

Agency Review Comments

Project

Project Name	Mt. States Pipe and Supply Site Development Plan
Applicant	Compass Surveying and Mapping, LLC
EA Number	EA18269
File Number	PPR2020
Project Manager	Lindsay Darden (lindsaydarden@elpasoco.com) (719) 520-6302
Status	Active
Created	9/26/2019 1:24:00 PM

Review Comments (48)

Agency	Comment	Date
PCD Project Manager	Please see redlines on the ESQCP.	11/9/2020 10:34:20 AM
PCD Project Manager	Please see redlines on the letter of intent.	11/9/2020 10:33:55 AM
PCD Project Manager	Please see redlines on the GEC Plan.	11/9/2020 10:33:23 AM
PCD Project Manager	Please see redlines on the Drainage Report.	11/9/2020 10:32:54 AM
PCD Project Manager	Please see redlines on site plan.	11/9/2020 10:31:20 AM

PCD Engineering Division	<p>Review 2 comments on the following documents will be uploaded by the project manager:</p> <ul style="list-style-type: none"> -Site Development Plan -Drainage Report -GEC Plan -Letter of Intent -ESQCP <p>Engineering comments on the following documents have been resolved:</p> <ul style="list-style-type: none"> -FAE <p>reviewed by: Daniel Torres danieltorres@elpasoco.com</p>	10/12/2020 11:11:45 PM
Colorado Springs Airport Advisory Commission	Airport Staff has no additional comments to provide on this project.	10/8/2020 9:52:56 AM
PCD Project Manager	Thank you for addressing most all of the comments from first submittal!	10/7/2020 11:38:12 PM
PCD Project Manager	Please verify the dimensions on the elevations and the text on any other sheets can be clearly read at 100% zoom. They seem very small on the elevation sheet and I am not sure they will be discernable if the plans are printed at 11 x 17.	Everything was legible to me at actual size (and I'm wearing glasses).
PCD Project Manager	Provide a detail for the 6' cedar fence.	10/7/2020 11:31:40 PM
PCD Project Manager	Provide an elevation view of the trash enclosure to demonstrate height. Label the material of the access gates. Will the enclosure be painted or otherwise treated to match the building?	Unknown on the painting. Since the County is requiring it be screened by landscaping, I don't know why they'd also paint it.
PCD Project Manager	The HC parking access aisle detail is missing a dimension for the width of the narrow access aisles in front of the parking spaces. Please dimension.	PM
PCD Project Manager	Please refer to the Bike Parking Design Standards of Land Development Code Section 6.2.5. It requires attachment to pavement and that bike parking facilities be at least 2 feet wide x 5.5 feet long. Based on the site plan, it doesn't appear the bike rack provides that.	10/7/2020 11:21:45 PM

County Attorney - Development Review	<p>In response to applicant's comment regarding the appropriate parties to the Detention Maintenance Agreement:</p> <p>The current owner of the property must be a party to and sign this agreement if the applicant wishes to receive PPR approval prior to sale of the property. The Agreement must be signed by the owner of the property as it grants an easement to the County, and the buyer has no authority to grant such easement. If the applicant is willing to delay final PPR approval until after plat recording and sale of the lot, then we can proceed with the parties as currently written.</p>	<p>10/6/2020 10:00:28 PM</p> <p style="color: blue;">Replat and sale first, then the new owner can make agreements with the County. My understanding is that the County won't approved the development until the replat has been recorded anyway.</p>
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EPC Stormwater Review	SWMP_v2	10/6/2020 9:21:43 AM
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EPC Stormwater Review	SWMP_checklist_v2	10/6/2020 9:21:09 AM
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EPC Stormwater Review	GEC_v2	10/6/2020 9:20:54 AM
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EPC Stormwater Review	GEC_checklist_v2	10/6/2020 9:20:21 AM
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EPC Stormwater Review	<p>Review 2: EPC Stormwater comments have been provided on the following uploaded documents:</p> <ul style="list-style-type: none"> - GEC Checklist - GEC Plan - SWMP Checklist - SWMP <p>ECP Stormwater comments have been resolved on the following documents:</p> <ul style="list-style-type: none"> - Drainage Report - PBMP Applicability Form <p>Reviewed by: Glenn Reese, P.E. Stormwater Engineer I glennreese@elpasoco.com</p>	<p>10/6/2020 9:19:31 AM</p>
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