

TAYLOR ARCHITECTURE & DESIGN, LLC

May 30, 2017

El Paso County
Planning & Community Development Department
Gabe Sevigny, Planner I
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: JW Hardwoods – 21875 East Highway 24, Peyton, Colorado

Dear Mr. Sevigny,

Please see below for my responses to your initial comments shown *italicized in RED*.

If you have any questions regarding our responses or need additional clarification please contact me via email at Zachary@Taylor-AD.com or via phone at 719-475-1727.

Sincerely,



Zachary Taylor, AIA
Principal Architect



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 18, 2017

John Greeley
21875 East Highway 24
Peyton, CO 80831

Zachary Taylor, AIA
Taylor Architecture & Design, LLC
620 S. Cascade Ave., Suite 100
Colorado Springs, CO 80903

Dear Applicant and/or Consultant:

Subject: JW Hardwoods PPR 17-021

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 Development Services.

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

PLANNING DIVISION

General *Corrected.*

1. Before Certificate of Occupancy can be issued, there must be an inspection of improvements that are required by the issuance of this permit, e.g. Landscaping must be installed and completed before issuance.
2. Please select the application type on the Type C Application Form.

Signage *There shall be no new signage at this time.*

1. The application does not provide a signage plan.
2. See Chapter 6 in the Land Development Code for regulations.
3. The signage plan and sign permit are required if signage is going to be installed.

Lighting *There shall be no new exterior lighting at this time.*

1. The submittal does not provide any details for the lighting plan.
2. See Chapter 6 in the Land Development Code for regulations.
3. If there are exterior lights added, the Lighting Plan must reflect the additions.

ENGINEERING DIVISION

DSD 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 plan 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, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

1. No drainage comments.
2. Access is from U.S. Hwy 24. Therefore, the applicant should coordinate with CDOT for any potential access permit requirements. *The current access is existing to remain.*

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

Comment: Regarding a request for approval of a site development plan for parcel 32000-00-350, Enumerations has the following comments:

1. The address of 21885 E. Hwy 24 has been assigned for the proposed storage building. Any building plans submitted for this project should use this address. *Noted.*

FLOODPLAIN

Floodplain has no comment or objection to this submittal.

BRENT JOHNSON Enumerations Plans Examiner

(719) 327-2888 www.pprbd.org

HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

1. The existing on-site wastewater treatment system (OWTS) must be evaluated by a Colorado Registered Professional Engineer for adequacy in terms of commercial use and hydraulic loading. The OWTS must be adequate for the maximum number of employees (14). The evaluation report must be submitted to El Paso County Public Health (EPCPH) for approval.
2. The OWTS must meet all current OWTS regulations including installation setbacks. There must be adequate area for replacement of the soil treatment area (STA) should a future addition or replacement of the STA be necessary. The STA areas must be protected from vehicular traffic.
3. No hazardous waste such as wood stains or varnishes, if used, can be disposed of in the OWTS. A plan for hazardous waste disposal, if use is planned, must be submitted to EPCPH for review and comment.

Respectfully,

Mike McCarthy, R.E.H.S.
El Paso County Public Health
Environmental Health Division
719.575.8602
mikemccarthy@elpasoco.com
17May2017

Effort has been made to contact Mr. McCarthy. Via voicemail, applicant has noted that original septic permit was for a commercial property and should be sized adequate for this desired use.

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

Colorado Department of Transportation- Pueblo Office
Black Hills Energy- Aquila
Intermountain Rural Electric Association

Peyton Fire Protection District

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.

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 Development Services Department in the form of a resubmittal. The Development Services 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 Development Services 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).

Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested on the attached resubmittal matrix.

If you have any questions feel free to contact me at 719-520-7943 or gabesevigny@elpasoco.com.

Best Regards,

Gabe Sevigny
Planner 1
El Paso County Planning and Community Development Department

cc: Nina Ruiz, Planning
Gilbert LaForce, Engineering

File: PPR 17-021