



CONSULTING. ENGINEERING. CONSTRUCTION.

TO: Bill Gray, City of Colorado Springs Planning and Community Development

DATE: February 2, 2022

**RE: CPC CU 21-00193 & AR FP 21-00765
Development Plan Round 1 – Comment Responses**

This letter serves as the comment response for the Round 1 Comments for the North 30th Street Apartments multifamily development in the City of Colorado Springs. City staff from various departments and entities provided constructive comments on the deliverables that are to be resolved in order to meet City standards and ultimately approval. We feel that we have sufficiently resolved these issues and have provided comment responses as a guide for the Round 2 Development Plan submittal.

CONDITIONAL USE DEVELOPMENT PLAN

PLANNING AND DEVELOPMENT

Land Use Review (William Gray, 719-385-5090, william.gray@coloradosprings.gov)

ACTION ITEMS:

1. Add the following City File Number to all sheets of the Development Plan. The file number is CPC CU 21-00193. **Added.**
2. On the cover sheet make the following changes:
 - a. Revise the title to read as follows:

DEVELOPMENT PLAN
NORTH 30TH STREET APARTMENTS
TO BE REPLATTED AS LOT 1, NORTH THIRTHIETH STREET APARTMENTS FILING
NO .1..... CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF
COLORADO

Revised as requested.

- b. "Proposed Zone District" indicates that the proposed zone district is R-5. The application is not rezoning the property. A multi-family residential use in the PBC is required to be designed to the site development standards of the R-5 zone district. Change the proposed zone district to PBC or N/A ("Not Applicable"). **Revised.**
- c. "Building Setback" lists the rear setback as 20' when the rear setback applicable to the project is 25' **Revised.**
- d. "Building Height" is shown as 50'. The maximum building height is 45' in the R-5 zone district. **Revised.**
- e. Revised the legal description as follows: "To be re-platted as Lot 1, North Thirtieth Street Apartments Filing No. 1". **Revised.**
- f. Update the "Geologic Hazard Disclosure Statement" as recommended by EDR. **Revised.**

- g. Add/revise the following notes in General Notes:
- i. "Property Owners are responsible for the maintenance for shared common tracts, access drives, landscape areas adjacent to their property." **Added.**
 - ii. "Signage is not approved per this plan. A separate sign permit is required. Contact Development Review Enterprise at 719-385-5982 to begin a sign permit application." **Added.**
 - iii. "Per City Code Section 7.4.102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed." **Added.**
 - iv. "Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including:
 - Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions.
 - Accessible parking spaces shall be marked with four-inch (4") lines.
 - Accessible aisles shall be outlined and diagonally striped at forty-five-degree (45°) angles in a contrasting color such as yellow, white, or blue.
 - Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface."**Added.**
 - v. "The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in file CPC CU 21-00193. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken." **Added.**
 - vi. Revise general note (5.) to read "All traffic related "signs", "striping" or "control devices" will be installed by the developer at the locations shown on the development plan to meet MUTCD standards. Contact Traffic Engineering, Signs & Markings at 719-385-6720 for assistance." **Revised.**
 - vii. Revise note (8.) to read "The operation and maintenance of all areas within to be platted Lot 1, North Thirtieth Street Apartments Filing No. 1 shall be the responsibility of the owner." **Revised.**
3. Sheet 2, Site Plan, the site plan needs to illustrate more clearly planned versus existing improvement. For example, the proposed parking spaces and drive aisles of the developments parking lot match the line weight and color of existing improvements shown elsewhere on the site plan. Also, the underground storm detention system due to the amount of information displayed on the site plan **Revised.**
4. Sheet 2, Site Plan, review comments:

- a. Address the elimination of the 16 existing parking spaces in the northwest corner of the site that benefit 5045 N 30th St (see “Final Parking Easement” enclosure). **The respective property owners plan to come to an agreement to allow termination of the easement. This is to be formalized as a part of the Final Plat process. (FYI that not all 16 spaces fall within the easement)**
- 5. Sheet 2, Site Plan, revise the parking count table to state, “Pursuant to City Code Section 7.2.204.C the subject property meets two (2) of four (4) conditions for a minimum parking space reduction as it is located within 400’ by direct pedestrian access of a public transit stop and a designated bike route. By meeting two (2) conditions a 10% parking space is hereby granted.” In addition, label or add a note that Centennial Blvd and N 30th St are designated city bike routes. **Revised.**
- 6. Sheet 2, Site Plan, add required minimum front, side, and rear setback to the drawing. **Added.**
- 7. Sheet 2, Site Plan, the southeast corner of the building and privacy wall at the northeast corner of the building is located within the required 20’ front setback. Adjust each to meet the setback standard. **Added with 15% administrative allowance. A note has been added for all administrative relief items including two building corners and the privacy walls.**
- 8. Add a sheet with a color rendering of the proposed building architecture. **Added.**
- 9. The development plan needs to illustrate the locations of the carport structures. Also, provide exterior materials and rendering for the carport structures. **No carport structures proposed. Removed from details.**
- 10. Describe the exterior materials and color that are proposed for the trash enclosure. **Added to include rendering.**
- 11. The maximum building height in the R-5 zone district is 45’. Adjust building height measurement on Sheet 12 to reflect a 45’ maximum building height. Based on City Planning Staff’s analysis of height, the height of the proposed is not accurately represented on the plan. **Building height is corrected and within maximum height.**
- 12. Park and School fees for the proposed project is as follows:

North 30th Street Apartments Filing No. 1		
	per unit	total (85 units)
Neighborhood Park	\$ 563.00	\$ 47,855.00
Community Park	\$ 481.00	\$ 40,885.00
Park Platting Fee	\$ 142.92	\$ 12,148.20
School Fee	\$ 368.00	\$ 31,280.00
TOTAL	\$ 1,554.92	\$ 132,168.20

Acnowledged.

- 13. Address or respond to all public comment received. **Responses included within this PDF, after the letter.**

SURVEYOR (Cory Sharp, 719-385-5098, cory.sharp@coloradosprings.gov)

ACTION ITEMS:

1. Please depict and label all existing easement and include the reception no. in the label (missing along the common lot lines of lots 1, 2 and 3). **Added.**
2. Please add "to be vacated by separate instrument" to any of the labels for easements that need to be vacated. **Added.**
3. Please add "by separate instrument" to any proposed private easement. **Added.**
4. Please add "by separate instrument" to the easement at the southeasterly corner that is proposed to be reduced in size. **Added.**
5. Is there a cross access or some type of agreement for the entrance on 30th Street as a portion of said access is located on the adjacent parcel, please label accordingly. Please label the exterior boundary with bearings and distances. **Added.**

LANDSCAPE (Daniel Gould, 719-385-5375, daniel.gould@coloradosprings.gov)

ACTION ITEMS:

1. General Comments:
 - a. Please add the following notes clarifying who will own and maintain all landscape improvements on the cover sheet of the Development Plan (if ever there is a question or enforcement action necessary - Preliminary Landscape Check List item 1.I).
 - "Landscape improvements and maintenance shall be the responsibility of Owner, and/or their assigns".
 - "Street trees, streetscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner."
Addressed.

Based on the pending soils report (per sheet 7), please provide a copy of results for staffs review and update the soil amendment/fertilizer recommendations on sheet 7 as needed. **Soils report has now been provided and amendment notes have been updated.**
 - b.
2. Alternative Compliance Request:
 - a. Staff approves the request for the landscape buffers but would ask the following to be updated:
 - Update the buffer chart and switch the southeast with southwest boundary around, these currently look to be reversed based on the PL of the boundary's (southwest should be the parking lot side). Update all the requirements to match the right location.
The chart has been updated
 - Update the provided buffer width for the southeast (facing adjacent BPVR CO LLC side) based on the provided average width, the plans and chart are showing 15' and the alternative compliance letter is showing 10'.
The chart has been updated to read 10'
 - Put a star "*" next to provided width which is requesting alternative compliance for in the buffer chart.
Stars have been added.

- Confirm the total amount of provided trees for the southwest buffer (parking lot side), per the plans, it looks like 11 trees are provided but 13 are shown in the chart. Also confirm the total number of provided trees for the southeast buffer side, based on the plans it does not look like any are provided (we also have utility easement here).

There are 13 trees.

- Based on long term maintenance (irrigation/mowing/etc.) staff would ask we use cobble/rock between the existing curb and property line along the southeast buffer area.

The native seed is designed to tie into the neighbors landscaping and will not be irrigated.

3. Landscape Sheet 6:

- Confirm all parking islands with required parking lot trees are a minimum of 10' wide. (7.4.206.G.1) Currently it looks like we are providing islands less than 6' wide with trees. ***CU soil will be used to connect the islands and provide additional space for the tree roots to grow.***
- Provide site distance speed lines with labels at all entries, confirm all shrub plantings and boulders within these areas have a maximum mature height of 30 inches and no evergreen trees. (FLP Check List item 11 and City Traffic Manual) ***Line-of-Sight is now shown on the landscape plan.***
- Label proposed parking lights (if proposed), revise tree locations as needed. ***Light pole locations have been added***
- North of the proposed trash enclosures provide upright shrub species (upright junipers/columnar Buckthorn/etc) to help screen from the public ROW. (FLP check list #30, 7.4.323) ***Tall shrubs have been added.***
- Provide the total amount of landscape treatments (SF) in the legend on this sheet. ***SF have been added.***
- Show all proposed landscaping on this sheet, looks like some is cut off at the far south corner of the site. ***Landscape is not shown.***
- Show all proposed grading on the plans. (FLP check list #25/26) ***Contours are now shown.***
- Confirm all proposed linework (new/existing) is shown for utilities (wet/dry) and easements. Revise plans as needed; example a tree is locate on top of fire hydrant at the far south end of the site. ***All easements and utilities shown.***

4. Landscape Sheet 7:

- Update the following in the Site Category Calculation Chart and landscape plans as needed:
 - Currently Centennial Blvd would be considered a Minor Arterial Road, update the chart to reflect this. Staff fully supports keeping the trees as shown. ***Chart has been updated and proposed trees remain.***
 - Confirm total amount of required trees for the site based on staff's comments. I will confirm totals with the next submittal. ***Noted***

- b. With proposed shrub substitutions for the site, staff would ask that we use a least a #5 Cont. size for Russian Sage. This is the minimum size needed for many of the substitutions for trees. (7.4.320.D.7a) **Size has been updated.**
- c. Remove the Pawnee Butte Seed mix from the seed mix schedule, this is not proposed anywhere on the plans. **Seed Mix has been removed.**

INFORMATION ITEMS:

1. A Final Landscape Plan has been submitted. Staff would recommend that the required irrigation plan be submitted and approved with the Development Plan. If the irrigation plan will be submitted later, please ensure the Contractor/Owner is brought up to speed that this submittal is his responsibility and to which City office the application is submitted. The Future Irrigation Plan with supporting material (including review fee) will be due at time of the building permit. **Irrigation plan will be submitted in the future.**

PUBLIC WORKS

Engineering Development Review (Joel Dagnillo, 719-385-5412)

ACTION ITEMS:

1. Add the following note to the development plan:

"All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, exhibiting excessive deterioration, damaged or does not meet current City Engineering standards along the public Right-of-way (ROW) adjacent to the site 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 Division (EDRD) inspector to determine what, if any improvements are required. The EDRD inspector can be reached at 719-385-5977."

Added.

2. EDRD has reviewed the Waiver and because of the Steeply Dipping Bedrock the waiver will need to be changed into a report. Update the application form and report as necessary. The updated report will not require CGS's review. Complete and update the geologic hazard disclosure statement on the development plan. The Planning Department suite is 701.

Revised suite number. Joe Goode at Entech is handling the report request with EDRD. To be submitted supplementally.

Stormwater Enterprise (Erin Powers, 719-385-5852), erin.powers@coloradosprings.gov)

(Reviewed by Kimley-Horn on behalf of SWENT)

ACTION ITEMS:

1. FEMA map number is incorrect, please update. **Revised.**
2. Label all proposed drainage facilities with size, type, material, and private or public. **All information now added.**
3. Please label existing storm sewer in Centennial Blvd. **Now labeled.**

4. Title the Development Plan as shown on the Plat. **Titled per the Planning comment.**
5. Add a note that all private to public storm sewer connections must be inspected by an Engineering Development Review Inspector. **Added.**
6. Please ensure all easements shown on DP match those shown on plat. **Now depicted.**
7. On sheet 3, please ensure the legend corresponds with line types being used. There appears to be an existing storm line in Centennial Blvd, but the legend notes that as "retaining wall." **Revised.**
8. Drainage reports must be submitted to SWENT via Project Dox. The drainage report uploaded to LDRS has not been reviewed. SWENT may have additional comments once a drainage report is provided for review. **Acknowledged.**

INFORMATION ITEMS:

1. All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new Project Dox software. Information, including a user manual and the link to the website can be found here: <https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system>. Please note that this does not change the Planning department's submittal process in any way.
2. The proposed project disturbs greater than an acre and will therefore require a separate Grading & Erosion Control Plan (GEC). This plan will need to meet the requirements listed in the City's New Stormwater Construction Manual (SCM) and should be submitted directly to the Stormwater Enterprise for review and approval. Assurances in the amount of the total cost of the temporary CCM's will be required prior to the approval of the GEC. The plans should be submitted directly to the Project Dox. These must be approved and included in the building permit set prior to the issuance of a building permit for this project.
3. The proposed Permanent Control Measure (PCM) will require an Inspection and Maintenance (IM) Plan and a Statement of Authority (SOA) to be submitted to the City with the Grading & Erosion Control Plan (GEC) submittal. The IM & SOA documents must be finalized prior to approval of the GEC. The Maintenance Agreement component of the IM Plan, when finalized, will be recorded with the El Paso County Clerk & Recorder and will require processing fees. For more information go to: <https://coloradosprings.gov/public-works/page/operations-and-maintenance-permanent-bmps>. Direct additional questions to: Jeanie Duncan at 385-6017 or at Jeanie.duncan@coloradosprings.gov.
4. The proposed Permanent Control Measure (PCM) will require a separate set of construction plans to be submitted to the Stormwater Enterprise (SWENT) for review and approval. Please contact the SWENT reviewer for a copy of the requirements of this plan. Please note that water quality assurances in the amount of the total cost of the permanent BMP will be required prior to the approval of the construction plans. Plans must be submitted directly to the SWENT reviewer. These plans must be approved and included in the building permit set prior to the issuance of a building permit on the project. These plans must also be approved prior to the Final Phase of the Grading and Erosion Control Plan.

All acknowledged.

Traffic Engineering Division (Zaker Alazzeh, 719-385-5468 or zalazzeh@springsgov.com)

Traffic Engineering has no comments on the development plan and agrees with the Traffic Impact Analysis (TIA) findings and recommendations. **Acknowledged.**

Streets Division (Michael Hensley, 719-385-6856 or michael.hensley@coloradosprings.gov)

INFORMATION ITEMS:

1. **CENTENNIAL BLVD** is under moratorium thru 2022. **Acknowledged.**
2. If infrastructure construction, storm sewer, or utility tie-in work impacts **CENTENNIAL BLVD**, developer needs to be familiar with the City's degradation fee schedule and restoration specification. Restoration limits and degradation fees will be defined in the field based on extent of impact. Degradation fees are graduated based on area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact City Right-of-way management at 385-5977. **Acknowledged.**

CSFD DEVELOPMENT REVIEW (Steven Smith, 719-385-7362 or steven.smith@coloradosprings.gov)

ACTION ITEMS:

1. Provide a fire apparatus turning exhibit to show access from the fire lanes to the FDC ("2015 IFC - TURNING RADIUS. The required turning radius of a fire apparatus access road shall be determined by the fire code official. (2018 CSFC 503.2.4) All fire apparatus access roads are to provide a minimum of 33-feet inside and 53-feet outside turning radius. Alternatively, usage of the data found at https://coloradosprings.gov/sites/default/files/csfd_apparatus_specifications_2017.pdf can be used for the required turning radius. Illustrate on the plans that the required turning radii are met by starting from off-site, coming on site and back off-site again. **A turning exhibit has been provided for Planning to route to CSFD for assessment.**
2. Place the following two quotes as notes on the plans (DEVELOPMENT PLANS AND SUBDIVISION PLATS. All development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, and wildland urban interface site plan/lot grading plans shall contain the following disclosure statement:
 - a. "Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities." **Note added.**
 - b. "All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final (Ordinance 18-50, 8.4.105, K101.2)." **Note added.**

COLORADO SPRINGS UTILITIES (Corey Masoumi, cmasoumi@csu.org, 719-668-1856)

ACTION ITEMS:

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

1. On the submitted final plat, no easement vacation was proposed. There are two existing

- easements in the middle of the lot that may need to be vacated because they appear to be unnecessary. If this is the case, you should begin the easement vacation procedure with the city of Colorado Springs. **Final Plat revised.**
2. Will a retail area be built alongside the apartment complex? If required, provide a grease interceptor. **No retail or any uses that would require a grease interceptor are proposed. Residential units only.**
 3. Provide the proposed sanitary service's material and size. Is it a 6-inch PVC pipe? **Yes, labeled as such.**
 4. If you want to preserve it as is, secondary containment is required for the proposed sanitary service line; otherwise, the line must be 15 feet away from the building. **Revised for 15' offset from building.**
 5. This comment is for the water connection on the north side of the project, where the water service is proposed to connect to the existing stub. There is already a secondary valve. Connect to the downstream side of the existing valve, and then install the reducer. **Revised to utilize existing infrastructure.**
 6. This comment is for the water connection on the north side of the project, where the water service is proposed to connect to the existing stub. There is no need for this proposed valve because an 8-inch secondary valve already exists. **Revised.**
 7. Since the proposed fire line is going to be connected to a DIP, change the tee connection to a DIP connection. **Revised.**
 8. There is no need for coupling sleeves. 2.5 feet of pipe between the valves and the tee connection will be adequate. **Revised.**
 9. Is it a public main or a private water main? If it's open to the public, CSU requires a 30-foot easement and a secondary valve on the fire service branch line at the easement boundary. If it's private, a secondary valve will be required at the easement line near N 30th St. **Private water system.**
 10. Change the 8" HDPE water main to an 8" PVC water main (typ). **Revised.**
 11. All the existing easements must be shown with the correct width and reception number. **Revised. Page and book only available information for some easements.**
 12. The size of a fire hydrant is 6", and a 6" valve with a reducer will be required downstream of the last bend. **Revised.**
 13. See "CSU Redline" enclosure. **Thank you for these redlines. Please continue to provide these as the standard review document, they are much more helpful than a letter for utility review.**

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.
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.
- 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.
- 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 Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
- 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.
- 6. Improvements, structures and trees must 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.
- 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.
- 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.
- 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.
- 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 system 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 approved Development Plan.

All items acknowledged.

CSPD

Street Naming (Bootsy Jones, 719-385-5362, bootsy.jones@coloradosprings.gov)

ACTION ITEMS:

1. Label 30th Street as "N. 30th Street" throughout the Development Plan. ***Revised.***

Crime Prevention (Christopher Austec, 719-444-7246, christopher.austec@coloradosprings.gov)

INFORMATION ITEMS:

1. There appear to be trees that are touching the building and potentially limiting visibility (and potentially increasing criminal activity) on the North and West side of the development. Consider removing these trees or relocating them to an area further away. This will increase visibility into the building, and potentially mitigate fire issues associated with the trees touching the building. Also, consider replacing 2-inch to 4-inch cobble with something smaller to prevent these rocks from being used to break into vehicles. Photometric plan looks good. **Tree locations are per landscaping code and should be a certain distance away from the building. Only shrubs are near the building.**

ENUMERATIONS (Amy Vanderbeek, 719-327-2880, amy@pprbd.org)

ACTION ITEMS:

1. This is currently a vacant lot. **Correct.**
2. The proposed apartment building can use the current platted address of 5075 or 5085 N 30th Street, all other platted addresses will not be used in the replat. Detach structure(s) will require a separate address. Carports - it is unclear where the carports are located to provide addressing, please clarify. Trash enclosure, based on height will need a separate address and separate permit. Address for the trash enclosure to be used when submitting plans to Regional Building Department is 5053 N 30th Street. **Will use 5075 for the apartment building and a separate address for the trash enclosure. There are no longer carports being proposed.**
3. Current addressing for electric service on the lot or close to the lot are for 5097 N 30th Street for a traffic signal at the corner of N. 30th Street and Centennial Blvd, in the right of way. Also, 5057 N 30th Street for a bus shelter, just south of the corner of N. 30th & Centennial Blvd on the west side. **Acknowledged.**
4. Secondary addressing is to be reviewed and approved by the Enumerations department. Please utilize the secondary addressing guide on our website and/or the link here to provide unit numbering. **We will follow this.**
https://www.pprbd.org/File/Resources/Downloads/Addressing/SECONDARY_ADDRESS_REQUEST_FORM.pdf.

Please provide this information prior to plan submittal to RBD. This may delay the approval in the Enumerations dept. if not submitted prior (Email to Amy Vanderbeek amy@pprbd.org).

Acknowledged.

CGS (Colorado Geological Survey) (Jonathan Lovekin, 303-384-2654)

The Colorado Geological Survey (CGS) has reviewed the submittal. We understand the applicant is proposing development of 2.75 acres with an 85-unit multifamily apartment building and associated parking, walkways, and landscaped areas. Documents submitted for review include City request for review (email, 12.6.21), Application (11.30.21), Development Plan (Atwell, 11.19.21), Final Drainage Report (Atwell, 11.22.21), and Geohazard Waiver Request (Entech, 11.18.21). We offer the following comments and recommendations.

Geologic Hazard Waiver Request

The site meets the criteria of the geologic hazard ordinance for a geologic hazard waiver. The soil and foundation report(s) prepared for this project were not submitted for this review. However, the waiver request states that shallow foundations are proposed. Provided the final

foundation design is not within 10-feet of the steeply dipping expansive bedrock CGS has no objection to the planned development. **Acknowledged.**

Thank you for the opportunity to comment on this project. If you have questions or require further review, please e-mail me at jlovekin@mines.edu.

FINAL PLAT

PLANNING AND DEVELOPMENT

Land Use Review (William Gray, 719-385-5090, william.gray@coloradosprings.gov)

ACTION ITEMS:

1. Add the "Geologic Hazard Disclosure Statement" to the final plat. **Added.**
2. The final plat is required to clearly depict the "as platted" and "as re-platted" configurations. **Revised to clarify.**
3. Park and School fees for the proposed project is as follows: **Acknowledged.**

North 30th Street Apartments Filing No. 1		
	per unit	total (85 units)
Neighborhood Park	\$ 563.00	\$ 47,855.00
Community Park	\$ 481.00	\$ 40,885.00
Park Platting Fee	\$ 142.92	\$ 12,148.20
School Fee	\$ 368.00	\$ 31,280.00
TOTAL	\$ 1,554.92	\$ 132,168.20

SURVEYOR (Cory Sharp, 719-385-5098, cory.sharp@coloradosprings.gov)

ACTION ITEMS:

1. Please remove "general note 4" as it is not a necessary note. **Removed.**
2. Please revise the "FES:" block as follows: **Revised.**

Bridge Fees: _____

Drainage Fees: _____

Park Fees: _____

School Fees: _____

3. Please describe the top of all monuments found, or set, relative to the surface of the ground. **Information added.**
4. Please add the "units of measure". **Information added.**
5. Please add the following easement statements:
 - a. Easements are as shown with responsibility for maintenance being vested with the property owner. **Added.**
 - b. All easements shown or dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at reception no. 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. **Added.**

6. Please add the record information for Centennial Blvd. and 30TH St. **Added.**
7. Please add the City File No. AR FP 21-00765 in the lower right-hand corner on all sheets. **Added.**
8. Please add "()" as a place holder for the addresses within the lot and legend. **Added.**

INFORMATION ITEMS:

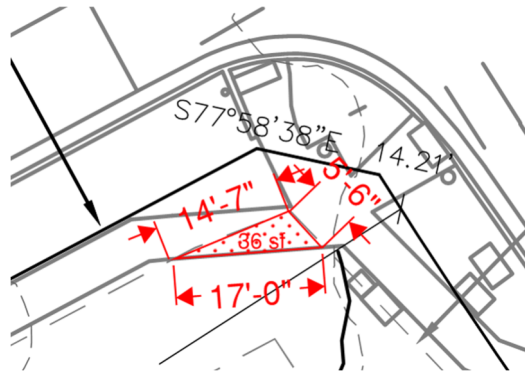
1. Inspection Fees: 1 lot at \$257.17 per lot = \$251.17 **Acknowledged.**

PUBLIC WORKS

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

ACTION ITEMS:

1. Refer to City Code 7.7.305 for the minimum replat requirements. The replat should include "as platted" and "as replatted" diagrams. **Revised as needed.**
2. According to the DP, a small segment of public sidewalk at the corner of 30th and Centennial is outside the existing public improvement easement. Add additional public improvement easement for this segment of sidewalk and update the replat.



Easement has been expanded to include the sidewalk.

3. Add the geologic hazard disclosure statement to the replat. City Code 7.4.507 **Added.**

Stormwater Enterprise (Erin Powers, 719-385-5852) or erin.powers@coloradosprings.gov

(Reviewed by Kimley-Horn on behalf of SWENT)

ACTION ITEMS:

1. Drainage reports must be submitted to SWENT via Project Dox. The drainage report uploaded to LDRS has not been reviewed. SWENT may have additional comments once a drainage report is provided for review. **Has been reviewed since.**
2. FEMA map number and effective date are incorrect (should be the G series map), please revise. **Revised.**
3. Specify if the proposed drainage and utility easement is public or private. Please note that private drainage easements can't be dedicated via plat. If there is a private drainage easement proposed, it should be clearly labeled as private and "will be obtained via separate instrument". **Revised.**

4. The DP is showing a proposed private drainage easement surrounding the underground detention facility. Please show this easement on the plat, if applicable, and include that it "will be obtained via separate instrument." **Added.**

Traffic Engineering Division (Zaker Alazzeh, 719-385-5468 or zalazzeh@springsgov.com)

Traffic Engineering has no comments on this item. **Acknowledged.**

Streets Division (Michael Hensley, 719-385-6856 or michael.hensley@coloradosprings.gov)

INFORMATION ITEMS:

1. **CENTENNIAL BLVD** is under moratorium thru 2022. **Acknowledged.**
2. If infrastructure construction, storm sewer, or utility tie-in work impacts **CENTENNIAL BLVD**, developer needs to be familiar with the City's degradation fee schedule and restoration specification. Restoration limits and degradation fees will be defined in the field based on extent of impact. Degradation fees are graduated based on area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact City Right-of-way management at 385-5977. **Acknowledged.**

CSFD DEVELOPMENT REVIEW (Steven Smith, 719-385-7362,

steven.smith@coloradosprings.gov)

ACTION ITEMS:

1. Place the following two quotes as notes on the plans (DEVELOPMENT PLANS AND SUBDIVISION PLATS. All development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, and wildland urban interface site plan/lot grading plans shall contain the following disclosure statement:"
 - a. "Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities." **Added.**
 - b. "All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final (Ordinance 18-50, 8.4.105, K101.2)." **Added.**

COLORADO SPRINGS UTILITIES (Corey Masoumi, cmasoumi@csu.org, 719-668-1856)

ACTION ITEMS:

1. Refer to "**CSU Redline Final Plat**" enclosure. **Thank you. We have submitted a response PDF.**

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.
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.
 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.
 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.
 5. Improvements, structures and trees must 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.
 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.
 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.
 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.

Acknowledged.

CSPD

Street Naming (Bootsy Jones, 719-385-5362 or bootsy.Jones@coloradosprings.gov)

ACTION ITEMS:

1. Label 30th Street as "N. 30th Street". ***Revised.***

ENUMERATIONS (Amy Vanderbeek, 719-327-2880, amy@pprbd.org)

ACTION ITEMS:

1. The plat included is the existing plat. The new proposed plat is what should be included. The proposed apartment building cannot be built across the lot lines. ***Was the second sheet looked at? The first sheet is the "As Platted" conditions.***
2. When the new plat is submitted the address of 5075 or 5085 needs to be shown on the plat. Address to be located as close to the edge of the lot as possible, parallel to the street it is addressed from. ***Now shown.***

3. When the new plat is submitted the directional to 30th Street need to be added in the street as N. 30th Street. Also, the spelling of 30th is in correct, should be THIRTIETH. One too many H's. **Revised.**
4. Standard Final Plat Comments:
 - a. Enumerations will review the mylar prior to plat for address placement, street names, and title block.
 - b. A \$10.00 per lot and tract platting fee will be due at the time of the review of the mylar, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department. An additional over the phone transaction fee of \$3.50 will apply for any credit card payment. **NO PLAT FEE FOR THIS PROJECT.**
 - c. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Amy@pprbd.org; (Please email the Enumerations staff that reviewed your project).

All acknowledged.

INFORMATION ITEMS:

1. ***New standard comment***: All mylar reviews will be reviewed via "pdf". The mylar will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations receiving payment. If you would like an in-person review, you will have to make an appointment on our website.

Acknowledged.

CGS (Colorado Geological Survey) (Jonathan Lovekin, 303-384-2654)

The Colorado Geological Survey (CGS) has reviewed the submittal. We understand the applicant is proposing development of 2.75 acres with an 85-unit multifamily apartment building and associated parking, walkways, and landscaped areas. Documents submitted for review include City request for review (email, 12.6.21), Application (11.30.21), Development Plan (Atwell, 11.19.21), Final Drainage Report (Atwell, 11.22.21), and Geohazard Waiver Request (Entech, 11.18.21). We offer the following comments and recommendations.

Geologic Hazard Waiver Request

The site meets the criteria of the geologic hazard ordinance for a geologic hazard waiver. The soil and foundation report(s) prepared for this project were not submitted for this review. However, the waiver request states that shallow foundations are proposed. Provided the final foundation design is not within 10-feet of the steeply dipping expansive bedrock CGS has no objection to the planned development.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please e-mail me at jlovekin@mines.edu.

We thank the City staff for providing constructive comments on the project submittal. We hope that we have clearly and effectively addressed the comments with revisions to the development plan set and that our comment responses assist in the review process. Please feel free to reach out at any time should any further discussion or clarification be required to resolve any matters.

Sincerely,

A handwritten signature in black ink that reads "Richard D. Lyon". The signature is written in a cursive, flowing style.

Richard Lyon, PE
Project Manager
Atwell, LLC.