments (includes PCD Planning and PCD Engineering)	Updated PDF Submitted and responses provided	7/15/2022 4:10:10 PM
PCD Project Manager	LOI comments (includes PCD Planning and PCD Engineering)	Updated PDF Submitted and responses provided	7/15/2022 4:09:32 PM
PCD Project Manager	Impact Identification Statement comments	Updated PDF Submitted and responses provided	7/15/2022 4:09:05 PM
PCD Engineering Division	(GEC redlines summary)		7/15/2022 3:48:41 PM
PCD Engineering Division	(GEC redlines)		7/15/2022 3:48:14 PM
PCD Engineering Division	(PDR redlines summary)		7/15/2022 3:47:43 PM
PCD Engineering Division	(PDR redlines)		7/15/2022 3:47:06 PM
EPC Stormwater Review	PBMP_v1		7/15/2022 3:21:03 PM
EPC Stormwater Review	SWMP Checklist_v1		7/15/2022 3:20:43 PM

EPC Stormwater Review	ESQCP_v1		7/15/2022 3:20:12 PM
EPC Stormwater Review	GEC Checklist_v1		7/15/2022 3:19:35 PM
EPC Stormwater Review	<p>Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> - Drainage Report...(to be uploaded by PM with PCD comments) - GEC Plan.....(to be uploaded by PM with PCD comments) - GEC Checklist - ESQCP - SWMP Checklist - PBMP Applicability Form <p>Due to the volume or complexity of the comments provided, these comments are cursory in nature and EPC Stormwater reserves the right to make additional comments. Additional detailed comments will be provided upon receipt of complete information/plans and resolution of the major issues. Please feel free to call if you have any questions regarding this review.</p> <p>Reviewed by: Christina Prete, P.E. Stormwater Engineer III christinaprete@elpasoco.com</p>		7/15/2022 3:19:03 PM
PCD Project Manager	Due to the quantity of comments and the nature of comments, there may be additional comments provided with the subsequent review.		7/15/2022 3:09:37 PM
PCD Project Manager	General comment throughout (related to multiple documents): the phasing does not meet our naming conventions in Chapter 7 of the Code. I would recommend to rename the PUDSP as Falcon Highlands Phase 3 or Falcon Highlands South or something like that and restart numbering for the final plat filings. If the intent is to submit one single filing final plat for this area as Filing No. 3, then it is fine to keep the name of the PUDSP as Filing 3 but then we would just have one final plat filing and it is not clear why phasing delineation is necessary.		Project Name has been updated to Falcon Highlands South
PCD Engineering Division	(TIS redlines)	Updated PDF Submitted and responses provided	7/12/2022 11:40:33 AM
PCD Engineering Division	(USACE wetland permit)		7/11/2022 6:50:48 PM

PCD Engineering Division	(Wetland mitigation plan)	7/11/2022 6:49:57 PM
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PCD Engineering Division	(pages from Bent Grass Residential 2 FDR) https://epcdevplanreview.com/Public/ProjectDetails/149210	7/11/2022 6:49:02 PM
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PCD Engineering Division	See comment memo (link at left) and redlines. The following items need to be submitted or revised and resubmitted: 1. PUD/Preliminary Plan 2. TIS 3. PDR 4. GEC 5. FAE 6. PBMP Applicability Form 7. Responses to comment letter and redlines/summaries Also needed when available: - Proof of wetland mitigation permit conditions being met or waived by USACE. -- Jeff Rice - 719-520-7877	7/11/2022 6:47:46 PM
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Colorado Parks and Wildlife		6/30/2022 11:43:39 AM
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Falcon Highlands Metro	Falcon Highlands Metropolitan District has no objections to the proposed PUDSP. Please refer to the water resources and wastewater disposal reports for pertinent information related to final platting and buildout of this proposed land use.	6/29/2022 3:11:23 PM
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Colorado
Geological
Survey

CGS concurs with the applicants' consultants that the Falcon Highlands Filing 3 site (38.929, -104.6199) does not contain geologic hazards or unusual geotechnical constraints due to the geology that would preclude the proposed residential use and density. The more significant geologic constraints are expansive/compressive soils and shallow groundwater.

6/29/2022
2:00:18
PM

The Geology and Soils Note on the Development plan differs from the recommendations of RMG. The note states, "Exterior, perimeter foundation drains shall be installed around below-grade habitable or storage spaces." CGS recommends that this note be expanded to summarize RMG's recommendations on p.14 "In areas where basements are proposed, an underdrain placed at the bottom of sanitary sewer trenches within drive lanes may help reduce the impact of groundwater on basement suitability." And that "basement construction should be restricted except where one of the following conditions apply:

Underdrains are installed at the bottom of sanitary sewer trenches within drive lanes;

A year-long groundwater monitoring study has been undertaken, and the results indicate that groundwater is sufficiently deep to allow basement construction;

The proposed site grading will result in at least 14 feet of separation between the proposed ground surface and the groundwater elevation."

RMG states on p. 14, "If groundwater is encountered at the time of the site-specific subsurface soil investigations within 4 to 6 feet of the proposed basement slab elevation, an underslab drain would be considered in conjunction with the perimeter drain."

We agree with using an underslab drain should water be expected within 4 to 6 feet of the proposed basement slab elevation. However, site-specific subsurface soil investigations only provide a "snap-shot" of water levels. Groundwater measurements at the time of drilling, or even several weeks later, do not provide the necessary data to determine groundwater fluctuations. Discussion in the report should include the expected seasonal groundwater variation as part of the geologic description of the site. Monitoring groundwater levels through a complete spring-summer-fall-winter cycle remain the most reliable way to estimate from data the extent of seasonal fluctuations at a site.

Submitted 6/29/2022 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey: jlovekin@mines.edu

Pikes Peak Regional Building Department	<p>1. Standard DP comments that apply:</p> <p>a. For assignment of addressing for lots and tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door.</p> <p>b. Provide a 100 scale copy or larger of the entire APPROVED development plan (d.p.) to this department so that addressing can be assigned. Once received, the development plan will be placed on a list to be addressed. Development plans that are not yet approved may be addressed, however additional plan review fees will accrue if changes are made to the D.P. after initial addressing. Please provide the site plans without the contours.</p> <p>c. An email from El Paso-Teller County 9-1-1 Authority reserving the street names is required to be emailed to the Enumerations department. We do not have a current list. Amy Vanderbeek Amy@pprbd.org;</p> <p>d. If underground service is needed prior to plat, submit a Utilities Addressing Plan (UAP), to Colorado Springs Utilities via the related link at https://www.csu.org/Pages/mapping.aspx For more information contact: Karen Carlton KCARLTON@CSU.ORG. Does CSU provide gas in this area?</p> <p>2. On page 10 add the street names ALMUR TRAIL & APLOMADO TRAIL to this sheet.</p>	6/28/2022 8:02:41 AM
<p>Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org</p>		
Colorado State Forest Service	<p>The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.</p>	6/27/2022 Noted AM
EPC Parks Department	<p>See preliminary Parks comments attached.</p>	<p>Trail is being rerouted to avoid the floodplain concerns</p> <p>6/24/2022 10:27:47 AM</p>
EPC Environmental Services		6/21/2022 10:53:56 AM
County Attorney - Development Review	<p>Please provide a Detention Maintenance Agreement for review if needed.</p>	6/14/2022 2:15:02 PM

Woodmen Road Metro	This proposed project is located within the Woodmen Road Metropolitan District boundaries. The District assess' platting and building permit fees for new development within the District Boundaries, the District also assess' a mill levy on property within the District Boundaries.	6/14/2022 1:58:28 PM
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The fees for this year are as follows:

Platting Fees:

Commercial- \$1540/ACRE

Residential- \$385.00/LOT

Noted

911 Authority - El Paso/Teller County	Streetnames previously approved. Please note: There are a couple of inconsistencies on the plan drawings submitted. - Lanner Ln is incorrectly labeled as Lanner Rod on Pg 5 and Pg 24 - Pg 20 still depicts Pied Harrier Loop instead of Birch Hollow Way looping through.	6/13/2022 8:50:30 AM
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Corrected

Thank you
Justin

Colorado Springs Utilities, Dev, Svc.(includes water resources)	Contact Springs Utilities' field engineering department for any question regarding gas. 719-668-4985 Approval can be recommended. Corey Masoumi - Utilities development Services cmasoumi@csu.org	6/9/2022 1:11:02 PM
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County Attorney - Water	County Attorney's Office will provide review of water sufficiency following receipt of findings from the Colorado Division of Water Resources. Thank you.	6/9/2022 8:23:28 AM
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RBD Floodplain	lots 309,310, and 311 are shown within the floodplain. These will need to be removed from the floodplain prior to platting or removed as buildable lot's and combined into Tract J	6/8/2022 9:13:22 AM
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Lots have been removed