



# Drexel, Barrell & Co.

June 26, 2024

El Paso County Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6306

Attn: Kari Parsons, Senior Planner

**RE: Comment Response Letter for:  
Church of Jesus Christ of Latter-Day Saints (LDS)  
PPR2419: LDS Church Parking Lot at Hwy 105 Site Development Plan  
Address: 950 CO-105, Monument, CO 80132**

Engineers/Surveyors

Colorado Springs  
Lafayette

101 Sahwatch Street, #100  
Colorado Springs, CO 80903

719-260-0887

Ms. Parsons,

Please accept this Comment Response Letter as part of Drexel Barrell's resubmittal to El Paso County regarding the aforementioned project. Comments with corresponding responses (in blue) have been addressed below.

Colorado Department of Transportation-Pueblo Office: 06/17/24

We are in receipt of the above-referenced development submittal. After review of the provided documents, CDOT Staff currently has NO COMMENT pertaining to this submittal.

Noted.

911 Authority – El Paso/Teller County: 06/04/24

No action for E911 on this submittal

Noted.

Mountain View Electric Association, Inc: 06/24/24

MVEA has no objection to the parking lot on the adjoining parcel, please contact our office when ready for lighting

Noted.

PCD Project Manager: 06/26/24

Engineering and Stormwater will upload the redlines for their divisions. Planning has provided planning-only comments due to an extended time out of the office.

Noted.

PCD Project Manager: 06/26/24

Letter of Intent- Planning only comments.

Comments have been addressed and Letter of Intent revisions are included.

PCD Project Manager: 06/26/24

Site Dev Plan Comments Planning Only. Engineering and Stormwater will upload their comments.

Noted, completed by others.

PCD Project Manager: 06/26/24

Landscape Plan comments- Planning Only. Engineering may upload additional comments July 2cd.

Comments have been addressed and Landscape Plan revisions are included.

PCD Project Manager: 06/26/24

Application Comments- Please adjust this so it is specific to the site development plan only. See redline.

Comments have been addressed and Application Form revisions are included.

Pikes Peak Regional Building Department: 06/27/24

Electrical for the light poles is being fed from the existing church. If this changes, a separate address will need to be assigned and a permit issued for any new meter. Contact Enumerations if needed. No further comment.

Noted. The existing church has electric service capacity for the added parking lights and therefore, a new meter is not needed.

PCD Engineering Division: 07/01/24

Engineering Review Ver. 1

LOI\_V1 Engineer & SW Comments uploaded on separate LOI review document

SDP\_V1 Engineer & SW Comments uploaded on separate LOI review document

ESQCP\_V1 Uploaded by SW Dept

FAE\_V1 Uploaded by SW Dept

Please provide CD sheet for new 18in RCP from parking lot that will connect into ROW.

GEC\_V1 Uploaded by SW Dept

FDR\_V1 Uploaded by SW Dept

Road Impact Fee not applicable.

Noted, see details below and attached.

EPC Stormwater Review: 07/01/24

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

- Drainage Report
- ESQCP
- FAE
- GEC Plan
- GEC Checklist
- Landscape Plan

- LOI.....(uploaded by Development Services Engineering)
- PBMP Applicability Form
- Site Development Plan.....(uploaded by Development Services Engineering)
- SWMP Checklist (could not be reviewed without the SWMP)

Please provide the following documents upon resubmittal:  
- SWMP (drainage maps were submitted in the SWMP slot)

Noted, see details below and attached.

EPC Stormwater Review: 07/01/24  
Drainage Report

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/01/24  
ESQCP

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/01/24  
FAE

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/01/24  
GEC Plan

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/01/24  
GEC Checklist

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/01/24  
Landscape Plan

Comments have been addressed and revisions are included.

EPC Stormwater Review: 07/01/24  
PBMP

Comments have been addressed and revisions are included.

PCD Engineering Division: 07/01/24  
LOI\_V1 ENGR & SW Comments

Noted, completed by others.

PCD Engineering Division: 07/01/24

SDP\_V1 ENGR & SW Comments

Noted, completed by others.

We trust you will find our request for Site Development Plan complete. Please call if you have any questions or require any additional information.

Respectfully,

*Drexel, Barrell & Co.*

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Tim D. McConnell, P.E.  
Principal, Regional Manager