



HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

REVISION RESPONSE LETTER

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

DATE: March 4, 2020

TO: Kristy Martinez
Planner Supervisor
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 Feb 18, 2020, 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

Final Plat Sheet 1 of 4

1. *All plans must be signed and stamped prior to recordation. **Acknowledged.***
2. *Modify Note 4: Add no individual lot access to Highway 85. **Note modified.***
3. *Modify Note 8: The land included within this subdivision is subject to a "Subdivision Improvements Agreement" executed by the owner of the land included in this plat and the City of Fountain, which agreement was recorded in the records of El Paso County on _____ at Reception No. _____. **Note changes as stated above.***
4. *Add the following notes: **Added Notes***
 - *Notice and warning: Compliance with the Americans with Disabilities Act ("ADA") and other Federal and State accessibility laws is the sole responsibility of the property owner. Therefore, compliance with City Codes does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. The City of Fountain is not responsible for enforcement of the ADA or any other Federal or State accessibility laws.*
 - *A Detention Pond Maintenance & Easement Agreement is recorded under Reception No. _____ of the records of El Paso County.*
 - *All lots within this subdivision have cross lot vehicular and pedestrian access.*
5. *Use the following Approval Statement: **Statement changed to below statement***

On behalf of the City of Fountain, the undersigned hereby approves for filing the accompanying plat of _____, in the City of Fountain, El Paso County, State of Colorado this _____ day of _____, A.D. 20__.

By: _____
Subdivision Administrator

Attest:

City Clerk

6. *Use the following Clerk and Recorder Certificate: **DO NOT FILL IN THE BLANKS Changed to this one.***



submittal. Additional comments may be generated on items added or altered after the original comments.

MDDP

Resolved.

1. *Resolved.*
2. *Resolved.*
3. *Resolved.*
4. *Resolved.*
5. *Resolved.*
6. *Resolved.*
7. *Resolved.*
8. *Resolved*
9. *Discuss the proposed pond O&M in detail and provide a copy of the agreement in the report as an appendix item. Not resolved. Please provide a copy of the final executed document. **A copy of the final document as agreed to by both City of Fountain and El Paso County has been included in the appendix of the report.***
10. *Resolved.*
11. *Resolved.*
12. *Resolved.*
13. *Resolved*
14. *Resolved*
15. *Resolved*
16. *Resolved*
17. *Resolved*
18. *Resolved*
19. *Resolved*
20. *Resolved*
21. *Resolved*
22. *Resolved*
23. *Resolved*
24. *Resolved*
25. *Resolved*
26. *Resolved*
27. *Resolved*
28. *Provide and IM plan with the next submittal. See attached for COF standard. Not resolved. Please provide this document with the next submittal. **IM Plan in COF standard form has been included with resubmittal.***
29. *Resolved*
30. *Resolved.*
31. *Resolved.*
32. *Resolved.*

Final Plat

1. *Revise the City approval block to state "Final" plat. **Is up at top of title block.***



2. *Add all of the required fees associated with this plat. If there are no fees associated with an item, either put "N/A" or put "\$0". There are no traffic fees or drainage fees needed for this project – FYI. **0.00 added***
3. *Add the reception numbers (or book and page) for all easements. **Will be added prior to final approval/mylar.***
4. *Revise the sight triangle for the access point on Southmoor Drive to reflect the sight distance to south bound traffic. **Sight triangle changed***
5. *Add a note that water quality and detention will be located off-site and is subject to the El Paso County Private Detention Pond Maintenance Agreement. **Added a note.***

EMERGENCY 911

*The only street name requested is a logical continuation of Main Street. No other street names requested. **No changes need to be made after reviewing comments from this department.***

COLORADO DEPARTMENT OF TRANSPORTATION

No comments received as of the date of this letter.

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

FOUNTAIN FIRE DEPARTMENT

The proposed utility plan with the locations of the hydrants are still a concern of the City of Fountain Fire Department. The two buildings to the south, appeared to be strip malls design, if a hydrant was installed on either side would make the 300 feet reach as required by 2015 International Fire Code and City of Fountain Ordinance 1715. If a hydrant is not installed both of the buildings shall have an Automatic Sprinkler System installed to assist with the distance requirements to increase to a 500 feet reach.

Without a theoretical Fire Flow test the buildings may still require Automatic Sprinkler Systems.

We will look to add another hydrant as suggested. These plans will be routed to Security Water and Sanitation District for review and approval.

FOUNTAIN ELECTRIC DEPARTMENT

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

Upon reviewing the materials submitted for this request, the City of Fountain Electric Department has noted that we have no objection to the Revisions.

As a reminder, the developer will be responsible for all costs associated with the extension of service to your development to include procurement and allowances of additional easements required to adequately serve the development, 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.



Please 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 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.

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, with all survey stakes 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 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.***

EL PASO COUNTY PLANNING AND ENGINEERING DIVISION

Planning Division

- 1. Informational Comment – A Development Agreement regarding the shared water detention pond within Riverbend Residential Filing #1 is required.*
- 2. Informational Comment – Landscaping is proposed to be provided within Riverbend Residential Filing #1 to screen and buffer commercial uses from residential uses, and shall meet all applicable El Paso County and City of Fountain landscaping standards. **Noted.***

Engineering Division

- 1. Reference e-mail sent on January 16, 2020 and previous comments copied below (without the redlines):*



I only have a couple redlines for the TIS (attached), which shouldn't change anything regarding the CDOT review. The concerns are the interim and ultimate cross-section of Southmoor Drive and clarification of where all existing and proposed access points are on Southmoor Drive. Since the parcels adjacent to the subject portion of Southmoor Drive on both sides are all in the City it would be preferable for the City to annex this portion.

We anticipate receiving additional submittals, either from Fountain on the commercial or through EDARP on the County residential subdivision, which will allow for review and approval of drainage facilities related to the overall project. Please include analysis of the drainage facilities needed for Southmoor being upgraded to an urban collector cross-section.

If necessary due to time constraints in the City's approval processes, County Staff finds it acceptable for redevelopment of Lot 3 only, which will require updated County access permit(s) for access to Southmoor Drive (at one or both of the current access locations). Conditions will be placed on the County access permit(s) regarding timing of construction drawing review and upgrading Southmoor Drive prior to additional redevelopment in the Riverbend Crossing project.

Jeff Rice -- 719-520-7877

No TIS will be submitted via outside agency review per request of Jeff Rice. Anticipating submitting in 1 week.

County Engineer

1. *Comments forthcoming.*

SECURITY WATER AND SANITATION DISTRICT

No comments were received as of the date of this letter.

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

COLORADO SPRINGS UTILITIES

Action Items:

LBS Comments:

1. *Lot distances do not add up to the 637.99' total along the northeasterly boundary. Please revise as necessary. – **Item has been addressed.***
2. *Please label the tract to the northwest of Main Street – **Item has been addressed.***
3. *Lot distances do not add up (Tract A, Main Street, Lot 2, Tract B, Tract C, Lot 4, Lot 5) along the southwesterly boundary. Please revise as necessary **Item has been addressed.***

New Action Items:

1. *Corner monumentation not shown on Sheet 3. Please revise.*
All monumentation are shown for this project on sheet 2 to reduce the clutter and so everyone can see them all as a whole. Sheet 3 is not for the monumentation of the project



Information Items:

1. *All previous informational items remain applicable.*

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations:

1. *Addressing for this plat was provided to the applicant in July of 2019 and must appear on this plat. **Addresses added.***
2. *Enumerations will review the mylar prior to recording for addressing, title block, street names and floodplain statement. An Enumerations fee of \$10 per lot/tract which was assigned an address will be due at the time of mylar review. **Noted.***

Floodplain:

No comment.

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

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

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**