

COMMENT RESPONSE SUMMARY

05.10.18 LDC, INC. DVH - DAVID V. HOSTETLER, DIRECTOR OF SURVEYING

PCD Engineering Division	please see Engineering comments attached. SEE ATTACHED COMMENT RESPONSE - DVH	2/26/2018 5:06:28 PM
PCD Project Manager	1. Please verify you have met all of the State requirements for the well. SEE SUBMITTED DATA SHEETS - DVH 2. Please consider revising the letter of intent to discuss how the existing lot meets the dimensional standards of the I-3 zoning district. Please also consider adding a discussion regarding how the request is consistent with the County Policy Plan citing specific goals/policies. REVISED AND ADDRESSED - DVH	2/26/2018 4:58:15 PM
Pikes Peak Regional Building Department	Enumerations has no comment regarding the rezone. When buildings are proposed to be constructed we will look at the overlay of the floodplain to verify any issues if any. ✓	2/26/2018 4:13:06 PM
EPC Health Department	✓	2/23/2018 10:40:20 AM
Colorado Springs Utilities, Dev, Svc. (includes water resources)	Nina, attached is the review memo for the subject application. Thank You Mike Gackle Utilities Development Services 719-668-8262 REVISED REZONE MAP AND ADDRESSED CSU COMMENTS...SEE ATTACHED EMAIL CONFIRMATION - DVH	2/14/2018 2:18:03 PM
EPC Parks Department	El Paso County Community Services/Parks Final Comments ✓	2/8/2018 3:59:31 PM
EPC Environmental Services	✓	2/6/2018 8:43:34 AM

EA-16-137

TO: Nina Ruiz, PCD-Project Manager
FROM: Elizabeth Nijkamp, P.E., PCD-Engineering
DATE: 2/26/2018.
SUBJECT: I 18-001, Rocky Top Rezone

SUBMITTAL #: 1

Engineering Division

Planning and Community Development (PCD) 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 (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). 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.

The following are Engineering Division comments regarding the submitted documents for the drainage reimbursement. A written response to all comments is required for review of the re-submittal.

1. The letter of intent should address the difference between the current zonings estimated trip generation and the proposed zonings anticipated trip generation for the site. If the rezone increases the trip generation by 100 then state that the El Paso County Road Impact Fee applies and will be based on the additional trips generated. Calculation of the fees will be required to be submitted at the time of site development plan; payment of this fee will be required at the time of approval of the site development plan.
2. The trip generation estimate based on the ITE's Trip Generation Manual, latest edition, should be used as the support that the land use type is below or above the threshold for a Traffic Impact Study (ECM Appendix B Section B.3.3). Please provide support that a Traffic impact study is or is not required.
3. Additional requirements may be identified with the site development plan.

AT TIME OF REZONE APPROVAL, AN AS-BUILT SURVEY WILL BE PERFORMED TO BE USED FOR OUR BASE DRAWING FOR SITE DEVELOPMENT PLAN, AND DETERMINATION OF SPECIFIC EXISTING USES AND PROPOSED PHASED FUTURE USES AND IMPROVEMENTS. A TRAFFIC MEMO AND/OR TRAFFIC STUDY WILL BE PERFORMED FOR EVALUATION AT TIME OF SITE DEVELOPMENT PLAN SUBMITTAL. DVH

Dave Hostetler

From: Mike Gackle <mgackle@csu.org>
Sent: Tuesday, April 24, 2018 1:25 PM
To: Dave Hostetler
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning

Dave, the plan you sent looks good. Please resubmit through the Planner. When I get it in my queue I will re-review and get it back as soon as possible.

Thank You

Mike Gackle
Colorado Springs Utilities
Utilites Development Services
719-668-8262

From: Dave Hostetler [<mailto:dhostetler@ldc-inc.com>]
Sent: Tuesday, April 24, 2018 12:24 PM
To: Mike Gackle <mgackle@csu.org>
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning
Importance: High

[External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

Mike: Attached please find my "revised" Rezone Map Exhibit taking into consideration your Easement clarification requests. As discussed, we will detail as-built locations of existing facilities and create specific Easements at time of our upcoming Development Plan submittal. Can you review and sent an Email in general concurrence with what you see as being what you needed? Let me know if you need anything else. Thanks, DVH

David V. Hostetler, PLS
Director of Surveying
LAND DEVELOPMENT CONSULTANTS, INC.
3898 Maizeland Road
Colorado Springs, CO 80909
Ph: (719) 528-6133, Ext. 109
Fax: (719) 528-6848
dhostetler@ldc-inc.com

From: Dave Hostetler
Sent: Tuesday, February 20, 2018 7:37 AM
To: 'Mike Gackle'
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning
Importance: High

Mike: Do you have a plan and profile sheet copy of that portion of the sanitary sewer main that needs an Easement ... it is hard to differentiate which green line is applicable on the site exhibit. But shouldn't that Easement already have been acquired by CSU and be a recorded document? Also, what format document for fill-out and signatures will need to be used for these Easements? Please provide when convenient, or let me know if a problem. Thanks again, DVH

From: Mike Gackle [<mailto:mgackle@csu.org>]
Sent: Friday, February 16, 2018 8:33 AM
To: Dave Hostetler
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning

David, see attachment for a snapshot of the site with infrastructure. The green line at the northwest corner is a wastewater line that needs a 30-foot wide easement, pipe centered for the portion on the site. Also need a 20-foot wide easement for the northern powerline (in red) that extends onto the site. Also show and label the overhead powerline at the southern portion of the site with width and Reception No. Thank You

Mike Gackle
Colorado Springs Utilities
Utilities Development Services
719-668-8262

From: Dave Hostetler [<mailto:dhostetler@ldc-inc.com>]
Sent: Thursday, February 15, 2018 8:11 AM
To: Mike Gackle <mgackle@csu.org>
Subject: Buckslip No. I-181 ROCKY TOP Industrial Rezoning
Importance: High

[External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

Mike: In regards to your 02-14-18 Buckslip Action Item (3) Comments, do you have a schematic drawing copy you can send me that shows the general location of the power lines and wastewater main that you are referencing to confirm what we need to locate in the field and address for Easement labeling and/or creation? Also, do you have the Easement widths desired and the Easement format document that we will need to use for signature, acceptance and recording of the proposed powerline, wastewater main? Please advise when convenient. Thanks, DVH

CONFIDENTIALITY NOTICE - This email transmission, and any documents, files or previous email messages attached to it, may contain information that is legally privileged or otherwise confidential to include customer and business information. If you are not the intended recipient, or an authorized person for the intended recipient, you are hereby notified that any disclosure, copying or distribution of this information, or any action taken in reliance on the information contained within this email, is strictly prohibited. If you have received this email message in error, please notify the sender and then delete the message (and any attachments) from your computer and/or network. Thank you.

CONFIDENTIALITY NOTICE - This email transmission, and any documents, files or previous email messages attached to it, may contain information that is legally privileged or otherwise confidential to include customer and business information. If you are not the intended recipient, or an authorized person for the intended recipient, you are hereby notified that any disclosure, copying or distribution of this information, or any action taken in reliance on the information contained within this email, is strictly prohibited. If you have received this email message in error, please notify the sender and then delete the message (and any attachments) from your computer and/or network. Thank you.