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## DEVELOPMENT

January 12, 2022

Tasha Brackin  
Planning & Community Development Department - Land Use Review Division  
City of Colorado Springs  
City Administration Building  
30 S. Nevada Ave., Suite 700  
Colorado Springs, CO 80903

Re: **Bradley Heights PUD Development Plan** – Third Review Comments **File # AR PUD 21-00206**

Dear Tasha Brackin,

We are in receipt of your review letter dated November 24, 2021. Below is a point by point response to these comments prepared in coordination with the Developer (Challenger Homes) and the Design Team (HRG). New comments are indicated by **purple font**.

### PUD Development Plan

#### Land Use Review (Tasha Brackin, [Tasha.Brackin@ColoradoSprings.gov](mailto:Tasha.Brackin@ColoradoSprings.gov))

1. Please add a table on the cover sheet to demonstrate parking spaces provided, and whether the spaces are in the private garages, in driveways, or on-street. Also call out the driveway width for lot typicals (50-foot-wide vs. 60-foot-wide lots) and whether one-car or two-car garages are to be provided with the homes.

**RESPONSE (HRG): The following note 19 has been added to the cover sheet: 19. TYPICAL HOMES WILL HAVE TWO-CAR GARAGES WITH DRIVEWAY WIDTHS AND LENGTHS SUFFICIENT FOR THE PARKING OF TWO VEHICLES. The driveway lengths and widths have been called out on the lot typicals. It is our understanding that there is no specific parking requirement for typical single family lots thus a parking table has not been added. Sufficient areas for parking are provided in garages, driveways and on streets (where there is no restrictions for emergency access).**

Partially addressed. Small-lot PUD guidelines do have standards for guest parking. Since many of the lots in this proposed development meet the 6,000 square-foot lot size or less, these guidelines apply to those units. Please indicate in a table and/or other graphic illustration where the guest parking spaces will be located, and how many spaces are provided compared to how many of the lots are less than 6,000 square feet.

**RESPONSE (HRG): The average lot size for this project is 7,479 sq.ft. and per our coordination via email this development does not require guest parking.**

#### Colorado Springs Utilities (Al Juvera, [ajuvera@csu.org](mailto:ajuvera@csu.org))

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

1. Please call out on the utility plan which utilities are CSU, and which utilities are Centre within Bradley Road.  
**RESPONSE (HRG): Addressed. All water and sewer is to be owned by CSU. Additional labeling has been added to plans to clarify construction responsibility and ownership.**



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2. What does the dark blue dashed line mean on your utility drawing? Please show this in a legend and call out on plan.  
**RESPONSE (HRG): Filing boundary. Added to legend.**
3. Please give me a call to discuss your proposed grading plan as well as the PRV per the HGL at 719-668-8769 AI  
**RESPONSE (HRG): We have been in direct coordination with Matrix Design Group which has been designing the off site water line and sewer infrastructure on behalf of the Bradley Heights Metropolitan District. The PRV locations have been shown based on their latest construction plans which have already been submitted to CSU for review.**
4. If the water and wastewater services are to be serviced from Centre Metropolitan District for water and wastewater then why do we need to show the city cross section that you added to your plan.  
**RESPONSE (HRG): Water and sewer services are to be serviced from the proposed CSU water mains throughout the development. Therefore, city cross section provided. The Centre Metropolitan District will only provide service if the proposed 24" water line has not extended to this area at the time water service is needed.**
5. You propose a new wastewater main within Bradley Rd, and it looks like it is feeding from the west, and it connects to the proposed CSU wastewater main for this development. Where is this line coming from and who owns this line?  
**RESPONSE (HRG): The wastewater main in Bradley Road is existing and is currently owned by the Colorado Centre Metropolitan District. See CSU project number 2015-S031. The sanitary sewer in Bradley Landing Boulevard and Bliss Road will be constructed by BHMD and the Bradley Heights 1 & 2 will connect to these lines. It is our understanding that all of these proposed wastewater mains will be owned by CSU.**
6. Proposed manholes cannot be within the curb and gutter pan.  
**RESPONSE (HRG): Noted. Manholes removed from curb and gutter.**
7. You will need to design the proposed utilities to the current cross section standards. Please reference the criteria at [www.csu.org](http://www.csu.org). If you have any questions, you can reach out to me at [ajuvera@csu.org](mailto:ajuvera@csu.org)  
**RESPONSE (HRG): Addressed. Utility cross sections updated.**
8. Make sure you call out and show all retaining walls on the utility plan.  
**RESPONSE (HRG): Addressed, all retaining walls shown and called out on utility plan.**
9. You will need to show the lot numbers on the utility plan.  
**RESPONSE (HRG): Lot numbers added to plan.**
10. You will need to show the current cross section on the utility plan for each proposed right of way where you propose utilities.  
**RESPONSE (HRG): Addressed, see revised cross sections.**
11. You will need to revise the water main alignment for this project in reference to your meeting with Bill Davis from CSU on the next review submittal.  
**RESPONSE (HRG): The water main alignment has been revised per the meeting and is consistent with our design efforts that have been coordinated with current Construction Drawings for the water and sewer lines proposed within Bradley Landing Blvd and Bliss Road which have been submitted to CSU for review by the BHMD.**

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12. You only need to show the service criteria detail on the construction plan detail. Remove off the utility plan.  
**RESPONSE (HRG): Addressed, detail removed.**
13. Call out a note on both side of your plan that you are connecting to the future 24-inch water main.  
**RESPONSE (HRG): Noted added clarifying utility connections. Please note the connection to future 24-in water main will be by BHMD and is not a part of this project.**
14. Some of the text is missing on the top of your utility plan that call out the existing wastewater main.  
**RESPONSE (HRG): Addressed, text cut off fixed.**
15. How are you tying into the existing wastewater main in Bradley Rd? Call this information out on the plan view.  
**RESPONSE (HRG): Connection is completed with a new 5' manhole. Please note connection being constructed by BHMD (separate project) but is shown here for reference only.**
16. The proposed storm within Bradley Road will need to be 10 feet off of the 24-inch water main.  
**RESPONSE (HRG): The displayed alignment of the 24" line is conceptual. It is our understanding that Classic Engineering is currently designing this main, thus the final location and separations will be determined based on their ongoing design.**
17. Two PRV is required where you connect to the 24- inch water line one at Bradley Landing and the other at Bliss Road.  
**RESPONSE (HRG): The PRVs have been added per the design plans prepared for the BHMD.**
18. The proposed future CSU water main within Bradley Landing is way too close to the curb and gutter. All cross sections are required to show on the plan, and they need to be the current cross sections with CSU standards.  
**RESPONSE (HRG): Addressed, we have included the see cross sections on sheet 3 which were provided by Matrix Design Group which has been designing Bradley Landing Blvd. and associated utilities.**
19. We don't need this connection to the existing 12 water line on the south portion of your site. Please remove off drawing.  
**RESPONSE (HRG): Addressed, connection removed. The water line in Magruder Court has been extended to connect to the proposed 12 inch line proposed within Bradley Landing Blvd. thus proving and interim loop for the system until such time that the BHMD completes the additional water line extensions to the southeast.**
20. Reference drawing some of the street name text is covering up proposed manholes.  
**RESPONSE (HRG): The street names label have been adjusted to avoid this where possible.**
21. The proposed sewer cannot go through the island area.  
**RESPONSE (HRG): Addressed, sewer alignment revised out of island.**
22. Add a vicinity map to the utility plan sheet.  
**RESPONSE (HRG): Vicinity map is present on cover sheet and there is not adequate room. The utility plan is split into north and south half of the site .**
23. Add the CSU Preliminary general notes to the utility plan.  
**RESPONSE (HRG): Addressed, notes added.**



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**Public Works, Transportation Planning, Bicycle Planning (Kate Brady)**

1. Please add a note to the development plan specifying that the future midblock crossings and trail will be provided with future residential development of the area to the south, with Bradley Heights Filings 5&6  
**RESPONSE (HRG): Note has been added to sheet 6 in the vicinity of where this future pedestrian connection will be.**
2. A 4.5' bike lane with 1.5' buffer provides marginally better safety and comfort for the rider than a 6' bike lane. A 6' bike lane with buffer would be preferred, by the City and your future residents, but since what you are proposing meets minimum standards, we will accept that change.  
**RESPONSE (HRG): Acknowledged.**

**Widefield School District (David Gish, 719-391-3531)**

1. Widefield School District #3 has agreed to the 30 acre school site location in the Bradley Heights development. No additional comments.  
**RESPONSE (HRG): Noted.**

**Storm Water Engineering (Jonathan Scherer, 719-385-5546)**

1. Sheet 4 does not include "Private".  
**RESPONSE (HRG): Private added to detention basin label on sheet 4.**
2. Note: the third (3rd) submittal Preliminary Drainage Report (STM-REV21-0615) was returned to the applicant with comments on 10/19/2021.  
**RESPONSE (HRG): PDR resubmitted Nov 22<sup>nd</sup>.**

**Informational Comments:**

1. Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction.  
**RESPONSE (HRG): Noted.**
2. The City of Colorado Springs is federally mandated to identify and monitor all stormwater 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 at 385-6017 or at [Jeanie.duncan@coloradosprings.gov](mailto:Jeanie.duncan@coloradosprings.gov) to obtain this permit.  
**RESPONSE (HRG): Noted.**
3. The proposed Permanent Control Measure (PCM) will require an Inspection and Maintenance (IM) Plan and a Statement of Authority (SOA) to be submitted to the City with the Grading & Erosion Control Plan (GEC) submittal. The IM & SOA documents must be finalized prior to approval of the GEC. 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 [Jeanie.duncan@coloradosprings.gov](mailto:Jeanie.duncan@coloradosprings.gov).  
**RESPONSE (HRG): Noted.**
4. The proposed Permanent Control Measure (PCM) will require a separate set of construction plans to be submitted to the Stormwater Enterprise (SWENT) for review and approval. Please contact the SWENT



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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. Plans must be submitted directly to the SWENT reviewer. These plans must be approved and included in the building permit set prior to the issuance of a building permit on the project. These plans must also be approved prior to the Final Phase of the Grading and Erosion Control Plan.

**RESPONSE (HRG): Noted.**

5. The proposed project disturbs greater than an acre and will therefore require a separate Grading & Erosion Control Plan (GEC). This plan will need to meet the requirements listed in the City's New Stormwater Construction Manual (SCM) and should be submitted directly to the Stormwater Enterprise for review and approval. Assurances in the amount of the total cost of the temporary CCM's will be required prior to the approval of the GEC. The plans should be submitted directly to the ProjectDox. These must be approved and included in the building permit set prior to the issuance of a building permit for this project.

**RESPONSE (HRG): Noted.**

6. All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new ProjectDox software. Information, including a user manual and the link to the website can be found here: <https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system>. Please note that this does not change the Planning department's submittal process in any way.

**RESPONSE (HRG): Noted.**

7. The Master Project Number for all documents related to this project is STM-MP21-0389, the review number for the associated FDR is STM-REV21-0615.

**RESPONSE (HRG): Noted.**

**Engineering Division (Jeff Rice- 719-520-7877)**

***Third review comments pending***

**RESPONSE (HRG): Noted, no comment received at this time.**

Sincerely,

**HR GREEN, INC**

A handwritten signature in cursive script that reads "Kenneth M. Huhn".

**Kenneth M. Huhn, P.E.**  
Senior Project Manager

CC: Erin Ganaway, Challenger Homes