



September 16, 2022

PCD File No. PPR-22-050

**LETTER OF INTENT
ELLICOTT SCHOOL ADDITION 2 BUILDINGS
SITE DEVELOPMENT PLAN
(MVE Proj. No. 61183)**

Owner:

Ellicott School District No 22
322 S Ellicott Highway
Colorado Springs, CO 80808
(719) 683-2700

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Call out different parcels. High School and Elementary school are two different parcels
The High School is parcel # 2418000018
375 S ELLICOTT HWY

Site Location Size and Zoning:

The Ellicott School Addition 2 Buildings site is located within the southwest quarter of Section 18, Township 14 South, Range 62 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 28.51± acres in area and has tax schedule number 2418000019 and address: 399 S Ellicott Highway, Calhan, CO 80808. The site is located north of Handle Road and east of South Ellicott Highway in El Paso County. The site is zoned Agricultural - 35 Acres (A-35). The property contains several structures: an elementary school building, a superintendent office building, and various ancillary buildings as well as parking lots and grass covered ball fields.

Request and Justification:

The request is for Site Development Plan Approval for site grading and construction of two (2) new buildings along with sidewalks, drives, and connected utilities. The project will consist of one (1) classroom building having one (1) story and 19,123 sf building footprint containing 13 classrooms, paved sidewalks, and landscaping will serve Ellicott Elementary School at 399 S Ellicott Hwy. One (1) Votech building having two (2) stories and 11,499 sf building footprint with a gravel access driveway, paved sidewalks, and landscaping will serve Ellicott Sr High School at 375 S Ellicott Hwy. The project also includes connecting internal potable water and sanitary sewer service lines.

Access

The main access to this project is from existing public South Ellicott Highway. There is one (1) access point directly in front of Ellicott Sr High School at 375 S Ellicott Hwy as well as another access directly in front of Ellicott Elementary School at 399 S Ellicott Hwy.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Current parking appears to be insufficient and substandard with open field areas being used for parking resulting in disturbed areas with no BMPs. Parking areas look to be bare dirt not compacted gravel. Extended parking areas not in compliance with LDC 6.2.5

Parking

104 standard parking spaces exist on the site, as well as seven (7) ADA spaces. There are also 89 gravel parking spaces. The total provided parking for this project is 220 spaces. It is anticipated that 13 classrooms will be occupied during the school's operating hours. All 13 classrooms proposed for the elementary school were used in calculating the required parking as well as the total enrollment for the high school for which the Votech building will be used. 220 parking spaces will be sufficient for the proposed facility.

Please include:
-anticipated traffic generation/access the the area

number does not match site plan

ADA Requirements

The site is provided with the required number ADA parking spaces. All proposed dimensions, slopes, and ramps for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design.

Landscaping

Currently, the site is covered with native grasses, trees, shrubs. Landscaping for the two new buildings shall include trees, shrubs, mulch, and grass. Landscape plans are included in the site plan drawing set.

Please indicate that a alternate landscape plan is being offered and why it is.

Grading/Erosion Control/Storm Drainage

Portions of the site shall be graded to accept the new improvements and to tie into the existing grades along the edge of disturbance/construction. The site will not contain a stormwater BMP, however, runoff reduction through grass buffers is sufficient for water quality before discharge downstream, with 100% WQCV reduction. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage letter.

Water, Sanitary Sewer, Electric and Gas Utilities

The site is contained within the service area of Cherokee Metropolitan District which will provide water service. Sanitary sewer system on this site is private. Wastewater treatment is provided offsite. Mountain View Electric Association serves the site with electricity service. Privately owned on-site propane tanks serves the site with natural gas. Construction Documents for the proposed buildings will be reviewed by utility organizations. Internal water supply is provided through private well and a private water distribution system.

Fire Protection

Fire Protection is provided by Ellicott Fire Protection District. Water mains with fire hydrants exist on the site. The two proposed buildings will be sprinkled for fire protection. Construction Documents for the proposed buildings will be reviewed by Pike Peak Regional Building Department and the Fire District.

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Existing and Proposed Public Facilities

The site requires no new public facilities or public improvements. Construction Drawings for the buildings will be reviewed by Pike Peak Regional Building Department.

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