

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

6/13/18

LDC INC
Dave Hostetler
dhostetler@ldc-inc.com

Comment Response Letter
10-24-18 David V. Hostetler - DVH
LDC (719) 528-6133

ANDERSON LANDSCAPE ARCHITECT
09-22-18 Carla Anderson - CA
(719) 687-5552
carla@andersonlandscapearch.com

Dear Applicant and/or Consultant:

Subject: Covington Office Building at Academy Village Fil No 3 (PPR-18-021) review 1

The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.

You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning

The plat was approved by the Board on June 12, 2018.
See uploaded redlines please.

Engineering

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County

standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

General

1. The legal description provided is for the driveway easement. Provide a legal description for the lot (Lot 2, Academy Village Filing No. 3) ... **correct legal description provided - DVH**
2. The replat (VR-17-012) submittal items pending approval and recordation include:
 - a. Plat document
 - b. Subdivision Improvements Agreement (SIA)
 - c. PDB/BMP Maintenance Agreement and Easement, including O&M Manual
 - d. Financial Assurance Estimate (FAE). This is only needed with the VR project unless there will be a transfer of responsibility after public improvements are completed ... **replat recorded - DVH**
3. The following items are being reviewed with the replat; comments provided below apply to that project:
 - a. Drainage Letter Report
 - b. Grading and Erosion Control Plan

Once these documents are approved, the approved versions can be copied to this PPR file.

4. Include an actual site plan sheet in the SDP set ... **included - DVH**

Drainage Letter Report / Drainage Plans

1. Include SDP sheets 5 and 6 in the drainage letter report for approval ... **included - DVH**
2. Provide a signed drainage plan (sheet) ... **provided - DVH**

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

MVEA requests no trees or shrubs be planted, or placing of sound barrier walls/fences within ten (10) feet of any existing or newly constructed electrical facilities. If additional utility easements are needed MVEA will work with the developer in order to serve this commercial parcel. **EXISTING TRANSFORMERS TO NORTH OF SITE: TREES PLACED OUTSIDE OF REQUESTED 10' CLEARANCE. 20' EASEMENT FOR UGE ALONG STRUTHERS ROAD: TO MEET COUNTY LANDSCAPE REQUIREMENTS, (8) SMALL TREES PLACED 2' INSIDE OF PROPERTY/EASEMENT LINE. ALL OTHER PROPOSED PLANT MATERIAL PLACED INTERNALLY TO THE EASEMENT, OR JUST OUTSIDE THE PROPERTY LINE, IN R.O.W. PER AGREEMENT WITH COUNTY ENGINEERING - CA.**

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.
If additional information is required, please contact our office at (719) 495-2283.
Engineering Administrative Assistant

911 AUTHORITY –ELPASO/TELLER COUNTY

Hello, Comments for E911 as follows: No new street names requested No action for E911 at this time Thank you Justin

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations has the following comments:

1. The intent letter states Covington Properties. LLC to have vehicle access to the east side of 13725 Struthers Road property. The address assigned to proposed lot 1, Academy Village Fil No 3 is 13737 Struthers Road not Gleneagle Drive. If this is the only access the address will need to change ... **replat recorded, no longer applicable - DVH**
2. Provide a breakdown of the tenant spaces prior to plan submittal to RBD; so that suite numbering can be assigned prior to core & shell permit for metering. So at the maximum mount the building can hold if ever broken down ... **one (1) tenant planned for building - DVH**
3. Floodplain has no comment.

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.

When all the comments have been addressed and corrections made please submit the required documents as requested in EDARP.

If you have any questions feel free to contact me at 520-6306.
Best Regards,

Kari Parsons

El Paso County Planning and Community Development Department
cc: Jeff Rice PE, Engineering
File: PPR18021