

**Colorado Springs, CO
Planning and Development**

30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required
Application No. CUDP-23-0006

Description : This is a one-lot, 72 duplex, 154 unit multi-family development on 21.945 acres. This project is connected to and submitted concurrent with Skyline Ridge Filing No. 1, which provides one of two access points to Filing No. 2. There are two filings because Filing No. 1 is zoned R-2 and Filing No. 2 is zoned M-1. The R-2 zone allows duplex uses on individual lots as a use permitted by right; and the M-1 zone allows multiple duplex building on one development lot by Conditional Use.

Address : 0 Arch ST Colorado Springs CO 80904

Record Type : Conditional Use

Document Filename : 5_Skyline Ridge Filing No 2 DP Set.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Wesley Wilkerson	Wesley.Wilkerson@coloradosprings.gov	-
Hao Vo	Hao.Vo@coloradosprings.gov	-
Austin Cooper	Austin.Cooper@coloradosprings.gov	-
Matt Williams	mlwilliams@csu.org	-

General Comments

Comment ID	Author : Department	Review Comments
55	Hao Vo : City Engineering - SWENT	Info Only: Reviewed by Kimley-Horn on behalf of SWENT. Please contact the Lead Reviewer, Hao Vo, with any questions. Please provide the DigEPlan review number for reference in all emails. Hao.Vo@coloradosprings.gov Acknowledged.
56	Hao Vo : City Engineering - SWENT	The ProjectDox Master Project Number for all documents related to this project is STM-MP23-0142, the review number for the associated Preliminary Drainage Report is STM-REV23-0142. Acknowledged.
57	Hao Vo : City Engineering - SWENT	A Final Drainage Report is required to support this DP submittal. Due to the size of the project being greater than 10 acres, a Master Development Drainage Plan (MDDP)--or MDDP amendment, if applicable--must be submitted for concurrent review. (Note: As this site is adjacent to an open channel, the MDDP needs to address and specify any necessary channel improvements. A note regarding channel improvements may need to be added to the Concept Plan once the MDDP is reviewed.)

Acknowledged. A concurrent resubmittal will be make of the Prelim Drainage Report and MDDP with the DP per section 4.3 of the ECM. The Final Drainage Report will be submitted once detailed design progresses final plat submittal.

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58	Hao Vo : City Engineering - SWENT	The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted via ProjectDox to the Stormwater Enterprise for review and approval. Construction details for Planned Infiltration Areas must be included in the final phase of the GEC Plan. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela. Acknowledged.
59	Hao Vo : City Engineering - SWENT	Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction. Acknowledged.
60	Hao Vo : City Engineering - SWENT	All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the ProjectDox 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. Acknowledged.
61	Hao Vo : City Engineering - SWENT	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 PCM 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. Acknowledged.
62	Hao Vo : City Engineering - SWENT	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 and Stormwater Quality Control Plan (GESQCP) submittal. The IM & SOA documents must be finalized prior to approval of the GESQCP. 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 . Acknowledged.
32	Matt Williams : Col Springs Utilities	<p>Information Items: Acknowledged.</p> <ul style="list-style-type: none"> •□Contact Customer Contract Administration (CCA) 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. o□In instances where metered water and/or wastewater connections existed on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. •□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 Colorado Springs Utilities prior to Service Contract issuance and building permit approval. •□Colorado Springs Utilities 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 Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. •□Colorado Springs Utilities 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, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. •□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.

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		<ul style="list-style-type: none"> •□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. •□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. •□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. •□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. Colorado Springs Utilities will assess the need for a Water Quality Plan based on information presented in the Development Plan. Colorado Springs Utilities may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.
40	Wesley Wilkerson : CSPD	<p>Current crime trends in the proposed building location include assaults, burglary (both commercial & residential), motor vehicle theft, burglary of motor vehicle, trespassing, & theft of property. In addition, there is also a well-documented presence of individuals experiencing homelessness who frequent the area as evidenced by abandoned campsites discovered in nearby undeveloped parcels. Recent commercial construction operations in the area experienced repeat incidents of vandalism & theft of construction equipment/supplies. Options for consideration at this time:</p> <ul style="list-style-type: none"> -Installation of robust video surveillance camera system in community common areas, particularly the proposed maintenance shed (dog wash), mail kiosk, amenities center, clubhouse, and pool. -Restricted access positive locking mechanisms on all exterior doors, gates, & entryways on community common buildings (amenities center, maintenance shed, clubhouse, & pool entrance), to prevent unauthorized persons from bypassing any established access-control measures. Consider the added installation of anti-pry devices/plates on any outward swinging exterior doors to deter forced entry burglary. -Installation of signage on premises to indicate that unauthorized/long-term parking, unauthorized soliciting, & trespassing are prohibited; area is for residents & guests only. -Increased lighting at/near any proposed community mailbox kiosks to deter crime (mail theft) & increase overall public safety. -Installation of signage and/or fencing that separates your proposed preservation/open space areas from nearby parcels to discourage pedestrian/transient trespassing, to limit unauthorized camping, & thus deter potential crimes within the community. -Consider overhead garage door options that do not include windows (solid panel preferred) in order to reduce the possibility of residential/garage burglary. -Installation of lockable covers/boxes on all exterior utilities at community common structures to prevent unauthorized access of facility's utilities after-hours (unsecure electrical outlets & water faucets are frequently misused by our transient population). -Consider installation of a significant entry deterrent fence surrounding community common buildings at/near primary entrance of Arch Street/Spectra Drive to prevent unauthorized pedestrian/transient access onto property or into community specific structures (no fencing noted on blueprints); this particular intersection has a significant history with CSPD for criminal activity, and any potential crimes of opportunity will be exploited by criminal elements. -Uniform installation of window glazing (ShatterGard) on all windows at community common buildings, specifically the proposed amenities center (gym windows are vulnerable); glazing not only lowers associated seasonal HVAC costs but can deter potential burglaries by adding an additional layer of protection to the glass. <p style="text-align: right;">Acknowledged.</p> <p>Ofc. Wesley Wilkerson, Gold Hill Division Crime Prevention Officer, wesley.wilkerson@coloradosprings.gov</p>
35	Austin Cooper : Planning	CDI and PLDO fees will be due for this project Acknowledged.

Comment ID	Author : Department	Review Comments
80	Austin Cooper : Planning See separate response document included with this submittal. Report Updated	"Add/revise a plan note to read as follows: "Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including: <ul style="list-style-type: none"> •□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."" Addressed.
81	Austin Cooper : Planning	CGS Comments appear as a separate document. Please respond to the issues raised in the document separately.
82	Austin Cooper : Planning	Consider adding Affordable housing to the development to ensure compliance with Westside Master Plan Acknowledged.
83	Austin Cooper : Planning	D11 comments will be included in next submittal Acknowledged.
84	Austin Cooper : Planning Applicant will coordinate with Ms. Kelly and Ms. Minnard. Thank you for the contact info.	Please contact Elaine Kelly (elaine.f.kelly@usps.gov) and Rita Minnard (oreta.j.minnard@usps.gov) directly to review this development for mail service. To establish mail delivery and kiosk locations an appointment will be required with USPS to determine final locations. Information required for this establishment include: proposed locations, type of mail receptacle, final plat with addresses, type of development (residential/commercial) and date of first occupancy
85	Austin Cooper : Planning	A Final plat will be required prior to approval of this development plan Acknowledged.

Corrections in the following table need to be applied before a permit can be issued

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9	2	Zaker Alazzeh : City Eng - Traffic Engineering	1- Please add the following note to the development plan general notes: " The developer is required to construct Spectra Drive and Arch Street (from Spectra Drive to the south Blvd.) to city standards. 2- The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review. Added.
54	1	Hao Vo : City Engineering - SWENT	Please show and label major drainageways in the vicinity map. Added.
63	4	Hao Vo : City Engineering - SWENT	There doesn't appear to be swales graded in where many swales are called out. Addressed.
64	4	Hao Vo : City Engineering - SWENT	Label swales or include linework in legend. Swale linework added to legend.
65	4	Hao Vo : City Engineering - SWENT	Label all existing and proposed drainage facilities with size, type, material, and private or public. Addressed.
66	4	Hao Vo : City Engineering - SWENT	Label all swales. Addressed.
67	4	Hao Vo : City Engineering - SWENT	Will Brewster Subdivision be replatted into this Filing 2? Landscape plans label this area as Skyline Ridge Filing No. 1 Yes it will be partially replatted as "2525 South Blvd Filing No. 1"

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68	4	Hao Vo : City Engineering - SWENT	Info Only: DCM, Vol. 1, Ch.13, Sec. 5.13: "A Professional Engineer licensed in the State of Colorado shall perform a structural analysis and design the retaining wall for the various loading conditions the wall may encounter, including the differences in hydrostatic pressure between the front and back of the wall. A drain system should be considered behind the wall to ensure that hydrostatic pressures are equalized as the water level changes in the pond. The wall design and calculations shall be stamped by the professional engineer and submitted to the City as part of the Permanent Control Measure Plan." Acknowledged.
69	4	Hao Vo : City Engineering - SWENT	Maintenance access to within 24-ft of the forebays, trickle channel, bottom of the pond, and outlet structure must be provided. Acknowledged.
70	4	Hao Vo : City Engineering - SWENT	Label the ponds a "proposed Private Extended Detention Basin" on all sheets. Revised
71	4	Hao Vo : City Engineering - SWENT	The extended detention pond will need to provide an emergency spillway. Emergency spillway labeled.
72	4	Hao Vo : City Engineering - SWENT	Angle of confluence where pipe centerlines intersect must be 90 degrees or less. Storm reconfigured in area.
73	4	Hao Vo : City Engineering - SWENT	Please show and label all private and public easements as applicable on all sheets. Addressed.
74	4	Hao Vo : City Engineering - SWENT	Please note that grading plans are "preliminary" or "not for construction". Addressed.
75	6	Hao Vo : City Engineering - SWENT	Label the proposed Private Extended Detention Basin on the Landscape plans. Added.
76	6	Hao Vo : City Engineering - SWENT	Please remove tree from spillway. Revised.
1	9	Matt Williams : Col Springs Utilities	90° bends are not allowed. Modify alignment and adjust hydrant as necessary Addressed.
2	9	Matt Williams : Col Springs Utilities	Show hydrant lateral. Also, hydrants must be located 2.5' max behind curb Addressed.
3	9	Matt Williams : Col Springs Utilities	Show and label all existing utilities Addressed.
4	9	Matt Williams : Col Springs Utilities	Show connections to existing wastewater and water mains in Busch Addressed.
5	9	Matt Williams : Col Springs Utilities	Show connection to existing wastewater Addressed.
6	9	Matt Williams : Col Springs Utilities	Submit a hydraulic grade line (HGL) form to waterplanning@csu.org . Link is https://www.csu.org/Documents/HydraulicGradeLineRequest.pdf?csf=1&e=mqygaf . 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. Submit a wastewater master facility form (WWMFF) to wmasterplansubmit@csu.org . Link is https://www.csu.org/Documents/WastewaterMasterFacilityForm.pdf?csf=1&e=WosEHe . 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. Submitted.
7	9	Matt Williams : Col Springs Utilities	Existing development within Colorado Springs has this name already Named changed to 2525 South Blvd. Filing No. 2
11	9	Matt Williams : Col Springs Utilities	Indicate planned electric and gas meter locations Electric shown, no gas.

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80	Austin Cooper : Planning Comments addressed in separate document included with this submittal.	"Add/revise a plan note to read as follows: "Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including: <ul style="list-style-type: none"> •□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.
81	Austin Cooper : Planning	CGS Comments appear as a separate document. Please respond to the issues raised in the document separately.
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83	Austin Cooper : Planning	D11 comments will be included in next submittal Acknowledged.
84	Austin Cooper : Planning Applicant will coordinate with Ms. Kelly and Ms. Minnard. Thank you for the contact info.	Please contact Elaine Kelly (elaine.f.kelly@usps.gov) and Rita Minnard (oreta.j.minnard@usps.gov) directly to review this development for mail service. To establish mail delivery and kiosk locations an appointment will be required with USPS to determine final locations. Information required for this establishment include: proposed locations, type of mail receptacle, final plat with addresses, type of development (residential/commercial) and date of first occupancy
85	Austin Cooper : Planning	A Final plat will be required prior to approval of this development plan Acknowledged.

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8	2	Zaker Alazzeh : City Eng - Traffic Engineering	1- Please add the following note to the development plan general notes: " The developer is required to construct Spectra Drive and Arch Street (from Spectra Drive to the south Blvd.) to city standards. 2- The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review. Added.
41	1	Joel Dagnillo : City Engineering Dev Review	Please add the following notes to the Cover Sheet: <ul style="list-style-type: none"> - "Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per the City's Standard drawings and Specifications. City's Engineering Development Review Inspector will have the final authority on accepting the public improvements." - "Installation of electrical devices in the public ROW shall be performed in accordance with the City Specification Section 1001 and complete the Colorado Springs Utilities "Electric Inspection in the Right-of-Way Certificate" in accordance with Utilities' requirements for electrification. The Certificate shall also be provided to the City Inspector." Added.
42	1	Joel Dagnillo : City Engineering Dev Review	Prior to installing the public ROW improvements, submit street and signage construction plans to EDRD and Traffic Engineering through our electronic review system called ProjectDox for review and approval. Financial assurances for all public ROW improvements shall be posted to the City prior to approving the construction plans. The amount to be submitted to the City will be agreed upon at that time. The public ROW improvements will follow EDRD's probationary and final street acceptance procedures. Reference Chapter 11 in the Subdivision Policy Manual for information. Comment noted.

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43	1	Joel Dagnillo : City Engineering Dev Review	CUDP-23-0006 Added.
44	1	Joel Dagnillo : City Engineering Dev Review	February 6, 2023 Added.
45	1	Joel Dagnillo : City Engineering Dev Review	Note to Planning: Please send this geological hazard report to CGS for review. Return all comments to Engineering Development Review after they have been received.
46	1	Joel Dagnillo : City Engineering Dev Review	Geological hazard report will be sent to CGS for their review. Their comments may have to be incorporated into this development plan in subsequent reviews.
47	2	Joel Dagnillo : City Engineering Dev Review	Show a ped ramp here and connectivity with the proposed sidewalk Addressed
48	2	Joel Dagnillo : City Engineering Dev Review	Add a note stating that existing pavement and curb/gutter will be tied into. In addition, contact Michael.Hensley@coloradosprings.gov to coordinate the timing of this project relative to the 2C paving project planned on Spectra Dr. in 2025 Note added.
49	2	Joel Dagnillo : City Engineering Dev Review	PUBLIC Addressed.
50	2	Joel Dagnillo : City Engineering Dev Review	Label public curb type. Type 2? Curb type labeled.
51	2	Joel Dagnillo : City Engineering Dev Review	Show and call out pedestrian ramps crossing Drive Aisle Ped ramps shown and called out.
52	4	Joel Dagnillo : City Engineering Dev Review	Show/call out City Std. D-7 crossspan here to convey flows to the east. Comment addressed.
53	4	Joel Dagnillo : City Engineering Dev Review	Consider adding section of ramp curb here for easier pond access Mountable curb added in this location.
78	17	Steve Smith : Fire	<p>Provide as notes on the plans. Notes Added.</p> <p>STRUCTURE PROTECTION. The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the wildland urban interface for ignition-resistant construction and fuels management:</p> <ol style="list-style-type: none"> 1. A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted. 2. Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed. Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved. 3. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistive materials such as those

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			<p>allowed in item 2 above. Exception: Heavy timber or dimensional log construction is allowed.</p> <p>4. Exterior doors shall be noncombustible or solid core not less than 1-3/4" thick. Windows within doors and glazed doors shall be tempered safety glass or multilayered glazed panels. Exception: Decorative single pane glazing in front entry doors is allowed.</p> <p>5. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required.</p> <p>6. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the fire code official. Soffit vents are allowed. Gable vents may be allowed by only as approved by the fire code official.</p> <p>7. Gutters and downspouts that are of noncombustible construction shall be installed such that the leading edge of the roof is finished with a metal drop edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed but must have a noncombustible landing area below the roof line, that is a minimum 5 foot distance from the side of the structure or foundation. NOTE: gutter caps are highly encouraged as a homeowner maintenance item to prevent combustible debris from collecting in the trough.</p> <p>8. Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railing.</p> <p>9. The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than 1/8-inch to protect them from ember intrusion and still allow for weeping and moisture control.</p> <p>10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap. (Ordinance 18-50, ?8.4.105, K104.1)</p>
12	1	Daniel Gould : Planning	<p>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).</p> <ul style="list-style-type: none"> • "Landscape improvements and maintenance shall be the responsibility of Owner, and/or their assigns". • "All street trees and streetscape improvements located in the ROW will be maintained by the abutting property owner." Added.
34	1	Austin Cooper : Planning	Name change will be required so that it does not match other subdivision.
36	1	Austin Cooper : Planning	Show on the plan or this chart where these numbers are coming from. For example, how many 2 bed and how many 3 bed. Are these being established through garage spaces. Are any tandem as those are not allowed to count toward required parking. Added.
37	2	Austin Cooper : Planning	Show zoning line and projected tract line to remove R zoning from the buildable area. Revised.
38	2	Austin Cooper : Planning	Provide adjacent property owner information. Addressed.
39	4	Austin Cooper : Planning	Please provide cross sections to help with readability Typical sections sheet added.
79	4	Austin Cooper : Planning	Please provide diagrams of all retaining walls and reference on site plan
13	5	Daniel Gould : Planning	<p>Confirm the landscape plans are following all current requirements for Wild Urban Interface, see the following link and City Fire Department Reviewer Comments for more information. Acknowledged. https://coloradosprings.gov/sites/default/files/2020_ignition_resistant_design_manual_march_2020.pdf</p>

Typical retaining wall detail shown on landscape plan, once structural engineer is engaged, wall types may change and more details provided.

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14	5	Daniel Gould : Planning	Provide the following note: "A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY LANDSCAPE CONSTRUCTION." Added.
15	5	Daniel Gould : Planning	Provide a Schematic Landscape Diagram including hydrozones. (Preliminary Landscape Plan Check list item 1.F and Appendix E in landscape Manual) This will be provided with next submittal.
24	5	Daniel Gould : Planning	add the following before the text "16+" Added.
25	5	Daniel Gould : Planning	add the following before the text "33+" Added.
26	5	Daniel Gould : Planning	Based on the required amount of internal landscape area, a total of 287 trees are needed Revised.
27	5	Daniel Gould : Planning	Provide the total amount of outdoor parking spaces, revise the required number if needed. Added.
16	6	Daniel Gould : Planning	Based on up to a 10+ fall right next to the proposed walk, add the following text "guard rail" to this call out. This would be typical for the site with tall walls and close pedestrian access. Added. Guard rails called out on plans.
18	6	Daniel Gould : Planning	Per the current required City Green Infrastructure requirements for all projects over 1 AC, confirm if the required Final Drainage Report for this project has been (or will be) submitted to Stormwater Enterprise on or after May 1, 2022. If so, please provide the following on the landscape plans. <ul style="list-style-type: none"> · All proposed PIA's (Planned Infiltration Areas) should be shown and labeled and should match the Drainage Report, Preliminary Grading and/or Site plan sheet(s) showing these locations. Please show these areas with a solid hatch (send to the back in the drawing, very light grey color) on the landscape sheet. · Show and label all proposed PIA swales with flow arrows on the landscape plan. Confirm all proposed trees are not located at the bottom of any swale. PIA exhibit added to plan set.
19	6	Daniel Gould : Planning	We will need to confirm what limitations we might have with proposed landscaping above all tall retaining walls. This would include tree locations (geotech fabric) and high water use turf (irrigation) on top of the wall(s). Example we have a proposed 19.5 foot wall here. Comment noted.
20	6	Daniel Gould : Planning	Staff would ask that a guard rail would need to be provided here due to the close to 20 foot fall and proposed sod right up to the fall zone. Added.
21	6	Daniel Gould : Planning	provide landscape improvements between the proposed property line and detached walk/curb Added.
22	6	Daniel Gould : Planning	Staff would ask that a good amount of the proposed upright junipers (being used to meet site tree requirements) be changed to a more evergreen tree vs an upright juniper where space allows. This can be addressed with the future FLP. Revised.
23	6	Daniel Gould : Planning	Based on the proposed tall retaining walls and long term maintenance (mowing/irrigation/etc.), staff would ask that all the hatch areas (yellow) be changed to cobble/rock and not use native seed in these areas. Revised.
28	6	Daniel Gould : Planning	Based on the complexity of this project, staff would ask that we use at least 20 scale drawings with the future Final Landscape Plan. The landscape plan has been adjusted to 4 sheets of 30 scale.
29	6	Daniel Gould : Planning	If any fencing is planned for the site, label all locations on the plan and provide a detail. (PLP check #1j) Added.
33	6	Daniel Gould : Planning	Show and label all proposed utilities including all easements and linework (wet/dry) and confirm all proposed trees work with these locations. Revised.
17	7	Daniel Gould : Planning	add guard rail information to this detail based on the proposed fall zones next to walks on the plan. Revised.

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10	1	Zaker Alazzeh : City Eng - Traffic Engineering	<p>1. Unit count updated to 168 per updated land plan. These are all considered single family attached. 2. Comment addressed.</p> <p>3. Comment addressed.</p> <p>TIA Comments: 1- Please update the study and Table 5 based on 154 Multi-family residential, 77 twin homes, and 14 units duplex. 2- Please change 1b "Wheeler Ave./S. 21st St." on Table 6, 7, & 8 to 1b "Busch Ave./S. 21st St." 3- Please change 1c "Wheeler Ave./S. 21st St." on Table 8 to 1c "Busch Ave./S. 21st St."</p>