

May 15, 2020

Planning & Community Development – Land Use Review Division
Attn: Tasha Brackin, AICP – Senior Planner
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80903

**SUBJECT: Insurance Auto Auction – Initial Review Comments
Development Plan (AR DP 19-00601; Final Plat (AR FP 19-00602)**

Dear Tasha Brackin,

Please see the following responses to City review comments in ***bold and italics*** for the initial review of Insurance Auto Auctions.

DEVELOPMENT PLAN

Land Use Review

1. Include the file number AR DP 19-00601 in the lower right-hand corner of all DP sheets.
Response: The above reference file number has been added in the lower right-hand corner of all DP sheets.
2. Please provide an expanded project statement that provides a description of the proposed use of the “office building” (i.e.: Will there be auctions conducted at the site? What are the hours of operation? Etc.), and also provide additional information on the vehicle storage yard (i.e.: What types of vehicles will be stored? Will there be any vehicles stored that are over 1500 GVWR?).
Response: The project statement has been revised to expand and provide more detail of the project as requested. See resubmitted project statement letter.
3. Please provide within the project statement descriptions or explanations of how the proposal meets the objectives and each of the review criteria for a Development Plan contained within zoning code section 7.5.502.E.
Response: The project statement has been revised to expand and provide more detail and addressing those review criteria noted in zoning code 7.5.502.E, as requested. See resubmitted project statement letter.
4. Please address the anticipated visual impacts of the proposed vehicle storage use, and how the scale of this proposed storage area can be treated to mitigate the aesthetics of several acres of stored vehicles. Staff notes that while a 6-foot tall opaque fence is called out, this will not address the requirement for screening vies of the stored vehicles due to the slope of the property and elevation changes involving approximately fifty-foot increases from the south to the north edge of the side as well as from the east to the west. Staff suggest providing visual analyses, as there have been concerns also expressed by El Paso County and by neighboring property owners.
Response: Additional on-site fencing/ screening has been added at an angle to allow for storage of vehicles between them and still function with the operations. The on-site fencing has been added utilizing visual analyses and topography to assist in defining

view corridors and locate the fencing accordingly for maximum effectiveness. Cross sections have been provided to City planning and subsequent meetings to review and coordinate locations. Fencing has been provided as shown on the plans based on meetings with the City.

5. Please address how the proposed fencing will accomplish an opaque screen for the long term, when the product claims 90% blockage of views and only a 3-5 year lifetime.

Response: The fencing has been revised to be a chain link fence with slats. The owner/operator has agreed to replace the slats as needed to maintain visual appearance. The owner's desire is to maintain a nice facility and will replace the slats to assure the site remains aesthetically pleasing.

6. Will this site be phased or built all at once? If it is to be phased include a phasing sheet and table.

Response: This project will not be phased and shall be built all at once. No Phasing plan is therefore required.

Landscape Architect (Daniel Gould, 719-385-5375)

1. On the cover sheet, update note 2 to read "Insurance Auto Auctions, Inc. or current Owner will be responsible for all landscape.....".

Response: Note 2 on the cover sheet has been updated per the requested sentence above.

2. Add the City file number "AR DP 19-00601" to the bottom right corner of each landscape sheet.

Response: The above reference file number has been added in the lower right-hand corner of each landscape sheet (below title), as requested.

3. Based on the proposed landscaping and project use type, more conversations may be needed with City Staff.

Response: Subsequent meetings with City Planning and Colorado Springs Utilities have been held since these review comments have been received. We have requested an "Alternative Compliance" for the landscaping (with this resubmittal) due to the constraints, both existing and future CSU infrastructure.

4. Informational Comments –

- a. Informational: A Preliminary Landscape Plan has been submitted. A future Final Landscape and Irrigation Plan application will be due at time of the building permit. All final plant review and counts are done with the Final Landscape Plan application. Plan for and provide the required landscape soils testing and report with the future Final Landscape Plan application. (Chapter 7, Article 4, Section 315, B).

Response: Comment/ Information noted.

5. Alternative Compliance –

- a. Per code, internal landscape and tree plantings (102,270 SF landscape area (5% of total site area), 1 tree per 500 SF (205 Trees) are required on site (7.4.322.). Due to site constraints, Staff would recommend that an Alternative Compliance Application to be submitted and include sufficient explanation and justification on why the internal

landscape requirement (5% open space and required trees) cannot be met. Staff would like to see some of these required trees to be placed along the southern and northwest property lines to provide additional screening from adjacent roadways and view corridors. See attached PDF showing these locations. See page 10 and Appendix L in the Landscape Code and Policy Manual for more information and link: https://coloradosprings.gov/sites/default/files/planning/ad_alternative_comp.pdf . Please contact me with any questions.

Response: An Alternative Compliance Application is being submitted with this resubmittal package. Due to the site constraints noted in the Alternative Compliance request, we cannot meet the code for the number of trees and overall typical landscape requirements.

- b. Per code, 1 tree per 30' is required along the western property between the different zone boundary's (APD and M2). Due to site constraints, this requirement should be included in the alternative Compliance letter (see above). Staff would like some of these required trees be placed along the southern and northwest property lines. Include the existing overhead electric lines in your response.

Response: An Alternative Compliance Application will be submitted along with our resubmittal package. Some of the required trees have be placed along the east portion of the southern property line. Existing overhead electric lines will be included in our response.

6. Sheet L-1 – Landscape Plan:

- a. Add an additional landscape sheet. Will need to show the overall site on these sheets.
Response: An additional landscape sheet has been added to the plan set to show the overall site, as requested.
- b. Show proposed and existing grading labels on the landscape sheet (Preliminary Landscape Checklist #3.A.).
Response: The proposed and existing grading labels have been added to the landscape sheets, as requested.
- c. Confirm the proposed provided 80,031 SF of open space areas (none of the proposed gravel areas for future car parking should be included in this number).
Response: The 80,031 sf provided open space has been confirmed and does not include the gravel areas for future automotive storage.
- d. Show the sight lines at the intersection of Import Ct and Foreign Trade Zone Blvd.
Response: The sight lines at the intersection of Import Ct and Foreign Trade Zone Blvd have been added and shown on the Landscape Plan, as requested.
- e. Show and label all required site setbacks on the landscape plan (Preliminary Landscape Checklist #1.H).
Response: The required site setbacks have been shown and labeled on the landscape plan, as requested.
- f. Show and label all proposed retaining walls and fencings on the landscape sheets (Preliminary Landscape Checklist #1.I and J).

Response: All retaining walls and fences have been added and shown and labeled on the landscape sheets, as requested.

- g. Provide landscaping and setback trees north of the furthest north drive entry along Foreign Trade Zone Blvd.

Response: Landscaping and setback trees have been provided north of the furthest north drive entry along Foreign Trade Zone Blvd, as requested.

- h. Add the required motor vehicle lot shrub screening (min. 3' tall, 50% evergreen, etc.) to the landscape plan (7,4,321 E.1-4). See provided landscape exhibit for more information.

Response: Note- City comment referenced landscape exhibit was not provided. However, the required motor vehicle lot shrub screening has been added to the landscape plan along the right of way and property lines, as requested.

- i. Label and show all proposed asphalt locations on the landscape plans.

Response: All proposed asphalt locations have been shown and labeled, as requested.

- j. Confirm all proposed utilities and easements are shown and labeled, include street classifications (Non-Arterial/etc.) and label all adjacent zoning (Preliminary Landscape Checklist #1.C).

Response: All proposed utilities and easements are shown and labeled. The street classifications have been labeled and all the adjacent zoning has been labeled, as requested.

- k. Update the landscape requirement charts (add the western property line to the setback requirement and update the internal landscaping based on the comments under Alternative Compliance above). Add note below the chart that alternative Compliance is requested. Contact me with any questions.

Response: The landscape requirement charts have been updated. A note has been added below the chart that states alternative compliance is requested. The Alternative Compliance has been submitted as part of this resubmittal. Please follow-up with City Planning (Tasha & Megan) on landscape discussions that occurred since the receipt of these review comments.

7. Sheet L.2 – Landscape Notes:

- a. Provide a schematic landscape diagram with hydro zone information (Appendix E in Landscape Code and Policy Manual, Preliminary Landscape Checklist #1.F). Move the Climate zone information on sheet L-1 under this schematic diagram.

Response: As requested, a schematic landscape diagram with hydron zone information is included with this resubmittal. The Climate zone information has been moved and added to the newly created and provided overall landscape plan sheet.

- b. Provide required landscape notes to this sheet, see Preliminary check list items 2a, 5c and 7a. Preliminary Landscape Plan Check List

https://coloradosprings.gov/sites/default/files/planning/prelim_ls_plan.pdf .

Response: The required landscape notes have been provided to that sheet per the Preliminary Landscape Plan Check List, as requested.

EDRD (Engineering Development Review) – (Patrick Morris, 719-385-5075)

1. Show and callout 5' wide detached sidewalk with a 7' tree lawn area or 6' wide attached sidewalk adjacent to the platted lot along Import Court and Foreign Trade Zone Boulevard. Add a pedestrian ramp that crosses Import Court at the intersection of Import Court and Foreign Trade Zone Boulevard and at each access.

Response: A 5' wide detached sidewalk with a 7' tree lawn area has been provided along Import Court and a 6' wide attached sidewalk has been provided along Foreign Trade Zone Boulevard (FTZ), as requested. The grading functioned better with the attached walk along FTZ Blvd.

2. A public improvement easement is required when the public sidewalk and/or pedestrian ramp falls outside the City's ROW. Update the final plat as necessary.

Response: Public Improvement Easements have been provided in locations where the public sidewalk and/or pedestrian ramp falls outside the City's ROW. The final plat has been updated accordingly, as requested.

3. Add the following note to the development plan:

"All curb, gutter, driveways, pedestrian ramps and sidewalk posing a safety hazard, exhibiting excessive deterioration, damaged or does not meet current City Engineering standards along Import Court and Foreign Trade Zone Boulevard adjacent to the lot will need to be removed and replaced prior to the issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any improvements are required. The inspector can be reached at 385-5977."

Response: The above referenced note has been added to the Development Plan, as requested. Please see the Cover Sheet and Site Plan.

Traffic Engineering (Zaker Alazzeh – 719-385-5468)

Traffic Engineering has no comments on this item.

Response: Noted

Fire (Steven Smith, 719-385-7362)

1. DISAPPROVED COMMENTS: Indicate on the plans the gate(s) will be equipped with approved Knox equipment.

Response: The gate(s) will be equipped with approved Knox equipment and a callout has been added to the site plan, as requested.

Utilities (Ryan Solberg, 719-668-8111)

Action Items: Modify the Preliminary Utility and Public Facility Plan to address the following comments:

1. Please submit a hydraulic grade line (HGL) form to waterplanning@csu.org . Link is <https://www.csu.org/CSUDocuments/requesthydrauliclinegrade.pdf> . Once the report has been received, it will be used to determine if additional modeling, utility reconfigurations, and/or additional mainline extensions are required. If all requirements from the resulting reports are met, this action item will have been addressed.

Response: An HGL form has been submitted and the response (“No HAR needed”) has been included in our submittal package.

2. Submit a wastewater master facility form (WWMFF) to wwmasterplansubmit@csu.org . Link is <https://www.csu.org/CSUDocuments/wwmasterfacilityform.pdf> . Once the report has been received, it will be used to determine if additional modeling, utility reconfigurations, and/or additional mainline extensions are required. If all requirements from the resulting reports are met, this action item will have been addressed.

Response: A WWMFF has been submitted and the response has been included in our resubmittal package.

3. Show and label all existing Public Utility Easements. Include widths and reception numbers.

Response: All existing Public Utility Easements have been shown and labeled, as requested.

4. Please label all existing utilities to include ownership.

Response: The existing utility easements have been labeled to identify ownership based on the ALTA and/or record data.

5. Please revise all western parking spots to terminate earlier to allow for future 24” distribution water mains.

Response: The western parking spots will remain because the 24” distribution water main will no longer be routed along the south side of our site, per meetings with Colorado Springs Utilities (CSU).

6. The property Owner must execute an Interim Utility Service INDIVIDUAL PLAN.

Response: An Interim Utility Service Plan “INDIVIDUAL PLAN” has been submitted for review and is being coordinated with and thru CSU. Also included with this resubmittal.

7. Due to future installation of 24” water distribution main, please provide a minimum of 40’ wide public utility easement along the southern border of the property. Unless you would prefer to dedicate by separate instrument, then disregard comment.

Response: A 40’ wide public utility easement is no longer required. The future 24” water distribution main will no longer run through the site per coordination with CSU.

8. Please contact Ryne at (719)668-8267 to discuss potential location for trees along Import Ct due to location of future distribution water main. Also, for options for water service lines that will be required when conversion of property happens. Water lines will need to be removed from CCMD and connected to CSU water mains. One option could be installing a Tee on 24” water main and installing an 8” water main to tap off of.

Response: The location of the future distribution water main is being relocated further north and not along Import Court. Future service connection would be from the future water main to be located within Foreign Trade Zone (see the “Individual Plan”).

9. The Property Owner must provide written confirmation to City Planning that the Property Owner has read the following Information Items: Informational items:

- Although this Project is within the limits of the City of Colorado Springs, the Property Owner acknowledges and agrees that water and wastewater service for the subject

Property will be provided by Colorado Centre Metropolitan District (CCMD) on an interim basis (via existing CCMD water and wastewater facilities) until new water main extensions from CSU's water system are installed as approved by CSU and CSU has acquired such existing CCMD water and wastewater facilities.

Response: Property owner acknowledges the interim service from CCMD and ultimate service will be from CSU.

- Interim water service is subject to and is to be provided by CCMD as contemplated under the Intergovernmental Agreement between CSU and CCMD dated July 7, 2015, which may require CCMD to amend its augmentation service plan. If such interim service is not available, then the Property Owner must extend water and wastewater facilities as required by City Code and CSU's Line Extension Standards.

Response: Owner will not accept the above statements leaving ambiguity to the utility services and the potential for mainline extensions and associated costs (which could be substantial). Owner/ buyer will require "will serve" letters as part of the entitlement approvals and full understanding of the utility infrastructure requirements and fees.

- Individual Plan Owner acknowledges and agrees that any utility easement granted to CSU, as required by CSU's Line Extension Standards, may also be licensed to CCMD.

Response: Comment noted. Owner/ Buyer understand that easements granted to CSU may be licensed to CCMD.

- Electric and gas service for the Property shall be provided pursuant to City Code and CSU's Line extensions necessary to serve the Property. Please contact CSU Field Engineer at 668-5904 for more information.

Response: Comment noted. CSU to provide owner & developer with all potential advanced recovery fees, including any electric and gas fees. We understand CSU still working on finalizing the fees. Buyer will need these fees prior to entitlement approval.

- As depicted in the INDIVIDUAL PLAN, the Project shall receive its water via any new water service line and water main facilities that must be installed in order to connect to CCMD's existing water distribution system located in Aerospace Boulevard adjacent to the Property.

Response: Comment noted, but not fully understood. Aerospace Boulevard is not adjacent our property. Is this saying any waterline constructed in FTZ Blvd that extends to the existing waterline in Aerospace Boulevard would then require connection by this property to CSU waterline in FTZ Blvd? Please clarify. We believe these comments were given prior to the subsequent meetings with CSU and the revised future waterline alignment.

- As depicted in the INDIVIDUAL PLAN, the Project receive wastewater service via any new wastewater service line and wastewater main facilities that must be installed in order to connect to CCMD's existing wastewater distribution system located in Aerospace Boulevard adjacent to the Property.

Response: Comment noted, but not fully understood. Aerospace Boulevard is not adjacent our property. Is this saying any wastewater line constructed in FTZ Blvd that extends to the existing wastewater line in Aerospace Boulevard would then require connection by this property to CSU wastewater line in FTZ Blvd? Please clarify. We believe these comments were given prior to the subsequent meetings with CSU.

- The Property Owner must execute the Ratification and Consent to Amended and Restated Banning Lewis Ranch Annexation Agreement prior to CSU's recommendation of approval of the final plat for this Property. Please contact Bill Davis at 719-668-8254 for more information.

Response: Bill Davis has been contacted. Both he and the landowner, Randle Case II, have indicated the ratification has already been completed.

Project Specific Information Items:

1. Contact CCMD regarding fees and use of easements.

Response: CCMD has been contacted regarding fees and use of easements.

Information Items:

1. 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.

Response: UDS will be contacted to discuss further. Ongoing discussions have been occurring with CSU (Bill Davis & others). Owner / developer are waiting for the various fees from Brian Whitehead.

2. 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.

Response: UDS will be contacted to discuss further. Ongoing discussions have been occurring with CSU (Bill Davis & others). Owner / developer are waiting for the various fees from Brian Whitehead.

3. 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.

Response: Comment noted. Commercial Water Meter Sizing form has been submitted to CSU.

4. 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 Lin Extension and Service Standards or contact Field Engineering at 719-668-4985.

Response: Applicable applications and forms will be submitted. Estimated Load data was already submitted for assistance in determining estimated fees by CSU. Applicant still waiting for final estimate of fees.

5. 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.

Response: Comment noted.

6. Improvements, structures and trees shall 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.

Response: Noted. No improvements, structures and trees will be located directly over or within 6 feet of any underground gas or electric distribution facilities.

7. 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.

Response: Comment Noted.

8. 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.

Response: Comment Noted.

9. 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.

Response: Comment noted.

10. 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 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 Development Plan.

Response: Comment noted.

CSPD, Crime Prevention, (Scott Mathis)

1. Recommend lighting be placed in all areas of the lot to include the corners.

Response: On site lighting will be provided around office building. Automotive storage areas have an on-site system that utilizes a high-tech thermal security with monitors that are most effective without additional lighting. Site will be surrounded with fencing as well.

2. Recommend no rock mulch near building and vehicles.

Response: Rock mulch was minimized near the building and vehicles. It is only in the landscape Islands.

SWENT (Stormwater Engineering Development Review) Jonathan Scherer 719-385-5546

1. Label proposed detention facility, "Proposed Private Full Spectrum Extended Detention Basin: on all sheets (including landscape plan).
Response: The detention facility has been labeled per the above referenced note and included on all sheets, as requested.
2. If off-site runoff enters EDB, EDB must provide FSD (i.e., the pond must provide FSD for its entire tributary area).
Response: Understood. The pond has been designed as a full spectrum detention (FSD) facility for on-site area. Off-site area is to be re-routed away from the FSD facility (bypass system).
3. Runoff should enter EDB via a stabilized drainageway, drop structure or storm sewer. (Riprap rundowns are generally not accepted.)
Response: Per SWENT meeting on 10/22, riprap rundowns will be kept as part of the design, but energy dissipators have been added to forebay locations.
4. Show EDB maintenance access road on all sheets (including landscape plans).
Response: Access road has been added, as requested.

EL Paso County Planning and Community Development

Planning Division (Nina Ruiz, Planner III; 719-520-6313)

1. The landscaping plan shows that you will be providing less landscaping than what is required by El Paso County as we require landscaping as well as any outside storage area to be 100% screened. This large area will be visible to the existing and proposed residential developments in the surrounding areas. Additionally, the area is visible from the new VA cemetery located off of Drennan Road. Staff does not feel as though the proposed screening adequately addresses the potential visual/glare impacts from the large storage area on surrounding properties due to there being a gentle slope to the parcel.
Response: The site landscaping and screening concerns have been discussed with City of Colorado Springs and mitigation measures are being incorporated to address the concerns. City landscape review comments above have more information.
2. El Paso County is processing a request for a special use on two adjacent parcels for a similar use (AL-19-0236). Should both applications be approved, the resulting area would be approx. 145 acres of open storage area.
Response: Comment noted.

Engineering staff (Jeff Rice 719-520-7877)

Traffic/Transportation:

1. No TIS was received; Please address impacts to the County roads that will be utilized by the project's traffic, including Bradley Road to Powers Blvd. and Foreign Trade Zone Blvd.

Response: City of Colorado Springs did not require a new traffic study as this land use generates minimal traffic ADT. Please see updated Project Statement for a description of AM & PM traffic counts as well as the hours of operation. Let us know if referenced information addresses your comments/ concerns.

2. The City should consider annexation of the remaining County portions of Foreign Trade Zone Blvd. if this project is approved.

Response: Comment noted.

Drainage:

1. Verify that the actual contributing area is used for the full-spectrum detention basin design or offsite flows are somehow bypassed. It appears that there may be a smaller offsite basin to the west than shown: however, the FSD appears to only be sized for the site.

Response: FSD Facility is designed for the on-site area. Offsite basin OS-1 will be re-routed away from the proposed facility in a bypass system.

Enumerations (Amy Vanderbeek, 719-327-2930)

1. Direct access into the proposed lot is from Import Court therefore the address will be assigned from this street. 8500 Import Court is the address for this location.

Response: 8500 Import Court will be added to the plans as the address for the site.

2. Trash enclosure fencing meets the required height to have an address assigned and a separate permit pulled. 8496 Import Court for trash enclosure.

Response: Dumpster pad has been relocated to the east side of the building, behind the storage area gates. A trash enclosure is no longer proposed as it is not located behind screened fencing.

FINAL PLAT

Land Use Review

1. Include the file number AR DP 19-00601 in the lower right hand corner of both sheets.

Response: City File No. 19-00602 (per Cory Sharp comments below) added to both sheets.

EDRD (Engineering Development Review) – (Patrick Morris, 719-385-5075)

3. Public improvements are required along Import Court and Foreign Trade Zone Boulevard and public improvement easement is required when the public sidewalk and/or pedestrian ramp fall outside the City's ROW. Update the final plat as necessary.

Response: Public Improvement Easements have been provided with the public sidewalk and/or pedestrian ramps located outside the City's ROW. The final plat has been updated accordingly, as requested.

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

1. Please revise the "dedication statement" to: "the undersigned owners have caused said tract of land to be platted into a lot as shown on the plat."

Response: Comment added to cover page of plat, as requested.

2. Please add "as _____" under the second ownership/notary statement (by _____, as _____, of Randle W. Case estate).
Response: Line added to Owner section, as requested.
3. Please complete the City File No. AR FP 19-00602 on both sheets.
Response: City File No. added to both sheets, as requested.
4. Please add "(")" as a place holder for the address within the lot and also the legend.
Response: (8500) address added to the plat. Address assigned with first review.
5. Please reverse the course from the point of commencing to the point of beginning to match the legal description.
Response: Bearing reversed to match legal description, as requested.

Real Estate Services (Barbara Reinardy)

1. Wherever Marksheffel-Woodmen Investments LLC is shown, follow it with, "a Colorado limited liability company".
Response: "A Colorado Limited Liability Company" added to all mentions of Marksheffel-Woodmen Investments LLC, as requested.
2. Wherever, "Randle W. Case Estate" is shown, please correct to read "Estate of Randle W. Case, Lena Gail Case and Randle W. Case II, Co Personal Representatives".
Response: Item changed on plat, as requested.
3. Since there are 2 personal representatives for the Estate of Randle W. Case, please provide a second signature line and notary block, one for Lena Gail and the other for Randle II.
Response: Two owner blocks have been added to the cover page, as requested.
4. Notice is Herby Given: Please correct: "...The City of Colorado Springs 2001, As Amended" (not June 11, 2019).
Response: Item has been changed in Plat Note #13.
5. Plat Note #13: Please correct: "...The City of Colorado Springs 2001, As Amended" (not June 11, 2019).
Response: Item has been changed in Plat Note #13.
6. Please label the 10' easement at Rec. 202065597 on the west side of the proposed lot as Mountain View Electric easement (as you did for the 20' easement on the easterly lot line).
Response: Easement changed to spell out "Mountain View Electric Easement" and match the corresponding easement on the east side, as requested.
7. Please label the 5' Utility Easement at Rec No 211101775 as a New Cingular Wireless PCS LLC communications easement (not as a Utility Easement).
Response: 5' easement changed to reflect request.

SWENT (Stormwater Engineering Development Review) Jonathan Scherer 719-385-5546

1. First submittal drainage report reviewed and returned to applicant for revision on 10/08/2019.

Response: Report has been revised to address comments and resubmitted on 12/6/19. Stormwater meetings, reviews, and coordination ongoing.

Utilities (Ryan Solberg, 719-668-8111)

Action Items:

1. Due to future installation of 24" water distribution main, please provide a minimum of 40' wide public utility easement along the southern border of the property. Would you like to dedicate easement with this plat or by separate instrument.

Response: The utility easement is no longer required. Future waterline alignment relocated off-site.

Information Items:

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.
 - ***Response: UDS will be contacted to discuss further. Ongoing discussions have been occurring with CSU (Bill Davis & others). Owner / developer are waiting for the various fees from Brian Whitehead.***

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.

Response: Comment noted.

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.

Response: Applicable applications and forms will be submitted. Estimated Load data was already submitted for assistance in determining estimated fees by CSU. Applicant still waiting for final estimate of fees.

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.

Response: Comment noted.

5. Improvements, structures and tress must 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.

Response: Comment noted.

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.

Response: Comment noted.

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.

Response: Comment noted.

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.

Response: Comment noted.

Airport Overlay, Colorado Springs Airport (Kris Andrews) – Subject to Airport Advisory Commission Action

Airport staff recommends **no objection** with the following conditions:

1. Avigation easement note on final plat: *The avigation easement dedicated herein for public avigation purposed, shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 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; no action required.*

Response: The note has been added to the Plat, as requested.

2. 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.

Response: Comment noted.

More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

If you have any questions regarding the above sections, please contact me at tbrackin@springsgov.com or by phone at 719-385-5369. If you have concerns as to how this development will be incorporated into your neighborhood, or would like to speak with the neighborhood outreach specialist, contact Katie Sunderlin at sunderka@springsgov.com (719) 385-5773.

Enumerations (Amy Vanderbeek, 719-327-2930)

1. Address need to be placed on the plat as close to the street it being addressed from, parallel to the street.

Response: Address provided adjacent Import Court (8500 address assigned shown)

2. Standard final plat comments apply:

- a. Enumerations/floodplain will review the mylar prior to plat for the address placement, road naming, title block, and floodplain statement.
- b. A \$10.00 fee per lot and tract will be due at the time of the review of the mylar. If an address is not needed on a tract, then no fee applies. A check should be made out to the Pikes Peak Regional Building Department and paid directly to the Enumerations Department.
- c. A copy of the final recorded plat is required prior to all residential plan submittals. A copy of the final recorded plat is required for approval by the Enumerations Department on all commercial plans submittals.

Response: Standard comments noted.

Sincerely,
GALLOWAY

John Radcliffe, PE
Principal

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