

September 30, 2022

Matthew Fitzsimmons  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
RE: PPR2224; 6855 Constitution Avenue Mini Warehouse Building Site Development Plan

Dear Matthew,

This is in response to the comments we received on the SDP from Planning and Engineering. A response to the Engineering comments received with the Rezoning is also included

### Planning Comments

#### SDP General Comments

1. On the bottom right of ALL pages, please have the following text: County File Number: PPR2224 **Response: County File Number has been added to all sheets (including the photometric plan)**
2. All Sheets should be the same size and orientation **Response: All sheets have been sized to be the same (including the photometric plan)**
3. The code requires a master sign plan for any application with a building that exceeds 100,000 sf. This building is over that amount and therefore will require a separate application. Please apply separately via EDARP. Review Code Section: 6.2.10.D.2 **Response: The master signage plan is now submitted to EDARP as a separate document with the SDP.**

#### C0.0 – Cover Sheet

1. List the required setbacks for the zone AND what is being proposed **Response: Required setbacks and proposed setbacks have been added to the title sheet.**
2. Canada Drive (Residential) should read (Non-Arterial) **Response: Label has been updated.**
3. Sheets should all be numbered on the bottom right. There are 21 sheets and only 20 are listed. **Response: Page count and sheet index has been updated.**
4. Place General Note 6 as a separate note with the title of Project Description. **Response: Note has been added.**
5. If you will have 4 Employees per shift, the parking for employees will need to increase. **Response: There are 1-2 employees per shift. Project description has been changed to reflect that.**

#### C1.1

1. Where are trucks expected to turn around, please show the turning radius and the max size truck (with an unskilled driver) that can use the turnaround. **Response: Vehicle tracking for a 30 ft. truck has been added to the plans. There is no interior turnaround for Semi trucks. They are required to pass through the entire site. "No Trucks" sign has been added to the plans for that turnaround.**
2. Loading areas shall be designed so that a maneuvering or parked delivery vehicle will not obstruct any parking or drive aisles used by employees or customers. The south and west elevation has storage unit doors right next to the drive aisles. Please



demonstrate that the lanes are wide enough for two-way traffic and a parked truck. This also seems to be a safety hazard to have a door accessing a drive aisle.

**Response: Vehicle traffic for the site is minimal and concerns for interior traffic impacts are low.**

3. Loading bays need to be screened from view from a public road or residential areas. Screening shall meet code requirements. The loading dock on the NW corner is not 100% screened on the landscape page. The landscape screening has now been reduced because the driving area was increased. Please amend. **Response: The turn-around area has been reduced in size to the minimum necessary to turn vehicles around and additional trees and shrubs have been added for screening.**
4. At least one bicycle parking space is required. 5% of the total parking stalls. This bike rack shall be close to the office and well lit for safety. **Response: Bike rack has been added, please see callout 17.**
5. Loading bays, will they be covered to block rain and snow from the loading area? **Response: Loading bays are not covered to block rain and snow while loading doors are open. They are sealed to keep the elements out at all other times.**
6. Are there hours of operation to reduce the noise around residential areas? **Response: Please see Project Description on the cover sheet for operation hours, which are 6:00am to 11:00pm daily.**
7. Loading Ramp, do trucks pull into this loading dock? If so, show a detail. **Response: A truck turn analysis on the loading dock has been added to the plans.**
8. Loading ramp turnaround, what are the dimensions? Planning cannot support this change if it reduces the landscaping below the required amount. **Response: Dimensions are added to the plan.**
9. North property boundary, what is the security fence for if there are no doors or windows on this entire side? Please remove on the front if it is not needed and add more landscaping. **Response: The fence has been removed along the north side of the building.**
10. Please provide documentation that excludes trees from being planted in the north boundary area due to underground utilities. **Response: The ALTA survey shows the location of the Fiber Optic lines along Constitution Avenue. Trees cannot be planted adjacent to the utility lines.**

#### C1.2

1. Provide engineering drawings and details in the GEC plan or a separate set of construction drawings and include a detail of the pedestrian ramp on the corner of Canada drive that will be installed. Move these details to the GEC plan.

**Response: Construction drawings for the ponds and grading plan have been included with this submittal.**

- L1.0 No comments
- L1.1 See C1.1 Comments **Response: Comments have been addressed.**
- L1.2 No comments
- L1.3 No comments
- L1.4 No comments
- A2.1 No comments
- A2.2 No comments

A2.3 No comments

PP1.0

This needs to be on the same size sheet and title block as the other sheets (with correct numbering and additional data) **Response: Same size sheet and title block used.**

S1.0-S1.8

This needs to be on the same size sheet and title block as the other sheets ( with correct numbering and additional data) **Response: Signage sheets removed from SDP because signage is included in the Master Sign Plan.**

Cherokee Metro District Comments

C1.1

1. Existing 4" Sanitary Sewer on the south portion of the site. Demo or remain?  
**Response: Existing 4" Sanitary is not shown on survey, we will draw it in and demo it.**
2. Show the existing Fire hydrant and 6" Fireline on the south portion of the site.  
**Response: Survey did not pick up any hydrants on the property, utility locates will need to be done on the site to determine the location of the water line. Currently, a retaining wall is proposed on the south property line that will impact these water utilities.**
3. Install curb stop 2' Inside Property line, see CMD Det. W-38. **Response: Callout added to install curb stop per CSU Det W-38.**
4. Label Existing 10" Water Line. **Response: Existing 10" water line has been labeled.**
5. Label Domestic Water Tap, CSU B1-6 Fire Tap CSU B1-2. **Response: Callout added for domestic water tap per CSU B1-6 and Fire Tap CSU B1-2.**
6. Sanitary Tap per CSU D1-6. **Response: Callout added for sanitary tap per CSU D1-6.**
7. Label existing Sanitary Sewer. **Response: Existing sanitary sewer has been labeled.**

#### **Drainage Report Comments**

1. Pg 7- unresolved from review 1. Provide pond details in the GEC plan or provide a separate construction drawing set for the pond. **Response: PCM plans will be provided with this submittal.**

#### **Financial Assurance**

Pg1

No Comments

Pg2

No Comments

Pg3

- Please remove Water and Sanitary Sewer Improvements from FAE. Private improvements do not have to be included. **Response: Water and Sanitary improvements have been removed from the Financial Assurance.**

Pg4

- Provide quantities for as-builts and pond certification. **Response: Quantities have been provided for the pond as-builts and pond certifications.**

Grading and Erosion Control Comments ([Link](#))

G0.0

1. Remove "Jennifer Irvine" from the signature block. **Response: Jennifer Irvine has been removed from the signature blocks**
2. Updated PCD Filing No. to PPR-2224. **Response: PCD No added to all sheets.**

G0.1

No Comments

G1.1

1. Provide details for water quality pond in GEC plan or provide separate construction drawings. **Response: PCM plans will be provided with this submittal.**

G2.1

No Comments

G3.1

No Comments

G4.1

No Comments

G4.2

No Comments

G4.3

No Comments

G4.4

No Comments

G4.5

No Comments

Sincerely,  
**GALLOWAY**



Heather Vidlock, AICP  
Development Services Project Manager