

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 18, 2017

Dear Applicant and/or Consultant:

Subject: D 49 Exemption Ex-17-001, Review 1

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

1. The drawing as submitted does not show that the two parcels are to become one parcel. Please revise drawings to show the as existing and as proposed condition. **SEPARATE GRAPHICS SHOWN.**

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.

Engineering comments for the exemption plat are incorporated in the redlined pdf uploaded by the PCD Project Manager.

EL PASO COUNTY PUBLIC HEALTH

Please accept the following revised comments from El Paso County Public Health regarding the project referenced above including the Subdivision Exemption, EX-17-001:

- The proposed 12.5 acre elementary school site development will be provided water by Paintbrush Hills Metropolitan District. There is a finding for sufficiency in terms of water quality for drinking water obtained from this Colorado Department of Public Health and Environment, Water Quality Control Division regulated central water supply (PWSID #CO0221690).
- Wastewater service will be provided by Paint Brush Hills Metropoitan District. There is sufficient treatment capacity to treat the projected wastewater flows from both phases of the proposed development project.
- The storm water detention pond located on the west side of the development must be designed and maintained to minimize the stagnation of drainage water; thereby, reducing potential mosquito habitat, and minimizing the risks of mosquito borne diseases. Maintenance responsibilities of the storm water detention pond must be in writing and agreed upon by Falcon School District 49.
- 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.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.
- El Paso County Public Health encourages planned walk-ability of commercial/residential communities. Please consider appropriate connections to any commercial/residential areas to the new school through the use of sidewalks, appropriate lighting and bike trails. Walk-ability features help reduce obesity and associated heart diseases.
- Interior finish plans for the proposed construction of the elementary school must be submitted to El Paso County Public Health and approved prior to construction commencement.

Mike McCarthy, R.E.H.S.
El Paso County Public Health
Environmental Health Division
719.575.8602 (O)
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EL PASO COUNTY ATTORNEY'S OFFICE

Comment: Discussed with Planner – no further review required by CAO. Edi Anderson

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

1. Parcel 52253-01-022 uses the address of 11243 Londonderry Dr. The letter of intent states that the student drop off and main entrance for the proposed school will be located on the Londonderry Dr. side of this parcel, so, this should be the address used by the new school building. The address of 9755 Towner Ave. should continue to be used for the existing school. **ADDRESSES ADDED TO PLAN GRAPHIC**
2. Prior to recording, Enumerations will review the mylar for addressing, street names, title block and floodplain statement. Since the addresses are existing, no Enumerations fee will be due. Please provide a copy of the final recorded plat for our records.

Floodplain

Floodplain has no comment or objection to this submittal.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objection to the subdivision exemption for this new elementary school.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact our office at (719) 495-2283.

Cathy Hansen-Lee
Engineering Administrative Assistant

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) 520-6313.

Best Regards,

Nina Ruiz
El Paso County Planning and Community Development Department