

PLANNING AND COMMUNITY DEVELOPMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

2/26/18

Brendan Zahl
 Peoples National Bank
 BZahl@epeoples.com

Dave Hostetler - DVH
 LDC, Inc.
 dhostetler@ldc-inc.com

Comment Response Letter 03-29-18
LAND DEVELOPMENT CONSULTANTS, INC.

Dear Applicant and/or Consultant:

Subject: Academy Village Filing No. 3 Vacation and Replat- Review 2

The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.

You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning
Plat Application

1. The zone is not PBD, it is Commercial Service (CS). **Not resolved ... Corrected - DVH**
2. The site development plan has not been reviewed or approved within this application. **Noted**
3. The title commitment identifies a mineral right holder; revise the form and prepare a notification to the holder please **... all mineral rights items deleted**

by LAND TITLE as not applicable to this property. Form submitted is correct, see "revised" Title Commitment submitted – DVH

4. Identify the easements noted in the title commitment, schedule B, notes. **Not Resolved ... all Title "revised" applicable Easements noted on Final Plat - DVH**

Impact Identification

Applicant did not correct the zoning to CS (Commercial Service). The PBD zoning nomenclature was changed to CS in 2007 ... Corrected - DVH

Commitment Letter for Water

1. The letter provided reflects the districts interpretation that no additional development will occur after Lot 4. Academy Gateway Filing No. 2 is to be vacated and replatted into Academy Village Filing No. 3 , lots 1 and 2. A new two-story building (54 occupants maximum) is proposed on the lot to be created. The bank will remain. How much water does the development use currently and propose to use? Is the District agreeable to this? [This information is within the water resources report]. **Staff defers to County Attorney's Office to determine if the letter provided is sufficient for Cole's review.**
2. Two waivers for the requirement for a 300 year water supply commitment were granted by the Board in 2016 at the combined request from the applicants and the District. One for the Gleneagle Residential and one for the Academy Gateway commercial development. The letter states otherwise. Please correct to prevent confusion. **April 2017 commitment letter was not updated ... Commitment Letter was updated and resubmitted - DVH**

Water Report

Please note, the County Attorney has not made a recommendation for a finding as of yet. Also, the applicant did not justify the 300 year waiver or exemption request in the resubmitted LOI ... LOI revised and resubmitted - DVH

Waste Water Report

Resolved

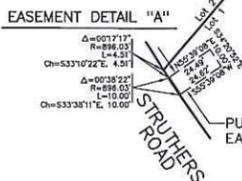
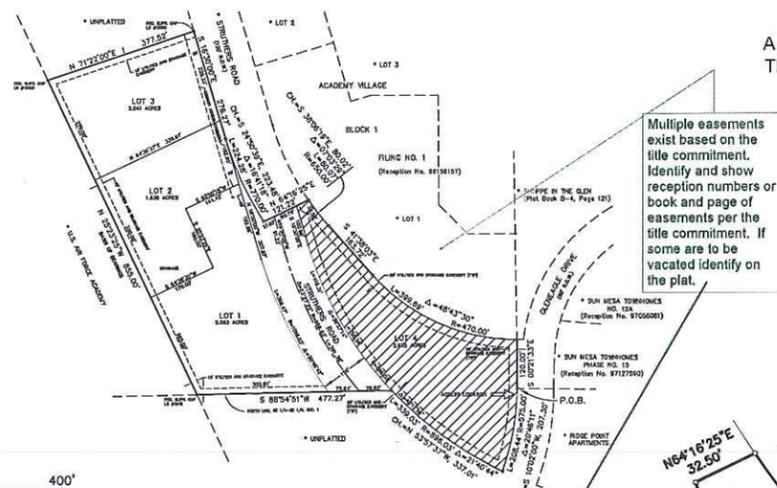
Final Plat –See red lines

Letter of Intent

1. It is advised that you provide justification to be written into the letter of intent justifying the water duration waiver. In the past the CAO advised that the standard waiver requirements may not be applicable (7.3.1) but rather special circumstances are applicable. See the exceptions in Chapter 8, Section 8.4.7 for reference. **Not Addressed ... LOI revised and resubmitted - DVH**

ACADEMY VILLAGE FILING NO. 3

A VACATION AND RESUBDIVISION OF LOT 4, "ACADEMY VILLAGE FILING NO. 2", BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



Multiple easements exist based on the title commitment. Identify and show reception numbers or book and page of easements per the title commitment. If some are to be vacated identify on the plat.

PUT BACK WITHIN NOTE 18 - DVH

The corresponding note identifying the recorded maintenance agreement has been deleted. It was note 15. Please add it back.

"ACADEMY VIEW FILING NO. 2" (Reception No. 99133453)

"AS PLATTED" - TO BE VACATED

ALL APPLICABLE EASEMENTS NOTED ON "AS RESUBDIVIDED" DRAWING... NOT APPLICABLE TO "AS PLATTED" DRAWING - DVH

Lot 3

Lot 2

Lot 1

"AS RESUBDIVIDED"

KNOW ALL MEN BY THESE PRESENTS:

That PEOPLES NATIONAL BANK COLORADO, being the owner of the following described tract of land to wit:

A portion of the Southeast Quarter of Section 1, Township 12 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 4, ACADEMY VILLAGE FILING NO. 2 (Reception No. 99133453, El Paso County, Colorado records);

Containing 2.935 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed, vacated and resubdivided into lots and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots and easements, and which lot as resubdivided shall be known as ACADEMY VILLAGE FILING NO. 3, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, PEOPLES NATIONAL BANK COLORADO, has executed this instrument this _____ day of _____, 20____ A.D.

PEOPLES NATIONAL BANK COLORADO

By: Brendan Zahl
Title: Chief Executive Officer

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Brendan Zahl, Chief Executive Officer of PEOPLES NATIONAL BANK COLORADO.

Witness my hand and seal _____

My commission expires _____

NOTES:

- Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.
- Indicates survey monument found as noted.
- Indicates not a part of this Resubdivision Plat.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55062451 dated March 17, 2017 at 5:00 p.m.
- The approval of this Resubdivision Plat vacates all prior plats for the area described by this resubdivision plat.
- The El Paso County Planning and Community Development Director must be contacted prior to the establishment of any new driveway. Access to and from Lot 1 is via the existing Struthers Road and Gleneagle Drive curb cuts and primary access to and from Lot 2 is via the existing Struthers Road curb cut utilizing an Easement Agreement.
- Water and wastewater service for this Resubdivision has been (Lot 1) and will be (Lot 2) provided by the DONALA WATER AND SANITATION DISTRICT subject to the District's rules and specifications. The owner applied for a waiver of El Paso County's requirement that a 300-year supply of water be established, and such waiver was granted by the Board of County Commissioners with respect to a portion of the water supply provided by DONALA. Additional information can be found in the Resubdivision file in the records of El Paso County Planning and Community Development.
- Basis of Bearings: All bearings are based on that portion of the Easterly line of Lot 1 of this Resubdivision, monumented as shown and assumed to bear S00°21'33"E, a distance of 120.00 feet.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a five (5) foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Numbers 08041C0287 F and 08041C0290 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (X225) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- All property owners are responsible for maintaining proper storm water drainage in and through their property.
- The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Drainage Report, Water Resources Report, Wastewater Disposal Report and Traffic Memorandum.

NOTES (continued):

- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- NOTICE: This property may be impacted by noise and other effects of flight by aircraft used in the United States Air Force Academy's Airman's Program. In conjunction with this notice, the Grantor agrees to waive and release any right or cause of action which it now has or may have in the future against Grantee, the United States Air Force Academy, its successors and assigns, due to noise and other effects by operation of such aircraft. This notice shall be in effect until the Air Force Academy shall cease to be used for training purposes, or all airports on the Air Force Academy shall cease to be actively used. This notice shall run with the land.
- The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved drainage report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of a certificate of occupancy ("CO") for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Financial Assurance Estimate for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.
- No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
- This property is subject to an Easement Agreement in regards to on-lot access, use, and improvement ownership and maintenance as recorded under Reception No. _____ of the records of El Paso County, Colorado.

SURVEYOR'S CERTIFICATION:

I, David Hostetler, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

"PRELIMINARY COPY"
SUBJECT TO
COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for ACADEMY VILLAGE FILING NO.3 was approved for filing by the El Paso County, Colorado Board of County Commissioners

Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets and easements are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners Date

COUNTY APPROVAL:

Approval is granted this _____ day of _____, 20____ A.D.

Planning and Community Development Director

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____, this _____ day of _____, 20____ A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.
Chuck Broerman, Recorder

SURCHARGE: _____ BY: _____ Deputy

FEE: _____

FEES:
Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

CALL BEFORE YOU DIG
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND SEWER LINES.

No.	Date	By	Description
1	01/09/18	DVH	COUNTY COMMENTS

H Scale: 1" = 100'
V Scale: N/A
Designed By: N/A
Drawn By: DVH
Checked By: DVH
Date: 03/23/17

Land Development Consultants, Inc.
PLANNING SURVEYING
www.ldc.com TEL: (719) 526-6133 FAX: (719) 526-6688
3896 MAZELAND ROAD COLORADO SPRINGS, CO 80909

FINAL PLAT
ACADEMY VILLAGE FILING NO. 3

Project No.: 08013
Sheet: 1 of 1



March 1, 2018

Kari Parsons
El Paso County - Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: **Planning and Community Development Review of VR-17-01 – Academy Village, Filing No. 3, Second Submittal – Comment Response**

Dear Ms. Parsons:

This letter is in response to submittal comments dated December 11, 2017. Responses by JR Engineering are represented by **JR Response:** in **bold** font. Responses related to items not associated with JR Engineering's work will be provided via separate document.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

Plat Application

1. The zone is not PBD, it is Commercial Service (CS). **Not resolved**
2. The site development plan has not been reviewed or approved within this application. **Noted**
3. The title commitment identifies a mineral right holder; revise the form and prepare a notification to the holder please.
4. Identify the easements noted in the title commitment, schedule B, notes. **Not Resolved**

Impact Identification

Applicant did not correct the zoning to CS (Commercial Service). The PBD zoning nomenclature was changed to CS in 2007.

Commitment Letter for Water

1. The letter provided reflects the districts interpretation that no additional development will occur after Lot 4. Academy Gateway Filing No. 2 is to be vacated and replated into Academy Village Filing No. 3, lots 1 and 2. A new two-story building (54 occupants maximum) is proposed on the lot to be created. The bank will remain. How much water does the development use currently and propose to use? Is the District agreeable to this? [This information is within the water resources report]. **Staff defers to County Attorney's Office to determine if the letter provided is sufficient for Cole's review.**

JR Response: We will await a determination from the County Attorney's Office. If additional justification or information is needed, we will coordinate with the District.

2. Two waivers for the requirement for a 300 year water supply commitment were granted by the Board in 2016 at the combined request from the applicants and the District. One for the Gleneagle Residential and one for the Academy Gateway commercial development. The letter states otherwise. Please correct to prevent confusion. **April 2017 commitment letter was not updated.**

JR Response: Donala Water and Sanitation District has provided an updated commitment letter that should address this comment.

Water Report

Please note, the County Attorney has not made a recommendation for a finding as of yet. Also, the applicant did not justify the 300 year waiver or exemption request in the resubmitted LOI.

JR Response: We will await a determination from the County Attorney's Office. If additional justification or information is needed, we will coordinate with the District. The LOI will be updated accordingly.

Waste Water Report

Resolved

Final Plat –See red lines

Letter of Intent

1. It is advised that you provide justification to be written into the letter of intent justifying the water duration waiver. In the past the CAO advised that the standard waiver requirements may not be applicable (7.3.1) but rather special circumstances are applicable. See the exceptions in Chapter 8, Section 8.4.7 for reference. **Not Addressed.**

Engineering Division

The comments include unresolved previous comments and new comments resulting from the re-submittal in **bold**. All previous comments that have been resolved have been noted or deleted. A written response to all comments is required for review of the re-submittal.

Final Plat - Resolved

Transportation / Traffic Impact Memorandum- Resolved

Drainage Letter Report / Drainage Plans

1. **Resolved**
2. Ensure that all checklist items highlighted in blue have been provided. Since the water quality pond/BMP is being provided, additional detail is needed in the drainage letter report. **Partially resolved; provide complete details for the WQCV BMP in the drainage report and plans. Please re-evaluate the proposed type of BMP being used -- per DCM2 Figure ND-7, porous pavement or porous landscape detention is recommended and would avoid the need for an outlet structure.**
JR Response: Porous pavement or porous landscape detention would require the addition of parking islands, underdrains, and storm sewer piping to convey the flow. The site does not include any storm sewer piping in the parking lot, therefore the FSD pond will be used. Details related to the WQ pond are included

in the drainage letter. The redlines did not indicate that additional narrative or other information was being requested. Additional pond details will be provided in the construction documents.

3. Provide complete WQCV pond design including emergency overflow path. **Unresolved (see comment #2).**
JR Response: WQ pond information is included in the report appendices. Emergency overflow details are explained in the report text. The emergency spillway is called out on the drainage map. Additional pond details will be provided in the construction documents.
4. Address drainage basin and bridge fees. **Partially resolved; see redlines showing calculation of fee per impervious acre.**
JR Response: Basin fees corrected.
5. See electronic redlines for clarification of these comments and additional comments. **See updated redlines.**
JR Response: Comments on report have been addressed.

Construction Plans / Geotechnical Issues

1. Note: the Site Development Plans were used for reference, but not reviewed as construction plans for this plat since there are no public improvements.
2. Provide a separate set of utility construction plans for the utilities crossing Struthers Road, including profiles, details, etc., and the utility district's signatures. Note: approval of these plans will allow for issuance of a work-in-the-right-of-way permit (with separate fee) from EPC Department of Public Works. **Partially resolved; see redlines.**
JR Response: Addressed. A separate utility services plan has been added.

Grading and Erosion Control Plan / SWMP / O&M

1. GEC:
 - a. Provide a complete GEC plan set. **Partially resolved; see redlines.**
JR Response: Complete GEC plan provided.
 - b. Provide complete water quality pond/BMP design and details. **Unresolved.**
JR Response: Full design details to be provided with the construction documents.
2. See electronic redlines. **See updated redlines.**
JR Response: Addressed.
3. **Resolved (SWMP and ESQCP are not required based on disturbed area being less than 1 acre.)**
JR Response: These documents have not been updated, so the documents from the prior submittal can be removed.
4. Provide an O&M Manual for the water quality pond/BMP. **Resolved.**
 - a. **Note: Annual reporting requirements listed in the O&M manual are not required by the County.**
JR Response: Noted.
 - b. **If the pond design is revised, revise the O&M manual accordingly.**
JR Response: Noted. Revision not needed.
 - c. **The agreement in pages 10-14 should be replaced by the County agreement.**
JR Response: Addressed. New agreement added.

1. SIA: **Unresolved (updated SIA not found).**
 - a. Current owner is the Subdivider. Assignment of responsibilities can be addressed in the SIA or transferred after plat recording; coordinate with County Attorney's Office.
JR Response: Addressed. The agreement has been updated. If the County Attorney's Office would like to recommend specific language, please provide redlines, and we'll make the necessary revisions.
 - b. Unless the plat is not recorded until all necessary services and improvements to serve the new lot (including the water quality facility) are installed, collateral is required. Identify the type of collateral in the SIA.
JR Response: The agreement has been revised to include collateral in the form of a Letter of Credit in the amount of the public improvements and water quality facility, as calculated in the FAE Form.
2. PDB/BMP Maintenance Agreement and Easement:
 - a. In conjunction with revised plat note #15, the agreement will be recorded in association with the site development plan, after the plat has been recorded.
JR Response: Noted.
 - b. Revise the end of paragraph J back to the original text referencing Exhibit B. Exhibit A is the legal description of the overall development, which in this case will only be Lot 2. Exhibit B is the easement description (to allow for inspection and maintenance access), which may be the entire lot if desired by the developer, but is not required to be. **Unresolved (updated agreement not found).**
JR Response: Addressed. Agreement has been updated.
3. FAE Form (an Excel spreadsheet can be forwarded upon request):
 - a. **Resolved**
 - b. In Section 3, provide a line item for the proposed water quality pond and list the type of pond/BMP. **Partially resolved; see Drainage Letter Report comment #2. If design revisions are made revise the FAE accordingly.**
JR Response: Revisions to the pond were not made, therefore, no changes were made to the form.
 - c. Note: verification of dollar value totals will be provided on the next submittal.
Resolved

Attachments

1. Drainage letter report electronic redlines
JR Response: Addressed.
2. GEC electronic redlines
3. **JR Response: Addressed.**
4. Engineering Final Submittal Checklist
JR Response: Noted. Signed documents will be provided upon approval of submittal.

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form, Full-Size Plan (F), 11"x17" Plan (H)
<input type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan (signed)
<input type="checkbox"/>	Street/Utility Construction Plans (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
Pre-Construction Checklist:	
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Minor Subdivision with impvts.</i> (Verify fees with Inspections Supervisor at time of scheduling) \$ <u>1,837.00</u>
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

** - after recordation

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

= Need final signed version

= complete, in file

= Need later

MOUNTAIN VIEW ELECTRIC ASSOCIATION INC

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:
 Project Name: Academy Village, Filing #3 Project Number: VR-17-012
 Description: A vacation & replat of Lot 4 in Academy Village, Filing #2 to form a two lot commercial parcel to be named Academy Village #3. Covington Properties, LLC intends to purchase the newly platted lot from Peoples National Bank. This proposed development is northwest of the intersection of Gleneagle Road and Struthers Road in Section 01, Township 12 South, Range 67 West.

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.
 MVEA will request utility easements from the developer in order to serve this parcel. If open space, drainage and landscape tracts are designed in this parcel MVEA requests these areas be listed to include utilities.
 MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.
 If additional information is required, please contact our office at (719) 495-2283.

Sincerely,
 Cathy Hansen-Lee
 Engineering Administrative Assistant

ELPASO COUNTY PARKS DEPARTMENT

The Planning Division of the Community Services Department has reviewed the Academy Village Filing No. 3 application and has the following comments of behalf of El Paso County Parks.

The project site is located on the east side of Struthers Road, at the intersection Gleneagle Drive. The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space intersected by or within the project area. The proposed Jackson Creek Primary Regional Trail is located approximately 700 feet west of the property, on the west side of Struthers Road. The City of Colorado Springs' Northgate Open Space and on-street bicycle facilities are located along North Gate Boulevard, approximately 0.25 miles south of the property.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Jason Meyer Project Manager II
Planning Division

Community Services Department
jasonmeyer@elpasoco.com

PIKES PEAK REGIONAL BUILDING DEPARTMENT

1. Proposed lot 1 will retain the address of 13725 struthers road, lot 2 will be assigned the address of 13737 struthers road.

2. Standard final plat comments: 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. In this case, the plat fee will apply to a single lot. A copy of the final recorded plat is required prior to approval in enumerations department on any commercial plans submittal.

NORTHERN EPC COALITION OF COMMUNITY ORGANIZATIONS, INC- NOT ADDRESSED IN RESPONSE OR LOI ... client will plan on meeting with NEPCO representatives prior to Site Development Plan formal submittal - DVH

NEPCO is providing the collective input from its membership that includes 8,600 homeowners, 41 HOAs and 18,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

NEPCO's general comments related to the Academy Village Filing No. 3

1. The Developer is conforming with the original intent of the land by constructing this office building and garage.

2. It is unfortunate that the parking for the facility will be against the houses directly to the east of this property. Placing the parking on the west side of the lot should be considered.
3. Site-lines of the mountains to the west where already impacted by the construction of the office building on the west side of Struthers, the construction of this building will complete the loss of the view for the two patio home units directly to the east

Transportation/Access Concerns

1. The Traffic Memo makes the case for a small impact on the traffic for the area, adding only 199 total trips on an average weekday with only 13 of those trips being generated during morning and evening peak hours.
2. The existing traffic consideration for the site will force all east and south bound traffic to use the exit on Gleneagle Drive, adding to the case for the construction of the proposed roundabout sooner than later as the intersection already operates at LOS F during peak hours for SW bound travelers.
3. Further, all traffic entering the site from the north will need to use the entry on Gleneagle Drive with potential issues for stacking problems once the roundabout is constructed.
4. These impacts lead NEPCO to believe that the Developer should participate in providing impact funding toward the cost of the roundabout.

NEPCO's final comments:

1. It is NEPCO's belief that Dark Sky Compliant lighting should be required on all new construction in El Paso County to mitigate the effects of light pollution. Light levels at the property line should not exceed 0.1 foot-candles (fc) adjacent to properties....," especially since this property is so close to residential homes.
2. Thank you for the opportunity afforded NEPCO to engage in this process to work with the El Paso County to ensure we have planned, responsible growth.

Conclusion:

NEPCO does not have any specific concerns about this development other than those stated above.

Thomas M. Vierzba
Vice President,
Chairman,

NEPCO Transportation and Land Use Committee

Larry Oliver
NEPCO President, NEPCO

ELPASO COUNTY COUNTY ATTORNEY'S OFFICE
A finding has not been made as of yet.

ELPASO COUNTY HEALTH DEPARTMENT

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

- There is a finding for sufficiency in terms of water quality for drinking water obtained from Donala Water and Sanitation District which is a Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply.
- There is sufficient wastewater treatment capacity at the Donala Water and Sanitation District wastewater treatment facility to treat the projected wastewater flows from this proposed replat of commercial lot #4. This finding is based on the Wastewater Disposal Report dated 25Apr2017. There were errors in the Wastewater Commitment Letter of the same date.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.

Mike McCarthy, R.E.H.S.

El Paso County Public Health Environmental Health Division 719.575.8602

mikemccarthy@elpasoco.com

COLORADO DEPARTMENT OF TRANSPORTATION –PUEBLO OFFICE

I am in receipt for comment on the subject planning referral. The Department understands that the property owner intends to vacate & re-plat the Academy Village Fil. 2 from a single lot (currently, the 7,379 square-foot People's Bank exists on the southern 2/3 of the property and the northern 1/3 remaining vacant) into two lots for future commercial development. Additionally, we understand that Covington Properties, LLC intends to purchase the new 0.709-acre lot 2 (formerly 2.93 total acres before the subdivision) for a change in use from retail to a commercial office & garage storage space. Access to the office will be provided from the existing Bank driveway off of Struthers Road & Gleneagle Drive. CDOT's comments are as follows;

- The Region 2 Hydraulic Unit has reviewed the August 25, 2017, "Drainage Letter" from JR Engineering and finds the project is in compliance with the CDOT Drainage Criteria Manual.
- The Region 2 Traffic Unit has reviewed the November 14, 2017, "Traffic Memorandum" from LSC and notes that the proposed change in use of the subject property will NOT have a significant impact on the State Highway System, therefore a CDOT access permit will not be required.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 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 the 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

COLORADO DIVISION OF WATER RESOURCES

We have received the referral materials dated September 1, 2017 regarding the above-referenced proposal to subdivide a 2.9 ± acre tract of land into two commercial lots. Lot 1 (existing commercial building) shall be 2.2 ± acres and Lot 2 (undeveloped) shall be 0.71 ± acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Donala Water and Sanitation District ("District"). Previously, this site was known as Lot 4 Academy Village Filing No. 2, and presently has one existing commercial business (Peoples National Bank) already served by the District.

Water Supply Demand

The Water Resources Report, dated November, 2017, provided with the submittal estimates a demand of 2.4 acre-feet/year for both lots. This equates to an anticipated water demand of approximately 1.58 acre-feet/year for the existing business on Lot 1, and 0.82 acre-feet/year for future use on Lot 2. Through previous approvals the District had allocated 2.58 acre-feet/year for use at the site. The waste water will return to the Districts central system.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Donala Water and Sanitation District. An updated letter of commitment dated April 25, 2017 from the District was provided with the referral materials and confirmed that 2.58 acre-feet are committed to the two proposed lots.

State Engineer's Office Opinion

According to this office's records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)

If you have any questions regarding the above comments, please do not hesitate to contact me at (303) 267-6241.

Sincerely,



JR Engineering, LLC
Glenn Ellis, P.E.