

April 5, 2018

Attn: Nina Ruiz, Planner II

Re: Responses to Preliminary Plan comment letter for PCD Project No. SP-17-011

Dear Nina,

Following, please find our responses to the Preliminary Plan comments as provided by you in December 2017.

Our responses can be found in following each comment and are provided in '*green italics*' for ease of re-review.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

Comment 1:

General 1. Additional redlines and comments will be provided by engineering staff. Notification 1. The adjacent property owner notification certified stubs do not indicate who the letters were mailed to. We have no way to verify the letters were mailed to the persons listed on the spreadsheet. Please provide certified stubs that are completely filled out with the names and addresses.

Response: A copy of the certified mailing stubs with owner information is included with this response letter. One letter was returned as undeliverable with no forwarding address. A copy of the returned letter is included in this submittal.

Application 1. Please revise zoning to A-35. The platting actions could only be approved if the rezone is approved.

Response: The application currently indicates zoning of A-35.

Letter of Intent 1. Revise to include specific citations from the small area plan and policy plan with an analysis of how those citations demonstrate consistency.

Response: The Letter of Intent has been revised to include specific citations from the policy plan and Falcon/Peyton Small Area Plan.

Comment 2:

Attachment: Comment_SP-17-011_2.pdf

Preliminary Plan Redlines

Response: OK. Noted.

Comment 3:

Attachment: Comment_SP-17-011_3.pdf

Drainage Redlines

Response: OK. Noted.

Comment 4:

Attachment: Comment_SP-17-011_4.pdf

GEC Redlines

Response: OK. Noted.

Comment 5:

Attachment: Comment_SP-17-011_5.pdf

Preliminary Plan redlines with engineering

Response: OK. Noted.

Comment 6:

Attachment: Comment_SP-17-011_6.pdf

TIS Redlines

Response: OK. Noted.

Engineering Division

Redline comments to the following documents will be uploaded by the project manager:

- Drainage Report - Preliminary Plan - Preliminary Grading - Traffic Impact Study

ELPASO COUNTY COMMUNITY SERVICES DEPARTMENT ENVIRONMENTAL

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

1. The project lies within or adjacent to an area with documented noxious weeds including Canada thistle. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to the Colorado Noxious Weed Act and the El Paso County Weed Management Plan.

It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7879.

Response: OK. Noted.

COLORADO STATE FOREST SERVICE

The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.

Response: OK. Noted.

ELPASO COUNTY PARKS DEPARTMENT

The Planning Division of the Community Services Department has reviewed the development application for Judge Orr Ranchettes Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

The Judge Orr Ranchettes Preliminary Plan and Final Plat consists of 7 single-family residential lots on 40.67 acres. The site is located west of the intersection of Judge Orr Road and Stapleton Drive, northeast of Meadow Lake Airport. Although zoned currently as A-35, the applicant is seeking concurrently a zoning reclassification to RR-5.

The El Paso County Parks Master Plan (2013) shows the proposed Judge Orr Road Bicycle Route running adjacent to the project area, along Judge Orr Road, which forms southern boundary of the property, as well as the proposed Curtis Road Bicycle Route, which runs along Stapleton Drive adjacent to the property's eastern boundary. These proposed bicycle routes will be constructed and maintained within the dedicated public right-of-ways, so no easement requests are necessary for either route. The applicant is advised that multi-modal transportation options will be developed within the right-of-ways in the future.

Response: OK. Noted.

As no park land dedication or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes.

Response: OK. Noted.

*Recommended Motion: Preliminary Plan

Recommend to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849.

Response: OK. Noted.

*Recommended Motion: Final Plat

Recommend to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849.

Response: OK. Noted.

Please let me know if you have any questions or concerns.

Sincerely,
Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

UPPER BLACK SQUIRREL CREEK GWMD

The Upper Black Squirrel Creek Ground Water Management District reviewed the preliminary plan for Judge Orr Ranchettes File No. SP-17-011 and offers the following comments. There was no water or sewer information provided in the packet. The applicant will only be allowed .5 acre feet of water in the Denver aquifer for these subdivided lots per our rules and regulations. Please do not hesitate to contact the office if you have any questions.

Response: OK. Noted.

911 AUTHORITY –ELPASO /TELLER COUNTY

Comment:

Attachment: Comment_SP-17-011.doc

Peppergrass Drive – Conflicts with existing street “Peppergrass Lane” in Fountain. In order to provide efficient routing for emergency services, it would be best to give these two streets unique names until the development has taken place to connect them. To assist with the naming of the two streets, I have attached the street naming guide. Names can also be checked against the existing name database located at www.elpasoteller911.org/Services/Street-Emergency-Number-Databases Thank you
Justin

Response: A preliminary list of street names was approved through emergency services. A total of 3 street names are proposed for the development Bailiff Drive, Jae Lynn Drive, and Linder Drive.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for approval of a preliminary plan for Judge Orr Ranchettes, Enumerations has the following comments: 1. Please clarify the extent of proposed Peppergrass Dr. The letter of intent states that this street will terminate in cul-de-sac bulbs north and south of the floodplain area, but the plan appears to indicate that it will be a continuous road. If it is not going to connect, then it should be 2 different street names. 2. Has the name Peppergrass Dr. been approved by Justin Annan at El Paso/Teller E911? An email from him showing that this road name has been approved is needed before Enumerations can approve any plats. Is this proposed street(s) public or private. If it is private, then the suffix Dr. should be replaced by Point, Grove, Heights, or View. Will the northern section of the proposed road be connected to Stapleton Dr. in the future? Floodplain has the following comments: 1. There is substantial floodplain area in this development. It appears that the proposed lots and easements comply with Regional Building Code section RBC313 (floodplain code). Contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898) with questions or concerns regarding compliance with floodplain code. BRENT JOHNSON Enumerations Plans Examiner (719) 327-2888 www.pprbd.org

Response: A preliminary list of street names was approved through emergency services. A total of 3 street names are proposed for the development Bailiff Drive, Jae Lynn Drive, and Linder Drive. The development proposes development based on a setback approach allowable for 5 acre lots. A LOMR has been completed on the reach traversing the property p

COLORADO GEOLOGICAL SURVEY

Colorado Geological Survey has reviewed the submittal for this property. We understand that the applicant proposes to rezone 40.67 acres to create 7 rural residential lots of a minimum of 5 acres each on the property. The available referral documents include: request for review (El Paso County, 11.21.17), Application Form (Jennings, 9.21.17), Preliminary/Final Drainage Report for Judge Orr Ranchettes (Catamount Engineering, 10.17), a Soil, Geology, Geologic Hazard, and Wastewater Study, (Entech, 4.24.17) and other documents.

Entech's report provides a valid description of surface conditions and potential development constraints. CGS agrees that the site does not contain surface conditions or geologic hazards that would preclude the proposed uses and density. CGS therefore has no objection to approval of the subdivision as proposed.

Thank you for the opportunity to review and comment on this project. If you have questions or need additional review, please call at (303) 384-2643, or e-mail jlovekin@mines.edu.

Sincerely,

Jonathan R. Lovekin, P.G. Senior Engineering Geologist

Response: OK. Noted.

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the 40.67 acre, 7 residential lot development project referenced above:

- Water service for the development will be provided by individual private wells, and wastewater service will be provided by onsite wastewater treatment systems (OWTS).
Response: OK. Noted.
- El Paso County Public Health cannot find for sufficiency in terms of water quality at this time. The sample report required water quality parameters has not been submitted for review and approval. The final plat cannot be approved until a finding for water quality sufficiency has been reviewed and approved by El Paso County Public Health.
Response: Noted. The applicant is currently seeking to provide water quality testing from adjacent well within the same aquifer.
- The Entech Engineering Soil, Geology, Geologic Hazard, and Wastewater Study Report dated 24April2017 was reviewed to determine OWTS suitability for the site. Based on the report the site is found suitable for OWTS installations. Most OWTS's on the site will likely require a professional engineer design due to soil conditions and shallow groundwater.
Response: OK. Noted.
- Careful planning is required when locating private wells and OWTS's on lots 5 and 4 because of the flood plain (no-build area) impact on lot 5 and the narrow shape of adjoining lot 4.
Response: OK. Noted.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.
Response: OK. Noted.
- Earthmoving activities Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to the El Paso County Public Health

site <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for the link to the Colorado Department of Public Health and Environment, Air Pollution Control Division, for the permit application.

Response: Noted. Proposed improvements will impact only the general areas of the roadways. A grading and erosion control plan has been submitted with final plat application for final approval. It is not anticipated that greater than 5 acres will be disturbed with site development.

Mike McCarthy, R.E.H.S.

El Paso County Public Health mikemccarthy@elpasoco.com 719-575-8602

15Dec2017

FALCON FIRE PROTECTION DISTRICT

Falcon Fire Department comments in final plat response.

Response: OK. Noted.

Comments received from any of the non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.

If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.

PLEASE NOTE: The application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.-

State Engineer's Office, County Attorney's Office, County Health Department, etc).

Response: OK. Noted.

This concludes our responses to the comments in this letter and related corrections have been made to the plan drawing/s.

Copies of the corrected documents are included in this re-submittal as noted in the **resubmittal matrix.**

If you have any questions feel free to contact me at (719) 426-2124.

Best Regards,

David Mijares, P.E.

President – Catamount Engineering