

DATE: May 20, 2020

FILE NUMBER: EPC PPR 2018 – Liberty Tree

RE: Approval of a development plan – 1st Review

Colorado Springs Utilities (Kyle Schelhaas, 719-668-8126, kschelhaas@csu.org)

No apparent conflicts – recommend approval.

Information Items:

1. Any extension of gas facilities required to serve the Applicant's development must be in accordance with the Springs Utilities Line Extension and Service Standards. Utility service plans and installation shall be in accordance with City Codes and the Utilities' tariffs and policies.
2. With respect to gas facilities extensions, Springs Utilities may require the Applicant to advance the cost of the equivalent nominal pipe size needed to serve the development.
3. Construction of the gas distribution system will occur incrementally from the point of tie-in at an operational, energized main to the farthest extents of the development. The distribution mains may be installed jointly with electric.
4. Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be permissible for any person to modify the grade of the earth on any easement without the written approval of Springs Utilities.
5. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities.
6. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas facilities and shall not violate any provision of the applicable Natural Gas Codes or Springs Utilities' policies, which require a minimum clearance of 10 feet from gas mains rated at 150 psi.
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. Any proposed gas service line pressures in excess of Springs Utilities' standard pressure must be approved by the Utilities prior to construction. Please contact Utilities' Field Engineering for elevated pressure requests (North Work Center at 668-4985 or South Work Center at 668-5564).
9. Approval of the referenced request(s) shall not be construed as a limitation upon the authority of Springs Utilities to apply its standards and policies. Accordingly, if there are any conflicts between the approved drawings and any provision of Springs Utilities' standards and policies, then Springs Utilities' standards and policies shall apply.
10. This item is not in the Colorado Springs Utilities' Water/Wastewater or electric Service area.

1. This application is subject to the El Paso County Road Impact Fee Program. The Impact Fee will be due in full at the time of Site Development Plan approval unless the school enters into a written agreement with the Board of County Commissioners for an alternative payment arrangement, e.g. payment over a period of time. The current fee for schools, as a Public/Institutional use, is \$3,372 per 1,000 square feet of Gross Floor Area, as that term is defined in the Fee Program. The estimated Impact Fee based upon the additional 14,075 square feet noted in the Letter of Intent is \$47,460.90. Please work with the EPC Project Manager to determine the amount and method of payment of the Impact Fee.
2. The Detention Maintenance Agreement appears to be the wrong template, as it contains references to a Metro District throughout. I have attached the template that contemplates maintenance of the stormwater facilities by the property owner. Please fill out and resubmit.

Meadow Lake Airport Association

13625 Judge Orr Road, Meadow Lake Airport (kFLY), Peyton, CO 80831-6051

Date: May 19, 2020

To: El Paso County Planning and Community Development Department

Subj: **LIBERTY TREE SITE DEVELOPMENT PLAN**

File: PPR2018

Ref: (a) C.R.S. 43-10-113 Safe Operating Area Around Airports
(b) C.R.S. 41-1-107 Ownership of Space
(c) El Paso County Policy Plan
(d) Falcon-Peyton Small Area Master Plan
(e) Meadow Lake Airport Master Plan Update and Airport Layout Plan (2018)
(f) FAA Denver Airport District Office (ADO) letter dated October 9, 2018
(g) FAA Denver ADO email March 14, 2019
(h) FAA Denver ADO email December 18, 2019

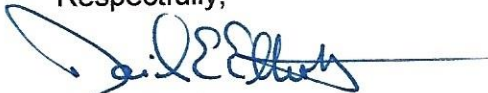
The Meadow Lake Airport Association (MLAA) continues to oppose consideration of any development proposals within the Meadow Lake Airport Influence Area (AIA), until such time as El Paso County develops, approves, and publishes a *"Compatible Land Use Plan"* for the "AIA" in accordance with the requirement of C.R.S. 43-10-113 (ref a).

The Falcon-Peyton Small Area Master Plan (ref d) depicts the Airport Influence Area, but does not describe the how it is to be used by land use planners or zoning officials. Without the County's adoption of a "1041" plan for Meadow Lake Airport or otherwise complying with statutory requirements to protect the land areas defined in 14 CFR Part 77, there are no appropriate planning standards with which to evaluate development proposals in the "AIA". References (f) and (g) are correspondence from the FAA Denver Airport District Office (ADO) that was provided to County Planning in response to the **Meadowlake Ranch Sketch Plan** and the **824 Acres Curtis Road** (aka 629 CO Springs) **Residential Rezone** projects expressing strong opposition to the re-zoning and development of those areas. Reference (h) is an email from the ADO that reiterates the need for compatible land use planning and zoning around Meadow Lake Airport and the FAA requirement for review of a "Notice of Proposed Construction" (Form 7460-1) for any proposed construction.

El Paso County must defer any consideration of these proposals, and any others within the Meadow Lake Airport Influence Area, until a *"Compatible Land Use Plan"* has been developed and published. We would remind all that our 1041 application was accepted and paid for in April 2018 and vetted via the EDARP website during May 2018. The Administrative Determination of October 2018 required MLAA to resubmit an application with a final FAA approved Master Plan and ALP (Airport Layout Plan) (reference g). It has been resubmitted several times since then and continues to be stalemated by bureaucratic indecision.

It should be noted that this site lies within the Approach and Departure Surfaces of Meadow Lake Airport's primary runway [Reference (e): Runway 15/33, Present and Future]. Any proposed construction at this location must include a "Statement of No Objection" (Form 7460-1, Notice of Proposed Construction) from the FAA Denver Airport District Office. In addition, the applicant should be advised to include sound mitigation measures in construction plans.

Respectfully,



David E. Elliott

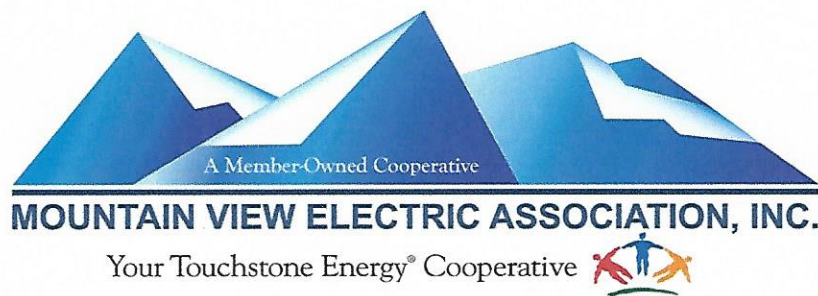
President, MLAA Board of Directors

cell: (719) 339-0928

email: falcon20flier@msn.com

Copy: Holly Williams, El Paso County Commissioner (District 1)
Mark Waller, El Paso County Commissioner (District 2, Airport Liaison)
Stan VanderWerf, El Paso County Commissioner (District 3, Airport Liaison)
Longinos Gonzalez, Jr., El Paso County Commissioner (District 4)
Cami Bremer, El Paso County Commissioner (District 5)

Office of the Colorado State Attorney General
FAA Denver Airports District Office
Colorado Division of Aeronautics
Christopher Leach, Carriere & Little
Aviation, Inc.



May 20, 2020

Petra Rangel
Project Manager
El Paso County Dev Services Department
2880 International Circle
Colorado Springs, CO 80910-6107

Acknowledged

Dear Ms. Rangel:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Liberty Tree Site Development Plan

Project Number: PPR 2018

Description: Approval is being requested for Phase II of Liberty Tree Academy with the addition of site improvement plans and a two-story addition to the existing facility on the approximately 10 acre site. The located of this request is the northeast of Eastonville Road and Judge Orr Road in Section 32, Township 12 South, Range 64 West.

This area is within MVEA certificated service area. MVEA currently serves 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 require utility easements determined necessary by MVEA to install new facilities or for relocation and design of existing facilities. MVEA has existing facilities within this parcel of land. The expense of relocation of electric facilities 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

This Association is an equal opportunity provider and employer.

Regarding a request for approval of a site development plan for Liberty Tree Charter school, Enumerations has the following comments:

1. The tax schedule number shown on the application and the letter of intent is incorrect. The correct tax schedule number is: 4232302001

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

OFFICE F.F.D. USE ONLY:

Type of Plan: DP Review No. 1 TOTAL AMOUNT DUE: \$429.00



INSPECTION SERVICE FEES of the FALCON FIRE DEPARTMENT



The Falcon Fire Protection District collects the following cost recovery fees associated with professional fire code plan reviews/inspections, fire code field inspections and administrative services.

PROJECT: Liberty Tree Phase II DP Review

ADDRESS: 8579 Eastonville Road

PROJECT ID: F2020-6-DP-1

CONTRACTOR: Carhuff & Cueva Arch,
Phillip Carhuff

DATE: 5-25-2020

PHONE: 520-577-4560 719-822-3799
(Michael)

FAX:

EMAIL: pcarhuff@cca-az.com
mr.peterson@ltaeagles.org
David_kline@matrixdesigngroup.com

RBD NUMBER:

EPC FILE NUMBER: PPR2018

APPROVED ☒ DISAPPROVED ☐

Pre-Plan Submittal Consultations

☐ Consultation \$88.00 per hour, with a one hour minimum

Client: Name: _____

_____ hours multiplied by \$88.00 per hour = _____

DEVELOPMENT/ACCESS PLAN REVIEW - NO INSPECTION REQUIRED

☒ Development Plan \$429.00 (per plan)

FIRE HYDRANT/WATER MAIN PLAN REVIEW - NO INSPECTION REQUIRED

☐ Water Plan - \$154.00 (per structure or Development), plus an additional \$55.00 per hydrant or cistern connection.

+ _____ Structure/Development at \$154.00 each = _____
+ _____ Hydrants at \$55.00 each = _____

TOTAL: \$429.00

FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

Business Fax: 719-495-3112

www.falconfirepd.org

Acknowledged

May 25, 2020

Petra Rangel
Planning & Community Development Department
2880 International Circle Suite 110
Colo. Spgs. CO 80910

RE: PPR-2018 Liberty Tree Academy- Phase II

Petra,

The Falcon Fire District has reviewed a request by Carhuff and Cueva Architects, LLC on a site development plan for the proposed Liberty Tree Academy Phase II a proposed charter elementary school expansion. This development plan is for 1.4 acres on a 10.7 acre parcel of land located at 8579 Eastonville Road. The applicant proposes to develop the subject site with an additional 14,075 square foot 2 level; commercial structure in unincorporated El Paso County and within the boundaries of the Falcon Fire Protection District.

Upon detailed review of the development proposal, Falcon Fire has determined that the design does meet the minimum requirements established by the 2009 International Fire Code and the requirements of the Falcon Fire Department.

The Falcon Fire Protection District recommends **APPROVAL of this development plan with the following comment(s).**

COMMENTS:

Water/Hydrant Plans reviewed separately

Notes:

FEES: The Falcon Fire Department collects a cost recovery fee of \$429.00 per site development plan review. The payment shall be made to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the fire hydrant/water plan or the construction document will not be reviewed by the Falcon Fire Department until this fee is received.

FIRE ACCESS ROADS:

WIDTH: Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

TURNING RADIUS:

Minimum inside turning radius of 33' and minimum outside radius of 44' must be provided on a emergency vehicle access roads.

FIRE LANE SIGNS:

FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

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www.falconfirepd.org

Roads Less Than 28 Feet in Width. Fire apparatus access roads less than 28 feet in width shall be posted on both sides as a fire lane."

Roads more than 28 feet and less than 34 feet in width. Fire apparatus access roads more than 28 feet and less than 34 feet wide shall be posted on one side of the road as a fire lane."

Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane."

VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

LOADING: Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

SURFACE: Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Falcon Fire Department for review.

DEAD-END ACCESS: Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of the International Fire Code.

GRADES: Grades for fire apparatus access roads shall be no more than 10% maximum grade.

GATES. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a failsafe, manually operated, KNOX (TM) key override switch.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX TM padlock.
7. Locking device specifications shall be submitted for approval by the fire code official.

WATER SUPPLY:

Required water supplies for fire protection either temporary or permanent shall be made available as soon as combustible material arrives on site.

NO HYDRANT REVIEW: The review of the development plans does not include a review of the hydrant system layout. A separate water/hydrant plan shall be submitted to the Falcon Fire Department, 7030 North Meridian Road in Falcon, Colorado for review is prior to submittal of construction plans.

WATER PLANS: The water/hydrant plans for this development/site will be required to have the range of the gross square footages (including all floors, lofts, garages, basements, mezzanines, etc.) of the structures to be constructed. This information will be used to determine the fire flow requirements for the development. Water plans cannot be reviewed if this information is not provided. Ensure that the water/hydrant plans indicate adequate fire flow requirements for the sizes of structures being constructed.

FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

Business Fax: 719-495-3112

www.falconfirepd.org

Trent Harwig

Fire Chief

Falcon Fire Department