

**Comment Correction Required / Response Report**

**Application No. DEPN-23-0157**

Submission Documents:

Document Name	Document ID
2023-0718 - Wilson Tank DP Major Modification.pdf	15293478
CSU Wilson Water Tank - Staff Review.pdf	15328320

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bill Gray	William.Gray@coloradosprings.gov	-
Patrick Morris	Patrick.Morris@coloradosprings.gov	-
Matt Roberts	maroberts@csu.org	-
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Kerri Schott	Kerri.Schott@coloradosprings.gov	-
Steve Smith	steven.smith@coloradosprings.gov	-
TJ Gajda	tj.gajda@coloradosprings.gov	-
Daniel Gould	Daniel.Gould@coloradosprings.gov	-

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	2	Note	Zaker Alazzeh : City Eng - Traffic Engineering	Open	Traffic Engineering has no comments on this item.	N/A

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	1	Note	TJ Gajda : City Engineering - SWENT	Open	SWENT has no comment on this item. Since there is no change in drainage from the FDR amendment approved 2023.04.18, an FDR amendment will not be required. STM-REV23-0354 is the project #.  Reviewed by Gajda Environmental Consulting (tj.gajda@coloradosprings.gov). Please direct comments to Jonathan.Scherer@coloradosprings.gov.	N/A
10	1	Note	Patrick Morris : City Engineering Dev Review	Open	EDRD has no comments on this item.	N/A
2	12	Note	Matt Roberts : Col Springs Utilities	Open	Utilities Development Services does not have comments, if any additional concerns come up, Contact CSU Project management team	N/A
12	1	Note	Steve Smith : Fire	Closed	No issues with this plan.	N/A
13	1	Callout	Bill Gray : Planning	Open	Revise, change to Major.	Project description has been revised.
14	1	Callout	Bill Gray : Planning	Open	Add City File Number DEPN-23-0157 to each sheet of the DP.	City File Number has been added to all sheets
15	1	Note	Bill Gray : Planning	Open	See document titled CSU Wilson Water Tank - Staff review for addition review comments from City Planning (Bill Gray).	Additional comment responses are included in this merged document.
11	3	Note	Kerri Schott : Planning	Closed	No comments on this proposal. Applicant has identified an LOD, stockpile location and existing trees to remain. Applicant will adhere to these plans throughout construction.	N/A
3	6	Callout	Daniel Gould : Planning	Open	Based on the required screening and location, staff would ask that we include a note below/next to the plant schedule stating the following "** Only native Rocky Mountain Juniper species (Juniperus scopulorum) should be used (no cultivars)." Also add a star "*" next to the botanical name.	Juniperus scopulorum has been switched to picea pungens. This has been updated due to nursery availability. Mature evergreens (20'-35' height) are now shown in this location of the site. Note has been added to the blue spruce that no cultivars are permitted.
4	6	Callout	Daniel Gould : Planning	Open	Label (including height and material) all fence locations on the plans and provide a detail. (FLP check list #19)	fence detail has been added to the landscape details sheet. fence labels have been added to the plan.
5	6	Callout	Daniel Gould : Planning	Open	To reinforce and improve screening of the increased tank height (increase of 15') from the adjacent neighborhood homes, staff would ask that we use at least a 12' tall Ponderosa Pine for these 8 trees.	25'-35' Ponderosa Pines and 20' Blue Spruces are now shown in this corner of the site. Please note that the irrigation plan has been updated accordingly to provide adequate water to these mature evergreens.
7	9	Callout	Daniel Gould : Planning	Open	Confirm if a dedicated irrigation meter is planned or if your connecting to existing domestic water source (within the existing pump house). Provide a call out to reflect this and update the irrigation schedule as needed.	There is an existing system within the pumphouse that ties off of a domestic water source. The existing backflow and irrigation point of connection are 3/4" and will be upgraded to 1.25" and 1.5" per the updated plans.

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8	9	Callout	Daniel Gould : Planning	Open	If the proposed water source is coming from the buildings water source and the backflow is located within the building as shown, update the plans and detail 3 to reflect this, see CSU service standards for backflow location, Detail B1-22. <a href="https://www.csu.org/Pages/ConstructionStandards.aspx">https://www.csu.org/Pages/ConstructionStandards.aspx</a>	Detail b1-22 has been added to the plan
16	12	Callout	Bill Gray : Planning	Open	Revise elevation to show actual height and not an approximate height.	Tank Elevation plansheet (sheet12 of 12) has been updated to include elevation views for the existing tank, approved tank, and constructed tank.
17	1	Note	Bill Gray : Planning	Open	Address review comments/questions with any resubmittal.	N/A

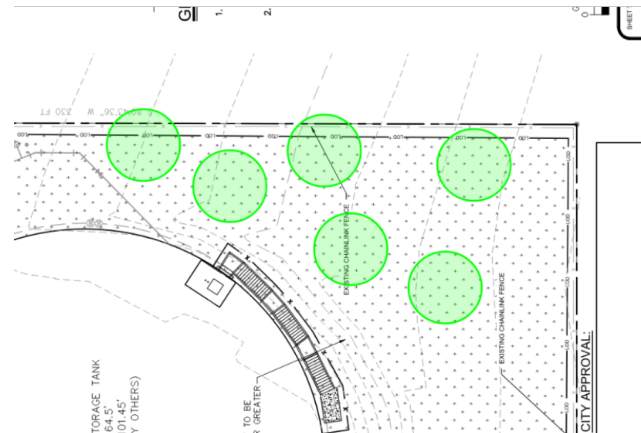
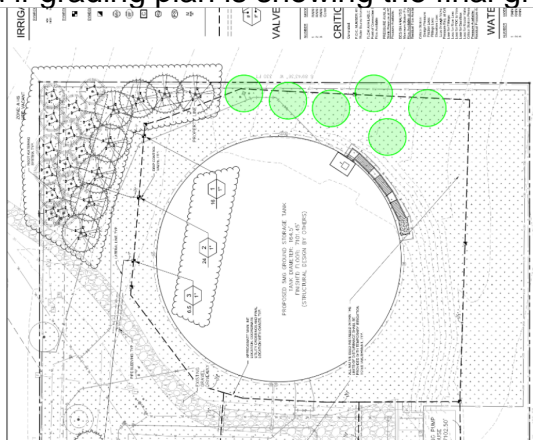
Additional comments received via email:

1)Daniel Gould just got off the phone with the nursery that is to provide the 35' Ponderosa's and he is saying max size he can provide is 25'-28'. Are you still shopping nursery's? Did you find one that can provide that size of tree? We need to make sure that landscape plan and actual landscaping match.

After further discussions with the nursery on their availability, the plans have been updated to show 20' evergreens and 25'-35' evergreens. 35' evergreen plantings are the preference, but due to the size of the tree spade needed to facilitate these transplants, 35' evergreens cannot be guaranteed to be available. Trees will be hand selected in the field at time of planting in order to achieve the tallest height possible that can be successfully spaded and transplanted.

2)Furthermore, I think you need to add trees along the south boundary to reduce the skylighting of the tank from the dude ranch below. See image below. The grading on grading plan and landscape plan do not appear to match. If landscape plan is the final grading than the trees work as shown, but is more constrained if grading plan is showing the final grading around the tank. (photo below)

The proposed grading is now showing on the landscape plan. Additional trees have not been added within the suggested area as there are buried utility pipes and Utilities requires full access throughout the site and there is not enough room in that area to maintain truck access to the buried pipe and top of berm in addition to the trees.



Here is another for trees along south p/l. You will need to make sure that LP and GP are showing same finished grading. This idea may have trees in the 2:1 slope around backside of tank as is shown on the GP. Last, with the size of Trees being planted please make sure that there is enough space for the rig to access the Site. (photo to right)