



## City of CS-Tutt Road & Cottonwood Drainage Project

March 3<sup>rd</sup>, 2019

Mr. Gabe Sevigny  
Planner II- Reviewer  
El Paso Planning & Community Development  
2880 International Circle Suite 110  
Colorado Springs, Colorado 80910

Dear Gabe:

Please find attached response to first round of staff comments. Also included in the resubmittal is a new subdivision exemption plat exhibit for your consideration:

### Comments from Steve Kuehster, PCD-Engineering:

Planning and Community Development Engineering has no comment on this application. Additional comment will be forthcoming on the Annexation and Outside Agency Review submittals. Please be advised it must be clarified in those submittals that The City of Colorado Springs will own and maintain Tutt Blvd, the embankment, and the Cottonwood Creek regional detention pond PR2.

**Applicant response: If the subject property is not annexed prior to construction, I will submit construction drawings (including erosion control plans) to PCD Engineering for review, comment and approval. The pond will be owned and maintained by the City of Colorado Springs as required by the IGA agreement with Pueblo County.**

### Comments from Pikes Peak Regional Building Permit, Brent Johnson:

Regarding a request for approval of an exemption plat for Lopez and Velasquez Exemption Survey Plat, Enumerations has the following comments:

1. The address of the existing home will not change with the recording of this plat. However, this address will need to change at some point since the section of Cowpoke Rd. which services this parcel will need a street name change as Cowpoke Rd. has been rerouted.
2. If an address will be needed for the new parcel, the applicant should contact Enumerations prior to recording this exemption plat to establish the address to appear on the plat.

**Applicant response: I have spoken to the property owner, Eddie Lopez, and he does not have an issue with changing his address. I will follow up with EPC Enumerations on executing an address change application prior to recording the plat**



Floodplain has the following comments:

The new parcel intended to contain the detention pond contains FEMA identified Zone AE floodway. A CLOMR and LOMR must be approved by FEMA before any work can begin on the detention pond. Contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898) with any questions or concerns regarding compliance the FEMA regulations and Regional Building Code. 2. The area of proposed Tract A which contains floodplain area must be designated as a “no build” and “no storage of materials” area on the plat.

Applicant response: The City’s contract engineer, Rich Wray (Kiowa Engineers) contacted Keith Curtis and clarified the comment regarding the CLOMR and LOMR are both required before any work can proceed. This might be true in a subdivision request where lots to be platted are in a FEMA floodplain; where a plat cannot be recorded until the LOMR that removes proposed lots from the floodplain is completed. We are not trying to create lots for sale by plat. Mr. Curtis has agreed that the CLOMR has to be approved before work can proceed for the pond but this should not be a requirement for the exemption plat to be approved. The LOMR will be submitted once the project is constructed and we can verify that the contract has completed the project in accordance with the plans and specifications.

See attached (revised) subdivision exemption plat map indicating “no build” and “no storage of materials” in note 10 on sheet 1 of the plat.

Comments on Letter of Intent (LOI) Version 1 by Gabe Sevigny:

Provide update LOI with brief explanation on tracts B and C being annexed.

Applicant response: Please find updated LOI with text added: “Tracts A and B will be annexed into the City of Colorado Springs after approval of the Subdivision Exemption since these tracts are owned by the City and are needed to fully construct Tutt Pond PR-2 detention pond which is required by the City’s agreement (IGA) with Pueblo County.”

Comments on Exemption Plat V1 by Gabe Sevigny:

Text in green boxes was added to plat.

Applicant response:

We have tried to clean up the plat as much as possible but cannot remove some of the lot information to the west (top left corner of sheet 2). Those parcels were created based on a document that initially refers to all 3 lots and then all subsequent ownership changes referred back to the parent document. Unfortunately, this chain of survey information needs to be shown on the subdivision exemption plat for the licensed surveyor (John Bailey, PLS) to stamp the plan.



Comments by Mike McCarthy, REHS, EPC Public Health:

The existing onsite wastewater treatment system must be entirely located on Tract A to include the wet well of the OWTS. Location of OWTS must meet minimum setback requirements.

Applicant response: The OWTS was located per the as built drawings on file at the County is contained within Tract A as required by the health code.

Jeff Dunn

Project Manager  
City Engineering/Stormwater Division  
719-385-8665 phone  
[jdunn@springsgov.com](mailto:jdunn@springsgov.com)