

August 3, 2022

Nina Ruiz  
Planning Director  
645 Beacon Lite Road  
Monument, CO 80132

**RE: Burgerworks Monument Junction– Initial Review Comments**

Ms. Ruiz,

In regards to the initial comments received for Burgerworks Monument Junction Prelim/Final PUD Plan we have provided the associated responses below in **red**.

**Bob Swatek, Black Hills Energy**

719-332-5856, bob.swatek@blackhillscorp.com

No Objections from Black Hills Energy

**Noted. We have also included the will serve letter provided by Bob with this latest submittal.**

**Gina Perry, Mountain View Electric Association**

719-494-2363, Gina.P@mvea.coop

This area is within the Association's certificated service area. The Association will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department. The Association requests twenty (20) foot front, side, and rear utility easements on commercial lots and will work with the developer on the design of the electric service and to acquire any additional easements. The Association also requests the platting of the Association's existing facilities with easements on the plat. The Association has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant. If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

**The 15' MVEA easement depicted on the plan set was recorded with the Monument Junction Plat. This cannot be changed to 20' now. Classic Consulting had numerous meetings with MVEA to establish the correct width and the agreement was for 15'. Please let me know if we need to have a meeting offline to discuss.**

**Ariel Hacker, Woodmoor Water**

**719-488-2525x13, [ArielH@WoodmoorWater.com](mailto:ArielH@WoodmoorWater.com)**

1. Please add a monitoring manhole to the 6" sanitary sewer service line. This can be the connection to the sewer mainline within Laughing Lab Way. If it is preferred to be closer to the building, the District will need an easement for the monitoring manhole if it is inside Lot 4 property lines.

**Monitoring manhole added to plan. Easement is shown on plan.**

2. Please provide a detail of the 6" fire service line which shows adequate backflow prevention. All fire lines must be ductile iron pipe.

**Fire service to be labeled as Ductile iron pipe. Backflow prevention for fire line to be provided inside building with permit drawings to be reviewed by PPRBD. Note added to plans.**

3. The District does not feel there is a need for a water main loop within Lot 4. a. Are you able to connect your water service and fire suppression service lines to the 8" water mainline within Fat Tire Drive? i. The District will need easements if curb stop is outside of ROW and within Lot 4 property line. District preference that the location of curb stop boxes is outside of pavement and outside of concrete. b. Is there a need for a fire hydrant on the property if there is a fire suppression line to the building and a hydrant on the corner of Jackson Creek Parkway and Fat Tire Drive?

**The water main loop provides redundancy for continuous connection to the fire line, domestic service and fire hydrant (Section 3.2.4 Note 5 Re: looping). The fire hydrant is located within 100 feet of the FDC as proposed. The Hydrant at Jackson Creek Pkwy and Fat Tire Drive is over 300 (driving distance) feet away. A 30' easement has been shown on the plan to encompass the water main. Valves are shown at each connection for the main to isolate Lot 4.**

4. Please follow the District's system specifications for utility plans, which can be found at <https://woodmoorwater.com/services/engineering-services/system-specifications.html>. The designer may also reach out to the District directly to review utility plans by contacting the District Engineer at [arielh@woodmoorwater.com](mailto:arielh@woodmoorwater.com) or 719-488-2525. a. Please add the "General Notes" and "Water and Sewer Service" notes as applicable, found in Section 4.2.1 of the System Specifications b. Include the District approval signature block, found in Section 4.3.1 of the System Specifications.

**Noted. Notes added to Preliminary Utility Plan. Signature blocks and notes will be included in final design utility plans when submitted.**

**Kristin Salamack, CDOT**

**518-441-2827, Salamack, [kristin\\_salamack@fws.gov](mailto:kristin_salamack@fws.gov)**

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed your project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

We appreciate your efforts to ensure the conservation of threatened and endangered species.

Thank you for contacting us and please let me know if you have any further questions.

**Noted.**

**Justin Annan, GIS Analyst – El Paso-Teller County 9-1-1 Authority**  
719-785-1900, [gwest@elpasoteller911.org](mailto:gwest@elpasoteller911.org)

No new streetnames requested on this submittal.  
No action for E911.

**Noted.**

**Amy Vanderbeek, Enumerations Plans Examiner – Pikes Peak Regional Building Department**  
719-327-2930, [amy@pprbd.org](mailto:amy@pprbd.org)

1. Trash Enclosure is over 7' in height therefore, a separate address will be assigned and separate permit issued. Please use 17817 Fat Tire Drive.

**Noted.**

2. Are you looking for a Laughing Lab Way address or a Fat Tire Drive address, either would work for the access shown. Please clarify. 1531 Laughing Lab Way or 17889 Fat Tire Drive

**I left Amy a voicemail to discuss this matter further. We would like to have a Jackson Creek Parkway address if possible. If that does not work we would like all addresses to be off Fat Tire Drive.**

3. Order Board, free standing, directional, monument signs all require an address assignment and separate permit. Send site plans to Enumerations with locations for address assignments.

**Final approved PUD plan will be sent over to Enumerations for addressing.**

**Nina Ruiz, Planning Director – Town of Monument**

See redlines attached

**Redline responses have been provided on the attachment that was received.**

A digital resubmittal has been sent along with the above responses. If you have any questions please contact me at 719.433.2805 or [bperkins@nescolorado.com](mailto:bperkins@nescolorado.com).

*Blaine Perkins*

**Blaine Perkins  
Project Manager  
N.E.S., Inc.**