



**DEPARTMENT OF THE AIR FORCE
10TH CIVIL ENGINEER SQUADRON
USAF ACADEMY COLORADO**



Ms. Erin M. Manning
Deputy Director
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Ryan Howser
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs CO 80910

Dear Mr. Howser

The United States Air Force Academy (USAF A) received notification regarding the County's upcoming review for Cathedral Rock Commons Commercial Preliminary Plan and Final Plat (SP221 & SF2210). We appreciate the opportunity to comment on this subdivision application and, after a thorough review, we provide the following comments.

The development will contribute additional stormwater to the Jackson Creek drainage, which the County identified in the Monument Creek Watershed Restoration Master Plan as a high priority for channel stabilization to mitigate ongoing erosion problems near the Monument Creek confluence. Along with other nearby Town of Monument projects (e.g., Falcon Commerce Center), development within the sub-basin will substantially increase the stormwater runoff volume in the creek. The County should provide appropriate mitigation by implementing Step 3 (Stabilize Drainageways) pursuant to the Drainage Criteria Manual. Simply accumulating runoff in a full-spectrum regional detention basin is inadequate for protecting the downstream drainageways – including USAFA – from erosion, sedimentation, and habitat loss. Before more development is permitted in the area, USAFA asks the County to continue to assess the cumulative downstream impact and work with USAFA on ways to mitigate it.

This site is below an active traffic pattern with heavily flown arrival and departure routes used to train USAFA cadets. Aircraft can be expected to be operating at approximately 1700 feet above ground level (AGL) and higher. These aircraft operations occur from sunrise to sunset, Monday through Friday and occasional Saturdays, with substantial numbers of general aviation training aircraft. We request El Paso County consider having future subdivision or Common Interest Community plats include notes addressing the noise impact of flying operations. This Final Plat does not include an avigation easement dedication. USAFA asks the County to request developers dedicate a standard avigation easement and recording documents

include the legal description of encumbered real property and incorporate the following easement conveyance language:

All lots and tract within this subdivision are subject to an avigation easement to the United States Air Force Academy as recorded under reception NO. ___ in the office of the Clerk and Recorder of El Paso County, Colorado.

If the above is completed, please request the developer send a copy of the final avigation easement to the USAFA Community Planner's email addresses listed below.

USAFA appreciates the developer's general note addressing the potential property noise impacts; however, USAFA requests the County ask the developer to revise the noise notice and add the bold words below:

*Notice: This property may be impacted by noise and other similar sensory effects of flight caused by aircraft both in the United States Air Force Academy's Airmanship Program **and during special events**. This notice shall remain in effect until the Air Force Academy shall cease to be used for **flight training purposes, or until all airports on the Air Force Academy shall cease to be actively used**. This notice shall run **in perpetuity** with the land.*

Lastly, Title 14 of the Code of Federal Regulations Part 77 may require review of this project (including proposed use of any associated construction cranes) by the Federal Aviation Administration (FAA). If this review has not been accomplished, the process can be started by going to <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. Instructions for how to determine if a full aeronautical study is required, are on the main page. Once the review is complete, we request that the applicant send a copy of either the page showing no further study is required, or the aeronautical study review number to the email below.

Thank you for the opportunity to review and comment. If you have any questions, please contact our Community Planner, Ms. Beth Dukes, 10 CES/CENPP, at (719) 333-3085, elizabeth.dukes.3.ctr@us.af.mil and 10CES.CENP.USAFDEVREVIEWGRP@us.af.mil.

Sincerely

ERIN M. MANNING, GS-14, DAF