

Agency Review Comments

Link	Agency	Comment	Date
	Falcon Fire Protection District	Falcon Fire has no objection or concerns with this request to Vacate and replat two lots into 1 known as the Falcon Ranchettes Filing #2	4/28/2023 10:49:29 AM
		ACKNOWLEDGED	
View	EPC Environmental Services		4/28/2023 1:05:15 PM
	911 Authority - El Paso/Teller County	Comments for E911 as follows: Meridian Park Dr is an acceptable logical continuation as depicted on the plan drawings. No action for E911 on this submittal. Thank you. Justin	5/2/2023 8:35:10 AM
		ACKNOWLEDGED	
	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.	5/3/2023 1:39:39 PM
		ACKNOWLEDGED	
	Colorado Parks and Wildlife	Colorado Parks and Wildlife (CPW) has reviewed the plans for the Meridian Storage Final Plat in El Paso County. Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. Based both on the location and type of action that has been taken CPW anticipates that the impacts to the wildlife resource from this project would be negligible. We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at aaron.berscheid@state.co.us	5/5/2023 4:43:40 PM
		ACKNOWLEDGED	
	County Attorney - Water	County Attorney's Office will review for water sufficiency following receipt of findings from the Colorado Division of Water Resources. Thank you.	5/10/2023 9:48:14 AM
		ACKNOWLEDGED	
	Colorado Springs Utilities, Dev, Svc.(includes water resources)	Assuming CSU is providing gas service to these properties, please include the CSU Terms and Conditions statement on the plat.	5/22/2023 8:57:41 AM
		UNADDRESSED. GAS SERVICE IS UNDER REVIEW.	

Pikes Peak Regional Building Department	<p>General Comment: • The vacant mobile homes (temp set) at 11690 and 11750 Owl Place will need to be removed before Enumerations can approve the plans for the new storage building. • Please use 7945 Meridian Park Drive when submitting plans for the storage buildings. • If the office building is not attached to one of the storage buildings then the address will be 7945 Meridian Park Drive and the storage buildings will have the main address and have building letters starting with A. If the office building is attached to one of the storage buildings then that building will start with A. 4. How tall is the trash enclosure and retaining walls. If the trash enclosure and retaining walls are over 7' in height a separate address will need to be assigned and a permit issued. Final Plat Comment: The address for Lot 1 is 7945 Meridian Park Drive and Lot 2 will be 7940 Meridian Park Drive. Please add these to the final plat. Final Plat comments apply: • Enumerations will review the mylar prior to plat for address placement, street names, and title block. • A \$10.00 per lot and tract platting fee will be due at the time of the review of the mylar, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department. As of September 28th, 2022, an additional over the phone transaction fee of 2.95% of the total transaction will apply for any credit card payment. • A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. BeckyA@pprbd.org (Please email the Enumerations staff that reviewed your project). • Mylar reviews will need to be performed in person. The mylar will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations receiving payment. If you would like an in-person review, please make an appointment on our website, https://www.pprbd.org/Home/BookAppt Becky Allen Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-799-2707 W: pprbd.org E: beckya@pprbd.org</p>	5/22/2023 11:29:30 AM
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ACKNOWLEDGED

Colorado Geological Survey	<p>With this referral, we received the Letter of Intent (Galloway, April 18, 2023), Construction Drawings (Galloway, April 21, 2023), Geotechnical Exploration Report (Universal Engineering Sciences, April 18, 2023), and other documents. Per Appendix C of the El Paso County Engineering Criteria Manual and Section 8.4.9 of the El Paso County Land Development Code, a geologic hazard study should be performed. Universal Engineering Sciences' geotechnical exploration report does not directly discuss the potential geologic hazards associated with the site. Also, page 2 of the report references a USGS map of the Colorado Springs Quadrangle and indicates the site is underlain by Pierre Shale. The interpretation of the geology and geologic map reference is incorrect. Available geologic mapping (Geologic Map of the Falcon 7.5 Quadrangle, Morgan, M.L. and White, J.L., 2012, CGS OF-12-05) indicates the site soils and bedrock are Alluvium one and three underlain by the Black Squirrel Formation. 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). This tributary continues to the north within the subject parcel and is mapped as a wetland area. CGS visited the site on May 20, 2023, and observed standing water in this unnamed tributary. CGS recommends the geotechnical report is updated to include the correct geologic information and discuss the potential geologic hazards associated with the site (i.e., expansive soils, hydrocompactive soils, flooding, shallow groundwater, etc.). CGS recommends a note be included on the plans/final plat referencing the geotechnical/geology report and listing the geologic hazards associated with the site. Submitted 5/22/2023 by Amy Crandall, Engineering Geologist, Colorado Geological Survey</p>	5/22/2023 11:44:15 AM		
<p>UPDATED SOILS AND GEOLOGY REPORT TO INCORPORATE APPENDIX C OF THE ECM</p>	<p>View EPC Parks Department</p>	<p>See final Parks comments attached.</p>	<p>SEE INCLUDED SEPARATE RESPONSE</p>	<p>5/22/2023 4:12:36 PM</p>
	<p>PCD Project Manager</p>	<p>Comments on the following documents: Final Plat (to be uploaded by engineers) Letter of Intent Water Commitment Letter Wastewater Commitment Letter Mineral Rights</p>	<p>SEE INCLUDED SEPARATE RESPONSE</p>	<p>5/23/2023 3:32:08 PM</p>
<p>View PCD Project Manager</p>	<p>Commitment Letter Wastewater Redlines</p>	<p>SEE INCLUDED SEPARATE RESPONSE</p>	<p>5/23/2023 3:34:30 PM</p>	
<p>View PCD Project Manager</p>	<p>Commitment Letter Water Redlines</p>	<p>SEE INCLUDED SEPARATE RESPONSE</p>	<p>5/23/2023 3:34:55 PM</p>	
<p>View PCD Project Manager</p>	<p>Mineral Rights Redlines</p>	<p>SEE INCLUDED SEPARATE RESPONSE</p>	<p>5/23/2023 3:35:37 PM</p>	

View	Mountain View Electric Association, Inc.	See attached comments SEE INCLUDED SEPARATE RESPONSE	5/25/2023 8:53:22 AM
	PCD Engineering Division	Review 1 comments on the following documents will be uploaded: -Letter of Intent (to be uploaded by PM) -Final Drainage report (to be uploaded by stormwater engineer) -Construction Documents (to be uploaded by stormwater engineer) -FAE (to be uploaded by Stormwater engineer) -MS4 Post Construction Form (to be uploaded by Stormwater engineer) -GEC Plan (to be uploaded by Stormwater engineer) -Traffic Impact Study -Detention Maintenance Agreement -Final Plat -Soils and Geology reviewed by: Ed Shoenheit & Daniel Torres edwardshoenheit@elpasoco.com danieltorres@elpasoco.com	5/26/2023 11:24:13 AM
View	Colorado Division of Water Resources		5/26/2023 11:12:37 AM
View	PCD Engineering Division	Traffic Study redlines SEE INCLUDED SEPARATE RESPONSE	5/28/2023 12:15:52 PM
View	PCD Engineering Division	Detention Maintenance agreement redlines SEE INCLUDED SEPARATE RESPONSE	5/28/2023 12:16:14 PM
View	PCD Engineering Division	Final Plat redlines SEE INCLUDED SEPARATE RESPONSE	5/28/2023 12:16:36 PM
View	PCD Engineering Division	Soils and Geology redlines SEE INCLUDED SEPARATE RESPONSE	5/28/2023 12:16:59 PM
View	EPC Health Department		5/27/2023 6:34:42 PM