

**Review Comments (60)**

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Link	Agency	Comment	Date
<a href="#">View</a>	PCD Project Manager	Traffic Impact Study Redlines <span style="background-color: red; color: white; padding: 2px;">See comment response</span>	6/13/2024 3:18:24 PM
<a href="#">View</a>	PCD Project Manager	Financial Assurance Form Redlines <span style="background-color: red; color: white; padding: 2px;">See comment response</span>	6/13/2024 3:18:02 PM
<a href="#">View</a>	PCD Project Manager	Final Plat Drawings <span style="background-color: red; color: white; padding: 2px;">See comment response</span>	6/13/2024 3:17:39 PM
<a href="#">View</a>	PCD Project Manager	Drainage Report Redlines <span style="background-color: red; color: white; padding: 2px;">See comment response</span>	6/13/2024 3:17:18 PM
<a href="#">View</a>	PCD Project Manager	Construction Drawing Redlines <span style="background-color: red; color: white; padding: 2px;">See comment response</span>	6/13/2024 3:16:45 PM
<a href="#">View</a>	County Attorney - Water	See Water Supply Review and Recommendations.	6/13/2024 9:03:45 AM
		<p>With this resubmittal, we received the Letter of Intent (Galloway, 9/18/2023), Construction Drawings (Galloway, 5/6/2024), Geotechnical Exploration Report (Universal Engineering Sciences, Revised 2/22/2024), Final Plat (Galloway, 4/29/2024), and other documents.</p> <p>UES’s revised report has been updated to include the correct geologic information and discuss the potential geologic hazards associated with the site (i.e., expansive soils, hydrocompactive soils, flooding, etc.). Provided UES’s recommendations are adhered to, CGS has r following comments.</p> <p>Included a revised soil and geology report with an updated revised date</p> <p>We offer the</p> <ol style="list-style-type: none"> <li>1. The Soil and Geology Conditions note on the Final Plat should be updated to reference UES’s 2/22/2024 report.</li> <li>2. A map showing the location of geologic hazards and constraints should also be included in the Geotechnical Exploration Report.</li> <li>3. A designated FEMA floodplain is also associated with an Unnamed Tributary to Black Squirrel Creek located directly to the south of the site as determined by the Flood Insurance Rate Map (FIRM) (Map Number 08041C0553G, December 7, 2018).</li> </ol>	6/12/2024 2:41:36 PM

This tributary continues to the north within the subject parcel and is mapped as a wetland area. CGS agrees with UES that “the project engineer consider the potential for flooding in their final design.”

Submitted 6/12/2024 by Amy Crandall, Engineering Geologist, Colorado Geological Survey

Review 3 comments on the following documents will be uploaded by the project manager:

- TIS\_V3
- Final Drainage Report\_V3
- Plat\_V3
- Construction Drawings\_V3
- FAE\_V3

Provided the minor comments are addressed, please provide signed documents (owner/developer & engineer) on the following documents:

- TIS
- Final Drainage Report
- Construction Drawings
- FAE

PCD  
Engineering  
Division

6/11/2024  
4:26:29  
PM

Reviewed by:

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Review 2: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following documents (to be uploaded by the project manager):

- Drainage Report

EPC  
Stormwater  
Review

EPC DPW Stormwater comments have been resolved on the following documents:

- Detention Maintenance Agreement
- ESQCP
- GEC Plans

- GEC Checklist
- PBMP Applicability Form
- SWMP Checklist

Reviewed by:  
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