

# Agency Review Comments

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## Project

**Project Name**

Humphrey Platte Ave Self Storage

**Applicant**

RMG

**EA Number**

EA2336

**File Number**

PPR2418

**Project Manager**

Scott Weeks ( ScottWeeks@elpasoco.com )

(719) 520-7952

**Status**

Active

**Created**

3/29/2024 3:28:29 PM

## Review Comments (30)

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Agency	Comment	Date
EPC Stormwater Review	PBMP Applicability Form	10/1/2024 3:44:13 PM
EPC Stormwater Review	GEC Checklist	10/1/2024 3:43:54 PM
EPC Stormwater Review	Drainage Report	10/1/2024 3:41:41 PM
Cherokee Metro Dist	sheet 5	10/1/2024 3:17:44 PM

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Cherokee Metro Dist		10/1/2024 3:16:56 PM
Cherokee Metro Dist	<p>All comments are in reference to the "Water &amp; Utility Service Plan"</p> <p>On page 1, cover page, under general notes and water plan notes it should state that methods and materials shall meet Cherokee Metropolitan District's standards. <b>Added.</b></p> <p>On page 2, it should state that manholes to Cherokee standard are a minimum of 5' Internal diameter. <b>Added.</b></p> <p>Additionally, on page 2, a sanitary tie in detail to the existing force main needs to be included within the utility plan (it can be on a sheet at end of utility plan). <b>There is no existing force main. The force main is proposed and nothing is tying into it.</b></p> <p>On page 3, include within the open area a utility crossing table with all proposed lines crossing existing; include both water and sanitary lines for the crossing table and identify on plan. I have also attached marked up sheet of page 3 and page 5, "water plan overview" and "water main plan &amp; profile", from our District's locator. Add the Blue and Red marked notes to the respective sheets. <b>Crossing table added.</b></p> <p>Additionally, throughout the "water &amp; utility service plan", starting on page 2 and going to page 7. All HDPE pipe that is on public road needs to be changed to PVC (this is because Cherokee Metro does not have the equipment to do HDPE line fixes). Lines that are in Private roads can stay as is. <b>Pipe has been changed from HDPE to PVC.</b></p>	10/1/2024 3:14:02 PM
PCD Engineering Division	Site Development Plan redlines	10/1/2024 3:06:44 PM
PCD Engineering Division	GEC Redlines	10/1/2024 3:06:15 PM
PCD Project Manager	Planning has no further comments.	10/1/2024 2:52:18 PM

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PCD Engineering Division	Review 2: EPC DPW Engineering comments have been provided (in blue text) on the following uploaded documents:	10/1/2024 3:01:36 PM
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- Drainage Report (to be uploaded by Stormwater)
- GEC Plan
- Site Development Plan

NOTE: Due to the nature and volume of comments provided, additional comments may be generated with the next review.

Review by:

Charlene Durham, P.E.  
charlenedurham@elpasoco.com

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Pikes Peak Regional Building Department	Enumerations previous comments seem to have been addressed. Enumerations has no further comments.	9/30/2024 11:13:25 AM
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Brent Johnson  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

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EPC Stormwater Review	<p>Review 2: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> <li>- Drainage Report</li> <li>- GEC Plan.....(to be uploaded by Development Services Engineer)</li> <li>- GEC Checklist</li> <li>- PBMP Applicability Form</li> <li>- SWMP Checklist (cannot be reviewed without the SWMP)</li> </ul>	10/1/2024 3:00:32 PM
	<p>EPC DPW Stormwater comments have been resolved on the following documents:</p> <ul style="list-style-type: none"> <li>- Private Detention Basin / Stormwater Quality BMP Maintenance Agreement (note County Attorney comments will still need to be addressed)</li> <li>- Site Development Plan</li> </ul>	
	<p>Please provide the following documents upon resubmittal (the planner will send an upload request):</p> <ul style="list-style-type: none"> <li>- ESQCP</li> <li>- FAE</li> <li>- Non-Jurisdictional/Jurisdictional Water Impoundment Structure Application (see GEC Plan comments)</li> <li>- O&amp;M Manual</li> <li>- SWMP</li> </ul>	
	<p>Reviewed by: Mikayla Hartford Stormwater Engineer I MikaylaHartford@elpasoco.com</p>	
Cherokee Metro Dist	<p>Your site development plan lists in the Sheet Index that there does exist a Utility plan but there is none in this review packet. Include in future submission so Utility provider can review.</p>	8/1/2024 4:43:21 PM
Cimarron Hills Fire	<p>CHFPD has reviewed the Platte Self-Storage plot plan development and approved with no comments for the intended and anticipated use of the property as a Self-Storage on commercial property.</p>	7/15/2024 9:49:06 AM
Colorado Springs Airport Advisory Commission		7/3/2024 8:59:52 PM

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Colorado Springs  
Airport Advisory  
Commission

This was reviewed by the Airport Advisory Commission on 6/26/2024 and approved with the below comments:

7/3/2024  
8:59:04  
PM

Airport staff recommends no objection with the following conditions:

- Avigation Easement: An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Instructions on Avigation Easement:

This property falls within the Colorado Springs Municipal Airport Overlay, an avigation easement is requested, to show proof of an avigation easement.

1. Refer to your title work and/or the existing plat(s) to see if there is an existing avigation easement.
2. If nothing is existing, the City would prefer that you dedicate the avigation easement via your re/plat. Please ask your Planner or refer to Planning's checklist for that dedication language.
3. If you are not re/platting, and to grant the City a new required avigation easement by separate instrument, please refer to Real Estate Services' website at [coloradosprings.gov/Departments/Real Estate Services](http://coloradosprings.gov/Departments/Real Estate Services), Required Easements, for a current Public Application Form and Instructions regarding the process. For questions, contact Barbara Reinardy, 719-385-5601, or [Barbara.Reinardy@coloradosprings.gov](mailto:Barbara.Reinardy@coloradosprings.gov). To submit your paperwork (hand delivery or US Mail): 30 S. Nevada Ave., Ste. 502, Colorado Springs, CO 80903. Please allow 3-4 weeks for processing.

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Colorado  
Department of  
Transportation -  
Pueblo Office

7/2/2024  
2:47:37  
PM

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Colorado Springs  
Planning &  
Community  
Development

Site has contiguity to the City of Colorado Springs municipal boundary. If City services are requested/required, annexation would be required.

6/24/2024  
12:46:16  
PM

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PCD Engineering Division	Review 1: EPC DPW Engineering comments have been provided (in blue text) on the following uploaded documents:	6/19/2024 4:30:03 PM
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- Drainage Report
- Traffic Impact Study
- GEC Plan
- Application Submittal Form
- PBMP Applicability Form
- Site Development Plan

All documents will be uploaded by project manager.

NOTE: Due to the nature and volume of comments provided, additional comments may be generated with the second review.

Review by:

Charlene Durham, P.E.  
charlenedurham@elpasoco.com

Hao Vo, PE  
haovo@elpasoco.com

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EPC Stormwater Review	GEC Checklist	6/18/2024 4:40:19 PM
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EPC Stormwater Review	SWMP Checklist	6/18/2024 4:12:09 PM
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EPC Stormwater Review	Maintenance Agreement	6/18/2024 4:11:34 PM
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EPC Stormwater Review	PBMP	6/18/2024 4:11:07 PM
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EPC Stormwater Review	Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: <ul style="list-style-type: none"><li>- Drainage Report.....(to be uploaded with Development Services comments)</li><li>- GEC Plan.....(to be uploaded with Development Services comments)</li><li>- GEC Checklist</li><li>- PBMP Applicability Form</li><li>- Private Detention Basin / Stormwater Quality BMP Maintenance Agreement</li><li>- Site Development Plan.....(to be uploaded with Development Services comments)</li><li>- SWMP Checklist</li></ul>	6/18/2024 4:40:04 PM
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Please provide the following documents upon resubmittal (the planner will send an upload request):

- ESQCP
- FAE
- Non-Jurisdictional/Jurisdictional Water Impoundment Structure Application (see GEC Plan comments)
- O&M Manual
- SWMP

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 and the next review shall be treated as a first review. 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.

Reviewed by:  
Mikayla Hartford  
Stormwater Engineer I  
MikaylaHartford@elpasoco.com

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Mountain View Electric Association, Inc.	This property is not within MVEA territory	6/17/2024 10:23:02 AM
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Pikes Peak Regional Building Department	<p>Enumerations has the following comments:</p> <ol style="list-style-type: none"> <li>1. The last paragraph of the letter of intent states that “the intent of building the new building is to provide a new place of worship”. The plan submitted is for a self-storage facility. Assuming that this plan is for a self-storage facility, then letter of intent should be corrected.</li> <li>2. The Assessor site does not show that the address shown on this plan (6001 E. Platte Ave.) has been assigned to this parcel. If the new self-storage facility is going to re-use the existing electric service, which is addressed as 6001 E. Platte Ave, then that is the address that should be used when submitting building plans. If not, then a new address should be assigned which is closer to the address range of this parcel where the entrance is shown.</li> <li>3. The secondary addressing shown (bldg. A, bldg. B, etc.) follows the RBD guidelines for self-storage facilities. Future phases of this project should continue in this manner.</li> </ol> <p>Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org</p>	6/17/2024 9:47:31 AM
PCD Project Manager	Comments to letter of intent, site development plan, sign plan, landscape plan, and elevation plan.	6/11/2024 3:26:56 PM
Colorado Springs Public Works	<p>Engineering Development Review Division (EDRD) has no comments on this item.</p> <p>Patrick V. Morris Civil Engineer II Public Works/Engineering Development Review City of Colorado Springs Phone: 719-385-5075 Patrick.morris@coloradosprings.gov</p>	6/11/2024 6:39:41 AM
Colorado Springs Public Works	<p>Traffic Engineering has no comments on this item.</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>	6/10/2024 8:35:25 AM
RBD Floodplain	not in SFHA, no comment	6/7/2024 5:01:19 PM



