



August 26, 2021

Ms. 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- Filing 1 & 2 – File # AR PUD 21-00206 – Responses to 1st Round Comments**

Dear Ms. Brackin,

We are in receipt of your review letter dated May 13, 2021. Below is a point by point response to these comments prepared in coordination with the Developer (Challenger Homes) and the Design Team.

TECHNICAL AND INFORMATIONAL ISSUES

PUD Development Plan

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

1. Please add the file number to each sheet of the plan: **CPC PUD 21-00206**

HR Green Response: Addressed.

2. Please ensure there are no lot areas within the 50-foot wide open space tract along Bradley (see Sheet 3).

HR Green Response: Confirmed. The south edge of the tract is the north property lines for the lots abutting the tract.

3. Add note that this tract (noted above) also includes a trail easement, per approved concept plan.

HR Green Response: Tract A is noted to allow Pedestrian Access in the Tract Table on the cover sheet.

4. Address how and when the trail along Bradley will be constructed and by whom.

HR Green Response: Note 3 added to the sheet 3: THE PROPOSED 10' TRAIL ALONG BRADLEY ROAD WILL BE CONSTRUCTED BY THE DEVELOPER WITH THE CONSTRUCTION OF FILING 1.

5. Remove note on sheets 4 and 5 stating minimum driveway length is 15 feet. Minimum must be 20 feet.

HR Green Response: Addressed, notes changed to state 20' min driveway.

6. Confirm whether any retaining walls are to be utilized? If so, show on grading plan and denote T.O.W. and B.O.W.

HR Green Response: One wall has been added to the Plan (see lot 21) grades have been added accordingly.

7. Show proposed location of street lights on site plan.

HR Green Response: Locations already in plan, labels added to sheets 3-5 for clarification.

8. Please provide a breakdown of all open space tracts that are available as open space and amount of common open space provided for the subdivision.

HR Green Response: All tracts A-F are specified as Open Space (total 9.17 acres) on the Land Use Table on Sheet 1.

9. Please add to the PUD DP any site development standards that are to be different from existing zoning standards, or state that all other standards shall be as per the R-5 zone district; examples include lot coverage, accessory structure (if allowed) sizes and setbacks, etc.; see 7.3.104, 7.3.105, and 7.4.102.

HR Green Response: PUD Development Standards added to cover sheet.

10. Clarify whether patio covers will be allowed in yard areas.

HR Green Response: The following note has been added to the PUD Development Standards on the cover sheet: SITE DEVELOPMENT STANDARDS: SHALL COMPLY WITH ZONING CODE SECTION 7.4.102: GENERAL STANDARDS.

11. Clarify what amount of front (or rear) yard area can be covered by driveways, for each type of lot. See City code section 7.4.206.E.2.:

a. Lot Coverage:

- (1) On lots with widths (at the front setback line) of less than seventy five feet (75') no more than forty five percent (45%) of the required front yard, as measured from the front lot line to the front setback line, shall be used as driveway or parking area.

HR Green Response: Addressed, lot typical updated to indicate a maximum of 45% lot coverage in the front yard.

- (2) On lots with widths (at the front setback line) of seventy five feet (75') or greater no more than forty percent (40%) of the required front yard, as measured from the front lot line to the front setback line, shall be used as driveway or parking area.

HR Green Response: Noted, however no lot widths greater than 75'.

12. Identify any locations where “no parking” designations will occur.

HR Green Response: See legend on sheet 3 and 4. No parking locations are indicated with a bold dashed line (red). For example, no parking is allowed along Bliss Road.

13. Show proposed locations of mail kiosks for planner review. Provide locations that are near common areas, preferably those with parking, to address concerns with locations too close to private yard areas and vehicles stopping in street while residents pick up mail.

HR Green Response: Two Mail kiosks have been added to plan and labeled on the site plan. Filing 1- adjacent to Lot 98. Filing 2 – adjacent to Lot 155. Due to the close proximity of this location to the main site entrance, turn-out and parking area has also been added.

14. Provide dimensions for the width of common area tracts on the site plan.

HR Green Response: Tract widths vary throughout. Width labels added at select locations.

15. Please show any retaining walls on grading plan and landscape plans, and identify TOW and BOW measurements for all.

HR Green Response: There are no ‘major’ retaining walls proposed for overall site grading. Individual lot retaining walls will be added only as needed within individual lots at time of building permit.

16. Add the following note to cover sheet with blanks filled in:

“The parcels within this development are subject to the fees, restrictions, and covenants of the _____ district, which is created by ordinance no. _____ and recorded in the records of the El Paso County Clerk and Recorder’s office under reception no. _____.”

HR Green Response: Note added to cover (see general Note 16)

17. Public Notice: Please provide posting affidavit to your planner.

HR Green Response: Copy of affidavit is included with this resubmittal.

Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com)

Airport staff recommends no objection with the following conditions:

1. Avigation Easement: Avigation easement note on plan; no further action.
HR Green Response: Noted.
2. Noise: Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
HR Green Response: Recommendation is acknowledged by the Developer.
3. Airport Acknowledgement: Upon accepting residency within Bradley Heights, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Bradley Heights lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
HR Green Response: This note has been added to the cover sheet.
4. Lighting: Add note: The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.
HR Green Response: This note has been added to the cover sheet.
5. FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 “Notice of Proposed Construction or Alteration” for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA’s website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).
HR Green Response: This note has been added to the cover sheet.

Colorado Springs Utilities (Ryne Solberg, rsolberg@csu.org)

Action Items:

1. The Property Owner must execute an Interim Utility Service INDIVIDUAL PLAN.
HR Green Response: Addressed, individual plan has been shown on utility and public facility plan.
2. The Property Owner must provide written confirmation to City Planning that the Property Owner has read the following Information Items: Informational items:
 - a. Although this Project is within the limits of the City of Colorado Springs, the Property Owner acknowledges and agrees that water and wastewater service for the subject Property will be provided by Colorado Centre Metropolitan District (CCMD) on an interim basis (via existing CCMD water and wastewater facilities) until new water main extensions from CSU’s water system are installed as approved by CSU and CSU has acquired such existing CCMD water and wastewater facilities.

- b. Interim water service is subject to and is to be provided by CCMD as contemplated under the Intergovernmental Agreement between CSU and CCMD dated July 7, 2015, which may require CCMD to amend its augmentation service plan. If such interim service is not available, then the Property Owner must extend water and wastewater facilities as required by City Code and CSU's Line Extension Standards.
- c. Individual Plan Owner acknowledges and agrees that any utility easement granted to CSU, as required by CSU's Line Extension Standards, may also be licensed to CCMD.
- d. Electric and gas service for the Property shall be provided pursuant to City Code and CSU's Line Extension Standards, which may require contributions in aid to construction for the electric or gas facility extensions necessary to serve the Property. Please contact CSU Field Engineer at 668-5904 for more information.
- e. As depicted in the INDIVIDUAL PLAN, the Project shall receive its water via any new water service line and water main facilities that must be installed in order to connect to CCMD's existing water distribution system located in Aerospace Boulevard adjacent to the Property.
- f. As depicted in the INDIVIDUAL PLAN, the Project shall receive wastewater service via any new wastewater service line and wastewater main facilities that must be installed in order to connect to CCMD's existing wastewater distribution system located in Aerospace Boulevard adjacent to the Property.
- g. The Property Owner must execute the Ratification and Consent to Amended and Restated Banning Lewis Ranch Annexation Agreement prior to CSU's recommendation of approval of the final plat for this Property. Please contact Bill Davis at 719 668-8254 for more information.

HR Green Response: The written verification is included with this resubmittal.

3. Please revise cross sections to reflect the new approved cross sections.
HR Green Response: The City/CSU revised cross section for Residential Local Roads has been added to plan. Please note that the Bradley Landing Boulevard and Bliss Road (Modified Collector) typical section have been provided by the Bradley Heights Metropolitan District (Engineering representative Matrix Design Group). These roadways shall be designed and constructed by the Bradley Heights Metropolitan District.
4. Per city code water and wastewater mains must be extended to furthest extent of property. Please revise appropriately for Filing No 2 down Bliss Dr.
HR Green Response: We are continuing to coordinate with the Bradley Heights Metropolitan District to address this item. They are working on an overall water and wastewater Master Utility Plan that will address the needs for the overall development. Based on our initial review of the existing topography an extension of the sanitary sewer along Bliss Road to the southern limits of this project would not provide usable sewer service to the south. Water lines will be extended along this road as part of the District improvements.
5. Please show and label any proposed easements to include widths. This includes front, rear and side lot widths.
HR Green Response: All easements have been shown. Refer to lot typical on cover sheet for typical widths.
6. Please provide a typical lot layout including proposed easements and proposed service lines with proposed gas and electric meter locations.
HR Green Response: Addressed, a lot typical with service locations added to utility plan.

7. Please remove any proposed 90-degree bends to reflect two-45-degree bends.

HR Green Response: Addressed

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.
HR Green Response: Noted.
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.**HR Green Response: Noted.**
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.
HR Green Response: Noted.
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.
HR Green Response: Noted.
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.
HR Green Response: Noted.
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.
HR Green Response: Noted.
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.
HR Green Response: Noted.
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.
HR Green Response: Noted.
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.

1. 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.

HR Green Response: Noted.

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

1. Confirm if Challenger Homes will fully construct Bliss Road from Bradley Road to Road Name 1. The Church development plan did not indicate they are constructing Bliss Road. This will require a written agreement between the property owners and possibly adding a note the development plan stating who will construct Bliss Road. This also applies to the Bradley Road median modification to make Bliss Road a full movement intersection. Will Challenger Homes install the sidewalk adjacent to the Church property and install the proposed driveway into the Church site? In addition, the Church property is proposing platting 37' of the 74' ROW. Will Bradley Heights plat the remaining 37'?

HR Green Response: The Bradley Heights Metropolitan District is currently working to design and construct Bliss Road, Bradley Landing Boulevard, and Bradley Road (improvements) as part of the overall Bradley Heights Development. We have included the portions of these roads that will be required as part of the Filing 1 & 2 Development Plan with the understanding that these roads will be constructed by the District. The following Note has been added to the cover sheet (Note 15): THE IMPROVEMENTS SHOWN ON BRADELY ROAD, BRADLEY LANDING BOULEVARD AND BLISS ROAD ARE INTENDED TO BE CONSTRUCTED BY THE BRADELY HEIGHTS METROPOLITAN DISTRICT, IF THE DISTICTS SCHEDULE FOR THESE IMPROVEMENTS DOES NOT ALIGN WITH THE DEVELOPMENT SCHEDULE FOR FILINGS 1 AND 2, THESE IMPROVEMENTS SHALL BE COMPLETED BY CHALLENGER HOMES WITH THE COSTS REIMBURSED BY THE DISTRICT.

The necessary ROW dedication outside the limits of this Development will be provided by the respective property owners and coordinated by the Bradley Heights Metropolitan District.

2. On Sheet 2, the residential and collector cross-sections. The joint gas and electric trench is now under the sidewalk. Update the cross-sections. Typical street cross-sections can be found in City Engineering's standard details. Include a cross-section for the Bradley Landing Blvd (Minor Arterial).

HR Green Response: Addressed

3. Remove the raised median in Road Name 7 and in Bradley Landing Blvd.

HR Green Response: Addressed, raised medians removed from Road 7 and Bradley Landing Blvd.

4. The cul-de-sac at the west end of Road Name 3 shall have a minimum 48' radius (96' fl to fl diameter). It currently has a 25.5' radius.

HR Green Response: Addressed, cul-de-sac at end of Road 3 updated with 48' flowline radius.

5. Type 1 C&G is required along Bradley Road between Bradley Landing Blvd and Bliss Road.

HR Green Response: Addressed, type 1 C&G added along Bradley Road.

6. Confirm the cul-de-sac's that are under 500' have at least a radius of 42' to flow line. Cul-de-sac's over 500' will have at least a radius of 48'

HR Green Response: Confirmed, all cul-de-sacs less than 500' in length have a 42' radius, cul-de-sac longer than 500' has a 48' radius. Label have been added accordingly.

7. Try to provide at least one pedestrian crossing at the 'T' intersections.
HR Green Response: Addressed, midblock crossings added near T intersections. Note that some midblock crossings are further away from the intersection due to driveway proximity.

8. The ped-ramps at the intersection of Bliss Road & Bradley Road, and Bradley Landing Blvd & Bradley Road shall align with each other. The ped-ramp on the east side of Bliss Road/Bradley Road shall be 10' to match the proposed trail.
HR Green Response: The ped ramps have been aligned and the ramp on east side of Bliss Road/Bradley Road has been revised to 10' to match the proposed trail.

9. The DP calls out an 8' trail along Bradley Road. A 10' trail along Bradley Road was required on previous DP proposal. Verify with Park & Rec that a 10' trail is required along Bradley Road. Update the DP to call out a 10' trail if required.
HR Green Response: Addressed, trail call outs updated to 10'.

10. Will the intersection of Bradley Landing Blvd & Road Name 7 be a full movement intersection to service the future commercial to the west or will it be a three way stop or signalized? Will the north bound traffic require a right turn lane into the commercial site? Typically we do not want pedestrian crossing at non-signalized arterial street intersection. Recommend showing the future access to the commercial lot and coordinate with Traffic Engineering. Additional comments maybe required.
HR Green Response: We are currently proposing only a three way intersection (stop controlled for Road 7, Summerall Road) since the location of the commercial property access point to the west is unknown and not part of this Development Plan. The need for a full movement intersection will need to be addresses by the future Developer of the Commercial property. The pedestrian crossing across Bradley Landing Boulevard has been removed.

11. Request the Bliss Road improvements stop after Lot 168. When the lot 168 is developed, it will trigger sidewalk improvements along Road Name 2, 1 and Bliss Road. Unless the developer agrees to install all the sidewalk on Bliss Road adjacent to the single family lots. If this is the case, add a note to the development plan stating the construction of Bliss Road will include installing the public sidewalk on the west side of Bliss Road (adjacent to the single family).
HR Green Response: The Bradley Heights Metropolitan District is currently working to design and construct Bliss Road as part of the overall Bradley Height Development. We have included the portion of Bliss Road that will be required as part of the Filing 1 & 2 Development Plan with the understanding that this portion of Bliss Road will be constructed by the District. The following Note has been added to the cover sheet (Note 15):
THE IMPROVEMENTS SHOWN ON BRADELY ROAD, BRADLEY LANDING BOULEVARD AND BLISS ROAD ARE INTENDED TO BE CONSTRUCTED BY THE BRADELY HEIGHTS METROPOLITAN DISTRICT, IF THE DISTICTS SCHEDULE FOR THESE IMPROVEMENTS DOES NOT ALIGN WITH THE DEVELOPMENT SCHEDULE FOR FILINGS 1 AND 2, THESE IMPROVEMENTS SHALL BE COMPLETED BY CHALLENGER HOMES WITH THE COSTS REIMBURSED BY THE DISTRICT.
Based on this we are proposing that the Bliss Road improvements terminate at the PCR's with Truscott Road, behind Lot 168. The future extension of Bliss Road will be constructed by the Bradley Heights Metropolitan District. The following note has been added to sheet 3:
FUTURE EXTENSION OF BLISS ROAD WILL BE FULLY CONSTRUCTED (INCLUDING SIDEWALKS) BY THE BRADELY HEIGHT METROPOLITAN DISTRICT AS PART OF A SEPARATE PROJECT

12. The proposed raised median in Bradley Road will meet current City Engineering standards for a median. The median cover will consist of a raised stamped color concrete. Update the development plan.
HR Green Response: Addressed, call outs for Bradley Road median have been updated to reflect stamped color concrete.

Enumerations (Amy Vanderbeek, Amy@pprbd.org W: 719-327-2953)

1. Standard development plan comments apply.
HR Green Response: Noted.

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)
HR Green Response: Turning radius template added to site plan (see sheet 3).
 - All fire apparatus access roads are to provide a minimum of 33-feet inside and 53-feet outside turning radius.
HR Green Response: Noted. All radii on site meet the above criteria.
 - Alternatively, usage of the data found on this page:
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.
HR Green Response: Turning radius template for Road 3 added to plans (see sheet 3). All other intersections follow typical City of Colorado Springs criteria and are adequate for fire access.
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)
HR Green Response: No parking fire lanes are shown with a dashed, bold, red line on sheet 4 and 5.

Crime Prevention (Scott Mathis, 719-444-7276, scott.mathis@coloradosprings.gov)

1. No issues currently but no photometric plan included. In order for a full evaluation, I would need to see planned street lights (if any) and the photometric plan.
HR Green Response: Planned street lights are shown on all sheets. Refer to site plan on sheet 3 – 5. A photometric plan is not required for a Development Plan.

Parks Department Trails Reviewer (Emily Duncan, emily.duncan@coloradosprings.gov)

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.
HR Green Response: Trail labels updated. Bike lanes have been added to both sides of Bradley Landing Blvd and Bliss Road.

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

Bradley Landing Blvd

1. **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.**

HR Green Response: Separated bike lanes have been added to Bradley Landing Boulevard.

2. Please provide a cross section.

HR Green Response: The Bradley Landing Blvd cross section (as proposed by the Bradley Heights Metropolitan District) has been added to added to Sheet 2.

3. Please remove the crosswalk & stop bar at the intersection of Bradley Landing and Road Name 7, as it will not be signalized at first.

HR Green Response: Addressed.

4. 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.

HR Green Response: The midblock trail crossing has been added.

Bliss Road

5. Please include an on-street bike lane, 5' to 6' minimum width.

HR Green Response: Bike lane has been added to Bliss Road, see revised street section on Sheet (as proposed by the Bradley Heights Metropolitan District).

Road Name 7

6. Include bike lanes to provide access into the neighborhood from Bradley Landing.

HR Green Response: Addressed, bike lanes added to Road 7 to provide bike access to neighborhood.

Trail in Tract E

7. Please widen the trail to 10' to provide eventual access across the neighborhood from Bradley Landing Blvd to Bliss Road

HR Green Response: Trail through Tract E has been increased to 10' width.

8. Please include ramps at the intersection of the Trail in Tract E and Road Name 1.

HR Green Response: Ramps added at Trail in Tract D and Road Name 1.

9. 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).

HR Green Response: Noted. This will be evaluated with final grading. Due to grade differentials from cul-de-sacs to Bradley Landing Road, additional connections may not be feasible.

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.

HR Green Response: Noted.

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.

HR Green Response: Per you email dated 07/29/21 all of the names shown have been approved with the exception of March which was still pending a review from E-911 database. If this name is not approved we will propose an alternate.

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

1. Informational Comments –

- a. A Preliminary Landscape Plan has been submitted, all final plants and counts will be reviewed and finalized in the future Final Landscape Plan. Please plan to provide the required landscape soils testing and report with the future Final Landscape Plan application.

HR Green Response: Noted.

2. Overall Comments –

- a. Remove General note number 5 on the cover sheet. Property Owners would be responsible for just their lots (and adjacent ROW by their driveway). All other open space tracts and landscape areas would be maintained by the HOA.

HR Green Response: Note 5 has been removed.

- b. Please add the following notes clarifying who will own and maintain all landscape improvements on the cover sheet of the Development Plan (if ever there is a question or enforcement action necessary - Preliminary Landscape Check List item 1.I).

- “Landscape improvements and maintenance shall be the responsibility of the HOA or current tract Owner.”
- “All street trees and streetscape improvements located in the ROW will be maintained by HOA or current tract Owner.”

HR Green Response: Notes 22, 23 added stating the above requested information.

3. Sheet 10- Landscape Notes and Details:

- a. Remove note 23 from this sheet. All adjacent ROW landscaping will need to be maintained by the HOA (outside private home owner’s lots).

HR Green Response: Note 23 removed.

- b. Update the following in landscape requirement chart on this sheet:

- Confirm the proposed type of “future Residential” planned to the south and east of the project. Staff may have additional comments based on this information.

HR Green Response: While it is not determined the exact type of future residential, it is anticipated to the south will be similar to this project, however, Challenger does not currently control this property to the south. East of the project is also not owned by Challenger, applicant recommends the City talk to those property owners for further detail on planned uses for those properties.

- c. Per the currently revised City of Colorado Springs Stormwater Construction Manual (Dec. 2020), please update the following in the Seeding Specifications legend for the Native Seed Mixes:

- Native Seed – El Paso County Conservation District All Purpose Mix (Revise the Detention Seed name to read the same. The seed mix type and amounts are correct) –
- Native Seed – El Paso County All Purpose Low Grow Mix (Revise the Detention Seed name to read the same. The seed mix type and amounts are not correct, please revise to match the current approved mix).

Also update the seed species based on the approved seed mixes. See the following link for seed mixes (Chapter 5, page 51-53): <https://coloradosprings.gov/stormwater-enterprise/page/stormwater-criteria?mlid=6291> (under SCM tab in the manual section)

HR Green Response: Seed mixes have been revised.

4. All Landscape Sheets:

- a. Add dimensions for all landscape setbacks for all streets on the plans. (PLP check #1.f)
HR Green Response: Dimension labels added.
- b. Graphic show the start and end of the proposed northern fencing on the plans. Also, if any other type of fencing is planned, graphic show on the plans and provide a detail. (PLP check #1.j)
HR Green Response: Fencing follows lot lines. Labels added for start and end of fencing along northern property lines. Detail provided.
- c. Label and dimension all proposed/existing easements on the landscape plans and confirm all proposed trees work them.
HR Green Response: Labels and dimensions have been added to all existing and proposed utility easements.
- d. Confirm all proposed trees work with all proposed utilities, example, trees are located on top of stormwater piping north of lot 1/2. Revise as needed.
HR Green Response: Trees have been adjusted to work with all existing and proposed easements.
- e. Confirm if the ROW for Bradley Road is CDOT or the City of Colorado Springs (Staff will coordinate and address the landscaping in this area with the future FLP in greater detail).
HR Green Response: It is our understanding that this is a City Maintained R.O.W.
- f. Is the proposed “park” in tract C public or private?
HR Green Response: The proposed park in Tract C is going to be private.

City Forester (Jeff Cooper, (719) 385-6543, Jeff.Cooper@coloradosprings.gov

1. SFD ROW Maintenance Note - Please add a new note clarifying who will maintain all proposed and future ROW improvements (including trees) on the cover sheet of the Development Plan. Similar note language to the following may be used: “All street trees and streetscape improvements located in the ROW shall be maintained by _____ (choose one – Home Owner/HOA/Metro District)”.
HR Green Response: Addressed, see note 6 in general notes on cover sheet.

Widefield Parks District

(comments pending)

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.

HR Green Response: Noted

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.

HR Green Response: Per the School District letter sent to the City dated 05/20/21, this item has been resolved.

City Surveyor (Cory Sharp, 719-385-5098)

1. Please add "to be platted as _____" at the end of the legal description.

HR Green Response: Addressed.

2. Should the legal description be to the westerly edge of the 37' future right-of-way line and include that area as to match the existing submitted plat to the east Redemption Hill Church? Please review and revise as appropriate.

HR Green Response: The current legal description has not been revised. It follows the westerly edge of the 37' future right-of-way and includes only the property that is currently owned by this Developer. The R.O.W. necessary outside of this property boundary will be dedicated separately as part of the overall roadway infrastructure currently being designed and coordinated by the Bradley Heights Metropolitan District.

3. Please label the exterior boundary with the bearings, distances and curve data to match the legal description.

HR Green Response: Addressed. See sheet 4 & 5.

4. Should the legal description be to the westerly right-of-way of proposed Bradley Landing? There is labeled a 25.00' right-of-way dedication and 95.00' tract to that is outside of the existing property line that is noted to be dedicated, how is the right-of-way being dedicated if not part of the plat? Please review and revise as appropriate.

HR Green Response: The legal description follows the existing property boundary in context of this PUD development plan. The R.O.W. necessary outside of this property boundary will be dedicated separately as part of the overall roadway infrastructure currently being designed and coordinated by the Bradley Heights Metropolitan District.

Traffic Engineering (Zaker Allazeh, 719-385-5468 Zaker.Alazzeh@coloradosprings.gov)

1. Please remove "off the plan" all of the crosswalks shown at uncontrolled intersections.

HR Green Response: Addressed, cross walks only shown at stop-controlled or signalized intersections.

2. Please show "on sheet LG 2 of the plan" the cross section of Bradley Landing Blvd.

HR Green Response: Bradley Landing Blvd cross section (as proposed by the Bradley Heights Metropolitan District) is shown on sheet 2 of the plans.

3. Please add the following note to the development plan "Prior to construction plans approval, the developer is required to remit the amount of \$250,000 for the future anticipated traffic signal at the intersection of Bradley Road with Bliss Road." Please coordinate with Redemption Hill Church on the cost share.

HR Green Response: We have added the note but also proposed the following be added:

THIS REQUIREMENT SHALL BE WAIVED IF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT PROVIDES A SEPARATE ASSURANCE OR IF THE SIGNALS ARE WARRANTED AND CONSTRUCTED SEPARATELY BY THE DISTRICT

4. Please add the following note to the development plan "Prior to construction plans approval, the developer is required to remit the amount of \$300,000 for the future anticipated traffic signal at the intersection of Bradley Road with Bradley Landing Blvd/Foreign Trade Zone Blvd."

HR Green Response: We have added the note but also proposed the following be added:

THIS REQUIREMENT SHALL BE WAIVED IF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT PROVIDES A SEPARATE ASSURANCE OR IF THE SIGNALS ARE WARRANTED AND CONSTRUCTED SEPARATELY BY THE DISTRICT

5. Please add the following note to the development plan "The developer will be responsible for all of the auxiliary turn lanes improvements listed in Table 4 of LSC Traffic Impact Analysis." Please coordinate with Redemption Hill Church on the cost share for Bradley Road/Bliss Road intersection.

HR Green Response: An alternate note has been proposed and added to sheet 1 (see note 15):

THE IMPROVEMENTS SHOWN ON BRADLEY ROAD, BRADLEY LANDING BOULEVARD AND BLISS ROAD ARE INTENDED TO BE CONSTRUCTED BY THE BRADLEY HEIGHTS METROPOLITAN DISTRICT. IF THE DISTRICTS SCHEDULE FOR THESE IMPROVEMENTS DOES NOT ALIGN WITH THE DEVELOPMENT SCHEDULE FOR FILINGS 1 AND 2, THESE IMPROVEMENTS SHALL BE COMPLETED BY CHALLENGER HOMES WITH THE COSTS REIMBURSED BY THE DISTRICT.

6. The details of the signing and striping of the future roadway improvements will be addressed during the construction plans review.

HR Green Response: Noted.

7. Please coordinate with CDOT and El Paso county for any further comments.

HR Green Response: Noted.

TRAFFIC STUDY:

1. On page 5, the study stated that 25% adjustment was used for AM traffic. Nothing was mentioned for PM traffic.

HR Green Response: Due to the fact that the Bradley Heights Metropolitan District has recently prepared a Bradley Heights Master Development Traffic Impact Study (prepared by Matrix Design Group with submittal date pending), all references to the LSC report have been removed from the Development Plan. Once this report has been submitted by the BHMD to the City for review, comments that impact this Development Plan will be incorporated as needed.

USPS (Kelly, Elaine F, 719-570-5415, elaine.f.kelly@usps.gov)

1. In order to establish mail delivery please submit the following to Elaine Kelly elaine.f.kelly@usps.gov for approval:

- Development Plan
- Building and Site plan showing proposed locations of mailboxes
- Type of mail receptacle proposed for development
- Mailboxes must be approved prior to purchase

- Final Plat with addresses
- Type of Development (business/residential/mixed)
- Date of first occupancy
- If the community is Apartments - a letter from the owner regarding oversized parcels

Once the information is submitted, we will follow-up with any additional questions and we will set up a time to discuss the project for final approval.

HR Green Response: Noted.

2. I have included a copy of the developers and building guide for your reference.

HR Green Response: Noted.

3. Effective October 5, 2006, all new designs approved for NEW CONSTRUCTION AND MAJOR RENOVATION require U.S. Postal Service approved CBU's to be installed.

HR Green Response: Noted.

Floodplain Keith Curtis, O: 719-327-2898 E: keith@pprbd.org

1. Floodplain statement - Map panel suffix is 768g not 795g.

HR Green Response: Addressed.

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)*

1. Sheet 1 - Is there a plat for this? It appears that the property will be platted with this project, please include the subdivision name per the Final Plat for all naming on subsequent submittals.

HR Green Response: Noted.

2. Sheet 1 - Fill in blanks for the Geologic Hazard Note.

HR Green Response: Per Pre-application meeting notes, geologic hazard study not required. Note removed from cover sheet.

3. Sheet 1 - Include provisions for water quality and detention.

HR Green Response: Water quality and detention are provided in a single full spectrum water quality and detention pond located near the Bliss Road & Bradley Road intersection.

4. Sheet 1 - Please include a note that the plans are Preliminary and "Not For Construction"

HR Green Response: Addressed.

5. Sheet 1 - Fill in Land Use Review File No. (AR PUD 21-00206)

HR Green Response: Land use review number from first page of comments is used throughout plans (CPC PUD 21-00206).

6. Sheet 6 - Show and label maintenance access road.

HR Green Response: Addressed.

7. Sheet 6 - Please include a note that the plans are Preliminary and "Not For Construction"

HR Green Response: Addressed.

8. Sheet 7 - Please include a note that the plans are Preliminary and "Not For Construction"

HR Green Response: Addressed.

9. Sheet 8 - Fix "???" (Global comment)

HR Green Response: Addressed.

10. Sheet 8 - Fix text overlap (Top right).

HR Green Response: Text fixed

11. Sheet 8 - Label EDB on all applicable sheets.

HR Green Response: Addressed.

12. Sheet 8 - The only proposed public storm drain improvements should be only those portions which are completely contained within public ROW. Where pipes cross from private to public property (or vice versa), pipe ownership should change at that point from private to public (or vice versa). (Global comment)

HR Green Response: Storm sewer located outside of right of way to be private.

13. Sheet 8 - Label all proposed storm lines with size, type material, public/private (global comment).

HR Green Response: Addressed

14. Sheet 8 - FDR shows the pond outfall as 18" RCP. Please reconcile.

HR Green Response: Addressed, drainage map has been updated with 48" RCP.

15. Sheet 8 - Please include additional legend items for other existing and proposed utilities.

HR Green Response: Complete legend is shown on sheet 2.

16. Sheet 8 - Note: All private to public storm sewer connections must be inspected by an Engineering Development Review Inspector.

HR Green Response: Not addressed, there are no private to public storm sewer connections.

17. Sheet 11 - Ensure that any proposed landscaping meets the requirements in the DCM Volume 1, Chapter 13, and Section 5.14

HR Green Response: Noted.

18. Sheet 11 - Remove trees from emergency spillway.

HR Green Response: Addressed.

19. Sheet 11 - Access to the proposed (permanent BMP, EDB, Rain Garden) needs to be shown. Refer to DCM Volume 1, Chapter 13, Section 5.16 for the requirements for maintenance access. Final details will be shown on the construction drawings for the facility, however the Development Plan needs to show the approximate location for the access roads as this could affect the site layout.

HR Green Response: Addressed.

20. Sheet 11 - Fix conflicts with proposed storm lines and trees.

HR Green Response: Addressed.

21. Sheet 11 - Label Easements or include as legend item, Trees/plantings should not be located within a public easement.

HR Green Response: Addressed.

22. EDB side slopes must be no steeper than 4:1

HR Green Response: Pond grading revised to 4:1.

23. Note: The first (1st) submittal Preliminary Drainage Report (STM-REV21-0615) was reviewed and returned to the applicant for revision on 05/12/2021. Comments on the drainage report that could affect the DP are:

- 1) Access to the proposed EDB needs to be shown. Refer to DCM Volume 1, Chapter 13, Section 5.16 for the requirements for maintenance access. Final details will be shown on the construction drawings for the facility, however the Development Plan needs to show the approximate location for the access roads as this could affect the site layout.
HR Green Response: Addressed, maintenance access road has been added.
- 2) Ultimate discharge from the proposed EDB is unclear. More details need to be provided discussing the flow from the outfall to the Marksheffel Tributary to Jimmy Camp Creek.
HR Green Response: Ultimate discharge from the pond will discharge into a drainage channel that the Church site has proposed within their development plan. Our current Drainage Report has been provided to the Engineer for the Church so that the flows can be accommodated in their design.
- 3) The only proposed public storm drain improvements should be only those portions which are completely contained within public ROW. Where pipes cross from private to public property (or vice versa), pipe ownership should change at that point from private to public (or vice versa).
HR Green Response: Storm sewer located outside of right of way to be private.
- 4) Curvilinear sections shall have a manhole at the beginning and end of the curvilinear section.
HR Green Response: Addressed, manholes have been added.
- 5) Grading along south property boundary does not match what is shown on the Development Plan.
HR Green Response: Addressed, grading on DP and drainage map now match.

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.
HR Green Response: 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 to obtain this permit.
HR Green Response: 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.
HR Green Response: 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 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.

HR Green Response: 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.

HR Green Response: 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.

HR Green Response: 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.

HR Green Response: Noted

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

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