



HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

REVISION RESPONSE LETTER

**RE: River Bend Crossing Commons
Final Plat**

DATE: December 19, 2019

TO: Kristy Martinez
Planner I
Planning Division
116 South Main Street
Fountain, CO 80817
O: (719)-322-2000
F: (719)-322-2001

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Kristy,

Upon receipt and review of your comments provided to us on Aug 16, 2019, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



PLANNING DEPARTMENT

1. *Is there intent for share parking between lots?* **No.**
2. *Is there a complex sign being proposed on this project? Staff recommends that these complex sign is placed within an easement? We are still working at where a Monument sign will be located once we have the traffic signal configured, we will be able to determine a sign location.*
3. *Additional comments will be provided when the revised final plat is submitted to the City.*
Noted.

CITY OF FOUNTAIN ENGINEERING

The City Engineering will provide comments when the new layout of the final plat is submitted.
Noted.

EMERGENCY 911

No new street names requested.
No action for 911.

No changes need to be made after reviewing comments from this department.

COLORADO DEPARTMENT OF TRANSPORTATION

I am in receipt of a request for comments in regard to the Final Plat review pertaining to the Riverbend Crossing Commons for the City of Fountain Planning Dept. CDOT understands that the developer plans to rezone, annex, subdivide demolish and rebuild the subject property and rebuild a newer shopping center in addition to El Paso County 225-lot residential development directly behind the Commons called Riverbend Crossing. Previous comments from 10/01/2018, 01/09/19, 04/09/19, 05/23/19 and 06/20/19 still remain valid (listed below). The property will serve retail pads, fast food restaurants, exercise fitness bldg., sit in restaurant and parking.
CDOT comments have been addressed since these were issued.

FOUNTAIN FIRE DEPARTMENT

City of Fountain Fire Department is concerned about the proposed positioning of the hydrants and underground water mains. Without knowing the square footage per building, possible occupancies, construction type of buildings we are not able to give input on fire flow requirements, hydrant spacing. If the developers are planning on installing automatic sprinklers throughout the buildings it does reduce the requirements by a significant amount.

Prior to installing underground piping please take in note about our concerns. If you have any questions please feel free to contact Michael Gates at 719-393-6890. We will be doing brand new infrastructure for water mains and services. We plan to locate hydrants to cover fire requirements.

PIKES PEAK REGIONAL BUILDING DEPARTMENT – FLOODPLAIN & ENUMERATIONS

Regarding a request for approval of a final plat for Riverbend Crossing, Enumerations has the following comments:



1. *The applicant has provided a copy of this plat to Enumerations for addressing. Once the addresses have been assigned and returned to the applicant they should be placed on the mylar in the appropriate locations. **Noted.***
2. *Are there to be access easements for those parcels and tracts without direct access to public roadways? None are shown on the plat and there is no note to indicate that they are to be created. **Access will be stated in the Covance agreement and noted when recorded.***
3. *Demolition permits must be in place for all structures currently in this location prior to Enumerations signing off on this plat. **Noted.***
4. *Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. An Enumerations fee of \$10 per lot/tract addressed will be due at the time of mylar review. **Noted.***
5. *Surveyor note number 18 states that 10 feet of right of way along Woodmoor Dr. is to be dedicated to the City of Fountain. Woodmoor Dr. is in the Town of Monument. Correct this note to say Southmoor Dr. **Corrected.***

Floodplain has no comment or objection.

FOUNTAIN ELECTRIC DEPARTMENT

This memorandum is in response to the Request for Approval of a Final Plat for the project known as Riverbend Crossing Commons, generally located at Highway 85 & Southmoor Drive.

Upon reviewing the materials submitted for this request, the City of Fountain Electric Department has noted that the requested easements for this project have been included accordingly; however, the proposed Main Street will require a 15' easement on both sides of the roadway, not just one side.

As a reminder, please ensure that all buildings that are located within your project have the required standard easements as set forth per Planning Department requirements and current electric standards to guarantee service to each building can be provided and maintained accordingly.

Also keep in mind; some materials have long lead times, up to 12 weeks, planning will be essential to ensure any deadlines the developer would like to maintain. As a reminder, the developer will be responsible for all costs associated with the extension of service to your development to include procurement of additional easements as necessary, off site upgrades, electric installation, materials and relocation from OH to UG. Keep in mind this will also include the installation of roadway lighting within the development as required by the corresponding jurisdiction. Lighting will be installed at the developer's expense by the City of Fountain Electric Department. Please note this does not include parking lot lighting as that will be the developers sole responsibility to install and maintain.

As a reminder, the Electric Department will need to review the landscaping plans to ensure that the vegetation selected does not interfere with any existing or future infrastructure for this project. This is to ensure the reliability of our system and maintenance operations can take place accordingly. We ask that the landscape architect contact the City of Fountain Electric Department to coordinate proper clearances and feasible landscaping options. The Electric Department must approve the final landscaping plans prior to installation of landscaping to ensure compatibility with electric equipment in the area.



As a reminder, electric service must be the first dry utility installed after all wet utilities. In addition, service for your project must be installed with a redundant loop feed for reliability purposes; as such, coordination will be paramount while planning the installation of electric service for your development.

It should also be noted that should we encounter more than 12" of Frost or Rock during the excavation process for this project, the City of Fountain will notify the developer and additional boring and material costs will be negotiated if required. Electric must be installed prior to gas, phone, or cable, all easements must be within 6" of final grade, and all the survey stakes must be in place and clearly identified transformer location and easements before our crews commence construction. When planning the utility easement please do not include it as part of the drainage easement so that restoration maintenance on lines can be accomplished during adverse weather conditions.

Load data forms will be required for each lot / pad site to ensure adequate electric service for each. Coordination with the Electric Department with construction plans and phasing will be essential in meeting any deadlines the developer desires to maintain. To ensure the electric design meets all requirements, the developer must provide an electronic CAD copy of the Final Construction Plans once they are completed.

*As we utilize Autocad and ArcMap, the electronic copy must be projected in NAD 1983 State Plane Colorado Central FIPS (feet) and **all external references and layers removed**. Keep in mind if any modifications are made to the drawings for this project, a new electronic copy is required.*

For any further questions or concerns please contact Tracy Tillman at 322-2061.

No changes need to be made after reviewing comments from this department.

FOUNTAIN POLICE DEPARTMENT

No comments.

No changes need to be made after reviewing comments from this department.

EL PASO COUNTY CONSERVATION DISTRICT

Noxious weeds are a major resource concern for the El Paso County Conservation District and weeds need to be managed and controlled prior to going to seed either by chemical, mechanical, or biological control.

*Please contact the El Paso County Conservation District for fact sheets on specific weed control measures for each noxious weed present on the site. **We have removed noxious weeds that were growing onsite. Once development moves forward, all R.O.W landscaping and streetscape landscaping will be installed.***

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

Tracking pads will be installed.

*Topsoil should be stripped to a depth of 6 inches and all stock piles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs./acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed should be drilled at a depth of ¼ to ½ inch deep. **Noted***



*Silt fences or other forms of erosion barriers were not planned and need to be installed as a temporary sediment control device used on construction sites to protect water quality. **Noted***

EL PASO COUNTY PLANNING AND ENGINEERING DIVISION

Engineering Division

Planning and Community Development (PCD) Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

Traffic Study

- 1. Resubmit with the full Table 2 data shown. Printed copy does not show the full extents of the table.*
- 2. Revise Figure 5 trip distribution by increasing the percent traffic at the Southmoor access to the commercial development. Figure 5 assumes 8% of site generated traffic using the Southmoor access. However, existing traffic counts (Figure 4) shows roughly 36% of in/out traffic use Southmoor Drive to access the commercial site. Redevelopment is likely to see similar results.*
- 3. Identify the distance between the commercial access and the proposed residential roadway access on Southmoor Drive. State if the residential access requires a southbound storage lane. The access/intersection spacing must be greater than any required turn lanes or queueing.*

Traffic report has been revised and re-submitted. Jeff w/ LSC has reached out to Jeff Rice, who did the last review to remedy any comments.

Drainage Report

- 1. Drainage Map was not included with the submittal packet. Include with the resubmittal so the County can provide a complete review.*
- 2. Applicant is required to apply with the County for construction plan review for any construction, such as the detention pond, located within unincorporated El Paso County. Pond design must meet County criteria. **Drainage report to be submitted directly by Catamount Engineering.***

SECURITY WATER AND SANITATION DISTRICT

GMS, Inc. has received the final plat drawings itemized below for the Riverbend Crossing Commons project.



1. *Sheet 1 of 4 - Final Plat, prepared by Barron Land, with date of latest revision of May 6, 2019*
2. *Sheet 2 of 4 - Final Plat Monumentation Detail, prepared by Barron Land, with date of latest revision of May 6, 2019*
3. *Sheet 3 of 4 - Final Plat, prepared by Barron Land, with date of latest revision of May 6, 2019*
4. *Sheet 4 of 4 - Final Plat Easement Detail, prepared by Barron Land, with date of latest revision of May 6, 2019*
5. *Sheet 1 of 5 - Utility Construction Drawings Cover Page, prepared by Catamount Engineering, with date of latest revision of May 15, 2019*
6. *Sheet 2 of 5 - Sanitary Sewer Plan & Profiles, prepared by Catamount Engineering, with date of latest revision of May 15, 2019*
7. *Sheet 3 of 5 - Sanitary Sewer Plan & Profiles, prepared by Catamount Engineering, with date of latest revision of May 15, 2019*
8. *Sheet 4 of 5 - Water Plan, prepared by Catamount Engineering, with date of latest revision of May 15, 2019*
9. *Sheet 5 of 5 - Water Plan, prepared by Catamount Engineering, with date of latest revision of May 15, 2019*
10. *Sheet L-1 - Conceptual Streetscape Landscape Plan, prepared by Land Patterns, Inc., undated*
11. *Sheet L-2 - Conceptual Streetscape Landscape Plan, prepared by Land Patterns, Inc., undated*
12. *Sheet L-3 - Conceptual Streetscape Landscape Plan, prepared by Land Patterns, Inc., with date of latest revision of June 14, 2017*
13. *Sheet L-4 - Conceptual Streetscape Landscape Plan, prepared by Land Patterns, Inc., with date of latest revision of June 14, 2017*
14. *Application for Final Plat*
15. *Letter of Intent*

Based on our review of the documents itemized above, we have the following observations, comments and requests for revisions pertaining to this project.

A. Sheet 1 of 4 - Final Plat

1. *Please refer to Surveyor's Note No. 18, it does not appear as if this note is applicable to this project. We suggest it be deleted. **10' being dedicated by this plat is shown and only referenced in notes now for total acreage of lots, rows, etc...***
2. *Refer to notes regarding Sheet 3 of 4 and Sheet 4 of 4 pertaining to specific utility easements required for water transmission and distribution facilities and wastewater collection and conveyance facilities. Some notes from those documents are pertinent. Therefore, we suggest that the Surveyor's Notes include one that reads, "Refer to Sheet 3 of 4 and Sheet 4 of 4 for specific easements to be granted for the use of the Security Water District and the Security Sanitation District." **Water and sanitary easements will be recorded by separate doc and shown on the plat***

B. Sheet 2 of 4 - Final Plat Monumentation Detail



1. *On behalf of the Security Water District and the Security Sanitation District, we have no specific comments regarding this monumentation detail provided by the design professional of record. We defer to the City of Fountain to make a determination as to the value of this document being included with the subdivision plat for this project. It does not appear to be a typical submittal with a subdivision plat.*

C. Sheet 3 of 4 - Final Plat

1. *Refer to comments regarding the wastewater collection and conveyance pipelines and water transmission and distribution systems presented in the document captioned, "Riverbend Crossing Commons, Utility Construction Drawings," 5 sheets, with date of latest revision of May 15, 2019. Revise subdivision Final Plat, Sheets 3 and 4 to reflect the required easements for that utility infrastructure. **Water and sanitary easements will be recorded by separate doc and shown on the plat.***
2. *Please provide the recordation information on the existing wastewater pipeline easement located within the bounds of this Final Plat and adjacent to and identified hereon as a 30-foot wide undefined tract. **Easement information has been updated to current layouts and existing easements.***
3. *Please make a determination as to the possible vacation or quit claim of the existing Access Easement recorded in Book 2472 at Page 228 prior to recordation of this plat. Is there any rationale that this easement should remain as an encumbrance on Tract A? Based on our knowledge of this easement, it appears it would be in the best interest of the project that it be eliminated before this plat goes to record. **This easement and restriction has been replaced with a new easement and access agreement and is noted in the surveyor's notes.***

D. Sheet 4 of 4 - Final Plat Easement Detail

1. *Refer to the utility construction drawings, preliminary, subject to review and revision, which define the location of a 15-inch diameter sanitary sewer, as revised in accordance with comments in this memorandum. The 15-inch diameter sanitary sewer shall be located within a 30-foot wide easement granted to the Security Sanitation District, acting by and through its Water Activity Enterprise and to the Security Water District, acting by and through its Water Activity Enterprise as located in accordance with the accepted utility plans for this project. Refer to other comments in this memorandum regarding required alignment.*

This may be considered a non-exclusive easement subject to terms and conditions as developed in a Grant of Utility Easement between the petitioners for this subdivision plat and the Districts. In order to define the certain terms and conditions, this easement will be defined in a Grant of Utility Easement and place of record prior to recordation of the subdivision plat.

2. *The 8-inch diameter wastewater collection system serving development within this subdivision shall be defined by a Grant of Utility Easement between the subdivision petitioners and the Districts. Similarly, the water distribution and transmission line through this subdivision will be defined accordingly by a Grant of Utility Easement.*



The purpose of these Grants of Utility Easements will be to define specific terms and conditions upon which development will occur appurtenant to these facilities and establish the responsibilities and authorities of each party regarding utility infrastructure to be owned by the Security Sanitation District and the Security Water District, each acting by and through its Water Activity Enterprise.

3. *Please provide for dimensioned location of each easement within each lot. It is important that the easements with each lot being platted be defined as to location within each lot so that the encumbrances on each lot can be defined independent of the easements throughout the subdivision. As now presented, the location and/or extent of encumbrance cannot be determined without geometric calculations through the subdivision. **The easements are defined and shown as required on every subdivision plat.***

E. Utility Construction Drawings

All utilities has been re-reviewed already by SWSD, most comments have been revised and addressed.

1. *GMS, Inc., on behalf of the Security Water District and the Security Sanitation District, will provide the current Wastewater General Notes and Water General Notes to be affixed and included in the Utility Construction Drawings prior to acceptance for use in construction. Copies of those documents are attached to this memorandum and can be made available in electronic format to the design professional.*
2. *We suggest that the agency "_____," following the fire hydrant location and number designation be completed as, "City of Fountain." **Noted***

J. Conceptual Streetscape Landscape Plan

Landscape plans will be revised and submitted separately.

N. Application for Final Plat

1. *We have no comments relative to the content of this submittal.*
2. *We respectfully request that the City of Fountain provide for modification of the preliminary plat documents for this project, addressing all referral agencies comments before consideration of approval of the final plat.*

No changes need to be made after reviewing comments from this department.

O. Letter of Intent

1. *We note that the Letter of Intent recites the proposal to plat four (4) lots. The subdivision plat documents referred for review represent a proposal to plat five (5) lots and three (3) tracts. We suggest this discrepancy be resolved. Might this be suggesting two, or more, subdivision filings? **See revised LOI. We are platting 5 lots and 3 tracts.***

These are the majority of our comments on the final plat documents at this time. Should you have any questions or desire additional information, please contact Roger Sams at GMS (719) 475-29335 your convenience.



SOUTHEASTERN COLORADO WATER CONSERVANCY

The application and property has been verified and is located entirely within the District boundaries and the District has no further concerns with the application.

No changes need to be made after reviewing comments from this department.

COLORADO SPRINGS UTILITIES

Action Items:

LBS Comments:

1. *North corner in the Basis of Bearing statement does not agree with that shown on the monumentation detail, sheet 2. Please review and revise as appropriate. **Note on sheet 2 revised.***
2. *Legal does not match the drawing in terms of what is being platted (legal includes a tract that is not a part of the subdivision). Please revise as appropriate. **Note sure what is being stated here, legal is of the boundary, excepting out the gas station property.***
3. *Show property monumentation on Sheet 3 as well. **The whole purpose of having a monument page is to keep the clutter down on the plat. If we wanted to show all the monuments on sheet 3, there would be no need for the monument page! We would just clutter the heck out of sheet 3. We have a note stating to see sheet 2 for monumentation.***
4. *Missing quadrant on the 17.93' bearing. **corrected***
5. *Need bearing and distances for easement where easement turns a 90-degree angle towards the highway at northern portion of property within Tract A. **believe this is done with the changes of the utility easements.***
6. *Unable to get an acceptable closure for the 30' utility easement that crosses Lots 1, 2, 4 and Tracts B & C. Closing error is N 35-56-38W 0.55'. Please verify that all dimensional data is shown. **Easements all changed, have closure reports with the separate document easements, shown on the plat.***
7. *Tie corner of easement to Lot corner at western portion of property within Tract A. **Easements all plottable as revised easements are shown.***
8. *Add easement note stating "All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 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." **Done***

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.*
 - *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.*

The following agencies have not yet provided comments. If I receive any comments from them, they will be forwarded to you.

City of Fountain Engineer

Comcast

CenturyLink

If you have any further questions, please give me a call.

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**