

March 4, 2022

Austin Cooper
Planner II
Land Use Review
30 S. Nevada, Suite 701
Colorado Springs, CO 80901

RE: Meadoworks Development Plan and Final Plat – 2nd Review Comments
City File # AR DP 21-00591, AR FP 21-00592, AR FP 21-00593, AR FP 21-00594, AR FP 21-00595

Dear Mr. Cooper,

In response to the updated March 1, 2022 Review Comments in regards to the Meadoworks Development Plan and Final Plat we have provided the below responses in red and associated revised drawings.

DEVELOPMENT PLAN COMMENTS

Land Use Review

1. Comments have been addressed.
Acknowledged.

Engineering Development Review (Patrick Morris, Patrick.Morris@coloradosprings.gov)

(INFORMATIONAL COMMENTS) **Acknowledged.**

- a. The Unit cost estimate for the street financial assurances was updated and a new estimate will be provide with the review of the construction plans.
- b. The new unit cost estimate for financial assurances is available on the Public Works web site

Fire Marshalls Office (DeMarcus Tillery, 719.385.7356, demarcus.tillery@coloradosprings.gov)

NO EXCEPTIONS: CSFD does not have any exceptions with plan as submitted.

Acknowledged.

Traffic Engineering Review (Zaker Allezeh, 719-385-5468, Zalazzeh@coloradosprings.gov)

1. Please add pedestrian ramp connection across the south leg of the intersection of Horizonview Drive and Asper Way.
A pedestrian crossing has been provided at the intersection of Horizonview and Asper Way.
2. Further review for roadways improvements will be addressed in next submittal when city traffic engineering receive the Traffic Impact Analysis (TIA) for this development plan.
Acknowledged. Updated comments were received and addressed. Revised report has been added to the dropbox folder.

Please add the following to the traffic study recommendations and the development plan general notes:

1. The developer will be responsible to stripe Horizonview Drive (adjacent to the development property lines) to accommodate two 12 feet through lanes and two 8 feet shoulders.
Acknowledged. Striping will be shown on the Construction Document permit set.
2. The developer is required to construct an eastbound right turn lane at Drennan Road/Horizonview Drive intersection. This turn lane will need to provide 200 feet of turn lane and 180 feet transition taper.
Note added to the cover page and traffic report.
3. The developer is required to construct a westbound left turn lane at Drennan Road/Horizonview Drive intersection. This turn lane will need to provide 200 feet of turn lane and 180 feet transition taper.
Note added to the cover page and traffic report.

Landscape Comments (Daniel Gould, 719-385-5375, Daniel.Gould@coloradosprings.gov)

1. Overall Comments –
 - a. Please add the following notes clarifying who will own and maintain all landscape improvements on the cover sheet of the Development Plan (if ever there is a question or enforcement action necessary - Preliminary Landscape Check List item 1.1).
 - “All street trees and streetscape improvements located in the ROW will be maintained by (choose one – HOA/Metro District/etc.)”
 - Provide the following note on the cover sheet outlining the long term landscape maintenance responsibly for all required landscaping (trees/irrigation/native seed etc.) for tract A in Filing 3. “All landscaping and irrigation located within Tract A within Filing 3 will be maintained by the Colorado Center Metro District #2.”
Notes have been added to the DP cover sheet. The Meadoworks Metro District #2 will own and maintain the landscaping / irrigation but the detention pond will be dedicated to the City since this is a Public Detention facility (General Note #16). This has also been clarified underneath the tract table with a reference to general note #16.
2. All Landscape Sheets:
 - a. Confirm what material is planned for the proposed 5’ sidewalk adjacent to the lots next to Marksheffel Road and include this information in the call out, example “5’ concrete sidewalk”.
10’ Proposed Bike Trail has been called out on the DP & PLP sheets.
 - b. Label the sound wall and dog park fencing on the landscape sheets. (PLP # 1.j) Also if any other fencing is proposed, provide a detail, and call out the locations on the plans. Currently only the sound wall is shown around lots (Example adjacent to Horizonview Drive and Marksheffel Blvd)
All of the proposed fencing is shown on the DP and PLP sheets. Details for each are provided with the landscape details, sheet 28 of 28.
 - c. Confirm if the sound wall will be installed along the west side of lot 1 (sheet 22). All other lots adjacent to Horizonview Drive show the screen wall.
Community wall has been added in filing 4 tract d adjacent to Lot 1.

City Forester (Jeff Cooper, 719-385-6543, Jeff.Cooper@coloradosprings.gov)

1. Please move landscape note #25 to the general notes on the cover page of the development plan.
Noted added to cover page (#15 & #16).
2. No payment will be due for the removal of the three pines along Marksheffel. The value of the trees being planted in the ROW will exceed the value of the pines being removed..
Acknowledged, thank you.

Colorado Springs Utilities (Al Juvera 719-668-8769 ajuvera@csu.org)

Information Items: **Acknowledged**

- Please click here for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
- Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
- In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
- When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
- CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
- CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
- Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
- Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
- Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
- Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

- The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

SWENT: Stormwater Engineering Development Review (Jonathan Scherer@coloradosprings.gov, 719-385-5546)

Reassigned to KH (Comments by Emily Perkins, direct all questions to Jonathan Scherer jonathan.scherer@coloradosprings.gov).

Development Plan

1. Not Addressed Sheet 1: The floodplain statement lists the FEMA flood zone as Zone AE, but also states that no portion of the site is within a designated FEMA floodplain. Zone AE refers to areas where base flood elevations have been determined. Please reconcile. If the platted area is within a designated FEMA flood hazard area, the 100-year floodplain line should be shown. (FEMA statement still reads "No portion of the site, Meadowworks Filing No.1")
The FEMA general note on the cover page does not reference Zone AE and matches the plat.
2. Not Addressed Sheet 4,6, 10,12, 16, 18, 26: Clearly label the maintenance access to the proposed EDB on all applicable sheets, including Landscape Plans. Ensure maintenance access meets criteria (refer to DCM volume 1, chapter 13, section 5.16 for maintenance access requirements). Sheet 6, 16, 18, 26, are missing access road label.
Pond maintenance access has been called out on all applicable sheets.
3. Not Addressed Sheet 14-19: Label all proposed drainage facilities with size, type, material, and private or public.
Labels have been provided on all applicable sheets.
4. Not Addressed Add a note that all private to public storm sewer connections must be inspected by an Engineering Development Review Inspector.
Note has been added to the utility sheets.

Informational Comments **Acknowledged.**

.. The first submittal Final Drainage Report (STM-REV21-1581) was reviewed and returned to the engineer for revision on 10/28/2021. Comments on the drainage report that could affect the DP are ensure Public FSD meets Criteria, MDDP format is required, ensure report text and drainage map match the values from the calculations.

Street Naming (Bootsy Jones, 719-385-5362 Bootsy.Jones@coloradosprings.gov)

Street names are accepted. No remaining comments

Acknowledged.

Streets Program Supervisor (Michael Hensley, 719-385-6856) Michael.hensley@coloradosprings.gov

1. **MARKSHEFFEL RD** is under moratorium thru 2023. If infrastructure construction, storm sewer, or utility tie-in work impacts **MARKSHEFFEL RD**, developer needs to be familiar with the City's

degradation fee schedule and restoration specification. Restoration limits and degradation fees will be defined in the field based on extent of impact. Degradation fees are graduated based on area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact City Right-of-way management at 385-5977.

Acknowledged.

City Surveyor (Cory Sharp, 719-385-5098)

No remaining comments

Acknowledged.

Public Safety – Crime Prevention (Scott Mathis, 719-444-7276, scott.mathis@coloradosprings.gov)

No Concerns.

Acknowledged.

PR&CS Dept. (Connie Schmeisser, 719-385-6533, constance.schmeisser@coloradosprings.gov)

1. PLDO: The parkland Dedication Ordinance is applicable to this DP application and the associated plat applications.
 - a. A park location has been identified, and if accepted, would partially satisfy the total anticipated obligation of (5.23 acres) created by the total project. Please reference the chart below.
 - i. Please explain if there are future filings beyond Filings 1-4 shown in this Development Plan application, and which we may want to consider? Addressed.
 - ii. We need a response which identifies if there is further parkland to give in this location (or another location) which qualifies for public park land consideration; before we can consider whether Fee's in Lieu of land dedication will be accepted for the obligation balance. Addressed. We will consider taking in Tract A and collecting fees for the remainder. See below, pending a site visit.

Noted. The park was staked by our survey team back in October of last year for the site visit. There is no guarantee that those stakes are still there.
 - iii. We also need a response whether this proposed park site will be dedicated to the City of Colorado Springs PRCS Dept; or if this developer is proposing an alternative compliance situation, such as a developer built park, with a district to own and maintain the park? *The chart on the cover page reflects the intent is to dedication this tract to the City of Colorado Springs. Please confirm.* Addressed: Applicant Confirmed. Tract A is proposed for dedication to the City of Colorado Springs.

Noted.
 - iv. Any Tract, such as Tract A of Filing 2 must be acceptable for development and unincumbered to be accepted as public park land. Addressed. Applicant responded, 'no easements'.

1. Are there any existing easements or other encumbrances which need to be removed, in order to dedicate the land?
2. The cover page table lists several other uses for this tract, and does not list "Public Park". Tract A includes "Public Drainage, Public Utilities...", and the "Trails/OS" may be irrelevant if the tract is accepted for dedication. Please explain these other uses reflected for Tract A.

Staff Response:

- Thank you for adding "Public Park".
- The chart can say Future Public Park alone.
The tract table on the dp cover sheet reflects the plat for that filing. I have matched the uses from the plat.
- Plat Note 11 and any other notes should be updated. Once built, there appears to be no concentrated flows planned per the preliminary grading plan coming onto or off of the Tract to be conveyed to the City (PRCS). The drainage, utility, and trail/open space uses can be removed.
 3. Please provide a response that helps us understand the existing natural features today, how any overlot grading would be minimized (or advantageous) to future park development by the City of Colorado Springs?
Addressed.
 4. Ultimately, we need to make a site visit to view this future Tract A before a Plat can approved with any land dedication. Is there a way to survey and clearly stake off this Filing 2 Tract A, for our site visit? **Staff Response: We still need to make this site visit, and can get this scheduled around weather over the next 1-2 weeks.**
See response above regarding staking of the park. Please keep me posted on the future site visit.

Enumerations (Rebekah Allen, 719-799-2707, beckya@pprbd.org)

- a. No further comments
Acknowledged.

El Paso County Planning/Community Development (Ryan Howser, 719-520-6049; ryanhowser@elpasoco.com)

Planning Division

Planning Division has no comments at this time. Proposed development is compatible with surrounding properties located within the County and is similar in density and lot size.

Acknowledged.

El Paso County Community Development (Jeff Rice, 719-520-7877)

1. Revised comments to be updated once received.

Updated comments were never received from Jeff Rice.

USPS, Elaine Kelley (719-570-5415, elaine.f.kelly@usps.gov)

1. Updated comments to be added once received.

Updated comments were never received from Elaine Kelley.

Colorado Springs Bicycle Planning (Kate Brady, Katherine.Brady@coloradosprings.gov)

- ~~1. Marksheffel is identified as a priority corridor in the Vision Map of the bike master plan, and we have determined that a 10' wide trail on the east side is the appropriate means to accommodate bikes.~~
 - ~~a. If the 5' sidewalk outside of the verti-crete sound wall adjacent to Marksheffel ROW is intended to be that trail, please widen it to 10' and make sure it continues south of the public utility easement between lots 42 and 43, to be able to connect to the next development to the south.~~
 - ~~b. If the sidewalk is separate, please show this trail on the development plan.~~
2. Please ensure that the public utility easements (between lots 42 and 43, and 23 and 24) connecting from Cordifolia Drive to Marksheffel are also public use easements, and provide sidewalk access (not blocked by the sound wall) between the Marksheffel Trail and both the sidewalk on Cordifolia and the street itself (including a bike ramp if there isn't one).
 - a. UPDATE: Regarding my comment number 2, I see that the tract table does reflect public access for those tracts. However, the detailed sheets in the DPs and the final plats refer to these as public utility easements in some places. To minimize confusion, please ensure that there is consistency across these documents.

An easement will be dedicated within this tract for the water main loop into Marksheffel. A sidewalk connection will also be provided in this corridor for public access onto the proposed bike trail. The community wall will not prevent public access to the proposed bike trail. Per the tract table, this will be owned and maintained by the Metro District.
- ~~3. Please also provide public use easement and sidewalk (not blocked by the sound wall) to the Marksheffel Trail north of lot 15.~~
- ~~4. I appreciate the provided internal trails connecting to the park, that's great design. Please widen the sidewalk (I see filing 2, tract E, but there may be others) to 8' for those internal connections.~~

Comcast Cable (Jason Jacobsen, 719-442-4730, Jason.Jacobsen@cable.comcast.com)

1. Please be aware, Comcast has UG Fiber Optic cables on both sides of Horizonview Dr in the ROW.

Acknowledged.

Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com)

No additional comments at this time

Acknowledged.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org

1. No additional comments

Acknowledged.

Widefield School District #3 (David Gish, 719-391-3530, gishd@wsd3.org)

1. In reference to your correspondence dated 12/21/21, file numbers AR DR 21-00591, AR FP 21-00592, 21-00593, 21-00594, 21-00594 for filings 1-4 for the Meadowworks development plan, tax numbers 5500000189 and 5503300001, located east of Marksheffel Road, south of Drennan Road and on both sides of Horizonview Drive, 358 dwelling units on 90.63 acres. Widefield School District #3 has no objections to this project. Widefield School District #3 would like the land owed to the district from the Meadowworks development for use as a future site. If you have further questions please feel free to contact me by email at gishd@wsd3.org or by phone at 719-391-3531.

Acknowledged.

FINAL PLAT COMMENTS – FILING 1

Land Use Review

1. Include the file number AR FP 21-00592 in the lower right hand corner of all sheets.
Per our surveyor, this is not a Final Plat checklist item. If needed, we can provide numerous approved Final Plats that do not have file numbers on them.

Colorado Springs Utilities (Al Juvera, 719-668-8769, ajuvera@csu.org)

Information Items: Acknowledged.

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National

Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.

6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Engineering Development Review (Patrick Morris, Patrick.Morris@coloradosprings.gov)

EDRD has no comments on this item.

Acknowledged.

Enumerations (Rebekah Allen, 719-799-2707, beckya@pprbd.org)

- a. Comments have been addressed.

Acknowledged.

SWENT: Stormwater Engineering Development Review (Jonathan Scherer@coloradosprings.gov, 719-385-5546)

Reassigned to KH (Comments by Emily Perkins, direct all questions to Jonathan Scherer jonathan.scherer@coloradosprings.gov)

(INFORMATIONAL COMMENT) The first submittal Final Drainage Report (STM-REV21-1581) was reviewed and returned to the engineer for revision on 10/28/2021.

Acknowledged.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org)

2. Remove "(zone ae)" from the end of note 2 on all plats

Revised.

City Surveyor (Cory Sharp, 719-385-5098)

Inspection fees: 85 lots at \$201.15 per lot = \$17097.75

Acknowledged.

Final plat comments:

1. No remaining comments.

Acknowledged.

Colorado Springs Real Estate Services (Barbara Reinardy, 719.385.5601, Barbara.Reinardy@ColoradoSprings.gov)

1. No remaining comments

Acknowledged.

Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com)

1. Airport staff recommends no objection with the following conditions:

- Avigation Easement: Avigation easement note on plan and plats; no further action.
Acknowledged.
- Airport Acknowledgement: Upon accepting residency within Meadoworks, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Meadoworks lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport. **NES**
This is a single-family development that will be owner occupied. All owners will be put on notice through closing documents.
- FAA Form 7460-1: If use of temporary construction equipment will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).
Acknowledged.

Comcast Cable (Jason Jacobsen, 719-442-4730, Jason.Jacobsen@cable.comcast.com)

1. Please be aware, Comcast has UG Fiber Optic cables on the north side of the project area.
Acknowledged.

El Paso County Planning/Community Development (Ryan Howser, 719-520-6049; ryanhowser@elpasoco.com)

Planning Division

Planning Division has no comments at this time. Proposed development is compatible with surrounding properties located within the County and is similar in density and lot size.

Acknowledged.

El Paso County Community Development (Jeff Rice, 719-520-7877)

Revised comments to be added once received.

Updated comments were never received from Jeff Rice.

Street Naming (Bootsy Jones, 719-385-5362 Bootsy.Jones@coloradosprings.gov)

The street names were accepted for this filing

Acknowledged.

FINAL PLAT COMMENTS – FILING 2

Land Use Review

1. Include the file number AR FP 21-00592 in the lower right hand corner of all sheets.

Per our surveyor, this is not a Final Plat checklist item. If needed, we can provide numerous approved Final Plats that do not have file numbers on them.

Colorado Springs Utilities (Al Juvera, 719-668-8769, ajuvera@csu.org)

Action Items:

1. No remaining action items.

Acknowledged.

Information Items: **Acknowledged.**

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Engineering Development Review (Patrick Morris, Patrick.Morris@coloradosprings.gov)

EDRD has no comments on this item.

Acknowledged.

PR&CS Dept. (Connie Schmeisser, 719-385-6533, constance.schmeisser@coloradosprings.gov)

1. The proposed land dedication of 3.826 acres of the 5.23 acres obligation results in Fee's being due for 96 units.

Acknowledged.

2. Put these figures in the Parkland dedication chart for the Development Plan, and on each plat cover page as a Parkland Dedication note.

Figures have been added to the DP cover sheet. However, since this is not a check list item, per our surveyor, these will not be added to the Final Plats.

City Staff Cory Sharp will also note the Mylar accordingly.

AR FP 21-00592 Filing 1 PLDO: Land dedication met through Filing 2 Tract A. (85 units currently reflected)

AR FP 21-00593 Filing 2 PLDO: Land dedication met through Filing 2 Tract A. (91 units currently reflected)

AR FP 21-00594 Filing 3 PLDO: Land Met for first 86 units & Fee's Due for 6 units (current unit total count 92 units)

AR FP 21-00595 Filing 4 PLDO: Fee's Due in Lieu of land (for all 90 Units shown on plat currently)

Acknowledged.

Enumerations (Rebekah Allen, 719-799-2707, beckya@pprbd.org)

- a. No remaining comments

Acknowledged.

SWENT: Stormwater Engineering Development Review (Jonathan Scherer@coloradosprings.gov, 719-385-5546)

Reassigned to KH (Comments by Emily Perkins, direct all questions to Jonathan Scherer

jonathan.scherer@coloradosprings.gov)

1. (INFORMATIONAL COMMENT) The first submittal Final Drainage Report (STM-REV21-1581) was reviewed and returned to the engineer for revision on 10/28/2021.

Acknowledged.

City Surveyor (Cory Sharp, 719-385-5098)

Inspection fees: 91 lots at \$201.15 per lot = \$18304.65

Acknowledged.

Final plat comments:

No comments or concerns on the final plat.

Acknowledged.

Colorado Springs Real Estate Services (Barbara Reinardy, 719.385.5601,

Barbara.Reinardy@ColoradoSprings.gov

1. No remaining comments.

Acknowledged.

Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com)

1. Airport staff recommends no objection with the following conditions:

- Avigation Easement: Avigation easement note on plan and plats; no further action.

Acknowledged.

- Airport Acknowledgement: Upon accepting residency within Meadoworks, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Meadoworks lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.

This is a single-family development that will be owner occupied. All owners will be put on notice through closing documents.

- FAA Form 7460-1: If use of temporary construction equipment will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Acknowledged.

Comcast Cable (Jason Jacobsen, 719-442-4730, Jason.Jacobsen@cable.comcast.com)

1. Please be aware, Comcast has UG Fiber Optic cables on the north and east sides of the project area.

Acknowledged.

El Paso County Planning/Community Development (Ryan Howser, 719-520-6049; ryanhowser@elpasoco.com)

Planning Division

Planning Division has no comments at this time. Proposed development is compatible with surrounding properties located within the County and is similar in density and lot size.

Acknowledged.

El Paso County Community Development (Jeff Rice, 719-520-7877)

1. Revised comments to be added once received.

Updated comments were never received from Jeff Rice.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org

1. Remove "(zone ae)" from the end of note 2 on all plats.

Revised.

Street Naming (Bootsy Jones, 719-385-5362 Bootsy.Jones@coloradosprings.gov)

No remaining comments

Acknowledged.

FINAL PLAT COMMENTS – FILING 3

Land Use Review

1. Include the file number AR FP 21-00592 in the lower right hand corner of all sheets.

Per our surveyor, this is not a Final Plat checklist item. If needed, we can provide numerous approved Final Plats that do not have file numbers on them.

Colorado Springs Utilities (Al Juvera, 719-668-8769, ajuvera@csu.org)

Action Items:

1. No remaining comments.

Acknowledged.

Information Items: Acknowledged.

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Engineering Development Review (Patrick Morris, Patrick.Morris@coloradosprings.gov)

EDRD has no comments on this item.

Acknowledged.

Enumerations (Rebekah Allen, 719-799-2707, beckya@pprbd.org)

a. No remaining comments

Acknowledged.

SWENT: Stormwater Engineering Development Review (Jonathan Scherer@coloradosprings.gov, 719-385-5546)

Reassigned to KH (Comments by Emily Perkins, direct all questions to Jonathan Scherer jonathan.scherer@coloradosprings.gov)

1. (INFORMATIONAL COMMENT) The first submittal Final Drainage Report (STM-REV21-1581) was reviewed and returned to the engineer for revision on 10/28/2021.
Acknowledged.

City Surveyor (Cory Sharp, 719-385-5098)

Inspection fees: 92 lots at \$201.15 per lot = \$18505.80

Acknowledged.

Final plat comments:

1. No remaining comments.

Acknowledged.

Colorado Springs Real Estate Services (Barbara Reinardy, 719.385.5601, Barbara.Reinardy@ColoradoSprings.gov)

1. No remaining comments

Acknowledged.

Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com)

1. Airport staff recommends no objection with the following conditions:

- Avigation Easement: Avigation easement note on plan and plats; no further action.

Acknowledged.

- Airport Acknowledgement: Upon accepting residency within Meadowworks, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Meadowworks lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.

This is a single-family development that will be owner occupied. All owners will be put on notice through closing documents.

- FAA Form 7460-1: If use of temporary construction equipment will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Acknowledged.

Comcast Cable (Jason Jacobsen, 719-442-4730, Jason.Jacobsen@cable.comcast.com)

1. Please be aware, Comcast has UG Fiber Optic cables on the east side of the project area.

Acknowledged.

El Paso County Planning/Community Development (Ryan Howser, 719-520-6049; ryanhowser@elpasoco.com)

Planning Division

Planning Division has no comments at this time. Proposed development is compatible with surrounding properties located within the County and is similar in density and lot size.

Acknowledged.

El Paso County Community Development (Jeff Rice, 719-520-7877)

1. Revised comments to be added once received.

Updated comments were never received from Jeff Rice.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org

1. Remove "(zone ae)" from the end of note 2 on all plats

Revised.

Street Naming (Bootsy Jones, 719-385-5362 Bootsy.Jones@coloradosprings.gov)

No remaining comments

Acknowledged.

FINAL PLAT COMMENTS – FILING 4

Land Use Review

1. Include the file number AR FP 21-00592 in the lower right hand corner of all sheets.

Per our surveyor, this is not a Final Plat checklist item. If needed, we can provide numerous approved Final Plats that do not have file numbers on them.

Colorado Springs Utilities (Al Juvera, 719-668-8769, ajuvera@csu.org)

Action Items:

1. No remaining comments.

Acknowledged.

Information Items: Acknowledged.

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure

Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.

4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Engineering Development Review (Patrick Morris, Patrick.Morris@coloradosprings.gov)

EDRD has no comments on this item.

Acknowledged.

Enumerations (Rebekah Allen, 719-799-2707, beckya@pprbd.org)

- a. No remaining comments

Acknowledged.

SWENT: Stormwater Engineering Development Review (Jonathan Scherer@coloradosprings.gov, 719-385-5546)

Reassigned to KH (Comments by Emily Perkins, direct all questions to Jonathan Scherer jonathan.scherer@coloradosprings.gov)

1. .. A Final Drainage report must be provided and must cover the entire platted area.
2. .. The floodplain statement lists the FEMA flood zone as Zone AE, but also states that no portion of the site is within a designated FEMA floodplain. Zone AE refers to areas where base flood elevations have been determined. Please reconcile. If the platted area is within a designated FEMA flood hazard area, the 100-year floodplain line should be shown.

Acknowledged.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org

No comment

Acknowledged.

City Surveyor (Cory Sharp, 719-385-5098)

Inspection fees: 85 lots at \$201.15 per lot = \$17097.75

Acknowledged.

Final plat comments:

1. Previous comment 2, partially addressed: Per the comment response the distance of 1231.73' along Morning Sun was determined, the plat drawing and legal description have a distance of 1230.73', please check and revise as appropriate?

Acknowledged.

Colorado Springs Real Estate Services (Barbara Reinardy, 719.385.5601, Barbara.Reinardy@ColoradoSprings.gov

1. No remaining comments.

Acknowledged.

Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com)

1. Airport staff recommends no objection with the following conditions:

- Avigation Easement: Avigation easement note on plan and plats; no further action.

Acknowledged.

- Airport Acknowledgement: Upon accepting residency within Meadoworks, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Meadoworks lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.

This is a single-family development that will be owner occupied. All owners will be put on notice through closing documents.

- FAA Form 7460-1: If use of temporary construction equipment will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Acknowledged.

Comcast Cable (Jason Jacobsen, 719-442-4730, Jason.Jacobsen@cable.comcast.com)

1. Please be aware, Comcast has UG Fiber Optic cables on the west, south west side of the project area.

Acknowledged.

El Paso County Planning/Community Development (Ryan Howser, 719-520-6049; ryanhowser@elpasoco.com)

Planning Division

Planning Division has no comments at this time. Proposed development is compatible with surrounding properties located within the County and is similar in density and lot size.

Acknowledged.

El Paso County Community Development (Jeff Rice, 719-520-7877)

1. Revised comments to be added once received.

Updated comments were never received from Jeff Rice.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org

Remove "(zone ae)" from the end of note 2 on all plats.

Revised.

Street Naming (Bootsy Jones, 719-385-5362 Bootsy.Jones@coloradosprings.gov)

All street names are accepted and reserved for this project or existing logical continuations

Acknowledged.

A digital resubmittal has been sent along with the above responses. If you have any questions please contact me at 719.471.0073 or bperkins@nescolorado.com.

Blaine Perkins

Blaine Perkins
Project Lead
N.E.S., Inc.