

Memorandum

Dakota Springs Engineering

31 North Tejon Street
Suite 500
Colorado Springs, Colorado 80903
Phone: 719-227-7388
Fax: 719-227-7392

Date: January 18, 2018

To: Ms. Nina Ruiz, Planner II
El Paso County Planning and Community Development

cc: Paul Koscielski
SWV, LLC, CPR Entitlements, LLC

From: Charles K. Cothorn, P.E.

Subject: Springs at Waterview Preliminary Plan
SP-16-005

This memorandum has been prepared to address the comments you provided concerning the Springs at Waterview Final Plat in your letter dated November 27, 2017. Your comments are provided below with our response comment immediately following in *italics*.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Per title commitment item 8 the mineral rights appear to be partial severed.

We reviewed this comment with our title commitment provider and they provided the following answer.

Land Title Guarantee Company has replied as follows:

Per our title commitments, I don't find any evidence of a severance of mineral rights. Perhaps the County is referring to the Patents from the United States which reserve a right of a proprietor of a vein or a lode to follow the vein onto the property if so discovered.

This is standard language in United States Patents, but does not actually sever the mineral rights.

For further clarification, the mineral rights have not been severed and remain with the current owner of the property.

There should be no need to notify any other mineral owner as there are no other mineral owners.

*Ben K. Lowe
Commercial Title Officer
Colorado Title License #137098
Land Title Guarantee Company*

2. All comments from the sketch plan should be carried over to the preliminary plan, to include the traffic comments.

Included

3. Review the CGS comments regarding submitting a revised soils report.

We provided a revised soils report with the last submittal; however, the CGS comments refer to the soils report submitted originally. CGS may not have received the revised report for review or they have not yet provided updated comments. EPC PCD Engineering indicated review of the revised report as part of Final Plat comments.

4. Only 1 application should be uploaded and the description does not reflect what is being requested. The zoning is also incorrect.

Corrected and resubmitted.

5. Engineering is has not completed their review. Additional comments may be submitted on behalf of engineering.

Reviewed and addressed; see attached

**Comment 2:
Attachment: Comment_SP-16-005_2.pdf
Preliminary Plan Redlines**

Reviewed and addressed; see attached

**Comment 3:
Attachment: Comment_SP-16-005_3.pdf
LOI Redlines**

Reviewed and addressed; see attached.

**Comment 4:
Attachment: Comment_SP-16-005_4.pdf**

GEC Redlines

Reviewed and addressed; see attached.

Engineering Division

Engineering redline comments to the following documents will be uploaded by the Project Manager: 1. Letter of Intent 2. Grading and Erosion Control Plan 3. Preliminary Plan

Reviewed and addressed; see attached.

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

Water service for the west side of Waterview will be provided by Security Water District (CO0121775). The east side of Waterview will be provided water by Widefield Water and Sanitation District (CO0121900). There is a finding for sufficiency in terms of water quality for both Security Water District and Widefield Water and Sanitation District.

Acknowledged; this application concerns itself with the west side, Springs at Waterview.

Any Colorado Department of Public Health and Environment (CDPHE) regulated additions to either of the water systems will require prior CDPHE approval. This likely includes the addition of a water pressure booster pump. Please contact the CDPHE Water Quality Control Division for verification.

Acknowledged

Wastewater service for the east side of Waterview will be provided by Widefield Water and Sanitation District. The west side of Waterview will be provided wastewater service by Security Sanitation District.

Acknowledged; this application concerns itself with the west side, Springs at Waterview.

El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.

Acknowledged

Earthmoving activities Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to the El Paso County Public Health site <http://www.elpasocountyhealth.org/service/air-quality> for the link to the Colorado

Department of Public Health and Environment, Air Pollution Control Division, for the permit application.

Acknowledged

Mike McCarthy, R.E.H.S.
El Paso County Public Health mikemccarthy@elpasoco.com 719-575-8602
13Nov2017

EL PASO TELLER COUNTY 911

Passing Sky Dr – Acceptable, Logical Continuation Wolf Moon Drive – Acceptable New Moon Drive – Acceptable, suffix should be adjusted to Court, Place, Way, Terrace, Lane, Loop, Trail, or Path Thank you Justin

We revised to New Moon Court

COLORADO SPRINGS UTILITIES

Electric & Gas Approval Comments

Action Items:

Change the street name from Grinnell Rd. to Grinnell Blvd. Item has not been addressed.

Addressed

Regarding the existing 20' utility easement, the correct page number is 242. Also, remove the reception number - the easement was not granted by the previous plat. Item has not been addressed.

Modified

Information Items:

Any extension of gas facilities required to serve the Applicant's development must be in accordance with the Colorado Springs Utilities Line Extension and Service Standards. Utility service plans and installation shall be in accordance with City Codes and the Utilities' tariffs and policies.

With respect to gas facilities extensions, Colorado Springs Utilities may require the Applicant to advance the cost of the equivalent nominal pipe size needed to serve the development.

Construction of the gas distribution system will occur incrementally from the point of tie-in at an operational, energized main to the farthest extents of the development. The distribution mains may be installed jointly with electric.

Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be

permissible for any person to modify the grade of the earth on any easement without the written approval of Colorado Springs Utilities.

If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities.

Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas facilities and shall not violate any applicable Natural Gas Codes or Colorado Springs Utilities' policies, which require a minimum clearance of 10 feet from gas mains rated at 150 psi.

Improvements, structures and trees shall not impair access or the ability to maintain utility facilities.

Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.

Any proposed gas service line pressures in excess of Springs Utilities' standard pressure must be approved by the Utilities prior to construction. Please contact Utilities' Field Engineering for elevated pressure requests (North Work Center at 668-4985 or South Work Center at 668-5564).

Approval of the referenced request(s) shall not be construed as a limitation upon the authority of Colorado Springs Utilities to apply its standards and policies. Accordingly, if there are any conflicts between the approved drawings and any provision of Colorado Springs Utilities' standards and policies, then Colorado Springs Utilities' standards and policies shall apply.

This item is not in the Colorado Springs Utilities' Water/Wastewater/Electric Service area.

Acknowledged

If you have any questions, please contact Mike Gackle at mgackle@csu.org or 668-8262.

COLORADO SPRINGS AIRPORT

Airport staff recommends an objection with the following additional comments/conditions:

- Additional review with applicant/developer on proposed land uses and development to evaluate compatibility with planned future Airport development.

The applicant has met with Colorado Springs Airport staff to discuss the Waterview Development, the discussion focused primarily on Sketch Plan Amendment and more particularly concerning the east half of the application. The primary discussion point concerning the application had to do with the Airports plans to upgrade their landing lights for the east runway; the east runway is roughly in line with Powers Boulevard immediately west of Parcels P-17 and P-18. The new lighting system will be more powerful than the existing system and the airport is concerned that the strobe function of the lighting system could be detected in the development.

The airport indicated that the following steps could be taken to mitigate any effects from the strobe runway lighting:

1. Installation of landscaping (evergreen) and/or other barriers (berming/fencing) perpendicular to the runway.
2. Orientation of housing to account for runway lights.
3. Addition of plat notes indicating proximity to the airport.

These comments do not effect Springs at Waterview.

The final thoughts passed on by the airport staff included support of the Waterview development, particularly the residential development, in that the airport is implementing commercial development on the southern reaches of the airport property just north of Powers Boulevard and believed simultaneous residential development in Waterview would bring synergy to south central El Paso County.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations/Floodplain

Enumerations has the following comments: Grinnell road is incorrect; should be Grinnell Blvd. DEVELOPMENT PLAN STAGE: FOR TRACT AND LOT ADDRESSING PLACE (XXXX) WHERE THEY INTEND TO BE UTILIZED. CONTACT ENUMERATIONS DEPARTMENT FOR ADDRESSING. AMY@PPRBD.ORG OR BRENT@PPRBD.ORG FINAL PLAT STAGE: ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. \$10.00 PER LOT & TRACT FEE WILL BE DUE AT THE TIME OF THE REVIEW OF THE MYLAR. IF AN ADDRESS IN NOT NEEDED ON A TRACT THEN NO FEE APPLIES. CHECK SHOULD BE MADE OUT TO PIKES PEAK REGIONAL BUILDING DEPARTMENT. PAID DIRECTLY TO ENUMERATIONS DEPARTMENT. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO PLAN SUBMITTAL FOR RESIDENTAL.

Acknowledged

EL PASO COMMUNITY SERVICES DEPARTMENT

Parks

Attached and below, please find comments from the Planning Division of the Community Services Department regarding Springs at Waterview 2106 Sketch Plan Amendment, PUD Development Plan, Preliminary Plan, and Final Plat, as referred to us by the Development Services Department. These comments were endorsed (not all recommendations were endorsed unanimously) by the Park Advisory Board on November 9th. The Board's recommended motion appears below.

Recommended Motion: Springs at Waterview 2016 Sketch Plan Amendment:

"Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) the Springs at Waterview 2016 Sketch Plan shall show the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for

regional and urban park purposes will be required time of the recording of the Final Plat.”

Acknowledged; not applicable to this specific application.

Recommended Motion: Springs at Waterview PUD Development Plan:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview PUD Development Plan includes the following conditions: (1) provide additional open space within the current PUD Development Plan and subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, the easement shall be shown on the PUD Development Plan, Preliminary Plan, and Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.”

Acknowledged; not applicable to this specific application. The Zoning application was changed from PUD to RS-5000.

Recommended Motion: Springs at Waterview Preliminary Plan:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.”

Acknowledged

Recommended Motion: Springs at Waterview Final Plat:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4)

and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.”

Acknowledged; not applicable to this specific application.

Thanks and please let me know if you have any questions.

Environmental

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant’s representative and will be added to the end of this letter for record keeping purposes.

Acknowledged

COLORADO STATE FOREST SERVICE

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

Larry Long C.F.
District Forester
719/687-2921
larry.long@colostate.edu

Acknowledged

MOUNTAIN VIEW ELECTRIC ASSOCIATION LLC

This development is outside the service boundary of the Cherokee Metropolitan District.

Acknowledged

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).

Acknowledged

If you have any questions feel free to contact me at (719) 432-6889.
Sincerely,

Charles K. Cothorn, P.E.
Dakota Springs Engineering

SPRINGS AT WATERVIEW PRELIMINARY PLAN

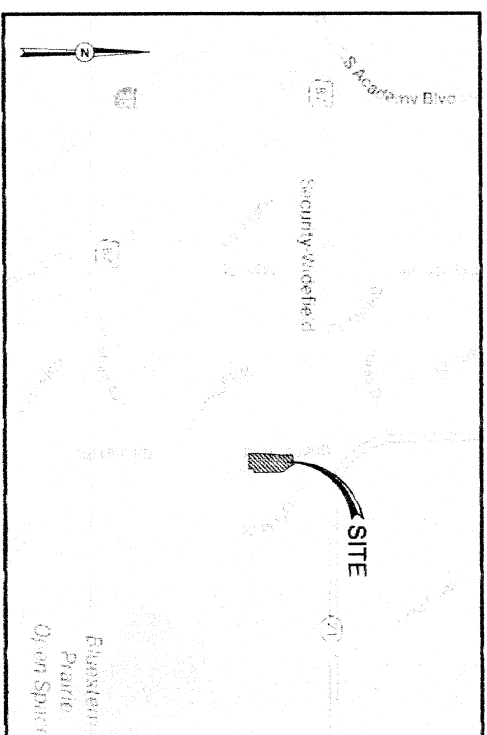
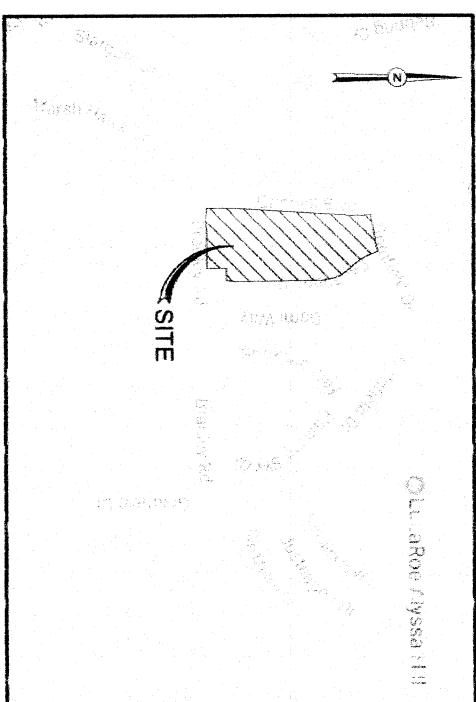
LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

1. UNLESS SHOWN OTHERWISE, A 5' SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN ON THE SUBDIVISION PLAN.
2. THE SOCIAL RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
3. ALL STRUCTURAL FOUNDATION SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
4. BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
5. PUBLIC PROBLEMS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING FIRM SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
6. NO PART OF THIS PROPERTY FILLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA). REPRESENTATION OF FLOODING IS SHOWN IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION. ALL CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE REGULATION ADOPTED BY EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE ENGINEERING CRITERIA MANUAL. ANY DEVIATIONS FROM THESE STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING BY THE COUNTY ENGINEER.
7. THERE SHALL BE A 3' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12.
8. BUILDINGS ARE STRATEGICALLY PLACED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FROM HOMES LOCATED IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
9. THE DEVELOPER, HIS BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO IMPROVE THE COASTAL DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBARO COUNTRY MANAGEMENT AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTRACT NUMBER 303-201-1192).
10. THE DEVELOPER, HIS BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO IMPROVE THE COASTAL DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBARO COUNTRY MANAGEMENT AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTRACT NUMBER 303-201-1192).
11. THE SECURITY SANITATION DISTRICT HAS APPROVED EASEMENTS FOR WATERVIEW DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITING FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLACING ANY UTILITY LINES ON THE 30 LOTS.
12. NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
13. ALL SIGN TRAILING WILL BE CREATED BY ROW DEDICATION.
14. THIS DEVELOPMENT WILL PARTIALLY EQUIVALENT IN THE CONSTRUCTION OF A TRAFFIC SIGNAL AT THE FIELD DRIVE AND CORNELL BOULEVARD.
15. LANDSCAPING AND POWERS BOULEVARD WITHIN THE BUFFER WILL UTILIZE XERISCAPE PLANTS FROM THE EL PASO COUNTY XERISCAPE PLANT LIST.

COLORADO SPRING AIRPORT STANDARD NOTES

1. THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDING UTILIZING FAA-RECOMMENDATIONS CONSTRUCTION TECHNIQUES AND PREPARED BY A CERTIFIED ACOUSTICAL ENGINEER.
2. THIS SUBDIVISION IS SUBJECT TO AVIATION EASEMENT AS RECORDED AT RECEPTION # _____



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

NO.	TITLE
1	SITE SHEET
2	SITE PLAN
3	GRADING PLAN

THAT INCLUDES:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW PLUNGING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 219715634, COUNTY OF EL PASO, STATE OF COLORADO.

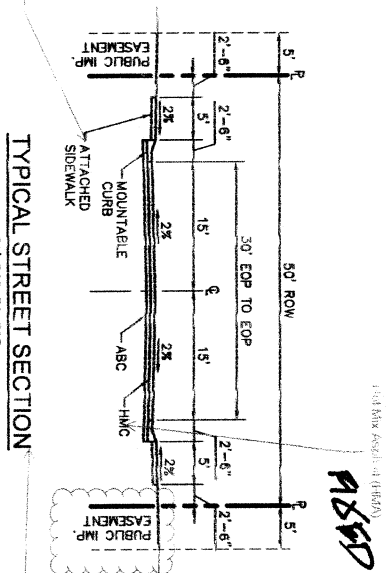
TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.

DEDICATION & TRACT MAINTENANCE INFORMATION

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW ONE METROPOLITAN DISTRICT OF THE WATERVIEW HOME. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS BELOW:

#1. TRACT A-OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE) (0.07 ACRES)

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.



REVISIONS:

NO.	DESCRIPTION	DATE

add standard easements
HANDLED IN GEN NOTES

ENGINEER: **DAKOTA SPRINGS**
DESIGNED BY: **AM** DATE: **8/30/17**
DRAWN BY: **AM** DATE: **8/21/17**
CHECKED BY: **PKM** DATE: **9/5/17**

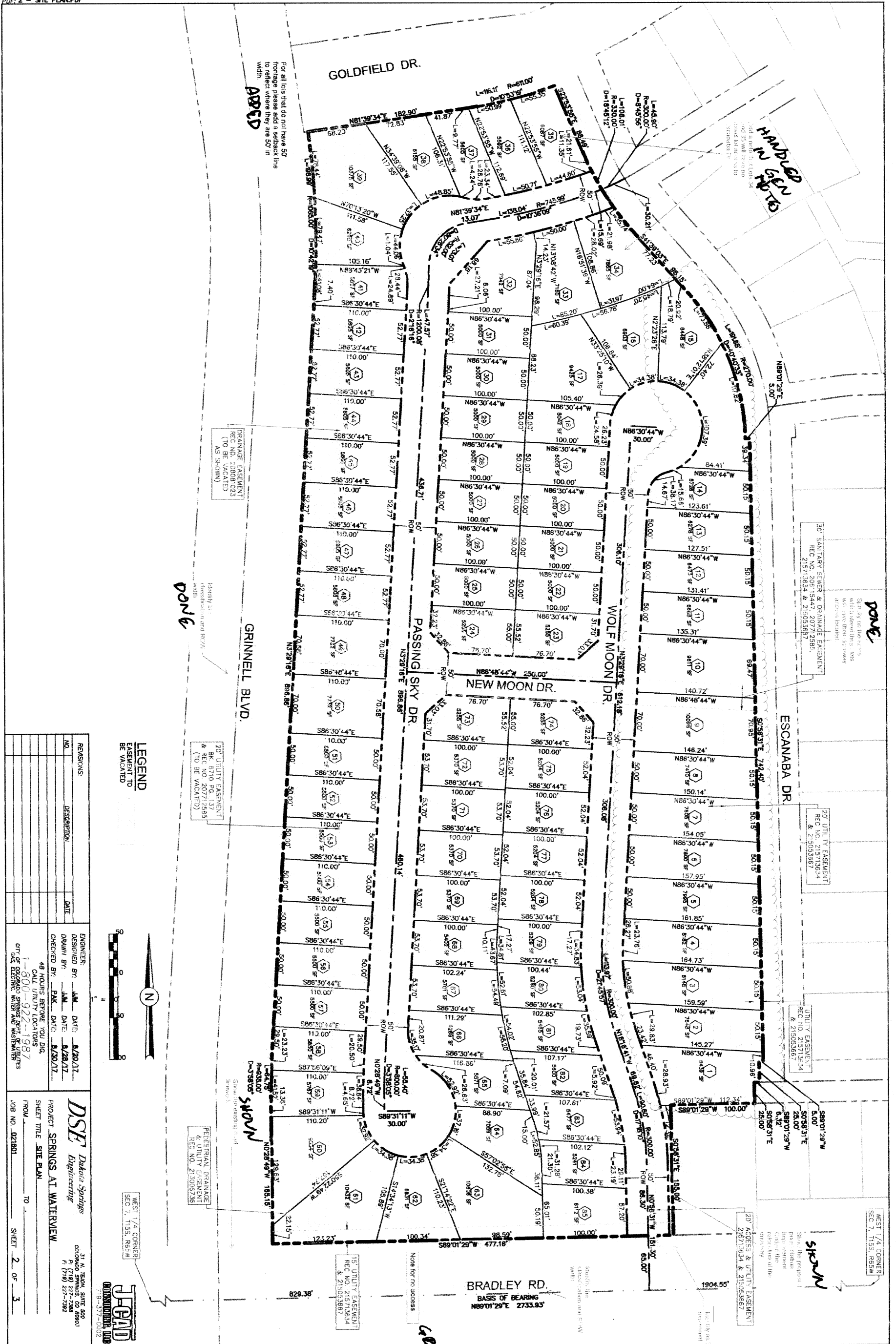
PROJECT: **SPRINGS AT WATERVIEW**
SHEET TITLE: **TITLE SHEET**

FROM: **021901** TO:
SHEET **1** OF **3**



DSE Dakota Springs
Engineering

31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7298
F: (719) 227-7292



For all lots that do not have 50' frontage please add a setback line to reflect where they are 50' in width.

HANDLED IN GEN

DONE

DONE

DONE

SHOWN

GEN NOTES

DONE

DONE

LEGEND

EASEMENT TO BE VACATED



WEST 1/4 CORNER SEC 7, T15S, R65W



REVISIONS:	NO.	DESCRIPTION	DATE	ENGINEER:	DATE:
				JMM	8/20/17
				PKM	8/28/17
				PKM	8/29/17

DESIGNED BY:	JMM	DATE:	8/20/17
DRAWN BY:	PKM	DATE:	8/28/17
CHECKED BY:	PKM	DATE:	8/29/17
48 HOURS BEFORE YOU DIG			
CALL UTILITY LOCATORS 877-1-800-922-1987			
OR 48 HOURS BEFORE WATER AND WASTE WATER			

PROJECT:	Dakota Springs
PROJECT TITLE:	SPRINGS AT WATERVIEW
FROM:	
TO:	
SHEET:	2 OF 3

20' UTILITY EASEMENT BK 6710 PG. 137 & REC. NO. 207712585 (TO BE VACATED)

PEDESTRIAN EASEMENT BK 6710 PG. 137 & REC. NO. 215053667 (TO BE VACATED)

20' UTILITY EASEMENT BK 6710 PG. 137 & REC. NO. 215053667 (TO BE VACATED)

30' SANITARY SEWER & DRAINAGE EASEMENT REC. NO. 207712585 & REC. NO. 215053667 (TO BE VACATED)

20' UTILITY EASEMENT REC. NO. 215713634 & REC. NO. 215053667 (TO BE VACATED)

UTILITY EASEMENT REC. NO. 215713634 & REC. NO. 215053667 (TO BE VACATED)

20' ADDRESS & UTILITY EASEMENT REC. NO. 215713634 & REC. NO. 215053667 (TO BE VACATED)

BRADLEY RD. BASIS OF BEARING N89°01'29"E 2733.83'

NOTE FOR NO ACCESS

Identify the adjacent owner and E-40 with

Plot Area: 33.00

Handwritten notes and signatures.