

December 3, 2018

Len Kendall  
Planner I  
2880 International Circle  
Colorado Springs, CO 80910

**RE: USAF Annexation: True North Commons – Review Comments**  
**File: CPC A 18-00124; CPC A 18-00125; CPC MP 18-00138; CPC PUZ 18-00137**

Dear Mr. Kendall,

Per your November 08, 2018 review letter, we are submitting the following revised documents for review:

True North Commons Master Plan

USAFA Annexation No. 1

USAFA Annexation No. 2

Zone Change Exhibit

Zone Change Legal

***Responses (bold and italicized) to each of the comments are located below:***

### **Planning Division**

The activity (A lift station over 2000 gallons per day and force main; extension of water supply over 250 single family equivalents) is subject to the County's 1041 Regulations (Appendix B of the Land Development Code (2018)) unless the property is annexed into the City of Colorado Springs. Additionally, if the proposed water and sanitary utility lines enter any portion of El Paso County right-of-way a work in the right permit is required. The City should consider annexing North Gate Road where these water lines pass through.

***The property, including North Gate Boulevard, will be annexed into the City of Colorado Springs. For any portions of utility work that fall within El Paso County, the appropriate permit will be obtained.***

### **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 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.

***Thank you, the comment has been noted.***

#### Transportation

1. The True North Commons traffic impact study needs to be expanded to include the projected level of service for the Struthers/Northgate intersection for 2020 and 2040, and address recommended improvements to this intersection. See the El Paso County Engineering Criteria Manual Appendix B for TIS requirements.

***The intersection of North Gate and Struthers has been added as requested.***

#### Drainage

1. PCD-Engineering has no drainage comments related to this specific project; however, the proposed County water quality facility in the I-25 median, if constructed, may be useful in providing some water quality volume for the Powers Boulevard interchange project.

***Thank you, the comment has been noted.***

If you have any questions or need additional information, please give me a call.

Sincerely,

Eric Smith, PE

Blue & Silver Development Partners, LLC