

WATERVIEW EAST COMM-FILING 1 EPC COMMENTS (ROUND 1)

County Attorney – Water

Please upload a Water Supply Information Summary showing the water demand for this specific project so that going forward we are able to make sure each filing is within the approval demands. Thank you

KH Response:
Water Supply Information Summary Form
has been provided with this submittal.

Pikes Peak Regional Building Department

Streets will need to be named within this development. Please coordinate with 911 Authority – El Paso/Teller County in reserving street names. Once the internal streets are approved, they will need to be added to the final plat.

KH Response:
Internal street names
have been added to the final plat.

2. Addresses will be provided once the streets have been approved, once approved, add the address (####) to the lots as close to the named street as possible.

KH Response:
Noted, thank you.

Standard Final Plat comments apply:

1. Enumerations will review the pre-plat (mylar) prior to plat for address placement, street names, and title block.

KH Response:
Noted, thank you.

2. A \$10.00 per lot and tract platting fee will be due at the time of the review of the pre-plat, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies.

Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. As of December 5th 2023, the fee for all credit/debit cards has changed from the flat 2.95% fee to the following: Over the phone Credit/Debit Card payments will be 2.3% and In-Person Debit Card payments will be 1.5% (in-person only). Paid directly to the Enumerations Department.

KH Response:
Noted, thank you.

3. Pre-plat reviews will need to be in-person, please make an appointment on our website, <https://www.pprbd.org/Home/BookAppt> The pre-plat will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations stamping the pre-plat and receiving payment of plat fees. If any pre-plat changes occur, even if changes do not apply to Enumerations, we still need to re-stamp the pre-plat. The Enumerations stamped pre-plat copy should match the recorded document minus a few signatures.

KH Response:
Noted, thank you.

4. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Please email the Enumerations staff member that reviewed your project. BeckyA@pprbd.org

KH Response:
Noted, thank you.

Becky Allen
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-799-2707 W: pprbd.org E: beckya@pprbd.org

Colorado Springs Utilities, Dev, Svc.(includes water resources

CSU UDS comments are provided on the attached document

KH Response:
Noted, thank you.

Upper Black Squirrel Creek GWMD

The Upper Black Squirrel Creek GWMD does not have any comments at this time but respectfully reserves the right to comment on any future submittals

KH Response:
Noted, thank you.

911 Authority - El Paso/Teller County, Comments for E911 as follows:

The private roadways intended for this development will require streetnames.

Street naming information (criteria, existing/reserved names) can be found on our website at <https://www.elpasoteller911.org/street-emergency-number-databases>

Thank you
Justin

KH Response:
Street names have been
added to private roadways.

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Thank you
Justin

KH Response:
Street names have been
added to private roadways.

PCD Administrative Notice

On 05/11/2026, PCD mailed "Notice of Application" letters to surrounding property owners within a 500-foot range (19 addresses). Copies of the notice, mailing labels, and selected range have been uploaded to the EDARP file. Cost of postage to be billed to the applicant = \$14.06. JM

KH Response:
Noted, thank you.

Colorado Springs Planning & Community Development

The City of Colorado Springs does not have any concerns with this project but with the property bordering the city and meeting the 1/6th contiguity, the City would recommend Annexation into the City of Colorado Springs.

Thank you,

KH Response:
Noted, thank you.

Alexander Painter

Road Impact Fee Administrator

The file named "Road Impact Fee Credit Agreement" should be names "Road Impact Fee Acknowledgement."

VictoriaChavez@elpasoco.com

KH Response:
The Road Impact Fee file has been renamed.

EPC Environmental Services (See PDF)

Mountain View Electric Association, Inc (See PDF)

Colorado Springs Utilities, Dev, Svc.(includes water resources (See PDF)

Please acknowledge the following:

Information Items: Final Plat Contact Customer Contract Administration (CCA) 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. Colorado Springs Utilities requires an Application for Gas Line Extension to be submitted along with an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to natural gas system design for service to the project. **Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the**

KH Response:
Noted, thank you.

estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas distribution facilities and shall not violate any applicable natural gas regulations or Colorado Springs Utilities' policies. 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. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

KH Response:
Noted, thank

Please confirm if you have coordinated with CSU gas field engineer (Santiago - 719-668-3572) regarding the gas distribution main design. The development plan for Lot 1 indicated gas in the private street (tract B). a 20' easement would be needed and can be established by this plat or by separate instrument.

Widefield School District 3 (See PDF)

KH Response:
Corrdination with the CSU Gas Field Engineer has been started and gas will not be extended for this phase.

EPC DPW Stormwater

Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded document(s):

- CDs
- Drainage Report
- ESQCP
- FAE
- PCM Applicability Form

KH Response:
Noted, thank you.

Please provide the following document(s) upon resubmittal (the planner will need to send an upload request):

- PCM Maintenance Agreement
- PCM - MHFD Detention Calcs or SDI Form
- PCM O&M Manual
- PCM - Notice of Intent to Construct a Non-Jurisdictional Water Impoundment Structure (proof of submittal)

KH Response:
The requested PCM documents have been provided with this submittal.

Due to the volume or complexity of the comments provided, these comments are preliminary in nature and EPC DPW Stormwater reserves the right to make additional comments. Additional detailed comments will be provided upon receipt of complete information/plans and resolution of the major issues. Please feel free to call if you have any questions regarding this review.

KH Response:
Noted, thank you.

The above comment was made especially because of the significant layout changes that

may be necessary based on my conversations with Lacey, based on what she saw on the plat compared to the Preliminary Plan. But I still wanted to provide comments (mainly on the CDs and FDR) that will apply even if/when the site layout changes.

Reviewed by:

Glenn Reese, P.E.

Principal Engineer - Stormwater

719.675.2654

GlennReese@elpasoco.com

KH Response:
Noted, thank you.

PCD Project Manager

Review 1: EPC Planning Division has comments in green text boxes on the following documents.

KH Response:
Noted, thank you.

- Final Plat Drawings

As discussed in the EA meeting (EA2617) and multiple correspondence following, this configuration does not match the approved Preliminary Plan and will need to be revised to better match the plans approved in SP229. If the intent is to keep this configuration, a Preliminary Plan Amendment will be required prior to the approval of this plat as discussed. Review of associated documents related to this configuration of the Final Plat will be delayed until a major Prelim Plan amendment is approved or the existing configuration is revised.

Reviewed by:

Lacey Dean, Associate Planner

laceydean2@elpasoco.com

KH Response:
The Preliminary Plan will be submitted as part of a separate application.

Colorado Geological Survey

As requested (Email dated May 4, 2026), the Colorado Geological Survey has been requested to review the Waterview East Commercial Fil No. 1 submittal. We received the Letter of Intent (Kimley Horn and Associates, Inc. (Kimley Horn), April 22, 2026); Construction Documents (Kimley Horn, April 21, 2026); Final Plat (Ridgeline Land Surveying, April 17, 2026); and other documents. CGS reviewed the Soils and Geology

KH Response:
Entech has updated the soils and geology study based on the comments provided

Study (Entech Engineering, Inc., February 17, 2023), which was provided with the previous submittal.

Entech's characterization of the geologic hazards and constraints associated with the site is valid. However, the site's configuration has changed. CGS recommends that Entech update the soils and geology study based on the new improvements. Specifically, CGS recommends:

KH Response:
Entech has up
and geology s
the comments

1. The geologic hazards and constraints identified in Entech's report should be listed in the final plat.
2. Recommendations should be provided for the proposed drainage basin within Tract A of the Final Plat.
3. According to the preliminary plans, retaining walls are planned within the development. The slope stability analysis provided in Appendix D of Entech's report should be updated to reflect the new development/grading.
4. CGS recommends Entech be retained to review the project plans and specifications for conformance with the recommendations provided in their report.

Submitted 5/21/2026 by Amy Crandall, Engineering Geologist, Colorado Geological Survey (303-384-2632 or acrandall@mines.edu)

EPC DPW Development Services – Engineering

Review 1

SF269: Waterview East Commercial Fil No 1

EPC DPW DS- Engineering

Engineering Comments have been provided on the following documents (to be uploaded by Project Manager):

- Final Plat
- The remaining documents submitted were not reviewed, these documents will be reviewed on next submittal, once it is determined if plat will be revised to conform to approved Preliminary Plan or if an amendment will be done for Preliminary Plan to match with the currently submitted plat.

KH Response:
The remaining docu
have been resubmi
with the Final Plat.

Soils Report was last done in 2022. A more current report (within last 2 years) will need to

KH Response:
Entech has updated the soils
and geology study based on
the comments provided

be provided. If nothing has changed, a memo from Geotech can be provided stating this as a cover letter for the existing report.

An amendment to the Trails at Aspen Ridge Filing No. 1 plat (SF192) will need to be done, to revise Note #12 regarding access to Legacy Hill Drive.

KH Response:
The plat has
dedicated R
so an amend
needed.

The applicant must upload the revised Final Plat and the remaining documents which were submitted and were not reviewed.

KH Response:
The remaining documents
have been resubmitted along
with the Final Plat.

Reviewed by:

Jalal Saleh, PE, MBA, Senior Engineer
EPC DPW DS-Engineering
jalalsaleh@elpasoco.com

Laura Besler Engineer
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charlenedurham@elpasoco.com