

September 20, 2022

Matthew Fitzsimmons
Senior Planner, AICP, LEED GA
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
719.520.6442

RE: Comment Response Letter – Monument Hill
1st Rezone Review Comment Responses
File #: P2214 (EA2280)

Thank you for the first round comments on for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the plans, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

Agency Review Comments

Link	Agency	Comment	Date	Response
	Monument	The Town has been in discussions with the school district to annex the school properties. If successful, this parcel of land may be considered an enclave. The Town has the authority to annex enclaves, however, the Town would not anticipate this annexation occurring until after the entitlement process with El Paso County was completed and potentially construction has commenced. Monument Planning has no comment	8/2/2022 3:25:38 PM	Acknowledged, thank you.

on the proposed rezoning application.

View	EPC Environmental Services	8/5/2022 1:33:08 PM	The linked document indicates "no comments at this time. Thank you.
	Woodmoor Water and Sanitation District	8/9/2022 10:20:26 AM	Acknowledged, thank you. The development team will continue working with WWSD throughout the project, and will submit a water service request letter along with the construction document and report submittals.
	911 Authority - EI	8/10/2022 11:09:46 AM	Acknowledged, thank you. The development team will work with Enumerations to name the private streets

Paso/Teller County	<p>development will require at minimum four named streets. There may be additional names required after review by Enumerations. Streetnaming information (criteria and existing/reserved streetnames) can be found on the E911 website at: http://elpasoteller911.org/191/Street-Name-Database Please be sure to include Pikes Peak Regional Building Department on future submittals to ensure that the project proceeds efficiently. Thank you Justin.</p>	during the construction document review phase.		
Mountain View Electric Association, Inc.	Mountain View Electric Association has no objection to the rezone application	8/11/2022 1:49:01 PM	Acknowledged, thank you.	
View	El Paso County Conservation Dist	EPCCD grass seed native shotgun mix info attached as a .jpg.	8/21/2022 7:36:16 PM	Acknowledged, thank you. The native seed mix will be called out on the GESC plans during the construction document review phase.
View	El Paso County	EPCCD brief comments attached as .docx.	8/21/2022 7:36:29 PM	Acknowledged, thank you. The native seed mix will be called out on the GESC plans during the

	Conservation Dist			construction document review phase.
View	EPC Parks Department	El Paso County Community Services / Parks Final Comments - Please See Attached Document (Administrative Comments Only - No PAB Endorsement Necessary for Rezoning Applications)	8/22/2022 1:04:55 PM	The development team acknowledges the benefit of making a pedestrian connection at the northeast corner of the site to the high school property and will work with the County and Town to make this connection during the construction document phase. Other trail connections to the Lewis-Palmer Trail system or other trail systems will be in the future by the Town.
	PCD Engineering Division	Review 1: EPC Engineering comments have been provided on the following uploaded documents: -TIS Reviewed by: Charlene Durham, P.E. charlenedurham@elpasoco.com	8/24/2022 3:41:01 PM	Please see the separate response letter for the TIS comments and redlines.
View	PCD Engineering Division	TIS Redlines	8/25/2022 9:36:23 AM	Please see the separate response letter for the TIS comments and redlines.

View	PCD Project Manager	Please update the TIS to include the data when school is in session. attached is a request for the title commitment page.	8/26/2022 1:38:46 PM	Please see the separate response letter for the TIS comments and redlines.
View	PCD Project Manager	zoning map	8/26/2022 1:39:10 PM	The PCD redlines on the zoning map have been addressed. The existing structures are shown, the existing roadways are shown, and the existing easements are shown.

Thank you for your review of the plans and reports. With Kimley-Horn, you should expect more and will experience better. Please contact me at 719-284-7272 or John.Heiberger@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John Heiberger, P.E.
Project Manager