



Drexel, Barrell & Co.

August 1, 2024

El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306

Attn: Joe Letke, Project Manager

**RE: Comment Response Letter for:
Frazee Construction Warehouse
PPR2425: 2825 E. Las Vegas Street Site Development Plan
Tax Schedule Number: 6433400016**

Mr. Letke,

Please accept this Comment Response Letter as part of Drexel Barrell's resubmittal to El Paso County regarding the aforementioned project. Comments with corresponding responses (in blue) have been addressed below.

911 Authority – El Paso/Teller County: 08/16/24
No action for E911 on this submittal.

Noted.

El Paso Conservation Dist: 07/23/24
Please see attached pdf for brief comments.

Noted.

Colorado Springs Planning & Community Development: 07/25/24
Site has contiguity to the south and east. If water extensions are required/requested, annexation is required.

No water extensions are required at this time.

EPC Stormwater Review: 07/25/24
Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:

- ESQCP
- FAE.....(to be uploaded with Development Services comments)
- GEC Plan.....(to be uploaded with Development Services comments)
- GEC Checklist
- SWMP
- SWMP Checklist

Please provide the following documents upon resubmittal (the planner will send an upload request):

- PBMP Applicability Form

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719-260-0887

Noted, see details below and attached.

EPC Stormwater Review: 07/25/24
ESQCP

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/25/24
GEC Checklist

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/25/24
SWMP

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/25/24
SWMP Checklist

Comments have been addressed and revisions are included.

County Attorney – Development Review: 07/28/24
No comments at this time

Noted.

Colorado Springs Utilities, Dev, Svc (includes water resources): 07/29/24
CSU does not have any issues with the proposed plan

Noted.

Pikes Peak Regional Building Dept: 07/29/24
Enumerations has the following comments:
1. Enumerations has assigned the address of 2825 E. Las Vegas St. for this new commercial building. The plan should be updated to show this address.
2. The address of 2825 E. Las Vegas St. should be used when submitting building plans for permitting.

Comments have been addressed and revisions are included.

PCD Project Manager: 07/29/24
Planning has comments on the following documents:

- Floor Plans
- Landscape Plan
- Letter of Intent

Additional comments and docs will be uploaded by DPW Engineering.

Noted.

PCD Project Manager: 07/29/24

Floor Plans

By others/owner.

PCD Project Manager: 07/29/24
Landscape Plan

By others/owner.

PCD Project Manager: 07/29/24
LOI

By others/owner.

PCD Project Manager: 07/30/24
FAE_V1

Comments have been addressed and revisions are included.

PCD Project Manager: 07/30/24
GEC Plan_V1

Comments have been addressed and revisions are included.

PCD Project Manager: 07/30/24
ESQCP_V1

Comments have been addressed and revisions are included.

PCD Project Manager: 07/30/24
SDP_V1

Comments have been addressed and revisions are included.

PCD Project Manager: 07/30/24
PBMP Form

Complete form has been provided.

We trust you will find our request for Site Development Plan complete. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell", written in a cursive style.

Tim D. McConnell, P.E.
Principal, Regional Manager