

SUBMITTAL REQUIREMENTS

Administrative Plot Plan

Project Name: 16140 Old Denver Date: _____

Tax Schedule Number (s): _____ Fees: \$ 2,837

File #: _____

Department or Agency

	Project Manager	Engineering Division	Plkes Peak Regional Building	EPC Environmental Services	EPC Health Department	Monument	Tri Lakes Monument Fire	District Road RTA	TOTALS
Application Fee & Surcharge	1	1	1	1	1	1	1	1	1
Application Form signed by owner	1	1	1	1	1	1	1	1	8
Letter of Intent	1	1	1	1	1	1	1	1	8
Legal Description (can be on plans)	1	1	1	1	1	1	1	1	8
Location Map/Vicinity Map (can be on plans)	1	1	1	1	1	1	1	1	8
Plot Plan Drawings (24" x 36", folded)	1	1	1	1	1	1	1	1	2
Plot Plan Drawings (11"x17")	1	1	1	1	1	1	1	1	7
Landscape Plans (24" x 36")	1	1	1	1	1	1	1	1	2
Landscape Plans (11"x17")	1	1	1	1	1	1	1	1	7
Detail Plans/Signs & Lighting (24" x 36", folded)	1	1	1	1	1	1	1	1	2
Detail Plans/Signs & Lighting (11"x17")	1	1	1	1	1	1	1	1	7
Elevation Plans (24" x 36", folded)	1	1	1	1	1	1	1	1	2
Elevation Plans (11"x17")	1	1	1	1	1	1	1	1	7

DOCUMENTATION

will email
Can I get a PPR#?
-Nine

EL PASO



COUNTY

COMMISSIONERS:
SALLIE CLARK (CHAIR)
DARRYL GLENN (VICE CHAIR)

DENNIS HISEY
AMY LATHEN
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Review Agency Comment Sheet

Date:	12/1/16	Review Agency:	PSD Project Management/Planning
File Number:	PPR-16-037	Reviewer:	Nina Ruiz
		Project Manager:	Nina Ruiz (719) 520-6313
Send response comments to: DSDcomments@elpasoco.com			
Project Name:	All About Outdoor Storage		
Request:	A request by Kelly McKoon for approval of a site development plan to allow for outside storage within the I-2 zoning district.		
Commissioner Dist:	1		
Tax ID# (s):	71260-04-002		

Outside Review Agencies: Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

County Review Agencies: Please type your comments in Arial 11.

**All comments must be returned to the
EPC Planning and Community Development Department no later than:**

12/16/16

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: _____ **Date:** _____

Previous Reference Files:

Fire District: **Yes (Fire Marshall Review Optional)** **No (Fire Marshall Review Required)**

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

Resubmittal, Review 2

All About Storage
(PPR-16-037)

DUE: March 8, 2016

Nina Ruiz, Project Management/Planner
Gilbert LaForce, Engineering Division
Town of Monument

Resubmittal, Review 3

All About Storage
(PPR-16-037)

DUE: April 3, 22017

Nina Ruiz, Project Management/Planner
Gilbert LaForce, Engineering Division

* MTS 4/17/17

- Why drain rep? If done legal would have needed drain rep.

* did like sand fill to lot of sand at there

- Over 11 ac storage area > Gilb did calcs + need full sp.
o added asph.

Elizabeth Hook

From: Larry Manning <lmanning@tomgov.org>
Sent: Tuesday, December 13, 2016 11:57 AM
To: DSDComments
Subject: PPR-16-037

The Town is not opposed to the land use change. The Town does object to the plan, including:

- 1) The proposed surfacing is not asphalt or concrete which will promote dust and tracking off site.
- 2) The landscaping along Old Denver is inadequate as it is composed of deciduous plants and located on a slope that will not screen the site.
- 3) There is currently a truck rental business on the site. At what point will this site require a public restroom? Also, for a sewer dump there should be a water supply.
- 4) The concrete block wall proposed is not considered to have an adequate aesthetic.
- 5) The plan submitted lacks detail and has no scale to allow for evaluating the parking dimensions and internal storage and circulation.

Please examine the storage facility to the north, developed in the Town of Monument, to illustrate what we believe needs to be done to this site.

Thanks,
Larry Manning
Planning Director
Town of Monument

This electronic transmission and any attachments may be considered PROPRIETARY INFORMATION. If you received this transmission in error, please destroy and notify the sender immediately. Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

RECEIVED VERSION
DEC 13 2016 1

Elizabeth Hook

From: Amy Vanderbeek <amy@pprbd.org>
Sent: Friday, December 16, 2016 8:53 AM
To: DSDComments
Subject: PPR-16-037 ALL ABOUT OUTDOOR STORAGE 71260-04-002

Enumerations has the following comments:

Existing building at 16140 Old Denver Road, per permit history in 1998 this is an unheated garage. This unheated garage appears to be on the portion of the lot that the landlord is utilizing. If this information is correct then All About Outdoor Storage will receive a separate address. See plan provided showing location on unheated garage.

What type of building is the existing office building on the front part of the lot?

Proposed 20 foot roll gate will required an address and permit.

Amy Vanderbeek

Enumerations Plans Examiner



(719) 327-2930 www.pprbd.org

RECEIVED
VERSION
DEC 19 2016 1

OLD DENVER HIGHWAY

APPL. STORAGE
PILLOWS



MANAGER'S OFFICE & UNIT
TOILET & WASHROOM
ED ED



EXISTING LANDSCAPE
MATERIALS OPERATION
(SCALE MAPS & OFFICE TRAILER TO REMAIN)

VIRGINIA TIMBER
TREE ROW
400' MIN.

Unheated
Garage

EXISTING STORAGE
BUILDINGS TO REMAIN

EXISTING RETENTION
POND

CONCRETE/EARTH BERM (IN PLACE)
EXISTING DRAINAGE CHANNEL
EXISTING NEW TRENCH SPACING

DENVER & RIO GRANDE WESTERN RR
FOR HATT
RR 2

APPROVED
BY
DATE

Project Name	Location	Scale
Sheet No.	Revision	Date
Author	Checker	Appr.
Drawn	Checked	Approved

NOTE:
TREES WILL BE PLANTED
EACH YEAR FOR 5 YEARS
HEREIN IS A PLANING IS

EL PASO  **COUNTY**
COLORADO

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Date: December 6, 2016
To: Nina Ruiz, Planning and Community Development Department
From: Nancy Prieve, Community Services Department, Environmental Division
Subject: All About Outdoor Storage PPR-16-037

The El Paso County Environmental Division has completed its review of the All About Outdoor Storage 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 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.

RECEIVED
VERSION
DEC 06 2016 1

All About Outdoor Storage LLC

Planning and Community Development Department

Re: **16140 Old Denver Road Monument, CO 80132 – Resubmittal/Response Letter for PPR-16-037**

To Whom It May Concern:

In response to the comments for the proposed land use of 16140 Old Denver Road Monument, CO 80132. We are renting the east half of Lewis Williams' property (approximately 6 acres). We are proposing a different type of business operate in this section of land. R Rock Yard, Inc. has operated on this section of land since 1987, we are dismantling the landscape business and opening an Outdoor Storage business operating under the name "All About Outdoor Storage LLC". Below are the comments by each department and our answers accordingly.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning


1. Please review the outside storage section of the Land Development Code and revise the plans to meet these requirements. Outside storage must be 100% screened. The proposed fence is not solid.

In order to meet the 100% screening we plan on 1) on the east side of the premises located next to Old Denver Road we will line the rod-iron fence with solid vinyl fence screening (see picture **A** on the next page). 2) On the south and west end of the 6 acres, we propose utilizing concrete blocks as a wall. The blocks are approximately 2' high x 2' wide x 6-8' long. Stacking these blocks will provide a 6 foot high wall that is 100% opaque (see picture **B** on the next page). 3) On the north side of the property we are abut to Monument Storage and request that the screening fence be waived based on 5.2.38 section B (7) "when outside storage areas abut each other and are not visible from public areas, administrative relief may be sought from the requirement for a solid fence between outdoor storage areas." 4) I question the property and business just to the north of us, Monument Storage. They do not have 100% opaque screening in between their storage lot and the business just north of them, Colorado Sports Center. It is my understanding that any outside storage visible from public areas must be opaque?



A.

Home » Solid Vinyl 100%
400 Series Solid Vinyl Fence Screen 100%



**SOLID VINYL 100%
400 Series**

As low as: **\$2.99/plf** ~~(\$3.74)~~

All pricing by color & size
MAXFlex® Vinyl Privacy fence screen is ideal for indoor tennis courts, parking garages, trash enclosures, waterfront buildings, retail space locations or other fence applications requiring 100% privacy

- Industry Leading 3 Year Warranty
- Available in Any Custom Size
- 100% Privacy / Blockage
- Super Strong, Damage & Weather Resistant (UV)
- Black Binding & Brass Grips every 24"

UV PROTECTED 100% BLOCKAGE LIFESPAN 3 YEARS

400 Series - Vinyl 100% Privacy and Product

In Stock 48 hour turnaround*

B.



2. Please add dimensions indicating the setback for the sign as well as the size of the sign (height, square footage).

The sign is located 5 feet west of the rod-iron fence next to Old Denver Road and 10 feet south of the rod-iron fence at the driveway inside the fence. The outside dimensions of the sign are 8 feet wide and 6 feet 3 inches tall. The sign itself is 7 feet wide by 4 feet tall. All other signage from the previous business will be removed.

3. Please specify what is to be stored onsite.

We will store Recreational Vehicles, Motorhomes, Boats, Extra Automobiles, and Trailers.

4. Please show the number of spaces onsite.

We are anticipating about 244 spaces that will be available onsite.

Engineering Division

Letter of Intent

How many Motorhomes/RV spaces are proposed? A traffic memorandum may be required.

We are anticipating about 244 spaces that will be available onsite. Traffic will be greatly reduced from the landscape material supply company we were running on the same site. We anticipate that with the truck rental business (Uhaul) and the Outdoor Storage, the daily vehicle traffic will be around 20 cars per day.

RECEIVED VERSION

FEB 22 2017

2

Drainage Report

Submit a drainage report. On-site water quality and flood control detention is required. The drainage report shall be prepared by a professional engineer licensed in Colorado.

A professional engineer has been hired to complete.

Grading & Erosion Control Plan (GEC)

Submit a grading & erosion control plan. The GEC shall be prepared by a professional engineer licensed in Colorado.

A professional engineer has been hired to complete.

Erosion and Stormwater Quality Control Permit (ESQCP)

Submit a completed ESQCP form. See Section 1.1 of the ESQCP application form for the additional items needed.

A professional engineer has been hired to complete.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

Existing building at 16140 Old Denver Road, according to permit history from 1998, is an unheated garage. This unheated garage appears to be on the portion of the lot that the landlord is utilizing. If this information is correct then All About Outdoor Storage will receive a separate address. See plan provided in the attachment showing location of unheated garage.

We have a modular that we've been operating out of for over 20 years. I'm not sure if my landlord would want or allow a 2nd address. He explained to me that he is not allowed to sub-divide this property but he is able to sub-let/sublease it.

What type of building is the existing office building on the front part of the lot?

It's a 1984 Saf Trailer. Title # 65J040197. SMM-OFH

The proposed 20-foot roll gate will required an address and permit.

The gate was moved from the beginning of the Driveway at Old Denver Road to inside the property. It is my understanding that this property cannot be split.

TOWN OF MONUMENT

The Town is not opposed to the land use change. The Town does object to the plan, including:

1) The proposed surfacing is not asphalt or concrete which will promote dust and tracking off site. We have used Recycled Asphalt as the base course. It requires far fewer raw resources. It has excellent bonding qualities. We wetted and compacted the product with a roller. When recycled asphalt is applied in this manner it provides a semi-permanent driveway that remains in place and minimizes dust and dirt. It percolates well, preventing pooling and flooding on the driveway. The Town of Monument currently uses this product at Dirty Women Park (17575 Mitchell Ave Monument, CO 80132), the Town's overflow parking lot (next to the Santa Fe Trail on 3rd Street), and has approved its use at Mt. Herman RV Storage (137 N. Monument Lake Road Monument, CO 80132) and S&S Storage (19275 Beacon Lite Road Monument, CO 80132).

2) The landscaping along Old Denver is inadequate as it is composed of deciduous plants and located on a slope that will not screen the site. We agree to line the fence with a vinyl fence screen that will be 100% opaque. Instead of the landscape plan, we can just rip rap or grass seed the area in between the fence and Old Denver Road, whichever is preferred.

3) There is currently a truck rental business on the site. At what point will this site require a public restroom? Also, for a sewer dump there should be a water supply. We currently have public restrooms. There is two Port-O-Let's on the premises. The sewer dump, when applied for, will be engineered with a holding tank and a water tank. We do not own this property and do not wish to annex into the Town of Monument. If we purchase this property, we can apply for a well permit and go from there.

4) The concrete block wall proposed is not considered to have an adequate aesthetic. We are not in the Town of Monument. I believe the only property in the area that was annexed into the town was by skipped annexation; our neighbor to the north, Monument Storage (16210 Old Denver Road Monument, CO 80132) and Colorado Sports Center (16240 Old Denver Road Monument, CO 80132). The county would not allow the prior property owners to split the property parcel, so they annexed the parcel into the town so they could split the land. Everything else that surrounds us is in El Paso County. The wall will be built on the south end of the property which is County property and not next to the part that is annexed into the Town. Plus we do not believe the wall will be unsightly. It will look very similar to the wall that is located at the end of 3 Margarita's by Woodmoor Drive and Hwy 105 in Monument.



5) The plan submitted lacks detail and has no scale to allow for evaluating the parking dimensions and internal storage and circulation. This will be shown on our site map for parking and site development drawings.

The Legal Description of the full property is: TRACT IN NW4 SEC 26-11-67 AS FOLS; BEG AT NW COR OF SEC 26, TH S 89<26'15" E ALG N LN 1338.10 FT TO NE COR OF NW4NW4 OF SD SEC, CONT ON N LN 842.10 FT TO INTSEC WLY R/W LN OF CO RD, S 8<42'55" E ALG R/W LN 499.95 FT, S 19<43'54" E ALG R/W LN 235.37 FT, S 7<33'02" E ALG R/W LN 882.60 FT FOR POB, CONT 430.0 FT, S 83<04'31" W 1134.91 FT TO INTERSEC E R/W L OF D +RGW RR, S 1<07'16" E ALG R/W LN 141.70 FT, N 21<14' W ALG R/W LN 575.44 FT, TH N 82<26'58" E 1289.94 FT TO POB

Site Location: 16140 Old Denver Road Monument, CO 80132

Size of the property is 12.02 acres - *the east 6 acres is what's being proposed.

Zoning: I-2

Owner of Property: Lewis Williams PO Box 73 Monument, CO 80132 (719)491-0583

Applicant: Kelly McKoon – All About Outdoor Storage LLC - PO Box 1331 Monument, CO 80132
(719) 488-6629



Applicant: Kelly McKoon

PLANNING AND COMMUNITY DEVELOPMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Dear Applicant and/or Consultant:

Subject: All About Storage PPR-16-037, 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

1. Please review the outside storage section of the Land Development Code and revise the plans to meet these requirements. Outside storage must be 100% screened. The proposed fence is not solid.
2. Please add dimensions indicating the setback for the sign as well as the size of the sign (height, square footage).
3. Please specify what is to be stored onsite.
4. Please show the number of spaces onsite.

Engineering Division

DSD 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 plan 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, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-

submittal. Additional comments may be generated on items added or altered after the original comments.

Letter of Intent

How many Motorhomes/RV spaces are proposed? A traffic memorandum may be required.

Drainage Report

Submit a drainage report. On-site water quality and flood control detention is required. The drainage report shall be prepared by a professional engineer licensed in Colorado.

Grading & Erosion Control Plan (GEC)

Submit a grading & erosion control plan. The GEC shall be prepared by a professional engineer licensed in Colorado.

Erosion and Stormwater Quality Control Permit (ESQCP)

Submit a completed ESQCP form. See Section 1.1 of the ESQCP application form for the additional items needed.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

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What type of building is the existing office building on the front part of the lot?

The proposed 20-foot roll gate will require an address and permit.

EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT

Environmental

The El Paso County Environmental Division has completed its review of the All About Outdoor Storage 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 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 Nancy Prieve at (719) 520-7845.

TOWN OF MONUMENT

The Town is not opposed to the land use change. The Town does object to the plan, including:

- 1) The proposed surfacing is not asphalt or concrete which will promote dust and tracking off site.
- 2) The landscaping along Old Denver is inadequate as it is composed of deciduous plants and located on a slope that will not screen the site.
- 3) There is currently a truck rental business on the site. At what point will this site require a public restroom? Also, for a sewer dump there should be a water supply.
- 4) The concrete block wall proposed is not considered to have an adequate aesthetic.
- 5) The plan submitted lacks detail and has no scale to allow for evaluating the parking dimensions and internal storage and circulation.

Please examine the storage facility to the north, developed in the Town of Monument, to illustrate what we believe needs to be done to this site.

Thanks,
Larry Manning
Planning Director
Town of Monument

The following agencies have not provided review comments to-date:

Tri Lakes monument Fire
Baptist Road RTA

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).

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

- Response letters (3)
- Site development drawings (3)
- Drainage report (2)

- GEC (2)
- ESQCP (2)
- Letter of intent (3)

If you have any questions feel free to contact me at (719) 520-6313.

Best Regards,

Nina Ruiz, Planner II/Project Manager
El Paso County Planning and Community Development Department

TO: Nina Ruiz, PCD-Project Manager
FROM: Gilbert LaForce, P.E., PCD-Engineering
DATE: 2/27/2017 (Engineering Received – 2/21/2017)
SUBJECT: All About Outdoor Storage SUBMITTAL #: 2

Engineering Division

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 plan 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. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

Letter of Intent

1. How many Motorhomes/RV spaces are proposed? A traffic memorandum may be required. **Review 2: Include your response in the letter of intent.**

Drainage Report

1. Submit a drainage report. On-site water quality and flood control detention is required. The drainage report shall be prepared by a professional engineer licensed in Colorado. **Pending.**

Grading & Erosion Control Plan (GEC)

1. Submit a grading & erosion control plan. The GEC shall be prepared by a professional engineer licensed in Colorado. **Pending.**

Erosion and Stormwater Quality Control Permit (ESQCP)

1. Submit a completed ESQCP form. See Section 1.1 of the ESQCP application form for the additional items needed. **Pending.**

EL PASO

COMMISSIONERS:
SALLIE CLARK (CHAIR)
DARRYL GLENN (VICE-CHAIR)



COUNTY

PEGGY LITTLETON
DENNIS HISEY
MARK WALLER

PLANNING AND COMMUNITY DEVELOPMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

Dear Applicant and/or Consultant:

Subject: All About Storage PPR-16-037, Review 3

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

1. Please review the outside storage section of the Land Development Code and revise the plans to meet these requirements. Outside storage must be 100% screened. The proposed fence is not solid. **The letter of intent states you will have trees for screening but the plan does not reflect this.**
2. Please add dimensions indicating the setback for the sign as well as the size of the sign (height, square footage).
3. Addressed
4. Addressed

Engineering Division

Engineering Division

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 plan 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. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

Letter of Intent

1. How many Motorhomes/RV spaces are proposed? A traffic memorandum may be required. **Review 2: Include your response in the letter of intent.**

Drainage Report

1. Submit a drainage report. On-site water quality and flood control detention is required. The drainage report shall be prepared by a professional engineer licensed in Colorado. **Review 3: The 0.316 ac-ft is for WQCV. The Sand Filter Basin will also need to provide 100-yr detention.**
2. **Review 3: The outlet riser top must be above the WQCV elevation (84.67) and the outlet structure must be designed to restrict the release rate to historic rate. The WQCV must drain through the filter material and not into the outlet riser.**
3. **Review 3: Include construction details for the pond modification in the grading and erosion control plan.**
4. **Review 3: Replace the "Design Procedure Form: Sand Filter Basin (SFB)" with the latest version of the UD-Detention worksheet.**

Grading & Erosion Control Plan (GEC)

1. Submit a grading & erosion control plan. The GEC shall be prepared by a professional engineer licensed in Colorado. **Pending.**

Erosion and Stormwater Quality Control Permit (ESQCP)

1. Submit a completed ESQCP form. See Section 1.1 of the ESQCP application form for the additional items needed. **Review 3: Identify the total area of disturbance on the GEC. If greater than 1 acre, then an ESQCP will be required.**

General:

1. **Submit a private detention maintenance agreement for the pond and provide an operations and maintenance manual (O&M) for the pond. Staff recommends reviewing the City of Colorado Springs' template for Operations and Maintenance of a Sand Filter in preparing the O&M. Certain reporting items required by the City are not required by the County at this time. See ECM Section I.7.7 for the County's criteria.**
<https://coloradosprings.gov/public-works/page/operations-and-maintenance-permanent-bmps>

2. Since the Sand Filter includes flood control detention, submit the MS4 Post Construction Form (attached) and SDI Worksheet (<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>).
3. Submit a SWMP report for review.

The following agencies have not provided review comments to-date:

Tri Lakes monument Fire
Baptist Road RTA

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).

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

- Response letters (2)
- Site development drawings (2)
- Drainage report (2)
- GEC (2)
- ESQCP (2)
- O&M (2)
- MS4 worksheets (2)
- Letter of intent (3)

If you have any questions feel free to contact me at (719) 520-6313.

Best Regards,

Nina Ruiz, Planner II/Project Manager
El Paso County Planning and Community Development Department