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Project

Project Name

Fountain Valley School Academic Center

Applicant

Martin/Martin, INC

EA Number

EA2588

File Number

PPR2610

Project Manager

Miranda Benson (mirandabenson2@elpasoco.com)
(719) 520-7940

Submission Request

Comment

V1_comments have been returned. Please review in EDARP and address on V2 submission. Thank you!

Request Date

4/17/2026 11:43:57 AM

MM Response:
Noted.

Submission

Comment

Submit

Submission Documents (15)

Click below to upload required or optional documents

Upload Documents

Link	Document	Comment
	Financial Assurance Estimate (FAE) Form	
	Drainage Report - Final	
	Grading & Erosion Control (GEC) Plan	
	Landscape Plan drawings	
	Letter of Intent	
	Lighting Plan	
	Erosion and Stormwater Quality Control Permit (ESQCP)	
	Traffic Impact Study	
	Wildland Fire & Hazard Mitigation Plan	
	Storm Water Management Plan (SWMP)	
	Site Development Plan	
	Grading & Erosion Control (GEC) Checklist	
	Storm Water Management Plan (SWMP) Checklist	
	PCM Applicability Form	
	Road Impact Fee Acknowledgement	

Agency Review Comments

Link	Agency	Comment	Date
	Pikes Peak Regional Building Department	1. Wrecking permit required for old building (Froelicher Academic & Science bldg.) under 6300 Fountain Valley School Road. New Math & Science Stem bldg. will be addressed as 6330 Fountain Valley School Rd. Do not use 6300 for this new bldg.. Wrecking permit required for old building(Joel A.H. Webb Admin. Bldg.) under 6155 Fountain Valley School Road. New Building under the same address for Humanities Bldg.. No further comments. Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org	4/2/2026 9:37:45 AM

MM Response:
Noted; wrecking permit to be obtained by Contractor.

MM Response:
 Design team met with SFPD on 05/12 to discuss campus wide fire access. Supporting exhibits have been provided to fire for their review.

Security Fire Protection District	<p>I have concerns with the Fire Department's access and egress for these buildings. Fire Department Access Roads shall extend to within 150 FT of all portions of the facility and all portions of the exterior walls of the first story of the building. Fire Department Aerial apparatus access ID is also required. This access must be at least 26 ft wide and within 15 to 30 ft of at least one entire long side of the building. I am not opposed to the general plot plan. However, to approve the site development plan this project would require a detailed assessment of fire department access routes, fire lanes and distances from all portions of the buildings. Also, a detailed water utility plan, including fire hydrant distances to the Fire Department Connection and approximate fire flow for the existing fire hydrants, will be required. Alternative proposals for 360-degree fire access will be considered. Please contact me for further information. Mark Stanwood Fire Inspector Plans Examiner Security Fire Department 719-360-0578 markstanwood32@gmail.com</p>	4/8/2026 7:44:31 AM
Fountain	<p>The City of Fountain Utilities (Electric) has reviewed the request and has no objections at this time. We have met with the project team and have a tentative plan in place regarding the re-routing of existing electrical feeds to accommodate the development. Please note that the developer will be responsible for all costs associated with the relocation of any existing electrical services required for the project. Additionally, adequate space must be maintained to allow for the installation, operation, and maintenance of underground electric facilities.</p>	4/8/2026 2:36:36 PM
<div style="border: 1px solid blue; padding: 2px; display: inline-block;"> MM Response: Noted. </div>		
Colorado Springs Utilities, Dev, Svc.(includes water resources)	<p>LBS has no comments</p> <div style="border: 1px solid blue; padding: 2px; display: inline-block;"> MM Response: Noted. </div>	4/10/2026 1:00:01 PM
EPC DPW Stormwater	<p>Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents (to be uploaded by EPC PM): - Drainage Report - ESQCP - FAE - GEC Plan - GEC Checklist - PCM Applicability Form - SWMP - SWMP Checklist Reviewed by: Zachary Jannusch Associate Engineer - Stormwater 719.500.3170 ZacharyJannusch@elpasoco.com</p>	4/14/2026 4:36:19 PM

MM Response:
 Noted; please refer to revised documents and comment responses.

El Paso
County
Conservation
Dist

The El Paso County Conservation District has reviewed this and we have the following comments: 1) Erosion controls We saw there were detailed plans for erosion control during construction and appreciate the applicants' efforts to mitigate erosion concerns during construction. However, we would also like to see a plan for disturbed areas around the construction site for revegetation in order to continue erosion control measures. As such, we would like to see a plan for the following: A) Disturbed areas not being built on should be mulched and revegetated within 45 days of disturbance using plant/grass species native and/or naturalized to El Paso County. B) Disturbed areas be either: mulched after seeding with weed-free hay or straw mulch at approximately 5,000 lbs per acre due to the exposed site and its proneness to wind erosion; Or areas that are not suitable for revegetation such as driveways and parking areas (if not going to be paved) should have a 1-2" thick layer of crushed rock, road base, or gravel to assist in preventing having exposed soil that would be prone to wind/runoff erosion concerns. C) Disturbed areas that are to be landscaped should be done within 45 days of construction being finished. For lawn areas, it is highly encouraged to ass a 1/2" or more layer of compost before seeding or sod installation in order to help with water retention so it is more water wise. For other landscaping, we encourage native, drought tolerant trees and shrubs, drought tolerant ornamentals that do not need as much watering, and use of drip irrigation for the most water wise practices. All beds and areas around trees/shrubs should be mulched 2" deep with a woody mulch to prevent bare ground, which helps with water retention and plant success. D) For areas being replanted with natural grass, consider using the El Paso County Conservation District's Native Shotgun Mix (available at EPCCD.org) for reseedling, which is well suited to soils present on this site and is comprised of 100% native and naturalized grass species. If these measures are added to the project's plan, then the El Paso County Conservation District will be content with the applicant's commitment to soil conservation, watershed protection, and protection of the surrounding community. For any questions, please feel free to contact the EPCCD at 719-600-4706 or Will Vogl - Board VP at Will@EPCCD.org

4/13/2026
8:44:53
PM

MM Response:
Please refer to
Landscape plans for
stabilization measures
of disturbed areas.

EPC DPW
Development
Services -
Engineering

Engineering Review Ver.1 Please see engineering review comments on the following documents FDR_V1 FAE_V1 SDP_V1 Road Impact Fee ACKN Form_V1 GEC Plan_V1 LOI_V1 ESQCP_V1 Thank you. Edward Schoenheit, Engineer E.P.C. Dept. of Public Works 2880 International Circle Colorado Springs, CO. 80910 Office: 719.520.6813 Cell: 719.502.9659 edwardschoenheit@elpasoco.com <https://publicworks.elpasoco.com/department-public-works/county-engineer/> Exciting News: El Paso County is combining the Engineering Criteria Manual and Drainage Criteria Manual into one streamlined document. We'd love your input—please complete the kickoff survey at <http://www.elpasocountyecm.com> by selecting the Participate tab.

4/14/2026
10:26:59
AM

MM Response:
Noted; please refer to revised documents and comment responses.

Colorado Springs Utilities, Dev, Svc.(includes water resources)	CSU has no action item comments for this project. Information Item: CSU is currently in the process of designing a new low pressure distribution line to replace the 150P tap but the master meter will remain in place. The project is in the early design stage and will be constructed mid 2027. The meter itself will also be getting rebuilt. Depending on the timeline for the demo and new buildings, the projects may coincide. Please contact Aaron Cassio who is managing the CSU project in case you need any additional information (acassio@csu.org - 719-668-5573).	4/15/2026 8:34:51 AM	
PCD Project Manager	V1_Planning review complete. Comments were added in green boxes to the following documents: - Letter of Intent - Site Development Plan - Lighting Plan - Landscape Plan (was missing from this submittal) - Wildland Fire & Hazard Mitigation Plan (needed for V2) Please review all outside agency comments in EDARP and address appropriately on the next submission documents. Thank you, Miranda Benson MirandaBenson2@elpasoco.com	4/17/2026 11:37:40 AM	
View	PCD Project Manager	V1_Drainage Report - Final_COMMENTS	4/17/2026 11:36:48 AM
View	PCD Project Manager	V1_Erosion and Stormwater Quality Control Permit (ESQCP)_COMMENTS	4/17/2026 11:37:56 AM
View	PCD Project Manager	V1_Financial Assurance Estimate (FAE) Form_COMMENTS	4/17/2026 11:38:09 AM
View	PCD Project Manager	V1_Grading & Erosion Control (GEC) Checklist_COMMENTS	4/17/2026 11:38:23 AM
View	PCD Project Manager	V1_Grading & Erosion Control (GEC) Plan_COMMENTS	4/17/2026 11:38:35 AM
View	PCD Project Manager	V1_Landscape Plan_COMMENTS	4/17/2026 11:38:50 AM
View	PCD Project Manager	V1_Letter of Intent_COMMENTS	4/17/2026 11:39:02 AM
View	PCD Project Manager	V1_Lighting Plan_COMMENTS	4/17/2026 11:39:17 AM

MM Response:
Noted.

Lake Flato / Wember to provide response.

View	PCD Project Manager	V1_PCM Applicability Form_COMMENTS	4/17/2026 11:39:28 AM
View	PCD Project Manager	V1_Road Impact Fee Acknowledgement_COMMENTS	4/17/2026 11:39:41 AM
View	PCD Project Manager	V1_Site Development Plan_COMMENTS	4/17/2026 11:39:54 AM
View	PCD Project Manager	V1_Storm Water Management Plan (SWMP) Checklist_COMMENTS	4/17/2026 11:40:11 AM
View	PCD Project Manager	V1_Storm Water Management Plan (SWMP)_COMMENTS	4/17/2026 11:40:26 AM
View	PCD Project Manager	V1_Wildland Fire & Hazard Mitigation Plan_COMMENTS	4/17/2026 11:40:36 AM
