

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 11, 2018

Richard & Amy Yarbrough  
18385 White Fawn Drive  
Monument, CO 80132

Dear Applicant and/or Consultant:

Subject: MS-18-001 Yarbrough Minor Subdivision 3rd Review

**The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.**

**You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Current Planning**

- See redlines- Final Plat
- Informational:
  - The Final Plat cannot be scheduled for Planning Commission or Board of County Commission until all changes have been made and a review to verify corrected information.

- Once the Final Plat is Approved by the BoCC a recording meeting with the Project Manager will be required. At the meeting the following will be required:
  - Current title dated within 30 days
  - Tax Certification from County Treasurer's office, ad valorem taxes, \$0 balance
  - Surveyor signature and stamp on mylar
  - All owner signatures on mylar
  - Enumerations sign-off and review fee paid on mylar
  - All applicable fees due at recording, park, school, drainage, etc
  - Recording fees

Per review of the submittal, it does not appear the Applicant addressed comments provided by letter dated March 23, 2018; therefore, please refer to the comments previously provided by this office dated March 23, 2018.

### **Engineering Department**

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and redlines is required for review of the re-submittal. Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

### Final Plat

1. **Resolved**
2. In accordance with LDC Section 8.4.2(B)(1)(e), show the Federal Emergency Management Agency (FEMA)-approved base flood elevations and 100-year floodplain boundaries on the plat. If topography has changed significantly since the floodplain

study, provide a Floodplain Certification Letter by a professional engineer or architect stating that “To the best of the engineer's knowledge and based on field verified characteristics of the property, the property is reasonably safe from flooding and, if studied, the 100-year floodplain would not be shown to enter the property in question.” **Unresolved; see plat redlines and reference drainage report for location/elevations of floodplain.**

RESPONSE: Redline were sent to both surveyor and drainage engineer for final remarks, both agree that the redlines have been corrected, the 100 year floodplain are annotated on the plat and the drainage report (page 12 & 13). Please verify and let me know if you need something different, our build site is 30’ above the area refenced in the floodplain as discussed with Mr. Curtis a while ago. Do you want the elevations drawn on the plat map??

#### Drainage Letter Report

1. **through 2 – Resolved**
3. Note: If a culvert is installed per the drainage plan, a floodplain development permit and drainage easement is required. **Provide a copy of the recorded drainage easement when available.**

RESPONSE: There is no culvert being installed as mention in the original report per JPS, this would need to be completed by the builder at the time of submitting for a building permit. Engineer has blocked this are out.

4. Update the drainage basin fee calculation. Drainage fees at the time of submittal (2018) are \$11,919 per impervious acre (no bridge fee). **Partially resolved; see redlines.**

RESPONSE: Change in fees has been made and deletion has been deleted.

RESPONSE: See last page for developers information, it is myself.

5. **Resolved**

#### **ELPASO COUNTY PARKS DEPARTMENT**

No new comments, park fees are due at recording

#### **ELPASO COUNTY HEALTH DEPARTMENT**

No new comments

#### **ELPASO COUNTY ENVIRONMENTAL SERVICES**

Environmental has no further comment

**ELPASO COUNTY CONSERVATION DISTRICT**

No additional comments

**ELPASO COUNTY COUNTY ATTORNEY'S OFFICE**

County Attorney's Office has no comments at this time.

**911 AUTHORITY –EL PASO/ TELLER COUNTY**

No additional comments

**NORTON EPC COALITION OF COMMUNITY ORGANIZATIONS, INC (NEPCO)**

No new comments

**COLORADO STATE FOREST SERVICE**

No new Comments

**PIKES PEAK REGIONAL BUILDING DEPARTMENT**

\*Comment 2: The address 18755 Rockbrook Road needs to be on the plat.

No further comments

**RESPONSE:** Address was added to center of plat and also labeled on cul de'sac with just numerical annotation in parenthesis.

**COLORADO GEOLOGICAL SURVEY**

Resubmittal documents included: Geology and Soils Report (RMG, 6.20.18). CGS concurs with RMG's geologic interpretation of the site. RMG states that Seismicity and Radioactivity/Radon Gas are the only geologic hazards or constraints at the site. CGS would add that shallow bedrock also is a geologic constraint at this location. As a shallow foundation and no basement are planned for the residence the engineering constraints associated with the shallow bedrock can largely be avoided. We also concur with RMG's statement that a site specific investigation for all proposed structures will be

required. Based on the resubmittal documents CGS has no objection to the minor subdivision as planned.

Thank you for the opportunity to review and comment on this project. If you have questions or need additional review, please call at (303) 384-2643, or e-mail [jlovekin@mines.edu](mailto:jlovekin@mines.edu).

Sincerely,

Jonathan R. Lovekin, P.G. Senior Engineering Geologist

## **INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

No new comments

## **COLORADO DIVISION OF WATER RESOURCES**

We have received additional information concerning the above-referenced proposal for a minor subdivision that was submitted by the applicant to legalize a 1.72 acre parcel of land that was subject of a minor subdivision that was never completed by the previous owner. The proposed supply of water is to be served by the Forest View Acres Water District and wastewater disposal is to be served by the Palmer Lake Sanitation District.

### **Water Supply Demand**

According to the Water Supply Information Summary, Form No. GWS-76, included with the submittal, the estimate water requirements for the proposed subdivision are less than 1 acre-foot per year for use inside 1 single family dwelling and irrigation of 700 square feet of lawn and garden. It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

### **Source of Water Supply**

According to the application materials, the proposed water supply for the subdivision is to be served by the Forest View Acres Water District ("District") and an August 28, 2018 letter of commitment was provided by the District. According to the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision.

### **Additional Comments**

Should the development include construction and/or modification of any storm water structures, the Applicant should be aware that, unless the storm water structure(s) can meet the



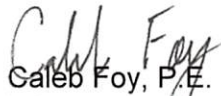
requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available online at:

<http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf> to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

### **State Engineer's Office Opinion**

According to the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision; therefore, based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that so long as the estimated demand of the proposed development does not exceed 0.28 acre-feet/year (the amount of water the District has committed to serve), the proposed water supply can be provided without causing injury to decreed water rights and is expected to be adequate. Should you or the applicant have any questions, please feel free to contact me directly.

Sincerely,



Caleb Foy, P.E.  
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)  
Doug Hollister, District 10 Water Commissioner (via email)

### **ELPASO COUNTY PARKS DEPARTMENT**

*No new comments, Park fees due at recording*

### **TRI-LAKES-MONUMENT FIRE PROTECTION DISTRICT**

We have reviewed the site plan for the above referenced property and determined that it appears to meet the requirements within the current IFC 2009 Edition as adopted with amendments.

We do recommend that the property be fully mitigated as construction is started to ensure a safe envelope in which to build the home. Mitigation is a constant issue that must be continually addressed. It is not a one time and done project.

If you have any questions, please contact Jamey Bumgarner at 719-484-0911.

Jamey Bumgarner Fire Marshal

**The following agencies have not provided review comments to-date:**

- EPC Sheriff's Department
- Palmer Lake
- Black Hills Energy
- Forest View Acres Water District
- Lewis Palmer 38
- Palmer Lake Sanitation
- Tri Lakes Land Use Committee

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

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**Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.**

**If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.**

**PLEASE NOTE: The application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer's Office, County Attorney's Office, County Health Department, etc).**

If you have any questions feel free to contact me at 719-520-7943

**Best Regards,**

Gabe Sevigny  
El Paso County Planning and Community Development Department

cc: Gabe Sevigny, Planning  
    Jeff Rice and Steve Kuehster, Engineering  
File: MS181