

03/24/2022

Attn: Ms. Chelsea Stromberg  
City of Colorado Springs  
Planning and Community Development Department  
Land Use Review Division  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903

**Project Info:**

Project Name: Lot 2, Blackwood Crossing Filing 1A (AR DP 17-00765-A1MJ21)  
Review Number: 2

Dear Ms. Stromberg,

Thank you for your recent comments on 02/18/2022 regarding the Development Plan submittal for Lot 2, Blackwood Crossing Filing 1A. We have prepared the following responses which address those comments and have included the necessary resubmittals in PDF format. Please feel free to call us with any questions or concerns.

**LAND USE REVIEW COMMENTS**

1. Cover Sheet – add or correct the following to the site data on sheet one of the plan:
  - A. Include a note describing the project’s inclusion in Woodmen Heights Metropolitan District 3 and the Woodmen Road Metropolitan District
    - i. Please include Woodmen Heights Metropolitan District 3 in note 15 as well and indicate City Ordinance numbers as indicated in the response letter

**Response: This note has been added to the cover.**

2. Sheet 2 –
  - A. Remove Sec. 7.4.201(O)(1) of the municipal code states “ 1. Restaurants shall provide ninety feet (90') behind each order and pick up window, or if the functions are separated, thirty feet (30') behind an order board, and sixty feet (60') behind the pick up window.”
    - i. There is required to be ninety feet of queueing space before the pickup window, this site only allows for sixty feet.

**Response: There is no order board and only a pick up window.**

3. Building elevations are required. Please label the elevations with heights measured in accordance with City Code to show building height.

- A. The east façade has no ornamentation or variation in materials, please consider 360 degree architecture.

**Response: Updated features have been added to the exterior.**

### **CITY SURVEYOR COMMENTS**

1. Previous comment 1, partially addressed: Please revise the area under the property description on sheet C01 (1.105 acres platted) (339,524 square feet being 7.79 acres more or less shown under property description).

**Response: All places where the site area has been mentioned now read as 1.105 acres.**

### **LANDSCAPE COMMENTS**

1. Overall Comments:

Update the sheet list table to read “Preliminary Landscape Plan” on the cover sheet (sheet 1). New Comment – update the sheet list table to show “Irrigation Plan for sheets LS3, LS4 and LS5

**Response: Sheets have been labeled “Final Landscape Plan” and the cover sheet has been updated accordingly.**

2. Final Landscape Plan Comments (based on revised submitted plans):

a. When will the applicant be providing the final soils analysis report and recommendations for amendments/fertilizer and application rates? (7.4.315.B, FLP Check List 2 and 3)?

**Response: See landscape note #3.**

b. All trees located in the Public ROW need to be an approved street tree from the City Forestry suitable street tree list. <https://coloradosprings.gov/sites/default/files/inline-images/approvedstreettreelist19.pdf>. Example, Pinon Pines are not an approved ROW tree.

**Response: Substituted Ponderosa Pie which is an approved street tree.**

c. At least forty percent (40%) of the site trees shall be trees that will exceed thirty feet (30) in height at maturity (7.4.312.J.16.A)

**Response: See plant schedule which shows over 40%.**

d. Include % of signature plants for shrubs (7.4.311.3.K).

**Response: This has been added.**

e. Per the currently revised City of Colorado Springs Stormwater Construction Manual, short strips of native seed (under 8 feet wide) are not allowed in highly visible small landscape spaces and staff would ask that the proposed native seed located adjacent to Templeton Gap Road be changed to either sod (at least 6-7 feet wide) or cobble/rock. [https://coloradosprings.gov/sites/default/files/inline-images/scm\\_final\\_2.pdf](https://coloradosprings.gov/sites/default/files/inline-images/scm_final_2.pdf) Page 51-53

**Response: This has been replaced with rock.**

f. Include the following native seed mix for the Low Grow seed mix to plans. Update the proposed type of installation (Drilled vs Hydroseed) as needed.

**Response: See landscape note #13.**

g. Provide plant call outs for all proposed perennials 2' feet wide or smaller on the plans (FLP check list 6). Based on the provided scale, staff is fine with all the other provided shrub/tree labels.

**Response: This has been added.**

h. Show and label all proposed parking lights on the plans, revise as needed. (FLP check list 15)

**Response: These were previously shown but have been shaded and labeled to help clarify.**

i. Label the proposed trash enclosure locations on the plans and provide landscaping (fastigiated form) screening around the sides of the proposed trash enclosure with landscaping space (7.4.323.C.5 and H and FLP Check list #30).

**Response: This labeled was added. Pinon Pine and Pfitzer Juniper were shown on the previous submittal for screening on the NW and SW sides. 3 more columnar Junipers were added.**

### 3. Irrigation Plan Comments

a. Update or replace detail B on sheet 12 to match the current CSU approved indoor irrigation connection detail (B1-22) on the plans. Staff has included a copy of this detail with my comments. Example, the buildings backflow unit should be located before the irrigation connection. Please contact the Colorado Springs Utilities Backflow Team directly at 719-668-8755, 719-668-4388 (chshull@csu.org crossconnection@csu.org ) with any questions on this.

**Response: This has been replaced.**

b. Provide permanent in-ground irrigation for all proposed native seed locations (irrigation check list #45). As this is a commercial project and the proposed native seed is located right next to commercial road frontages, irrigation will be required. After full establishment (1 to 2 years), these valves should be turned off.

**Response: This has been added.**

c. Provide the total amount of irrigated area (SF) for the project below the project valve worksheet on sheet LS-4.

**Response: This has been added.**

### **SWENT STORMWATER ENTERPRISE COMMENTS**

Sheet 1:

1. Add note stating who owns and maintains the detention facility that provides full spectrum detention for this site.

**Response: This note has been added.**

Grading plan:

2. Show stormpipes with size, type and ownership.

**Response: These have been labeled.**

3. There is an area in the Ne corner that does not appear to drain to inlets. Please resolve.

**Response: This area has been revised.**

Utility and grading plan:

4. Label the stub in Black forest you are connecting to.

**Response: This has been labeled.**

5. Pipe will be private on property and public in the ROW. Please better show that.

**Response: This has been revised.**

6. Landscape plan shows another inlet in the gutter pan west of building. Please show on these plans or remove from landscape

**Response: This has been revised.**

## **EL PASO COUNTY DEVELOPMENT SERVICES COMMENTS**

### 1. Planning Division

Per the LDC a landscape buffer is required between non-residential and residential districts separated by a non-arterial road or public alley. Where Required. A buffer is required along the road-side lot, parcel, or tract line of any non-residential use where the use is separated from a residential zoning district by a non-arterial road or public alley. Depth and Planting Standards. 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. Opaque Fence or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the inside edge of the required buffer when the area immediately adjacent to the 15 foot buffer is used as a service corridor for loading, maneuvering or storage. If the area is used for parking, the required parking lot screening shall be applicable. Minimum Ground Covering Required. The required buffer area shall require a ground cover at maturity with a minimum of 75% living plant materials. Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved living ground cover material shall be covered in an approved non-living ground cover

**Response: This buffer has been provided.**

Sincerely,

**David Walker, P.E.**

RMG – Rocky Mountain Group