

## Review Comments (87)

## GALLOWAY RESPONSE TO COMMENTS

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Link	Agency	Comment	Date
<a href="#">View</a>	PCD Project Manager	Traffic Study Comments	4/17/2024 8:09:13 AM
<a href="#">View</a>	PCD Project Manager	Drainage Report Comments	4/17/2024 8:08:50 AM
	PCD Project Manager	The sidewalk exhibit attached to the FAEs is not complete. It only has one street identified in the filing.	4/17/2024 8:03:06 AM
<a href="#">View</a>	PCD Project Manager	Plat review 3 didn't address many comments from review 1 and 2	4/17/2024 7:56:02 AM
<a href="#">View</a>	PCD Project Manager	Grading Plan Review 3	4/17/2024 7:50:15 AM
<a href="#">View</a>	PCD Project Manager	LOI (same comment as review 2)	4/17/2024 7:47:25 AM
	PCD Engineering Division	Review 3 comments on the following documents will be uploaded by the project manager: -Final Plat -Final Drainage Report -GEC plan -TIS (minor comment)	4/16/2024 5:23:14 PM
	Colorado Geological Survey	reviewed by: Daniel Torres danieltorres@elpasoco.com A soil and geology study specific to Filing 4 has not been provided to date. CGS's previous comments, dated 8/4/2022 and 10/28/2022, remain valid, specifically regarding shallow groundwater and basement feasibility. Submitted 4/15/2024 by Amy Crandall, Engineering Geologist, Colorado Geological Survey	4/15/2024 12:15:56 PM
	Woodmen Hills Metro	No addition comments	4/15/2024 11:35:27 AM
<a href="#">View</a>	Falcon Fire Protection District		4/11/2024 1:22:17 PM
	Mountain View Electric Association, Inc.	See comment letter dated August 4, 2022. All easements are approved as shown on the plat dated 3/15/24.	4/10/2024 12:03:53 PM

[View](#) Parks Advisory Board

El Paso County Parks and Community Services Staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Meadows at Bent Grass Filing No. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) label the aforementioned trail easement "El Paso County Public Trail Easement" on the final plat drawing and include a designation note (3) require fees in lieu of land dedication for regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310 will be required at time of the recording of the final plat(s).

4/10/2024  
7:59:37  
AM

[View](#) EPC Parks Department

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4/10/2024  
7:57:39  
AM

Pikes Peak Regional Building Department

1. As stated in my last review lots 37-29 are addressed from Jayla Trail, now these lots are renumbered as lots 45-47. Lots 45-47 are addressed from Jayla Trail. Please add the street name Jayla Trail to the plat. You can gray it out, if does not need to be bold, since this street was a part of another filing. But it should be clear what street these lots are addressed from.

2. Lots add to this filing, 30-36, and an additional lot on Lemon Grass Road. Addressing will need to shift on this sheet from how it was originally assigned. There will be an additional readdressing fee applied at the time of the review of the mylar. Plat fee and readdressing fee due.

3. Are addresses needed for tracts A, B, H & I ? If so, place the addressing marker, (xxx) where you intend on using the address. Once new addressing is received, the addressing will need to be added to the plat.

4/3/2024  
2:50:48  
PM

4. Standard Final Plat comments: Fees- Plat fees will now be for 47 lots and 5 tracts (C-1, D-1, E-1, F-1, G-1).

a. Enumerations will review the pre-plat (mylar) prior to plat for address placement, street names, and title block.

b. A \$10.00 per lot and tract platting fee will be due at the time of the review of the pre-plat, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD.

Paid directly to the Enumerations Department. As of December 5th 2023, the fee for all credit/debit cards has changed from the flat 2.95% fee to the following: Over the phone Credit/Debit Card payments will be 2.3% and In-Person Debit Card payments will be 1.5% (in-person only).

c. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Please email the Enumerations staff member that reviewed your project. Amy@pprbd.org; Brent@pprbd.org; or BeckyA@pprbd.org

d. Pre-plat reviews can be reviewed via “pdf” or in-person. The pre-plat will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations stamping the pre-plat and receiving payment of plat fees. If any pre-plat changes occur, even if changes do not apply to Enumerations, we still need to re-stamp the pre-plat. The Enumerations stamped pre-plat copy should match the recorded document minus a few signatures. If you would like an in-person review, please make an appointment on our website, <https://www.pprbd.org/Home/BookAppt>

Amy Vanderbeek  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2930 E: Amy@pprbd.org

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.

	The fees for this year are as follows:	4/3/2024
Bent Grass Metro	Platting Fees:	9:29:42
	a. Commercial: \$1540/acre	AM
	b. Residential: \$385.00/lot	

Building Permit Fees:  
Residential:  
1. Single Family- \$550/UNIT  
2. Multi Family- \$385/UNIT

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Woodmen Road Metro		9:26:25
		AM

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Platting Fees:

- a. Commercial: \$1540/acre
- b. Residential: \$385.00/lot

Building Permit Fees:

Residential:

- 1. Single Family- \$550/UNIT
- 2. Multi Family- \$385/UNIT

County Attorney - Development Review	For SIA, update County signature block and insert bond company and amount of bond.	4/2/2024 1:17:35 PM
<a href="#">View</a>	Colorado Division of Water Resources	4/1/2024 3:26:45 PM
RBD Floodplain	no further comment	4/1/2024 10:38:27 AM
<a href="#">View</a>	EPC Environmental Services	3/28/2024 10:56:29 AM
Colorado Springs Utilities, Dev, Svc.(includes water resources)	For natural gas service contact CSU Field Engineering 668-4998 CSU UDS dose not have any additional comments	3/28/2024 9:03:29 AM
	Review 3: EPC DPW Stormwater comments have been resolved on the following documents: - FAE - GEC Plan	
	Please sign, date, stamp (as needed) the following docs. Coordinate with Kari to get the necessary document upload requests.	
EPC Stormwater Review	- Drainage Report - ESQCP - FAE - GEC Plan - GEC Checklist - PBMP Applicability Form - SWMP Checklist	3/25/2024 3:52:54 PM
	EPC DPW Stormwater has no further comments. Planner: no re-review necessary.	
	Reviewed by: Glenn Reese, P.E. Stormwater Engineer III GlennReese@elpasoco.com	
911 Authority - El Paso/Teller County	No new street names required; no action necessary from E911. G. West	3/25/2024 7:32:27 AM