

Agency Review Comments

Project

Project Name

Sterling Recycling Facility (concrete & Asphalt)

Applicant

N.E.S.

File Number

PPR2241

Project Manager

Matthew Fitzsimmons (matthewfitzsimmons@elpasoco.com)

Status

Active

Created

4/28/2022 7:32:42 AM

Review Comments (13)

| Agency | Comment | Date |
|---|---|----------------------------|
| Pikes Peak Regional Building Department | 1. Enumerations will need to see the access easement agreement from lot to lot to be able to assign an address. Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org | 8/2/2022 2:19:23 PM |
| Black Forest Fire Protection District | Black Forest Fire Rescue/JMR BFFR has no comments at this time. | 8/2/2022 2:10:32 PM |
| PCD Project Manager | SWMP checklist <div style="border: 1px solid red; padding: 2px; display: inline-block;">JR Response: SWMP Report provided</div> | 8/2/2022 12:41:09 PM |
| PCD Project Manager | Post const. stormwater management eval. | 8/2/2022 12:40:40 PM |

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| PCD Project Manager | Traffic memo | 8/2/2022 12:39:50 PM |
| PCD Project Manager | drainage letter | 8/2/2022 12:39:00 PM |
| PCD Project Manager | site dev. plan | 8/2/2022 12:38:27 PM |
| PCD Project Manager | <p>Comments #1 from Planning and Engineering.</p> <p>Staff suggests a meeting with the applicant to go over the comments. The following attached documents have comments from Planning and Engineering.</p> <ul style="list-style-type: none"> - LOI - Site Dev. Plan - Drainage letter - Traffic memo - SWMP checklist - Post const. storm water man. | 8/2/2022 12:37:51 PM |
| PCD Engineering Division | <p>Please see cursory comments on the following documents:</p> <ul style="list-style-type: none"> - Letter of Intent - Drainage Letter - PBMP Applicability Form - Site Development Plan - SWMP Checklist - Traffic Memo <p>The next review will be treated as the first review due to incomplete submittals and missing information. Additionally, please provide additional documents as discussed between applicant's engineer and staff.</p> <p>Reviewed by: Carlos Hernandez Review Engineer carloshernandez@elpasoco.com</p> | 8/2/2022 11:20:27 AM |

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| Colorado Springs Public Works | <p>- Since Marksheffel Rd. will be owned and maintained by the City of Colorado Springs, public improvements are required. Add a note and show the required 10' trail adjacent to this site along Marksheffel (as shown on the construction plans, approved 7-22-21), Call out who will be responsible for building the trail and when this will occur.</p> <p>- To meet Minor Arterial standards, install a 10' detached sidewalk adjacent to Vollmer next to this property and Type 1 curb/gutter. Submit separate construction plans to the City for these public improvements, in addition to the proposed access point along Vollmer.</p> | 8/2/2022 9:40:26 AM |
| | <p>Joel Dagnillo, P.E. Engineer III Engineering Development Review City of Colorado Springs (719)385-5412 Joel.dagnillo@coloradosprings.gov</p> | <p>JR Response: improvements along Vollmer are not triggered by this development</p> |
| Colorado Springs Utilities, Dev, Svc.(includes water resources) | <p>There appears to be no conflict. Springs Utilities, on the other hand, has gas infrastructure in that area. Our field engineers must be alerted if the engineer of record or the contractor suspects there will be a conflict with our infrastructure. 719-668-4985.</p> <p>Corey Masoumi - cmasoumi@csu.org</p> | 7/27/2022 9:22:56 AM |
| Colorado Springs Public Works | <p>Traffic Engineering has the following comment:</p> <p>The developer will be responsible to improve Vollmer Road (adjacent to property line) to the ultimate minor arterial cross-section and include a northbound right turn lane at the site access. This turn lane will need to contain 155-foot turn lane and 160-foot long transition taper.</p> <p>Zaker Alazzeah, P.E. Traffic Engineering Manager/Deputy City Traffic Engineer City of Colorado Springs (719) 385-5468 Zaker.Alazzeah@coloradosprings.gov</p> | 8/2/2022 9:33:53 AM |
| 911 Authority - El Paso/Teller County | <p>No action for E911 on this submittal. Thank you. Justin.</p> | 7/21/2022 7:24:39 AM |