



July 2, 2021

~~Revised 9/1/2021—1st Review~~

~~Revised 12/22/2021—2nd Review~~

Revised 12/5/2022 - 3rd Review

Ryan Lloyd

Echo Architecture, PLLC

4 South Wahsatch Avenue

Colorado Springs, CO 80903

RE: Vue De La Parc Apartments – Development Plan and Nonuse Variance – 3RD Review Comments

FILE: Application No. DEPN-22-0222

SWENT

FIRM panel number should read 08041C0729G. **Panel Number updated**

Include the flood zone in the Floodplain Note on the cover sheet (e.g. Zone X). **Zone Added**

Please show and label major drainageways in the vicinity map. **Bear Creek Drainageway Noted**

Include a scale for the vicinity map. **NTS, graphic scale added**

Title the Development Plan as shown on the Plat. **Title edited**

This is labeled as a grass lined swale on the Grading Plans, but these plans show rock. Please clarify. **Revised as Rock**

City Engineering Dev Review

Geological hazard report will be sent to CGS (Colorado Geological Survey) for review. After they have a chance to comment, the City will determine if report will be approved or needs further review. Thank you. **Noted.**

Show ped ramps behind crossspan, approximately in these locations. **Revised**

Label as CITY STD. D-21 **Revised**

Show curb chase cover extending to property line **Per follow up emails the chase cover is called out to extend 1' past the sidewalk due to the riprap at the outfall.**

Planning

Update sheets 6 thru 8 to read "Final Landscape Plan and Details" **Revised**

As previously requested and not addressed, update the legal description language from the final subdivision plat. Leave the to be platted as Vue De La Parc at the end of the description. **Revised**

Please remove the description of the access easement. The easement needs to be created by a separate recorded document and the information of the recorded document add to the plan. **Removed**

Please update the City File No. DEPN-22-022 on all sheets. **Updated**

As previously requested and not addressed, add the "bearings" on the exterior boundary labels. **Revised**

Please clearly depict and label the proposed access easement including the record information of the document. **Easement was submitted in June 2022 and in review by El Paso County. Update below from Ross A. Williams, Park Planner El Paso County "I did receive these a while back, but we were still in the thick of the site plan review process with a lot of potential site plan changes necessary. A few of them, including the original stormwater arrangement and the location of the block retaining wall, would have necessitated different license agreements or lack thereof. Now that we seem to have everything set in stone, I can definitely move forward with the agreements. I will work on them, vet them with EPC County Attorney's Office, and send them over for your review and signature. Please note, this can take a while, as they must then be approved by the Board of County Commissioners. I will start drafting them early next week."**

With the City transitioning to the new Accela system starting August 2022, if a Final Landscape and/or Irrigation Plan are included (or added) with a Development Plan, review fees are now required to be provided during the Development Plan review. Based on this, the invoice for the review fee has been created within the Accela system and is ready for payment. Payment would need to be processed before staff's approval for the project. Staff has provided comments based on the provided Final Landscape Plan. **Review Fees have been paid**

add the following after the zoning "Bear Creak Park" **Revised**

If any site trash enclosures are planned, show and label on the plans and provide landscaping (fastigated form) screening around the sides of the proposed trash enclosure (where we have space - 7.4.323.C.5 and H and FLP Check list #30). **Trash enclosure is located to the north of the building and is screened**

Confirm the total amount of provided trees, staff is getting 65, revise the plans as needed. **Revised to 65**

Confirm the total amount of provided shrubs for the site, per the Site Calculation Charts, a total of 152 are needed but only 122 are provided. Revise the plans and plant schedule as needed. **160 needed and provided**

Add the following notes to this section:

"AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION

CONSTRUCTION." Addressed

With the overall size of the project, the required existing soils analysis report will need be submitted with the Final Landscape Plan or at the latest with the irrigation plan. If the soils report will be submitted with the irrigation plan, update note 3 to read -"The required Soil Analysis Report is required to be submitted and approved with the Irrigation Plan submittal and before any landscape construction. This would include completing the soil sampling and submitting the samples to a soils lab for testing. A separate lab test report and soil preparation recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed) will need to be provided to City Staff for review and approval." Soils test to be done after site grading per conversation with Daniel Gould

Update note 16 to include minimum amount of soil amendments for the native seed areas (2 CU per 1000 SF) This can be revised based on pending soils report. Addressed

Update this to read " 25' ", you are meeting the required setback for 8th street. See sheet 6. Addressed

update this to read "*** Alternative Compliance requested due to site constraints" Addressed

Include the number of existing trees being used to meet this requirement, example "16/13 (6 existing)" Addressed

Add the following note below the charts "All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition" Addressed