

# Agency Review Comments

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## Project

**Project Name**

South 85/87 Minor Subdivision

**Applicant**

M&S Civil Consultants, Inc.

**EA Number**

EA20100

**File Number**

MS212

**Project Manager**

Ryan Howser ( ryanhowser@elpasoco.com )  
(719) 520-6049

**Status**

Active

**Created**

1/4/2021 2:49:04 PM

## Review Comments (30)

Agency	Comment	Date
PCD Project Manager	Planning Division comments included with PCD Engineering comments. <b>NOTED</b>	4/7/2021 10:25:57 AM

PCD Project Manager	Letter of intent comments attached.	<b>RECEIVED FROM KH, COMMENTS ADDRESSED</b>	4/7/2021 10:24:20 AM
PCD Engineering Division	(PBMP Maintenance Agreement Template)	<b>COMPLETED</b>	4/7/2021 9:28:42 AM
PCD Engineering Division	(GEC redlines summary)	<b>COMMENTS ADDRESSED</b>	4/7/2021 9:27:13 AM
PCD Engineering Division	(GEC redlines)	<b>COMMENTS ADDRESSED</b>	4/7/2021 9:26:35 AM
PCD Engineering Division	(FDR redlines summary)	<b>REVISED</b>	4/7/2021 9:26:02 AM
PCD Engineering Division	(FDR redlines)	<b>REVISED</b>	4/7/2021 9:25:31 AM
PCD Engineering Division	(ESQCP redlines)	<b>SIGNED AND REVISED</b>	4/7/2021 9:23:41 AM
PCD Engineering Division	(PBMP Applicability Form redlines)	<b>SIGNED AND REVISED</b>	4/7/2021 9:23:07 AM

PCD Engineering Division	(Cursory FAE redlines)	<b>COMMENTS ADDRESSED</b>	4/7/2021 9:14:43 AM
PCD Engineering Division	(Plat redlines summary)	<b>COMMENTS ADDRESSED</b>	4/7/2021 9:14:06 AM
PCD Engineering Division	(Plat redlines)	<b>COMMENTS ADDRESSED</b>	4/7/2021 9:13:14 AM
PCD Engineering Division	See comment letter and redlines.	<b>NOTED, KEPT CHECKLIST ON FILE</b>	4/7/2021 9:12:43 AM
EPC Stormwater Review	<del>SWMP Checklist_v1</del>	<b>COMMENTS ADDRESSED</b>	4/6/2021 5:58:02 PM
EPC Stormwater Review	SWMP_v1	<b>COMMENTS ADDRESSED</b>	4/6/2021 5:55:49 PM
EPC Stormwater Review	<del>GEC Checklist_v1</del>	<b>COMMENTS ADDRESSED</b>	4/6/2021 5:49:59 PM

EPC Stormwater Review	<p>Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> <li>- Drainage Report (to be uploaded by PM with PCD comments)</li> <li>- ESQCP (to be uploaded by PM with PCD comments)</li> <li>- PBMP Applicability Form (to be uploaded by PM with PCD comments)</li> <li>- GEC Plan (to be uploaded by PM with PCD comments)</li> <li>- GEC Checklist</li> <li>- SWMP</li> <li>- SWMP Checklist</li> </ul> <p>Please include the following documents on resubmittal:</p> <ul style="list-style-type: none"> <li>- MS4 Post Construction Form <b>COMPLETED</b></li> <li>- O&amp;M Manual <b>COMPLETED</b></li> <li>- Private Detention Basin / Stormwater Quality BMP Maintenance Agreement <b>COMPLETED</b></li> </ul> <p>Reviewed by: Christina Furchak Stormwater Engineer III christinafurchak@elpasoco.com</p>	4/6/2021 6:00:06 PM
Colorado Parks and Wildlife	<b>NOTED</b>	4/6/2021 9:04:30 AM
Parks Advisory Board	<p>El Paso County Community Services / Parks Final Comments - Please See Attached Documents (No PAB Endorsement Necessary for Commercial Applications)</p> <p style="text-align: center;"><b>NOTED</b></p>	3/30/2021 9:36:48 AM
EPC Parks Department	<p>El Paso County Community Services / Parks Final Comments - Please See Attached Documents (No PAB Endorsement Necessary for Commercial Applications)</p> <p style="text-align: center;"><b>NOTED</b></p>	3/30/2021 9:35:33 AM

Colorado Department of Transportation - Pueblo Office	<b>NOTED</b>	3/26/2021 11:41:25 AM
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Pikes Peak Regional Building Department	<p>Regarding a request for approval of a final plat for Bradley Point Filing No. 1, Enumerations has the following comments:</p> <ol style="list-style-type: none"> <li>1. The plat does not indicate whether or not there will direct access allowed from Hwy 85/87. Is there direct access or will the cul-de-sac shaped access easement become a paved private street to access each parcel? If this access easement is to function as a street, then Enumerations feels that it should be named.</li> <li>2. Once the question of access has been answered, please submit a copy of this plat to Enumerations to have addresses assigned.</li> <li>3. Prior to recording, Enumerations will review the plat for addressing, street names, title block, and floodplain statement. An Enumerations fee of \$10 per lot addressed will be due at that time.</li> <li>4. Provide a copy of the final recorded plat to Enumerations for our records.</li> </ol>	3/23/2021 10:12:22 AM
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**ADDRESSED**

Brent Johnson                    **SEND COPY OF PLAT TO ENUMERATIONS ONCE APPROVED**  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Colorado Division of Water Resources	<b>NOTED</b>	3/23/2021 9:43:10 AM
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Colorado Geological Survey	<p>Colorado Geological Survey review of South 85/87 Minor Subdivision MS212 (Amy Crandall, P.E., <a href="mailto:acrandall@mines.edu">acrandall@mines.edu</a>):</p> <p>With this referral, CGS received a request to provide Review Comments (Email dated March 3, 2021); Preliminary Drainage Report (Civil Consultants, Inc., December 2020); Grading and Erosion Control Plans (Civil Consultants, Inc., December 2020); Final Plat (Civil Consultants, Inc., January 29, 2021); Letter of Intent (Kimley-Horn &amp; Associates); and Soils, Geology, and Geologic Hazard Study (Entech Engineering, Inc., (Entech), January 22, 2021). I understand this referral consists of a minor subdivision to subdivide a 9.74-acre parcel, located north of Highway 85/87 and South Academy Boulevard, including stormwater and access improvements.</p>	3/22/2021 10:26:24 AM
	<b>NOTED</b>	
	<p>The letter of intent (Kimley-Horn &amp; Associates) and Entech's report state that the site will consist of a materials storage yard and no new buildings are planned. Entech's report contains a good description of surface and subsurface conditions, soil engineering properties, and potential development constraints. The site does not contain steep slopes, is not undermined, and does not contain, nor is it exposed to any geologic hazards that would preclude the proposed subdivision and storage use. CGS, therefore, has no objection to approval of the minor subdivision plat as proposed. For any future improvements, CGS recommends that the county require a site-specific geotechnical investigation.</p>	
County Attorney - Development Review	Please provide a Detention Maintenance Agreement for the pond.	3/17/2021 9:40:31 AM
	<b>NOTED</b>	
El Paso County Conservation Dist		3/17/2021 7:38:16 AM
	<b>NOTED</b>	
911 Authority - El Paso/Teller County	<p>No new street names requested on this submittal.</p> <p>No action for E911.</p> <p>Thank you.</p> <p>Justin</p>	3/15/2021 12:47:46 PM
	<b>NOTED</b>	

Colorado Springs Utilities, Dev, Svc.(includes water resources)	<p>Hey Ryan,</p> <p>Attached is the review memo for the subject application. Let me know if you need anything further from me.</p> <p>Thanks,</p> <p style="text-align: center;"><b>NOTED AND PLAT COMMENTS ADDRESSED</b></p> <p>Ryne Solberg rsolberg@csu.org</p>	3/9/2021 7:28:16 PM
EPC Environmental Services	<b>NOTED</b>	3/5/2021 12:14:38 PM
County Attorney - Water	<p>County Attorney's Office will review for water sufficiency following receipt of findings from Colorado Division of Water Resources.</p> <p>Thank you.</p> <p style="text-align: center;"><b>NOTED</b></p>	3/3/2021 4:12:01 PM