

# Memorandum

**Stantec**

31 North Tejon Street  
Suite 500  
Colorado Springs, Colorado 80903  
Phone: 719-227-7388  
Fax: 719-227-7392

Date: February 23, 2018

To: Ms. Nina Ruiz, Planner II  
El Paso County Planning and Community Development

cc: Paul Koscielski  
CPR Entitlements, LLC  
Dakota Springs Engineering, LLC

From: Charles K. Cothorn, P.E.

Subject: Waterview East Preliminary Plan  
SKP-17-010, Response 1

This memorandum has been prepared to address the comments you provided concerning the Waterview East Preliminary Plan Amendment in your letter dated February 12, 2018. Your comments are provided below with our response comment immediately following in *italics*.

Also attached is a copy of the updated drawings and reports for your use based on the submittal matrix.

Please review the attached and provide any additional comments you may have.

## **EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

### Current Planning

#### Comment:

1. Per title commitment #9, the mineral rights appear to be partially severed. All mineral rights owners must be notified of the request.

*We reviewed this comment with our title commitment provider and they provided the following answer.*

*Land Title Guarantee Company has replied as follows:*

*Per our title commitments, I don't find any evidence of a severance of mineral rights. Perhaps the County is referring to the Patents from the United States which reserve a right of a proprietor of a vein or a lode to follow the vein onto the property if so discovered.*

*This is standard language in United States Patents, but does not actually sever the mineral rights.*

*For further clarification, the mineral rights have not been severed and remain with the current owner of the property.*

*There should be no need to notify any other mineral owner as there are no other mineral owners.*

*Ben K. Lowe  
Commercial Title Officer  
Colorado Title License #137098  
Land Title Guarantee Company*

2. The sketch plan and rezone must be approved prior to the preliminary plan (may be heard on the same day).

*Acknowledged*

3. The noise study should be a final version and not a draft version.

*Final version provided*

4. The noise barrier fence will be a condition of approval, as recommended by the noise study submitted to reduce noise levels along Powers Blvd.

*Acknowledged, the noise barrier can be either a berm, a noise fence or a combination of the two.*

5. In the letter of intent please expand upon the purpose of the pump station and include reasoning why it is not subject to a 1041 permit.

*Information added in the LOI.*

6. Please review the current plans for the adjacent parcels to ensure your proposed access points align with theirs.

*We contacted the planning firm and received an ACAD file to use for alignment with the approved Master Plan to the east. Final platting and engineering documents have not*

*been prepared for the adjacent property to the east. No documents have been prepared for property to the north or south.*

7. Once engineering has completed their review redline drawings will be uploaded.

*Comments have been addressed*

8. Be aware that with the final plat you will need to submit the petition for inclusion into the PID to Lori Seago (attach the word version of the legal). There will be an additional fee to the Attorney office for the publication. A note will need to be placed on the plat outlining the inclusion within the PID. Prior to the plat being recorded, the plat will be presented to the assessor who will add the PID to the taxing entities.

*Acknowledged*

Comment 2:

Attachment: Comment\_SP-17-010\_2.pdf  
Construction Drawing Redlines

*Addressed*

Comment 3:

Attachment: Comment\_SP-17-010\_3.pdf  
Drainage Redlines

*Addressed*

Comment 4:

Attachment: Comment\_SP-17-010\_4.pdf  
GEC Redlines

*Addressed*

Comment 5:

Attachment: Comment\_SP-17-010\_5.pdf  
Prelim Plan Redlines

*Addressed*

Comment 6:

Attachment: Comment\_SP-17-010\_6.pdf  
Soils Redlines

*Addressed*

Comment 7:

Attachment: Comment\_SP-17-010\_7.pdf  
TIS Redlines  
*Addressed*

## **Engineering Division**

Comment 1:

Engineering redlines to the following pdfs will be uploaded by the Project Manager: -  
Geotech Report - Traffic Impact Study - Preliminary Plan - Grading and Erosion Control  
Plan - Construction Drawings (Off-site Sanitary Sewer Plan and Off-site Water Plan) -  
Preliminary Drainage Report

*Addressed; there was no "snap shot summary" of comments at the end of the marked up  
drainage report; file was to big resubmitting the entire drainage report with how each  
comment was addressed. Comments were addressed.*

Comment 2:

Attachment: Comment\_SP-17-010\_2.docx

Submit the following documents: - SWMP (what was uploaded is the ESQCP) \*Create a  
separate document item for the ESQCP - Pre-Development Site Grading  
Acknowledgement and ROA Form (attached) - Financial Assurance Estimate Form

*Provided*

Comment 3:

Attachment: Comment\_SP-17-010\_3.doc

Replace the submitted ESQCP with the attached "At Risk ESQCP" Permit form. This  
includes an additional note on the permit form, Section 1.3 No Assurance of Future Land  
Use Approvals.

*Provided*

Comment 4:

The deviation request regarding access spacing on Bradley Road is pending with the  
County Engineer.

*Acknowledged*

## **COLORADO PARKS AND WILDLIFE**

Thank you for the opportunity to comment on the Springs East at Waterview preliminary  
plan. District Wildlife Manager Adam Gerstenberger reviewed your materials and is  
familiar with the site. Colorado Parks and Wildlife (CPW) has the following concerns  
and suggestions regarding the proposed development.

There is suitable habitat at the project location for nesting raptors and migratory birds and at least one raptor nest site was identified in survey results. CPW recommends the use of preconstruction surveys to identify raptor nests within the project area and the implementation of appropriate restrictions near active nests as proposed in the report. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the attached document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors". Removal or relocation of any active raptor or migratory bird nest will require consultation with CPW and US Fish and Wildlife Service prior to disturbance. Both active and potential nest sites, winter night roosts should be considered when evaluating disturbance during construction.

CPW recommends that the development plan retain existing mature trees on the site as much as possible and that all landscaping plans utilize native trees and avoid non-native vegetation. CPW recommends the development and implementation of a noxious weed control plan for the site. There are several noxious weed species identified on site and the construction plans should include measures to prevent the spread of those weeds to adjacent areas. All disturbed soils should be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved.

Prairie dog colony locations have been indicated within the project area and surveys to determine the presence/absence of burrowing owls (*Athene cunicularia*), a state threatened bird, are recommended. If development in prairie dog towns occurs during the spring or summer months (Feb 1 to Oct 31), the presence of burrowing owls and whether they are actively nesting should first be determined. If nesting burrowing owls are present, no human encroachment should occur within 150 ft. of nesting burrows from March 15 to October 31. If burrowing owls merely occupy the site, it is recommended that earthmoving and other disturbance activities be delayed until late fall after they have migrated.

Swift fox is a species of state and federal concern that lives in and around the proposed project area. The potential overlap with Swift Fox should be considered in survey protocols and timing of construction activities to identify and avoid all maternal swift fox den sites. Swift fox live here year-round, breed during December, and raise their young into the next fall. It is recommended that swift fox surveys include daylight searches for den areas and nighttime spotlight searches during August and September. Destruction of dens from December 15th through August 15th should be avoided and CPW recommends steps be taken to minimize disturbance near active dens during this time period to the extent possible.

The use of privacy fencing, chain link fencing, and other exclusionary fencing should be at least 6 feet high and should be restricted to the immediate area surrounding the buildings or within the designated building envelope and should not be used as a method to designate boundaries of larger lot sizes (> 1 acre). Fencing outside the immediate building envelope or area surrounding the buildings on larger lots within the known range of elk, deer, and pronghorn should be a maximum top height of 42" with at least 12"

spacing between the top two wires or rails and a bottom wire or rail at least 16" above the ground to allow passage of young animals and pronghorn antelope. It is also recommended that the top and bottom wires be a twisted barbless type or smooth wire or rail construction. Construction of ornamental wrought iron fencing with closely spaced vertical bars (< 12") and sharp projections extending beyond the top horizontal bar should be strongly discouraged in areas where deer, elk, and black bear are known to occur. This type of fencing typically ensnares deer and elk by the hips when trying to squeeze through and impales animals attempting to go over the top.

Feeding of all wildlife should be prohibited, with the exception of songbirds. The use of bird feeders, suet feeders, and hummingbird feeders are discouraged. However, if feeders are used, they should be placed so they are inaccessible to bears, raccoons or skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer, elk, antelope, moose, bear and lion.

Trash should be kept indoors until the morning of trash pickup. The CPW recommends using bear resistant trash containers. Bears, skunks, raccoons, and neighborhood dogs are attracted to garbage and do become habituated.

We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager Adam Gerstenberger, should you have any questions or require additional information at 719- 227-5282 or via email at [adam.gerstenberger@state.co.us](mailto:adam.gerstenberger@state.co.us).

Sincerely,

Frank McGee  
Area Wildlife Manager

*Acknowledged*

Cc: Adam Gerstenberger, DWM SE Regional File  
Area 14 File

Comment 1:  
Attachment: Comment\_SP-17-010\_1.pdf

Comment 2:  
Attachment: Comment\_SP-17-010\_2.pdf

## **COLORADO DIVISION OF WATER RESOURCES**

We have received information concerning the above-referenced proposal to subdivide 195.4 +/- acres into 713 single family residential lots and 26.1 acres of commercial development. The proposed supply of water, in addition to wastewater disposal, is to be served by the Widefield Water and Sanitation District.

### **Water Supply Demand**

According to the Water Supply Information Summary, Form No. GWS-76, attached as Appendix E to the August 2017 Engineering Study for Waterview East Preliminary Plan Water System Improvements, the estimated water demand is 217 acre-feet/year for ordinary household purposes inside 713 single-family dwellings, 35 acre-feet/year for commercial use, and 6 acre-feet/year for irrigation use, for a total estimated demand of 319 acre-feet/year.

#### Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District (“District”), and an October 19, 2017 letter from the District was provided with the submittal. According to the letter, the District has committed to serve the development  
249.55 acre-feet/year.

#### Additional Comments

Should the development include construction and/or modification of any storm water structures, the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available online at:  
<http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

#### State Engineer’s Office Opinion

According to this the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision; however, this office cannot provide favorable comments regarding the proposed water supply until evidence is provided that the District has committed to serve the full estimated demand of the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply cannot be provided without causing injury to decreed water rights. Should you or the applicant have any questions, please feel free to contact me directly.

Sincerely,

Caleb Foy, P.E.  
Water Resource Engineer

*Acknowledged, we will look for a finding of sufficiency and quality at Final Plat approval.*

**PETERSON AFB**

Please ensure COSA has reviewed plan due to proximity of APZ's, Noise and flight safety.

*We have been working with the Airport to address all of their issues.*

**ELPASO COUNTY CCOMMUNITY SERVICES DEPARTMENT  
ENVIRONMENTAL**

The El Paso County Environmental Division has completed its review of the Springs East at Waterview Preliminary Plan SP-17-010. 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 the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845.

*Acknowledged*

**FOUNTAIN MUTUAL IRRIGATION COMPANY**

FMIC addressed previous drainage issues from the Waterview Filing's No. 5 & 6 development projects with a letter dated 12/19/13. This letter addressed FMIC concerns with proposed developed flows from the Waterview projects being detained on-site, discharged at historic rates via point discharge points but with greater developed flow volumes. The downstream recipient of this greater volume of water is FMIC's Big Johnson Reservoir. FMIC not only receives the excess water, they also receive excess silt as this excess volume of water crosses over undeveloped open space property prior to entering the reservoir. As with Waterview Filing No. 6, FMIC entered into a "Storm Water Drainage Impact Agreement" to accept this except volume of water from the proposed Waterview East portion that drains into the Big Johnson Reservoir. A similar Agreement will need to be prepared and approved between FMIC and the applicant/owner



for that portion of Waterview East that discharges storm water into Big Johnson Reservoir.

*Acknowledged*

## **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.

Respectfully,

Larry long

Larry Long C.F.  
District Forester  
719/687-2921  
larry.long@colostate.edu

*Acknowledged*

## **COLORADO SPRINGS AIRPORT ADVISORY COMMISSION**

Airport staff recommends an objection with the following conditions:

- Additional review with applicant/developer on proposed land uses and development to evaluate compatibility with planned future Airport development.

*Colorado Springs Airport comments were reviewed. The applicant and applicant representatives met with Airport Staff. The following was added to the LOI to address the Airport Comments.*

*Colorado Springs Airport*

*The applicant has met with Colorado Springs Airport staff to discuss the Waterview Sketch Plan Amendment particularly concerning the east half of the application. The primary discussion point concerning the application had to do with the Airports plans to upgrade their landing lights for the east runway; the east runway is roughly in line with Powers Boulevard immediately west of Sketch Plan Parcels P-17 and P-18; the Preliminary Plan area. The new lighting system will be more powerful than the existing system and the airport is concerned that the strobe function of the lighting system could be detected in the development.*

*The airport indicated that the following steps could be taken to mitigate any effects from the strobe runway lighting:*

- 1. Installation of landscaping (evergreen) and/or other barriers (berming/fencing) perpendicular to the runway.*
- 2. Orientation of housing to account for runway lights.*
- 3. Addition of plat notes indicating proximity to the airport.*

*The applicant notes the following in coordination with airport concerns.*

- 1. The applicant will be installing berming, fencing and landscaping adjacent to Bradley Road on the north boundary of Parcel P-18, the proposed residential development. This happens to be perpendicular to the runway, at the higher elevations of the development, and in coordination with El Paso County, will emphasis evergreen trees.*
- 2. The applicant will continue to consider the airport concerns as development progresses particularly in reducing the potential effects of the runway lighting by placement of landscaping and house orientation internal to the residential development.*
- 3. The following language, suggested by the Airport Staff, will be incorporated on the plat in coordination with El Paso County review and approval:*

*The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.*

*In addition to the above the applicant would like to state the following concerning mitigation of the runway lighting:*

- 1. The proposed residential development in Parcel P-18 is in excess of a mile from the runway and east of the runway alignment.*
- 2. The existing terrain works in favor of the development in that north of Bradley Road, between the development and the airport, is a hill in excess of 60 ft. that can help mitigate any effect of the runway lighting. In addition, the residential development slopes away from the airport and drops an additional 70 to 120 ft. below Bradley Road elevations.*

*In addition to the runway lighting, the airport staff indicated that they had concern over locating a Recreation facility within the APZ-1 Zone. The applicant has removed that facility from the Sketch Plan Amendment and this Preliminary Plan application.*

*The final thoughts passed on by the airport staff included support of the Waterview development, particularly the residential development, in that the airport is implementing commercial development on the southern reaches of the airport property just north of Powers Boulevard and believed simultaneous residential development in Waterview would bring synergy to south central El Paso County.*

## **COLORADO SPRINGS UTILITIES**

Utility Comments (electric, gas)

Action Items:

None – approval is recommended.

*Acknowledged*

Project-Specific Information Items:

Contact the CSU Field Engineer (Rob Estes) at 719-668-5904 to discuss the gas main extension and associated costs.

Information Items:

1. Please contact Utilities Development Services (UDS) for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development (719-668-8111).
2. Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
3. Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Springs Utilities may require an extension contract and advance payment for the estimated costs to construct the necessary gas extensions.
4. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Springs Utilities' policies.
5. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
6. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.

If you have any questions, please contact Mike Gackle at [mgackle@csu.org](mailto:mgackle@csu.org), or 719-668-8262.

*Acknowledged*

## **911 AUTHORITY –EPLASO/TELLER COUNTY**

The following information is the set of criteria that will expedite street name approval for your development. This criteria has been established to provide proper emergency responses for the citizens of El Paso and Teller County.

- 01) All street names require common English spelling.
- 02) Street names shall be limited to a maximum of fourteen (14) letters, not including the street designation.
- 03) No directional street names shall be allowed as a part of a street name, ie: Northpointe Drive or S Main.
- 04) No numbers shall be allowed as a part of a street name, ie: Eightball Lane.
- 05) Duplicate street names shall NOT be approved.
- 06) Street names that closely approximate the spelling or phonetically sound similar to a platted street shall not be approved.
- 07) Any street which is a continuation or logical extension of an existing dedicated street, platted street, or deed street will bear the same name.
- 08) One or two word street names shall be considered. At the decision of the data base coordinator, over used common names will be denied.
- 09) Boulevard or Parkway shall be reserved for streets designated on the major thoroughfare plan which are planned to have a median divider of sufficient size to all for landscaping.
- 10) Avenue or Road shall be reserved for streets of substantial continuity such as major or minor arterials of the major thoroughfare plan.
- 11) Street or Drive shall be reserved for streets of less continuity such as collected streets.
- 12) Court, Place, Way, Terrace, Lane, Loop, Trail, or Path shall be reserved for streets that have no continuity.
- 13) Grove, Heights, Point, or View shall be reserved for private streets or right-of-way.

*Acknowledged*

## **ELPASO COUNTY PARKS DEPARTMENT**

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

Waterview East Preliminary Plan consists of 713 residential single-family lots on 169.3 acres. The site is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir. Although zoned currently as A-5, the applicant will seek a zoning reclassification to RS-5000 as the project progresses.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north- south along Powers Boulevard/State Highway 21 on the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's north side. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Waterview 2016 Sketch Plan Amendment shows the current subdivision application as Parcels P-17 and P-18 within the Phase II portion of the Sketch Plan. Phase II, at 195.4 acres total, lists

14 acres or 7.2% open space, and very little open space is dedicated wholly to parks or other recreational facilities. Tracts A, B, C, D, F, and G are described as "open space, drainage, access, and utilities, which may include: recreational equipment, lights, signage, mail boxes, and utilities/drainage." As such, El Paso County Parks staff encourages the developer to explore more robust and dedicated urban park options in the form of neighborhood pocket parks or other unique multi-generational recreation opportunities. Staff also recommends fees in lieu of land dedication for regional and urban park purposes.

**\*Recommended Motion: Waterview East Preliminary Plan**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Waterview East Preliminary Plan and Rezone includes the following conditions: (1) the developer is encouraged to explore urban park options in the form of neighborhood pocket parks or other recreational opportunities, (2) fees in lieu of land dedication for regional park purposes in the amount of \$290,191 and urban park fees in the amount of \$183,241 will be required at time of the recording of the Final Plat. 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](mailto:rosswilliams@elpasoco.com)

*Acknowledged*

## **COLORADO GEOLOGICAL SURVEY**

Colorado Geological Survey has reviewed the Springs East at Waterview preliminary plan referral. I understand the applicant proposes 713 residential lots and 20.5 acres of commercial development on approximately 195 acres located southeast of S. Powers Blvd. and Bradley Road, east of Security-Widefield.

The available referral documents include:

Letter of Intent, Waterview East Preliminary plan (P.A. Koscielski, CPR Entitlements, LLC, May 2017), Soil, Geology, and Geologic Hazard, Springs at Waterview East (Entech, April 27, 2017),

Set of nine Waterview East preliminary plans (Stantec, April 3, 2017), and other documents.

The site is not undermined, does not contain steep slopes, and does not appear to contain or be exposed to any geologic hazards that would preclude the proposed residential and commercial uses and density.

However, we have several comments:

Entech's ten borings were drilled to a depth of 20 feet. The Waterview East Grading and Erosion Control Plan (Stantec, April 3, 2017) indicates that significant cuts and fills are planned, with cuts exceeding 20 feet in some areas. Some of Entech's borings, including but not necessarily limited to TB-1 in the northeastern area of the site, therefore may not extend to sufficient depths to provide meaningful information about soil and bedrock engineering properties and groundwater levels. Additional investigation, sampling, testing and analysis are needed, based on the project grading plans, to characterize subsurface conditions, determine depth and extent of over excavation, if over excavation is planned to reduce the use of drilled pier foundations, and to determine basement feasibility in areas of significant cuts where Entech's borings did not extend to sufficient depth below planned basement floor and foundation bearing depths.

Entech states (page 7) "Overexcavation depths of 4 to 6 feet are anticipated for the site." It is unclear whether Entech means 4 to 6 feet below surface grades, or below foundation bearing elevations. If full-depth basements are planned and are determined to be feasible, based on shallowest anticipated groundwater levels, then overexcavation to 4-6 feet below the ground surface is insufficient. Entech should clarify their expansive soil and bedrock mitigation recommendations. For a development of the proposed density, overexcavation should be performed over the entire area within a specific construction phase determined to require overexcavation, at the grading phase of development, before wet utilities are installed. In areas of expansive soils, significant cuts and/or shallow claystone bedrock, roads will require overexcavation as well.

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

Jill Carlson, C.E.G. Engineering Geologist

*Acknowledged, additional investigation will occur during and after grading operations to determine the need and extent of overexcavation.*

## **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

1. Are any of these homes fronting the open space and not the street? 2. Contact El Paso/Teller County E-911 Authority for street names. Once approved an email from that department to the Enumerations dept. is required. 3. Please provide in person, a 100 scale copy of the entire development on 1 sheet for addressing purposes. Addressing will not start until this is received. DEVELOPMENT PLAN STAGE: FOR TRACT AND LOT ADDRESSING PLACE (XXXX) WHERE THEY INTEND TO BE UTILIZED. CONTACT ENUMERATIONS DEPARTMENT FOR ADDRESSING. AMY@PPRBD.ORG

*Acknowledged*

## **ELPASO COUNTY HEALTH DEPARTMENT**

Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

- Water service will be provided by Widefield Water and Sanitation District PWSID # CO0121900 which is a Colorado Department of Public Health and Environment approved community water and wastewater treatment facility. There is a finding for sufficiency in terms of water quality for Widefield Water and Sanitation District.
- Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division, regulated water treatment facility additions, such as a pressure booster pump, may require CDPHE review and approval.
- Wastewater service will be provided by Widefield Water and Sanitation District. The Widefield Water and Sanitation District does have sufficient treatment capacity for the proposed 195.4 acre, 713 residential lot development. See the 19Oct2017 Letter of Commitment from Widefield Water and Sanitation District for both water and wastewater services.
- 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.

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

Mike McCarthy, R.E.H.S.

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

*Acknowledged*

## **COLORADO DEPARTMENT OF TRANSPORTATION –PUEBLO OFFICE**

I am in receipt of the subject plan referrals for the subject planned developments. The Department understands that this development is occurring within multiple phases; Springs at Waterview is planned multi-family residential development within the north half the intersection of Grinnell & Bradley Road and the eastern portion to be developed is located north and south of Bradley Road and east of Powers Boulevard.

CDOT understands the County is supplying multiple developments under separate names, however, utilizing the same LSC Transportation Inc. “Master Traffic Impact Study” to account for portions of the development. The Department has recently submitted our comments dated November 28, 2017 for file SKP-16-002 and it appears an outdated March 30, 2017 LSC Transportation “Master Traffic Impact Study” has been submitted for review. Going forward, Department requests a single Traffic Impact Study for the entire Waterview development be submitted to our office for review.

Furthermore, the Region 2 Hydraulic Unit has reviewed the September 24, 2017 subject Final Drainage Report from Dakota Springs Engineering and has no comment.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at 719-696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right-of-way will require a utility permit from CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 562-5537 with any questions.



Sincerely,  
Andrew Lewis  
Asst. Access Manager

*Acknowledged*

**Comments received from any of the above 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).**

*Acknowledged*

If you have additional comments or questions or require further information. Please contact us. We can be available to meet at any time.

# Markup Summary

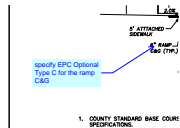
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**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce

Collector road  
cross section  
added

One of the Traffic Study review comment is to identify the internal road classification. If any other roadway classification are identified then include the cross section on this preliminary plan and identify the street it pertains to.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce

Added

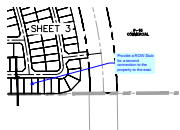
specify EPC Optional Type C for the ramp C&G



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce

Sight distances are  
within setbacks, no  
easement necessary

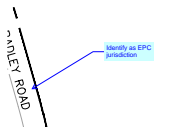
Modify if sight distance easements are proposed based on comments on sheet 5 of 9.



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

Provided

Provide a ROW Stub for a second connection to the property to the east.



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

Identified

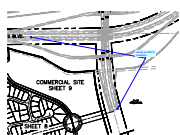
Identify as EPC jurisdiction



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

Identified

Identify as within the City of Colorado Springs boundary



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

Identified

Identify as CDOT's jurisdiction



**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

Detail for this is  
unknown, Final platting  
will include intesection  
design

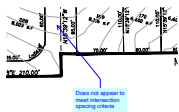
Show the proposed off-site improvements

Add a key map  
on sheet 3 to 9

**Subject:** Text Box  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Added

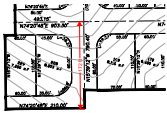
Add a key map on sheet 3 to 9



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Modified

Does not appear to meet intersection spacing criteria



**Subject:** Length Measurement  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Modified

172 ft

Show the roadway geometry (on and off site)

**Subject:** Text Box  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Road geometry was provided for internal roads, added for Bradley and Powers

Show the roadway geometry (on and off site)



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce

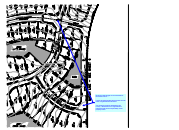
Revised

Revise label to "Urban Non-Residential Collector"



**Subject:** PolyLine  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

Sight distance was analyzed by Traffic Engineer, response and drawing added to this response. Anticipated/proposed stop signs mitigate sight distance issue.



**Subject:** Callout  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

Sight triangles added

Show the sight triangle on the intersections. See ECM 2.3.6.G.

Locate all sight triangles that encroach into lots within a sight distance easement.

The easement shall be dedicated to the County. Maintenance of a sight distance easement shall be the responsibility of the property owner.



**Subject:** Perimeter Measurement  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

280 ft

Sight distance was analyzed by Traffic Engineer, response and drawing added to this response. Anticipated/proposed stop signs mitigate sight distance issue.



**Subject:** Perimeter Measurement  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

280 ft

Sight distance was analyzed by Traffic Engineer, response and drawing added to this response. Anticipated/proposed stop signs mitigate sight distance issue.



**Subject:** Callout  
**Page Label:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce

Revised

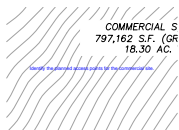
Does not meet the minimum intersection spacing.



**Subject:** Callout  
**Page Label:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce

Labeled

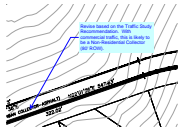
Label the intersection spacing. It appears to be right at the minimum requirement.



**Subject:** Text Box  
**Page Label:** 9  
**Lock:** Unlocked  
**Author:** dsdlaforce

All full movement  
access shown

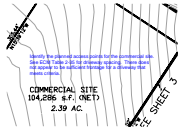
Identify the planned access points for the commercial site.



**Subject:** Callout  
**Page Label:** 9  
**Lock:** Unlocked  
**Author:** dsdlaforce

Revised to 80'

Revise based on the Traffic Study Recommendation. With commercial traffic, this is likely to be a Non-Residential Collector (80' ROW).



**Subject:** Text Box  
**Page Label:** 9  
**Lock:** Unlocked  
**Author:** dsdlaforce

Identified

Identify the planned access points for the commercial site.  
See ECM Table 2-35 for driveway spacing. There does not appear to be sufficient frontage for a driveway that meets criteria.

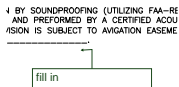
## dsdruiz (15)



**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Revised

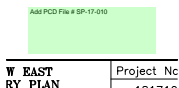
please review table 5-4



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

There is not one  
at this time

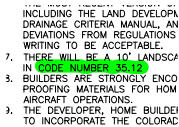
fill in



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Added

Add PCD File # SP-17-010



**Subject:** Highlight  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Note 7 removed

**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Setback for 50'  
identified

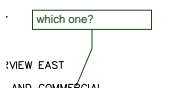
All lots that are not 50' in width at the front lot line should have a setback line to indicate where the 50' point is.



**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Removed

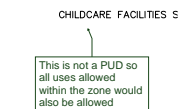
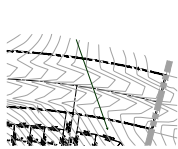
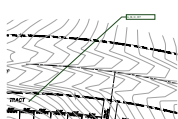

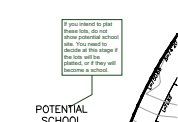
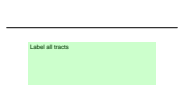
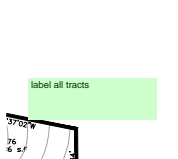

We are not a part of the request.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Both, these notes  
revised

which one?

	<b>Subject:</b> Callout <b>Page Label:</b> 1 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>Agreed, revised</div>	<p>This is not a PUD so all uses allowed within the zone would also be allowed</p>
	<b>Subject:</b> Arrow <b>Page Label:</b> 3 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>Removed</div>	
	<b>Subject:</b> Callout <b>Page Label:</b> 3 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>All Tracts Identified</div>	<p>A, B, C, D?</p>
	<b>Subject:</b> Callout <b>Page Label:</b> 4 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>Purpose listed in notes, Park</div>	<p>Please label. What is the purpose?</p>
	<b>Subject:</b> Callout <b>Page Label:</b> 4 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>School note removed</div>	<p>If you intend to plat these lots, do not show potential school site. You need to decide at this stage if the lots will be platted, or if they will become a school.</p>
	<b>Subject:</b> Text Box <b>Page Label:</b> 5 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>Labeled</div>	<p>Label all tracts</p>
	<b>Subject:</b> Text Box <b>Page Label:</b> 6 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>Labeled</div>	<p>label all tracts</p>
	<b>Subject:</b> Callout <b>Page Label:</b> 7 <b>Lock:</b> Unlocked <b>Author:</b> dsdruiz	<div>Labeled</div>	<p>A, B, C, D?</p>

Charles/Kirstin, Sorry for the delay in looking at this...my thinking is that Stop signs will be placed as I have noted on the attached. Given my suspected stop sign orientation for these, the intersection sight distance line would not apply to the approaches shown - rather these approaches would be the major street.

Hope this helps.

Jeff

N  
n.t.s.



This is likely to be a  
stop condition NB  
and SB,

If suspect they would  
have a stop condition  
here. (EB and WB)

