

RESPONSES TO EDARP COMMENTS – in red

File No. PPR2411, Parcel 5308000074

June 11, 2024

No Comment Responses are needed for the Following:

Mountain View Electric Association, Inc.

MVEA has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant. Please contact the office if additional service is needed.

Additional easements may apply.

4/11/2024 9:15:02 AM

Falcon School District 49

District 49 has reviewed File PPR241.

District 49 has no comments or concerns with the submittal for this property.

4/5/2024

2:56:10 PM

Colorado Springs Utilities, Dev. Svc.(includes water resources)

CSU UDS does not have any comments.

If natural gas service is needed contact CSU field 668-4985

4/4/2024

3:15:14 PM

911 Authority - El Paso/Teller County

No action for E911 on this submittal.

Thank you. Justin

4/4/2024

9:27:14 AM

FALCON FIRE PROTECTION DISTRICT

Lieutenant/Fire Inspector I Curtis L. Kauffman

Email: ckauffman@falconfirepd.org Cell #: 719-641-2139

Date: April 15, 2024

ADDRESS NUMBERS:

Section 505.1. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of five (5) inches (127 mm) high with a minimum stroke width of one half (0.5) inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means of signage shall be used to identify the structure."

*** Make sure that the address is visible from both directions of travel. I will need to verify when completed.

- Owner will notify FFPD after address/building identification signs are installed for inspection.

TURNING RADIUS:

A minimum turning radius of 33' inside or 44' outside shall be provided.

*** This is required on site of the property at all times to be able to maneuver fire apparatus.

- Minimum Turning Radii are now noted on the plan and a note was added to emphasize the need to maintain them at all times.
- Jeff Weisburg (Owner) had a recent email exchange with Lieutenant Kauffman (Fire Inspector I). He reviewed our revised Site Development Plan showing the new layout of our fire access road. FFPD response: **"The turnaround and turning radius is acceptable and approved"**
- In the same email exchange, Jeff Weisburg also stated/requested the following: "we use the South Gate on California Dr. infrequently and we are also needing to install a culvert under that driveway to allow for runoff to flow to a detention pond that the Storm Water Department is now requiring in the SW corner of our parcel. Considering these needs, we are wondering if the width of the gravel North/South fire access driveway (the portion that runs N/S and exits onto California Dr) could be narrowed to 12 feet wide. Please let me know if you can make that exception or not". FFPD responses: **"a 12-foot wide culvert is acceptable and approved. Make sure the culvert can withstand at a minimum of 75,000 pounds of vehicle weight"**.
- 12' wide roadway to California gate and culvert are now shown on the revised SDP.

VERTICAL CLEARANCE:

Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

*** This is required at all times on the property.

- Minimum vertical clearance in Fire lanes is noted on revised SDP.

LOADING:

Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

*** This is required at all times on the property.

- Minimum loading requirements in Fire lanes are noted on revised SDP.

GATE LOCK REQUIREMENTS (COMMENTS):

The two gates shall have a Knox Company fire department pad lock installed on each gate for a total of two pad locks. I will provide the model and size when you are ready to purchase the pad locks. Email me at the email address above for further information.

- Knox lock requirements on gates noted on revised SDP.

The Falcon Fire Protection District approves this project providing that the two Knox pad locks are ordered and installed and all items are verified by the Falcon Fire Protection District Lieutenant/Fire Inspector. Lt. Curtis Kauffman

El Paso County Conservation District

Attn: Kenneth Barker, Board President
5610 Industrial Pl #100
Colorado Springs, CO 80916
719-600-4706
districtmanager@epccd.org
<https://epccd.org>

The El Paso County Conservation District (EPCCD) Board of Supervisors recommendations are as follows:

Ground Disturbance: If the ground is disturbed, it should be mulched or revegetated within 45 days of disturbance. It is generally important that some type of native grass should be planted for the protection of natural resources, erosion control, native vegetation preservation, sedimentation prevention, habitat protection, stormwater management, and soil health. Please make sure the “native” grasses and plants already in place are in fact native to the area. The EPCCD store inventory generally includes both our Shotgun Native Grass Seed Mix as well as the El Paso Low Grow Grass Seed Mix; these are our recommendations should grass seed need to be implemented.

Our Shotgun Native Grass Seed Mix is formulated specifically for the Pikes Peak Front Range by our NRCS District Conservationist and Rangeland Management partners. It is drought-tolerant and includes: about 20% each of Big Bluestem Native and Wheatgrass, Western Native, and about 10% each of Grama, Sideoats Native, Green Needlegrass Native, Little Bluestem Native, Prairie Sandreed Native, Switchgrass Native, and Yellow Indiangrass Native.

The El Paso Low Grow Grass Seed Mix is a great drought-tolerant and low-grow grass seed mix designed for the Pikes Peak Front Range; it includes: about 24% Western Wheatgrass, about 20% Blue Grama, Native, about 18% Buffalograss, about 13% Sideoats Grama, about 6% Green Needlegrass, and about 1.5% Sand Dropseed. More information about these grass seed mixes, as well as clover, cover crop, and wildflower seeds, and many waterwise/Coloradoscape plants, is available on our website at <https://epccd.org/>

Integrated Noxious Weed Management: Early intervention and integrated control measures are generally important, especially in areas where the ground is disturbed or undergoing development for: preservation of native vegetation, protection of land and soil, fire risk reduction, maintenance of water quality, cost savings, and long-term health and sustainability. An integrated noxious weed control plan typically includes a combination of prevention, mechanical, biological, and/or chemical control, and ongoing assessment and monitoring. It is a proactive approach to address the threat posed by invasive weeds and protect the ecological and economic health of the region. If there is no integrated noxious weed control plan in place, we recommend a weed program be reviewed and approved by the NRCS, Colorado Department of Agriculture, Colorado State University Extension - El Paso County, El Paso County Environmental Services Department, or a qualified weed management professional prior to the land use authority approval. If you have any questions regarding these remarks please call us at 719-600-4706 or email districtmanager@epccd.org

- Recommended grass mixes were added to the revised Landscape Plan.
- As a Colorado Licensed Pesticide Applicator, Weisburg Landscape Maintenance has an effective integrated noxious weed control plan in place for the site.

Pikes Peak Regional Building Department

Amy Vanderbeek

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2930 E: Amy@pprbd.org

1. As mentioned in 2022, all residential buildings that will be used for this commercial business, will need to be converted. A separate address will be required for each converted structure. For construction conversion questions; please contact Shelley at

Shelley@pprbd.org

2. 15x16 (240 sq) to be removed via demolition permit. This permit is required by Regional Building Department (RBD).

3. Existing home (addressed as 7280 Nevada Lane (3479 sq), to be converted to an office. Official address change will be required for all

structures. See link here for information needed.

<https://www.pprbd.org/File/Resources/Downloads/Addressing/Request%20for%20change%20of%20address%20ACCESS.pdf>

4. Based on the intent letter the following structures will be used for storage:

8x45 storage container, that is to be relocated on the property. What does future building B look like? Provide the size and use?

11x37 (407sq) Lean-to, will be required a permit to convert based on size for a commercial use.

12x56 (672 sq) existing mobile home, to be used as a warming house.

24x60 (1440 sq) existing storage building.

15x16 storage building.

23x40 (880 sq) storage building.

15x21 storage building.

Two 40x79 (3190 sq) existing quonset storage buildings.

12x24 (288 sq) existing storage/detached garage.

5. Bldg K(12x24)& Bldg L(10x15) are both garden sheds.

6. Fencing under 7'1 will not require a permit with RBD.

- A note was added to the Site Development Plan stating that all existing buildings on site shall come into compliance with commercial standards per PPRBD requirements.
- A note was added that existing buildings shown on this site plan to be removed shall obtain a demolition permit from PPRBD.
- A note was added that separate addresses for each building shall be obtained from Enumerations. Jeff Weisburg to obtain addresses through enumerations and will eventually physically post the addresses as required by FFPD.
- Shelley Dicker (Senior Plans Examiner – Building) was contacted and she clarified requirements.
- ECHO Architecture has been retained to produce drawings and do permit submittals for buildings that are to be converted to commercial.

Comments made on Site Development Plan:

- Depending on how comments are addressed on the Drainage Letter, this Plan may need to be modified: example being the potential addition of a PBMP or to show revegetation of unstabilized areas.
- Please include ROW information of Nevada Lane and California Dr.
- Please indicate proposed or existing contours.
- Please include Project No. PPR2411

Changes to Site Development Plan to address the above comments:

1. Upper left note:
 - Added a graphic showing the proposed detention pond overlaid on top of the existing topography.
 - Added a note North of the future detention pond to revegetate with mixes noted on the Landscape Plan.
2. Note below that asking to indicate proposed or existing contours:
 - Added contours on SDP.
 - Added in the SDP notes section the following comment: all contours shown on this plan are existing unless otherwise noted in the future detention pond area.
3. Note east of the yard driveway asking for ROW info:
 - Jeff Weisburg (owner) contacted Land Title Insurance Company to ascertain additional ROW information. Our title commitment dated 09-04-2014 states "APPARENT EASEMENTS FOR ROADWAYS ALONG THE EASTERLY (NEVADA LANE), SOUTHERLY (CALIFORNIA DRIVE), AND WESTERLY (UTAH LANE) PORTIONS OF SUBJECT PROPERTY".
 - The Right of Way for California Drive appears to be vested in the 30' easement noted at the southeast corner of the property. 30' row easement, Book 2865, Page 320. Also see Book 2723 Page 282, which is noted to the east.
4. Note in lower right corner asking for project #:
 - Added project # to all sheets.

Other Miscellaneous Changes to Plan Set:

- Fence & Fence Screening Change: Due to the unexpected expense involved with adding a stormwater detention pond and commercial conversion of all buildings on the site, the proposed chain-link fencing has been removed from the plan. Instead, the existing corral fencing around the property will remain and a green mesh 90% screening cloth will be installed – see revised Landscape Plan.
- Updated the building square feet (area) of Building F on Building Elevations sheet and SDP.

Drainage Report

The county has determined that even though there is no new construction planned on the site, the amount of disturbed area on our parcel has triggered the need for a stormwater detention pond to satisfy use variance requirements. Our civil engineer Olliver Watts PE has had several meetings with Elizabeth Nijkamp PE, Hao Vo, PE and Glenn Reese PE from the El Paso County Stormwater Department to put together an appropriate design for our site. The Drainage Report has been updated with the new stormwater detention pond design. The grading on the property, except for the far southeast corner of site, will drain toward the pond which will be in the Southwest corner of the parcel (see revised Site Development Plan for location). Oliver Watts will provide an O&M Manual for the pond and facilitate submittal of the following forms: Non-Jurisdictional Water Impoundment Structure Application, PBMP Applicability Form, Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and SDI Form or MHFD Detention Calculations.