

MEMO

To: El Paso County

From: Ken Huhn, P.E.

Subject: FMIC Authorization for Emergency Access Road - The Cottage at Mesa Ridge

Project Number: 200541

Date: January 17, 2022

Attached to this memo is the additional correspondence we have had with the FMIC. The following has been extracted from their email:

“The conditional approval by the FMIC Board has been granted a few months ago. This conditional approval required the submittal of the FMIC application form (already submitted); FMIC application fee (of which \$2,500 has been submitted, need to submit the remaining \$1,500); submit design plans for the installation of the concrete pipe within the existing FMIC right-of-way (to be submitted and approved by this office); assurance that the emergency access roadway located within the FMIC right-of-way will be permanently maintained by either the applicant or a future Metro District for this project; and coordinate all construction work with FMIC personnel during the summer months to not interfere with operation of the ditch at this time.

FMIC has no additional comments with respect to this project at this time and will allow the canal to be filled in once final design plans have been approved.

Based on the above, we will be preparing and submitting Construction Drawings for the work within the FMIC right-of-way. We will not be able to receive official Board approval until these Plans have been reviewed and approved. Based on their comments which indicate that they have no objections to the work as currently proposed, we are requesting that FMIC Board approval be a condition of approval that be provided to the County at time of Final Plat.

Huhn, Ken

From: Dave Morrison <DMorrison@GoodwinKnight.com>
Sent: Wednesday, January 5, 2022 11:52 AM
To: Huhn, Ken; Stuepfert, Phil
Subject: FW: FW: Cottages @ MR / FMIC

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From: Bobby Ingels <bingels@norwood.dev>
Sent: Tuesday, December 21, 2021 8:43 AM
To: Dave Morrison <DMorrison@GoodwinKnight.com>
Subject: FW: FW: Cottages @ MR / FMIC

Dave,

See Gary's email below, hopefully that will suffice for the EPC. We will not get anything more formal until they have approved the construction drawings. I'm sure Gary would be ok if the planner emails him directly. Let me know.

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NORWOOD

From: GARY STEEN <glsteen@comcast.net>
Sent: Friday, December 17, 2021 8:18 AM
To: Bobby Ingels <bingels@norwood.dev>
Subject: Re: FW: Cottages @ MR / FMIC

Good Morning Bobby:

The conditional approval by the FMIC Board has been granted a few months ago. This conditional approval required the submittal of the FMIC application form (already submitted); FMIC application fee (of which \$2,500 has been submitted, need to submit the remaining \$1,500); submit design plans for the installation of the concrete pipe within the existing FMIC right-of-way (to be submitted and approved by this office); assurance that the emergency access roadway located within the FMIC right-of-way will be permanently maintained by either the applicant or a future Metro District for this project; and coordinate all construction work with FMIC personnel during the summer months to not interfere with operation of the ditch at this time.

FMIC has no additional comments with respect to this project at this time and will allow the canal to be filled in once final design plans have been approved.

Thanks, Gary

On 12/16/2021 2:31 PM Bobby Ingels <bingels@norwood.dev> wrote:

Gary, Can you give me a guesstimate on timing of FMIC approval of the Cottages project? Thx bi

BOBBY INGELS

Vice President

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NORWOOD

From: Dave Morrison <DMorrison@GoodwinKnight.com>

Sent: Thursday, December 16, 2021 12:33 PM

To: Bobby Ingels <bingels@norwood.dev>

Cc: Huhn, Ken <khuhn@hrgreen.com>; Phil Stuepfert (pstuepfert@hrgreen.com) <pstuepfert@hrgreen.com>

Subject: FW: Cottages @ MR / FMIC

Importance: High

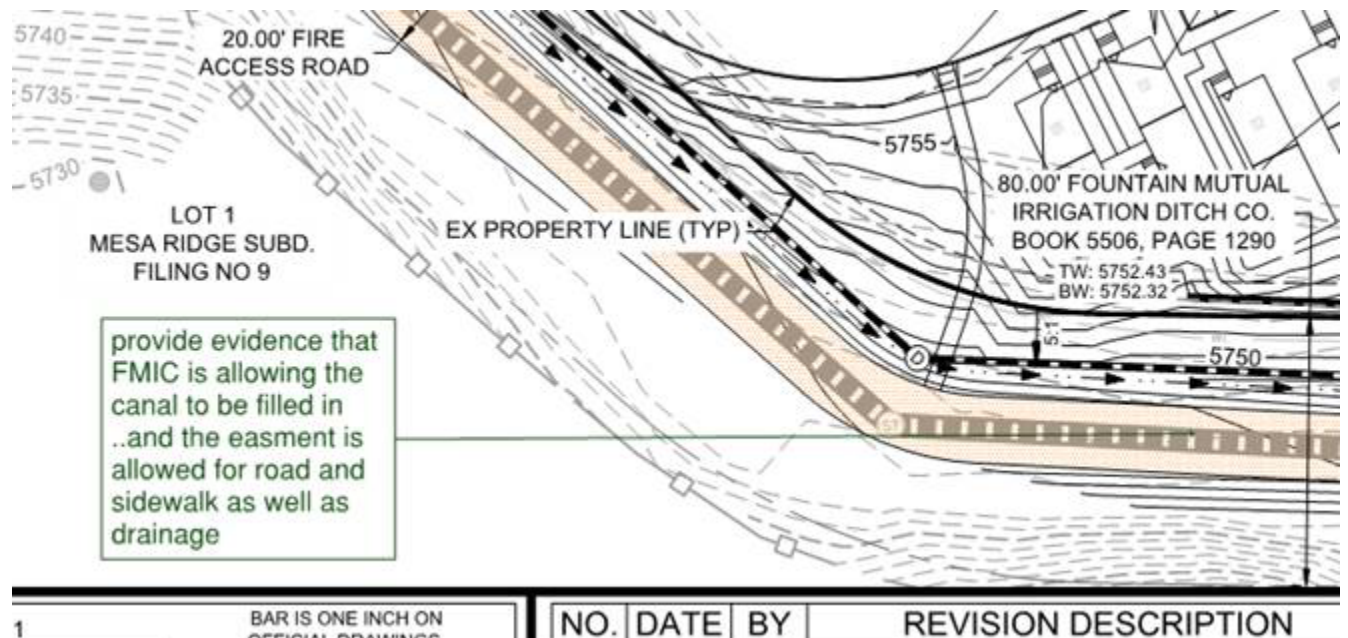
Bobby:

We are attempting to resubmit the PUD plan to the County next week. One of the comments that came back from the County is attached and below. Is possible, and I apologize for the short notice, to get a letter from FIMC addressing County's request ?

Thanks

Dave

From: Huhn, Ken <khuhn@hrgreen.com>
Sent: Thursday, December 16, 2021 12:26 PM
To: Dave Morrison <DMorrison@GoodwinKnight.com>
Cc: Stuepfert, Phil <pstuepfert@hrgreen.com>
Subject: RE: Cottages @ MR / FMIC
Importance: High



Based on the County review comment clipped above, they are looking for evidence as noted. Based on the email below we were expecting something from Norwood. Can you see if you can get this. In another comment they are requesting an easement? If FMIC can grant an easement that might be better so that you have rights to maintain the improvements shown such as access road/trail and private storm drainage. If you agree, we can show a proposed easement line and then follow up later with a formal easement document.

The attachment is what they reviewed initially since we did not have anything from Norwood at the time of submittal.

Ken Huhn, P.E.

Senior Project Manager – Land Development

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From: Dave Morrison <DMorrison@GoodwinKnight.com>

Sent: Tuesday, August 24, 2021 10:06 AM

To: Huhn, Ken <khuhn@hrgreen.com>

Subject: FW: Cottages @ MR / FMIC

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Ken:

FYI – from Bobby (below)

Dave



Dave Morrison, MLA, RLA

Senior Planner

O: 719.598.5190 Ext: 2027 | C: 719.323.5530 | dmorrison@GoodwinKnight.com

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From: Bobby Ingels <bingels@norwood.dev>

Sent: Tuesday, August 24, 2021 9:59 AM

To: Dave Morrison <DMorrison@GoodwinKnight.com>

Subject: Cottages @ MR / FMIC

Dave:

FMIC BOD gave conditional approval to the plan on Thursday. They have a form to fill out and submit. I will take care of that.

Kiowa has included the small cross basin drainage in the MDDP amendment we are working on . I should have a schedule for that submittal to Fountain for review shortly. bi

BOBBY L. INGELS

Vice President

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NORWOOD

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