

March 25, 2019

Nina Ruiz
El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: *Hale Sand Pit*
PCD File No. AL1829
Site Development Plan and Special Use Permit Resubmittals

Dear Ms. Ruiz:

Thank you for the comments on January 4, 2019 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Hale Sand Pit, we have summarized your comments and our responses below.

Current Planning

General

1. If the request is approved, a site development plan application and approval will be required.
 - *Response: Noted. A site development plan application was submitted on 3/25/19.*
2. The existing permits are for 9.9 acres. These permits will need to be updated by the State.
 - *Response: Noted. We are waiting for County approval before submitting to the State but have documents compiled for the State submittal once we receive approval.*
3. Our department is called Planning and Community Development, not Development Services.
 - *Response: Development Services changed to Planning and Community Development in all places.*

Wildlife Report

1. The report submitted is auto generated and is not site specific. Please complete a site specific report.
 - *Response: A wildlife report was submitted with the Special Use Permit resubmittal.*

Application

1. Please check the application type.
 - *Response: An application was provided for the site development plan and special use permit and these two submittals are now separated.*

Emergency Response Plan

1. This does not detail what you may do in the event of an emergency but provides information about roadways and facilities. Please include additional information regarding how you may handle emergencies.
 - *Response: An emergency response plan narrative was provided with the Special Use Permit resubmittal.*

Haul Route

1. Please include additional information including where the trucks will go after they enter highway.
 - *Response: The haul route map was zoomed out to show the trucks entering Colorado Springs from Highway 24 for the Special Use Permit resubmittal.*
2. What is the final destination(s)?
 - *Response: The haul route map was zoomed out to show the trucks entering Colorado Springs as their final destination. Text was also added to the haul route map indicating that the trucks will be going to a variety of location within Colorado Springs and the greater area based on need.*

Letter of Intent

1. The letter of intent should address the special use review criteria. Please pay close attention to the small area plan, policy plan, and compatibility with the surroundings.
 - *Response: A project description was submitted with the Special Use Permit resubmittal.*

Mineral Certificate

1. Please select was/was not to identify the status.
 - *Response: Mineral certification was submitted with the Special Use Permit resubmittal.*

Natural Features

1. The natural features report only discusses soils.
 - *Response: A natural features narrative was provided with the Special Use Permit resubmittal.*

Engineering Department

1. Letter of Intent with Traffic paragraph.
 - *Response: A project description with information on traffic was provided with the Special Use Permit resubmittal.*
2. A financial Assurance Estimate is required for site development application.
 - *Response: A financial assurance estimate was provided with the site development application resubmittal.*
3. Note that the Grading Erosion Control Plan, Drainage Report, SWMP, ESQCP, and Financial Assurance Estimate Form are not required and will not be approved for the Special Use application.
 - *Response The site development plan application and special use review application were separated with this resubmittal. The above documents were provided in the site development plan application.*
4. Comments have been provided but these items should be submitted with the Site Development application.
 - *Response: The site development plan application and special use review application were separated with this resubmittal.*

911 Authority – El Paso/Teller County

1. No new street naming suggested in the attached Plat. Is the proposed access for the expansion to be addressed differently than the existing site? If not, no action required by E911.
 - *Response: Existing address to remain.*

Mountain View Electric Association, INC.

1. This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objection to the Special Use of this sand pit expansion.

- *Acknowledged.*

El Paso County Environmental Services

1. The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed all documents contained in the applicant the submittal and have no comments at this time.

- *Acknowledged.*

Drainage Report

1. Note that a Drainage Report is not required for the review of the Special Use application. Comments have been provided but the drainage report should be submitted with the Site Development application.
 - *Acknowledged. The Drainage Report was resubmitted with the site development plan application.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 284 7272 or john.heiberger@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John R. Heiberger, P.E.
Project Manager / Associate