

## TO: EL PASO COUNTY

Nina Ruiz, Project Manager, El Paso County Development Services Department

May 16, 2017

Re: Colorado Military Academy, PPR-17-012, Review 2 Response

Dear Ms. Ruiz,

The items below are the responses to the comments for Review 2. Please note that for record purposes, comments to Review 1 are still included for reference as needed.

Review 2 Responses:

### Planning Division

1. Applicant to upload final versions of all drawings for a complete submittal package.
  - a. *Response: Confirmed, we will submit all drawings as final.*
2. We are not approving the existing sign location.
  - a. *Response: Understood; we will coordinate with the Owner so that they are aware when they submit a sign permit package for review at a later date.*

### Engineering Division

1. See PDF comments on the signage and striping plan.
  - a. *Response: Each comment has been addressed on the Final Signage and Striping Plan as requested.*
2. Engineering comment to the Letter of Intent is resolved.

### Pikes Peak Regional Building Department

1. Enumerations and Floodplain have no further comments.

### Colorado Department of Transportation

1. *No action needed; items listed are for information only and for future work permits.*

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Review 1 Responses:

### Engineering Division

1. Application Form
  - a. Check the Plot Plan Application Type
    - i. *Response: The application form has been updated accordingly.*
2. Sign and Lighting
  - a. Show the ROW at the sign locations and the sight triangle at the Peterson entrance.
    - i. *Response: The signage that was submitted are existing signs and submitted for reference only. When the school has a signage package ready, they will submit for review and approval to the various regulatory agencies.*



3. Sign Comments
  - a. *No action needed; items listed are for information only.*
4. Landscape Plan
  - a. *No action needed; items listed are for information only.*
5. Traffic Study
  - a. *See attached letter outlining the comments and responses.*
6. Letter of Intent
  - a. Summarize the school's intent to reduce traffic impact and formally identify
    - i. *Response: The letter of intent has been amended to more clearly explain what actions the school will take to mitigate traffic concerns.*
7. Site Plan
  - a. Include number of parking spaces and pickup/drop off location.
    - i. *Response: A parking table has been added to the Site Plan to indicate number of existing parking spaces. The pickup/drop off location will be along the south side of the building and has been indicated on the Site Plan.*
  - b. Add the revised striping for additional storage and offsite signage
    - i. *Response: A separate striping plan has been developed*

#### **Cimarron Hills Fire Protection District**

*No action needed; items listed are for information only. The project will be submitted for permit prior to construction and will be sent to Cimarron Hills Fire for review.*

#### **El Paso County Public Health**

*No action needed; items listed are for information only.*

#### **Peterson Air Force Base**

*No action needed*

#### **Colorado Springs Utilities**

1. Change the Utility Easement from Reception #205122346 to Reception #205122546
  - a. *Response: CSU researched the Reception number and the one listed on the drawings, #205122346, is correct. Email Memo is attached for reference.*
  - b. *Other items are for information only.*

#### **PPRBD**

*No action needed; items listed are for information only.*

#### **CDOT**

*No action needed; items listed are for information only.*

