



Site Development Plan - Comment Response Letter

Citizen on Constitution
El Paso County, Colorado

Prepared for:
The Citizen on Constitution, LLC
c/o: The Garrett Companies, Inc.
Andrew White
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Contact: (317) 497-8275

Prepared by:
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2 North Nevada Ave, Suite 300
Colorado Springs, Colorado 80903
(719) 284-7281
Contact: Mitchell Hess, P.E.

Project #: 096481004

Prepared: June 20, 2022
Revised: August 19th, 2022

PCD File Number: PPR-2229

Kimley»Horn

SITE DEVELOPMENT PLAN – COMMENT RESPONSE

Site Development Plan_v1.pdf Markup Summary

1 (4)



Author: ashmathy
Page Index: 1

Additional information has been added to the cover sheet as requested. Please refer to the site plan for the location of sidewalks, trails, fences, parking, etc.

There are no, no-build areas. This note has been added to the bottom left corner of the cover sheet.

Please include:
-total gross building square footage
-open space, landscaping, and impermeable surface percentage
-location of all sidewalks, trails, fences, and walls, retaining walls, or berms
-the layout and location of all off-street parking, loading, and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan
-location of no-build areas, if none, please specify

NUMBER: PPR-22-029

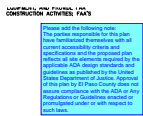
Author: ashmathy
Page Index: 1

change to PPR-22-029

Author: ashmathy
Page Index: 1

Project Number Reference has been revised.

change to PPR-22-029

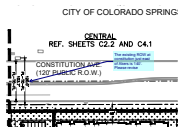


Author: Daniel Torres
Page Index: 1

This note has been added as general note #2. Thank you.

Please add the following note:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or Any Regulations or Guidelines enacted or promulgated under or with respect to such laws.

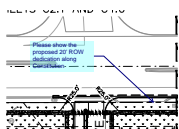
2 (4)



Author: Daniel Torres
Page Index: 2

This note has been revised to 140-ft.

The existing ROW at constitution just east of Akers is 140'. Please revise



Author: Daniel Torres
Page Index: 2

The ROW dedication is now labeled on C2.0. Please note this is an index sheet and the Site Plan Detailed labeling is on the sheets following C2.0.

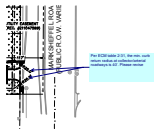
Please show the proposed 20' ROW dedication along Constitution



Author: Daniel Torres
Page Index: 2

There will not be any ROW Dedication along Marksheffel. Sufficient ROW is already in place. The Final Plat Letter of Intent has been corrected and that reference has been removed.

A comment was provided on the final plat application regarding possible ROW dedication along Marksheffel. Please update this accordingly if ROW dedication will be provided.



Author: Daniel Torres
Page Index: 2

Per conversations with County Staff, this is a right-out only drive and enlarging the radii will make it easy for vehicles to turn it into a right-in driveway. We have added coordination from City PW stating we can keep the radii as-is.

Per ECM table 2-31, the min. curb return radius at collector/arterial roadways is 40'. Please revise

3 (6)

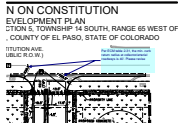
PROPOSED 6" TECHNICAL CODE (179) 40 FOR EL PASO C
SD 2-3-20, REFERENCE SHEET C2.0 FOR DETAILS



Author: Daniel Torres
Page Index: 3

Plan are being revised as part of the Final Plat Resubmittal.

PLease refer to any comments provided with the final plat application regarding Akers Drive/roundabout and update the plans accordingly



Author: Daniel Torres
Page Index: 3

These radii have been revised.

Per ECM table 2-31, the min. curb return radius at collector/arterial roadways is 40'. Please revise



Author: Daniel Torres
Page Index: 3

Sheet reference has been added.

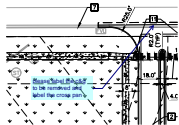
provide sheet #

CONST
(120' PL

Author: Daniel Torres
Page Index: 3

ROW label has been corrected.

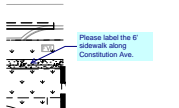
(120'



Author: Daniel Torres
Page Index: 3

The gutter to be removed has been added. At staff request there will not be a cross pan here. Please refer to roadway plans for additional details.

please label the c&g to be removed and label the cross pan



Author: Daniel Torres
Page Index: 3

Sidewalk has been labeled. Please refer to Keynote 17.

Please label the 6' sidewalk along Constitution Ave.

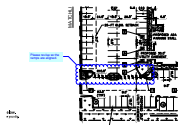
4 (2)

CONSTITU'
(120' PUBLI

Author: Daniel Torres
Page Index: 4

ROW label has been corrected.

(120' PU

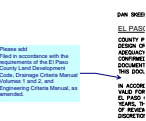


Author: Daniel Torres
Page Index: 4

ADA ramps have been realigned.

Please revise so the ramps are aligned.

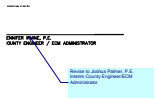
6 (3)



Author: Daniel Torres
Page Index: 6

Note has been added.

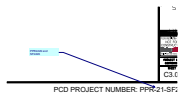
Please add
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and Engineering Criteria Manual, as amended.



Author: Daniel Torres
Page Index: 6

Signer name has been updated.

Revise to Joshua Palmer, P.E.
Interim County Engineer/ECM Administrator

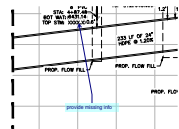


Author: Daniel Torres
Page Index: 6

PCD Numbers have been revised as requested.

PPR2229 and SF2226

24 (1)

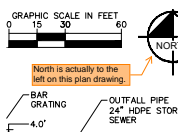


Author: Daniel Torres
Page Index: 24

Information has been added.

provide missing info

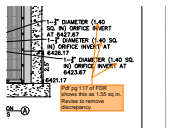
28 (10)



Author: Glenn Reese - EPC Stormwater
Page Index: 28

Thank you. North arrow has been corrected.

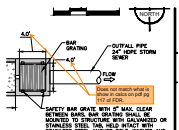
North is actually to the left on this plan drawing.



Author: Glenn Reese - EPC Stormwater
Page Index: 28

Orifice sizes and locations have been revised.

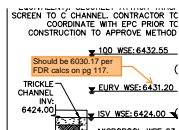
Pdf pg 117 of FDR shows this as 1.55 sq in.
Revise to remove discrepancy.



Author: Glenn Reese - EPC Stormwater
Page Index: 28

FDR calcs have been revised to match these dimensions.

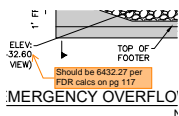
Does not match what is show in calcs on pdf pg 117 of FDR.



Author: Glenn Reese - EPC Stormwater
Page Index: 28

WSE have been revised to match the current FDR

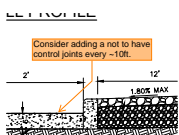
Should be 6030.17 per FDR calcs on pg 117.



Author: Glenn Reese - EPC Stormwater
Page Index: 28

Elevations have been revised to match the current FDR

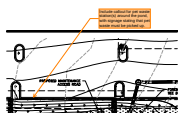
Should be 6432.27 per FDR calcs on pg 117



Author: Glenn Reese - EPC Stormwater
Page Index: 28

Control join note has been added.

Consider adding a not to have control joints every ~10ft.



Author: Glenn Reese - EPC Stormwater
Page Index: 28

A note, requiring a min. of 2 pet waste stations and required signs has been added to this sheet.

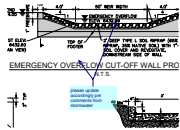
Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.



Author: Daniel Torres
Page Index: 28

EURV WSE label has been updated to mention this elevation is also the top of the structure.

Please identify the elevation at the top of the outlet structure



Author: Daniel Torres
Page Index: 28

Comments have been addressed.

please update accordingly per comments from stormwater



Author: Daniel Torres
Page Index: 28

Baffle blocks have been added.

Revise the energy dissipater at this forebay to include baffle blocks per Urban Drainage/mile high flood district impact basin figure 9-43. Refer to chapter 9, Section 3.2.4, page 9-78 or urban drainage DCM volume 2.
[https://udfcd.org/wp-content/uploads/uploads/vol2%20criteria%20manual/09_Hydraulic%20Structure s.pdf](https://udfcd.org/wp-content/uploads/uploads/vol2%20criteria%20manual/09_Hydraulic%20Structure%20s.pdf)

LANDSCAPE PLAN – COMMENT RESPONSE

August 19, 2022

El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, Colorado 80910

RE: Citizen on Constitution – 1st SDP comments
City File #: PPR 22-29

Thank you for the comments on July 13, 2022 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the updated plans, we have summarized your comments and our responses below.

Comment response letter: Initial Site Development Landscape Plan review comments.

General Comments – SDP Submittal (11-PCD Project Manager Landscape)

1. SHEET L600: "Please include owner/applicants name, phone number, and email."
RESPONSE: Landscape Designs have their own cover sheet with the information above.
2. SHEET L600: "Please update the file number to PPR-22-29"
RESPONSE: Updated on all sheets.
3. SHEET L601 (also referenced on SHEET L606): "Please include: Show the sight distance, that nothing is within the 25-ft of the ROW Section 6.2.2.g.iii"
RESPONSE: A setback line has been included in all landscape plan sheets to show the 25' Setback. Section 6.2.2.g.iii states that "Use of Box Elder, Salix, and Populus Limited. Box Elder (*Acer negundo*) and all trees of the Salix and Populus genus, except Aspen (*Populus Tremuloides*), shall not be planted within 25 feet of a right-of-way." Drawings have been adjusted to ensure that this is met.
4. SHEET L601: "Please remove/relocate trees that are within the public ROW. Per ECM 2.5.8 landscaping must be easily maintained by the use of power mowing equipment. Prior written approval from the ECM administrator is required for plantings in the ROW. This comment applies to all sheets where trees are shown within the public ROW.
RESPONSE: All trees have been removed from the R.O.W. on all sheets.
5. SHEET L602: Please include gross square footage of property. Required versus provided plant count in relation to total square footage.
RESPONSE: Gross square footages as well as required/provided plant counts have been added to the bottom of the plant schedule on each sheet.

6. Please indicate: (1) total gross square footage of property (2) required versus provided plant count in relation to total square footage.

RESPONSE: Information in regards to total gross square footage and plant requirements in relation to the overall site has been included on each plan sheet (L601-L608). (This information is in relation to Land Development Code Section 6.2.2.E.3)

General Comments – SDP Submittal (13-PCD Project Manager Landscape)

7. (For Signage Plan) Please include:
- a. North arrow
 - b. Vicinity map showing the property in relation to major roadways
 - c. The outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration.
 - d. Depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs.
 - e. Depiction of any loading and other vehicles use areas located near any existing or proposed signs.
 - f. Intensity for all outdoor illumination for the sign
 - g. Depiction of any no-build areas and floodplains, if none please specify
 - h. Depiction of all garbage receptacles located near any existing or proposed or freestanding signs
 - i. Depiction of all utility lines and associated infrastructure near the proposed signs
 - j. Summary of square foot of the total signage, and existing and proposed signage for the property
 - k. Detailed description of illuminating devices and how the proposed illumination will be in compliance with lighting standards Section 6.2.3 of LDC

RESPONSE: A separate set of drawings specifically for signage and lighting has been provided to accommodate all of the above information.

If you have any questions regarding the comment responses, please contact me at nsmith@thegarrettco.com or by phone at 765-748-9506.

Thank you,



Nick Smith
Landscape Architect
The Garrett Companies

DRAINAGE REPORT – COMMENT RESPONSE



Final Drainage Report

Citizen on Constitution El Paso County, Colorado

Prepared for:

The Citizen on Constitution, LLC
c/o: The Garrett Companies, Inc.
Andrew White
1051 Greenwood Springs Blvd,
Suite 101
Greenwood, IN 46143
Contact: (317) 497-8275

Prepared by:

Kimley-Horn and Associates, Inc.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237
(303) 228-2300
Contact: Daniel Skeeahan, P.E.

Noted. Thank you for
your review.

See the final plat application
(SF226) for any additional
comments since those
documents are more current.

Project #: 096481004

Prepared: January 27, 2022
Revised: March 28, 2022
Revised: May 23th, 2022

PCD File Number: SF-22-006

Kimley»Horn

SDP reference has been
added.

Please also add
PPR2229

CERTIFICATION

DESIGN ENGINEER'S STATEMENT

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of this report.

SIGNATURE (Affix Seal): _____
Colorado P.E. No. 46391 Date

OWNER/DEVELOPER'S STATEMENT

I, the developer, have read and will comply with all of the requirements specified in this Drainage Report and Plan.

The Citizen on Constitution, LLC.
Name of Developer

Authorized Signature Date

Printed Name

Title

Address:

EL PASO COUNTY

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Jennifer Irvine, P.E. Date
County Engineer/ ECM Administrator

Conditions:

Revise to Joshua
Palmer, P.E.
Interim County
Engineer/ECM
Administrator

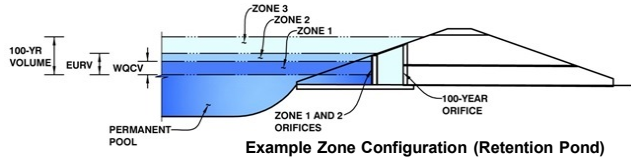
Name has been
switched to Joshua's.

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)

Project: Citizen On Constitution (El Paso)

Basin ID: West Pond



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	4.04	0.354	Orifice Plate
Zone 2 (EURV)	7.20	0.905	Orifice Plate
Zone 3 (100-year)	8.55	0.570	Weir&Pipe (Restrict)
Total (all zones)		1.828	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)
Underdrain Orifice Diameter =	N/A	inches

Calculated Parameters for Underdrain	
Underdrain Orifice Area =	N/A ft ²
Underdrain Orifice Centroid =	N/A feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate =	7.50	ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing =	N/A	inches
Orifice Plate: Orifice Area per Row =	1.55	sq. inches (diameter = 1-3/8 inches)

Calculated Parameters for Plate	
WQ Orifice Area per Row =	1.076E-02 ft ²
Elliptical Half-Width =	N/A feet
Elliptical Slot Centroid =	N/A feet
Elliptical Slot Area =	N/A ft ²

the orifice area doesnt match the pond details. Revise so that they are consistent

Orifice information has been revised.

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	2.50	4.00					
Orifice Area (sq. inches)	1.55	1.55	1.55					
	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected	
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter =	N/A	N/A	inches

Calculated Parameters for Vertical Orifice	
Vertical Orifice Area =	N/A ft ²
Vertical Orifice Centroid =	N/A feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

	Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, H _o =	6.50	N/A	ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length =	3.00	N/A	feet
Overflow Weir Grate Slope =	0.00	N/A	H:V
Horiz. Length of Weir Sides =	12.00	N/A	feet
Overflow Grate Type =	Type C Grate	N/A	
Debris Clogging % =	50%	N/A	%

Calculated Parameters for Overflow Weir	
Height of Grate Upper Edge, H _u =	6.50 feet
Overflow Weir Slope Length =	12.00 feet
Grate Open Area / 100-yr Orifice Area =	72.80
Overflow Grate Open Area w/o Debris =	25.06 ft ²
Overflow Grate Open Area w/ Debris =	12.53 ft ²

Sht C4.13 shows front edge and side length to each by 4ft. Revise.

Front edge has been corrected. The 2nd value should be 12 as it is the combination of the three sides that receive stormwater).

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.00	N/A	ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter =	24.00	N/A	inches
Restrictor Plate Height Above Pipe Invert =	4.00	N/A	inches

Half-Central Angle of Restrictor Plate on Pipe =	0.84	N/A	radians
--	------	-----	---------

does not match what is shown on Sht C4.13

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage =	8.60	ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =	50.00	feet
Spillway End Slopes =	4.00	H:V
Freeboard above Max Water Surface =	1.00	feet

Spillway invert stage has been revised.

Calculated Parameters for Spillway	
Spillway Design Flow Depth =	0.39 feet
Stage at Top of Freeboard =	9.99 feet
Basin Area at Top of Freeboard =	0.52 acres
Basin Volume at Top of Freeboard =	2.15 acre-ft

Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	1.19	1.52	1.75	2.00	2.25	2.55	3.14
One-Hour Rainfall Depth (in) =	0.354	1.258	0.942	1.234	1.453	1.716	1.961	2.276	2.870
CUHP Runoff Volume (acre-ft) =	N/A	N/A	0.942	1.234	1.453	1.716	1.961	2.276	2.870
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.1	0.2	1.5	4.7	6.5	9.8	15.0
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A							
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A		4.0	8.7			16.9	
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.01	0.34	0.74	0.40	0.56	1.44	1.28
Peak Inflow Q (cfs) =	N/A	N/A	15.8	20.2	23.3	28.3	32.4	38.4	48.3
Peak Outflow Q (cfs) =	0.2	4.4	0.3	2.9	4.2	4.4	4.6	4.7	19.6
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.7	0.5	0.9	0.7	0.3	1.3
Structure Controlling Flow =	Plate	Outlet Plate 1	Plate	Overflow Weir 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	Spillway
Max Velocity through Grate 1 (fps) =	N/A	0.16	N/A	0.1	0.2	0.2	0.2	0.2	0.2
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	38	65	63	67	66	65	64	63	61
Time to Drain 99% of Inflow Volume (hours) =	40	70	67	72	71	71	71	71	70
Maximum Ponding Depth (ft) =	4.04	7.20	6.14	6.64	6.77	7.29	7.74	8.41	8.81
Area at Maximum Ponding Depth (acres) =	0.20	0.38	0.31	0.34	0.35	0.38	0.41	0.46	0.49
Maximum Volume Stored (acre-ft) =	0.356	1.260	0.890	1.058	1.100	1.295	1.474	1.767	1.957

K:\DEN_Civil\096481004 - El Paso Constitution\CADD\PlanSheets\DR\096481004_PDR.dwg Menke, Joseph 5/23/2022 7:21 PM



Know what's below.
Call before you dig.



We have revised the table and areas to address your comment. Thank you.

Per my comment on Review #2, only the highlighted portion of basin A2 should be moved to this row for this exclusion. Because this exclusion only allows up to 1ac to be excluded from WQ treatment. So if you take out the pond area and move it to the 2nd row of this table (with basin A1), then this 3rd row will be <1ac (or if it's not quite, adjust the grading a little bit to make it <1ac).

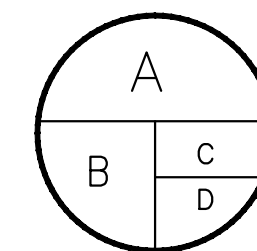
ONSITE PBMP SUMMARY TABLE		
BASIN	PBMP TRIBUTARY AREA (ACRES)	PBMP
B1, B2, C1-C4, D1-D12, E1-E4, OE1-4, OD12	9.96	EDB
A1	1.12	EXCLUDED PER ECM APPENDIX I.7.1.B.7
A2, B3, B4, B5	1.27	EXCLUDED PER ECM APPENDIX I.7.1.C.1

RUNOFF SUMMARY: EXISTING VS PROPOSED		
	5-YEAR STORM (CFS)	100-YEAR STORM (CFS)
TOTAL EXISTING ON-SITE FLOWS:	8.17	33
EXISTING ON-SITE FLOWS AT DP EX1:	5.35	16.9
EXISTING ON-SITE FLOWS AT DP EX2:	2.8	18.81
*PROPOSED TOTAL ON-SITE FLOWS AT DP UO:	6.76	16.02
NET RESULT:	1.41	-0.88

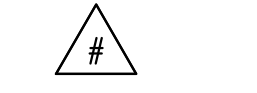
*PROPOSED FLOWS INCLUDE POND DISCHARGE AND BASINS A1, A2, B3, B4, B5

*ADDITIONAL FLOWS THROUGH THE SITE WITHIN EXISTING GULCH EQUAL TO APPROXIMATELY 1076 CFS IN THE 100-YEAR EVENT PER "HYDROLOGY ANALYSIS EAST FORK SAND CREEK TRIBUTARY 6 (MP96001)". THIS INCLUDES THE FLOWS ENTERING THE CULVERT FROM THE NORTH SIDE OF CONSTITUTION, NOT THE OVERLAND FLOWS ENTERING THE GULCH TO THE SOUTH OF CONSTITUTION FROM THE EXISTING SITE.

LEGEND



A = BASIN DESIGNATION
B = AREA (ACRES)
C = 100-YR COMPOSITE RUNOFF COEFFICIENT
D = 100-YR DESIGN STORM RUNOFF (CFS)

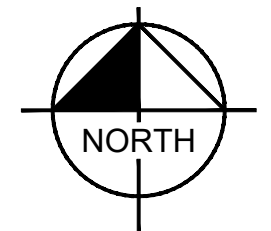


DESIGN POINT
FLOW DIRECTION
DRAINAGE BASIN BOUNDARY
PROPERTY LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MAJOR CONTOUR

NOTES

- THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE ESTABLISHED CRITERIA FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR COMMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.
- PLAN REVIEW BY EL PASO COUNTY IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. EL PASO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. EL PASO COUNTY, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

SUMMARY - PROPOSED RUNOFF TABLE						
DESIGN POINT	BASIN DESIGNATION	BASIN AREA (ACRES)	DIRECT 5-YR RUNOFF (CFS)	DIRECT 100-YR RUNOFF (CFS)	CUMULATIVE 5-YR RUNOFF (CFS)	CUMULATIVE 100-YR RUNOFF (CFS)
A1	A1	1.12	0.55	2.73	1.27	4.88
A2	A2	0.71	0.39	2.27	0.39	2.27
B1	B1	0.13	0.45	0.88	0.45	0.88
B2	B2	0.17	0.64	1.22	0.64	1.22
B3	B3	0.26	1.02	1.94	1.02	1.94
B4	B4	0.25	1.01	1.90	1.01	1.90
B5	B5	0.04	0.17	0.33	0.17	0.33
C1	C1	0.87	0.44	2.75	0.44	2.75
C2	C2	0.26	0.89	1.76	0.91	1.91
C3	C3	0.82	3.49	6.38	3.49	6.38
D1	D1	0.40	1.78	3.23	1.78	3.23
D2	D2	1.04	4.16	7.75	4.16	7.75
D3	D3	0.30	0.70	1.56	0.70	1.56
D4	D4	0.30	0.72	1.59	0.72	1.59
D5	D5	0.55	2.25	4.16	2.25	4.16
D6	D6	0.81	3.32	6.11	3.32	6.11
D7	D7	0.39	1.53	2.88	1.53	2.88
D8	D8	0.53	2.05	3.88	2.05	3.88
D9	D9	0.43	1.58	3.00	1.58	3.00
D10	D10	0.37	1.33	2.54	1.33	2.54
D11	D11	0.52	2.12	3.92	2.12	3.92
D12	D12	0.66	0.99	2.86	0.99	2.90
E1	E1	0.18	0.37	0.88	0.39	1.02
E2	E2	0.21	0.38	0.98	0.41	1.19
E3	E3	0.22	0.41	1.04	0.44	1.25
E4	E4	0.18	0.38	0.92	0.41	1.086
OA1	OA1	0.05	0.02	0.15	0.02	0.15
OC2	OC2	0.05	0.03	0.15	0.03	0.15
OD12	OD12	0.01	0.01	0.05	0.01	0.05
OE1	OE1	0.05	0.02	0.14	0.02	0.14
OE2	OE2	0.07	0.03	0.21	0.03	0.21
OE3	OE3	0.07	0.03	0.21	0.03	0.21
OE4	OE4	0.05	0.02	0.15	0.02	0.15
OS1	OS1	1.85	5.53	9.94	5.53	9.94
OA2	OA2	0.42	0.70	2.00	0.70	2.00



GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: JWM
DRAWN BY: JWM
CHECKED BY: MOH
DATE: 05/23/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
PROPOSED DRAINAGE MAP

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481004

SHEET

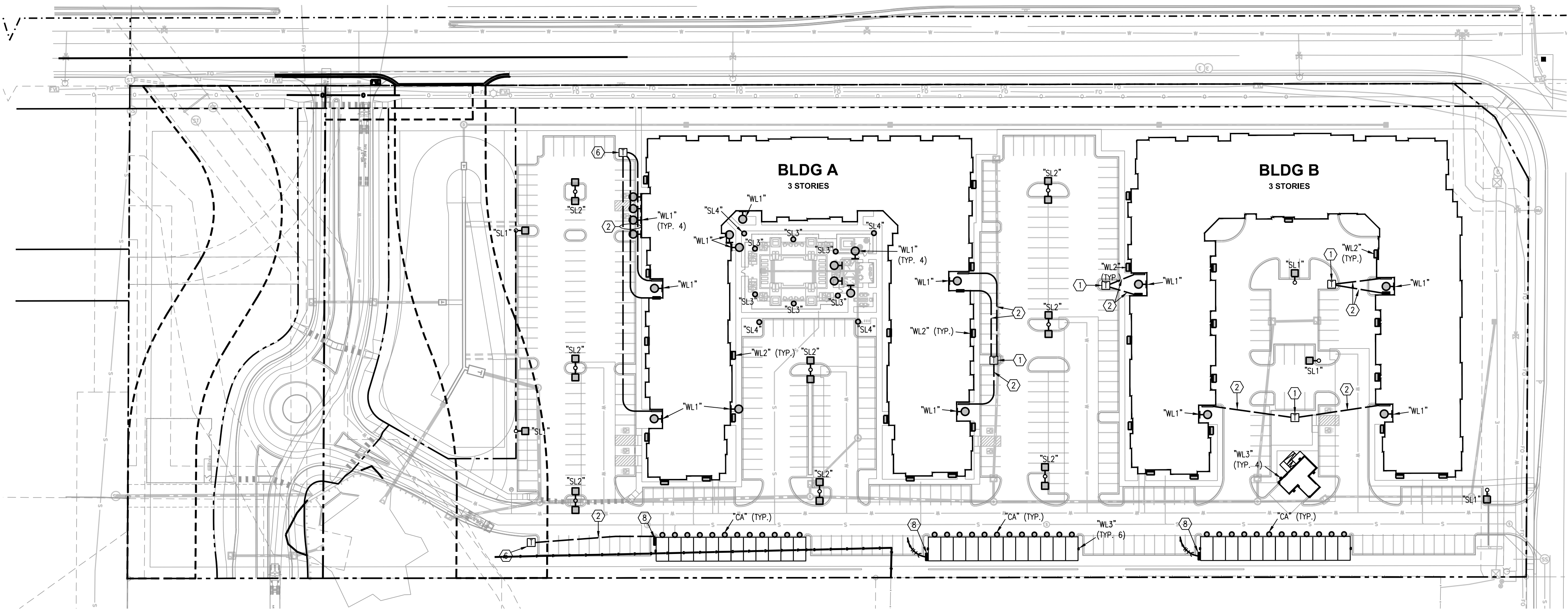
C7.1

LIGHTING PLAN – COMMENT RESPONSE

THE CITIZEN ON CONSTITUTION
SITE DEVELOPMENT PLAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Please include:
-owner and applicant name, phone, and email
-vicinity map showing the property in relation to major roadways
-building footprint for all structures depicted and labeled
-location of all existing and proposed easements

Thank you for your review.
Contact information has been added to the bottom left of Sheet E0-01.
A vicinity map has been added to the top of Sheet E0-01.
Building footprints are clearly shown on the lighting plans
Existing and proposed easements are shown on the Site Plan, Utility Plan and other sheets. It is our intent to indicate lighting levels on the lighting/photometric plans and not to focus on drainage, access and other utility easements.



1 SITE PLAN
1"=60'-0" ELECTRICAL

- NOTES:
- COORDINATE WATER AND SANITARY SEWER WITH CIVIL DRAWINGS. VERIFY ALL UTILITY LOCATIONS WITH PROVIDERS.
 - PRIMARY AND SECONDARY POWER AND TRANSFORMER LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL DESIGN BY COLORADO SPRINGS UTILITIES. VERIFY PRIMARY CONDUIT ROUTING AND REQUIREMENTS/CONTRACTOR RESPONSIBILITIES WITH UTILITY COMPANY AND INCLUDE ALL COSTS. CONTACT JOE REUTER, JREUTER@CSU.ORG
 - CONTRACTOR SHALL INCLUDE IN BASE BID ALL COSTS AND FEES IMPOSED BY THE UTILITY PROVIDERS TO ESTABLISH SERVICE TO THE BUILDING.
 - FIELD VERIFY ALL ABOVE AND BELOW GRADE UTILITIES. CALL 1-800-DIG-SAFE (1-800-344-7233) 48 HOURS PRIOR TO ANY DIGGING FOR UTILITY LOCATORS.
 - REFER TO CIVIL DRAWINGS FOR COORDINATION AND LOCATION OF OTHER BUILDING SERVICES.
 - TRANSFORMER AND LIGHT POLE LOCATIONS SHALL BE COORDINATED WITH OTHER SITE UTILITIES AND LOCATED SUCH THAT THEY ARE NOT DIRECTLY ABOVE UNDERGROUND UTILITIES.
 - PROVIDE PULL STRING IN ALL VOICE/DATA/CATV CONDUITS.

- LEGEND:
- PROPOSED LOCATION FOR 3 PHASE TRANSFORMER. TRANSFORMER BY POWER COMPANY. PAD BY CONTRACTOR ACCORDING TO POWER COMPANY STANDARDS.
 - FEEDERS AND CONDUIT FOR SECONDARY SERVICE FROM TRANSFORMER TO BUILDING ALONG WITH TRENCHING AND BACKFILL BY CONTRACTOR. TRANSFORMER BY POWER COMPANY. REFER TO RISER DIAGRAM FOR DETAILS.
 - 24"Wx36"Lx30"D QUARTZITE HANDHOLE FOR TELE/DATA/CATV SYSTEMS. VERIFY SIZE, QUANTITY AND LOCATION WITH UTILITY PROVIDER(S).
 - (3) 4"C. FOR VOICE/DATA/CATV SYSTEMS AT 36" MIN. BELOW-GRADE. VERIFY SIZE AND QUANTITY WITH UTILITY PROVIDER(S).
 - ROUTE (3) 4"C. FOR VOICE/DATA/CATV SYSTEMS TO DEMARC LOCATION AT 36" MIN. BELOW-GRADE. VERIFY SIZE, QUANTITY AND DEMARC LOCATION WITH UTILITY PROVIDER(S).
 - PROPOSED LOCATION FOR 1 PHASE TRANSFORMER TRANSFORMER POWER COMPANY. PAD BY CONTRACTOR ACCORDING TO POWER COMPANY STANDARDS.
 - 3/4"C. UP TO GAS GRILL (90 MBH). PROVIDE WITH GAS SHUTOFF VALVE AND SOLENOID VALVE CONNECTED TO TIMER. REFERENCE LANDSCAPE DRAWINGS.
 - GARAGE PANEL. REFER TO SHEET ME201 FOR SIZE. FEEDER SHALL CONSIST OF (4) #8 IN 1"C. TO DESIGNATED HOUSE PANEL IN BUILDING #2.
 - (3) #8 IN 3/4"C. ROUTE THRU PHOTOCELL/EXTERIOR LIGHTING CONTACTOR IN CLUBHOUSE.
 - POWER/USB PEDESTAL. REFER TO LANDSCAPE DRAWINGS.

3888 SW Summerfield Drive, Suite A
Colorado Springs, CO 80906
8558 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3282
Email: ls&a@ls&a.com
LS&A PROJECT NO. 220704

LS&A
Lalimer Summers
& Associates, P.A.
CONSULTING ENGINEERS

DESIGNED BY: DBE
DRAWN BY: CAD
CHECKED BY: DBE
DATE: 04/18/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN - ELECTRICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

PCD PROJECT NUMBER: PPR-2229 & SF-226

Based on other comments we received, we have updated the project number to read as shown in the screenshot above.

Please change project number to PPR-22-029



04-18-22

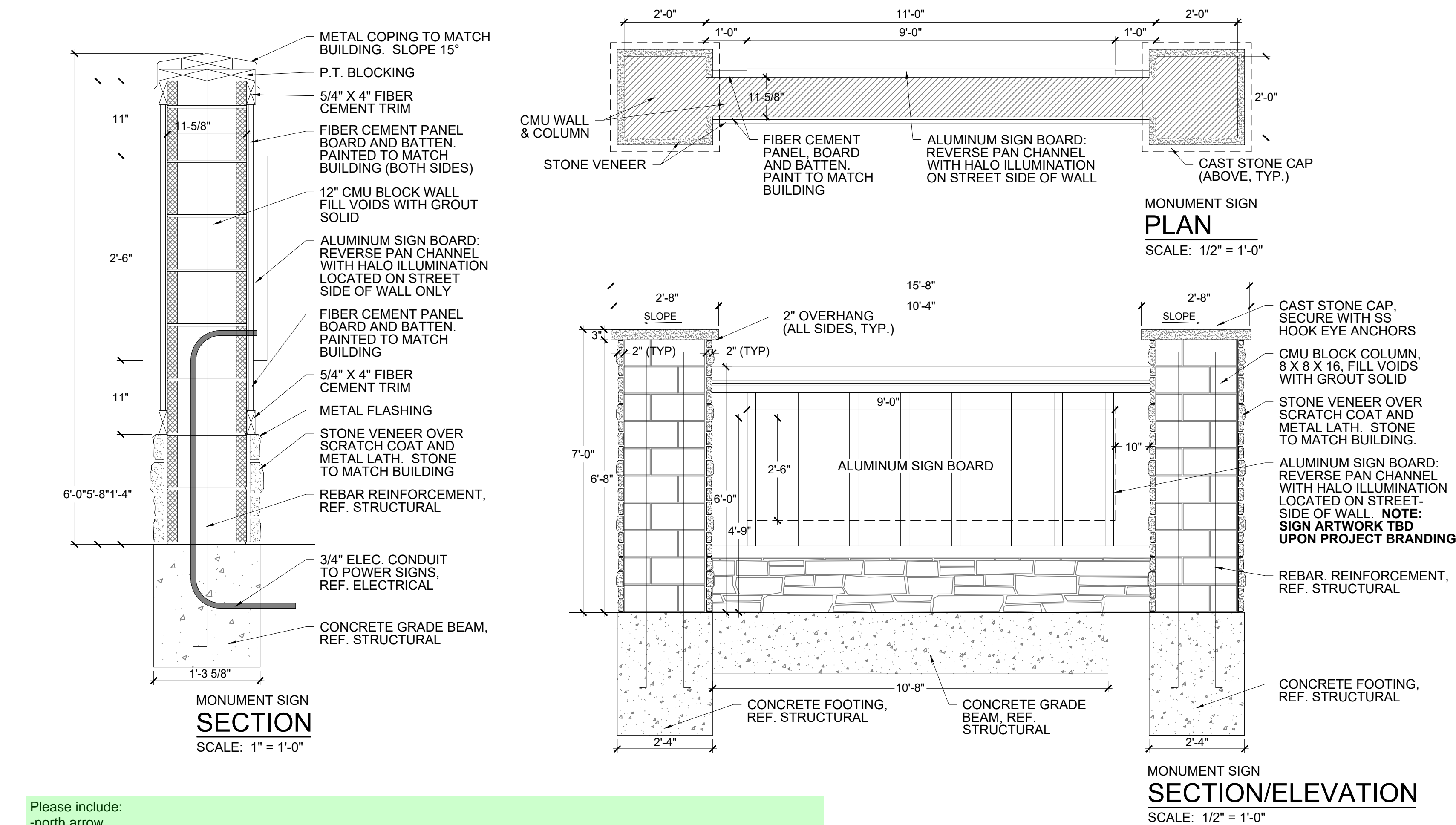
PROJECT NO.
096481004

SHEET

E0-01

PCD PROJECT NUMBER: PPR-22-XXX

SIGN PLAN – COMMENT RESPONSE



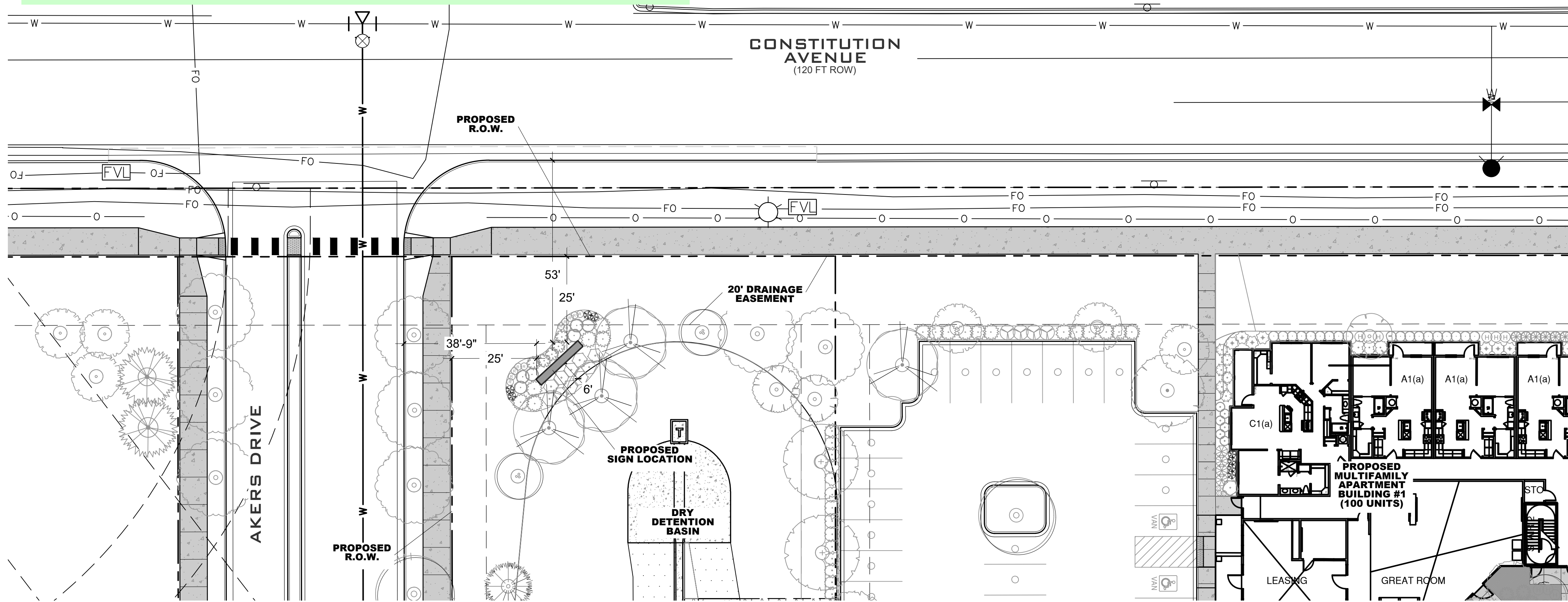
Please include:

- north arrow
- vicinity map showing the property in relation to major roadways
- the outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration
- depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs
- depiction of any loading and other vehicles use areas located near any existing or proposed signs
- intensity for all outdoor illumination for the sign
- depiction of any no-build areas and floodplains, if none please specify
- depiction of all garbage receptacles located near any existing or proposed freestanding signs
- depiction of all utility lines and associated infrastructure near the proposed signs
- summary of sq ft of the total signage and existing and proposed signage for the property
- detailed description of illuminating devices and how the proposed illumination will be in compliance with the lighting standards Section 6.2.3 of LDC

Thank you for your review.

Additional information has been added to the Sign Plan.

Please note that this plan is the sign plan and not the Site Plan. The list to the left requests the addition of elements on this plan that do not relate to the sign plans (no-build areas, floodplains, building setbacks, etc.) Please refer to the site and utility plans for other elements which may not be highlighted on the sign plan.



2 MONUMENT SIGN LAYOUT
L611 PLAN VIEW

SIGN NOTES AND CALCULATIONS:

1. SIGN LOCATION AND DIMENSIONS ARE TO BE IN ACCORDANCE WITH LAND DEVELOPMENT CODE, CHAPTER 6: GENERAL DEVELOPMENT STANDARDS, SECTION 6.2.10.
2. SIGNS SHALL NOT ENCROACH ON PUBLIC PROPERTY OR THE PUBLIC RIGHT OF WAY.
3. SIGNS SHALL BE LOCATED AS TO NOT BLOCK SIGHT VISIBILITY ANGLES, AND SHALL NOT ENCROACH ON ANY UTILITY OR DRAINAGE EASEMENTS.
4. UP TO TWO (2) SIGNS INDICATING THE NAME OF THE DEVELOPMENT SHALL BE ALLOWED AT EACH ROAD ENTRANCE.
5. LOW-PROFILE SIGNS SHALL BE PROVIDED, NOT EXCEEDING 40 SQ FT IN AREA OR 6-FT IN HEIGHT.
 - SIGN AREA IS MEASURED BY THE HEIGHT AND WIDTH OF THE SIGN FACE, ITSELF AND DOES NOT INCLUDE THE SUPPORTING BASE OR STRUCTURE.
 - SIGN HEIGHT SHALL BE MEASURED TO THE TOP OF THE MAIN SIGN FACE AND SUPPORTING WALL.
6. SIGN SHALL BE LOCATED NO CLOSER THAN 25' FROM THE ADJACENT RIGHT OF WAY.

SIGN AREA: 2'-6" HEIGHT x 9'-0" WIDTH = 27 SQUARE FEET

SIGN LIGHTING:

1. REVERSE-CHANNEL LETTERING SHALL UTILIZE L.E.D. BACKLIGHTING WITH A CONSTANT LIGHT SOURCE TO AVOID FLICKERING OR STROBE EFFECT.
2. SECONDARY LIGHT SOURCES SHALL PROVIDE A LIGHT WASH ALONG THE STONE VENEER AND COLUMNS TO ACCENT SIGNAGE STRUCTURE. LIGHT FIXTURES SHALL BE SHIELDED FROM STREETS AND SIDEWALKS TO ELIMINATE GLARE.
3. LIGHT SOURCES SHALL BE CONTROLLED VIA A PHOTO-CELL OR DIGITAL TIMER TO MAXIMIZE POWER EFFICIENCY.

**NOT FOR
CONSTRUCTION**

PROJECT #: 21-06
DRAWN BY: TB / PR

PERMIT SUBMITTAL
SITE DEVELOPMENT PLAN

03.25.2022
05.23.2022

REVISION SCHEDULE		
#	DATE	DESCRIPTION

THE CITIZEN ON CONSTITUTION
OVERALL SITE
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
PCD PROJECT NUMBER: PPR-22-XXX
LANDSCAPE PLANS

SIGN PLAN

SWMP REPORT – COMMENT RESPONSE

The Citizen on Constitution Tracts M & N of Urban Collection at Palmer Village

El Paso County, Colorado,

COUNTY STORMWATER MANAGEMENT PLAN (SWMP) REPORT
PCD FILING NO.: SF226 

Permittee:

The Citizen on Constitution, LLC
c/o: The Garrett Companies, Inc.
Andrew White
1051 Greenwood Springs Blvd,
Suite 101
Greenwood, IN 46143
Contact: (317) 497-8275

Add text:
PPR2229

SDP reference has been
added.

Preparing Engineer:

Kimley-Horn and Associates, Inc.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80913
Contact: Dan Skeeahan, P.E.
(303) 228-2300

Qualified Stormwater Manager:

Name:
Address:
Contact:

Contractor:

Name:
Address:
Contact:

JANUARY 27, 2022

Kimley»Horn

LETTER OF INTENT – COMMENT RESPONSE



CITIZEN ON CONSTITUTION SDP

LETTER OF INTENT



MAY 24, 2022
KIMLEY-HORN AND ASSOCIATES

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YOUR EL PASO MASTER PLAN CONFORMANCE 4

 Master Plan Conformity (Land Use & Housing) 5

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS 12

Please include:
-property address

The property address
has been added to the
Property Location
Section below.

Page 2

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER:

FEATHERGRASS INVESTMENTS, LLC
ATTN: KENNETH DRISCOLL
719-651-9133
kdriscoll719@gmail.com
4715 N. CHESTNUT ST
COLORADO SPRINGS, CO 80907

APPLICANT

THE GARRETT COMPANIES, INC.
ATTN: RACHEL HARMON
317-775-1853
RHarmon@TheGarrettCo.com
1051 GREENWOOD SPRINGS BLVD, SUITE 101
GREENWOOD, IN 46143

APPLICANT'S CONSULTANT

KIMLEY-HORN & ASSOCIATES
ATTN: MITCHELL HESS, P.E.
719-453-0180
mitchell.hess@kimley-horn.com
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

This section
has been
revised

The zoning was
approved in May.
please revise.

REQUEST

Approval of 11.72-acre 'Citizen on Constitution SDP (hereafter, "SDP")', in the RM-30 Zone (Pending approval by the BOCC – PCD File No. RM30-20-4) on Citizen on Constitution Filing No. 1 (Pending approval – PCD File No. SF-226).

PCD file No. P218

PROJECT DESCRIPTION

Creation of create a single lot (8.927 AC) and tracts for a 226-unit multifamily development in the RM-30 District, 1.352 AC of Right-of-Way dedication, a 0.800 AC tract for stormwater detention, and a 1.185 AC tract for open space. Final development plans include 2 – three (3) story buildings with tuck under, detached garages, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces.

This section
has been
revised.
Thank you
for your
review.

PROPERTY LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The properties included in the final plat are located at the southwest corner of the Marksheffel Road and Constitution Avenue intersection. The pending replat includes Parcel No. 5405000051 and Parcel No. 5405000035, which are legally described as Tracts M and N, Urban Collection at Palmer Ridge, respectively. The parcels are currently zoned CR with Commercial Aviation Development Overlay (CAD-O), subject to approval of a map