

**PLANNING AND COMMUNITY DEVELOPMENT**  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**LRA RESPONSE TO COMMENTS (in red)**  
**6-1-18**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning**

1. Please see the red lines for each applicable item (plat, CDs) uploaded in addition to this letter. Planning comments are green. Engineering comments are blue. **JPS Engineering has amended the CDs, Drainage Report, and Financial Assurances Form per red lines provided by Planning and Engineering. LWA Survey has amended the Final Plat per red lines provided by Planning and Engineering.**
2. Please work with the outside agency to resolve their comments. Address the agencies comments in the comment response letter. **See following agency response comments.**
3. Delete the non-standard added language in the SIA, note 13. **The SIA has been amended per the COA provided red lines.**

**Engineering Division**

Please see the red lines for each applicable item (plat, CDs) uploaded in addition to this letter. Engineering comments are blue. **See Planning Note 1 above. LSC has amended the Traffic Impact Statement and the Deviation Request per red lines provided by Engineering Division. See LSC comment responses attached to this letter.**

**ELPASO COUNTY HEALTH DEPARTMENT** **No response required.**

Please accept the following comments from El Paso County Public Health for the 6 residential lot final plat.

- The Mountain States ACCUTEST Laboratories Technical Report dated 1/22/13 well water quality sample test results for both the Denver and

Arapahoe aquifers were reviewed to determine water quality sufficiency. These two aquifers are proposed for use in Filing 2 of this development project. The results of the water quality tests did not indicate an exceedance of the parameters established in the Colorado Primary Drinking Water Regulations, which are required to be sampled; therefore, there is a finding for sufficiency in terms of water quality for this development project.

- Earthwork activities involved with project development that are 1 acre or greater in scope , but less than 25 acres, require a Construction Activity Permit from El Paso County Public Health. Applications for this permit can be found at: <https://www.elpasocountyhealth.org/service/air-quality/construction-activity- application>
- **The following comments were written and submitted with the preliminary plan approval, and were based upon the ENTECH Engineering, Inc., report referenced below.**

Comments for the proposed use of onsite wastewater treatment systems (OWTS) for wastewater service were based upon the review of the ENTECH Engineering, Inc., January 30, 2012, Soil, Geology, Geologic Hazard, and Wastewater Study Report, and an onsite field visit to the property by our Department on June 5, 2012. Lot sizes, and decent soil percolation test results, with the exception of a few, will support conventional OWTS installations, however, in some cases an engineered designed OWTS may be necessary. Ground water was not detected in any of the soils tests conducted on the site. In general, the proposed use of individual OWTS's for wastewater treatment in filing 2 can be supported.

Mike McCarthy, R.E.H.S.  
El Paso County Public Health  
Environmental Health Division  
719-575-8602  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
02Apr2018

#### **ELPASO COUNTY ENVIRONMENTAL SERVICES** No response required

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

Please be aware that the project may interfere with swift fox and mule deer habitat. Information regarding wildlife protection measures should be provided including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from Colorado Parks and Wildlife.

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.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7879.

**ELPASO COUNTY PARKS DEPARTMENT** No response required

Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,580.

Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. Based both on the location and type of action that has been taken CPW believes impacts to the wildlife resource to be negligible. We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Benjamin Meier, should you have any questions or require additional information at 719-227- 5231 or via email at [benjamin.meier@state.co.us](mailto:benjamin.meier@state.co.us).

Sincerely,

Frank McGee  
Area Wildlife Manager

**COLORADO STATE FOREST SERVICE** No response required

The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.

Respectfully,

Larry Long C.F.  
Supervisory Forester  
719/687-2921  
[larry.long@colostate.edu](mailto:larry.long@colostate.edu)

**COLORADO DIVISION OF WATER RESOURCES** No response required

We have reviewed your March 28, 2018 submittal concerning the above referenced proposal for the subdivision of 33.116 acres into 6 single family lots as the second filing of the 31 lots of Reserve at Corral Bluffs Subdivision.

In a letter dated June 4, 2013 (copy attached) this office previously provided it opinion on the Preliminary Plan for all 31 lots of the entire Coral Bluffs subdivision. Lots 1-6 of Filing 2 are lots 10 and 17-21 of the preliminary plan.

As described in our June 4, 2013 letter, each lot has a water demand of 0.50 acre-foot per year to supply one single-family dwelling, irrigation of 2,700 square feet of home lawn and garden, and watering of four large domestic animals, and those demands and uses have not changed in this submittal. As described in our June 4, 2013 letter Lots 1-21 of the preliminary plan (which are Lots 1-6 of this Filing 2) will utilize individual on lot wells producing from either the Denver Aquifer (pursuant to Determination of Water Right no. 516-BD) or the Arapahoe Aquifer (pursuant to Determination of Water Right no. 5147-BD), and those proposed sources of water have not changed in this submittal.

Our opinions as conveyed in our June 4, 2013 letter remain in effect.

If you, or the applicant, have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,

Cc: Division 2  
Reserves at Corral Bluffs\_2.docx

Keith Vander Horst  
Chief of Water Supply, Basins

**MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC** No response required

This area is within MVEA certificated service area. MVEA will continue to 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 requests a ten (10) foot front, rear and side lot line utility easement along with a twenty (20) foot exterior easement on the plat. Additional easements may be required in order to serve this development.

MVEA has existing facilities near this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

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

Sincerely,

Cathy Hansen-Lee  
Engineering Administrative Assistant

**911 AUTHORITY –EL PASO/ TELLER COUNTY** No response required

Hello, Comments for 911 as follows: All street names previously approved.  
Thank you Justin

**PIKES PEAK REGIONAL BUILDING DEPARTMENT** See attached Enumerations email addressing response to comments.

Enumerations has the following comments:

1. Street name SOLBERG COURT, requires approval by El Paso/Teller 9-11 Authority. An email from this department to Enumerations is required.
2. Please show the remaining configuration of Solberg Court so, that the addressing does not get out of order because we cannot see the entire street.
3. In the title block: RANGE 64, TOWNSHIP 13, SEC 31, NORTHWEST QUARTER- should be northeast quarter.

4. Under BOARD OF COUNTY COMMISSIONERS APPROVAL: states this is filing no. 1; this is filing 2.

Floodplain has the following comment: **No response required**

1. This is not a floodplain statement on the final plat. Which is not required if there is no floodplain on the property. If you intend on adding the statement the map number is 08041C0780F.

**FALCON FIRE PROTECTION DISTRICT** **No response required**

On Tuesday, April 17, 2018 the Falcon Fire Department reviewed a Final Plat of a design for a proposed residential development titled **The Reserve at Corral Bluffs Filing #2** consisting of 6 single family lots. This development is located within the Falcon Fire Protection District boundaries.

Upon detailed review of the development proposal, Falcon Fire has determined that the design meets the minimum requirements established by the 2009 International Fire Code and the requirements of the Falcon Fire Department.

**The Falcon Fire Protection District recommends APPROVAL of this development plan with the following comment(s).**

**COMMENTS:**

**FEES:** The Falcon Fire Department collects a cost recovery fee of \$429.00 per plan associated with the preliminary development plan review. The payment shall be made to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the fire hydrant/water plan or future construction document will not be reviewed by the Falcon Fire Department until this fee is received.

**WATER SUPPLY:** Required water supplies consisting of one 30,000 gallon cistern has been agreed on for this subdivision. The agreement calls for the installation of the cistern after filing 2 and prior to any future filings after filing 2 being approved. .

**TIMING OF INSTALLATION:** Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

**ACCESS FOR FIREFIGHTING:** Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

David Jones

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From: Amy Vanderbeek <amy@pprbd.org>  
Sent: Monday, May 07, 2018 8:09 AM  
To: Kevin  
Cc: David Jones; Kari Parsons  
Subject: RE: The Reserve at Corral Bluffs Filing No. 2 SF 18-010

1. I received the email from Justin Annan regarding the street name.
2. Thanks for sending the remaining lots for Solberg Court.
3. I agree- sorry for the confusion.
4. thanks

Amy Vanderbeek  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2930 E: [Amy@pprbd.org](mailto:Amy@pprbd.org) W: [pprbd.org](http://pprbd.org)



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From: Kevin [<mailto:kevin@lwalandsurveying.com>]  
Sent: Thursday, May 3, 2018 3:22 PM  
To: Amy Vanderbeek <[amy@pprbd.org](mailto:amy@pprbd.org)>  
Cc: David Jones <[chipita1@comcast.net](mailto:chipita1@comcast.net)>; Kari Parsons <[KariParsons@elpasoco.com](mailto:KariParsons@elpasoco.com)>  
Subject: The Reserve at Corral Bluffs Filing No. 2 SF 18-010

Hi Amy,

I wanted to communicate directly with you on your comments for this final plat.

1. Street name SOLBERG COURT, requires approval by El Paso/Teller 9-11 Authority. An email from this department to Enumerations is required. **The street name was previously approved – see the Land Planner's response.**
2. Please show the remaining configuration of Solberg Court so, that the addressing does not get out of order because we cannot see the entire street. **I've attached a pdf copy of the future lots surrounding this phase. You will see the lot and street layout as approved by the preliminary plan. Let me know if you have any other questions or need anything else.**
3. I the title block: RANGE 64, TOWNSHIP 13, SEC 31, NORTHWEST QUARTER-should be northeast quarter. **I disagree. This filing is within the southeast quarter of the section. I did modify the plat and legal to remove the reference to the northwest quarter of the southeast quarter.**
4. Under BOARD OF COUNTY COMMISSIONERS APPROVAL: states this is filing no. 1; this is filing 2. **Revised.**

Let me know if you have any other comments.

Thank you.

Kevin O'Leary  
LWA Land Surveying, Inc.  
953 E. Fillmore Street  
Colorado Springs, CO 80907  
[kevin@lwalandsurveying.com](mailto:kevin@lwalandsurveying.com)  
719-636-5179





LSC TRANSPORTATION CONSULTANTS, INC.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868  
FAX (719) 633-5430  
E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

## The Reserve at Corral Bluffs Filing No. 2 Transportation Memorandum

(LSC #184170)

March 8, 2018

☐ Add PCD File No. SF-18-010

### Professional Engineer's Statement

The traffic report and supporting information were prepared under my responsible charge and they conform with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

Jeffrey C. Hodsdon, P.E., #31684



Date

3-8-18

### Developer's Statement

The Developer, have read and will comply with all commitments made on my behalf within this report.

Edward J. Furest, Pres  
Corral Ranches Development  
Inc

Date

3-8-18

# Summary of Comments on Microsoft Word - Certification Page.docx

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Page: 1

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 Number: 1 Author: dsdlaforce Subject: Text Box Date: 4/30/2018 2:52:20 PM

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[Add PCD File No. SF-18-010](#)

Status

jchodsdon Completed

5/24/2018 12:20:55 PM



LSC TRANSPORTATION CONSULTANTS, INC.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868  
FAX (719) 633-5430  
E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

March 8, 2018

Mr. Howard Kunstle  
Corral Ranches Development Comp  
6 South Tejon, Suite 515  
Colorado Springs, CO 80903

Typically, per ECM Appendix B.1.3, an entirely new TIS is required with new background traffic. Given the number of lots for Filing 2, in lieu of new background traffic the traffic engineer may include a justification why new traffic counts are not required. Has there been significant development in the area which would increase the background traffic from the previous report?

1

LSC #184170

Dear Mr. Kunstle:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the submittal for the Reserve at Corral Bluffs Filing No. 2 located northwest of the intersection of Hoofbeat Road and Davis Road in unincorporated in El Paso County, Colorado. LSC prepared a traffic report for the entire Reserve at Corral Bluffs development dated May 1, 2012 (and correction letter dated May 31, 2012). The lot and street plan has not changed since completion of that report. Also, a report for Filing 1 was prepared. This report was dated August 29, 2013. An exhibit showing the location of Filing No. 2 is attached for reference. This includes the lot and roadway layout.

## SITE PLAN AND ACCESS

The Reserve at Corral Bluffs Filing No. 2 is a family homes. The Filing 2 plan conforms with the overall plan analyzed in the 2012 LSC study. A copy is attached for reference.

A paragraph has been added to the updated Transportation Memo to address this comment. The building permit data available on the County Real Estate Parcel Search GIS web site indicate very few recent new home construction building permits in the vicinity.

2

Proposed access to Filing 2 will be via an extension of Hoofprint Road south from the southeast boundary of Filing 1 to the eastern boundary of Filing No. 2. The Filing 2 cul-de-sac street would extend south from this point. A deviation request for length of cul-de-sac has been prepared and is included with the submittal.

## TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been made using the nationally published trip generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip generation estimates.

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Number: 1 Author: dsdlaforce Subject: Callout Date: 5/24/2018 12:21:55 PM

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Typically, per ECM Appendix B.1.3, an entirely new TIS is required with new background traffic. Given the number of lots for Filing 2, in lieu of new background traffic the traffic engineer may include a justification why new traffic counts are not required. Has there been significant development in the area which would increase the background traffic from the previous report?

Status

jchodsdon Completed

5/24/2018 12:21:14 PM

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Number: 2 Author: jchodsdon Subject: Text Box Date: 5/24/2018 12:24:24 PM

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A paragraph has been added to the updated Transportation Memo to address this comment. The building permit data available on the County Real Estate Parcel Search GIS web site indicate very few recent new home construction building permits in the vicinity.



Development Services Department  
2880 International Circle  
Colorado Springs, Colorado 80910

Phone: 719.520.6300  
Fax: 719.520.6695  
Website www.elpasoco.com

## DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07  
Issue Date: 12/31/07  
Revision Issued: 00/00/00

DSD FILE NO.:

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### General Property Information:

Address of Subject Property (Street Number/Name):

Tax Schedule ID(s) #: 4331000024

Legal Description of Property: N2SE4, EX TRACT CONV BY BK 5930-531 SEC 31-13-64, EX THAT PT PLATTED TO THE RESERVE AT CORRAL BLUFFS FIL NO 1

1. Include an exhibit.
2. Include a written endorsement from the Fire District per ECM 2.3.8.A.

Subdivision or Project Name: The Reserve at Corral Bluffs Subdivision Filing No. 2

Section of ECM from Which Deviation is Sought: Section 2.3.8.A. Cul-de-Sacs

Specific Criteria from Which a Deviation is Sought: Maximum Length of Rural Cul-de-Sac

Proposed Nature and Extent of Deviation: In order to provide access to the proposed filing, Hoofprint Road needs to be extended east of its existing terminus to the eastern boundary of the proposed Reserve at Corral Bluffs Filing No. 2. A cul-de-sac would then be constructed south from this point to serve the Filing 2 lots. No other streets or roads currently serve the site. These two street segments would essentially be a cul-de-sac of approximately 4,906 feet in length from the intersection with Blaney Road to the center of the Filing 2 cul-de-sac bulb. This length would exceed the maximum cul-de-sac length of 1,600 feet specified for rural roads in the ECM.

### Applicant Information:

Applicant: Corral Ranch Development Company

Email Address: kunstle@comcast.net

Applicant is: ☒ Owner ☐ Consultant ☐ Contractor

Mailing Address: 6 S. Tejon, Suite 515, Colorado Springs

State: CO

Postal Code: 80903

Telephone Number: (719) 634-4833

Fax Number: \_\_\_\_\_

### Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E., PTOE

Email Address: JCHodsdon@lsctrans.com

Company Name: LSC Transportation Consultants, Inc.

Mailing Address: 545 East Pikes Peak Avenue, Suite 210

State: CO

Postal Code: 80903

Registration Number: 31684

State of Registration: Colorado

Telephone Number: (719) 633-2868

Fax Number: (719) 633-5430

### Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: Section 2.3.8.A. Cul-de-Sacs

Specific Criteria from Which a Deviation is Sought: Maximum Length of Rural Cul-de-Sac

Proposed Nature and Extent of Deviation: In order to provide access to the proposed filing, Hoofprint Road needs to be extended east of its existing terminus to the eastern boundary of the proposed Reserve at Corral Bluffs Filing No. 2. A cul-de-sac would then be constructed south from this point to serve the Filing 2 lots. No other streets or roads currently serve the site. These two street segments would essentially be a cul-de-sac of approximately 4,906 feet in length from the intersection with Blaney Road to the center of the Filing 2 cul-de-sac bulb. This length would exceed the maximum cul-de-sac length of 1,600 feet specified for rural roads in the ECM. This would be an interim condition. Hoofprint Road is later planned to be completed between the east boundary of Filing 2 and the existing Hoofprint Road at Tackhouse Road. The completion of Hoofprint Road to the east to Tackhouse Road (1,870 feet) with this filing would not be practical given the length of road required. The remaining section of the road would be completed with the next filing and the connection would create the through street at that time.

El Paso County Procedures Manual

Procedure # R-FM-051-07

Issue Date: 12/31/07


Revision Issued: 00/00/00

# Summary of Comments on Microsoft Word - EPC Deviation Request Form-cul de sac length.doc

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Page: 1

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 Number: 1 Author: dsdlaforce Subject: Text Box Date: 4/30/2018 8:47:53 AM

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1. [Include an exhibit.](#)2. [Include a written endorsement from the Fire District per ECM 2.3.8.A.](#)

Status

jchodsdon Completed

5/24/2018 12:26:36 PM