

**Native Sun Construction Preliminary/Final PUD Plan and Filing No. 1 – Final Plat
Response to Review Comments
December 2021**

Review Comment	Applicant Response
DRAINAGE REPORT COMMENTS: Virginia Ortiz – Jacobs 303-820-5240, virginia.ortiz@jacobs.com General:	
1. The fourth paragraph of the General Property Description describes the land across the railroad tracks to the west as vacant, however, it looks like the land is not vacant.	Land across the railroad track is vacant except for an agricultural structure to the west.
2. Add channel stabilization calculations and add channel lining to plans if necessary. Velocities are high and may cause erosion.	Added riprap lining to the plans and calculations to the report for the steep section flowing towards C1.
3. Include riprap size and depth calculations and add dimensions to plans	Added to Proposed Drainage Plan.
4. Basin area hydrograph does not match pond inflow rates	The required design methodology for an extended detention basin utilizes the Colorado Unit Hydrograph procedure. The other elements of the site utilize the Rational Method for discharge calculation. Per your comment we have matched times of concentration more closely for the sub basins as they correlate to the overall pond unit hydrograph. Hence, you are correct but the two methods will still yield slightly different results. However, the sum of the rational inflows are now are much closer to the inflow generated by the CUHG.
5. Discharge offsite in the developed condition is significantly greater than in the existing condition	We have modified the design and the discharges for the developed condition are less than that of the existing for all three basins.
6. Confirm that flows to the railroad culvert near Point 1 are not increased.	The hydrology for this point has been corrected and the flows will be less than existing in the proposed condition.
Basin Maps:	
1. Add legend	This revision have been made.
2. Add sub basin label to area that drains to pond, is this “Other” as defined in the schematic?	This has been revised to simplify the report and hence deleted.

<p>3. Explain how flows east of Area 3 will be treated before flowing offsite or consider adding swale at the bottom of the fill slope.</p>	<p>The fill slopes represent a small part of the overall developed area. These will not be part of the WQCV. There will be small areas of fill from which stormwater is not treated. This is because it is physically impossible to treat these areas in the selected BMP. As such, a deviation to the El Paso County Engineering Criteria Manual of requiring all areas to be treated is being requested. MS 4 Permit (Modification 4) Part 1 section E.4.a.iv.(A).1 defines the situation where this deviation is appropriate.</p>
<p>4. Provide table comparing pre- and post-development runoff at each design point.</p>	<p>Provided.</p>
<p>5. On Existing Drainage Map, update Tc and C values to accurately reflect the basin parameters. Tc for Basin E3 should be longer than Basin E1</p>	<p>The Tc values computed with TR-55 were well below the 10 minute minimum. Therefore 10 minutes is used for all basins.</p>
<p>NATIVE SUN CONSTRUCTION PRELIMINARY/FINAL PUD PLAN COMMENTS:</p>	
<p><u>Bob Swatek, Utility Construction Planner – Black Hills Energy</u></p>	<p>No response required.</p>
<p><i>719-332-5856, bob.swatek@blackhillscorp.com</i></p>	
<p>No comments submitted at this time.</p>	
<p><u>Corey D. Adler, District Wildlife Manger – Colorado Springs/Northwest El Paso County</u></p>	
<p><i>719-439-9637, corey.adler@state.co.us</i></p>	
<p>No comments submitted at this time.</p>	
<p><u>Michelle Regalado, R2 Access Management Trainee – Colorado Department of Transportation</u></p>	
<p><i>719-562-5537, michelle.regalado@state.co.us</i></p>	
<p>No comments submitted at this time.</p>	
<p><u>George L San Miguel - Wildlife Biologist; CO ecological Services Field Office – US Fish and Wildlife Service</u></p>	<p>The conclusion of the report has been amended to describe how the BMP's employed provide water quality capture for most of the developed site, and that discharge rates are lower then those of the existing.</p>
<p><i>303-236-4752, George_SanMiguel@FWS.gov</i></p>	
<p>The U.S. Fish and Wildlife Service (Service) has reviewed the Preliminary/Final PUD Plan and accompanying documents for Project Number DA-37-2021-Native Sun Construction, which will be located immediately south of the to-be-constructed Falcon Commerce Center.</p>	

<p>Native Sun Construction's drainage report states the project's proposed drainage design will be effective in providing stormwater quality capture volume for at least 80% of the project area, and that combined with the quantity controls provided in the large full spectrum extended detention basin, "there should be no adverse effects to downstream properties." This statement does not appear to indicate certainty.</p>	
<p>Monument Creek is located immediately downstream of the project site and is designated critical habitat for the Preble's meadow jumping mouse. Monument Creek has experienced extensive damage to Preble's mouse habitat from streambank and floodplain erosion directly attributable to upstream development that increases the amount of impermeable surfaces in the watershed. Restoration efforts on damaged habitat is extensive, ongoing, and very expensive to landowners and land management agencies.</p>	
<p>When Native Sun Construction submits its project for Endangered Species Act consultation, the Service would like to see greater reassurance that stormwater control measures will not contribute further to Preble's mouse habitat damage.</p>	
<p><u>Mercedes Rivas, Planner II - El Paso County Planning & Community Development Dept – Planning Division</u> 719-520-6447, MercedesRivas@elpasoco.com Gilbert LaForce, PE, gilbertlaforce@elpasoco.com See attached letter and please note that the letter is only a recommendation for consideration. Please follow the Town of Monument's buffering, screening, and landscape requirements.</p>	<p>We have followed and met the TOM's landscape standards found in the adopted code. County comments on internal landscaping are not applicable.</p>
<p><u>Justin Annan, GIS Analyst – El Paso-Teller County 9-1-1 Authority</u></p>	<p>No response required.</p>
<p>719-785-1900, gwest@elpasoteller911.org</p>	
<p>No new street names requested on this submittal.</p>	

No action for E911.	
<u>Ann Nichols, District Manager - Forest Lakes Metro District</u>	
719-327-5810, anicholsduffy@aol.com	
No comments submitted at this time.	
<u>Tom Tharnish, Public Works Director – Town of Monument</u>	No response required.
719-884-8039, ttharnish@tomgov.org	
No comments submitted at this time.	
<u>Virginia Ortiz – Jacobs</u>	
303-820-5240, virginia.ortiz@jacobs.com	
General:	
1. Does the driveway over the railroad tracks for the private property to the west of the access road needs to be maintained and shown on the plans?	The west access has been revised to accommodate this driveway.
2. Add drainage details for all drainage structures including pond details.	These will be provided with the Construction Documents. The current plan you have is a Site Development Plan.
Sheet SD-1:	
3. Remove question marks after drainage in the Proposed Easements section of the Development Plan notes.	Question marks have been deleted.
Sheet SD-2:	
4. Add hatch for Woodcarver Road to Symbol legend.	The existing hatches have been frozen and no longer shown on this sheet.
5. What is design vehicle? Ensure that it can make the turn to the office parking area.	The design vehicles we used are the Ford F150 SuperCrew, pumper fire truck, and a 30' articulated dump truck. These have been verified with turning analysis software.
6. Should hatch for office area be asphalt or concrete?	The plan SD-2 shows base course for the parking, asphalt for the ADA area, and concrete for the sidewalks around the building. It is shown as intended.
7. Hatches identify that the Dumpster & Propane enclosures are on grass and road base. Grass is not allowed under propane tank. Should hatch for this area be concrete?	Hatch changed to concrete.
8. Dimension should be provided from shop to propane tank to verify that minimum offset has been met.	Dimension provided and tank labeled.
9. Per ADA requirements, 1 ADA space must be van accessible. Revise plan to accommodate 132" of parking width for van accessibility.	Complete.

10. ADA spaces are required to have ADA parking signs. Please add. Van accessible space should have appropriate plaque.	Added these signs to the sheet.
Sheet SD-3:	
11. Add line style legend.	OK.
12. Runoff from Office parking area flows down south access and is not captured prior to running offsite. Consider adding curb and gutter and inlet to west side of access road or a channel to ensure any channelized flows are not flowing offsite or eroding the slope.	Actually it is captured. There is a crown in the access road and flow would never make it to offsite. Nevertheless, we are adding a curb and gutter per your suggestion, and to assist with the below issue.
13. Consider adding a berm or even curb and gutter to east side of parking lot to prevent concentrated flows from eroding the steep 3:1 slope.	Added a gutter and regraded the back of the spaces to flow to the gutter.
14. Show roof drains and how they tie into the overall drainage plan.	OK.
15. Add culvert at the low point of the gutter/Channel 2 and Channel 1 to allow flows to enter the pond.	Added inlets and pipes into pond.
Sheet SD-4:	
16. Sanitary sewer easement should be 30', not 20'.	OK.
17. Requirements state that wells shall be at least 100' away from sewer lines. Callout on well states that well will be located within 200' of radius of location indicated on drawings. Consider adding a note stating that well must be located at least 100' away from sewer lines.	We have moved the well location. Also added a 100' radius centered on well with note indicating no sanitary lines within the area.
Sheet SD-5:	
18. Show sight distance east access to WoodCarver Road. If necessary, shift trees accordingly to avoid sight distance obstructions.	Site distance views at intersections onsite have been calculated and it has been determined there are no site distance obstructions due to proposed landscaping.
19. Verify shrubs/perennials proposed on the plant schedule are on the Monument Landscape Guidelines per Town code 18.05.450 (A1).	With the exception of <i>Perovskia atriplicifolia</i> 'Little Spire' and <i>Salvia reptans</i> 'Autumn Sapphire', all proposed shrubs and perennial are specifically listed in the Monument Landscape Guidelines. Little Spire, formerly classified within the <i>Salvia</i> genus, is extremely closely related to multiple sage species approved by the Town of Monument. Further the species is known to be an extremely hardy, water-wise species consistent with the objectives of the Landscape Guidelines. Similarly, Autumn Sapphire is sub-species of one of the approved plant species list within the Landscape Guidelines and has been identified as a Colorado Plant Select species that meets Monument's goals for landscaping. Due to their close relation/sub-species classification to approved perennials, these two plants will be excellent additions to the project.

20. Planter beds within the parking lot area should be a minimum of 9' wide per Town code 18.05.245 (12D).	Planter beds within the parking lot area have been updated to a 9' depth.
Sheet SD-7:	
21. Spray irrigation is proposed, verify if "Drip Zone Control" valve detail is adequate for flow rates and PSI for spray head valves.	The proposed zone controls valves are robust commercial valves that will be adequate for the project's proposed irrigation. The prior submittal inadvertently labeled the detail as "drip zone control" likely leading to confusion. The detail has been updated to correct this mistake.
22. The irrigation schedule doesn't match up with the plan. For example, s3 is supposed to be d3?	The irrigation schedule and plan have been updated to correct this concern. The zone key includes spray valves listed numerically with drip valves being further identified with a 'd' and a numerical designation.
23. Mainline and dripline is shown as dashed on the plan, but solid on the irrigation schedule.	The plan has been updated to correct this concern.
24. Show point of connection and other irrigation appurtenances on plan as shown in the irrigation schedule.	A clearly identified point of connection is now shown on the plans. For further detail, please see the enlarged inset plan showing the connection near the Native Sun Construction office building.
25. Verify flow rates for each valve. For example, a few spot checks show the flow rates described in the valve schedule to be too low for the amount of proposed pop-ups specified on a single valve.	Additional valves and zones have been added to ensure sufficient flow rates for the project's irrigation and to address this comment. Final flow rates will be provided once the GMP flow rate at the point of connect is identified.
Scot Hail, Business Developer - Comcast Business	No response required.
<i>Scot_hail@comcast.com</i>	
No comments submitted at this time.	
Rickey Nelson, Advanced Communities Manager – Comcast Communities	No response required.
<i>Rickey_nelson@comcast.com</i>	
No comments submitted at this time.	
Jamey Bumgarner, Fire Marshal - Tri-Lakes Monument Fire Protection District	No response required.
719-484-0911, <i>jbumgarner@tlmfire.org</i>	
Tri-Lakes Monument Fire Protection District has reviewed the Native Sun Construction Preliminary/Final PUD Plan. Based upon our review of the proposed development for fire apparatus access, emergency egress, and FD water supply, we find the project acceptable per the following conditions:	

<p>1. Based on the shop's 6,100 sq feet, we want the owner to know that if commercial vehicles are stored inside the shop, the 2015 International Fire Code may require a fire suppression system or other alternative designs. This will be determined during the construction document phase.</p>	<p>Response: vehicles inside shop are there for maintenance only and not “stored”.</p>
<p><i>"Parking of vehicles inside of buildings and whether sprinklers are required. If the vehicles in question have a GVWR over 10,000 pounds, then the maximum allowed fire area without fire sprinklers is 5,000 square feet. For other S-1 occupancy use and vehicles under 10,000 GVWR, the maximum allowed fire area without sprinklers is 12,000 square feet. You can find these thresholds within Chapter 9 of the 2015 International Fire Code.</i></p>	<p>Overnight parking of vehicles will generally not occur.</p>
<p>2. All roadways and fire hydrants comply with the current Town of Monument requirements. We have no additional comments at this time.</p>	<p>No response required.</p>
<p><u>Terri Hayes, President & CEO – Tri-Lakes Chamber of Commerce & EDC</u> <u>719-481-3282, terri@trilakeschamber.com</u> No comments submitted at this time.</p>	<p>No response required.</p>
<p><u>Gina Perry, Engineering Coordinator II – Mountain View Electric Association, Inc.</u> <u>719-494-2636, Gina.P@mvea.coop</u></p>	
<p>This area is within the Association’s certificated service area. The Association will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association’s Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.</p>	<p>No response required.</p>

<p>The Association requests a ten (10) foot front, side, and rear lot utility easement on the plat. The Association also requests the platting of the Association’s existing facilities with easement on the plat. Additional easements may be required.</p>	<p>Plat note added for the lot line easements and shown on the plat. Also added easement for the underground electric line on west side of property.</p>
<p>The Association 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.</p>	<p>No response required.</p>
<p><u>Amy Vanderbeek, Enumerations Plans Examiner – Pikes Peak Regional Building Department</u></p>	
<p>719-327-2930, amy@pprbd.org</p>	
<p>1. Woodcaver Road should not be access at any point across these proposed lots. The lots would need to be minimized to move the road off of the proposed lots or there needs to be access easement agreements from lot to lot. Anyone accessing on this property on Woodcarver Road. Existing or future. Enumerations cannot assign addresses without access agreements in place. Are there access easement agreements that I am not seeing in the application?</p>	<p>Lot 2 has access off WC Rd. No access through Lot 1 is proposed at this time. Additional potential access across Lot 1 for Lot 2 will be addressed at the time of development of Lot 2.</p>
<p>2. Separate addressing will be assigned for each detached structure. The fencing is under 7’ therefore, no address will be assigned, or permit required. Signage would be assigned a separate address.</p>	<p>No response required.</p>
<p><u>Keith Curtis, Floodplain Administrator – Pikes Peak Regional Building Department</u></p>	<p>No response required.</p>
<p>719-327-2898, keith@pprbd.org</p>	
<p>This site is not located in the 100-year floodplain, no comment</p>	

Elizabeth (Beth) Dukes, Community Planner - Department of the Air Force 10 th Civil Engineer Squadron elizabeth.dukes.3.ctr@us.af.mil	
See attached letter.	Avigation Easement will be included on the Final Plat per the language provided in the letter
Debbie Flynn, Planner II – Town of Monument	
719-488-1604, dflynn@tomgov.org	
Project Narrative:	
1. # 1- 12 under IV. Conformance with Review and Approval Criteria are from the old Municipal Code Section 17.40.190 – Final PD Site Plan - Submittal and Review. Please use the new code, Section 18.03.460.D (1-9) – Final PUD Plan.	Revised with new criteria.
Cover Sheet:	
2. The existing zoning is Planned Unit Development (PUD).	Revised.
3. Under proposed easements, states 5' side lot and 7' rear lot for utilities and drainage???? Why are there questions marks? Do you know where the utility easements are exactly located?	Removed question marks.
4. Under parking information, states general office (1 space/400 SQ FT of gross floor area), however, Section 18.05.215 states that professional and business offices should have one space for every 300 SQ FT of floor area.	OK added additional 6 parking spaces.
5. Under parking information, states Section 17.60.040. Please state Sections 18.05.215 and 18.05.250.	OK.
6. The Zone District states, PD, please revise to PUD.	OK.
7. The signature blocks states Preliminary/Final PD Site Plan, please revise to PUD Plan.	OK.
8. If Native Sun Construction owns the property, you may omit the Lienholder Subordination Certificate signature block.	OK.
9. Please change the Planning Commission Recommendation to the Planning Department Review.	OK.
10. Please change the Board of Trustees Approval to Town Approval.	OK.
11. Since Forest Lakes Metropolitan District will be providing you sewer services, please provide their signature block.	OK.

12. On the bottom of all plan sheets, it states Native Sun Construction Monument, Colorado Preliminary/Final Planned Development Site Plan, please revise to Planned Unit Development.	OK.
13. Please make sure the Sheet Index's naming is the same on the plan sheets.	OK.
Site Plan Sheet (SD-2):	
14. Please provide the square footage on the shop and office.	OK.
15. Will the shop have designated parking spaces?	Plans have been revised to show 3 dedicated parking spaces for the shop.
16. Please state that the fence will be an opaque fence.	OK.
17. Please change the PID zoning to LI.	OK.
18. Please change the PD zoning to PUD.	OK.
19. Is there enough space within the shop area for vehicles to circulate?	Yes. There is room on the southeast side of the shop to drive around it. Vehicles will approach the bays from the east and exit to the west.
20. Why are the 4 and 9 parking spaces different dimensions?	There are differing stall dimensions as the office will need to accommodate pickups, mostly, so we tried to make the ones in front as large as possible. With the code change we also had to make room for additional spaces west of the building. These will be for smaller vehicles.
Shop Elevations (SD-14):	
21. Please title this plan sheet as Details rather than shop elevations.	We made this revision.
22. Please show the site fence as an opaque fence.	We made this revision.
23. Since your Monument Sign is over 6 feet it will need an address from Enumerations and permit with PPRBD.	OK.
NATIVE SUN CONSTRUCTION FILING NO. 1 COMMENTS:	
<u>Debbie Flynn, Planner II – Town of Monument</u>	
719-488-1604, dflynn@tomgov.org	
Cover Sheet:	
1. The El Paso County Clerk and Recorder's Office no longer requires a signature block. Please provide a blank 2¼" x 3" vertical box in the lower right-hand corner of the plat inside the margin, for use by the El Paso County Clerk and Recorder to place a recording stamp.	We made this revision.
2. Please omit the Town of Monument No. and Fees.	We made this revision.
Sheet 2:	
3. Please show all Tracts.	

a. The detention pond should be depicted in their designated Tract.	Tract for detention pond added.
b. If applicable, all public utilities, drainage, buffers, and landscaping should be depicted in their designated Tract.	
4. Please provide the total area of public and/private ROW.	Added a Note – TRACT A for Woodcarver Road is 12,000 sf added to Note 8 and as shown on Plat Sheet 2. Chart of areas on Sheet 1. Technically, there is no ROW as that implies a public road.
<u>Mercedes Rivas, Planner II - El Paso County Planning & Community Development Dept – Planning Division</u>	
719-520-6447, MercedesRivas@elpasoco.com	
Gilbert LaForce, PE, gilbertlaforce@elpasoco.com	
See the attached redline comment to the drainage report.	
<u>Amy Vanderbeek, Enumerations Plans Examiner – Pikes Peak Regional Building Department</u>	
719-327-2930, amy@pprbd.org	
1. Woodcaver Road should not be access at any point across these proposed lots. The lots would need to be minimized to move the road off of the proposed lots or there needs to be access easement agreements from lot to lot. Anyone accessing to this property on Woodcarver Road starts to the end. Existing or future. Enumerations cannot assign addresses without access agreements in place.	Lot 2 won't access through Lot 1 unless determined at time of development of Lot 2.
2. The vicinity map does not depict Woodcaver Road in the correct location.	This has been corrected.
3. Standard Final Plat Comments:	No response required.
a. Enumerations will review the mylar prior to plat for address placement, street names, and title block.	

b. A \$10.00 per lot and tract platting fee will be due at the time of the review of the mylar, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department. An additional over the phone transaction fee of \$3.50 will apply for any credit card payment.

c. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Amy@pprbd.org (Please email the Enumerations staff that reviewed your project)

New standard comment: All mylar reviews will be reviewed via “pdf”. The mylar will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations receiving payment. If you would like an in-person review, you will have to make an appointment on our website.