

Memo

Date: April 24, 2023
To: Ashlyn Mathy, Planner i
From: Jon Spencer
RE: PPR233 and MS227 Space Village Comments

Ms. Mathy,
The following is a summary of the comments that were downloaded from EDARP and a brief response or acknowledgement of receipt.

Cherokee Metro Dist No water and wastewater commitment letter has been sought for this site. CMD will make comments on utility plans when available. 3/7/2023 9:02:20 AM -It is unclear why we received this comment. We have a commitment letter from CMD No. 2022-11 dated May 3, 2022 that was included in the initial submittal for this project. It is likely associated with MS227 in their system but we've spoken with them and they've not expressed any concerns.

EPC Stormwater Review Review #1: Please revise all documents per my comments on MS227 from 2/15/2023, as the ones uploaded for this PPR233 have not been revised yet per those previous comments. -All plans have been revised and coordinated between MS227 and PPR233.

Upload a copy of the following documents that were submitted with MS227 but not with this PPR233:

- ESQCP Application-Uploaded
- PBMP O&M Manual-Uploaded
- SWMP-Uploaded

Reviewed by:
Glenn Reese, P.E.
Stormwater Engineer III
GlennReese@elpasoco.com

Pikes Peak Regional Building Department Regarding a request for approval of development plan for Space Village Fil. No. 4, Enumerations has the following comments:

1. Enumerations has provided addresses for each of the proposed lots as part of the application. No structures are proposed, but, if there are going to be any electric services installed, these addresses should be used when submitting plans. -Addresses were received via email for the 2 proposed lots. At this time no electrical or gas services are necessary.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org 3/6/2023 2:22:01 PM

View	PCD Project Manager	Letter of intent comments	3/2/2023 10:28:02 AM
View	PCD Project Manager	Drainage report comments	3/2/2023 10:27:35 AM
View	PCD Project Manager	FAE comments	3/2/2023 10:26:57 AM
View	PCD Project Manager	GEC plan comments	3/2/2023 10:26:23 AM
View	PCD Project Manager	landscape plans comments	3/2/2023 10:25:59 AM
View	PCD Project Manager	lighting plan comments	3/2/2023 10:25:31 AM
View	PCD Project Manager	SDP comments	3/2/2023 10:25:15 AM

PCD Engineering Division Review 1 comments will be uploaded by the project manager. Review comments on the following documents:

- Letter of Intent -Revisions provided in submittal
- Site Development Plan -Revisions provided in submittal
- GEC Plan -Revisions provided in submittal
- Final Drainage Report -Revisions provided in submittal
- Financial Assurance Form -Revisions provided in submittal

Note:

- A Driveway Access Permit is required for all individual access onto a county or private road. Please apply for a driveway access permit for each proposed driveway through EDARP, <https://epcdevplanreview.com/>. Under "Getting Started" click on "Initiate a minor application", select Access Permit, and enter a valid email address. A verification code will be sent to the email provided. The verification code will be needed to access the application online. -Noted

- Road Impact Fees are applicable per Resolution 19-471 and are accessed at the time of final land use approval. Refer to <https://publicworks.elpasoco.com/road-impact-fees/> for further information. -Noted

Reviewed by:

Carlos Hernandez
Review Engineer
carloshernandez@elpasoco.com 3/1/2023 5:22:15 PM

Upper Black Squirrel Creek GWMD The Upper Black Squirrel Creek GWMD does not have any comments at this time but respectfully reserves the right to comment on any future submittals. 2/28/2023 2:14:25 PM -Noted, thank you.

Colorado Springs Utilities, Dev, Svc.(includes water resources)Colorado Springs Utilities has existing infrastructure around this parcel; if the construction will impact any of our existing infrastructure, including our water mains, we MUST be notified. If you have any questions regarding gas and electric services, please contact 719-668-4985. 2/23/2023 3:31:06 PM -Noted. Owner/Contractor will provide notice prior to construction.

View EPC Parks Department See administrative Parks comments attached. 2/21/2023 8:21:36 AM -
Noted, we have reached out to City of Colorado Springs to determine any impact to proposed East
Fork of the Sand Creek Regional Trail.

View EPC Environmental Services 2/16/2023 2:16:41 PM -Comments noted.

911 Authority - El Paso/Teller County
No action for E911 on this submittal. -Noted, thank you.

Thank you.
Justin.

Should there be further comments or question, feel free to reach out.

Thank you,

A handwritten signature in blue ink, appearing to read "Jon Spencer", with a horizontal line extending to the right.

Jon Spencer