



January 25, 2022

Drew Foxx
City of Colorado Springs
Development Review Enterprise
2880 International Cir, Suite 200-7
Colorado Springs, CO 80910

Subject: Tide Dry Cleaners (City File No. AR DP 21-00520)
6160 Dublin Boulevard, Colorado Springs, CO
6180 Dublin Boulevard, Colorado Springs, CO (Proposed Retail / Fast Food
Building)
CEC Project 311-778

Dear Drew:

We are in receipt of your comments for this project, dated 11/10/2021. See our responses below, as well as the updated plans attached with this letter.

Land Use Review

General Modifications:

1. Provide Elevations

Response: Architectural Elevations are attached to this submittal

Landscape (Daniel Gould, 719-385-5375)

5. Sheet C700 – Final Landscape Sheet:

- b. Provide accurate soil preparation notes which includes amendment amounts and types (for sod/shrub beds/native seed areas), tilling and any necessary de-compaction or excavation (Final Landscape Plan Checklist #2,3).

Response: Planting specifications- including necessary soil amendments have been added; Refer to sheet C702.

- c. Update the following in the Site Category Calculation Chart, landscape plan and plant list as needed. Staff will confirm required totals with the next submittal.

- New Comment – based on the revised plans, update the buffer requirement chart on sheet 5 and show 20 shrubs provided (currently only 14 is shown)

Response: The current buffer area has been updated to reflect the correct number of plants needed. Refer to sheet C700.

- d. Currently Sensation Maples are prohibited by Forestry and staff would ask to plant a different species, see the current approved street list for options - <https://coloradosprings.gov/sites/default/files/inline-images/approvedstreettreelist19.pdf>

Response: The Maple trees have been replaced; Refer to sheet C700.

- h. Label and provide general heights for all proposed retaining walls and provide a detail. (FLP check list 18). Partly addressed – provide a detail of proposed retaining wall.

Response: The proposed retaining wall elevations have been included on sheet C300 and a retaining wall detail has been included on sheet C900

- i. Is a sand filter planned for the water quality ponds? If so, label the limits of the sand membrane and remove the proposed detention seed mix hatch from the pond. New Comment – Please contact the SWENT reviewer directly (Erin Powers, 719-385-5852) to confirm the proposed bioretention and infiltration ponds and proposed locations of trees and landscape treatment within the limits of the pond (rock/cobble). If a sand membrane is planned, show the limits of this membrane on the landscape plans. Based on your conversation with SWENT, revise the landscaping plans

Response: Proposed BMP Sections are shown on sheet C403

- k. Code does not allow high water use turfgrass as an infill material and should be planned as an amenity (7.4.317.C) Staff would ask that the proposed bluegrass located along the northern property line be changed to the all purpose native seed mix shown on the plans for the detention pond area. This mix may also be used in open space areas. Update the ground cover legend (SF) and plans to reflect this. New comment – confirm all trees are meeting distance requirements from utilities, see CSU reviewer comments and revise the plans if needed.

Response: The high water use turfgrass has been replaced with an all purpose native seed mix- similar to what is shown in the bioretention/ rain garden areas. Refer to sheet C700.

- m. Provide landscaping (fastigiated form) screening around all sides of the proposed trash enclosures (7.4.323.C.5 and H and FLP Check list #30). New comment – Move the proposed rocky mountain junipers to the shrub schedule on sheet 6 full size evergreen trees (6' tall) are not required and the smaller provided size (4'tall) meet current requirements.

Response: The Rocky Mountain Junipers have been moved to the shrub section of the plant schedule; Refer to sheet C701.

6. Irrigation Plan Comments

a. Based on the applicant's response letter, and irrigation plan was going to submitted with Development Plan. The re-submittal did not include the irrigation sheets. Please revise the following;

- Include the irrigation sheets with your next submittal. See review items to addresses in this link:

https://cooradosprings.gov/sites/default/files/planning/irrigation_plan.pdf

Response: Irrigation sheet have been included with this plan submittal

- If the irrigation plan will not be part of the Development Plan, see staff's informational comment above and remove all the irrigation sheet information in the drawing list sheet C000 (sheet 1).

Response: Irrigation sheet have been included with this plan submittal

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

1. Update the development and landscape plans to show and callout 6' detached sidewalk with at least a 7' tree lawn areas along Dublin Blvd. The proposed Burgerworks is installing 6' detached sidewalk with a 7' tree lawn.

Response: The proposed sidewalk has been revised as requested

SWENT, Stormwater Enterprise (Erin Powers, 719-385-5852)

Sheet 1:

1. Add note stating who will own and maintain detention facility.

Sheet 2:

2. Show the detention facility. Callout as full spectrum and private

Utility and Grading sheets:

3. Show the detention facility and label as full spectrum and private. A sand filter or rain garden will be required, not a bioretention facility.

Response: Detention is not proposed on this site and is provided regionally in Cottonwood and Sand Creek Basins. See sheets C401, 402, 403 and Final Drainage Reports titled "Master Development Drainage Plan for Overall Dublin North Subdivision and Final Drainage Report for Filing No. 1", "Dublin North Filing No 9 Final Drainage Report", and "BW Dublin, Lot 1

of Ottaway subdivision a replat of Lot 28 & 29, Dublin North Filing 9”

The BMPs proposed hereon are to be Rain Gardens

4. Label all storm pipes with size, type, and ownership

Response: The proposed storm and sanitary pipes and structures have been labeled as requested

5. Label grading as preliminary

Response: The grading plan proposed hereon is considered the final design for construction

Landscape sheet:

6. Detention facility cannot have trees in it. Also label as full spectrum and private

Response: Detention is not proposed on this site and is provided regionally in Cottonwood and Sand Creek Basins. See sheets C401, 402, 403 and Final Drainage Reports titled “Master Development Drainage Plan for Overall Dublin North Subdivision and Final Drainage Report for Filing No. 1”, “Dublin North Filing No 9 Final Drainage Report”, and “BW Dublin, Lot 1 of Ottaway subdivision a replat of Lot 28 & 29, Dublin North Filing 9”

Additional information:

2. A Final Drainage Report is required for this project submitted to Project Dox. The Stormwater Enterprise may have additional comments on the DP once this report is submitted and reviewed.

Response: A Final Drainage Report is included in this submittal

3. The proposed project disturbs greater than an acre and will therefore require a separate Grading, Erosion, and Stormwater Quality Control Plan (GESQCP). 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 BMPs will be required prior to the approval of the GESQCP. The plans should be submitted directly to the SWENT reviewer. These must be approved and included in the building permit set prior to the issuance of a building permit for this project

Response: A Grading and Erosion Control plan and Cost Estimate has been included. See Sheets C302 & C303

4. 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 .

Response: An IM plan and SOA will be submitted by others under separate cover

5. 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 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.

Response: A Storm Water Management plan and Cost Estimate has been included. See Sheets C400, C401, C402, & C403

6. 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.

Response: A Storm Water Management plan and Cost Estimate has been included. See Sheet C400

7. The City of Colorado Springs is federally mandated to identify and monitor all stormwater discharges within the City. The City accomplishes this task by requiring a storm-water connection Permit from the City Engineering Department. The applicant will need to contact Jeanie Duncan at 385-6017 or at Jeanie.duncan@coloradosprings.gov to obtain this permit.

Response: Jeanie will be contacted with this submittal

8. All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new 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.

Response: Submittals will be made through ProjectDox

Colorado Springs Utilities (Caleb Savage, 719-668-1855, cjsavage@csu.org)

Action Items:

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

1. Please submit a hydraulic grade line (HGL) form to waterplanning@csu.org. Link is <https://www.csu.org/CSUDocuments/requesthydrauliclinegrade.pdf>. 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.

Response: The starting hydraulic grade elevation has been assumed to be the Top of the Pipe at the next downstream structure, PR Public Type 1 MH Sta 3+27.72 (Dublin North Filing No 9 Storm Sewer Plan & Profile, April 2020). The hydraulic grade line form shall be submitted to the City of Colorado Springs via the HGL form process. Once the report has been received, the starting hydraulics grade elevation shall be corrected, if necessary, within the storm sewer analysis

2. An updated wastewater master facility form (WWMFF) must be submitted to wwmasterplansubmit@csu.org. Link is <https://www.csu.org/CSUDocuments/wwmasterfacilityform.pdf>. 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.

Response: A WWMFF form has been submitted along with this plan

5. Please add a callout for each water line (one water main, one fire service, one hydrant lateral, and two domestic services) including:
 - Proposed or existing
 - Public or Private
 - Material
 - Diameter

Response: The proposed water lines have been labeled as requested

16. Please ensure all trees are 15' away from wet mains or outside the easements (15 conflicts) and 10' away from wet services (1 conflict).

Response: All trees have been shifted to avoid conflicts. Refer to sheet C700.

2nd Review Comments:

17. Please address items 1, 2, and 16 above

Response: The items have been addressed as requested

18. Regarding item 5 above:

- a. The 2” water service line for the east building cannot be PVC, please change to copper type K or HDPE.

Response: The proposed water service line has been revised to HDPE, See C500

- b. Callout the line size and material for the sanitary service line to the Tide building.

Response: The proposed sanitary service line has been labeled as requested, see C500

- c. The 2” water service line for the Tide building cannot be PVC, please change to copper type K or HDPE.

Response: The proposed water service line has been revised to HDPE, see C500

- d. Remove the 6” PVC fire service line callout as this line has been removed.

Response: The Fire line callout has been removed, see C500

- e. Correct the 2” domestic water line leader to point to the water line and not the sanitary manhole.

Response: The 2” Domestic Label has been revised as requested, see C500

- f. Provide the size of the hydrant lateral in the callout.

Response: The hydrant lateral has been labeled as 6”, see C500

El Paso County Development Services

Planning Division

Review 1 comments:

These comments were replied to and repeated with the previous submittal for this property. Upon receipt of these comments on the Nov 10th comment letter, Jim Piper with CEC contacted the El Paso County Development Services at 719-520-6447 and asked if this site was within the limits of El Paso county jurisdiction. We were informed by EPC that this property was not within the EPC but is within GIS. This information is NOT a determination of municipality, has not been confirmed, and any said determination shall be per the EPC and COS, therefore we request that this district determination be provided.

1. Verify that proposed development provides sufficient buffers between existing EPC residential and rural uses (RR-5, five-acre min. lot size) specifically those to the north of the subject site.

Response: This site is not directly adjacent to any residential or rural uses. The (proposed) Lot 3 separates this site (Lot 2) from those areas.

2. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 15 feet of the road frontage. A minimum of 1/3 of the trees shall be evergreen trees (reference Section 6.2.2. Landscape Requirements of the LDC).

Response: Plans have been updated.

3. Our GIS shows that the subject property is within EPC and not COS. If this is not correct please let us know so we can have our map fixed.

Response: It is our understanding this project is within the limits of the City of Colorado Springs.

Please distribute our revised plans and comment responses as appropriate to other departments. Let us know if you have any additional questions or comments.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

James R Piper Jr, PE
Project Manager