

Agency Review Comments

Project

Project Name

Trails at Aspen Ridge #2

Applicant

Matrix Design Group, Inc.

EA Number

EA-16-105

File Number

SF1927

Project Manager

Nina Ruiz (NinaRuiz@elpasoco.com)

(719) 520-6313

Status

Active

Created

9/25/2019 4:44:53 PM

Review Comments (38)

Agency	Comment	Date
EPC Health Department	Noted, no action needed.	2/8/2020 6:50:05 PM
PCD Project Manager	Water Info Summary Redline	2/4/2020 10:46:37 AM
PCD Project Manager	TIS Redline	2/4/2020 10:46:14 AM
PCD Project Manager	SWMP Checklist Redline	2/4/2020 10:45:55 AM

PCD Project Manager	SWMP Redline	2/4/2020 10:45:33 AM
PCD Project Manager	Subdivision Sum Redline	2/4/2020 10:45:13 AM
PCD Project Manager	Plat Redline	2/4/2020 10:44:51 AM
PCD Project Manager	O&M Redline	2/4/2020 10:44:31 AM
PCD Project Manager	PBMP Redline	2/4/2020 10:44:09 AM
PCD Project Manager	MS4 Redline	2/4/2020 10:43:48 AM
PCD Project Manager	LOI Redline	2/4/2020 10:43:29 AM
PCD Project Manager	GEC Checklist Redline	2/4/2020 10:43:11 AM
PCD Project Manager	GEC Redline	2/4/2020 10:42:49 AM
PCD Project Manager	EGF Redline	2/4/2020 10:42:31 AM
PCD Project Manager	Drainage Redline	2/4/2020 10:42:14 AM

PCD Project Manager	Dev Redline	2/4/2020 10:41:55 AM
PCD Project Manager	CD Redline	2/4/2020 10:41:35 AM
PCD Engineering Division	<p>Review 1 comments on the following documents will be uploaded by the project manager:</p> <ul style="list-style-type: none"> - SWMP - LOI - Plat - Grading and Erosion Control Plan (GEC) - GEC Checklist - Drainage Report - Financial Assurance - Traffic Impact Analysis - Deviation Request - Construction Drawings <p>Per the UDFCD Memo regarding Senate Bill 15-212 notification requirement is for all new stormwater detention. Notification, construction of East Pond is associated with Filing 1 and is in operation prior to Filing 2; therefore, notification with Filing 2 is not required. Remove the following documents from the submittal list:</p> <ul style="list-style-type: none"> - MS4 Post Construction Form - SDI Worksheet - Pond O & M <p>No comments on the following documents:</p> <ul style="list-style-type: none"> - ESQCP (Submit signed copy for approval once all engineering comments are resolved) - Non-Jurisdictional Impoundment Structure. Upload the determination letter from the state upon receipt. - Landscape Plans - SWMP Checklist <p>Submit street lighting plans if the developer is anticipating street lights to be installed. Be advised, PCD inspectors have been directed to issue a stop work order for installation of street lights without County approved street light plans.</p> <p>Reviewed by: Gilbert LaForce, PE gilbertlaforce@elpasoco.com</p>	2/3/2020 4:09:00 PM

PCD Project Manager	The legal description appears to be a draft. Please insert all data into all documents with the legal (includes the plat, mineral cert, title com, etc.).	2/3/2020 12:32:39 PM
	The remainder of the tract should be included as a separate tract for future development. Please revise all.	
	Please provide a key for the landscape plan to indicate where the landscaping is to be located. Landscape plans updated to include key map.	
	Please add to the LOI how the request is consistent with the water master plan. LOI updated to include discussion about Water Master Plan.	
	Additional redlines and comments will be provided upon completion of the PCD engineering division review. Noted. Thank you.	
County Attorney - Water	No water review required per Planner - water sufficiency reviewed at PUD Preliminary Plan. Edi Anderson Noted. Thank you.	1/11/2020 9:00:39 AM
EPC Parks Department	El Paso County Community Services / Parks Final Comments - Please See Attached Documents (PAB Endorsed 01/08/2020)	1/10/2020 10:43:23 AM
Parks Advisory Board	El Paso County Community Services / Parks Final Comments - Please See Attached Documents (PAB Endorsed 01/08/2020) A Community Park design has been included with this resubmittal for review and approval by EPC Parks. A parks land agreement for urban park fees will be coordinated with the parks dept.	1/10/2020 10:36:46 AM

Pikes Peak Regional Building Department	Regarding a request for approval of a final plat for The Trails at Aspen Ridge Filing No. 2, Enumerations has the following comments: 1. One of the street names shown on this plat, Nutterbutter Point, is on the list of approved street names sent to us by Justin Annan at El Paso Teller 911. However, the street suffix Point is used to designate private streets, not public ones. Verify with Justin that the use of this suffix is OK, or if it should be changed to a suffix used to designate public streets such as Drive, Street, or Road. 2. Submit a copy of this plat to Enumerations for addressing. Show the location of the front doors for the houses on each lot, particularly Lots 32-44 and 63-70 where there is a street on both sides of the lots. 3. Plat note 12 states that there is no direct access to Legacy Dr., but, the street name is shown as Legacy Hill Dr. Correct the plat note to show the correct street name. 4. Enumerations will review the mylar prior to plat for address placement, street names, and title block. Noted. Thank you. 5. \$10.00 per lot & tract platting fee will be due at the time of the review of the mylar (2 addresses per lot & tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department. Noted. Thank you. 6. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Amy@pprbd.org or Brent@pprbd.org Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org	12/30/2019 9:02:38 AM Nutterbutter Point is a private street. This has now been indicated on the plat. Street name has been corrected on the plat Noted. Thank you.
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Colorado Springs Utilities, Dev, Svc.(includes water resources)	Hey Nina, Attached is the review memo for the subject application. Let me know if you have any other questions regarding this one. Thanks, Ryne	12/20/2019 1:13:04 PM
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Colorado Springs Airport Advisory Commission	This item was tabled at the Airport Advisory Commission meeting held on December 18, 2019 until Airport staff can communicate with applicant/developer.	12/19/2019 4:53:01 PM
Colorado Springs Planning & Community Development	The City of Comprehensive Planning Division has no comments. CSU or City Public Works may have comments Noted. Thank you.	12/19/2019 11:48:56 AM
Colorado Division of Water Resources		12/16/2019 4:44:56 PM
EPC Environmental Services		12/13/2019 2:01:30 PM
911 Authority - El Paso/Teller County	See attached	12/12/2019 10:37:20 AM
Mountain View Electric Association, Inc.		12/12/2019 9:58:56 AM
Mountain View Electric Association, Inc.		12/12/2019 9:57:13 AM
Colorado State Forest Service	The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service. Noted. Thank you.	12/12/2019 8:53:22 AM
Colorado State Forest Service	The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service. Noted. Thank you.	12/12/2019 8:51:57 AM

RBD Floodplain	FIRM date is dec 7th not 12th	12/11/2019 10:04:06 AM
RBD Floodplain	Floodplain note: Date for the FIRM is December 7th 2018, not 12th	12/11/2019 9:59:56 AM
County Attorney - Development Review	<p>1. Please complete and provide a Subdivision Improvements Agreement and a Private Detention Basin/Best Management Practices Agreement, both in Word, for review.</p> <p>2. If the applicant wishes to include the subdivision in a Public Improvement District for the purpose of partial payment of the Road Impact Fee, please submit a signed and notarized petition for PID 2 or PID 3 along with a legal description of the entire subdivision in Word. PID inclusion must occur before the plat is recorded. The inclusion petition must be heard by the BoCC at a public hearing. The County Attorney's Office will attempt to schedule the inclusion hearing on the same day or as soon thereafter as possible as the BoCC hearing or administrative decision on the final plat. State law requires that notice of the inclusion hearing be published for 3 consecutive weeks prior to such hearing. The applicant is responsible for reimbursing the County Attorney's Office for the cost of such publication. The applicant and the County planner are responsible for advising the County Attorney's office of the final plat hearing or decision date at least one month in advance, so that the required publications can be completed in time.</p>	12/10/2019 10:27:55 AM
County Attorney - Development Review	<p>This appears to be a duplicate referral.</p> <p>Inclusion into PID2 has been requested for all of Trails at Aspen Ridge.</p> <p>Noted, no action needed at this time.</p>	12/10/2019 9:58:31 AM
County Attorney - Water	<p>County Attorney's Office will provide review of water sufficiency after findings are provided by Colorado Division of Water Resources. 12/10/19</p> <p>Noted, no action needed at this time.</p>	12/10/2019 8:36:10 AM