

PLANNING AND COMMUNITY DEVELOPMENT

August 18, 2026

To: City of Colorado Springs Planning Department

City File Number: DEPN-25-0173 / County File: OAR 265

C/O Kerri Schott Kerri.Schott@coloradosprings.gov

Planning and Community Development

No additional planning review comments. Please refer to previous review comments in EDARP.

Reviewed by:

Joe Letke

Planner

JoeLetke@elpasoco.com

Department of Public Works

Engineering Division

Review 4

OAR2610: Rock Creek Mesa Development Plan

EPC DPW DS- Engineering

The applicant must address the following comments at the Final Drainage Report (not the preliminary Drainage Report) and upload the missing items indicated below (Jalal have talked to Jesse Sullivan on July 8, 2026 about the comments below and Jesse is in agreement that all the requests will be submitted and met at the Final Drainage Report (not the preliminary Drainage Report); as a result, the comments below are still applicable:

V3_(Missing) The Final Drainage Report; the drainage swales along Pawnee Drive and other streets have no defined swales along most of these streets, how are you going to control the 100-yr flows (this will adversely impact the parcels in EPC)? Provide the plans and Profiles for the stormwater pipelines (make sure to show the HGL's on the profiles for both the 5 yr and 100-yr storms).

V3_(Missing) add a plat note on the plans indicating that the Trail construction in Tract A and up to the

property limit are the responsibility of the Developer for Rock Creek Mesa (Rock Creek Mesa cannot land lock the County parcel to the NE and the parcel/s to the north; in addition, add a note on the plat that allows access on Rock Creek Mesa and up to the offsite parcels to the Northeast and to the North.

FYI:

1. The Developer must request the CLOSURE of the existing driveway on the east side of Piute Drive and must apply for the VACATION of the connection area (a charge for the street to be vacated maybe applicable); approval is not guaranteed (show a new curb on the street plans which must be SUBMITTED and must be PERMITTED by the Developer from EPC to be constructed because it is a county jurisdiction.
2. No Basin or Bridge Fees are applicable.
3. No RIF is required (access to Piute Drive is being vacated).

Sincerely,

Jalal
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Stormwater Division

Review 4: EPC DPW Stormwater has the following comments:

- Provide final drainage report if the development progresses at final plat stage. The drainage report should discuss and analyze impacts to the downstream and County jurisdiction as applicable.
- If at time of final design, there are any soil disturbances in El Paso County, coordination will be required and an ESQCP may be required for MS4 Permitting.

These comments can be addressed at time of final plat and be provided to the County then.

Reviewed by:

Mikayla Hartford, P.E.

Engineer - Stormwater

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