



February 20, 2018

El Paso County
Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Attn: Nina Ruiz
Project Manager / Planner II

Re: *Bunting Multifamily Site Development Plan, PPR-17-037, Review 1 Response*
MVE Project No. 61072

Dear Ms. Ruiz:

M.V.E., Inc. has prepared the following response to comments contained in your September 20, 2017 comment letter concerning the above named project. Revised submittal materials are enclosed as needed. Each comment is addressed below in the order contained in your comment letter.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

1. *See redlines attached. Response: Redlines have been addressed.*
2. *Any changes that are made to any of the other 2 applications should be duplicated to this application. Response: Noted.*
3. *No sign is being requested at this time. A sign permit will be required with any future sign requests. Response: Noted.*
4. *Should the administrative relief request be denied, the site development plan will need to be resubmitted showing you meet all requirements. Response: Noted.*
5. *Should the request be approved, prior to our authorization of the CO, all improvements will need to be in place. Response: Noted.*

Engineering Division

Engineering redline comments on the following pdf documents will be uploaded by the project manager: Drainage Letter, Letter of Intent, Site Plan. Response: Redlines have been addressed.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

COLORADO SPRINGS UTILITIES

Action Items:

- 1. Provide a separate utility sheet. Show and label existing gas and electric and proposed gas and electric services. Response: A utility sheet has been added.*
- 2. Show and label all applicable easements with width and Reception No. Response: Requested information has been added.*

Information Items:

- 1. The applicant or their engineer should contact Development Services for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development (668-8111).*
- 2. CSU requires an Application for Gas 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.*
- 3. Natural gas extensions: CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.*
- 4. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas facilities and shall not violate any provision of the applicable natural gas regulations or Colorado Springs Utilities' policies.*
- 5. Improvements, structures and trees shall not be located under any overhead utility facility, and shall not impair access or the ability to maintain utility facilities.*
- 6. 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.*
- 7. Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be permissible for any person to modify the grade of the earth on any easement without the written approval of Springs Utilities.*
- 8. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities. Additionally, all existing utilities on this property that do not have recorded easements will require easements to be granted to Colorado Springs Utilities. The easement widths shall meet current Colorado Springs Utilities Line Extension and Service Standards.*

If you have any questions, please contact Mike Gackle at mgackle@csu.org or 719-668-8262. Response: All information items are noted.

STRATMOOR WATER & SANITATION

The properties have an 8 inch sewer main that runs down the center property line as well as there being 2 man holes on the front of the lot. Right to the east of the storm drain. We will need

to verify easements and require that nothing be built over this sewer main. I have included a revised drawing with the approximate location of said sewer lines. 719-649-8953 If there are any questions. Thank you, Nancy Lee Watkins **Response: The plans have been revised with this information and field surveyed locations.**

PIKES PEAK REGIONAL BUILDING

1. *Each tenant space will utilize the main address with a unit number assigned. 1724 & 728 Hampton South from south east 100, north west 110, north east 120, south east 130-increasing east.* **Response: Noted.**

Please review the attached revised submittal materials and contact us if there are any questions.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.
DRG:cwg

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Enc.