

Agency Review Comments

Project

Project Name

Solace of Colorado Springs Final Plat

JR Responses to Agency comments

Applicant

Jackson Dearborn Partners

EA Number

EA-19-005

File Number

SF2032

Project Manager

John Green (johngreen@elpasoco.com)

Status

Active

Created

4/26/2019 8:39:17 AM

Review Comments (77)

Agency	Comment	Date
PCD Project Manager	Please see minor redline comments for Subdivision Summary Sheet <p>converted to GPD</p>	6/16/2021 3:06:00 PM
PCD Project Manager	Please see redline comments for Final Plat <p>change to EPC, added addresses and access easements</p>	6/16/2021 3:05:18 PM
PCD Project Manager	Please see redline comments for Drainage Report <p>see separate comment response</p>	6/16/2021 3:04:42 PM
Colorado Springs Airport Advisory Commission	Airport staff has no additional comments to provide beyond those previously provided. <p>No response, no actions needed by applicant</p>	6/16/2021 10:46:45 AM

PCD Engineering Division	<p>Review 3 comments on the following documents will be uploaded by the project manager:</p> <ul style="list-style-type: none"> -Final Drainage Report -Channel Improvements letter: Please address the review 1 comments on the channel improvement documents. The applicants response letter indicates that these documents will be updated once comments are received from USACOE. We reserve the right to make additional comments on the revised channel improvement document that will be submitted. <p style="text-align: center; border: 1px solid red; color: red; padding: 2px;">See separate channel improvement letter for response</p> <p>No additional engineering comments on the following documents at this time:</p> <ul style="list-style-type: none"> -Final plat -Construction Documents -Letter of intent 	6/15/2021 5:54:17 PM
EPC Stormwater Review	<p>Review 3: All EPC Stormwater comments have been addressed. Please sign/date/stamp and resubmit the following documents:</p> <ul style="list-style-type: none"> - ESQCP - GEC Checklist - SWMP Checklist <p style="text-align: center; border: 1px solid red; color: red; padding: 2px;">Submitted for EPC approval</p> <p>Reviewed by: Christina Furchak Stormwater Engineer III christinafurchak@elpasoco.com</p>	6/16/2021 1:59:23 PM
911 Authority - El Paso/Teller County	<p>The submitted final plat document does not depict any of the approved street names with their finalized layouts.</p> <p>Thank you Justin</p> <p style="text-align: center; border: 1px solid red; color: red; padding: 2px;">Plat has been updated with names and addresses</p>	6/3/2021 9:17:33 AM
PCD Project Manager	Please see redline comments for LOI	4/21/2021 10:29:28 AM
PCD Project Manager	Please see redline comments for Drainage Report	4/21/2021 10:28:54 AM
PCD Project Manager	Please see redline comments for Plat Document	4/21/2021 10:27:56 AM
PCD Project Manager	Please see redline comments for PBMP	4/21/2021 10:27:09 AM

PCD Project Manager	Please see redline comments for GEC Checklist	4/21/2021 10:26:33 AM
PCD Project Manager	Please see redline comments for GEC Plan	4/21/2021 10:25:55 AM
PCD Project Manager	Please see redline comments for FAE	4/21/2021 10:24:58 AM
PCD Project Manager	Please see redline comments for ESQCP	4/21/2021 10:24:22 AM
PCD Project Manager	Please see redline comments for Construction Drawings	4/21/2021 10:23:20 AM

PCD Engineering Division	Review 2 comments will be uploaded by the project manager. The following documents have comments pending: -Final Plat -Drainage Report -Construction Drawings -Letter of intent -Channel improvement letter	4/20/2021 1:25:29 PM
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The PM will add an additional slot for the backup information from the USACOE for the permit that they will be requiring for the waters of the state. Please provide the County with a copy of the permit.

It is anticipated that the streetlight plan will be submitted directly to the Engineering Review Manager at the appropriate time, during the construction phase, but prior to the installation of the poles to confirm they are not placed within the clear zone;and that the appropriate agreements are submitted.

A condition of Approval will be added to this development in regards to the signalization of Galley Rd/Paonia St. It is anticipated that escrow would be required at this final plat stage. You will be notified of any additional requirements that may be needed in regards to the signal improvements at this intersection.

Reviewed by:
Lupe Packman
Review Engineer
lupepackman@elpasoco.com

PCD Project Manager	Please see redline comments for Channel Letter	4/21/2021 10:22:04 AM
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EPC Stormwater Review	PBMP Applicability Form_v2	4/13/2021 6:24:14 PM
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EPC Stormwater Review	GEC Checklist_v2	4/13/2021 6:22:49 PM
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Colorado Springs Airport Advisory Commission	<p>All previous comments provided still apply with the exception of the following:</p> <p>Under Note No. 10, remove Avigation Easement note "All property within this subdivision is subject to an avigation easement as recorded in Book 2478 at Page 304, of the records of the El Paso County Clerk and Recorder" since this has been confirmed to not be the correct recording.</p> <p>An avigation easement is requested or provide proof of previous recording (book/page or reception number).</p> <p>An avigation easement will need to be prepared and recorded going through the process adopted by Colorado Springs Real Estate Services. Please contact Barbara Reinardy at (719) 385-5601 or Barbara.Reinardy@coloradosprings.gov for the forms and procedure.</p>	4/13/2021 6:13:08 PM
EPC Stormwater Review	<p>Review 2: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> - CDs (to be uploaded by PM with PCD comments) - ESQCP (to be uploaded by PM with PCD comments) - FAE (to be uploaded by PM with PCD comments) - GEC Plan (to be uploaded by PM with PCD comments) - GEC Checklist - PBMP Applicability Form <p>Stormwater comments on the following documents have been resolved:</p> <ul style="list-style-type: none"> - SWMP - SWMP Checklist - O&M Manual <p>Reviewed by: Christina Furchak Stormwater Engineer III christinafurchak@elpasoco.com</p>	4/13/2021 6:20:37 PM
County Attorney - Development Review	Proposed changes to SIA are attached.	4/8/2021 2:58:53 PM
County Attorney - Development Review	Proposed changes to Detention Maintenance Agreement are attached.	4/8/2021 2:46:58 PM

911 Authority - El Paso/Teller County	The submitted final plat document does not depict any of the approved street names or their finalized layouts. Thank you Justin	4/7/2021 9:39:56 AM
Colorado Springs Utilities, Dev, Svc.(includes water resources)	Hey John, CSU has no further action items at this time and approval can be recommended. Thanks, Ryne Solberg rsolberg@csu.org	3/26/2021 11:59:24 AM
EPC County Attorney's Office	Water review was completed by County Attorney's Office at the preliminary plan stage (SP-20-1). Please see attached. Thank you.	3/24/2021 2:31:07 PM
RBD Floodplain	final plat looks good no further comment on plat	3/22/2021 12:21:47 PM
PCD Project Manager	Please see redlined comments for title commitment	2/18/2021 6:09:59 PM
PCD Project Manager	Please see redlined comments for SWMP checklist	2/18/2021 6:09:29 PM
PCD Project Manager	Please see redlined comments for subdivision summary	2/18/2021 6:09:03 PM
PCD Project Manager	Please see redlined comments for SWMP Plan	2/18/2021 6:08:36 PM
PCD Project Manager	Please see redlined comments for soils report	2/18/2021 6:08:03 PM
PCD Project Manager	Please see redlined comments for O&M Agreement	2/18/2021 6:07:39 PM

PCD Project Manager	Please see redlined comments for PBMP form	2/18/2021 6:07:09 PM
PCD Project Manager	Please see redlined comments for LOI	2/18/2021 6:06:33 PM
PCD Project Manager	Please see redlined comments for legal description	2/18/2021 6:06:12 PM
PCD Project Manager	Please see redlined comments for GEC plan	2/18/2021 6:05:36 PM
PCD Project Manager	Please see redlined comments for GEC checklist	2/18/2021 6:05:05 PM
PCD Project Manager	Please see redlined comments for fire protection report	2/18/2021 6:04:39 PM
PCD Project Manager	Please see redlined comments for financial assurance	2/18/2021 6:04:15 PM
PCD Project Manager	Please see redlined comments for final plat	2/18/2021 6:03:44 PM
PCD Project Manager	Please see redlined comments for FEMA	2/18/2021 6:03:20 PM
PCD Project Manager	Please see redlined comments for ESQCP	2/18/2021 6:02:55 PM
PCD Project Manager	Please see redlined comments for drainage report	2/18/2021 6:02:26 PM

PCD Project Manager	Please see redlined comments for Construction Drawings	2/18/2021 6:01:47 PM
PCD Project Manager	Please see redlined comments for channel letter	2/18/2021 6:00:20 PM
PCD Project Manager	Please see redlined comments for application form	2/18/2021 5:59:48 PM
PCD Project Manager	Please see redlined comments for adjacent notification	2/18/2021 5:59:13 PM
PCD Engineering Division	<p>Review 1 comments on the following documents will be uploaded by the project manager:</p> <ul style="list-style-type: none"> -FAE -Construction Documents -Drainage Report -Channel Improvement Letter (comments on the channel improvements construction documents are provided in this letter) -Final Plat -FEMA LOMR, CLOMR -Soils and Geology report -Letter of Intent <p>Reviewed by: Daniel Torres danieltorres@elpasoco.com</p>	2/18/2021 5:29:02 PM
EPC Stormwater Review	O&M Manual_v1	2/18/2021 1:58:48 PM
EPC Stormwater Review	SWMP Checklist_v1	2/18/2021 1:57:42 PM
EPC Stormwater Review	SWMP_v1	2/18/2021 1:57:01 PM

EPC Stormwater Review	PBMP Applicability Form_v1	2/18/2021 1:55:31 PM
EPC Stormwater Review	GEC Checklist_v1	2/18/2021 1:53:40 PM
EPC Stormwater Review	<p>Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> - CDs (to be uploaded by PM with PCD comments) - ESQCP (to be uploaded by PM with PCD comments) - FAE (to be uploaded by PM with PCD comments) - GEC Plan (to be uploaded by PM with PCD comments) - GEC Checklist - PBMP Applicability Form - SWMP - SWMP Checklist - O&M Manual <p>Reviewed by: Christina Furchak Stormwater Engineer III christinafurchak@elpasoco.com</p>	2/18/2021 1:52:40 PM
Colorado Department of Transportation - Pueblo Office	<p>CDOT staff comments are as follows:</p> <ol style="list-style-type: none"> 1. Traffic Operations: Previous comments have been fulfilled. 2. Environmental: No environmental concerns for this Project on the State Highway System. It should be noted that in the future, according the 2010 Powers Blvd EA, that Powers Blvd is intended to be a 6 lane freeway and a new interchange at Galley Road. 3. Access: Previous comments are still valid and need to be noted in regard to Conrad St. and access closures for UMB Bank site with access backing roadway. 4. Hydraulics: Comments have been fulfilled. 	2/5/2021 1:24:47 PM

Federal Aviation Administration (FAA)	<p>The Federal Aviation Administration, Denver Airports District Office (FAA) appreciates the opportunity to comment on the agency referral for the "Solace of Colorado Springs" proposed development.</p> <p>Residents inside the proposed Solace of Colorado Springs Development will be subjected to ongoing aircraft noise and overflights of aircraft at low altitude, as aircraft approach and depart the airport. As a consequence of these aircraft overflights, residents would be exposed to considerable noise impacts.</p> <p>Proposed residential development (such as this) so close to the airport may be not be compatible with airport operations, and is not supported by the FAA.</p>	2/4/2021 7:49:55 AM
PCD Project Manager	Comments will be uploaded once PCD Engineering has completed their review	2/4/2021 7:23:22 AM
Colorado Division of Water Resources		2/3/2021 2:12:38 PM
Colorado Geological Survey	<p>CGS has no objection to the approval of the Final Plat. We previously reviewed the preliminary plan for the site (38.8485°, -104.7171°), and our comments dated March 25, 2020, are paraphrased here.</p> <p>“CGS concurs with CTL that the site does not include geologic hazards that would preclude the planned development. In addition to the geologic hazards identified by CTL, consolidation or collapse of loose alluvial sands may occur at this site. This is demonstrated by blow-counts less than 10 shown on logs TH-2 and 4. During site-specific soils and foundation investigations, CGS recommends that loose sands encountered be tested for consolidation potential.</p> <p>Provided CTL’s recommendations are strictly adhered to; CGS has no objection to approval. Specifically, their recommendations for surface drainage and irrigation and their recommendations that the Civil Engineer consider channel improvements including energy dissipation structure when preparing development design plans.”</p> <p>Submitted 2/1/2021 by Jonathan R. Lovekin, P.G. Senior Engineering Geologist, Colorado Geological Survey: jlovekin@mines.edu</p>	2/1/2021 4:57:30 PM

Pikes Peak Regional Building Department	<p>Regarding a request for approval of a final plat for Solace Apartments Filing No. 1, Enumerations has the following comments:</p> <ol style="list-style-type: none"> 1. Addressing for the apartment buildings needs to appear in their approximate locations on the plat with the street name the building is addressed from included. Once the development plan for this project is approved, a copy needs to be submitted to Enumerations so that addressing for the entire project can be established. 2. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. An Enumerations fee of \$10 per lot/tract addressed will be due at the time of mylar review. If our offices are closed due to COVID, then the applicant should submit a PDF copy of the plat to Enumerations for review and approval. When submitting, please indicate the name of the County planner with whom the applicant has been working so that the stamped copy can be forwarded to them. <p>Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org</p>	2/1/2021 9:33:42 AM
Colorado Springs Airport Advisory Commission	During the Airport Advisory Commission (AAC) meeting held this afternoon, the AAC recommended disapproval for this item due to residential development being within the 65 DNL noise contour.	1/27/2021 4:31:19 PM
Parks Advisory Board	See preliminary Parks comments attached.	1/27/2021 9:10:45 AM
EPC Parks Department	See preliminary Parks comments attached.	1/27/2021 9:09:18 AM
Cherokee Metro Dist	The Solace of Colorado Springs is included in Cherokee Metro District's service area and Cherokee has adequate water and wastewater treatment capacity to serve this customer.	1/19/2021 5:31:30 PM
Colorado Parks and Wildlife		1/19/2021 10:34:22 AM
Colorado State Forest Service	The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.	1/19/2021 10:08:35 AM

911 Authority - El Paso/Teller County	The submitted final plat document does not depict any of the approved street names or their finalized layouts. Thank you Justin	1/15/2021 9:24:51 AM
Colorado Department of Transportation - Pueblo Office	Unable to assign this project. Valerie Vigil, CDOT Permits Manager	1/15/2021 7:39:45 AM
Colorado Department of Transportation - Pueblo Office	Comments will be forthcoming.	1/13/2021 12:58:41 PM
El Paso County Conservation Dist		1/11/2021 12:57:07 PM
El Paso County Conservation Dist		1/11/2021 12:56:29 PM
Colorado Springs Utilities, Dev, Svc.(includes water resources)	Hey John, Attached is the review memo for the subject application. Let me know if you need anything further from me.\ Thanks, Ryne Solberg rsolberg@csu.org	1/8/2021 4:08:28 PM
EPC Environmental Services		1/8/2021 9:54:37 AM
EPC County Attorney's Office	County Attorney's Office will provide review of water sufficiency following receipt of findings from Colorado Division of Water Resources. Thank you.	1/6/2021 10:23:28 AM

RBD	1) Add BFE lines to the Plat	1/5/2021
Floodplain	2) Since the lots exposed to floodplain (Tract B, and Paonia St) are not "buildable lots", drainage easement dedication requirement in RBC313.18.5 is not necessary.	9:33:17
	3) No-Rise and floodplain permit will be required prior to channel improvements and pond construction.	AM
	4) A post project LOMR will be required after the floodplain improvements are complete.	
