



June 16, 2024

El Paso County  
Planning & Community Development Department  
2880 International Circle, Suite 110,  
Colorado Springs, CO 80910

Attn: Joe Letke

**Re: Greaves Subdivision Filing No. 1 (VR243) – Replat Comment Response Letter  
MVE Project No. 61211**

The submittal documents for the Greaves Subdivision replat have been revised and corrected per the comments received by the various reviewing agencies. Most of the revisions are provided in the submittal documents without further discussion. However, some of the comment responses require further explanations which follow in the notes below.

**Final Plat:**

PCD Eng, Comment: “Please include statement below: No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel.... ”

MVE Response: No reservoirs, spillways, dams or other detention facilities exist or are proposed for this subdivision. Note was not added to plat.

PCD Eng, Comment: “Please include statement below: The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision....”

MVE Response: No BMPs are proposed for this subdivision nor mentioned in the Drainage Report. Note was not added to plat.

PCD Eng, Comment: “Please include statement below: Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)”

MVE Response: There are no Tracts proposed on this Plat. Note was not added to plat.

PCD Eng, Comment: “Please include statement below: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.”

MVE Response: There are no private roads proposed on this Plat. Note was not added to plat.

**Engineers • Surveyors**  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)**

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PCD Eng, Comment: “Please include statement below: Lot \_\_\_\_ (or Tract \_\_\_\_ ) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.”

MVE Response: No BMPs are proposed for this subdivision nor mentioned in the Drainage Report. Note was not added to plat.

PCD Eng, Comment: “Please include statement below: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.”

MVE Response: A 10 foot public utility and drainage easement is being granted to each side of the new lot line. The existing lot already has a 10 foot easement around its exterior. Replatting an existing lot does not generate the same easement requirements as a new subdivision would around its boundary. We feel the granting of 20 feet around the boundary for the addition of one single family residence is unwarranted. The easement note was revised to just grant 10 feet along each side of all lots.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

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**M.V.E., Inc. • Engineers • Surveyors**  
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