

Agency Review Comments

Project

Project Name

Rocky Top, Site Development Plan

Applicant

LDC, INC.

EA Number

EA-16-137

File Number

PPR1913

Project Manager

Gabe Sevigny (gabesevigny@elpasoco.com)

(719) 520-7943

Status

Active

Created

9/27/2017 3:35:23 PM

LDC Comment Responses 08.30.19
 David V. Hostetler - DVH
 dhostetler@ldc-inc.com
 (719) 528-6133

Review Comments (11)

Agency	Comment	Date
Colorado Department of Transportation - Pueblo Office		5/10/2019 10:48:20 AM
PCD Project Manager	See redlines that have been uploaded. Additional reports are required and will be added to the submittal At the completion of the project the applicant is required to set up an pre-construction meeting with inspections, all collateral will be due at that time. Prior to an issuance of a Certificate of Occupancy all landscaping will be required to be installed ad parking areas marked.	4/25/2019 10:15:45 AM
PCD Project Manager	Sign Plan_V1 ✓	4/25/2019 10:13:47 AM

Acknowledged - DVH

PCD Project Manager	Site Development Plan_V1	✓	4/25/2019 10:13:31 AM
PCD Project Manager	Letter of Intent_V1	✓	4/25/2019 10:13:09 AM
PCD Project Manager	Landscape Plan_V1	✓	4/25/2019 10:12:50 AM
PCD Project Manager	Grading & Erosion Control_V1	✓	4/25/2019 10:12:30 AM
PCD Project Manager	Drainage Report_V1	✓	4/25/2019 10:10:35 AM

PCD Engineering Division Engineering comments can be found on the following documents, which will be uploaded by the project manager: 4/23/2019 5:56:46 PM

- Letter of Intent ✓
- Site Development Plan ✓
- Grading and Erosion Control Plan ✓
- Final Drainage Report ✓

Please see attached the GEC and SWMP checklists. Include all items highlighted.

The following documents must be submitted:

- Traffic memo
- SWMP
- Operation and Maintenance Manual
- Maintenance Agreement
- Soils and Geology report
- MS4 Post construction worksheet
- SDI worksheet
- confirmation of State Non-Jurisdictional Impoundment Structure form

Submitted - DVH

Pikes Peak Regional Building Department

Regarding a request for approval of a site development plan for Rocky Top Resources, Enumerations has the following comments:

4/22/2019 8:29:07 AM

1. This plan shows a new office building proposed for this site. This office building can use the current address of 1755 E. Las Vegas St. Any future structures which would require a building permit will be assigned a separate address.

Acknowledged -DVH

Floodplain has the following comments:

1. The floodplain statement should be updated to reflect the current FEMA maps. The correct map number is 08041C0741G with an effective date of December 7, 2018.

} Corrected -DVH

2. No new work is being proposed in the floodplain area. If, in the future, new structures are planned for the floodplain area, the applicant should contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898) with any questions or concerns regarding compliance with floodplain code.

} Acknowledged -DVH

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Colorado Springs Utilities, Dev, Svc. (includes water resources)

Hey Gabe,

4/12/2019 2:32:17 PM

I have finished with my review for the subject application. There are no action items and approval is recommended. I would recommend for the customer to contact Rob Estes if there are going to be drastic changes to gas or electric (719)668-5904.

Thanks,

Ryne

Markup Summary

dsdsevigny (3)



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 4/24/2019 4:11:33 PM
Color: ■

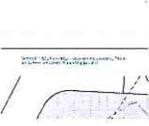
Please indicate that the existing trees are intended to stay.



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdsevigny
Date: 4/24/2019 4:17:17 PM
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See revised Landscape Plan - DVH

Landscaping requirements pertain to the whole site. What are the required tree along Las Vegas and how many are being provided? Please provide information in the plant schedule. If the existing trees along Las Vegas are to remain, the plan must reference that information.



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Page Label: 3
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Author: dsdsevigny
Date: 4/24/2019 4:17:19 PM
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Section 6.2.2(C) Parking Lot Landscape Requirements. There are no trees indicated in this parking lot detail.

dsdsevigny (1)



Subject: Text Box
Page Label: 1
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Author: dsdsevigny
Date: 4/24/2019 4:11:33 PM
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Please indicate that the existing trees are intended to stay.

dsdsevigny (1)



Subject: Text Box
Page Label: 1
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Author: dsdsevigny
Date: 4/25/2019 7:44:17 AM
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Plan updated. All signs existing. Sign permit will be applied for at time of building permit submittal - DVH

No sign permits currently exist for the site. All sign permits will be required to have a permit per the LDC requirements, directional signs are not required to be permitted. Please update sign plan to indicate which signs are pre-existing.

dsdgrimm (3)



Subject: Engineer
Page Label: 2
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Author: dsdgrimm
Date: 4/24/2019 4:30:21 PM
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A traffic memo is required to be submitted based on this average daily trips.

Included w/this submittal - DVH



Subject: Engineer
Page Label: 1
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Author: dsdgrimm
Date: 4/24/2019 4:30:21 PM
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A traffic memo/study is required to be submitted.

Included w/this submittal - DVH

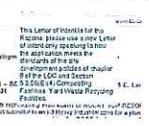


Subject: Engineer
Page Label: 2
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Author: dsdgrimm
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Corrected - DVH

The areas not used are within both the 100-year and the 500-year floodplain. The rest of the site is outside of the 500-year floodplain. Please correct this wording.

dsdsevigny (1)



Subject: Text Box
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Author: dsdsevigny
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Amended - DVH

This Letter of Intent is for the Rezone, please use a new Letter of Intent only speaking to how the application meets the standards of the site development policies of chapter 6 of the LDC and Section 5.2.56(E)(4) Composting Facilities, Yard Waste Recycling Facilities.