



June 16, 2024

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

Attn: Joe Letke

**Re: *Townhomes at Western (SF2410) – Final Plat Comment Response Letter
MVE Project No. 61203***

The submittal documents for the Townhomes at Western plat 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.

Letter of Intent:

PCD Eng, Comment #4: “It should be LOS D according to the TIS..”

MVE Response – The TIS report states “Proposed site accesses have long-term operations at LOS A during both peak traffic periods and upon build-out” (Page 33, 3rd paragraph). Additional discussion is added to the letter of intent regarding surrounding intersections which operate at LOS A-F as stated in the report.

Final Plat:

PCD Eng, Comment #1: “Floodplain should be a no build area, unless a CLOMR/LOMR is being proposed for work in the floodplain.” and “Please include the following note: No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)”

PPRBD Floodplain Comment: “Small portion of floodplain in the northeast corner needs to be contained in an easement or tract and designated no build no storage of materials. see attachment or Do a metes and bounds LOMA to show that the whole parcel is not in the floodplain.”

MVE Response: A metes and bounds LOMA application (Application ID: 5058933771690) has been filed with FEMA Online LOMC system to remove this area of the site from the floodplain as suggested. The application is in process. A note has been added to the plat with blank to fill in the approved LOMA number once complete.

PCD Eng, Comment #2: “Please include the following note: 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.”

***Engineers • Surveyors
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MVE Response: This is a Townhome Plat consisting of 52 UNITS (Not Lots) whose extents are the extents of each individual unit's footprint and a singular tract encompassing the remainder of the property. A note is added to provide that The exterior subdivision boundary be platted with a 20 foot public utility and drainage easement with the sole responsibility for maintenance of these easements being vested with the individual property owners. We discussed this in our 6/5/2024 meeting and agreed on the resolution.

PCD Eng, Comment #3: “Please include the following note: 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: This note is not appropriate for a townhome development which contains individual units and a governing townhome association. This note would also prevent the developer from getting any building permits and beginning construction of the townhomes prior to a completed and accepted BMP. This is not an appropriate restriction to be placed on such a development. We discussed this in our 6/5/2024 meeting. HOA documents and pertinent maintenance have been submitted for review..

PCD Eng, Comment #4: “Please show drainage easement for the detention pond, and outfall pipe.” and comment “Please include the following note: 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: The easement area indicated in the O&M Manual and Maintenance Agreement is Tract A. A note will be added to the plat stating that “Tract A 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.” We discussed this in our 6/5/2024 meeting and agreed on this resolution.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

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