

Commissioners:

Darryl Glenn (President)

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stan VanderWerf

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Planning and Community Development Department

Craig Dossey, executive Director

May 9, 2017

GMS, Inc, Consulting Engineers

611 North Weber Street, Ste. 300

Colorado Springs, CO 80903

Dear Applicant and/or Consultant:

Subject: PPR-17-016 Drennan Road Flow Control Facility

**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 Development Services.**

**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.**

Upon discussion of the issue with PCD Engineering, the linework for the future private improvements associated with the Parkway Commercial Project can remain on all associated plan sets. A note should be added to the cover sheet that these are for informational purposes only and not being considered for approval of the current plans. The driveway location, surfacing, and easements need to be provided. With those revisions the plans are ready to be approved.

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Engineering Division**

DSD Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer’s responsibility to rectify.

Comment: Site Plan review comments:

1. Remove the linework and labels for future improvements.
2. Include a viewport showing the entire property boundary. The viewport must show the relative location of the flow control station and the proposed gravel driveway to the building.
3. The included Legal Description/Exclusive Utility Easement does not show an access easement to the utility easement. Is there a separate document that allows access through the property. Show the access easement on the site plan.

Landscape Plan comments:

1. Remove the future improvements and show the proposed gravel driveway.

http://portal.mxlogic.com/images/transparent.gif

## COLORADO SPRINGS AIRPORT

Airport staff recommends **no objection** with the following conditions:

* An Airport Activity Notice and Disclosure or Avigation Easement is requested or provide proof of previous recording (book/page or reception number).
* If use of temporary construction equipment will exceed 90 feet above ground level in height at this site, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 “Notice of Proposed Construction or Alteration” for the equipment and provide FAA documentation to the Airport before approval of a Development Plan for this site.
* More information about the airspace evaluation submittal process is available on the FAA’s Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

**COLORADO SPRINGS UTILITIES**

# **Utility Comments (electric, gas, water, wastewater)**

**Action Items:**

1. None. Recommend approval.

**Information Items:**

1. The applicant or their engineer should contact Utilities Development Services at 719.668.8111 for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities’ policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. 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.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via [www.csu.org](http://www.csu.org).
9. The water distribution system facilities must meet the Colorado Springs Utilities’ criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

If you have any questions, please contact Joe Noble at [jnoble@csu.org](mailto:jnoble@csu.org).

**PIKES PEAK REGIONAL BUILDING DEPARTMENT**

Not sure why this request was placed for review, the plan was approved and permit has been pulled? Plan C96119 & Permit K90769

**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).**

If you have any questions feel free to contact me at 719-520-6302

Respectfully

Raimere Fitzpatrick

El Paso County Planning and Community Development Department

cc: Gilbert LaForce, Engineering

File: PPR-17-016