



HAMMERS CONSTRUCTION, INC

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REVISION RESPONSE LETTER

**RE: Veterans Victory (Apartments)
Site Development Plan
File Number: DEPN-23-0002**

DATE: March 1, 2023

TO: Gabe Sevigny
Planner Supervisor
Land Use Review Division
Planning and Community Development
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903
Department Phone: (719) 385-5905
Phone: (719) 385-5621

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

Upon receipt and review of your comments provided to us on Jan. 26, 2023, we offer the following response. We have incorporated comments received from the development services department into these revisions. Please review and call with any questions you might have.



Planning Department (Gabe Sevigny – gabe.sevigny@coloradosprings.gov)

1. *Please add the following notes clarifying who will own and maintain all landscape improvements in ROW/Private ROW 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 Owner, and/or their assigns". "All street trees and streetscape improvements located in the ROW will be maintained by the property owner." (Revise note as needed) **Notes have been added to the "General Notes" of the cover sheet.***
2. *Who is responsible for the installation of landscaping and irrigation, and furthermore who is responsible for the maintenance, please include a note of this information. **Notes have been added to the "General Notes" of the cover sheet.***
3. *Add a note that Lot 2 is not a part of this development plan and any future development will require a development plan to be submitted for review and approval prior to any land disturbance. **Added as note 12 of the "General Notes" of the cover sheet.***
4. *"An avigation easement effecting the subject property and development is therein established by the "Subdivision Plat Name" subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado." **Added to "General Notes" on the cover sheet.***
5. *"All "stop signs" will be installed by the developer at the locations shown on the development plan to meet MUTCD standards. Contact Traffic Engineering, Signs & Markings at 719-385-6720 for assistance." **Added to "General Notes" on the cover sheet.***
6. *"Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a sign permit application." **Added to "General Notes" on the cover sheet.***
7. *"Per City Code Section 7.4.102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed." **Added to "General Notes" on the cover sheet.***
8. *Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions. Accessible parking spaces shall be marked with four-inch (4") lines, Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue. Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface." **Added to "General Notes" on the cover sheet.***
9. *Please clarify, the only, the only submitted document was the Environmental Assessment, which does not constitute a geological hazard study as the information required did not included a soils test as indicated on the document. **It appears a geological hazard study was not***



- performed on the overall development. We are working to get this ordered and will submit with the next submittal. Can planner please confirm if one is needed?
10. Be sure the swale will not negatively impact the ADA spaces and the mx slope of 2% at the back end. Swales are outside of the ADA spaces and should have no impacts on the spaces. Detail has been updated to reflect a 2% slope in either direction.
 11. Where is the mail kiosk located? Inside the office/clubhouse? if not please depict where to be located to determine access/parking. These are proposed within the parking garage for each building.
 12. Provide a hatch sidewalk anywhere a pedestrian needs to cross. Sidewalks crossings have been added and labelled.
 13. Include any wall mounted lights on elevations. Typical notes have been added to the Elevations.

Engineering Development Review (Patrick Morris, Patrick.Morris@coloradosprings.gov)

1. This development is required to fully construct Legacy Hill Drive from Bradley Road to the northern property line. Update the development plan to show Legacy Hill Drive and the Bradley Road/Legacy Hill Drive intersection. Legacy Hill Drive, "A" Street, Blackmer Road (not shown), as well as the appropriate intersection work at Bradley Road will be handled by the Metro District in a separate submittal. The construction of roads, utilities and drainage that will be contained within said plans will be constructed prior to any construction at the Veterans Victory site and are being referred to as existing aspects of the Veterans Victory submittal.
2. Include a street cross-section for the public 80' ROW collector Legacy Hill Dr. and plat the entire 80' public ROW. See #1 comment above.
3. Include a street cross-section for the residential street. Plat the entire 50' ROW and fully construct A Street. See #1 comment above.
4. Label as "Private" Updated.
5. Call out all the proposed public ROW improvements on the development plan. All public improvements shall follow City Engineering and Traffic Engineering standards. No public ROW improvements are being proposed by the Veterans Victory Development Plan. Public ROW improvements will be handled by the Metro District in a separate submittal.
6. Traffic Engineering cross-section for a collector is 67' ROW with (2) 6' easements. Legacy Hill Dr will be set to 70' right of way per Traffic Engineering cross section for Industrial Road and labelled as such. as the Metro District understood that the development north of Villages at Waterview North was primarily industrial uses and the striping proposed by the traffic study along Legacy Hill Dr is more indicative of this section.

Fire Marshalls Office (Steve Smith, 719.385.7356, Steve.Smith@coloradosprings.gov)

1. What are the proposed road networks to get to this site? Legacy Hill Drive, "A" Street, Blackmer Road (not shown), as well as the appropriate intersection work at Bradley Road will be handled by the Metro District in a separate submittal. The construction of roads, utilities and drainage that will be contained within said plans



will be constructed prior to any construction at the Veterans Victory site and are being referred to as existing aspects of the Veterans Victory submittal.

2. *Provide a note on the plans that indicates all apartment buildings will be provided with an internal fire standpipe system per NFPA 14, in lieu of required hose reach around the building.*
Note has been added to the utility sheet note 2 of “Fire Notes”
3. *Provide a fire apparatus movement exhibit showing fire apparatus driving along all roadways . Utilize the data found in this document (<https://coloradosprings.gov/sites/default/files/csfdfireapparatusspecifications2023.pdf>) to input into AutoTurn to generate the exhibit. We will provide auto turn exhibit to Steve Smith directly.*
4. *Identify on the plans, all areas that will be marked as a fire lane. Leader callouts have been added to clarify Note 1 of “Fire Notes”*
5. *Remove this reference as this will not be permitted as a fire lane. Removed from plan.*
6. *Show the proposed location of the fire department connection (FDC) for each building. Coordinate this location with the landscape plans to ensure adequate access and visibility. Also ensure a fire hydrant is provided within 100' of each FDC. Standpipes and FDC locations shown on preliminary utility & public facility plan. Water system has been redesigned to locate fire hydrants within 100'-0" of each FDC.*
7. *Coordinate locations of fire hydrants and fire department connections with the landscape plans. There are some instances where proposed fire hydrant locations are in conflict with landscaping. Landscape Plans have been revised according to the new water layout.*

Landscape Comments (Patrick Dosch, Patrick.Dosch@coloradosprings.gov)

1. *A Preliminary Landscape Plan has been submitted. A future Final Landscape and Irrigation Plan application (including review fees) will be due at time of the first building permit (Core and Shell) if not concurrently approved with the Development Plan. All final plant review and counts are done with the Final Landscape Plan application. Plan for and provide the required landscape soils testing report and recommendations with the future Final Landscape Plan application. Sheet index updated per comment. Requires Soils report has been included with this submittal.*
2. *Update the Index (DP Sheet 1) and all landscape sheets to read “Preliminary Landscape” in the title block.*
3. *Per the current required City Green Infrastructure requirements for all projects over 1 AC, confirm if the required Final Drainage Report for this project has been (or will be) submitted to Stormwater Enterprise on or after May 1, 2022. If so, please provide the following on the landscape plans. Confirmed, the required Final Drainage Report for this project will be submitted to Stormwater Enterprise after May 1, 2022. Accordingly, all PIA's and swales with flow arrows are shown and labeled on landscape sheets.*
 - a. *All proposed PIA's (Planned Infiltration Areas) should be shown and labeled and should match the Drainage Report, Preliminary Grading and/or Site plan sheet(s) showing these locations. Please show these areas with a solid hatch (send to the back in the drawing) on the landscape sheet. See #3 comment above.*



review this DP. **Plans for a 24” waterline extension through the overall Villages at Waterview North project are currently under review with the city and CSU as well as a sewer system just north of said project. Utility plans that route serviceable lines for the development of the overall Villages at Waterview North project will be handled by the Metro District in a separate submittal. The construction of roads, utilities and drainage that will be contained within said plans will be constructed prior to any construction at the Veterans Victory site and are being referred to as existing aspects of the Veterans Victory submittal.**

Information Items:

Contact Customer Contract Administration (CCA) 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 CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. 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 Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities 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 Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities 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, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. 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. 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. 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. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org. The 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. Colorado Springs Utilities will assess the need for a Water Quality Plan based on information presented in the Development Plan.



Colorado Springs Utilities may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan. **Noted.**

COS Airport – (Kris Andrews, Kristine.Andrews@coloradosprings.gov)

1. *Avigation Easement: An avigation easement is required or provide proof of previous recording. (book/page or reception number). **Avigation easement will be recorded and we will provide recording receipt once completed.***
2. *Airport Acknowledgement: Upon accepting residency within Veterans Victory, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Veterans Victory lies within an Airport Overlay Zone and is located less than 1 mile 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. **Noted. Ownership is aware of this notation and they will make tenants aware.***
3. *Accident Potential Zone: A portion of the proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. Residential is prohibited in APZ-1; Industrial/Commercial and Office development is permissible within the APZ-1 subzone. **The apartment site lies just East of the APZ1 boundary. Labels have been added to better identify APZ1.***
4. *Lighting: Add note to development plan/plat: 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. **Added.***
5. *Noise: Although the property will be located outside of the 65 DNL noise contour, future development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The developer should engage with airport staff for potential noise mitigation measures/construction materials and craft noise notification strategies for residents. **Noted.***
6. *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>). **Noted. We will submit 7460-1 form as suggested.***

SWENT: Stormwater Engineering Development Review (tj.gajda@coloradosprings.gov, 719-385-7719)

1. *Label all creeks. **No creeks on or adjacent to this site.***
2. *Add note stating who owns and maintains detention pond treating site. Where is this location? **Note stating that the Waterview North Mero District will construct and maintain a detention pond in the SE corner of the overall project, known as Villages at Waterview North, that will be capable of accepting flows from this site.***



3. Reviewed by Gajda Environmental Consulting (tj.gajda@coloradosprings.gov). Please direct urgent comments to Hao.vo@coloradosprings.gov. Email me with all other comments and cc lead reviewer. **Noted.**
4. The FDR must be submitted to project dox, and was not reviewed in digeplan. SWENT may have more comments as the stormwater infrastructure and full spectrum detention for entire site need to be addressed via project dox. **Noted.**
5. It is unclear whether development will have downstream infrastructure. Please verify the timing of overall site prior to proceeding. Pipes accepting site, pond and other infrastructure must be in place prior to any site construction. I cannot fully review this site until I see calculations for the stormwater infrastructure. **The Waterview North Metro District will construct and maintain a detention pond in the SE corner of the overall project, known as Villages at Waterview North, that will be capable of accepting flows from this site. The connection to an inlet shown within the right-of-way currently using the placeholder named "A" Street is the uppermost inlet draining into said pond. The system that Veterans Victory connects into will be submitted for review through appropriate channels as part of the plans for Waterview North Metro District Improvements. The construction of roads, utilities and drainage that will be contained within said plans will be constructed prior to any construction at the Veterans Victory site and are being referred to as existing aspects of the Veterans Victory submittal.**
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. **Submittals will be uploaded through ProjectDox as advised.**
7. The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted directly to the Stormwater Enterprise via ProjectDox for review and approval. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. These plans must be approved and included in the building permit set prior to the issuance of a building permit for this project. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela. **It was our understanding that the GEC and CSWMP submittals required for permitting would be submitted during the approval process for Final Construction. No permits are expected to be granted from the Development plan process.**
8. 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. **It was our understanding that the GEC and CSWMP submittals required for permitting would be submitted during the approval process for Final Construction. No permits are expected to be granted from the Development plan process.**



9. *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.*
Noted.
10. *Please be aware that Step 1 of the Four Step Process has changed in the revised (rev. Dec. 2020) DCM Volume 2, and that the new Step 1 requirements have been implemented as of Nov 1, 2022 for all approvals. In order to assist engineers with meeting the new Step 1 requirements the Stormwater Enterprise has posted a new Green Infrastructure Manual on its website: https://coloradosprings.gov/sites/default/files/green_infrastructure_manual_03.11.2022.pdf*
Noted.
11. *Please show pipe infrastructure (pipes, MH, inlets) on grading sheets. It can be labeled on other sheets, but needs to be shown here.* **Drainage facilities have been added to grading sheets with a label to reference appropriate sheets.**
12. *Any trash enclosures cannot be placed this close to stormwater inlets. Please move any enclosures that are near an inlet.* **As the trash enclosures are in the most functional location for trash service, the inlets have been re-evaluated to increase the distance between them and the trash enclosures. In a storm event, flows will avoid the inlets in reference.**
13. *Label swales (all)* **All swales have been labelled.**
14. *Is there a swale to get flows to go to this inlet? (not shown)* **All swales have been labelled.**
15. *Add MH types.* **Type has been added to MH labels.**
16. *What is the pipe leaving this inlet? 42" pipe leading into it is quite large.* **Storm has been reworked in this area to reflect comments. Ultimate outfall is 42" RCP, while other junctions are 36" RCP. The proposed inlet of connections is an 8'-0" Type R inlet which will have an approximate bury depth of 11'-0", this will allow for connection at this point. Additionally, (2) Type R inlets have been added in lieu of trench drains.**
17. *This is a very large pipe connecting to the inlet. While private pipes can use inlets as junctions, It must fit within the standard inlet (existing) without modification to meet DCM.* **See Item 16 response.**
18. *This pipe is not labeled. It should connect to the MH.* **See Item 16 response.**
19. *What is the purpose of this overflow pipe? Is there no curb capacity? The inlet must have capacity. Trench drains tend to clog more than standard inlets. Please use standard inlet with capacity and no overflow pipe.* **See Item 16 response.**
20. *I have not seen any FDR with calculations of pipes or ponds that will receive this site's flows. I cannot do a full review without knowing that full spectrum detention and the four step process is addressed.* **Updated and will be submitted under SWENT submittal portal.**
21. *Pipe confluence cannot be >90 degrees.* **Additional manhole has been added to remove this >90 degree confluence.**
22. *What happens to flow of these trench drains (North end) clog?* **The system has been re-evaluated to use standard inlets and corrected accordingly on the plans. the Type R inlets in place are currently significantly oversized for the 100-year event. If clogged, flows would be captured by an internal trench drain system within the garages.**



23. *Green infrastructure flows will not work as proposed in this area. Impervious areas must be treated with FSD, and the WQ reduction for this area would not meet that. Is there capture downstream that would resolve this?* **The system that Veterans Victory connects into will be submitted for review through appropriate channels as part of the plans for Waterview North Metro District Improvements and contains a FSD capture point downstream. The Waterview North Metro District will construct and maintain a detention pond in the SE corner of the overall project, known as Villages at Waterview North, that will be capable of accepting flows from this site.**
24. *Please see previous sheet for stormwater comments and resolve here as applicable.* **Resolved as commented on previous sheet.**
25. *Any trash enclosures cannot be placed this close to stormwater inlets. Please move any enclosures that are near an inlet.* **As the trash enclosures are in the most functional location for trash service, the inlets have been re-evaluated to increase the distance between them and the trash enclosures. In a storm event, flows will avoid the inlets in reference.**
26. *The outfall of a pipe shouldn't be over a sidewalk. It should have erosion protection.* **Per comment 45, related to sheet 8, and re-evaluated system calculations, the overflow pipe has been removed eliminating an outfall over the sidewalk. Type R inlets have been added to ensure adequate overflow pathways at each garage entrance.**
27. *Is there a swale to get flows to go to this inlet?* **The swale to this inlet has been shown and labelled.**

District #3 – School Districts (David Gish - gishd@wsd3.org)

1. *Per correspondence dated January 5, 2023, for Veterans Victory, SUBD-23-0008 and DEPN 23-0002, 240 planned units in four- three story buildings. Widefield School District #3 has no opposition to Veterans Victory SUBD-23-0008 or DEPN 23-0002 at this time. The school district is owed 5.1 acres of land from this development. We would prefer to accept the land instead of fees. Widefield School District #3 respectfully requests a conversation with the developer about the acreage owed.* **Developers of the overall project, known as Villages at Waterview North, are in conversation with WSD #3 and have a meeting scheduled for 3/1/23 to discuss possible solutions. No land is to be granted to WSD #3 from the Veterans Victory Site.**

Enumerations (Brent Johnson, 719-327-2888, brent@pprbd.org)

1. *Enumerations feels that the internal streets for this project need to be named private streets. All addressing will be assigned from these internal streets.* **Placeholder names have been labelled on the DP plans and will be revised to approved names. External streets, currently labelled as “A” Street, will be named accordingly during Waterview North Metro District plan review process. However, the Waterview North Metro District would not be opposed to letting it be named “Victory Drive” as part of the Veterans Victory Development Plan.**



2. When submitting a copy of this plan to Enumerations for address assignment, show the locations of any secondary structure which require separate addresses and building permits such as carports, garages, etc. so that a comprehensive addressing plan can be created. **Noted.**
3. When submitting building plans for permitting, show secondary addressing for apartment units which follows RBD secondary addressing guidelines available on our website. **Noted.**

Traffic Engineering Review (Zaker Allezeh, 719-385-5468, Zalazzeh@coloradosprings.gov)

1. Please add the following to the development plan general notes: **Legacy Hill Drive, "A" Street, Blackmer Road (not shown), as well as the appropriate intersection work at Bradley Road will be handled by the Metro District in a separate submittal. The construction of roads, utilities and drainage that will be contained within said plans will be constructed prior to any construction at the Veterans Victory site and are being referred to as existing aspects of the Veterans Victory submittal.**
 - a. The developer will be responsible to construct all of the recommended roadway improvements shown on figure 18 & 19 of LSC Transportation Consultants Traffic Impact and Access Analysis. **See note above.**
 - b. The developer will be responsible to construct a traffic signal at Bradley Road/ Legacy Hill Drive intersection. **See note above.**
2. Please coordinate with CDOT & El Paso County on roadway improvements. **See note above.**
3. Please show and callout the speed line of sight with the adequate sight distance length (footage) for all proposed intersections. **See note above.**
4. The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review. **See note above.**

Military Installation – (ayoke.paek@spaceforce.mil)

1. It is unclear how close the proposed development is to the APZ1 and clear zones for the Colorado Springs Airport (COSA). **The apartment site lies just East of the APZ1 boundary. Labels have been added to better identify APZ1.**

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

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**