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• **SPECIALIZING IN DESIGN / BUILD** •

REVISION RESPONSE LETTER

**RE: Master Blaster
Site Development Plan
File Number PPR-17-056**

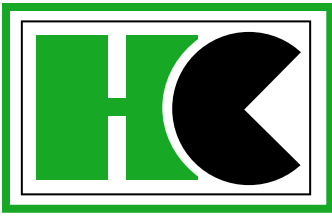
DATE: February 22, 2018

TO: Nina Ruiz
Project Manager
Development Review
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719)-520-6313
F: (719)-520-6695

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Nina

Upon receipt and review of your comments provided to us on December 19, 2017, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Planning Division

1. Should a sign be desired in the future, a separate sign permit must be obtained. **Noted**
2. A driveway permit is required prior to building permit authorization. **Noted**
3. Should the request be approved, all landscaping must be installed prior to CO. **Noted**
4. Should the request be approved, collateral for the proposed improvements is required prior to construction or the Pre-construction meeting. **Noted**
5. Please add ESQ-17-037 as the file number. **Updated**
6. The proposed use is unclear. Please explain why Master Blaster needs a warehouse as part of their business. **LOI updated**
7. 3 trees are required internally and not 2. Please update. **Updated**
8. Additional comments will be provided by PCD Engineering upon completion of the review.

Noted

Comment 2:ES

Attachment: Comment_PPR-17-056_2.pdf

Floor Plan Redlines

Comment 3:

Attachment: Comment_PPR-17-056_3.pdf

Site Development Redlines

Engineering Division

Comment 1:

*Redline comments on the following documents will be uploaded by the Project Manager:
Drainage Report, Grading and Erosion Control Plan.*

Comment 2:

Submit the following documents:

- Permanent BMP maintenance agreement*
- O&M Manual*
- SWMP*

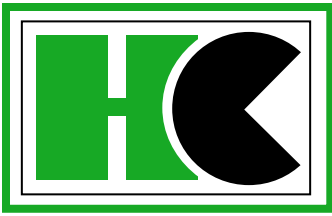
The following documents are not required since the permanent WQ facility does not provide flood control detention: SDI Worksheet, EPC MS4 Post Construction Form

Plans have been updated per comments made on the plans.

COLORADO SPRINGS AIRPORT ADVISORY COMMISSION

*Airport staff recommends **no objection** with the following conditions:*

- *Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property. **See attached avigation easement***
- *The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development (office/warehouse) appears to be permissible in the APZ-2 subzone. **Noted***
- *Based on elevation data, the applicant should file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical*



development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities. **File has been submitted**

- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

CHEROKEE METRO DISTRICT

Awaiting development application from developer so that the District can begin the submittal review process. **Application and drawings have been submitted for review. Still awaiting comments from Cherokee**

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for approval of a site development plan at 7259 Cole View, Enumerations has the following comments: 1. If the proposed structure is going to be a multiple tenant building, include secondary addressing with the building plans. A secondary addressing guide is available on our website www.pprbd.org ->addressing->secondary addressing guide. Floodplain has no comment or objection to this submittal. BRENT JOHNSON Enumerations Plans Examiner (719) 327-2888 www.pprbd.org **Building will be a single tenant user, no need for additional addresses.**

CENTRAL MARKSHEFFEL METRO

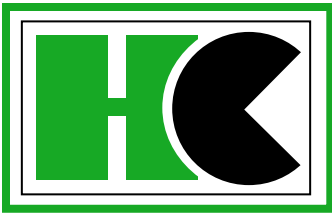
In response to the proposed project this parcel will be subject to the Central Marksheffel Metropolitan Commercial District fee's and mill levies. At time of Building Permit the following fee is due \$1.50/square foot of building. Made Payable to Central Marksheffel Metro District 6250 sq ft x \$1.50 = \$9,375.00 Tax Id 54081-02-039 Lot 35. **Noted, fees will be paid at time of permit.**

COLORADO SPRINGS UTILITIES

Utility Comments (electric, gas) – first review

Action Items:

1. Trees are not allowed in an Easement. Show and label Public Utility Easement on Landscape Plan. Trees are not allowed within 6 feet of electric utilities. Review and revise as necessary. **Updated**
2. Show and label electric meter on plan view. **Updated**
3. Show and label gas and electric meters on elevation view. **Updated**
4. Label utility easement on Site Plan and Landscape Plan with Reception No. **Updated**
5. Show and label existing gas and electric mains **Updated**
6. Contact CSU Field Engineer (Ginny Halvorson at 719-668-5567) for location of proposed gas and electric services. **Noted**



General Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 2. CSU 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 CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
 3. CSU 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, CSU may require an extension contract and an advance payment for the estimated cost 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 Colorado 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 or 719-668-8262.

ELPASO COUNTY HEALTH DEPARTMENT

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

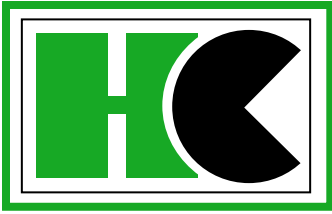
- Water and wastewater services will be provided by Cherokee Water and Sanitation District.
- There is sufficient wastewater treatment capacity at the Cherokee Water and Sanitation District wastewater treatment facility to treat the projected wastewater flows from this proposed .31 acre commercial lot.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.
- El Paso County Public Health requires interior finish plans to be submitted for review and approval for any regulated business such as a retail food establishment, automotive paint booth, sand-blasting, etc.

Mike McCarthy, R.E.H.S.

El Paso County Public Health Environmental Health Division 719.575.8602

mikemccarthy@elpasoco.com 16Dec2017

No changes need to be made after reviewing comments from this department



ELPASO COUNTY ATTORNEY'S OFFICE

No documents in file that require County Attorney review. BMP submitted for review.

CENTRAL CO CONSERVATION DISTRICT

El Paso County Conservation District and District Conservationist have no comments at this time.

No changes need to be made after reviewing comments from this department

If you have any further questions, please give me a call.

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**