


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Lindsay Darden, Planner II
Daniel Torres, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: SP-19-007
Project Name: Claremont Business Park 2
Parcel Nos.: 54054-12-001, 54054-12-004, 54054-12-002, 54054-12-003, and 54081-01-057

OWNERS:	REPRESENTATIVE:
Hammers Construction 1411 Woolsey Heights Colorado Springs, CO 80915 Lena Case 102 E Pikes Peak Avenue, Suite 200 Colorado Springs, CO 80903 Nancy Starr 5001 S. Clinton Street Englewood, CO 80111 Case L G 2432 Parkview Lane Colorado Springs, CO 80906	Hammers Construction 1411 Woolsey Heights Colorado Springs, CO 80915



Commissioner District: 2

Planning Commission Hearing Date:	11/19/2020
Board of County Commissioners Hearing Date	12/8/2020

EXECUTIVE SUMMARY

A request by Hammers Construction, Inc., Case L G, Lena Case, and Nancy Starr for approval of a preliminary plan to create ten (10) commercial lots. The 13.66 acre property is zoned CS (Commercial Service) and is located at the southwest corner of the Marksheffel Road and Meadowbrook Parkway intersection and is within Sections 5 and 8, Township 14, and Range 65 West of the 6th P.M. The parcels are not located within the boundaries of a small area plan. The applicants also request the Board of County Commissioners make a finding of water sufficiency in terms of quality, quantity and dependability. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s).

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Hammers Construction, Case L G, Lena Case, and Nancy Starr for approval of a preliminary plan to create ten (10) commercial lots and for a finding of sufficient water quality, quantity, and dependability, thereby authorizing administrative approval of subsequent final plats.

Waiver(s):

1. The applicants have requested approval of a waiver of the standard drainage easement widths that are required for side lot lines for urban density lots as depicted on the preliminary plan for Lots 1-6. Section 8.4.5.G.4.b. of the Code specifies:

“Drainage Easements may be coincident with the required utility easements unless otherwise requested by the review engineer. The standard drainage easements for urban... lots shall be provided as follows:

- Side Lot Lines: 5 feet
- Rear Lot Lines: 7 feet”

For the lots specified above, the applicants have proposed 2-foot combined drainage and utility easements rather than providing the required 5-feet for one or both of the side property lines. The Planning and Community Development

Department Engineering Division has approved the drainage report for the development confirming that the lots with the reduced drainage easements will maintain adequate and functional drainage through the site. The utility providers were sent a referral for the preliminary plan and did not object to the reduced easements as depicted on the plan.

2. The applicants have requested approval of a waiver to allow a private street where a public road would otherwise be required. Section 8.4.4.E.2 of the Code specifies:

“The use of private roads is limited and allowed only by waiver. In granting a waiver to allow private roads, the BoCC shall make written findings supporting the use of private roads and may require the owner to enter into a Private Road Maintenance Agreement or create covenants whereby the lot owners are required to maintain the private roads.”

The adjacent Claremont Business Park 1 Subdivision was approved with private internal streets connecting to Meadowbrook Parkway, which is a public street maintained by the County. The existing private streets within the Claremont Business Park 1 are maintained by the Claremont Owner’s Association. The applicants have provided a note on the preliminary plan stating that the proposed private streets for this development will also be maintained by the Claremont Owner’s Association. Staff recommends that a condition of approval be added to the final plat requiring that the proposed covenants state that private roads will be maintained by the Claremont Owner’s Association.

3. The applicants have requested approval of a waiver for the private street described. If approved, the waiver would allow the street to be constructed so as to not meet County standards. Section 8.4.4.E.3. of the Code specifies:

“Generally, private roads shall be constructed and maintained to ECM standards except as otherwise determined in the waiver.”

If built to the specifications of a County road, the street would need to include five-foot wide pedestrian sidewalk along both sides of the proposed private road. The applicants are proposing to provide a 4 foot wide sidewalk from Meadowbrook Parkway along the north side of Gary Watson Point that would terminate in the cul-de-sac rather than it being provided on both sides of the private street. The existing Claremont Business Park 1 Subdivision, adjacent

to the subject property, did not provide any sidewalks along the internal private streets. The applicants are proposing the sidewalk along one side of the street as a compromise between meeting the County standards and matching the existing development pattern for Claremont Business Park.

Deviation(s):

The following deviation from the standards of the El Paso County Engineering Criteria Manual (ECM) has been administratively approved by the ECM Administrator and corresponds with Waiver request no. 3 listed above:

1. Section 2.2.4.B.6 & County Standard Detail SD_4-1: The standard urban local road cross-section indicates a 5-foot-wide sidewalk on each side of the roadway.

The applicants have submitted a deviation requesting that only a 4-foot-wide sidewalk be provided on the north side of the proposed private roadway, Gary Watson Point. The request has been approved as the private roadway is consistent with the other private roadways within the Claremont Business Park subdivision which do not include sidewalks.

Authorization to Sign: Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s).

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a preliminary plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed

subdivision will not negatively impact the levels of service of County services and facilities;

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: CS (Commercial Service)	Commercial
South: CS (Commercial Service)	Commercial
East: PUD (Planned Unit Development)	Vacant Claremont Ranch Tract F
West: CS (Commercial Service)	Commercial

E. BACKGROUND

On May 6, 2004, a sketch plan for the property was approved by the El Paso County Board of County Commissioners (BoCC) (PCD file no. SKP-03-003). The sketch plan depicted commercial and industrial uses for the subject property. The property was rezoned from the MHP (Mobile Home Park) zoning district to the PBD (Planned Business District) zoning district on January 6, 2005 (PCD file no. PBD-04-003). Due to changes of the nomenclature of the El Paso County Land Development Code, the PBD (Planned Business District) zoning district has been renamed as the CS (Commercial Services) zoning district.

On January 4, 2007, the property was platted as “Tract C”, a 13.72 acre parcel reserved for future development, within Claremont Business Park Filing No. 2. On January 10, 2019, the BoCC approved a preliminary plan for Tract C that included sixteen (16) commercial lots and two (2) non-buildable tracts for drainage and open space (PCD file no. SP-17-004). A final plat was never submitted or recorded to create the lots depicted on the preliminary plan approval, therefore, those proposed lots depicted in the 2017 preliminary plan were never legally created through the El Paso County subdivision process.

In recent years, three parcels were illegally separated from Tract C via deed. The El Paso County subdivision regulations, adopted by the El Paso County Board of County Commissioners on July 17, 1972, pursuant to C.R.S. §§30-28-101, requires divisions of land that create parcels of less than 35 acres in size that occurred after the effective date of the subdivision regulations go through the subdivision process

to legalize the parcel(s) prior to receiving site plan approval. Those illegally divided parcels are under separate ownership and are included with the proposed preliminary plan. A small portion of Tract C, located near the southwest corner of parcel no. 5408101057, was included in a plat amendment to adjust the lot line between Tract C and Lot 2 of Claremont Business Park Filing No. 1A. The plat amendment resulted in the land area included within the preliminary plan decreasing from 13.72 to 13.66 acres as depicted in the preliminary plan request.

The applicants are proposing a preliminary plan that includes ten (10) commercial lots, private roads, and three (3) tracts. Tracts A and B are reserved for drainage and stormwater management. Tract C will be held in reservation for future right-of-way for Meadowbrook Parkway. Tract C will be utilized for landscape and open space until such time as Meadowbrook Parkway is widened. A final plat for the property has been submitted and is currently under review (PCD file no. SF-20-014). A site development plan will be required prior to building permit authorization to ensure all proposed structures will meet the dimensional standards as well as the general development standards of the Land Development Code and the requirements of the Engineering Criteria Manual.

F. ANALYSIS

1. Land Development Code Compliance

With the exception of the waivers and deviation listed above, this application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision as outlined in Chapter 8 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The CS (Commercial Service) zoning district is intended to accommodate retail, wholesale, or service commercial uses that serve the general public. The CS (Commercial Service) zoning district density and dimensional standards are as follows:

- Minimum zone district area- 2 acres
- Minimum lot size – none
- Setbacks – 25 feet on all sides unless the adjacent lot is zoned CS. In this instance the side and rear setbacks may be reduced to zero.
- Maximum building height – 45 feet
- Maximum lot coverage – none

The proposed preliminary plan will create ten (10) commercial lots and three (3) tracts. A site development plan will be required prior to building permit authorization to ensure all proposed structures will meet the dimensional standards as well as the general development standards of the Code and the requirements of the ECM.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

***Policy 6.1.7-** Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.*

***Policy 6.1.11** - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

***Policy 6.1.3** - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

***Policy 6.3.4** - Commercial, office, industrial and, residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.*

A finding of consistency with the El Paso County Policy Plan was previously made by the Board of County Commissioners with approval of a map amendment (rezone) from MHP (Mobile Home Park) to PBD (Planned Business District) (PCD file no. PBD-04-003), and with approval of the Claremont Business Park Sketch Plan (PCD file no. SKP-03-003). The proposed preliminary plan is consistent with the findings of each of those prior approvals.

The subject parcels are within the CS (Commercial Services) zoning district and are surrounded by other CS (Commercial Service) zoned parcels. There is no minimum lot size requirement for the CS (Commercial Service) zoning district. The preliminary plan area is surrounded by the Claremont Business Park and Claremont Commercial subdivisions. Lot sizes within these subdivisions range from 0.4 to 4.24 acres in size. To the east of the property is Tract F of Claremont

Ranch Filing No. 7, which includes 9.8 acres and is reserved for future commercial development. The proposed preliminary plan includes lot sizes ranging from 0.5 acres to 2.67 acres. The proposed preliminary plan is compatible with the previously developed areas within Claremont Business Park and Claremont Commercial subdivisions in terms of density and land use.

Access to the proposed lots will be from private streets connecting to Meadowbrook Parkway, which is consistent with the existing developed pattern in the Claremont Business Park. A site development plan will be required prior to building permit authorization. During the review process of the site development plan staff will require that the property meet all the requirements of the Code and the ECM to ensure that the site is functionally and aesthetically integrated into the existing developed area and is compatible with adjacent uses.

4. Small Area Plan Analysis

The property is not located within the boundaries of a small area plan.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

- **Policy 6.0.7** – *Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process, as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.*
- **Policy 6.0.11** *Continue to limit urban level development to those areas served by centralized utilities.*
- **Policy 3.1.1** *Reuse of wastewater flows should be encouraged, to the greatest extent feasible, in order to increase water supply and to help diversify the supply portfolios of the water providers.*

The subject property is located within Region 5, the Cherokee Metropolitan District Service Area, which is not anticipated to experience significant growth through 2060; however, the District could expand water and sewer service to

growth areas outside of Region 5. Cherokee Metropolitan District obtains recharged water from wells drawing from the Upper Black Squirrel Creek Basin alluvial aquifer, which is recharged with seasonal precipitation and reclaimed water from both the Cherokee and Meridian Service Metropolitan Districts' wastewater treatment plants.

In 2018, Region 5 had a water supply of 4,849-acre feet per year and a demand of 4,396-acre feet per year. The 2040 water supply is projected to be 4,849-acre feet per year and the projected demand is 6,468-acre feet. The 2060 water supply is projected to be 4,849-acre feet per year, whereas the demand is anticipated to be 9,608-acre feet per year. It should be emphasized that a potential shortage of water supplies for this region is expected as early as 2040.

During the review process for the preliminary plan, the applicants provided reports and analysis indicating that the proposed water source is Cherokee Metropolitan District. The information was reviewed by PCD staff, El Paso County Public Health, and the County Attorney's Office. A conditional recommendation of sufficiency in regard to water quantity and dependability for the preliminary plan was made by the County Attorney's Office on October 23, 2020. EPC Public Health made a recommendation for a finding of water quality sufficiency on February 18, 2020.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies areas of potential valley fill deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicants indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the preliminary plan application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, was sent a referral and has no outstanding comments.

3. Floodplain

The property is not located within a defined floodplain as determined from FEMA Flood Insurance Rate Map panel number 08041C0756G, dated December 7, 2018.

4. Drainage and Erosion

The site is located within the Sand Creek (FOFO4000) drainage basin, which was studied in 1996. The property was previously platted with drainage and bridge fees paid with the recording of Claremont Business Park Filing No. 2. Per Appendix L Part 1 Section 3.13a of the Engineering Criteria Manual (2020), if the future plat results in an increase in the impervious acreage, a drainage basin fee shall be assessed on the additional impervious acreage at the current applicable fee. Based on the calculated percentage of imperviousness in the preliminary drainage report, no additional fees are anticipated.

The site generally drains to the southwest. Stormwater runoff will primarily sheet flow across impermeable surfaces to a proposed private storm system within the site. The storm system will convey developed flows to one of two private sand filter basins that provide the required water quality capture volume for the site.

Per the previously approved final drainage report for Claremont Business Park Filing No. 2, flood control is not required. The sand filter basin outlet structures will tie into an existing private storm sewer that runs along Meadowbrook Parkway. The private storm sewer ultimately connects to a public storm sewer system that routes the runoff into the East Fork of Sand Creek. The owners of Lot 1 through Lot 7 will be jointly responsible for the maintenance of the private sand filter basin within Tract A. The owners of Lot 8 through Lot 10 will be jointly responsible for the maintenance of the private sand filter basin within Tract B. A Detention Maintenance Agreement will be required with the final plat application

(s). Per the associated preliminary drainage report, this development will not adversely affect the adjacent or downstream properties

5. Transportation

The site is located at the southwest corner of the Meadowbrook Parkway and Marksheffel Road intersection. The proposed subdivision will provide two access points along Meadowbrook Parkway. The southern roadway will provide access to Lots 1 through 7. The northern roadway will provide access to Lots 8 through 10. The two roadways are proposed to be private. A 45 foot wide access easement has been provided between Lot 6 and Lot 7 to provide a connection between the two proposed roadways. Should the northern access to Meadowbrook Parkway ever need to be closed, the access easement connecting the two private roadways would provide the necessary alternative access to Lot 8 through Lot 10.

The developer will preserve and dedicate additional right-of-way to El Paso County along the Meadowbrook Parkway frontage with the final plat application(s).

There are no improvements identified in the 2016 Major Transportation Corridor Plan (MTCP) in the immediate vicinity of the site.

In accordance with Resolution No. 12-387, this subdivision will not be assessed any additional fees through the El Paso County Road Impact Fee program since the subdivision is located within the boundaries of the Central Marksheffel Metropolitan District. The Central Marksheffel Metropolitan District assesses and collects a separate fee at the time of building permit.

H. SERVICES

1. Water

Cherokee Metropolitan District provides water service and has committed to serve the property.

Sufficiency: Conditional Sufficiency

Quality: Sufficiency

Quantity: Conditional Sufficiency

Dependability: Conditional Sufficiency

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a recommendation for a conditional finding of sufficiency with regard to water quantity and

dependability. El Paso County Public Health has made a favorable recommendation regarding water quality sufficiency.

2. Sanitation

Wastewater service is provided by Cherokee Metropolitan District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

3. Emergency Services

The property is within the Cimarron Hills Fire Protection District. A referral was sent to the District, but no response was received; however, the District did provide a commitment letter to serve the proposed commercial development.

4. Utilities

The property is included within the service areas of both Colorado Springs Utilities (CSU) and Mountain View Electric Association (MVEA). Both utility providers have provided commitment letters to serve the proposed development. It is anticipated that CSU will provide natural gas to the first final plat filing.

5. Metropolitan Districts

The property is located within the Central Marksheffel Metropolitan District and the Cherokee Metropolitan District. The Cherokee Metropolitan District will provide water and sanitation services to the property. Cherokee Metropolitan District service area does not include a property tax mill levy.

The Central Marksheffel Metropolitan District mill levy is 33.164 mills, which has been utilized to finance the design, acquisition, installation, and construction of street, landscaping, traffic and safety control, water, sanitary and storm sewer, and park and recreation improvements for the properties included in the District. Properties located within the Central Marksheffel Metropolitan District do not pay a separate road impact fee to El Paso County, but instead make a payment to the District.

6. Parks/Trails

The El Paso County Parks Master Plan (2013) does not depict any parks or trails in vicinity of the subject parcels. Park land dedication or fees in lieu of park land dedication are not required for commercial subdivisions.

3. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified fourteen (14) adjoining property owners on October 30, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Preliminary Plan Drawing

State Engineer's Letter

County Attorney's Letter

El Paso County Public Health Recommendation Letter

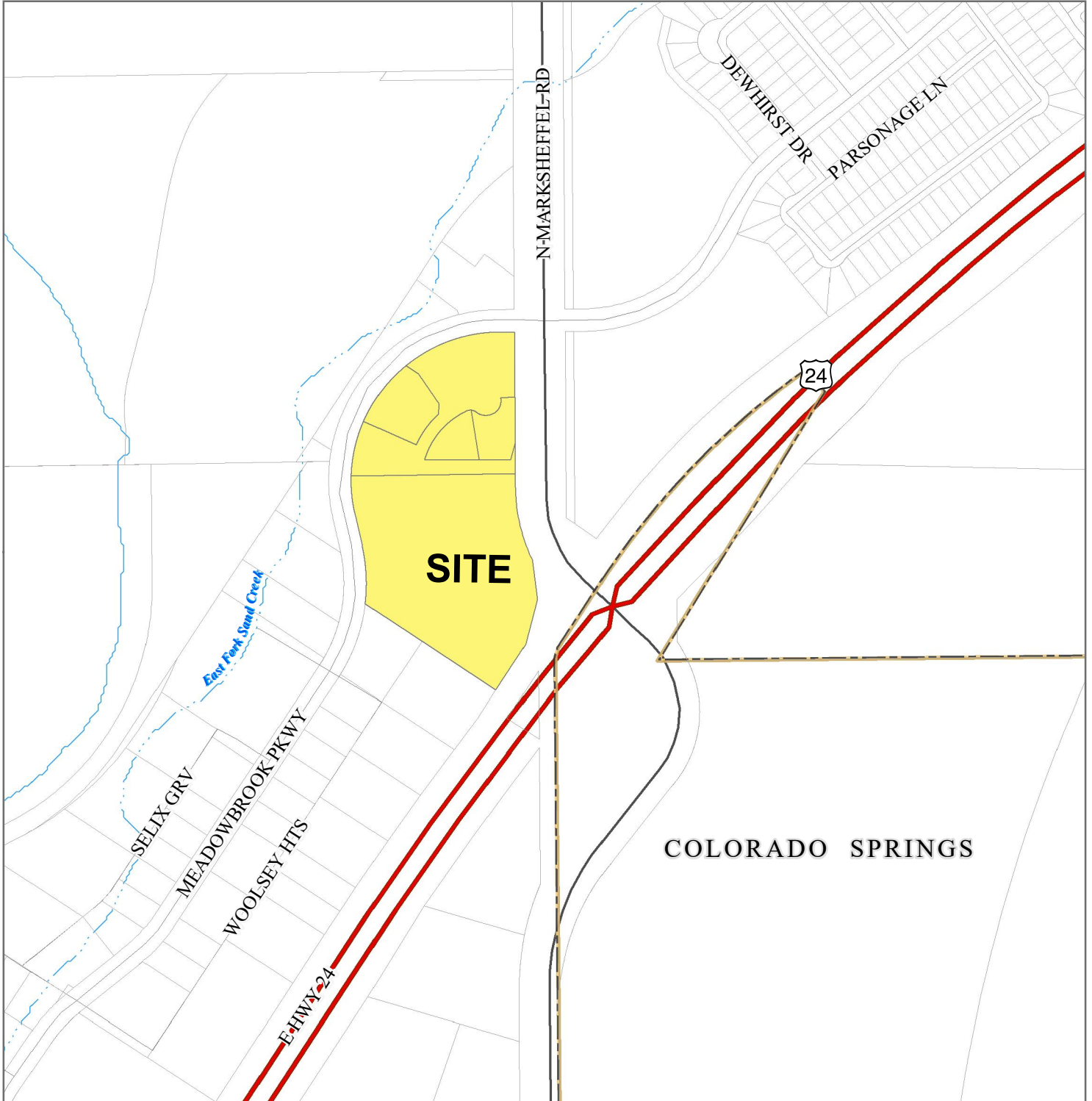
El Paso County Parcel Information

File Name: SP-19-007

Zone Map No. --

Date: October 29, 2020

PARCEL	NAME
5405412004	CASE L G
5405412001	STARR NANCY BARBER
5405412003	CASE LENA GAIL
5405412002	CASE LENA GAIL
5408101057	HAMMERS CONSTRUCTION INC



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Letter of Intent

Claremont Business Park 2 Preliminary Plan (PCD File No. SP197)

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Claremont Business Park 2
Fil No. 1

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Property Information:

Address: 1111 Meadowbrook Pkwy
Colorado Springs, CO 80915
Lot Size: 13.72 acres
Zoned: CS CAD-O
Parcel number: 54081-01-054, 54054-12-001, 54054-12-002,
54054-12-003, 54054-12-004

Request and Justification

Proposing to amend the previously approved preliminary plan with the current configuration. The original preliminary plan was intended for 16 lots and this new plan has 10 lots. Our proposal is consistent with the adjacent development. The uses we are intending for the remaining lots are planned for office, light industrial/warehouse and retail type uses which is consistent and are approved uses within the CS zone. We feel this proposal will help to develop the area faster and enhance the neighborhood (the owner has already received interested calls on the smaller lots granted the proposal is approved). Not to mention it will help increase revenue for the County and support the neighboring residential and commercial business already existing in the area. All lots will include the required zoning setbacks per CS zone and including a maximum height of 45 feet, as stated on the Preliminary Plan drawing. The property is currently vacant. No signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from Meadowbrook Pkwy utilizing the two existing driveways. Hammers will develop and construct Gary Watson Point for the 7 lots as shown. The remaining 3 lots will be accessed from El Jefe Hts to be constructed at a later date.

Access Easement

El Paso County has requested we provide a 45' access easement as show on the preliminary plan between lots 6 & 7. This easement is only to be used if El Jefe Heights' access point is ever required to close. By doing this, the remaining lots 8-10 won't be land locked. If this easement is ever needed,



then this easement of land will happen with no cost to the County. In the meantime, this area will be landscaped and maintained by the perspective owners of Lots 6 & 7 until said easement is forced to be developed for an access point.

Deviation Request

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.2.4.B.6/SD-4-1	Private Road Allowances	Allowance for a Private Road	ECM Section 2.2.4.B.6/SD-4-1, The private roadway section shall meet all details of the Local Urban Road Section except requests to exclude the 5' wide sidewalk (each side) as defined in the detail and provide a 4' wide sidewalk on the one side only. (Request Gary Watson Point only)	This deviation request would provide alignment to the current characteristic, design and appearance of the Claremont Business Park commercial development. Road to be maintained by Claremont Business Park HOA

This requested modification per LDC Code chapter 4.2.6.F.2.h would still allow pedestrian traffic within the smaller private looped road. The types of businesses (subcontractors, landscapers, etc.) that are proposed for Lots 1-7 don't get a lot of foot traffic (if any) from the public. Claremont Business Park, Filings 1 & 2 do not have any sidewalks on the existing private roads and no complaints have come to the HOA and owners. Please refer to the deviation form for the addressing of criteria for approval.

Waiver Requests

Private road: Requesting a waiver to have Gary Watson Point to be a private road and owned by the property owners. The Claremont Business Park HOA has accepted this road to be maintained with in the association. This request is consistent with Claremont Business Park Filings 1 & 2.



Private road: In addition, we are requesting a waiver to deviate from ECM standards for Gary Watson Pt. The standards we are not meeting is not to have a public sidewalk on both sides of the road and to reduce the sidewalk we are installing to 4'-0" wide as defined in our deviation request.

Drainage Easements: The Preliminary Plan for this site is submitting a Waiver of the El Paso County Land Development Code to request 2' foot side lot easements for drainage. Therefore, the drainage easement being 4' foot in total width. (It is likely that some lots will have a building on each lot, 4 feet apart). A calculation sheet is included in the appendix to show the maximum capacity of a concrete drainage channel with varying slopes. The final drainage report for these lots will show the slope and total amount of drainage to be conveyed in the drainage channel. The channel is proposed to be a 6" inch tall x 3' foot wide trickle channel. The final drainage report will ensure that the maximum capacity is not exceeded.

Additional Criteria for Approval

Conformance: The subdivision is in conformance with the El Paso County Policy Plan (typical) for this parcel. The lot size and building size are similar to those approved through these applications. In addition, the uses proposed are approved in the CS zone and consistent with those already in the Claremont Business Park, Filings 1 & 2. (Policy Plan Goal 5.1, Policy 5.1.3) The setbacks and guidelines meet all the subdivision requirements in the previous filings. Furthermore, all reports/documents, designs, and other supporting materials have been submitted to EPC in the previous filings and have not changed. Any new requested information has been provided for approval. We feel this new proposed subdivision is consistent with the other filings and meet all subdivision regulations and EPC requirements of the Land Development Code (specifically Chapters 6 & 8). The proposed subdivision incorporates physical design features that is consistent with adjacent land uses. Building and landscaping are following the same aesthetically pleasing look that is consistent with the uses that are approved in the CS zone.

Utilities: Cherokee Metro district is providing water and sewer to these proposed lots. Commitment letters have been provided from the district in regards to these services. Per Cherokee's letters, they provide that there is adequate water and sewer and they are able to take on this subdivision per their calculations. We are not requesting a reduction in water supply and are meeting EPC guidelines/recommendations for this requirement. In addition, the Water/Wastewater Report by M&S Civil Consultants, Inc. verifies the water is sufficient in all aspects. In addition, CSU has also provided commitment letters for the electric and gas services. They meet the requirements and are able to serve this subdivision.

Soils: the subdivision already has an existing soils report from the previous Claremont Business Park, Filing 2 and the soils engineer has confirmed that the soils have not changed. We feel a new report is not needed especially since construction during the past 13 years has not changed and no special precautions were needed w/ previous lots.

Drainage: A drainage report was submitted with this subdivision and meets the state statues as well as ECM. A water quality pond is proposed with the developing the site. We will meet the requirements of the ECM and construction per approved plans. In addition, the maintenance and required easements have been provided for approval and will be recorded with the proposed plat.

Access: Lots 1-7 will be accessed off of private road Gary Watson Pt. Gary Watson Pt. will be entered off of Meadowbrook Pkwy utilizing the existing curb cut. Lots 8-10 will be accessed off of private



road El Jefe Hts. El Jefe Hts. will be entered off of Meadowbrook Pkwy utilizing the existing curb cut. Per the preliminary plan, these roads are designed within the access easement.

Service protection: All emergency response vehicles are able to access this site and meet the requirements per the Land Development code. Cimarron Hills Fire Department has provided a commitment letter to serve this subdivision. Any buildings will meet the regulations of the International Fire Code and any amendments the fire department may have implemented.

Fire Mitigation: This new development will meet all fire mitigation measures. The buildings are proposed to be construction of non-combustible materials. We are using xeriscape landscaping which reduces potential “fuel” if any fire arises. We are also adding necessary fire hydrants on Gary Watson Point to aid in fighting any fires. Additional fire hydrants will be added for El Jefe Hts when their road gets built. All utilities lines have been stubbed in to feed the future development of Lots 8-10.

Off-site Impacts: Off-site improvements have been evaluated for this subdivision. We propose a 5’-0” detached sidewalk per El Paso County regulations along Meadowbrook Pkwy. A water quality pond is proposed for the development of these lots and will be constructed per ECM and state requirements. In addition, the buildings that were proposed meet the same architectural aesthetics as the existing buildings in the previous filings. This includes the same xeriscaping landscaping (policy 3.4.4) to keep a uniform and pleasing setting. Furthermore, this helps our water usage to be lowered as this application requires less water to be maintained.

Assurances: The subdivision proposed will be part of the Claremont Business Park association. This will help to make sure the lots remain in good condition and adequately mitigated. In addition, financial assurances will be posted for the proposed water quality pond as well as any off-site impacts.

Mineral rights: Mineral rights owners were found on the site. These owners were notified of our proposal and no objections were made. If minerals are ever found on the property, the owner of the lots will provide access and a means to extract these minerals. Owners will be notified of the public hearing dates for decision on the Prelim Plan and Final Plat.

Water Master Plan

Our property is located in Region 5 and water is provided by Cherokee Metro District. Cherokee obtain recharged water from wells drawing from the Upper Black Squirrel Creek Basin alluvial aquifer which are recharged with reclaimed water by the district. Per Goal 4.1, Cherokee has disclosed deficiencies in their water and monitor as needed to promote better water quality. They have a backflow prevention monitoring program that is routinely checked. If needed chemicals such as chloride or fluoride are added to the water to promote water quality (policy 4.1.1). In addition, Cherokee monitors the well for volume as well as neighboring wells to determine issues and be proactive in water quality needs (policy 4.1.2). Cherokee meets the requirements set by the state of Colorado and water boards. All findings/results are reported to the State if any issues may arise (policy 4.1.4). In addition, Cherokee has future plans to recycle their water to recharge the Upper Black Squirrel infiltrating ponds from sewer systems and replenish aquifers. They are engineering a reverse osmosis system off of sewer discharge to recycle and reuse this water. They have been in contact with the State on this approval and how to meet these requirements (policy 4.3.5). The demand of our proposal has been shown in the water supply summary as well as the commitment letter from Cherokee. Water allotment has to be approved by the State and we mentioned above other methods of recycling water that Cherokee has planned (goal 5.1 and policy 5.1.1). Our proposal utilizes xeriscape landscaping which significantly reduces the need for water and don’t require much after the first year once the plantings are established. In addition, we are proposing commercial uses, which



majority are office are warehouse uses. These demands are a lot less than a residential property and don't have as a high demand (goal 5.3 and policy 5.3.2). We feel we meet the requirements of the water master plan per EPC. The water district has plans in place to reuse their water and our water usage is minimal. Furthermore, the state regulates all these policies and goals from EPC and the water districts are required to meet these standards. The water allotted for the subdivision has been approved by the district and no further comments have come from the State's office on these calculations.

In conclusion, we feel we are meeting all the policies for a new subdivision per the El Paso County Land Development Code as well as the Engineering Criteria Manual. The architectural components are consistent with other businesses located in the park. We feel this proposed subdivision will not impact the neighboring businesses and will not be a detriment to the any of the existing lots. This proposal will enhance the area and enables the development of the business park.

CLAREMONT BUSINESS PARK 2 PRELIMINARY PLAN

A PORTION OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO CONSISTING OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C" AS RECORDED UNDER RECEPTION NO. 220714531 AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506, AMENDED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 218046726, SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479, AND SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219160747, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C";
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE 207.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 19°41'35", AND A CHORD OF 206.92 FEET WHICH BEARS N02°19'03"E TO A POINT OF TANGENT;
 - 2) THENCE N12°09'05"W ALONG SAID TANGENT 118.69 FEET TO A POINT OF CURVE;
 - 3) THENCE 932.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 101°48'12", AND A CHORD OF 814.87 FEET WHICH BEARS N38°45'53"E TO A POINT OF TANGENT;
 - 4) THENCE N89°40'01"E ALONG SAID TANGENT 58.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD/U.S. HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE(5) COURSES;
- 1) THENCE S00°10'49"W A DISTANCE OF 550.15 FEET TO A POINT OF CURVE;
 - 2) THENCE 264.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'59", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;
 - 3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.31 FEET;
 - 4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;
 - 5) THENCE S33°35'01"W A DISTANCE OF 192.22 FEET TO THE NORTHEAST CORNER OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1C";
- THENCE N56°02'38"W ALONG THE NORTH LINES OF LOT 1 AND LOT 2, A DISTANCE OF 551.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 595,013 S.F. (13.660 ACRES MORE OR LESS).

EASEMENT & TRACT MAINTENANCE:

TRACT A SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE IN EQUAL SHARES BY THE OWNERS OF LOTS 1-7.

TRACT B SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE IN EQUAL SHARES BY OWNERS OF LOTS 8-10.

TRACT C SHALL BE UTILIZED AS AN OPEN SPACE/LANDSCAPE TRACT HELD IN RESERVATION UNTIL SUCH TIME THAT EL PASO COUNTY OR ITS SUCCESSORS DEEMS IT NECESSARY TO BE DEDICATED AS ADDITIONAL RIGHT OF WAY FOR MEADOWBROOK PARKWAY. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE IN EQUAL SHARES BY OWNERS OF LOTS 8-10.

LOTS 1-7 OF THIS PROPERTY SHALL BE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT REC. NO. 220117927 OF THE RECORDS OF EL PASO COUNTY.

DEVIATION TABLE

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.2.4.B.6/SD-4-1	Private Road Allowances	Allowance for a Private Road	ECM Section 2.2.4.B.6/SD-4-1, The private roadway section shall meet all details of the Local Urban Road Section except requests to exclude the 5' wide sidewalk (each side) as defined in the detail and provide a 4' wide sidewalk on the one side only. (Request Gary Watson Point only).	This deviation request would provide alignment to the current characteristic design and appearance of the Claremont Business Park commercial development. Road to be maintained by Claremont Business Park HOA

WAIVER REQUESTS

1. Private road: Requesting a waiver to have Gary Watson Point to be a private road and owned by the property owners. The Claremont Business Park HOA has accepted this road to be maintained with in the association. This request is consistent with Claremont Business Park Filings 1 & 2.
2. Private road: In addition, we are requesting a waiver to deviate from ECM standards for Gary Watson Pt. The standards we are not meeting is not to have a public sidewalk on both sides of the road and to reduce the sidewalk we are installing to 4'-0" wide as defined in our deviation request.
3. Drainage Easements: The Preliminary Plan for this site is submitting a Waiver of the El Paso County Land Development Code to request 2' foot side lot easements for drainage. Therefore, the drainage easement being 4' foot in total width. (It is likely that some lots will have a building on each lot, 4 feet apart). A calculation sheet is included in the appendix to show the maximum capacity of a concrete drainage channel with varying slopes. The final drainage report for these lots will show the slope and total amount of drainage to be conveyed in the drainage channel. The channel is proposed to be a 6" inch tall x 3' foot wide trickle channel. The final drainage report will ensure that the maximum capacity is not exceeded.

SITE DATA

OWNER: CASE R W / CASE L G
2432 PARKVIEW LN
COLORADO SPRINGS CO 80906

Tax ID Number: 5408101046
Site Area: 13.660ac
Current Zoning: CS
Building Setbacks:
Front: 25'
Side: 25'
Rear: 25'

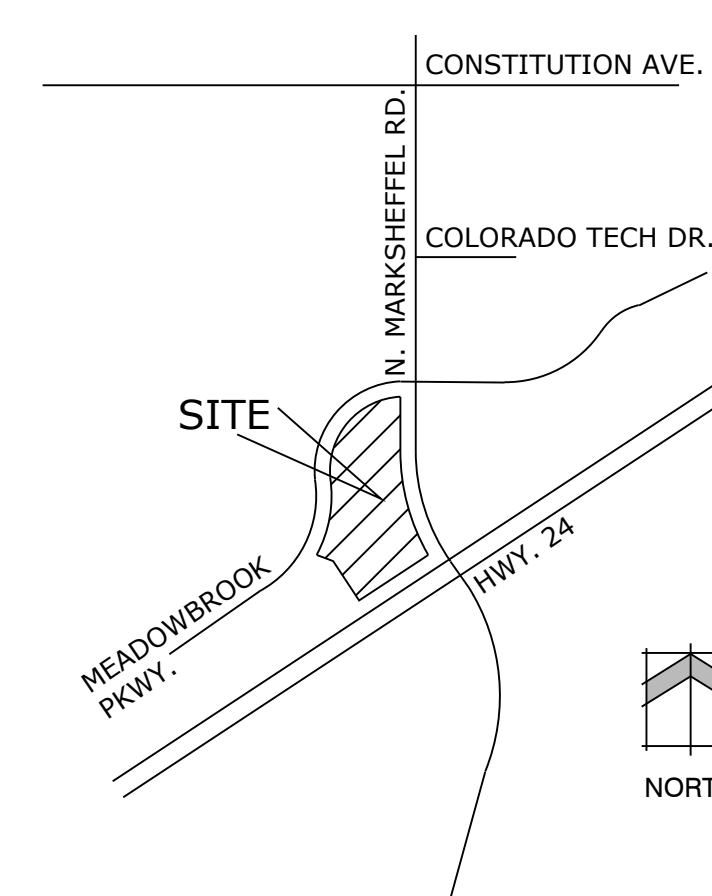
Landscape Setbacks:
Marksheffel Blvd: 25'
Meadowbrook Pkwy: 10'

Coverage:
Lots: 12.405 ac (83%)
Tracts: 1.26 ac (5%)

Utility Providers:
Water: Cherokee Metro District
Electric: Mountain View Electric/
City of Colorado Springs
City of Colorado Springs
Gas: City of Colorado Springs
Fire: Cimarron Hills Fire Protection District

Development Schedule: 2021

VICINITY MAP



NOTES

1. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
2. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
3. Development of the property will be in accordance with the most recent version of the El Paso County Land Development Code for CS Zoning.
4. The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.
5. Tracts A and B will be used for private utilities, detention, water quality & will be owned and maintained by the Claremont Merchants Association.
6. Floodplain Statement: This site, 1111 Meadowbrook Parkway is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, community panel number 08041C0756G, effective 12.07.2018.
7. No direct access shall be provided from Highway 24, N. Marksheffel Road or Meadowbrook Parkway.
8. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado.
9. Landscaping located within the Line of Sight Easement is restricted to a 30" max height.
10. The Owner/Subdivider hereby reserves within Tract C a strip of land 17' in width adjacent to Meadowbrook Parkway for future right-of-way. Upon request of El Paso County, the owner(s) of Tract C shall immediately convey such right-of-way through special warranty deeds at no cost to the County. Any utilities or special district improvements installed after plat recording within such future right-of-way shall be subordinate to El Paso County's right-of-way and, if necessary, shall be relocated at no expense to the County.
11. Regarding Reports on File: The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
12. Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.
13. Water and wastewater service for this subdivision is provided by the Cherokee Metropolitan District subject to the District's (Providers) rules, regulations and specifications.

SHEET INDEX

Sheet C: Cover Sheet
Sheet 1 of 2: Preliminary Plan
Sheet 2 of 2: Preliminary Grading and Erosion Control Plan

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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CLAREMONT BUSINESS PARK 2

PRELIMINARY PLAN

1111 MEADOWBROOK PKWY

DATE: 11.20.2019
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
02.20.2020	B.I.	COUNTY COMMENTS
03.31.2020	B.I.	COUNTY COMMENTS
04.23.2020	B.I.	COUNTY COMMENTS
07.01.2020	B.I.	COUNTY COMMENTS
08.07.2020	B.I.	COUNTY COMMENTS
10.15.2020	B.I.	COUNTY COMMENTS

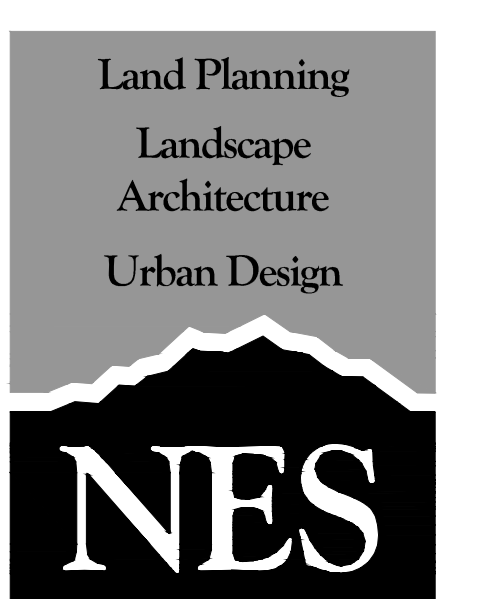
COVER SHEET

C

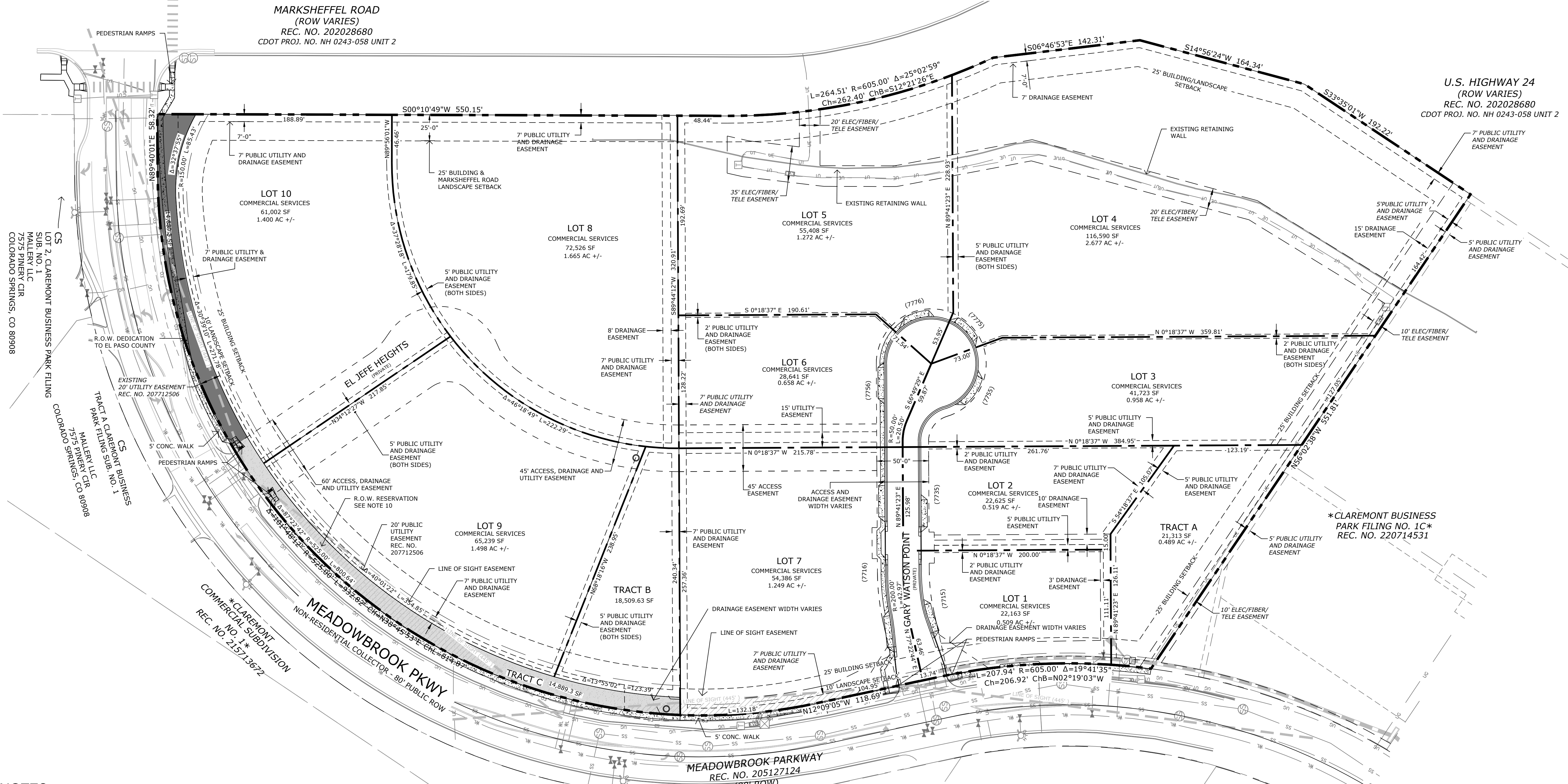
SP 197

CLAREMONT BUSINESS PARK 2 PRELIMINARY PLAN

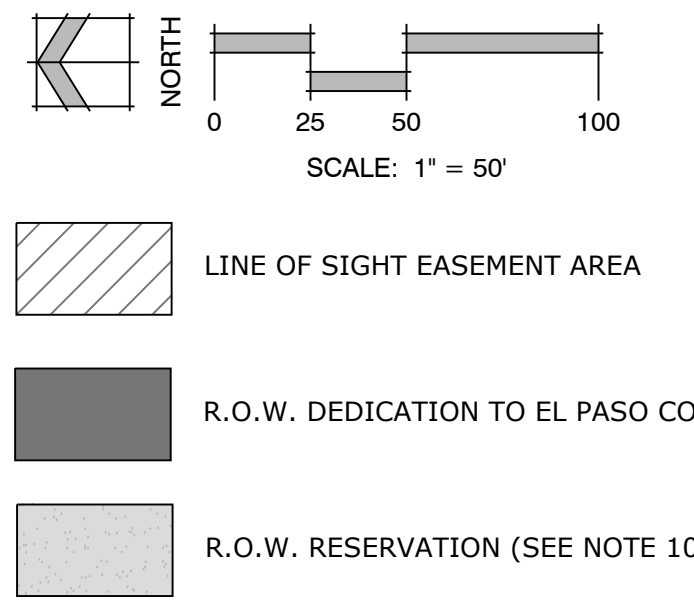
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CLAREMONT BUSINESS PARK 2

PRELIMINARY PLAN

1111 MEADOWBROOK PKWY

DATE: 11.20.2019
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
02.20.2020	B.I.	COUNTY COMMENTS
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07.01.2020	B.I.	COUNTY COMMENTS
08.07.2020	B.I.	COUNTY COMMENTS
10.15.2020	B.I.	COUNTY COMMENTS

PRELIMINARY PLAN

1
OF 2
SP 197

P:\Ready Case 1\1111 Meadowbrook Parkway\Drawings\Planning\Development\Claremont\Claremont Ranch Business Park_PP AMEND.dwg [2-Plan] 10/15/2020 1:42:03 PM biten

GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED SEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THESE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344) IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY TERRACON, #23055071 MAY 30, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS WITH AN UPDATED LETTER JUNE 17, 2020.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
ATTN: PERMITS UNIT
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

CLAREMONT BUSINESS PARK 2

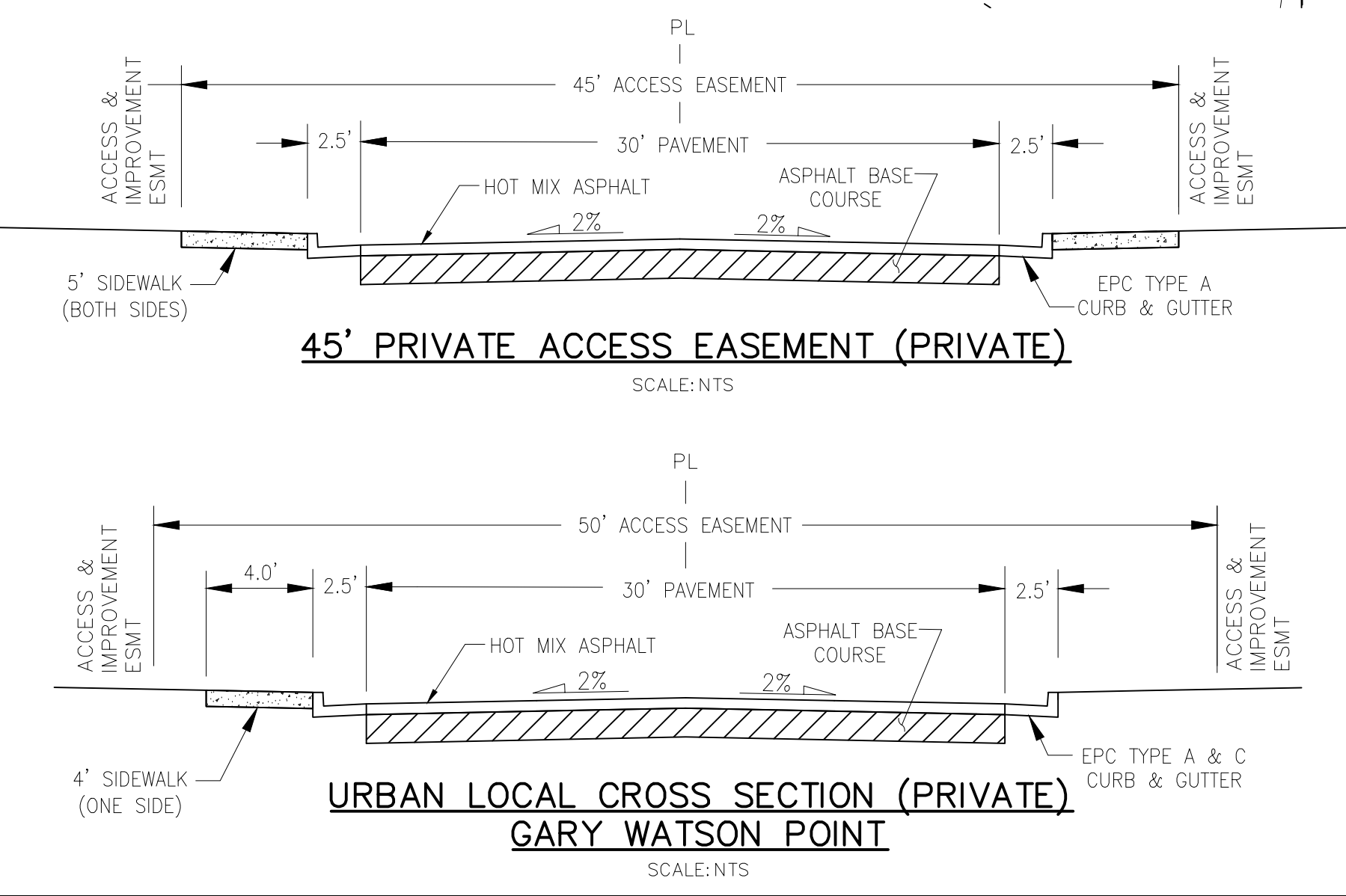
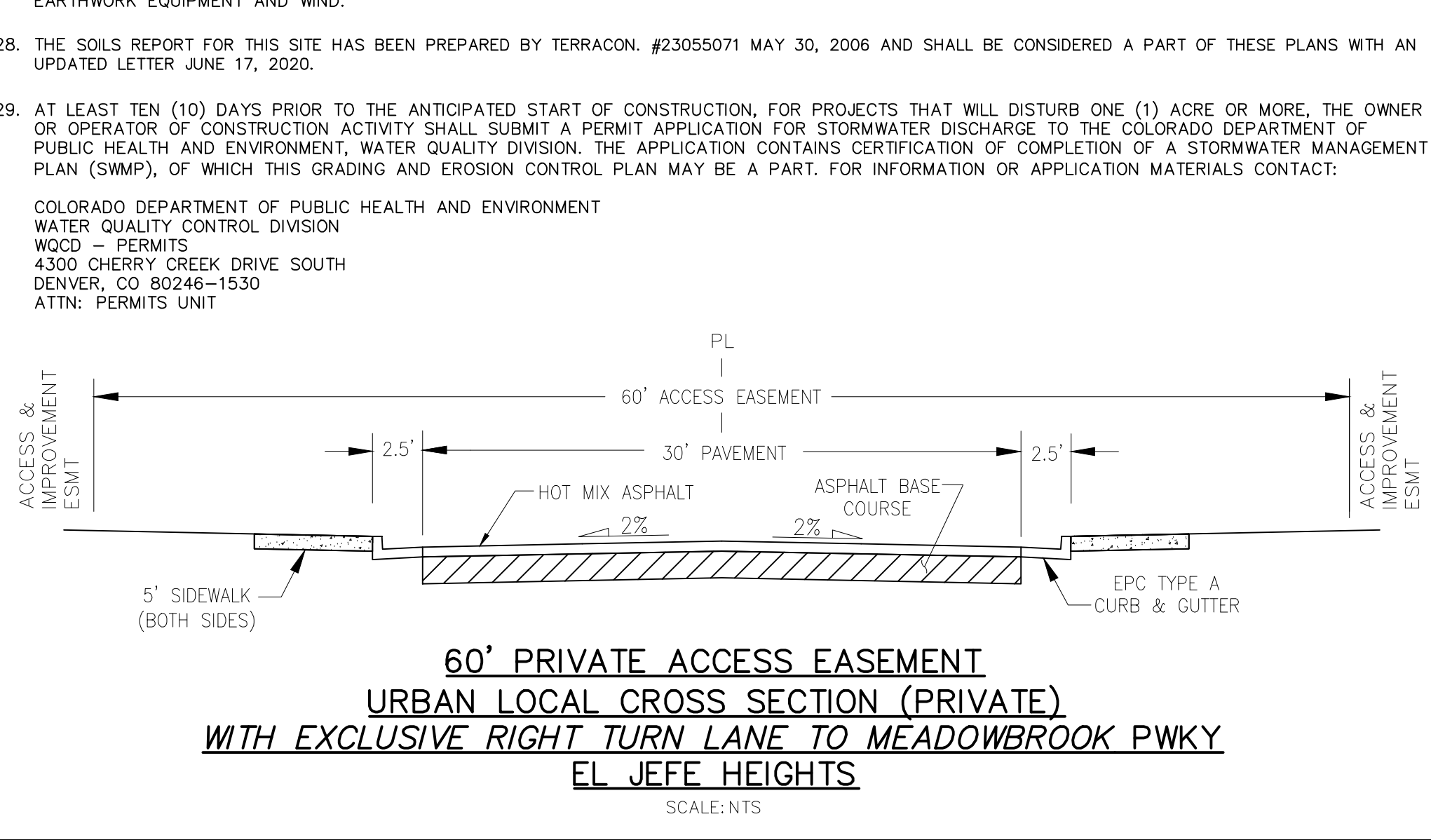
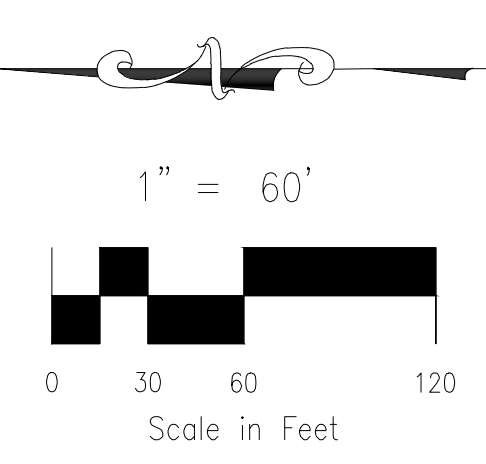
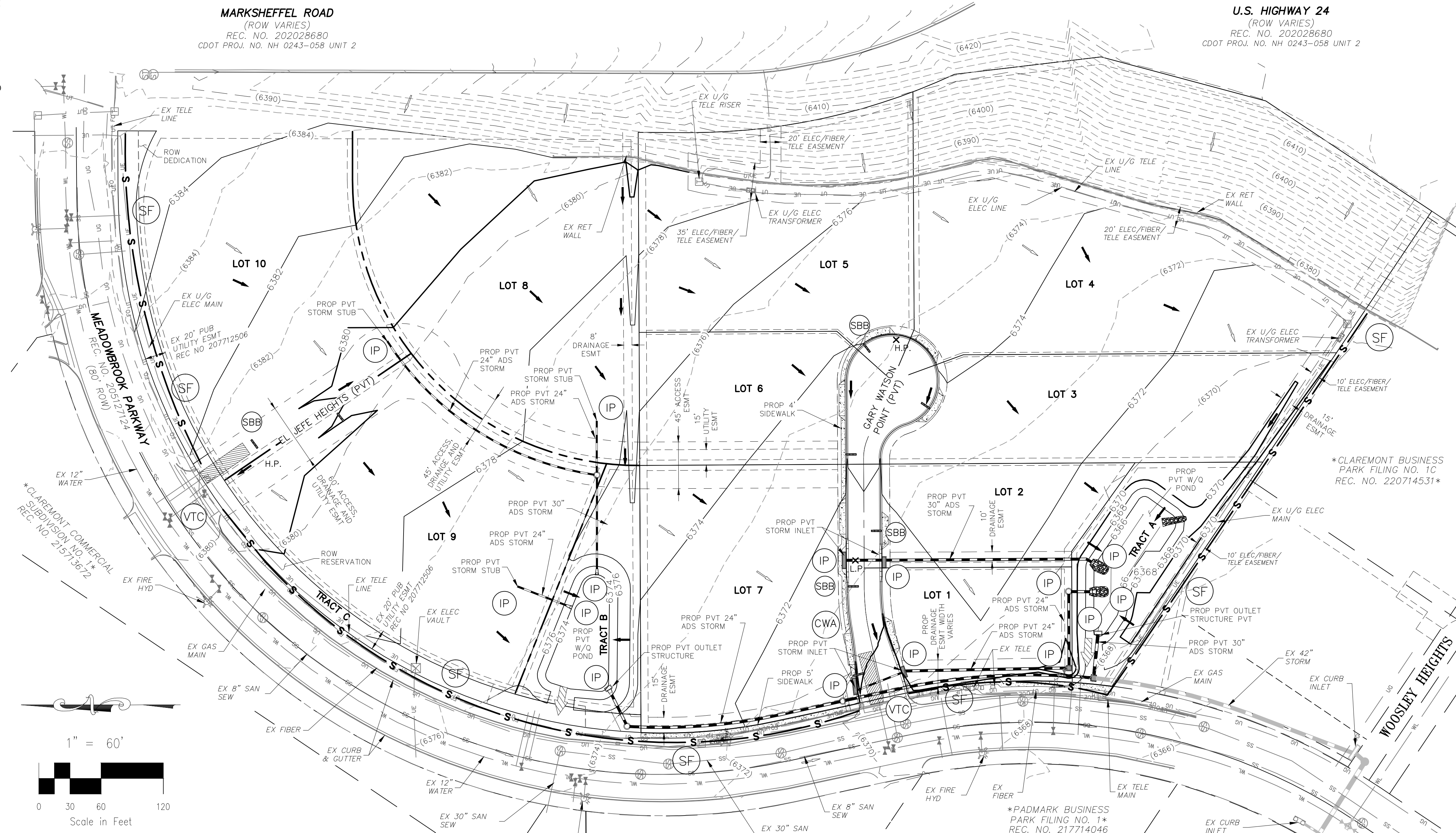
COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY GRADING AND EROSION CONTROL PLAN

JULY 2020

MARKSHEFFEL ROAD
(ROW VARIES)
REC. NO. 202028680
CDOT PROJ. NO. NH 0243-058 UNIT 2

U.S. HIGHWAY 24
(ROW VARIES)
REC. NO. 202028680
CDOT PROJ. NO. NH 0243-058 UNIT 2



LEGEND	
--- (6920) ---	EXISTING CONTOUR
— 6920 —	PROP CONTOUR
H.P.	HIGH POINT
L.P.	LOW POINT
—	STORM SEWER PIPE
□	INLET
▽	FLARED END SECTION
---	UNDERGROUND ELECTRICAL
→	EXISTING FLOW DIRECTION
→	EMERGENCY OVERFLOW DIRECTION
→	FLOW DIRECTION
SF	VEHICLE TRACKING CONTROL
VTC	CONCRETE WASH-OUT BASIN
CWA	INLET PROTECTION
IP	STRAW BALE DITCH CHECK
SBB	



PCD FILE NO. SP-19-007

 FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES. FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987	102 E. PIKES PEAK AVE., 5TH FLOOR COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485		CLAREMONT BUSINESS PARK 2 PRELIMINARY GRADING AND EROSION CONTROL PLAN	
	PROJECT NO. 44-037A FILE: \\dwg\Eng Exhibits\44037-PGR01.dwg	SCALE HORIZ: 1"=60' VERT: N/A	DATE: 07-31-2020	SHEET 2 OF 2 PGR01

File: C:\44037A-CBP-F2-Lots 1-8.dwg User: Pion\PRELIM GRADING PLAN\44037-PGR01.dwg PlotStamp: 7/31/2020 3:18 PM



October 14, 2020

Lindsay Darden
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Claremont Commercial Subdivision, Filing No. 2
Preliminary Plat - Amendment
Sec. 5 and Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24047

Dear Ms. Darden;

We have received a referral concerning the above-referenced proposal to divide a 13.72 +/- acre tract of land into 10 lots. According to the submittal, the tract of land is currently described as Tract C, Claremont Business Park Filing No. 2. This office previously provided written comments, dated June 18, 2020, regarding the proposed development. The current referral changes the water supply requirements for the proposed development; therefore this letter will supersede and replace the previous letter. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

Claremont Business Park (CBP) has been the subject of several proposed and revised subdivision filings. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”). Cherokee has dedicated 58 acre-feet/year of water from the Kane Water Right to service the entire Claremont Business Park, which includes Padmark Business Park.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, and the Water/Wastewater Report dated August 2020 included with the submittal provide an estimated demand 12.19 acre-feet/year as shown in the table, below.



Use	Area (square feet)	Water Use Rate (gallons/day per square feet)	Water Use Rate (AF/year per 1000 square feet)	Demand (AF/year)
Commercial Space	22,500	0.1	0.112	2.52
Irrigation	95,832	0.024	0.026	2.53
Industrial/Warehouse	63,750	0.1	0.112	7.14
Total				12.19

It should be noted that standard water use rate, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, for lawn and garden irrigation is 0.05 acre-foot per year for each 1,000 square feet, which is significantly higher than the water use rate used for irrigation in the Applicant’s estimate. The applicant has indicated that they intend to apply xeriscaping. In other proposals, the applicant has referenced documents supporting a lower estimation of an average weighted water use coefficient demand of 0.034 gallons/day/square-foot for warehouse use and 0.046 gallons/day/square-foot for commercial use. Their current estimated water demand is more conservative.

Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District. A letter dated August 6, 2020 included a spreadsheet depicting the breakdown of the water rights for use within the Claremont Business Park, Filing No. 2, the Claremont Commercial Subdivision, Filing No. 2 and the Padmark Business Park, Filing No. 1.

According to this office’s records and the Water Information Summary Sheet, it appears that Cherokee has adequate water resources to serve the estimated demand of 12.19 acre-foot/year for the proposed development.

Additional Comments

The application materials indicate that the project will collect storm flows in an onsite drainage pond in the southwest corner of the development. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Claremont Commercial Subdivision No. 2 is adequate and can be provided without causing injury to decreed water rights.

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller". The signature is written in a cursive, flowing style.

Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

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Assistant County Attorneys

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Lori L. Seago
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Mary Ritchie
Bryan E. Schmid
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Michael J. Desmond
Christopher M. Strider

October 23, 2020

SP-19-7 Claremont Business Park 2
Preliminary Plan Amendment

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
Edi Anderson, Paralegal, ACP

A handwritten signature in black ink, appearing to be "LS" with a flourish underneath.

FINDINGS AND CONCLUSIONS:

1. This is a preliminary plan amendment proposal by Hammers Construction, Inc. ("Applicant") for subdivision of 10 lots on 13.7 +/- acres. The proposal is an amendment to the previously approved preliminary plan which originally contemplated 16 lots. Applicant indicates the property will be utilized for office, light industrial/warehouse and retail uses. The property is zoned CS (Commercial Service).

2. The Applicant has provided for the source of water to derive from the Cherokee Metropolitan District ("District"). Pursuant to the Water Supply Information Summary ("WSIS"), the annual water demand for the development is 12.19 acre-feet per year, which equates to 2.52 acre-feet for commercial use, 7.14 acre-feet for industrial use, plus a total of 2.53 acre-feet for irrigation. The Applicant will be utilizing xeriscaping for landscaping. Based on Applicant's figures, the Applicant must be able to provide a supply from the District of 3,657 acre-feet of water (12.19 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

3. The General Manager of the District provided a letter committing to provide water service for the 10 lots of the Claremont Business Tract C subdivision, which is located within the District's boundaries. The District's commitment is delineated as follows:

Type of Use	Demand (AF/yr)
Domestic	9.7
Irrigation	2.5
Total	12.2

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

The District notes that they are providing this commitment pursuant to the "October 11, 2006 Water and Sewer Service Agreement ("Agreement") between Cherokee Metropolitan District and Claremont Development, Inc. Based on the Agreement, Cherokee is providing this commitment from the water right described as the Kane water right in the Agreement. *Our accounting reflects that Claremont Business Park has a remaining balance of 18.1 AF/yr of this water right available for additional future commitments.*" The General Manager further states that the District's commitment is based on the understanding that all outdoor landscaping for the development will be xeriscaping.

Finally, the District's commitment is only a conditional commitment: "[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment."

4. In a letter dated October 14, 2020, the State Engineer reviewed the application to subdivide 13.72 +/- acres into 10 lots. The State Engineer noted that the Claremont Business Park has been subject to several proposed and revised subdivision filings. The State Engineer confirmed that the Cherokee Metropolitan District has committed a water supply of 12.2 acre-feet/year. The WSIS details the water demand for the development at 12.19 acre-feet/year. The State Engineer notes that the District has dedicated "58 acre-feet/year of water from the Kane Water Right to service the entire Claremont Business Park" Further, the State Engineer states that "[a]ccording to this office's records and the Water Information Summary Sheet, it appears that Cherokee has adequate water resources to serve the estimated demand of 12.19 acre-feet/year for the proposed development."

Finally, the State Engineer declared that "[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Claremont Commercial Subdivision No. 2 is adequate and can be provided without causing injury to decreed water rights."

5. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply, which operates in conformance with the Colorado Primary Drinking Water Regulations and the CDPHE requirements, as clarified by El Paso County Public Health, and is determined to meet the required water quality standards.

6. Analysis: As indicated above, this review is based on a water demand of 12.19 acre-feet/year, which the District has committed to serve. The State Engineer determined that Cherokee Metropolitan District appears to have adequate water resources to serve the estimated demand of 12.19 acre-feet/year for the proposed development.

7. Therefore, based upon the finding of sufficiency and no injury to existing water rights by the State Engineer, a water demand of 12.19 acre-feet/year and a commitment from the District in the amount of 12.2 acre-feet/year for a period of 300 years, but given the conditional nature of the commitment to serve by the District, and subject to the conditions set forth below, the County Attorney's Office recommends a finding of **conditional sufficiency** as to water quantity and dependability for Claremont Business Park No. 2.

CONDITIONS OF COMPLIANCE:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District.

B. Applicant must obtain final plat approval and provide evidence thereof to the District *within 12 months of the District's commitment letter dated August 6, 2020* (approval must be provided by August 6, 2021), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

C. Prior to recording the first final plat, Applicant must obtain an updated commitment letter from the District correctly identifying the subject project as *Claremont Business Park 2 Preliminary Plan*. *The updated letter shall be uploaded into eDARP in the preliminary plan file, SP197.*

cc: Lindsay Darden, Project Manager, Planner II



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Claremont Business Park No. 2 Amendment, SP-19-007

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- **Water and wastewater services will be provided by Cherokee Water and Sanitation District. There are Letters of Commitment to Serve water and wastewater from the District dated 14Nov2019. Cherokee Metropolitan District is assigned PWSID # CO-0121125 from the Colorado Department of Public Health and Environment. There is an existing finding for sufficiency in terms of water quality.**
- **There is sufficient wastewater treatment capacity at Cherokee Metropolitan District wastewater treatment facility to treat the projected wastewater flow for this project.**
- **El Paso County Public Health (EPCPH) requires the retail food service establishment interior finish plans (or any other planned EPCPH regulated facility) to be submitted for review and approval by El Paso County Public Health.**
- **Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.**

Mike McCarthy
El Paso County Public Health
Environmental Health Division
719.575.8602
mikemccarthy@elpasoco.com
18Feb2020