

(Applicant response - 05/13/2021)

Link	Agency	Comment	Date
	RBD Floodplain	final plat looks good no further comment on plat	3/22/2021 12:21:47 PM
<a href="#">View</a>	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.  <b>Response: Acknowledged.</b>	3/24/2021 2:31:07 PM
	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
	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  <b>Response: Filing 1 will be a single lot with all apartment units will have an address/unit referencing Paonia Street.</b>	4/7/2021 9:39:56 AM
<a href="#">View</a>	County Attorney - Development Review	Proposed changes to Detention Maintenance Agreement are attached.  <b>Response: Addressed, all changes accepted.</b>	4/8/2021 2:46:58 PM
<a href="#">View</a>	County Attorney - Development Review	Proposed changes to SIA are attached.  <b>Response: Addressed, all changes accepted.</b>	4/8/2021 2:58:53 PM

(Applicant response - 05/13/2021)

---

EPC Stormwater Review	<p>Review 2: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - 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 Stormwater comments on the following documents have been resolved: - SWMP - SWMP Checklist - O&amp;M Manual Reviewed by: Christina Furchak Stormwater Engineer III <a href="mailto:christinafurchak@elpasoco.com">christinafurchak@elpasoco.com</a></p> <p><b>Response: See separate response PDFs.</b></p>	4/13/2021 6:20:37 PM	
Colorado Springs Airport Advisory Commission	<p>All previous comments provided still apply with the exception of the following: 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. An avigation easement is requested or provide proof of previous recording (book/page or reception number). 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 <a href="mailto:Barbara.Reinardy@coloradosprings.gov">Barbara.Reinardy@coloradosprings.gov</a> for the forms and procedure.</p> <p><b>Response: Avigation easement has been submitted to Real Estate. Note 10 on SDP cover revised with blank once recorded.</b></p>	4/13/2021 6:13:08 PM	
<a href="#">View</a>	EPC Stormwater Review	GEC Checklist_v2	4/13/2021 6:22:49 PM
<p><b>Response: Revised.</b></p>			
<a href="#">View</a>	EPC Stormwater Review	PBMP Applicability Form_v2	4/13/2021 6:24:14 PM

(Applicant response - 05/13/2021)

---

Response: See separate response PDF.

---

[View](#) PCD Project Manager Please see redline comments for Channel Letter 4/21/2021 10:22:04 AM

Response: Channel Letter will be updated once review comments are received from USACOE.

---

PCD Engineering Division Review 2 comments will be uploaded by the project manager. The following documents have comments pending: 4/20/2021 1:25:29 PM

- Final Plat
- Drainage Report
- Construction Drawings
- Letter of intent
- Channel improvement letter

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

---

(Applicant response - 05/13/2021)

---

[lupepackman@elpasoco.com](mailto:lupepackman@elpasoco.com)

Response: See separate response PDFs for Final Plat, Drainage Report, and CDs. USACOE permit application is under review. Channel Letter will be updated once review comments are received from USACOE. Development Plan Condition of Approval acknowledged.

---

[View](#) PCD Project Manager Please see redline comments for LOI 4/21/2021 10:29:28 AM

Response: Acknowledged.

---

[View](#) Please see redline comments for Drainage Report 4/21/2021 10:28:54 AM

Response: See separate response PDF.

---

[View](#) Please see redline comments for Plat Document 4/21/2021 10:27:56 AM

Response: See separate response PDF.

---

[View](#) Please see redline comments for PBMP 4/21/2021 10:27:09 AM

Response: See separate response PDF.

---

[View](#) Please see redline comments for GEC Checklist 4/21/2021 10:26:33 AM

Response: Addressed remaining items.

---

(Applicant response - 05/13/2021)

---

[View](#)

Please see redline comments for GEC Plan

4/21/2021 10:25:55 AM

Response: [See separate response PDF.](#)

---

[View](#)

Please see redline comments for FAE

4/21/2021 10:24:58 AM

Response: [See separate response PDF.](#)

---

[View](#)

Please see redline comments for ESQCP

4/21/2021 10:24:22 AM

Response: [See separate response PDF.](#)

---

[View](#)

Please see redline comments for Construction Drawings

4/21/2021 10:23:20 AM

Response: [See separate response PDF.](#)

---