



November 24, 2021

Phil Stuepfert/Ken Huhn  
HR Green  
7222 Commerce Center Drive, Suite 220  
Colorado Springs, CO 80920

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

Dear Sirs,

City Land Use Review staff has completed its third review of the above requested application. This letter is to inform you of the following concerns regarding the application and associated documents. Listed below are City Planning Department's review comments along with other departmental and external agency review comments that must be addressed prior to application approval. New comments are indicated by **orange font**.

#### **BROAD PROJECT INPUT**

The proposed project involves a PUD development plan to enable development of a vacant parcel into 168 single-family residences. Staff finds that the application is largely acceptable; however, the following technical modifications must be completed.

#### **TECHNICAL AND INFORMATIONAL ISSUES**

Address the comments and make corrections which are listed below. **A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed.** Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter.

#### **PUD DEVELOPMENT PLAN**

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##### **Land Use Review (Tasha Brackin, Tasha.Brackin@ColoradoSprings.gov)**

- New comment: 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.**  
**Applicant response:** "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 no restricted for emergency access,"  
**STAFF 3<sup>rd</sup> REVIEW COMMENT:** 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.

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

**Action Items:**

**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.
2. What does the dark blue dashed line mean on your utility drawing? Please show this in a legend and call out on plan.
3. Please give me a call to discuss your proposed grading plan as well as the PRV per the HGL at 719-668-8769 Al
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 you plan.

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

1. 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.?
2. Proposed manholes cannot be within the curb and gutter pan.
3. 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)
4. Make sure you call out and show all retaining walls on the utility plan.
5. You will need to show the lot numbers on the utility plan.
6. You will need to show the current cross section on the utility plan for each proposed right of way where you propose utilities.
7. 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.
8. You only need to show the service criteria detail on the construction plan detail. Remove off the utility plan.
9. Call out a note on both side of your plan that you are connecting to the future 24-inch water main.
10. Some of the text is missing on the top of your utility plan that call out the existing wastewater main.
11. How are you tying into the existing wastewater main in Bradley Rd? Call this information out on the plan view.
12. The proposed storm within Bradley Road will need to be 10 feet off of the 24-inch water main.
13. Two PRV is required where you connect to the 24- inch water line one at Bradley Landing and the other at Bliss Road.
14. 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.
15. We don't need this connection to the existing 12 water line on the south portion of your site. Please remove off drawing.
16. Reference drawing some of the street name text is covering up proposed manholes.
17. The proposed sewer cannot go through the island area.
18. Add a vicinity map to the utility plan sheet.
19. Add the CSU Preliminary general notes to the utility plan.

**Information Items:**

1. Please click [here](#) for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
  - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
3. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
4. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.

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

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

1. **Remove the mid-block ped-crossing at Handey Road and Magruder Court. Also recommend renaming Handley Road to Handley Court.**
2. **On sheet 5, Site Plan Note 4 should specify the minimum driveway length is 20' from back of sidewalk.**  
**Addressed, nothing further.**

**Fire (Steven Smith, 719-385-7362)**

1. COMMENT 1: Provide an apparatus movement exhibit for the turnaround at the end of Road Name 3.
  - 2015 IFC - TURNING RADIUS. The required turning radius of a fire apparatus access road shall be determined by the fire code official. (2018 CSFC §503.2.4)
  - All fire apparatus access roads are to provide a minimum of 33-feet inside and 53-feet outside turning radius.
  - Alternatively, usage of the data found on this page: [https://coloradosprings.gov/sites/default/files/csfd\\_apparatus\\_specifications\\_2017.pdf](https://coloradosprings.gov/sites/default/files/csfd_apparatus_specifications_2017.pdf) can be used. Illustrate on the plans that the required turning radii are met. Starting from off-site, coming on site then back off-site again.
2. COMMENT 2: Show fire lane markings along both sides of the divided entry off Bradley Landing Blvd as well as both sides of the turnaround at the end of Road Name 3.
  - 2015 IFC - MARKING. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (2018 CSFC §503.3)

**Addressed, nothing further.**

**Parks Department Trails Reviewer (Emily Duncan, [emily.duncan@coloradosprings.gov](mailto:emily.duncan@coloradosprings.gov)) (2<sup>nd</sup> review comments pending)**

1. Trails/OS comment: Please label the 10-foot detached sidewalk as "10' Public Powers Trail" on all sheets. Include the ownership and maintenance responsibilities in the notes. El Paso County master plan shows bike lanes within the road improvements along Bradley Road. Refer to Traffic Engineering comment for requirements.

**Addressed, nothing further.**

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

1. Bradley Landing Blvd:
  - COS Bikes!, the city's bike master plan, included a [Bicycle Facility Toolbox](#) with recommendations for what sort of facility is appropriate for a given road's expected volume and speed. Page 4 gives recommendations, and because this is a new roadway we strive to design for the Interested But Concerned. There are three options presented for what is expected on Bradley Landing (Minor arterial, 30-35mph): Shared use path, separated bike lane, or buffered bike lane; please provide any one of those

on Bradley Landing Road. **The bike lanes you have provided on Bradley Landing Blvd are not separated. They are designated real estate on the roadway, which is better than nothing, but not separated. Please see PDF pages 6-7 (document pages 2-3) of the document found at [https://coloradosprings.gov/sites/default/files/cos\\_bikes\\_draft\\_appendix\\_b.pdf](https://coloradosprings.gov/sites/default/files/cos_bikes_draft_appendix_b.pdf) for example cross sections.**

- Please provide a cross section. **Addressed.**
  - Please remove the crosswalk & stop bar at the intersection of Bradley Landing and Road Name 7, as it will not be signalized at first. **Addressed.**
  - Please add a midblock two-stage crossing at the trail in Tract E in accordance with our trail crossing policy (attached). This will provide access from Bradley Heights to any land uses planned to the west. If you do not provide the crossing itself, please design the median to be able to add the crossing in the future. **I'm afraid I'm not seeing a future crossing of Bradley Landing Blvd at the trail in Tract E. Because the cross section of Bradley Landing has changed, the crossing style has as well. According to the crossing policy, a "marked crosswalk with enhanced signs and geometric improvements to increase pedestrian visibility and reduce exposure" is recommended for this proposed roadway. Please see the crossing policy for more detail.**
2. Bliss Road - Please include an on-street bike lane, 5' to 6' minimum width. **Addressed.**
  3. Road Name 7- Include bike lanes to provide access into the neighborhood from Bradley Landing.
  4. Trail in Tract E
    - Please widen the trail to 10' to provide eventual access across the neighborhood from Bradley Landing Blvd to Bliss Road **Addressed.**
    - Please include ramps at the intersection of the Trail in Tract E and Road Name 1. **Addressed, however Please consider including curb bump-outs to shorten the crossing distance for trail users.**
  5. Please consider adding bike/ped connections from the ends of the cul-de-sacs to the trails and/or main roads, where they are adjacent (note: this is a suggestion only). **Addressed.**
  6. **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**
  7. **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.**

**Public Works, Streets Program (Michael Hensley, (719) 385-6856; Michael.hensley@coloradosprings.gov)**

1. This segment of BRADLEY RD is scheduled for chip seal during the 2021 season and will be under moratorium thru 2026. Developer needs to be familiar with the City's degradation fee schedule and restoration specification. Restoration limits and degradation fees will be defined in the field based on extent of impact. Degradation fees are graduated based on area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact City Right-of-way management at 385-5977.

**Street Naming (Bootsy Jones, 719-385-5362)**

1. Label the street names. Submit a list for approval beforehand or use pre-approved names from a previous list.
2. **All the street names were previously accepted. March Road was not one of the accepted names however.**
3. **March Road was corrected to now be Hines Road. No further comments.**

**Landscape (Daniel Gould, 719-385-5375).**

**All landscape comments addressed, nothing further.**

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

1. Based on a 2009 School Site Conveyance Agreement for the Bradley Heights plat design, Widefield School District #3 was granted approximately 28 acres of land located in the Bradley Heights development to be dedicated for future school sites.

2. Widefield School District #3 requests the city and developer review the School Site Conveyance Agreement with Widefield School District #3 before this project is approved. Without a review of the School Site Conveyance Agreement, Widefield School District #3 does not approve the project at this time.
3. After meeting with the developers of the Bradley Heights development, Widefield School District #3 agrees to the 30 acre school site location in the Bradley Heights development. However, there are currently no defined access points for the school site. These access points will be very important to develop a safe traffic flow in and around the school site. Currently, the site can have access points to the west. We also request access to the school site from the north as well. We look forward to having more productive conversations with the developers.
4. Widefield School District #3 has agreed to the 30 acre school site location in the Bradley Heights development. No additional comments.

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

Reassigned to KH (Comments by Dana Davison, direct all questions to Jonathan Scherer [jonathan.scherer@coloradosprings.gov](mailto:jonathan.scherer@coloradosprings.gov))

1. .. Label detention facility as "Full Spectrum Extended Detention Basin" and state whether it is public or private.
2. .. Repeat comment: label manhole type, size, and public/private on utility plan.
3. .. Repeat comment: include note on utility plan that all private to public storm sewer connections must be inspected by an Engineering Development Review Inspector. Update: the outfall from the pond is a private to public connection.  
.. Note: the second (2nd) submittal Preliminary Drainage Report (STM-REV21-0615) was received on 08/26/2021 and is under review by SWENT.

#### **Informational Comments**

.. All previous informational comments still apply.

Re-Assigned to KH (Comments by Heidi Otten, direct all questions to Jonathan Scherer [jonathan.scherer@coloradosprings.gov](mailto:jonathan.scherer@coloradosprings.gov))

#### **Development Plan**

.. Repeat Comment: Label detention facility as "Full Spectrum Extended Detention Basin" and state whether it is public or private. Update: Sheet 4 does not include "Private".

#### **Informational Comments**

.. All previous informational comments still apply.

Note: the third (3rd) submittal Preliminary Drainage Report (STM-REV21-0615) was returned to the applicant with comments on 10/19/2021.

#### **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.
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.
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).
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 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.

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.
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.
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.

### **El Paso County Planning and Community Development Department**

#### **Planning Division**

Planning Division does not have any comments at this time.

#### **Engineering Division - Jeff Rice - 719-520-7877**

PCD-Engineering has the following comments:

1. Approximately half a mile of Bradley Road from the City limits west to Powers Blvd./Highway 21 area remains unincorporated and is impacted by development of these parcels and other adjacent/nearby parcels located in the City. The County requests that the City take ownership and maintenance of that portion of Bradley Road (either by deed and annexation or other appropriate method as agreed upon by the City and County).
2. Based on the traffic impact analysis provided, approximately 10% of the short-term traffic (2,100 ADT out of 21,000 total ADT) on Bradley Road west of the site will be generated by this project. Any improvements at the Powers Blvd./Bradley Road intersection needed due to this and other area developments need to be allocated to the appropriate developers for construction and/or escrow contributions. Please provide a referral to CDOT for review in coordination with reviews of County developments along Bradley Road in order to allocate design, escrow, and construction requirements fairly and efficiently to the appropriate development projects. El Paso County Staff suggests developing a cooperative path between the developers to provide for the improvements that will be needed based upon cumulative development impacts in the area.

*Third review comments pending.*

No comments on drainage.

Additional comments may be provided by the County Engineer.

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

If you have any questions regarding the above sections, please contact me at [Tasha.Brackin@coloradosprings.gov](mailto:Tasha.Brackin@coloradosprings.gov).

Sincerely,



Tasha Brackin, AICP  
Senior Planner