



June 14, 2018

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

Re: The Glen at Widefield Filing No. 9 Final Plat and CD's

Dear Ms. Parsons,

We have completed our revisions to the staff review comments and have addressed the written comments in the Planning and Community Development in the following letter. We have addressed the individual comments in the letter in Bold Red type directly following each department comment in the letter. All redline comments on the documents provided to us have been addressed on our resubmitted plans and reports. If you have any questions or require further information please contact us.

Thank you,

James P. Nass, RLA

Attch
bmp

PLANNING AND COMMUNITY DEVELOPMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

3/22/18

Nass Design Associates
jim@nassdesign.net

Dear Applicant and/or Consultant:

Subject: Glen at Widefield No. 9 (SF18-5)- Review 1

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

This plat is being reviewed against the approval criteria identified in Section 7.2.1.D.3 of the El Paso County Land Development Code (2017), Engineering Criteria Manual (2016), and the Drainage Criteria Manual (2015) and the draft procedures manual.

Planning

- 1.** The large 114 acre open space park land tract is to be platted with this filing; however, the plat drawing boundary is not clear. Additionally, it is suggested that each detention area is placed in its own tract so the County can maintain if necessary and bill the District. ***The Plat map has been updated to reflect all red line comments. The detention ponds are all included in a Tract and each pond will be within and easement within that tract as was previously approved in earlier filings.***
- 2.** Please see red lines on plat (planning comments in green. Engineering is in blue). ***Acknowledged and revised per comments.***

3. See red lines on letter of intent. ***Letter of intent has been revised to reflect redlined changes.***

Engineering Department

Comment 1:

Review 1 redline comments on the following documents will be uploaded by the Project Manager: - ESQCP - Final Plat - Drainage Report - Grading and Erosion Control - Construction Drawings - Financial Assurance Estimate - Traffic Impact Study Add "PCD File No. SF185" in the coversheet of the engineering reports/documents: O&M, SWMP, Geotech Report, Traffic Study. ***Comments have been addressed per the redlines.***

Comment 2:

Attachment: Comment_SF185_2.pdf

Review 1 comments to the developed condition drainage map is attached. ***Comments have been addressed per redlines.***

ENUMERATIONS

1. Per Regional Building Code, section RBC312.8 addresses must appear on plats. Submit a 100 scale copy of the plat to our office for addressing. Place an (xxxx) on all lots and tracts which will require an address, in the location the address will be needed. Once addressing is completed, the addresses will be returned so that they may be placed on the mylar prior to recording. ***Acknowledged.***
2. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. A fee of \$10 per lot/tract addressed, payable to Pikes Peak Regional Building Department will be due at the time of mylar review. ***Acknowledged.***
3. Provide a copy of the final recorded plat to Enumerations. Approval of any plans submitted for this development will be pending receipt in our office of a copy of the final recorded plat. ***Acknowledged.***
4. All street names shown on the plat have been approved with the exception of the suffix for Bittercress. Contact Justin Annan at El Paso/Teller 911 to submit the suffix change he has requested and update the plat accordingly. ***The suffix has been updated to "Drive" per El Paso/Teller 911 comments.***

FLOODPLAIN

This development seems to comply with Regional Building Code section RBC313.18.5. For any questions or concerns regarding compliance with Floodplain code, contact Floodplain Administrator Keith Curtis (keith@pprbd.org 719-327-2898) Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org ***Acknowledged.***

911 AUTHORITY –EL PASO / TELLER COUNTY

Hello, Comments for 911 as follows Bittercress Place – Acceptable - Suffix should be street or drive. Spring Glen Drive– Acceptable Bigtooth Maple Drive - Acceptable Peachleaf Drive – Acceptable Bee Balm Place – Acceptable Golden Buffs Drive - Acceptable Thank you Justin
The suffix for Bittercress Place has been revised to Bittercress Drive.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC

This area is within MVEA certificated service area. MVEA will 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 requests a ten (10) foot rear and front lot line utility easement and five (5) foot side lot utility easement. MVEA requests that the utility easements not be encumbered by Public Improvement Easement (PIE). If PIE and PUE are designed along the front lot line MVEA request easements of fifteen (15) foot along the front lot line overlap and included the five (5) foot PIE leaving ten (10) foot of unencumbered utility easement .
Additional easements may be required.

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.

Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.
If additional information is required, please contact our office at (719) 495-2283.

Sincerely,
Cathy Hansen-Lee
Engineering Administrative Assistant

MVEA standard comments are acknowledged.

ELPASO COUNTY ENVIORNMENTAL SERVICES

The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7879. ***Informational Comments Acknowledged.***

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the 145.2 acre, 106 residential lot development project referenced above:

- Water service will be provided by Widefield Water and Sanitation District (PWSID# CO0121900). There is a finding for sufficiency in terms of water quality for water from Widefield Water and Sanitation Districts. A Letter of Commitment dated 07Nov2017 from WWSD to serve both water and wastewater services has been submitted and reviewed.
- Wastewater service will be provided by Widefield Water and Sanitation District (WWSD). The WWSD does have sufficient treatment capacity for the proposed 145.2 acre, 106 residential lot development.
- 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. ***The entire development is provided with sidewalk connections to adjacent commercial and to planned open space which will include walking trails for the use and enjoyment of the residents.***
- 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 <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for the link to the Colorado Department of Public Health and Environment, Air Pollution Control Division, for the permit application.

Health Department general comments acknowledged.

Mike McCarthy, R.E.H.S.
El Paso County Public Health
mikemccarthy@elpasoco.com
719-575-8602
11Mar2018

ELPASO COUNTY PARKS DEPARTMENT

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 9 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$45,580 and urban fees in the amount of \$28,007. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. ***A Park Lands Agreement will be executed prior to Plat recording.***

COLORADO DIVISION OF WATER RESOURCES

We have received the submittal concerning the above-referenced proposal to subdivide 145.207 +/- acre tract of land into 106 single-family lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Widefield Water and Sanitation District ("Widefield"). ***Acknowledged.***

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references a demand of 235.17 acre-feet/year for the Glen at Widefield East Preliminary Plan, for which Glen at Widefield Filing No. 9 is included within. Using Widefield's standard water use rate of 0.39 acre-foot/year/SFE, it assumed that the estimated water demand for the 106 SFEs at the Glen at Widefield Filing No. 9 is 41.34 acre-feet/year. ***Acknowledged.***

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District ("Widefield"), and a November 7, 2017 letter of commitment from Widefield was provided with the submittal. ***Acknowledged.***

State Engineer's Office Opinion

According to this office's records, it appears Widefield 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. ***Acknowledged.***

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

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.

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 Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development 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 Planning and Community Development 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).

In order to be considered for the Planning Commission hearing, all outstanding issues must be resolved Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please upload the required documents as requested in EDARP.

If you have any questions feel free to contact me at 520-6306.

Best Regards,

Kari Parsons
El Paso County Planning and Community Development Department

cc: Gilbert LaForce, Engineering
File: SF18-5