



June 17, 2024

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

Attn: Lacey Dean

**Re: *Townhomes at Western PPR-24-15 – Site Development Plan Comment Response Letter
MVE Project No. 61203***

The submittal documents for the Townhomes at Western Site Development Plan application 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 #1: “Internal roads will need to be private. Indicate that a deviation request will be provided for private roads.”

MVE Response – Since the Site Development Plan depicts a multi-family condominium type development, the internal drives are not to be considered roads meeting EPC road standards. The internal drives would be treated the same as internal drives and parking areas similar to those in a apartment type complex. We have coordinated with Cherokee Fire Department to address all their comments. A hammerhead turn around was added in one location and some corner radii were revised accommodate fire apparatus requirements and to address Cherokee Fire Department comments. We discussed this in our 6/5/2024 meeting and confirmed resolution by later email.

Site Development Plan:

PCD Comment #1: “Please depict the location of garbage receptacles with a graphical depiction of the screening mechanism.”

MVE Response - Trash collection shall be via individual collection bins stored in each unit. There is no common collection point or communal garbage receptacles in this development as was done in a prior similar project. This note was added to the plan. We discussed this in our 6/5/2024 meeting and agreed on the resolution.

PCD Eng Comment #2: “Per ECM Section 2.3.8 Roadways shall have a turnaround. Please provide deviation.” and “Per ECM, private roads shall be built to EPC standards. Minimum radius for local roadway is 200'. Please provide deviation request.”

MVE Response: Please see response and discussion to Letter of Intent comment #1. as the Letter of Intent above. We discussed this in our 6/5/2024 meeting and confirmed resolution by later email.

***Engineers • Surveyors
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Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink, appearing to read "David R. Gorman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David R. Gorman, P.E.

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