

Memorandum

Dakota Springs Engineering

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

Date: March 11, 2018

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

cc: Paul Koscielski
SWV, 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 (Received March 6, 2018-the same comments as your November 27, 2018 letter). 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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

Included

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

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

Corrected and resubmitted.

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

Engineering Division Comments Dated: 2-22-18

Review 2 Comments resolved on the following documents: - Letter of Intent Redline comments on the following documents will be uploaded by the Project Manager: - Preliminary Site Plan Per the email correspondence on Feb 20, 2018, an early grading

permit is being request. Therefore, submit the following documents with the preliminary plan application: - Financial Assurance Estimate (Section 1 only) - ESQCP - SWMP - Pre-Development Site Grading Acknowledgement and Right of Access Form (attached) - Standalone Early Grading and Erosion Control Plan set (w/ Cover Sheet). Early grading is for dirt work only, therefore the GEC will not show proposed road C&G's or proposed storm drains & inlets. Temporary sediment basins will be required on-site. The PDR/FDR will need to be updated to include a section regarding early grading to include an exhibit delineating the tributary area for each proposed temporary sediment basin along with the associated sizing calculation.

These Items have been addressed with additional documents added to this submittal
OPTIONAL: ESQPC Applicant: ESQPC Required for Early Grading

View
OPTIONAL: SWMP Applicant: SWMP Required for Early Grading

View
OPTIONAL: PRE-DEVELOPMENT SITE GRADING ACKNOWLEDGEMENT
Applicant: PDSGA&RA-Required for Early Grading

View
OPTIONAL: PrelimPlanDrawings-DSE-Response Applicant: DSE response to County Review Comments

View
OPTIONAL: Financial Assurance Estimate Sec 1 Only Applicant: FAE Sec 1 as required for Early Grading

View
OPTIONAL: Early Grading&Erosion Control Plan Applicant: Grading Plan as required for Early Grading

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

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

Reviewed and addressed; see attached

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

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

Reviewed and addressed; see attached.

In addition, the LOI has been modified to include a request for early grading.

Comment 4:

Attachment: Comment_SP-16-005_4.pdf
GEC Redlines

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

Reviewed and addressed; see attached.

In addition the GEC has been modified for early grading permit.

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

These Items have been addressed with additional documents added to this submittal

Comment 1:

Attachment: Comment_SP-16-005_1.docx

Review 2 Comments resolved on the following documents: - Letter of Intent Redline comments on the following documents will be uploaded by the Project Manager: - Preliminary Site Plan Per the email correspondence on Feb 20, 2018, an early grading permit is being request. Therefore, submit the following documents with the preliminary plan application: - Financial Assurance Estimate (Section 1 only) - ESQCP - SWMP - Pre-Development Site Grading Acknowledgement and Right of Access Form (attached) - Standalone Early Grading and Erosion Control Plan set (w/ Cover Sheet). Early grading is for dirt work only, therefore the GEC will not show proposed road C&G's or proposed storm drains & inlets. Temporary sediment basins will be required on-site. The PDR/FDR will need to be updated to include a section regarding early grading to include an exhibit delineating the tributary area for each proposed temporary sediment basin along with the associated sizing calculation.

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OPTIONAL: ESQPC Applicant: ESQPC Required for Early Grading

View

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View

OPTIONAL: PRE-DEVELOPMENT SITE GRADING ACKNOWLEDGEMENT
Applicant: PDSGA&RA-Required for Early Grading

OPTIONAL: PrelimPlanDrawings-DSE-response Applicant: DSE response to County Review Comments

View

OPTIONAL: Financial Assurance Estimate Sec 1 Only Applicant: FAE Sec 1 as required for Early Grading

View

OPTIONAL: Early Grading&Erosion Control Plan Applicant: Grading Plan as required for Early Grading

Review 2 Comments resolved on the following documents: - Letter of Intent Redline comments on the following documents will be uploaded by the Project Manager: - Preliminary Site Plan Grading and Erosion Control Plan was not reviewed since early grading is not requested. GEC approval will be with the final plat application. A preliminary grading plan is included with the preliminary plan set.

Applicant revised submittal to include early grading

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

We revised to New Moon Court

ELPASO COUNTY COUNTY ATTORNEY'S OFFICE

Applicant - Please do an updated Water Supply Information Summary reflecting the correct number of lots and water demand. Thank you. Edi Anderson 2/23/18
Applicant revised: Addition Submitted

OPTIONAL: SWV-PrelimPlan-Water Supply Information Summary-3-6-18(85Lots)
Applicant: Up-dated per:ELPASO COUNTY COUNTY ATTORNEY'S OFFICE

View

OPTIONAL: Commitment Letter - Securitywsd-to-SWV 10-31-17(85Lots) Applicant:
Support Doc For Water Supply Information Summary

COLORADO SPRINGS UTILITIES

Electric & Gas Approval Comments

Action Items:

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

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

This comment was addressed with DSE MEMO resubmittal dated January 18, 2018 as follows:

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.

Action Items:

Items have been addressed – recommend approval

Thank you

Information Items:

Prior information items remain applicable

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

Acknowledged

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.

This item has been addressed & Airport Advisory Board has approved.

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 IS 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 RESIDENTIAL.

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."

This item has been addressed & Parks Board has approved

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.”

This item has been addressed & Parks Board has approved

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.”

This item has been addressed & Parks Board has approved

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.”

This item has been addressed & Parks Board has approved

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.

This item has been addressed & Parks Board has approved

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

COLORADO DEPARTMENT OF TRANSPORTATION –PUEBLO OFFICE

I am in receipt of the subject plan referrals for the subject planned developments. The Department understands that this development is occurring within multiple phases; Springs at Waterview is planned multi-family residential development within the north half the intersection of Grinnell & Bradley Road and the eastern portion to be developed is located north and south of Bradley Road and east of Powers Boulevard.

CDOT understands the County is supplying multiple developments under separate names, however, utilizing the same LSC Transportation Inc. “Master Traffic Impact Study” to account for portions of the development. The Department has recently submitted our comments dated November 28, 2017 for file SKP-16-002 and it appears an outdated March 30, 2017 LSC Transportation “Master Traffic Impact Study” has been submitted for review. Going forward, Department requests a single Traffic Impact Study for the entire Waterview development be submitted to our office for review.

Furthermore, the Region 2 Hydraulic Unit has reviewed the September 24, 2017 subject Final Drainage Report from Dakota Springs Engineering and has no comment.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at 719-696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right-of-way will require a utility permit from CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 562-5537 with any questions.

Sincerely,
Andrew Lewis
Asst. Access Manager

I am in receipt of the plan referrals for the subject planned development. The Springs at Waterview Preliminary Plan Letter of Intent dated January 18, 2018 from SWV, LLC notes that the 15.67 parcel is generally located south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive. The developer also notes the subject parcel proposes 85 single-family residential lots.

- The Region 2 Hydraulic Unit has reviewed the Springs at Waterview Preliminary & Final Drainage Report from Dakota Springs Engineering dated January 2018 and notes the proposed project will not impact the State Highway System
- The Waterview Sketch Plan Updated Master Traffic Impact Study from LSC Transportation Consultants, Inc. dated January 9, 2018 has been reviewed by our Traffic Unit which has the following comments:
 - The site at the SE corner of Powers/Bradley will require traffic impact studies with each phase of development to determine the impacts at the intersection. Before full buildout of the Preliminary Plan site, it is likely a second southbound left-turn deceleration lane will be required at Powers/Bradley, as shown in Figure 10e
 - The commercial site at the SE corner of Powers/Grinnell will require a traffic impact study before development. The roadway improvements shown in Figure 15 will be required with the commercial development, including the addition of a second left-turn lane from Grinnell onto Powers. Other improvements to the Powers/Grinnell intersection may also be warranted. The exact location of the proposed 3/4 access on Grinnell will also be evaluated at that time, as it relates to the planned future interchange at Powers/Grinnell
 - The Dakota Springs Engineering Grading and Erosion Control Plan Site Plan dated 8/27/16 site plan is inconsistent with the subject Final Plat.

Additionally, our January 8, 2018 comments regarding the Colorado Outdoor Advertising, Special Use and Utility programs remain valid.

Please contact me in Pueblo at (719) 562-5537 with any questions.

Sincerely,

Andrew Lewis
Asst. Access Manager

Acknowledged

COLORADO GEOLOGICAL SURVEY

Colorado Geological Survey has reviewed the Springs at Waterview resubmittal, including a Soil, Geology, and Geologic Hazard report by Entech Engineering (March 15, 2017). I understand the applicant proposes 80 single family lots on approximately 15

acres located northeast of Grinnell Street and Bradley Road in the Security- Widefield area.

As noted in our 11/3/2016 review of Springs at Waterview, the site is not undermined, and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed residential use and density.

General Note 4 on Sheet 1 of the Springs at Waterview Preliminary Plan (Dakota Springs Engineering, January 5, 2018) refers to a “Geologic hazard study by Earth Engineering Consultants...” The note should be corrected on the final plat to refer to Entech’s March 15, 2017 report.

Applicant revised submittal see DSE Response red lines Prelim Plan

Entech’s report contains a valid description of surface and subsurface conditions, soil engineering properties, and potential development constraints based on the results of four borings, and makes appropriate preliminary recommendations regarding subgrade preparation, including removal and recompaction of any loose soils encountered in foundation excavations. Provided Entech’s recommendations are strictly adhered to, CGS has no objection to approval of the subdivision as proposed.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Jill Carlson, C.E.G. Engineering Geologist

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