



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 Vacation and Replat, VR-17-009, 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. Please see redlines attached. Response: Redlines have been addressed.*
- 2. Please indicate if the mineral rights were, or were not, severed on the form (Circle one or other). Response: The Mineral Estate form is resubmitted with “was not” circled.*
- 3. Please see comments on the site development plan and revise final plat accordingly (parking agreement, drainage, etc.) Response: Plat has been revised to accommodate Site Plan comments and revisions.*
- 4. Please provide evidence that either the utility easements to be vacated have already been vacated or that the easement holders have approved the vacation. If the vacation has not been complete it must be referenced on the plat. Response: There are no existing utility easements that require vacation as we are retaining them.*
- 5. Should the request be approved in order to record the plat you must setup a recording fee and have:*
 - Mylar with all signatures and PPRBD stamp*
 - title dated within 30 days of recording*
 - zero balance tax certificate from the treasure*
 - recording fee*

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

-any other documents to be recorded and referenced on the plat **Response: Noted.**

Engineering Division

Engineering redline comments to the final plat will be uploaded by the project manager.

Response: Redlines have been addressed.

COLORADO SPRING UTILITIES

Action Items:

1. *You do not show any found monumentation. Is this correct? Review and revise as necessary.* **Response: All found Monumentation has been added.**
2. *Our data shows underground electric running east/west across these lots on the north side. Please verify and add easement if correct. We also show a private wastewater main running north/south through lot 2 for your information.* **Response: The easement for the electric line is already shown on the plat. The Stratmoor Hill sanitary sewer is accounted for on the plat.**
3. *I see a north arrow on the vicinity map but we also need one on the as platted and as replatted drawings.* **Response: North arrows added.**
4. *Add the following note to the General Notes on the cover sheet: All easements that are dedicated hereon for public utility purposes related to gas and electric shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.* **Response: Note added.**
5. *In Easements paragraph add a note stating that: Public utility easements for electric and gas purposes are hereby dedicated to Colorado Springs Utilities.* **Response: Note added.**
6. *Please verify that these lots are in Block 2 and revise title block as necessary.* **Response: Addressed.**

Information Items:

1. *The applicant or their engineer should contact Utilities 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. Response: All Information Items noted.*

If you have any questions, please contact Mike Gackle at mgackle@csu.org or 719-668-8262.

911 Authority –El Paso/Teller County

No action for 911 No new street names requested Thank you Justin Response: Noted.

PIKES PEAK REGIONAL BUILDING

1. *Main address for each lot should be places on the mylar located on the lot it pertains to.*

STANDARD FINAL PLAT COMMENTS:

ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT.

NO FEE WILL BE DUE AT THE TIME OF THE REVIEW OF THE MYLAR.

A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO APPROVAL IN ENUMERATIONS DEPARTMENT ON ANY COMMERCIAL PLANS SUBMITTAL. Response: Noted.

COLORADO PARKS AND WILDLIFE

The Division of Colorado Parks and Wildlife (CPW) is in receipt of the plans referencing the above project number and is familiar with the site. Based both on the location and type of action being proposed, CPW believes impacts to the wildlife resource to be negligible.

We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager Cody Wigner at 719-227-5287 or cody.wigner@state.co.us should you have any questions or require additional information. Response: Noted.

February 20, 2018

Page 4

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

Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink, appearing to read "David R. Gorman", is written over a light gray rectangular background.

David R. Gorman, P.E.

DRG:cwg

Z:\61072\Documents\Correspondance\61072 Bunting MultiFamily Vac & Replat Review 1 Response.odt

Enc.