



January 21, 2020

Rachel Teixeira  
City of Colorado Springs  
Land Use Review/Planning & Community Development  
30 South Nevada Avenue, Suite #105  
Colorado Springs, CO 80901

**RE: Kum & Go #661 Development Plan and Airport Spectrum Filing No. 1 – Third Review City Staff Comments**

**City File No: AR DP 19-00497 & AR FP 19-00498**

Ms. Teixeira,

Thank you for your review and comments regarding the third Development Plan and Final Plat submittal for Kum & Go #661 and Airport Spectrum Filing No. 1. The following are the City's comments dated January 7, 2020 from staff review. Olsson responses are in **PURPLE** text.

Supplemental Information

Drainage Report: Drainage Report comments returned to applicant for revision.

**Development Plan (AR DP 19-00497)**

**Land Use Review Comments**

**Action Items**

Other City Department(s): Listed below are the comments received from various City Departments, or other review agencies regarding the development of this property. The comments listed below are for informational purposes.

**Colorado Springs Utilities (Ryne Solberg #668-8267)**

**Action Items:**

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

1. Submit a wastewater master facility form (WWMFF) to [wwmasterplansubmit@csu.org](mailto: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. **Item has been addressed.**
2. Label all existing easements with reception number or Book and Page. **Item has been addressed.**
3. Label all existing and proposed mains as public or private accordingly on utility

sheet. **Item has been addressed.**

4. Ensure that hydrant is within utility easement. **Item has been addressed.**
5. Full DP approval will be dependent on final designs of water and wastewater mains to be installed. **Item has been addressed.**
6. All infrastructure isn't in place yet. Please ensure that all "existing" infrastructure that will be installed by others is accurately labeled according to the mainline plans. **Item has been addressed.**
7. Ensure that proposed easement width meets LESS standards for width requirements. **Item not adequately addressed. Please label minimum 30' easement for hydrant. 30' is required for a single wet utility, and 50' if there are multiple facilities within the easement. Item has been addressed.**
8. **Proposed location for sign is within an existing easement. Due to size of sign it will be considered a permanent structure, and permanent structures are not allowed within easements. Please relocate location of proposed sign. – Plan can't be approved until sign is removed from gas easement.**
9. **Due to possible location changes for main installations, DP may possibly require a revision or amendment if there are major changes to the master plan for the water and wastewater mains. If revisions are not needed final approval and alignment will be determined at time of CD and USP review. Item has been addressed.**

- **Please address action item number 8.**

**PROPOSED MONUMENT SIGN HAS BEEN RELOCATED TO THE MILTON PROBY ROW. THE LOCATION IS BEING COORDINATED WITH KURT SCHMIDT, AND WE ARE ANTICIPATING THE NEED FOR A SURFACE REVOCABLE PERMIT (THE TIMING OF THE PERMIT APPLICATION SUBMITTAL IS CURRENTLY BEING COORDINATED WITH MR. SCHMIDT, AS THE PERMIT CANNOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT)**

**Information Items:**

1. All previous informational items remain applicable.

**Water Resources Engineering (Jonathan Scherer #385-5454)**

Comments have not been received for the Development plan and drainage report. They will be forwarded upon receipt.

**Fire Prevention (Steven Smith #385-7362)**

No further comments.

**Landscape Architect (Daniel Gould #385-5167)**

1. ~~Please add a new note 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). Similar note language to the following may be used: "Landscape improvements and maintenance shall be the responsibility of Owner".~~ **Partly addressed—Provide an additional note stating the site landscaping maintenance responsibility (the provided note is addressing future streamside requirements); Similar note language may be used "Landscape improvements and maintenance shown on this plan shall be the responsibility of Owner."** **Addressed**
2. When will the applicant be providing the final soils analysis report? It is recommended that required existing soils analysis report be submitted during the Development Plan review period and that the recommendations (amendment/fertilizer application rates) from that report be included on the Final Landscape plan (Chapter 7, Article 4, Section 315, B). **New comments on soil analysis report – confirm correct amounts of fertilizer are shown on the plans, example, 10 LBS of Zinc per 1000 SF is shown but the report is recommending 4 oz per 1000 SF or 10 lbs per Acre. Staff will call and coordinate with LA. Not Addressed Soil Amendment recommendations are still showing the incorrect amount of Zinc (10 lbs per 1000 SF). Please contact me to discuss in more detail.**  
The plans have been revised to show zinc dosing of 10lb/acre.
3. ~~Add the City file "AR-DP-19-00497" to all landscape sheets.~~ **Addressed**
4. ~~Provide a response stating how each comment is addressed and answer any staff questions.~~
5. Sheet L1.0– Landscape Plan:
  - a. ~~Staff believes the adjacent public sidewalk improvements next to Milton Proby Pkwy and Globe Street will be constructed with this development and would require landscape improvements between the curb and detached walk and all disturbed areas to be shown on this plan. Contact me with questions.~~ **Addressed**
  - b. ~~Provide the native seed mix in the plant schedules (both landscape sheets).~~ **Addressed**
  - c. ~~Confirm all tree plantings work with all existing easements, there are trees located in a 50' gas easement along Milton Proby Pkwy.~~ **Addressed**
  - d. ~~Only 25% of setback trees may be substituted with shrubs (4 tree substitutions for Milton Proby and 3 for Globe Street) Chapter 7, Article 4, Section 320 D.7). Confirm 9 setback trees are provided along Milton Proby Pkwy and Globe Street.~~ **Addressed**

- e. ~~Provide landscaping (fastigiata form) screening around two sides of the proposed trash enclosure (Chapter 7, Article 4, Section 323.C.5 and H).~~  
~~Addressed~~
  - f. ~~Staff would ask additional evergreen shrubs be planted in the shrub bed north of the Fuel Canopy to screen the fuel area (along Milton Proby— (Chapter 7, Article 4, Section 321 E3. & E4.D and Section 323 C.6).~~  
~~Addressed~~
  - g. ~~Staff would ask the proposed turf grass located between the shrub bed and property line along Milton Proby Pkwy be changed to irrigated native grass to blend in with the existing undisturbed native area north of the property line. (7.4.317.C). Contact me with any questions.~~ ~~Addressed~~
  - h. ~~Label the existing tree (species) to remain and be used to meet any landscape category requirements. No invasive or problematic species may be considered (Siberian Elms/Russian Olive/etc.) and dead or dying trees. (Chapter 7, Article 4, Section 316 D.10 and 11) Include a note stating that all the existing trees which are being used to meet required site landscape requirements (3 total trees) will need to be replaced if not in a healthy condition. Contact me with any questions.~~ ~~Addressed~~
6. Sheet L1.1– Landscape Notes:  
a. ~~Provide a schematic landscape diagram with hydro zone information on this sheet (Appendix E in Landscape Code and Policy Manual, Final Landscape Checklist #4).~~ ~~Addressed~~
7. Sheet L1.2– Landscape Details:  
a. ~~Per Code, 75% of ground cover needs to be covered in organic mulch and that 25% may be rock mulch (7.4.317.B1 & B5). Based on past reviews, Staff has allowed more rock but has asked that organic mulch (wood) be installed around proposed plantings (trees and shrubs) in all rock or cobble mulch beds (no edger between wood and rock/cobble). At a minimum we would like to see the following for individual plantings—all trees would have a wood mulch ring that's 36 inches in diameter, all shrubs (5 gal.) would have a wood mulch ring that's 18 inches in diameter and all ornamental grasses would have a wood mulch ring that's 12" inches in diameter. Perennials should be installed in wood mulch. Please add this information to the landscape detail sheet in a form of a note. Contact me with any questions.~~ ~~Addressed~~

### **Enumerations (Amy Vanderbeek #327-2930)**

Enumerations has the following comments:

1. Addresses to the location will not be given out until the street name is approved.
2. What is the approved street name. An email from Public Safety Street naming has not been sent to this department reserving any street name for this project  
-Approved street name is Spectrum Air Way, per email correspondence with Ms. Vanderbeek.

**Final Plat (AR FP 19-00498)**  
**Land Use Review Comments**

Other City Department(s): Listed below are the comments received from various City Departments, or other review agencies regarding the development of this property. The comments listed below are for informational purposes.

**Colorado Department of Transportation (CDOT) (Valerie Sword #719-546-5407)**

CDOT does have concerns with the proposed locations of these accesses. I'm hoping the City has required you to reach out to the developers of Project Jungle/Rodeo as the modification to the median, introducing left turns, would substantially impact their traffic analysis.

The overall developer's engineer (Kyle Campbell, Classic Consulting) has been in contact with the City's traffic engineer Todd Frisbie regarding the location of the project's access points. Mr. Frisbie reminded CDOT that they have no access control over this portion of Milton Proby, and as such, the proposed access points will remain as currently designed.

Please connect with Todd Ausbun, Utilities Manager regarding outdoor advertising criteria adjacent to a CDOT Freeway facility. Todd can be reached in Pueblo at 719-696-1403 and his email address is Todd.Ausbun@state.co.us

The monument sign location was sent to Mr. Ausbun for review, however, based on recent feedback from City traffic related to access we do not anticipate the need for CDOT to review/approve the monument sign location (since they do not have jurisdiction over the access points either).

**Enumerations (Amy Vanderbeek #327-2930)**

Enumerations has the following comment:

One of the final plat drawings says Globe Street the other says Spectrum Airway. What is the approved street name. An email from Public Safety Street naming has not been sent to this department.

-Approved street name is Spectrum Air Way, per email correspondence with Ms. Vanderbeek. The final plat has been updated such that the street naming is consistent throughout the document.

**City Surveyor (Cory Sharp #385-5098)**

Final plat comments:

1. Please check the legal description, it differs from the description on the original submittal. The shown description notes that there is 60.2165 acres, the site is only 2+ acres. Please review and revise as appropriate.

Acreage has been updated to 1.754 acres.

2. Please move "FEES:" up to align with the line.

The comment has been addressed.

3. Please add "( )" as a place holder for the address within the lot and also add to the legend.

A place holder has been added to the plat.

**Real Estate Services (Barbara Reinardy #385-5601)**

1. Since this lot has now been annexed and is now located in the City limits of Colorado Springs, please add City of Colorado Springs back into the subtitle on both sheets.  
The comment has been addressed.
2. "OWNER" on the top left side of the first page should be changed to something like this: KNOW ALL MEN BY THESE PRESENTS: That (insert owner's name, jurisdiction and form) being the owner of the following described tract of land to wit:" , followed then by the Legal Description, then the Dedication Statement, then the owner's signature and notary blocks, then the Mortgager Consent and Acknowledgement.  
The comment has been addressed.
3. Please move the City Approvals, the Fees block, and the Clerk and Recorder blocks to the bottom right side of Sheet 1.  
The comment has been addressed.
4. There are two acknowledgement blocks for the Mortgagee.  
The comment has been addressed.
5. Standard Easements: Please change "drainage and public utilities" to "public utilities and drainage".  
The comment has been addressed.
6. Your Standard Easement Statement does not mention Public Improvement, but Public Improvement Easements are shown on your depiction.  
The comment has been addressed.
7. Easement Statement: Please start a new paragraph with, "All easements that are dedicated hereon.....".  
The comment has been addressed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Erramouspe Olsson".

Josh Erramouspe  
Olsson