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April 14, 2020

El Paso County Planning and Community Development Department
Attn: Nina Ruiz, Project Manager
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Monument Academy – Site Development Plan Review
Response to County Review Comments
PPR-19-009**

Dear Nina:

In conjunction with our Site Development Plan re-submittal, this letter provides responses to the review comments detailed in the Memorandum from PCD-Engineering dated March 23, 2020. These review comments are specifically addressed as follows **(Applicant responses are annotated in bold / red / parenthesis following each County comment)**:

PCD Memorandum dated March 24, 2020

General

1. *Resolved.*
2. Note: The Site Development Plan itself is considered advisory as noted in the LOI; however the following require a full review to ensure that County regulations and requirements are met:
 - a. the proposed roads, if they are to be County-maintained in the future;
 - b. Walker Road improvements;
 - c. drainage, grading and erosion control.If CDOT holds separate financial assurances to the Highway 83 improvements, the County will not require additional assurances for those improvements. The EPC access permit will be written with conditions referencing the required development agreement and necessary right-of-way provisions. **(Noted)**
3. The LOI and TIS need to address questions regarding construction phasing, including the proposed relocation of Shannon Road to the west; construction of the Walker Road roundabout, proposed timing of County acceptance of the proposed roads as public roads, and compliance with County review, inspections and acceptance criteria and processes. As discussed previously, a development agreement (which can be superseded by a subdivision improvement agreement) is

required with the site development plan; (*Unresolved.*) Partially resolved; Development Agreement redlines will be provided by the County Attorney's Office.

- a. Reference the development agreement in the LOI ~~and TIS~~.
- b. Resolved (Roundabout comments will be provided under CDR-20-001).
- c. Interim and ultimate right-of-way dedication and preservation requirements, including ROW/easements from this and adjacent properties need to be mapped and acquisition/dedication timing addressed;
- d. County inspections and acceptance processes for the proposed roads need to be addressed.
- e. CDOT and EPC access permits need to be addressed in the development agreement.

(Development Agreement is in process and has been through several rounds of attorney review; latest version is attached to this SDP re-submittal)

4. Address how the necessary property acquisition and transfer to El Paso County will take place for the Walker Road roundabout and the internal site roads. Staff's assumption is that the property owners (83 Walker LLC, Staley Trust, and Thomas) will be co-applicants to vacate and replat the Shannon Road and Walker Road rights-of-way (due to the size of the affected lot). The portion of Walker Road to be deeded from the 83 Walker LLC parcel may be deeded separately if the remainder parcel is over 35 acres in size. This will be completely addressed at the subdivision stage; however site design needs to account for the interim (school phase 1 and commercial phase 2) and ultimate (4-lane principal arterial, 180-foot ROW unless otherwise agreed) designs along Walker Road per the comments below. **(The proposed Walker Road roundabout has been designed such that no additional ROW is required on the north side of Walker Road; proposed ROW lines are shown on Construction Drawings and ROW will be dedicated with upcoming subdivision plat)**
5. Note: Any utility easements for water lines within future rights-of-way will need to be extinguished prior to County acceptance of the proposed roads. (It is recommended that the easement documents allow for extinguishing of the easement(s) by plat recording and/or transfer of road deed to the County.) **(There are no plans for dedication of utility easements prior to the upcoming subdivision plat)**

Site Development Plan

1. through 3 – *Resolved.*
4. Note: A temporary access permit (*issued by EPC DPW*) will be required for each construction access from Walker Road. *The two driveway permits (AP19989 and AP19990) obtained from PCD are not valid; the site development plan has not been approved and the permits were issued for single family residential use. (The access permits were issued after review by Elizabeth Nijkamp, P.E., County Engineer Review Manager, and the MA Site Plan is specifically attached to the permits. We are not aware of any documentation identifying the permits as not valid, but if needed we would respectfully ask that the County correct the clerical error identifying the type of access as "single-family dwelling." The type of use is clearly indicated by the MA Site Plan attached to the permits.)*

Transportation / Traffic Impact Study (Comments provided under CDR-20-001).

Final Drainage Report / Drainage Plans (Comments provided under CDR-20-001).

Construction Plans / Geotechnical Issues (Comments provided under CDR-20-001).

Grading and Erosion Control Plan / SWMP (*Phase 1b*) Resolved

Please contact me if you have any questions or need any additional information.

Sincerely,

JPS Engineering, Inc.

John P. Schwab, P.E.

cc: Brian Risley, CRP Architects
Matt Dunston
Duncan Bremer