



**PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT**

Land Use Review Division

February 12, 2020

Dane Frank
Terra Nova
721 S. 23rd St.
Colorado Springs, CO 80904

Owner: Beyond Development, LLC

RE: Templeton Gap Townhomes
File: CPC PUZ 20-00012, CPC PUP 20-00013, CPC PUD 20-00014, AR FP 20-00054

City Land Use Review Division staff has completed its initial review of the above application. This letter is to inform you of the following matters to be addressed regarding the application and associated documents. Listed below are the City Planning Department's review comments, along with those of other departmental and external agencies, which must be addressed prior to application approval.

BROAD PROJECT INPUT

PUD Zone Change

Request by Beyond Development, LLC, with representation by Terra Nova, for a zone change from PUD (Planned Unit Development 5.66 d.u./ac., 30' max. height; airport overlay) to PUD (Planned Unit Development 20 d.u./ac. max., 30' max. height; airport overlay). The site is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

PUD Concept Plan

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Concept Plan. If approved, the proposal would create a concept plan for the property to construct townhouses and other on-site amenities. The site is zoned PUD (Planned Unit Development, airport overlay)—a concurrent zone change to the PUD is pending—is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

PUD Development Plan

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Development Plan. If approved, the proposal would create a PUD development plan for the property to construct 176 townhouse units (15.1 d.u./ac.) and other on-site amenities. The site is zoned PUD (Planned Unit Development, airport overlay), located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

Final Plat

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Final Plat. If approved, the proposal would create a one-lot final plat. The site is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

TECHNICAL AND INFORMATIONAL ISSUES

Please address the comments and make the corrections listed below. **A detailed letter must accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department or agency directly for further clarification.** Be advised that, due to necessary changes or proposed revisions to the subject plan, plat, or other supporting documents, new comments may be added to a subsequent review letter. Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened, and saved no larger than 25MB/file).

Supplemental Information

Drainage Report: A Final Drainage Letter was submitted with the Development Plan. While the project is in conformance with the previously approved report, the previous report did not provide on-site details. Therefore the drainage letter will need to provide the additional calculations and information related to the sizing of proposed structures. Once this information is received and reviewed, additional comments on the development plan may be necessary.

Posting Affidavit: Affidavit to be submitted to Planning, pursuant to City Code Section 7.5.902

Public Comment: Public comments have been received. Please respond to them in a separate letter with the resubmittal.

ZONE CHANGE—CPC PUZ 20-00012

Land Use Review

1. Please add City file number: CPC PUZ 20-00012.
2. Density change is recognized as the reason for the zone change request.
3. See DP notes for corrections to project notes and illustrations on zone change exhibit.

Land Surveyor (Cory Sharp, 385-5098)

1. Please add a more particularly described description at the end of the provided description.
2. Please add "zone change exhibit A" at the top of the sheet.
3. Please add the City File No. CPC PUZ 20-00012 in the lower right hand corner of both sheets.
4. Please add "B" at the end of zone change exhibit of the drawing.
5. Please note that the zone change exhibit is an 8-1/2" x 11" sheet that is part of the ordinance, please ensure that the text is legible at that size.
6. Please remove the unnecessary data from the sheet (legend, notes, legal description, improvements) the exhibit is for the use of accompanying the legal description.

Water Resource Engineering (Anna Bergmark, 719-385-5613)

1. The proposed drainage easement is not required as the pond will be privately owned and maintained. Remove the easement.

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

EDRD has no comments on this item.

Traffic Engineering (Zaker Alazzeah)

Traffic Engineering has no comments on this item.

Parks and Recreation Design (Connie Schmeisser, 719-385-6533)

No comment.

Parks and Recreation Trails (Emily Duncan, 719-385-6951)

No comment.

PUD CONCEPT PLAN CPC PUP 20-00013

Land Use Review

1. Please add City file number: CPC PUP 20-00013.
2. See DP comments for full details of corrections needed.
3. Note dimensions of building and landscape setbacks (e.g., 25' or 35').
4. Indicate building distance from property lines.
5. Label roads as public or private.
6. Correct sight distance lines on south side of the site to match the ingress/egress point.

Land Surveyor (Cory Sharp, 385-5098)

1. The development plan and concept plan have been submitted as the same document, please revise the concept plan
2. Please revise the legal description to match the final plat and the request to revise the final plat legal description.
3. Please add "to be platted as lot 1, Templeton Gap Townhomes" at the end of the revised description.
4. Please check and revise as appropriate the ownership as it differs from the final plat.
5. Note 4 can be removed as the floodplain statement is already shown.
6. Please revise "note 5" to the approved language:

An avigation easement effecting the subject property and development is therein established by the "Templeton Gap Townhomes" subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado.

Landscape (Daniel Gould, 719-385-5375)

No Comments.

Colorado Springs Utilities (Kyle Schelhaas, 719-686-8126, kschelhaas@csu.org)

No apparent conflicts – utility specific issues will be addressed on PUD review. Recommend approval.

Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719.668.4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.

7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.
9. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

Water Resource Engineering (Anna Bergmark, 719-385-5613)

1. This plan appears to be the exact same as the Development Plan, therefore the comments from SWENT are the same. Should the level of detail provided in the Concept Plan be reduced some of these comments may no longer apply.
2. The proposed drainage easement is not required as the pond will be privately owned and maintained. Remove the easement.
3. Label the Detention Pond as a Private and Full Spectrum
4. The Final Drainage Report was reviewed and returned with significant comments that could affect the concept plan. The main concerns were how off-site flow is being routed around the site and the proposed location for the pond outfall. The concept Plan must be updated to reflect the comments on the drainage report.
5. The concept plan is showing proposed public drainage facilities off-site. This would require a drainage easement on an off-site property and should be avoided if possible. If not possible, the applicant will be required to obtain the necessary drainage easements prior to the approval of construction drawings.

Fire (Steven Smith, 719-385-7362)

NO 'DISAPPROVED' COMMENTS.

ATTENTION COMMENTS:

NO EXCEPTIONS: CSFD does not have any exceptions with the concept plan as submitted.

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

1. The Development Plan and Concept Plan are the same plan. The concept plan is labeled as the development plan. Verify if this is intentional. The concept plan should be labeled as a concept plan. Because of the detailed shown on the concept plan the same Development Plan comments apply.
2. Prior to the installation of the public street improvements and drainage improvements, submit construction plans for the public improvements to EDRD, Traffic Engineering and Stormwater Enterprise for review and approval.
3. Clearly callout the 7' tree lawn area and the 5' detached sidewalk along Templeton Gap Road and Wolf Ridge Road.
4. Eliminate the pedestrian ramp across Templeton Gap Road.
5. Callout a City Standard D-7 cross-pan at the proposed entrances and the width.
6. Add the following note to the development site plan:
"All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, exhibiting excessive deterioration, damaged or does not meet current City Engineering standard along Templeton Gap Road or Wolf Ridge Road adjacent to the site will need to be removed and replaced. prior to the issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any improvements are required. The EDR inspector can be reached at 385-5977."
7. The stormwater outfall from the proposed concrete lined drainage trench next to the northern retaining wall is unclear. Is the stormwater routed to Templeton Gap Road or routed to the on-site water quality facility? If the developed flows from this channel do not require treatment, then a D-21 curb chase is required to route the runoff from the concrete trench to the street. The drainage engineer shall analyze the runoff values and size the curb chase accordingly or clearly show the flows

routed to the water quality facility. Assure to follow the Stormwater Enterprise water quality criteria. Show and callout the details on the development plan.

8. Update the retaining wall detail on the preliminary grading plan (sheet 2) by showing the proposed grade on the townhome side.

9. The proposed access from Wolf Ridge Road is located on the existing inlet. Either relocate the inlet and storm pipe or move the access. Update the development plan and drainage report accordingly.

10. The proposed outfall from the water quality facility is daylighting onto School District 49 private property. Assure this is acceptable to the school district, on sheet 2 clearly label the ownership of the property, show and callout the drainage easements. School District 49 will have to give written approval to allow the installation on their property.

Traffic Engineering (Zaker Alazzeh)

1- Please show and callout "on sheet 1 of the Development Plan" the speed line of sight with the adequate sight distance length (footage) for the proposed access along Wolf Ridge Road.

2- Please confirm "on sheet 1" that both proposed access points width are between 24-36 feet.

3- Please analyze a pedestrian crossing location to Vista Ridge High school campus.

4- Please confirm that the Traffic Impact Analysis incorporated the morning traffic of Vista Ridge High school. If not please provide an updated study.

Public Works Streets (Michael Hensley, 719-385-6856)

No concerns from 2C overlay planning.

Parks and Recreation Design (Connie Schmeisser, 719-385-6533)

1. Informational: Parkland Dedication Ordinance is triggered with the new residential units. Please see formal Parkland Dedication Ordinance comment under the Plat Application Review.

2. Informational: Since there is no Public Neighborhood Park within a 10 minute walk of this site we encourage that the onsite playground, open space and other amenities are maximized for the planned 178 unit (potentially) family oriented residents.

Parks and Recreation Trails (Emily Duncan, 719-385-6951)

No comment.

Enumerations (Amy Vanderbeek, 719-327-2880)

Addressing from Templeton Gap Road 7045 & 7065 will not apply to this project moving forward.

Floodplain (Keith Curtis, 719-327-2898)

No comment.

CSPD (M.J. Thomson, 719-444-3168)

No objections or suggestions.

Comcast (Jason Jacobsen, 719-442-4730)

Comcast has no issues.

PUD DEVELOPMENT PLAN—CPC PUD 20-00014

Land Use Review

1. Please add City file number: CPC PUD 20-00014.
2. Add the City master plan file number to the project notes.
3. Note who is responsible for maintaining common areas, green space, tracts, and easements as applicable.

4. Indicate building and landscape setbacks both on the plan and in the project notes; there's a setback line indicated, but it is not labeled as to what type.
5. Identify streets as public or private.
6. Correct the sight visibility lines on the south side of the property; I think what's shown corresponded to an earlier layout for the ingress/egress there.
7. Show details/cross-sections for the drive aisles, from building to building, indicating the curb islands.
8. Please provide reference to the City standard type for the pedestrian ramps at all crossings.
9. Indicate distance from back of curb to edge of detached sidewalks.
10. Bicycle racks were checked on the checklist; did you intend to provide them? If so, please provide locations and a detail illustration of the rack used.
11. Are all "private" parking spaces at least 20' deep? The difference in unit types prompts the question.
12. Provide a detail of the handicapped signage.
13. Indicate the ADA-accessible route from the site to the public ROW.
14. Show the ADA route from the ADA parking area to the public ROW.
15. Illustrate the ADA-accessible ramps along these ADA corridors, reference City standard ramps.
16. Provide type, materials, size, and height with detail exhibit for the retaining walls.
17. Provide the same detail exhibit for the elevation drawing of the trash enclosure.
18. A buffer (residential to non-residential) is needed on the north side of the site.
19. Parking is a common problem in developments like this one where many units don't have driveways in which to park. Will the property have a covenant or restriction to ensure people use their garages for the intended purpose of parking? Otherwise, many units will not have adequate parking.
20. On the landscape sheet, the schematic design (in red) does not match the layout for the rest of the DP.
21. In the Site Category Calculations table of the landscape sheet, please correct the spelling of "substitutes."
22. On the lighting sheet, is the proposed fixture full cutoff?

Land Surveyor (Cory Sharp, 385-5098)

1. Please revise the legal description to match the final plat and the request to revise the final plat legal description.
2. Please add "to be platted as lot 1, Templeton Gap Townhomes" at the end of the revised description.
3. Please check and revise as appropriate the ownership as it differs from the final plat.
4. Note 4 can be removed as the floodplain statement is already shown.
5. Please revise "note 5" to the approved language:

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Landscape (Daniel Gould, 719-385-5375)

1. Informational Comments

- a. Informational: A Preliminary Landscape Plan has been submitted. All final plant review and counts are done with the Final Landscape Plan application. A future Final Landscape and Irrigation Plan will be due at time of the first building permit. Also plan for and provide the required landscape soils testing and report with the future Final Landscape Plan application.
- b. The City has adopted permanent water-wise regulations at the start of 2020 which will affect the overall operation of the irrigation system and the irrigation system design, please consider these requirements with your future irrigation plan:
 - Watering is limited to three days a week (Drip irrigation is allowed at any time).
 - Establishment permits are required from Colorado Springs Utilities for customers who need to temporarily water more than three days a week to establish new landscapes.

- From May 1 to October 15, sprinklers can be operated before 10 a.m. and after 6 p.m. Sprinklers can be operated at any time of day before May 1 and after October 15
- Allocation plans are available for customers who need more watering schedule flexibility from Colorado Springs Utilities

Please contact Lisa Pace (lpace@csu.org) at 1-719-668-8283 for more information if needed. Contact me with any questions. <https://www.csu.org/Pages/waterwiserules.aspx>

2. Small Lot PUD Landscape Comments

- Per the Small Lot Planned Unit Development Review Criteria and Guidelines, 1 tree is required for each 500 SF of required common open space. Per the Guidelines, 600 SF of open space is required per unit. A total of 2.42 ACs (105,600 SF) are required for the common space which would equal 211 trees (shrubs may be substituted for up to 50% of the tree requirements at a ratio of 10 shrubs per tree). Update the internal landscaping totals in the site category calculation chart (required amount of common area/number of trees) and the plan to reflect this. Contact me with any questions. See Page 14-15 for more information.
<https://coloradosprings.gov/sites/default/files/planning/smallotpud.pdf>

- 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, and/or their assigns".

4. All Landscape Sheets

- All landscape sheets need to be printed in greyscale, no color.
- Due to overall size and complexity of the project, provide sheet layouts for landscape sheets at a minimum scale of 1"=40' for the preliminary plan (layout on two sheets with matchline). Staff will request a minimum scale of 1"=30' with the Final landscape Plan submittal.
- At a minimum, sheets should show all proposed new landscaping areas (hatches) – sod, native seed and shrub beds.
- Are there any plans for guard rails onsite? There numerous proposed retaining walls onsite.
- Provide a ground cover legend that includes the initial total amounts (SF) for sod, native seed and all shrub bed mulches (wood/cobble/rock). (Preliminary Landscape Plan Check list item #1.k).
- Update the following to the site category calculation charts –
 - Remove the north and east boundary non-street information from the chart, these requirements are being meet by the north and east buffer requirements.
 - Provide the required (15' wide) buffer for both the northern and eastern property lines in the chart. Confirm these buffers are provided on the plan.
 - Update the internal landscape amounts based on the small lot comments above.
- Confirm that all landscape setbacks and buffers are label and dimensioned on the landscape sheets. Example, the landscape buffer along the northern and eastern property line is not shown. Staff will review in more detail with the next submittal (the building and patio seems to be located within this buffer - Pre. Landscape Plan check list #1.G).
- Show all proposed trash enclosure locations on the plan. These will require fastigiated shrub form of species adjacent to the trash enclosure for screening with the final landscape plan. (7, 4, 323.H.5C)
- All evergreen trees meeting site category calculations need to be a minimum of 6' tall above ground at time of planting. Update the plant schedule to reflect this for Gray Gleam and Blue point junipers. (7.4.312.J.15)
- Can we use a different hawthorn for the proposed Washington hawthorn due to the large thorns? Cockspur Thornless Hawthorn would be a better option.

- k. Show and label all proposed retaining wall locations and include general wall heights on the landscape plan, confirm all proposed trees work these locations. (Pre. Landscape Plan check list #1.l)
- l. Under landscape notes add the following note in bold "A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT." (7.4.308 and Prelim. Landscape Plan Check list item #5.c)
- m. Provide soil preparation note(s) to the plan (Prelim. Landscape Plan Check list item #5.a).
- n. Confirm there is adequate amount of space to plant the proposed upright junipers between the retaining walls along the northern and eastern property line. Update the detail on the preliminary grading plan sheet to show upright juniper and confirm that there will be no issues if geogrid fabric is planned to be used. If space is limited, shrubs might need to be used as substitutes (1 tree = 10 shrubs) along this wall. Staff will review this in more detail with the next submittal.
- o. Show all proposed sidewalks on the landscape sheets and confirm all plantings work with walks.

Colorado Springs Utilities (Kyle Schelhaas, 719-686-8126, kschelhaas@csu.org)

Action Items:

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.
2. Label the existing roadways with name, R.O.W. width and as public or private.
3. The wastewater main that leaves the property on the Northwest corner is within 15' of the proposed structure. Please adjust and give adequate separation.
4. The water on the North side and wastewater on the South side both skirt the curb and parking stalls. Could this be re-centered in the drive aisle a few more feet? Any future maintenance issues would require a lot more repairs if it was ever necessary to excavate the utilities in their current location.
5. Please include a typical drive aisle cross-section with water, wastewater, gas and electric included.
6. Please add size and public/private labels for the proposed storm sewer. Material type not required.
7. The proposed wastewater main on the East side of the property traverses through medians and parking stalls. Please relocate.
8. Please also extend a water stub along the East property line parallel to the wastewater line.
9. If the proposed utilities on the site are to be public water and wastewater mains they need to be covered within a public utility easement. Please show adequate easements.
10. There is a tree encroaching on the proposed manhole on the Northwest side of the site. Please address.

Project Specific Information Items:

11. Recommend showing the gas and electric meters on the elevation plans as this will be required at the time of permit.

Information Items:

1. Please click [here](#) for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
3. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.

4. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
5. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
6. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
7. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
8. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
9. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.
10. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

Water Resource Engineering (Anna Bergmark, 719-385-5613)

1. The proposed drainage easement is not required as the pond will be privately owned and maintained. Remove the easement.
2. Label the Detention Pond as a Private and Full Spectrum
3. The Final Drainage Report was reviewed and returned with significant comments that could affect the development plan. The main concerns were how off-site flow is being routed around the site and the proposed location for the pond outfall. The Development Plan must be updated to reflect the comments on the drainage report.
4. The development plan is showing proposed public drainage facilities off-site. This would require a drainage easement on an off-site property and should be avoided if possible. If not possible, the applicant will be required to obtain the necessary drainage easements prior to the approval of construction drawings.

Informational Comments

1. The City of Colorado Springs is federally mandated to identify and monitor all storm water 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 by phone at 719-385-6017 or by email at jduncan@springsgov.com to obtain this permit.
2. 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 Engineering Criteria Manual (ECM), Section 1, Chapter 5 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.
3. The proposed private detention facility 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 jduncan@springsgov.com.

4. The proposed permanent BMP will require a separate set of construction plans to be submitted to the Stormwater Enterprise (SWENT) for review and approval. Please contact the WRED 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 BMP will be required prior to the approval of the construction plans.

5. Construction Plans for the proposed storm sewer will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction

6. Please note that the SWENT review fees that took effect on January 1, 2020 will apply to this project. Please see the following link for additional information: <https://coloradosprings.gov/stormwaterreview?mlid=47036>

Fire (Steven Smith, 719-385-7362)

DISAPPROVED COMMENTS:

COMMENT 2: It is believed that townhomes over four units are required to have fire sprinklers. Identify on the plans the units that will be sprinklered.

COMMENT 1: Indicate on the plans that the 24-ft drive lane surrounding the townhomes is a fire lane. It shows this on the ends, but must be marked as such along the townhomes that do not show parking stalls in front of their unit.

NO 'ATTENTION' COMMENTS.

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

1. Prior to the installation of the public street improvements and drainage improvements, submit construction plans for the public improvements to EDRD, Traffic Engineering and Stormwater Enterprise for review and approval.

2. Clearly callout the 7' tree lawn area and the 5' detached sidewalk along Templeton Gap Road and Wolf Ridge Road.

3. Eliminate the pedestrian ramp across Templeton Gap Road.

4. Callout a City Standard D-7 cross-pave at the proposed entrances and the width.

5. Add the following note to the development site plan:

"All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, exhibiting excessive deterioration, damaged or does not meet current City Engineering standard along Templeton Gap Road or Wolf Ridge Road adjacent to the site will need to be removed and replaced. prior to the issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any improvements are required. The EDR inspector can be reached at 385-5977."

6. The stormwater outfall from the proposed concrete lined drainage trench next to the northern retaining wall is unclear. Is the stormwater routed to Templeton Gap Road or routed to the on-site water quality facility? If the developed flows from this channel do not require treatment, then a D-21 curb chase is required to route the runoff from the concrete trench to the street. The drainage engineer shall analyze the runoff values and size the curb chase accordingly or clearly show the flows routed to the water quality facility. Assure to follow the Stormwater Enterprise water quality criteria. Show and callout the details on the development plan.

7. Update the retaining wall detail on the preliminary grading plan (sheet 2) by showing the proposed grade on the townhome side.

8. The proposed access from Wolf Ridge Road is located on the existing inlet. Either relocate the inlet and storm pipe or move the access. Update the development plan and drainage report accordingly.

9. The proposed outfall from the water quality facility is daylighting onto School District 49 private property. Assure this is acceptable to the school district, on sheet 2 clearly label the ownership of the property, show and callout the drainage easements. School District 49 will have to give written approval to allow the installation on their property.

10. The Development Plan and Concept Plan are the same plan. The concept plan is labeled as the development plan. Verify if this is intentional. The concept plan should be labeled as a concept plan.

Traffic Engineering (Zaker Alazzeh)

- 1- Please show and callout "on sheet 1 of the Development Plan" the speed line of sight with the adequate sight distance length (footage) for the proposed access along Wolf Ridge Road.
- 2- Please confirm "on sheet 1" that both proposed access points width are between 24-36 feet.
- 3- Please analyze a pedestrian crossing location to Vista Ridge High school campus.
- 4- Please confirm that the Traffic Impact Analysis incorporated the morning traffic of Vista Ridge High school. If not please provide an updated study.

Public Works Streets (Michael Hensley, 719-385-6856)

No concerns from 2C overlay planning.

Parks and Recreation Design (Connie Schmeisser, 719-385-6533)

Informational: See the Plat Comment for formal Parkland Dedication Ordinance comment.

Parks and Recreation Trails (Emily Duncan, 719-385-6951)

No comment.

Enumerations (Amy Vanderbeek, 719-327-2880)

1. The trash enclosure does not meet the requirement based on height to have an address assigned or permit pulled.
2. Interior drive needs to be a named street for addressing purposes.
3. On the Development label each townhomes as to the type/style. This will help with plan submittal to Regional Building Department.
4. Each building will receive a single address with unit number throughout. See Enumerations address guide on our website www.pprbd.org. Follow the residential portion and submit a floor plan for each building type/style to this department for review and approval prior to plan submittal to RBD. Amy@pprbd.org
5. Standard development comments apply:
 - a. For assignment of addressing for lots and tracts, place (xxx) where they are intended to be utilized. Lot, placement to be front door.
 - b. Provide a 100 scale copy or larger of the entire APPROVED development to this department so that addressing can be assigned. Once received, the DP will be placed on a list to be addressed.
 - c. An email from the Public Safety Street naming department, reserving the street names is required to be emailed to the Enumerations department. Amy@pprbd.org or Brent@pprbd.org
 - d. If underground service is needed prior to plat, submit a Utilities Addressing Plan (UAP), to Colorado Springs Utilities via the related link at <https://www.csu.org/Pages/mapping.aspx> For more information contact: KCARLTON@CSU.ORG or SWELCH@CSU.ORG

Floodplain (Keith Curtis, 719-327-2898)

No comment.

CSPD (M.J. Thomson, 719-444-3168)

No objections or suggestions.

El Paso County (Ryan Houser, 719-520-6300)

Planning Division

1. Landscape buffering does not meet El Paso County standard on east side of property and north side of property and does not provide sufficient buffering where adjacent to single-family residential property within the County. Per El Paso County Land Development Code Section 6.2.2(D)(2), buffer width between single-family and multi-family uses shall be 15

feet and shall contain at least one tree per 25 feet of common lot, parcel, or tract line, with a minimum of 1/3 of the trees being evergreen trees.

2. Lighting plan does not adequately show compliance with El Paso County lighting standards. Per El Paso County Land Development Code Section 6.2.3, measurement at property boundaries where abutting a residential property shall not exceed 0.1 foot candles as a direct result of on-site lighting. No foot candle measurements noted on plans. Please ensure no excessive light spillage will occur on adjacent residential properties located within the County.

Engineering Division—Gilbert LaForce, PE gilbertlaforce@elpasoco.com

Review 1:

No drainage comments. Unincorporated El Paso County property (EPC) is upstream of the development. The development is accounting for the stormwater runoff from EPC draining into the development.

No transportation/traffic comment. Access is within City maintained roadways.

FINAL PLAT—AR FP 20-00054

Land Use Review

1. Please add City file number: AR FP 20-00054.
2. Indicate ownership and maintenance responsibility information for internal alleys/lanes as a plat note.
3. Include the following verbiage as a note: "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."
4. Monument question—the notation at the NW corner of the property seems to indicate that what was found there was not accepted. What monument was then set to mark the NW corner of the property?
5. Add the following note: "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 as Amended."
6. Add the Colorado Springs Municipal Airport avigation language as found on the DP.
7. In the Parcel B description, please correct the spelling of "Southwest."
8. In the notes section, note #3, please correct the spelling of "North."

Land Surveyor (Cory Sharp, 385-5098)

Review Fees: Multi-Family: 10.6400 @ \$266.07 per acre, Total Fee: \$2830.98

Review Fees are Paid?: False

Reviewer Comments:

Inspection fees: 1 lot at \$251.17 per lot = \$251.17

1. Please provide a more particularly described description that can be followed on the drawing sheet.
2. Please check the spelling of "north" in the basis of bearings.
3. Please add the following Colorado Springs Airport avigation statement if no existing easement is of record:
The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
4. What monument at the westerly end of the line is being used as the existing monument appears to not be accepted. There are two description at the location. Is a new monument being set? Please review and revise as appropriate.
5. Were any of the monuments found for the section line or quarter section lines? If so please depict and label.
6. Please add "()" as a place holder for the addresses.

Colorado Springs Utilities (Kyle Schelhaas, 719-686-8126, kschelhaas@csu.org)
CSU Land Base Services (Anthony Whitlock, 719-668-5767, awhitlock@csu.org)

Action Items:

1. How are the public utility easements being dedicated? According the PUD all the utilities are to be public. Please address.
2. Please correct the spelling error on Sheet 1, under Parcel B. "Southeast" is misspelled.

Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Parks and Recreation Design (Connie Schmeisser, 719-385-6533)

1. The new residential use and units trigger the Park and School Land Dedication Ordinance. Staff has no evidence of the Parkland Dedication Ordinance being satisfied. Although our office seeks to obtain one 4.0 acre neighborhood park site to serve this area of town this site alone under the current Parkland Ordinance has an estimated parkland obligation of 176 units x (.01650 acres) = 2.90 acres of parkland. Therefore, Parkland Fees in Lieu of Land Dedication will be collected. This is noted on the final Plat (Mylar). If there is no Plat, the Fees are still applicable. Fees are collected at time of building permit application through the CSU Development Services Office. Parkland Fees are estimated for this project based upon the stated density: \$1,264 per unit (8 du/ac and over). The school district is to respond separately. However, should they not respond ordinance directs the collection of fees. The School fee's today are: \$368/unit (8 du/ac and over). The Current Ordinance and Fee Schedule are subject to change.

Parks and Recreation Trails (Emily Duncan, 719-385-6951)

No comment.

Public Works Streets (Michael Hensley, 719-385-6856)

No concerns from 2C overlay planning.

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

1. It appears a portion of the public sidewalk along Wolf Ridge Road is outside the City's ROW. The minimum width of the tree lawn area will be 7' wide and the sidewalk will be 5', this is about 12' from the TBC. Add a Public Improvement Easement (PIE) along Wolf Ridge Road for the portion of the public sidewalk and pedestrian ramps outside the City's ROW. Clearly show and callout on the final plat and development plan.

Water Resource Engineering (Anna Bergmark, 719-385-5613)

1. The proposed drainage easement is not required as the pond will be privately owned and maintained. Remove the easement.

Informational Comments:

1. The Final Drainage Report was reviewed and returned to the engineer with significant comments. The comments should not affect the Final Plat as all proposed drainage facilities on-site will be privately owned and maintained.

Fire (Steven Smith, 719-385-7362)

NO 'DISAPPROVED' COMMENTS.

ATTENTION COMMENTS:

NO EXCEPTIONS: CSFD does not have any exceptions with the final plat as submitted.

Traffic Engineering (Zaker Alazzeh)

1- Please confirm that the Traffic Impact Analysis incorporated the morning traffic of Vista Ridge High school. If not please provide an updated study.

2- Please provide the projected growth factor that was used for the Traffic Impact Analysis.

Enumerations (Amy Vanderbeek, 719-327-2880)

1. Title block reads section 34, this area is in section 07. Also, I believe this would be the north half not the south half.
2. A range of addressing from the interior street will need to be added to the plat.
3. Standard final plat comments apply.
 - a. Enumerations will review the mylar prior to plat for address placement, street names, and title block.
 - b. \$10.00 per lot & tract platting fee will be due at the time of the review of the mylar, (2 addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department.
 - c. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Amy@pprbd.org or Brent@pprbd.org

Floodplain (Keith Curtis, 719-327-2898)

No comment.

Real Estate Services (Barb Reinardy, 719-385-5601)

1. Dedication Statement: Please change, "replatted" to "platted".
2. Please complete the City File No. on the bottom right side of both sheets: AR FP 20-00054.
3. Is the "Drainage Easement" depicted on sheet 2 public or private? If public, please label as such. If private, to whom will the easement be conveyed and how?
4. Has the property owner/or his consultant consulted with a title company regarding the vacation of the private access easement?

5. Will the vacation of this private access easement cause any adjacent property owner to lose access to their property(s)?

6. If there is a need to vacate a public easement(s), please refer to Real Estate Services' website at coloradosprings.gov/Departments/Real Estate Services, for a current Public Request for Services Form and Instructions regarding the process. For questions, contact Barbara Reinardy, 719-385-5601, or breinardy@springsgov.com. To submit your paperwork: 30 S. Nevada Ave., Ste. 502, Colorado Springs, CO 80903. Allow 4-6 weeks for processing.

Please note: Those agencies or departments not listed may have pending comments. Those who previously listed "no comment" are not included in subsequent letters. This document is up-to-date as of the time of its transmittal.

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent resubmittal will require the filing of a new application and payment of application fees.

Please contact me with any questions you may have. Thank you.



Matthew Lepke

Senior Planner

719.385.5090

matthew.lepke@coloradosprings.gov

CC: File, Property Owner