



August 29, 2018

Gabe Sevigny
Planner 1- Reviewer
El Paso Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

RE: **SF-18-016 Kum & Go Final Plat Review 1**

Mr. Sevigny:

Thank you for your review and comments regarding our Final Plat for Space Village Filing No. 3. Attached is the 2nd submittal for your review/approval.

The following are the County's comments dated June 15, 2018 along with Olsson's responses in red:

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

Informational

1. The final plat(s) must be approved and recorded prior to construction of any structure. **Noted**
2. Prior to scheduling the item for hearing, all engineering documents must be signed by the County Engineer. **Noted**
3. Redlines and additional comments will be submitted upon completion of the PCD Engineering division. **Noted**
4. Prior to recording we will need the recording fee, tax valorem showing a zero balance, and title dated within 30 days. Additional documents to be recorded must also be submitted, such as the SIA. The Mylar will need to be signed by all parties other than El Paso County and have the PPRBD stamp placed on it. All recording fees are to be paid prior to recording. **Noted, however the SIA may not be necessary for this project since we've placed a note on the plat related to the timing of the SIA.**
5. Any items that are uploaded will override the previous versions and replace them. **Noted**

Project Specific

1. See redlines uploaded to EDARPS
Redlines have been addressed, and separate responses to redlines have been generated.
2. The plat depicts 3 lots but much of the documentation is for 2 lots

All documents/plans have been revised to describe a 3-lot subdivision.

3. The letter of intent must include the explanation and justification for the Criteria of Approval.

The plat letter of intent has been updated accordingly.

Engineering Department

Redlines to be uploaded by Project Manager

ELPASO COUNTY ATTORNEY'S OFFICE

Planning staff, please confirm that no public improvements required with this subdivision and that no SIA required.

Planning staff must respond to this comment, however, the applicant believes that no SIA will be required for plat recordation (see plat note #8).

PETERSON AFB

Peterson has discussed proposal with proponent and want to reiterate that all runoff and water is to be diverted away from Peterson AFB property near proposed development. Any drainage, outfall or system cannot discharge onto area west of Peterson Rd on installation property.

Per conversations with the AFB, the existing outfall (culvert under Peterson Blvd) will be utilized to convey runoff from Space Village Filing No. 3. This outfall pipe has historically been used to convey runoff from Space Village Filing No. 3. To mitigate downstream impacts, future development within Space Village Filing No. 3 (including the existing improvements on Lot 2) will be required to convey runoff to an onsite detention pond prior to releasing stormwater through the existing culvert. The onsite detention pond will be a full spectrum facility that will provide water quality and attenuation of the EURV and 100 YR release rates. The detention pond will ensure that future development within Space Village Filing No. 3 will release stormwater into the existing culvert at the same (or less) rate as in the current condition.

COLORADO GEOLOGICAL SURVEY

EP-18-0012 Kum & Go #692 The site is not undermined, does not contain steep slopes, and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed gas station and c-store use. Olsson's report contains a good description of surface and subsurface conditions, soil engineering properties, and potential development constraints, and makes appropriate recommendations regarding over excavation and re-compaction to a depth of 12 inches below deepest footing elevation and extending ten feet laterally beyond the building footprint; subgrade preparation and fill placement; foundation, floor slab and pavement design and construction; grading and surface drainage; etc. Provided Olsson's recommendations are strictly adhered to, CGS has no objection to approval of the Final Plat as proposed.

Noted

ELPASO COUNTY PARKS DEPARTMENT

The Planning Division of the Community Services Department has reviewed the Kum & Go Preliminary Plan, Review #2, and Final Plat application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located on the south side of Highway 24 East, at the intersection of Peterson Road and Space Village Avenue. The proposed Highway 94 Secondary Regional Trail and Highway 94 Bicycle Route are located approximately 0.50 mile northeast of the site, commencing at the intersection of East Highway 24 and Highway 94 before heading eastward.

The City of Colorado Springs' proposed East Fork Sand Creek Trail is located immediately north and adjacent to the property. Parks recommends that the applicant consult the City of Colorado Springs Parks staff, since the City is actively working on proposed trail connections in this area. Dave Dietemeyer would be a good contact there.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Noted. Applicant will coordinate with the City's trail project prior to the design of any public improvements.

COLORADO DIVISION OF WATER RESOURCES

We have received additional information concerning the above-referenced proposal to subdivide a 4.13 +/- acre tract of land into now 3 commercial lots. The first lot will be 1.77 +/- acres, the second lot will be 1.97 +/- acres, and the third lot will be 0.39 +/- acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 0.784 acre-feet/year for the commercial business on the first lot and 1.288 acre-feet/year for irrigation of 0.435 acres on the first lot, for a total estimated demand of 2.072 acre- feet/year. No water supply was proposed for lots 2 or 3 at this time.

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.

Updated water demands have been provided to Cherokee and updated commitment letters have been received. The updated commitment letters include Lots 1-3.

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated September 8, 2017 was included with the submittal. According to the letter, they have committed to supply 2.072 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 2.072 acre-feet/year for the proposed development.

Updated water demands have been provided to Cherokee and updated commitment letters have been received. The updated commitment letters include Lots 1-3.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you have any questions, please feel free to contact me directly.

ELPASO COUNTY HEALTH DEPARTMENT

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

- There is a finding for sufficiency in terms of water quality for drinking water obtained from Cherokee Metropolitan District which is a Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply. The water system is assigned PWSID# CO-0121125 by the Colorado Department of Public Health and Environment.
- There is sufficient wastewater treatment capacity at the Cherokee Metropolitan District wastewater treatment facility to treat the projected wastewater flows from this proposed 1.77 acre commercial site. A letter from Cherokee Metropolitan District dated 08Sept2017 indicates there is sufficient water and wastewater capacity for this development project.

Updated sewer demands have been provided to Cherokee and updated commitment letters have been received. The updated commitment letters include Lots 1-3.

- This development site has earthmoving activity in excess of one acre, but less than twenty-five acres, and requires a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.
Noted
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.
Noted
- El Paso County Public Health requires interior finish plans to be submitted for review and approval prior to commencement of construction.
Noted

COLORADO SPRINGS UTILITIES

Utility Comments (electric, gas, water, wastewater)

Action Items:

1. Add utility statement that reads "All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

Note #10 under the El Paso County Notes, Conditions and Restrictions heading has been added to the plat.

Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.

3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Noted

911 AUTHORITY –ELPASO /TELLER COUNTY

No action for E911 No new street names requested

Noted

ELPASO COUNTY ENVIRONMENTAL SERVICES

The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and

endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

Noted.

CHEROKEE METRO DIST

Developer is aware of the submittal review process for the Cherokee Metropolitan District

Agreed & noted.

COLORADO SPRINGS AIRPORT ADVISORY COMMISSION

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- Proof of previous Avigation Easement filing was provided in the final plat submittal documentation (Recorded November 14, 1986 in Book 5270 at page 687); no further action is required.

Noted.

- Based on elevation data, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.

Noted. Applicant will comply with this comment prior to construction.

- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Noted.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations has the following comments: 1. Addressing is required to be on the plat for each lot. Please send Enumerations the configuration of the Kum & Go so, that addressing can be assigned for the plat. If addressing is not assigned prior to the plat being routed for sign off, this may delay the recordation of the plat. If Kum & Go is no longer proposed for this site, please notify me. Amy@pprbd.org 2. As stated in my review October 2017, Peterson Road & Peterson Blvd both touch this parcel. Peterson

Blvd ends at parcel 54180-00-048, and Peterson Road begins to the north of this parcel. Per El Paso/Teller County 911 Authority & Public Safety Street naming with The City of Colorado Springs. Where Peterson Road is on the final plat is Peterson Blvd. Beyond that R.O.W. to the north is Peterson Road. Please amend the street name for the plat. 3. Lot 2 addressing is 6809-6829 Space Village Ave. Running west to east and to be place parallel to Space Village Ave to the most north on this lot. Lot 3 address is 6849 Space Village Ave, to be placed parallel to Space Village Ave to the most north on this lot. 4. Standard Final Plat Comments: ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. \$10.00 PER LOT & TRACT FEE WILL BE DUE AT THE TIME OF THE REVIEW OF THE MYLAR. IF AN ADDRESS IS NOT NEEDED ON A TRACT THEN NO FEE APPLIES. CHECK SHOULD BE MADE OUT TO PIKES PEAK REGIONAL BUILDING DEPARTMENT. PAID DIRECTLY TO ENUMERATIONS DEPARTMENT. In this case the fee will be \$20.00 total, due to the addressing for lot 2 already being established. 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 ENUMERATIONS DEPARTMENT ON ANY COMMERCIAL PLANS SUBMITTAL.

All comments were coordinated with Ms. Vanderbeek, and the plat has been updated accordingly.

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

- EPC Sheriff's Department
- CDOT
- Colorado Parks and Wildlife
- Cimarron Hills Fire
- Colorado Springs SD11

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.

No comments have been provided to the applicant as of the date of this response letter.

