

Meadowbrook Crossing Filing 2: Review 2 Response to Comments

PCD Engineering Division:

- Review 2 comments on the plat document: - Revise note 3: The intent of the first review comment was to revise the note so it doesn't identify the CLOMR but the anticipated LOMR and it's effective date. Revise note 3 to the following: This property is located in Zone X (area determined to be out of the 500 year floodplain) as determined by the Flood Insurance Rate Map number 08041C0752F, effective date March 17, 1997, and as amended by the following FEMA approved Letter of Map Revisions, case number 06-08-B137P, effective December 13, 2006 and case number _____ effective _____. No structures are permitted within the designated Floodplain areas. Complete the blank once you receive the LOMR for the channel improvement.

RESPONSE: Note has been updated and revised.

- The FEMA adjusted floodplain boundary must be shown in the "As-Replatted" to reflect the approved LOMR. Per Land Development Code (LDC) Chapter 8 Section 8.4.2.B.1.e, FEMA-approved base flood elevation data shall be shown on the plat. Review 2 comment: Unresolved comment. Per the referenced LDC section above, the plat shall identify the FEMA approved base flood elevation on the plat.

RESPONSE: The Base Flood Elevation lines have been added to the drawing.

- Review 2 comments to the drainage letter: 1. Revise the note in Table 1 to state: "Drainage Fees are deferred since the reimbursable drainage expenses associated with the public drainageway improvements are in excess of the drainage fees due and the DBPS drainage conveyance cost estimate." 2. Include the EPC signature blocks (Engineer Statement, Developer Statement, El Paso County) in the drainage letter.

RESPONSE: Drainage letter updated per comments.