



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type
(Note: each request requires completion of a separate application form):

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Townhome Plat

Administrative Special Use (mark one)

- ☐ Extended Family Dwelling
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☐ Other _____

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with Improvements
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres:
Existing Land Use/Development:	Zoning District:

- ☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

Description of the request: *(attach additional sheets if necessary):*

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For PCD Office Use:

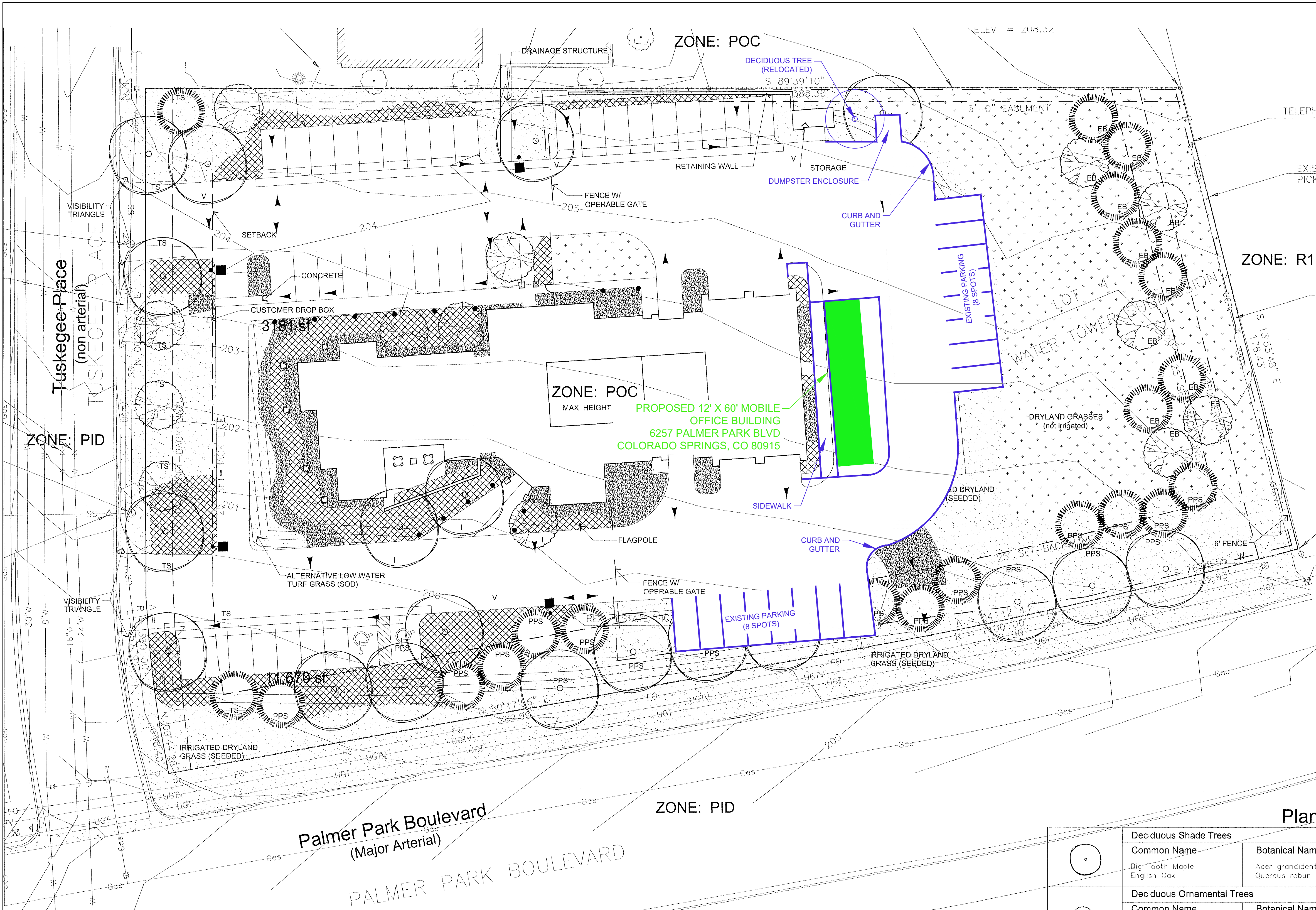
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Cherokee Metropolitan District – Mobile Office @ 6257 Palmer Park Blvd

Letter of Intent

Owner:	Cherokee Metropolitan District Kurt Schlegel 6250 Palmer Park Blvd Colorado Springs, CO 80915 719-597-5080
Applicant:	Cherokee Metropolitan District Kurt Schlegel 6250 Palmer Park Blvd Colorado Springs, CO 80915 719-597-5080
Site Location:	Cherokee Metropolitan District 6257 Palmer Park Blvd Colorado Springs, CO 80915
Site Data	The 2.04-acre site, zoned CC, is located along Palmer Park Blvd east of the intersection of Palmer Park Blvd and Powers Blvd.
Request/Justification	<p>To gain permanent use approval for a one-story mobile office for staff use within the property owned by Cherokee Metropolitan District. Cherokee Metropolitan District has been granted a temporary use permit from El Paso County for the mobile office currently installed on site to the east of the existing building. The mobile office provides Cherokee Metropolitan District employees at this site with additional room to work and functionality for everyday operations, but is not intended for permanent office space. Employees utilizing the office are typically field staff who will use the space briefly during the day for data input and other activities. No additional employees are being added as a result of the mobile office being in place, so no additional parking shall be added.</p> <p>Cherokee Metropolitan District plans to use this as a permanent space for the use described above. At this time, funding for an expansion to the existing building is not available. In addition, an expansion such as this to an existing building would take an extensive amount of time, damaging Cherokee Metropolitan District's staff from fulfilling duties and working at their main office. Maintaining the mobile office provides flexibility for a permanent expansion in the future, but at this time, a permanent expansion is not feasible.</p>

Existing/Proposed Facilities, Structures and Roads	Within the site is a parking lot serving the main Cherokee Metropolitan District office, landscaping, street lights, and a drive aisle looping around the building. The site plan shows the location of major features on the site and the proposed location of the mobile office.
Landscaping/Screening	Currently, there is screening to the south between the site and Palmer Park Blvd and some landscaping to the east between the site and existing residential buildings. In order to create a natural barrier and complete screening between existing residential properties to the east and the mobile office, 3 additional deciduous trees ("shademaster honeylocust") shall be installed. The property to the north is owned by Cimarron Hills Fire Protection District, which works with Cherokee Metropolitan District and is governed and directed by the same Board of Directors. As they work in conjunction with each other, no additional screening shall be provided on the north side of the site between the two properties.
Grading/Erosion Control	No additional site work is to be completed for this installation. No disturbance to existing land shall be completed and, thusly, no grading, erosion or sediment control measures shall be implemented.
Traffic Control	No additional employees shall be added as a result of the permanent mobile office on site. The same amount of traffic to the site is anticipated, as the employees that will be using the mobile office have always worked at the Cherokee Metropolitan District office.
Waiver Requests	A waiver request waiving the 30-day statutory requirement for Approval of Location has been issued separately, as directed by El Paso County in the Early Assistance Meeting held October 30, 2017.



Notes:

1. AN AUTOMATED IRRIGATION SYSTEM IS TO BE PROVIDED TO ALL IRRIGATED AREAS AS NOTED ON THE LANDSCAPE PLAN. IRRIGATED TURF/GRASS AREA TO BE IRRIGATED VIA POP-UP SPRAYS, SHRUB BEDS VIA DRIP IRRIGATION.

THIS SITE DEVELOPMENT PLAN IS A MODIFICATION TO THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN SUBMITTED BY H B & A LLC ON JUNE 14, 2004. ALL PROPOSED WORK IS DISPLAYED IN GREEN. ALL DEVIATIONS FROM APPROVED DEVELOPMENT PLAN ARE SHOWN IN BLUE FOR CLARITY.

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

Lighting

- C BOLLARD
- LIGHTED BOLLARD
- AREA LIGHT

Groundcovers

- ALTERNATIVE LOW WATER TURFGRASS (SOD)
- IRRIGATED DRYLAND GRASS (SEED)
- DRYLAND GRASS (UN-IRRIGATED)
- ROCK/COBBLE

Plant Schedule

Deciduous Shade Trees				
Common Name	Botanical Name	Size	Condition	Notes
Big Tooth Maple	Acer grandidentatum	1-1/2" ca.	b&b	
English Oak	Quercus robur	1-1/2" ca.	b&b	
Deciduous Ornamental Trees				
Common Name	Botanical Name	Size	Condition	Notes
Russian Hawthorn	Crataegus ambigua	1" ca.	b&b	
Shadblow Serviceberry	Amelanchier canadensis	1" ca.	b&b	
Evergreen Trees				
Common Name	Botanical Name	Size	Condition	Notes
Pinon Pine	Pinus edulis	6'	b&b	
Austrian Pine	Pinus nigra	6'	b&b	
Southern White Pine	Pinus strobus	6'	b&b	
Shrubs				
Common Name	Botanical Name	Size	Condition	Notes
New Mexico Privet	Crataegus ambigua	5 gal.	cont.	
Leadplant	Amorpha canescens	5 gal.	cont.	
Black Chokecherry	Aronia melanocarpa	5 gal.	cont.	
Siberian Peashrub	Caragana arborescens	5 gal.	cont.	
Bluemist Spirea	Caryopteris x clandonensis	5 gal.	cont.	
Flowering Quince	Chaenomeles japonica	5 gal.	cont.	
Andorra Juniper	Juniperus horizontalis	5 gal.	cont.	
Buffalo Juniper	Juniperus sibirica 'Buffalo'	5 gal.	cont.	
Ornamental Grasses				
Common Name	Botanical Name	Size	Condition	Notes
Miscanthus	Miscanthus sinensis	1 gal.	cont.	
Calamagrostis	Calamagrostis arundinacea	1 gal.	cont.	
Blue Avena	Helictotrichon sempervirens	1 gal.	cont.	
Japanese Blood Grass	Imperata cylindrica 'rubra'	1 gal.	cont.	

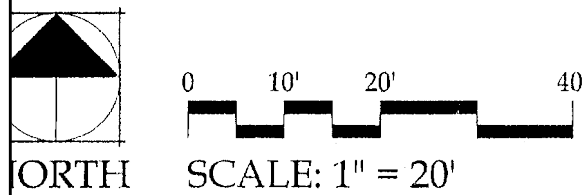
Project Data

Existing zone: POC
Site area: 2.04 ac (88,835 s.f.)
Building area: 9,876 SQ. FT.
Parking/vehicular area: 28,600 s.f.
Landscape area: 50,3059 s.f.
Parking stalls: 44

Landscape Requirements

Landscape Setbacks	Type	Length of Frontage	Width Req./Prov.	Trees Req./Prov.	Abbr.
Palmer Park Boulevard	Major Arterial	428.82'	25'/25' plus w/ two (2) minor exceptions	22/22	PPS
Tuskegee Place	Non-arterial	254.64'	10'/26'	9/9	TS
North boundary	NA	385.30'	0/4' min. (varies)	--	--
East boundary	zone district	176.43'	15/98' min.	12/12	EB
Parking Lot	Vehicular Stalls	Trees Req./Prov.	Screen Required/Provided	Trees Req./Prov.	Abbr.
	44	3/5	165'/248'		V
Internal	Net Area	Internal Area Req./Prov.	Trees Req./Prov.	Shrubs Req./Prov.	Abbr.
	88770 s.f.	4438.5 s.f./14,850 s.f.	9/6	30/30	I
Buffer/Screens	Width Req./Prov.	Length of Frontage	Trees Req./Prov.	Abbr.	
East boundary	15'15' min.	176.43'	12/12	NS	

* Administrative Relief requested



NO.	REVISIONS	BY	DATE

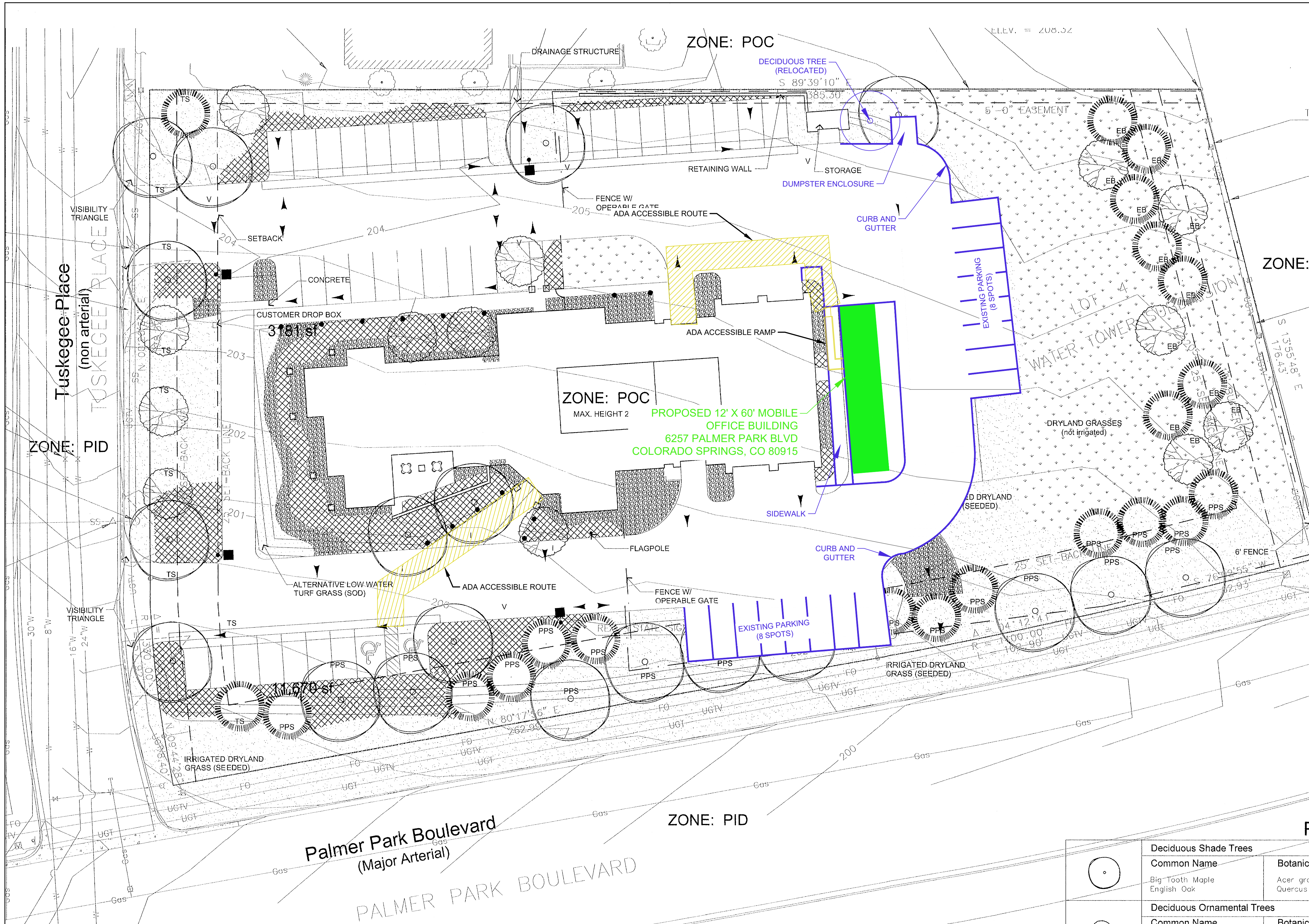
FORSGRN
Associates, Inc.
50 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-17-0185
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

OWNER
CHEROKEE
METRO DISTRICT
6257 Palmer Park Blvd
Colorado Springs, CO 80915

MOBILE OFFICES
SITE DEVELOPMENT
PLAN

SHEET NO:
DP-01
DATE:
02/14/2018
PAGE NO:
1 OF 1

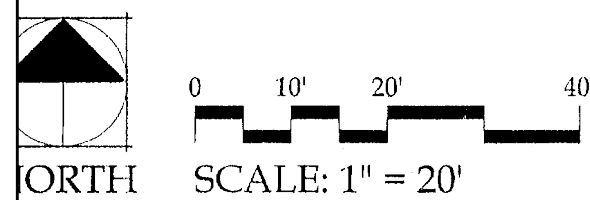


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Approved

By: Craig Dossey, Executive Director
Date: 04/02/2018
El Paso County Planning & Community Development



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Notes:

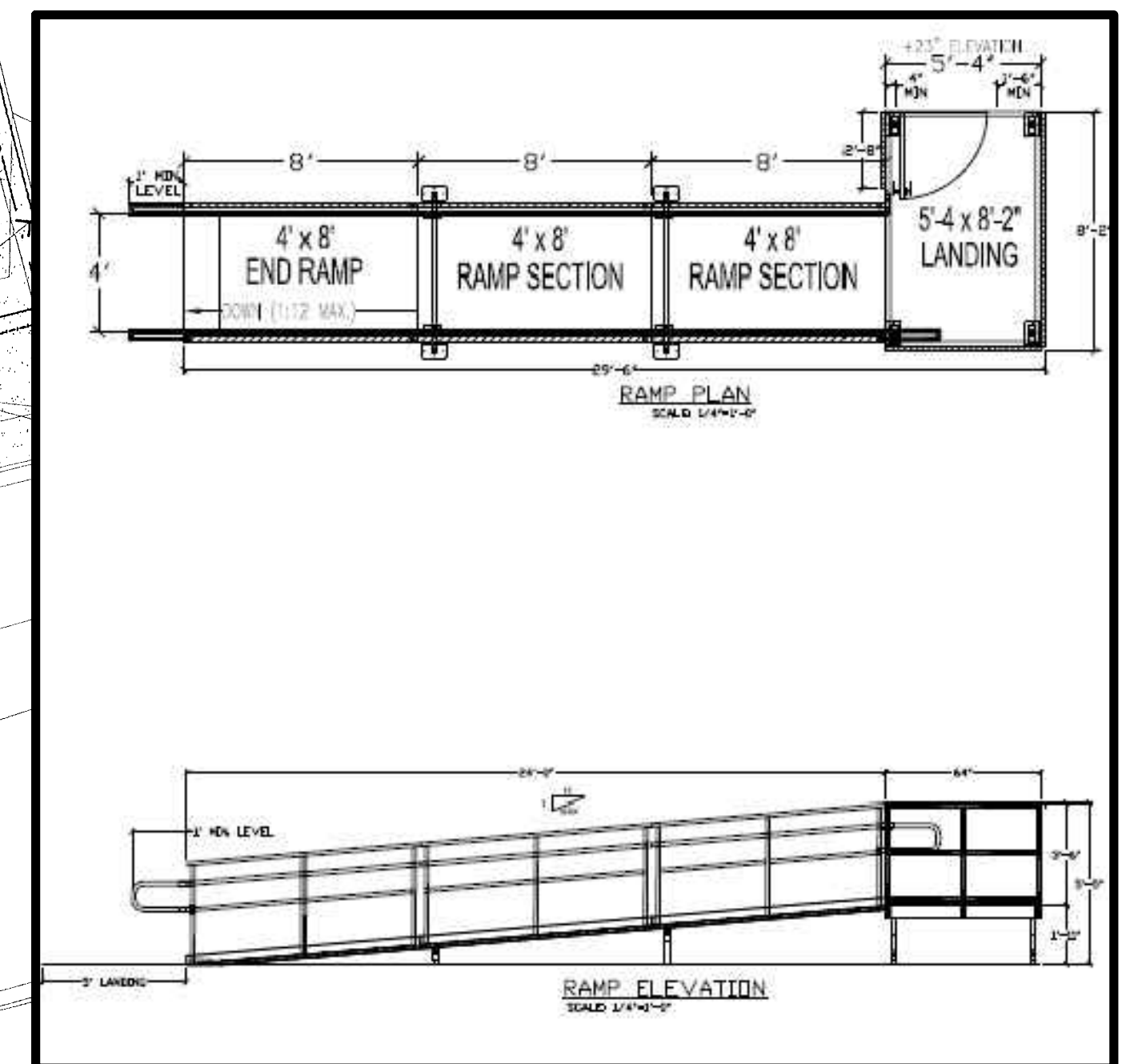
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NOTE:

1. ADA ACCESSIBLE RAMP AND DETAIL FOR REFERENCE ONLY. CHEROKEE METROPOLITAN DISTRICT SHALL SELECT AND INSTALL ADA ACCESSIBLE RAMP OF THEIR CHOOSING.



Plant Schedule

Deciduous Shade Trees				
Common Name	Botanical Name	Size	Condition	Notes
Big-Tooth Maple	Acer grandidentatum	1-1/2" ca.	b&b	
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Blue Avena	Helictotrichon sempervirens	1 gal.	cont.	
Japanese Blood Grass	Imperata cylindrica 'rubra'	1 gal.	cont.	

NO.	REVISIONS	BY	DATE

FORSGRN
Associates, Inc.
50 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-17-0185
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

OWNER
CHEROKEE
METRO DISTRICT
6257 Palmer Park Blvd
Colorado Springs, CO 80915

MOBILE OFFICES
ADA ACCESSIBILITY PLAN

SHEET NO:
ADA-01
DATE:
02/14/2018
PAGE NO:
1 OF 1

BUILDING CODES

LEGAL JURISDICTION

COLORADO

BUILDING CODE

2012 IBC

ELECTRICAL CODE

2014 NEC

PLUMBING CODE

2012 IPC

MECHANICAL CODE

2012 IMC

ENERGY CODE

2012 IECC / ASHRAE 90.1 (2007)

OCCUPANCY CLASSIFICATION

B

OCCUPANT LOAD

8

TYPE OF CONSTRUCTION

VB

FLOOR LIVE LOAD

50 PSF

ROOF SNOW LOAD

100 PSF

WIND LOAD

EXP.C / QS = 130 MPH / 31.0 PSF

SEISMIC ZONE

1C

GAS TYPE

NONE

GENERAL NOTES::

1. SITE PLAN UNAVAILABE AT THIS TIME. BUILDING DESIGNED TO BE 21'-0" FROM COMMON PROPERTY LINE AS PER IBC TABLE 602

2. STAIRS, RAMPS, ETC. BY OTHERS

3. ON PANEL BOX USE #4 BARE COPPER WIRE FROM GROUNDING LUG ON PANEL BOX TO SOLDERLESS GROUNDING BOLT THRU FRAME. EMPTY 1/2" PVC RACEWAY. (SAME LENGTH AS ENTRANCE) FOR CUSTOMER INSTALLED GROUND WIRE.

4. SERVICE GROUND BY OTHERS AS PER NEC 2014

5. THE COMPLETED DATA PLATE IS ATTACHED IN THE VICINITY OF THE ELECTRICAL PANEL BOX. STATE LABEL IS AFFIXED TO THE BUILDING ON THE BOTTOM LEFT SIDE OF THE REAR WALL OF THE BUILDING.

6. PLUMBING FACILITIES MUST BE PROVIDED IN AN ADJACENT BUILDING ON THE SAME PROPERTY AS PER LOCAL BUILDING DEPARTMENT REQUIREMENTS

SQ FT = 705
OCCUPANT LOAD = 8

SHEET LIST	
SHEET NO.	SHEET NAME
A00	COVER PAGE
A01	EQUIPMENT PAGE
A02	CONSTRUCTION PAGE
D01	CROSS SECTION
D02	ELEVATIONS
E01	ELECTRICAL PLAN
F01	FASTENING SCHEDULE
F02	FOUNDATION PAGE
M01	MECHANICAL PLAN

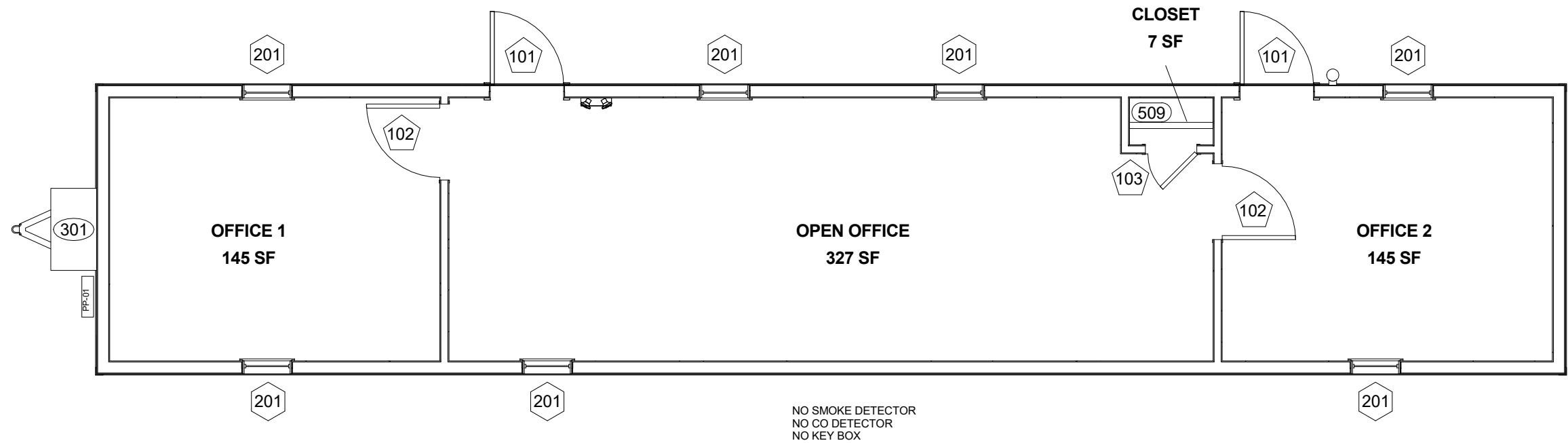
NOTE: THIS BUILDING FOR USE AS A CONSTRUCTION TRAILER IN ACCORDANCE WITH 2009 IBC 1103.2.6

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c) DELIVER OR DISTRIBUTE IT TO THE THIRD PARTIES WITHOUT HAVING FIRST OBTAINED THE EXPRESS WRITTEN CONSENT OF BRITCO

1101 Foundation Dr., Waco, TX 76712
Tel: (254) 741-6701

DATE:	11NOV2015	#	DESCRIPTION	BY	DATE
SCALE:	1/16" = 1'-0"	0	ISSUE FOR REVIEW	TNJ	11NOV2015
DRAWN BY:	TNJ	1	ISSUE FOR PRODUCTION	TNJ	30NOV2015
CHECKER:					
Bid #:	715733-01				

PROJECT TITLE: 11'-9" X 60' OFFICE - ACTON MOBILE		
DRAWING TITLE: COVER PAGE	PROJECT NO: 15280-01	SHEET NO: A00



1 EQUIPMENT PLAN
3/16" = 1'-0"

DOOR EQUIPMENT SCHEDULE								
Mark	Count	Function	Model	Description	Material	Frame	Components	Hardware
101	2	Exterior	36"x80"	Telstar Pro Pre-Hung Door	Insulated 20Ga Metal	18Ga Metal	8"x30" Lite Kit	(2) Passage Lever (2) Single Cynlinder Deadbolt w/ Thumbatch (2) ADA Hydraulic Closer
102	2	Interior	36"x80"	Legacy Walnut Door	Painted H.C. Wood	Painted 18Ga Metal	(2) Doorstop	(2) Passage Lever
103	1	Interior	24"x80"	Legacy Walnut Door	Painted H.C. Wood	Painted 18Ga Metal	(1) Doorstop	(1) Passage Lever

WINDOW EQUIPMENT SCHEDULE							
Mark	Count	Model	Type	Operation	Glazing	Finish	Components
201	7	24"x48"	400 Series Window	Vertical Slider	Low-E	Vinyl	Screen; Alum. Miniblinds

MECHANICAL EQUIPMENT SCHEDULE			
Mark	Count	Model	Description
301	1	3 TON 10kW Heat	Wall Hung HVAC System

FURNITURE EQUIPMENT SCHEDULE			
Mark	Count	Model	Description
509	1	42"	Closet Rod with Wire Shelf

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1101 Foundation Dr., Waco, TX 76712
Tel: (254) 741-6701

DATE:	11NOV2015	#	DESCRIPTION	BY	DATE
SCALE:	3/16" = 1'-0"	0	ISSUE FOR REVIEW	TNJ	11NOV2015
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CHECKER:					
Bid #:	715733-01				

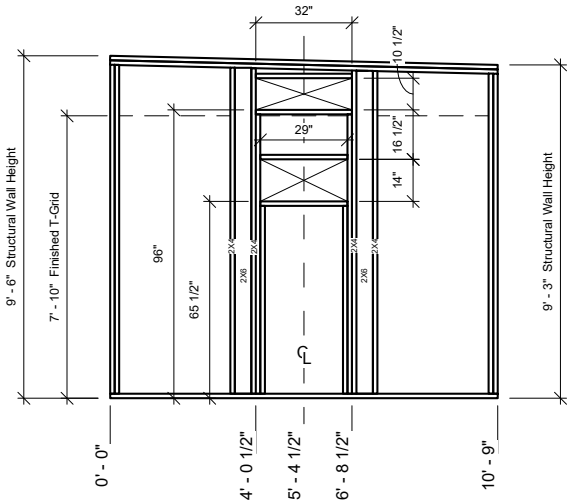
PROJECT TITLE: 11'-9" X 60' OFFICE - ACTON MOBILE		
DRAWING TITLE: EQUIPMENT PAGE	PROJECT NO: 15280-01	SHEET NO: A01

CONSTRUCTION NOTES:

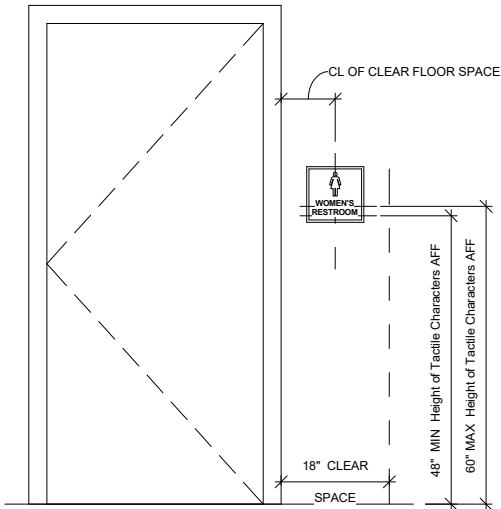
1. ALL MEASUREMENTS ARE FROM RAW FRAMING MEMBER TO RAW FRAMING MEMBER, EXCEPT WHEN FINISHED I.D. IS CALLED OUT
2. ALL EXTERIOR WALLS ARE DRAWN AT 5'-1/2" ALL INTERIOR ARE DRAWN AS 3'-1/2" UNLESS OTHERWISE NOTED.
3. ALL DOOR JAMBS ARE 3" AWAY FROM WALL UNLESS OTHERWISE NOTED.
4. EXTERIOR DOOR AND WINDOW HEADERS TO DBL 2X4
5. HURRICANE STRAPPING AT 48" O.C. AT EXTERIOR WALLS
6. END WALL HEIGHT IS SLOPED 9'-6" TO 9'- 3"
7. LONG WALL HEIGHT IS 9'-6" ON HIGH SIDE & 9'-3" ON LOW SIDE
8. INTERIOR WALL HEIGHT IS 7'-10"

R-11 INSULATION

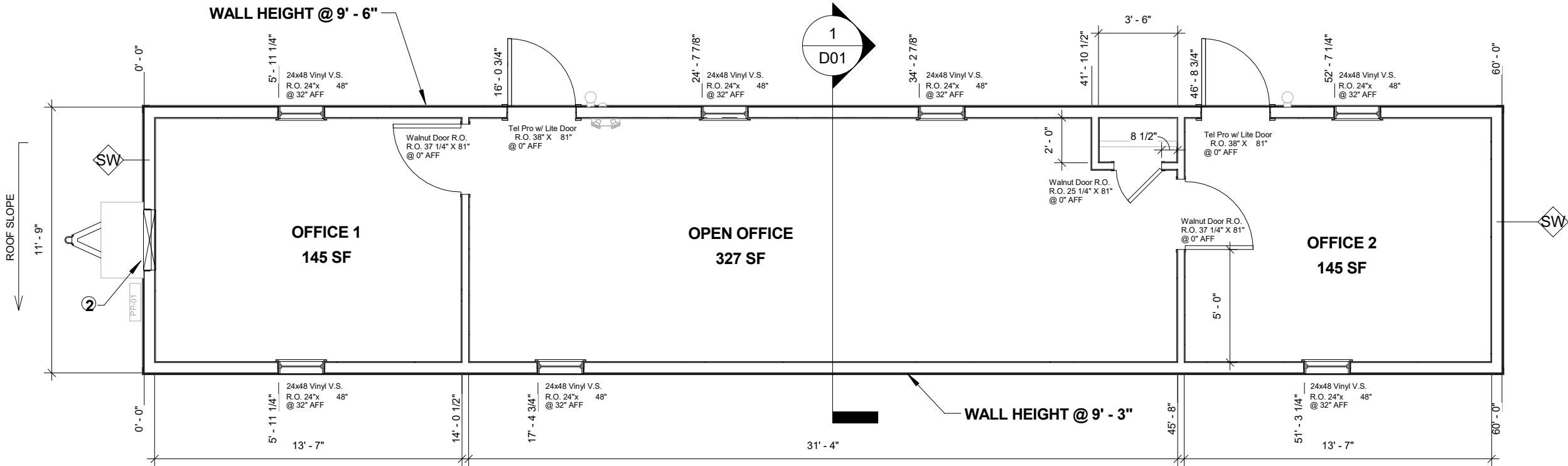
- NOTES ON SHEAR WALLS:**
- SHEAR WALLS TO BE SHEATHED FULL HEIGHT TO EXTERIOR SIDE UP TO BOTTOM OF RAFTERS
 - BLOCKING INSTALLED IF NOT CONTINUOUS
 - EXTERIOR OF SHEAR WALL TO BE COVERED WITH 7/16" LP SMART PANEL
 - INTERIOR OF SHEAR WALL, IF WITHIN A PLENUM, TO BE COVERED WITH 1/2" PLAIN GYPSUM.
 - INTERIOR OF SHEAR WALL, WITHOUT A PLENUM, TO BE COVERED WITH 1/2" VCG W/ MATCHING BATTENS



2 HVAC Framing Detail 3 Ton
3/16" = 1'-0"



4 Sign Detail
3/8" = 1'-0"



1 CONSTRUCTION PLAN
3/16" = 1'-0"

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CHECKER:					
Bid #:	715733-01				

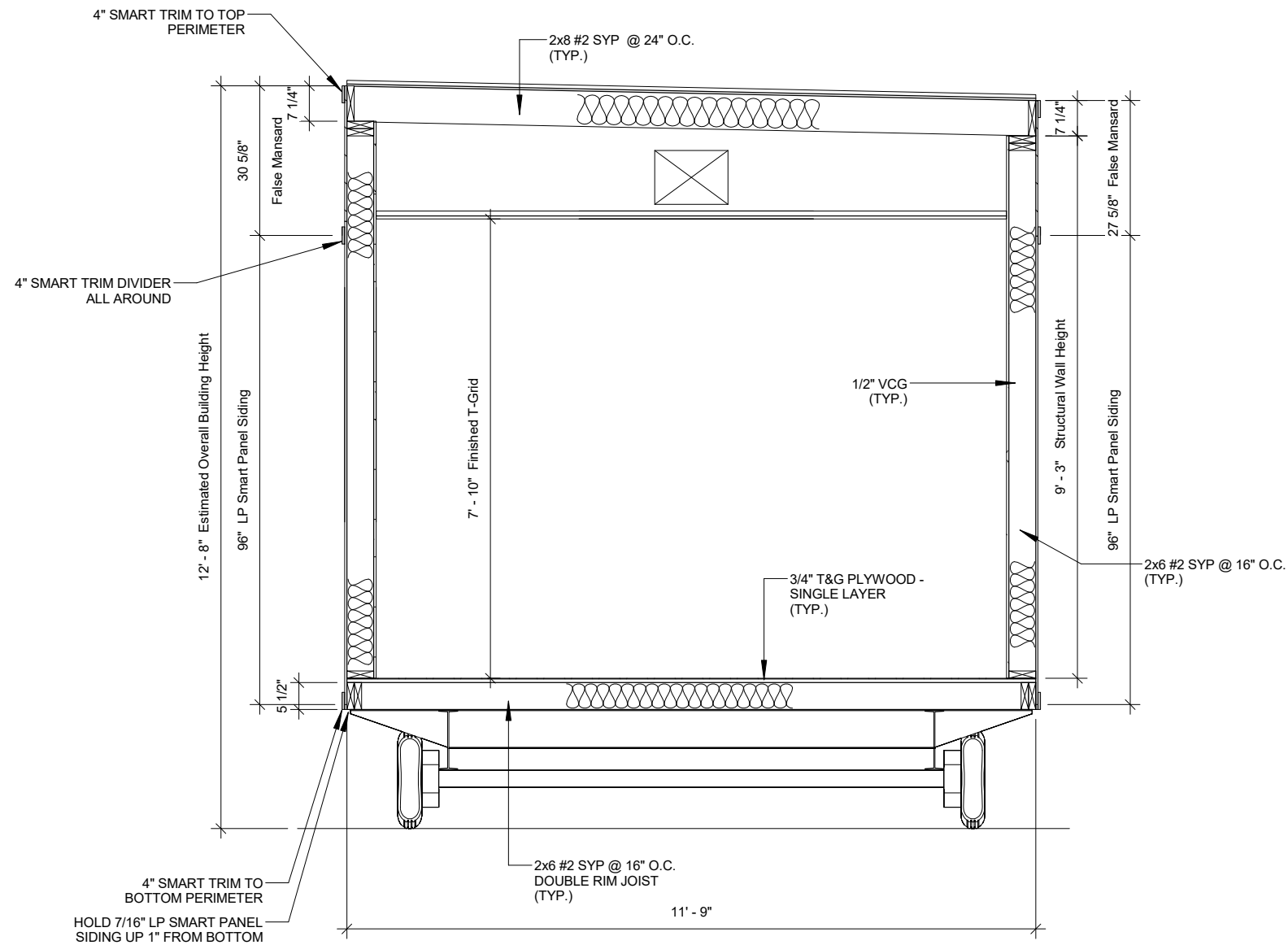
PROJECT TITLE:
11'-9" X 60' OFFICE - ACTON MOBILE

DRAWING TITLE:
CONSTRUCTION PAGE

PROJECT NO:
15280-01

SHEET NO:
A02

britco
BUILDING INNOVATION



1 CROSS SECTION
3/8" = 1'-0"

FRAME	
Frame:	12' X 64' (60' BOX) 12" - I-BEAM,
Axle:	3BR - 2DR AXLES
Hitch:	REMOVABLE HITCH
Tires:	14 PLY TIRES
FLOORS	
Floor Joist:	2x6 #2 SYP @ 16" O.C. DOUBLE RIM JOIST
Insulation:	R-22 KRAFT FIBERGLASS INSULATION
Subfloor:	3/4" T&G PLYWOOD - SINGLE LAYER
Undersheathing:	.040 MOBILE FLEX
Floor Covering:	12"X12"X1/8" VCT BLOCK TILE THROUGHOUT
EXTERIOR WALLS	
Wall Framing:	2x6 #2 SYP @ 16" O.C.
Insulation:	R-22 KRAFT FIBERGLASS INSULATION
Top Plate:	DOUBLE
Bottom Plate:	SINGLE
Interior Covering:	1/2" VCG WITH MATCHING BATTENS
Base:	4" VINYL COVE BASE THROUGHOUT
Building Wrap:	HOUSEWRAP
Ext. Siding:	7/16" LP SMART PANEL SIDING 8" VERTICAL
Trim:	4" SMART TRIM TO TOP, BOTTOM, DOOR, WINDOWS, CORNERS, DIVIDER
INTERIOR WALLS	
Wall Framing:	2x4 #2 SYP @ 16" O.C.
Top Plate:	DOUBLE
Bottom Plate:	SINGLE
Interior Covering:	1/2" VCG WITH MATCHING BATTENS
Base:	4" VINYL COVE BASE THROUGHOUT
ROOF	
Roof Framing:	2x8 #2 SYP @ 24" O.C.
Insulation:	R-30 UNFACED FIBERGLASS - FRICTION FIT W/ NETTING
Ceiling:	2x4 T-GRID SUSPENDED CEILING
Roof Skinning:	.045 BLACK EPDM W/ ALUMINUM DRIP RAIL INSTALLED PER ESR 1776
Roof Sheathing:	7/16" MULEHIDE F/R DECK SHEATHING

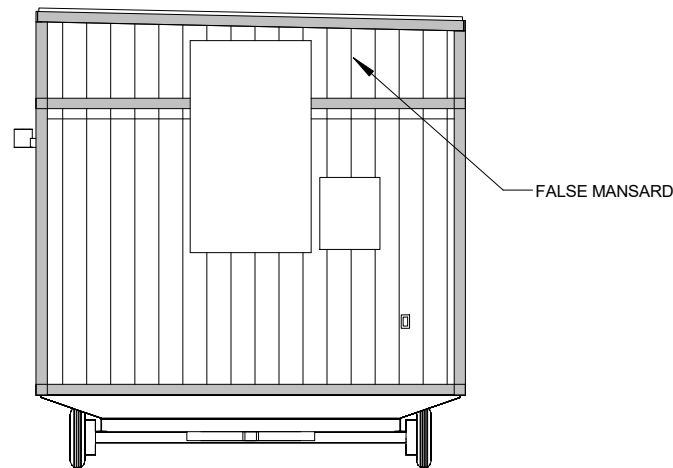
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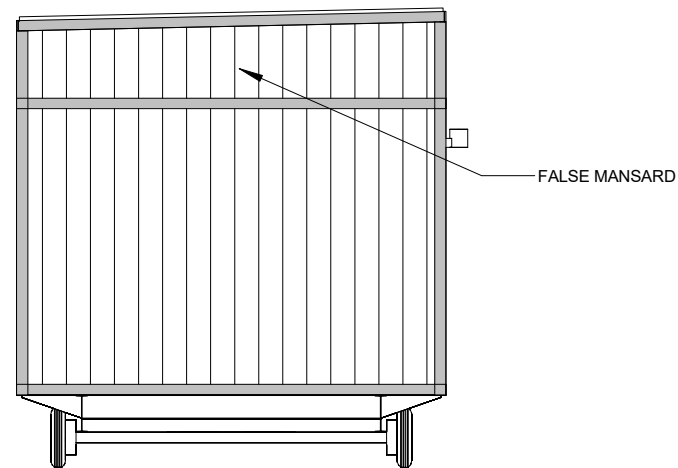
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SCALE:	As indicated	0	ISSUE FOR REVIEW	TNJ	11NOV2015
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CHECKER:					
Bid #:	715733-01				

PROJECT TITLE: 11'-9" X 60' OFFICE - ACTON MOBILE		
DRAWING TITLE: CROSS SECTION	PROJECT NO: 15280-01	SHEET NO: D01

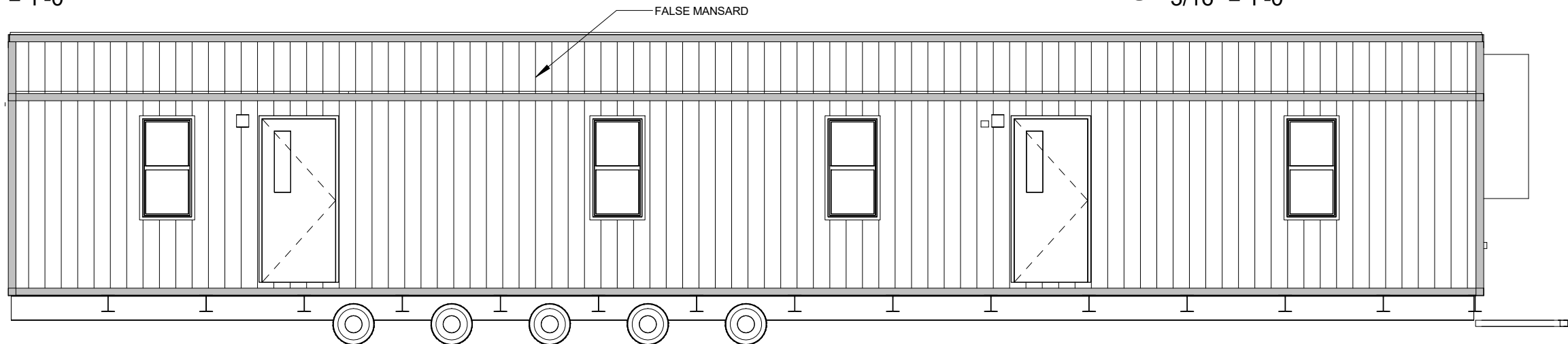




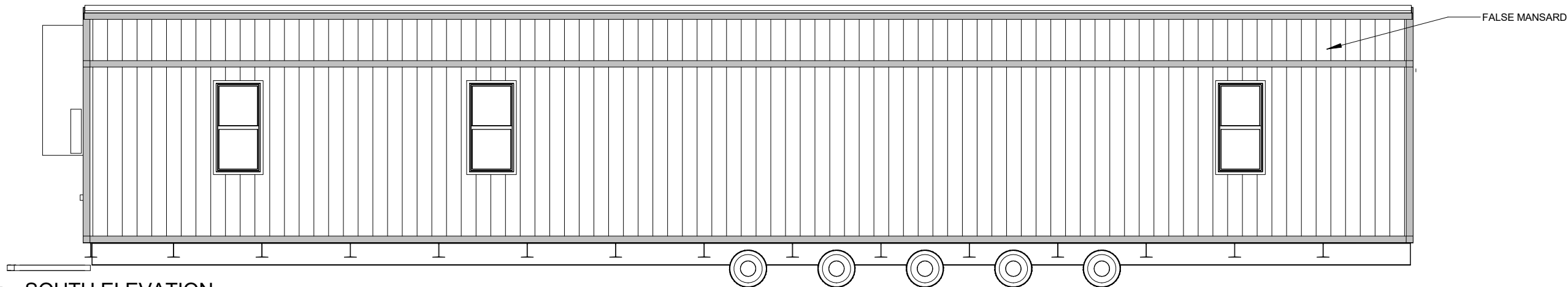
1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

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Bid #:	715733-01				

PROJECT TITLE: 11'-9" X 60' OFFICE - ACTON MOBILE		
DRAWING TITLE: ELEVATIONS	PROJECT NO: 15280-01	SHEET NO: D02

britco
BUILDING INNOVATION

SYMBOLS CHART

LIGHTING FIXTURES

JELLY JAR PORCH LIGHT
EMERGENCY EXTERIOR
LIGHT WIRED TO INTERIOR
EMERGENCY LIGHT
EXIT SIGN AND DUAL HEAD
EMERGENCY FLOOD LIGHT
COMBO w/ BATTERY BACKUP
LIGHTED SIGN W/
BATTERY BACKUP
2x4 T-8 FLUORESCENT TROFFER c/w
32W BULBS - ELECTRONIC BALLAST
Lamps As Stated

LIGHTING SWITCHES

15A/125V THREE-WAY SWITCH
15A/125V SINGLE POLE SWITCH

ELECTRICAL FIXTURES

20A/125V CLASS 'A' WEATHERPROOF
GFCI RECEPTACLE
20A/125V DUPLEX RECEPTACLE
TELE/DATA RECEPTACLE -
STUBBED ABOVE T-GRID
PROGRAMMABLE THERMOSTAT

ELECTRICAL EQUIPMENT

EXTERIOR NEMA3R POWER PANEL -
PANEL SIZED TO LOAD

LIGHTING FIXTURES SCHEDULE	
Count	Description
6	2x4 T-8 FLUORESCENT TROFFER c/w 4 LAMPS@32W - ELECTRONIC BALLAST
1	EXIT SIGN AND DUAL HEAD EMERGENCY FLOOD LIGHT COMBO w/ BATTERY BACKUP
1	EXTERIOR EMERGENCY LIGHT
2	JELLY JAR PORCHLIGHT
1	LIGHTED EXIT SIGN W/ BATTERY BACKUP

LIGHTING SWITCHES SCHEDULE	
Count	Description
2	15A/125V SINGLE POLE SWITCH
1	15A/125V SINGLE POLE SWITCH W/ OCCUPANCY SENSOR

ELECTRICAL FIXTURES SCHEDULE	
Count	Description
1	20A/125V CLASS 'A' WEATHERPROOF GFCI RECEPTACLE
11	20A/125V DUPLEX RECEPTACLE
1	HEAT/COOL THERMOSTAT
6	TELE/DATA OUTLET

ELECTRICAL EQUIPMENT SCHEDULE	
Count	Model
1	EXTERIOR POWER PANEL - NEMA3R

STANDARD OUTLET MOUNTING HEIGHTS			
HEIGHT IN INCHES TO BOTTOM OF BOX UNLESS OTHERWISE NOTED			
ELECTRICAL BOX TYPE	MTG HT (AFF)	ELECTRICAL BOX TYPE	MTG HT (AFF)
DUPLEX RECEPTACLE	16	TELE/DATA OUTLET	16
EXTERIOR LIGHT	78	EXTERIOR RECEPT.	16
THERMOSTAT - CL	60	WATER HEATER	16
KITCHEN GFCI	42	VANITY GFCI	38
LIGHT SWITCH	44		

PP-01

100A, 120/240V, 1 DIA, 3w, 60Hz panelboard c/w 2p 100 main NEMA3r 2"EMT stub down incoming power

Wire	Circuit	Load Name	<Rating> /<Num...	<Rating>/<Number of Poles>/	Load Name	Circuit	Wire
/ 6 \	1	HVAC	60 A/2/	20 A/1/	Receptacle	2	/ 12 \
/ 6 \	3	--	--	20 A/1/	WP GFCI	4	/ 12 \
/ 12 \	5	Lighting	20 A/1/			6	
	7					8	
	9					10	
	11					12	

- NOTES:
1. WIRING METHOD TO BE ROMEX, COPPER, HOME RUN TO BE EMT CONDUIT W/ COPPER WIRE, MINIMUM #12AWG
 2. BLANK SPACES IN PANEL MAY BE OMITTED TO MAKE US OF SMALLER PANELS. BREAKER SIZE AND QUANTITY SHALL REMAIN THE SAME.
 3. ALL ELECTRICAL CONNECTIONS TO BE MOUNTED 14" AFF UNLESS OTHERWISE SPECIFIED. ALL HEIGHTS ARE MEASURED TO THE BOTTOM OF BOX.
 4. TELE/DATA OUTLETS ARE TO HAVE A 3/4" FLEXIBLE CONDUIT STUBBED UP INTO THE CEILING SPACE UNLESS NOTED.
 5. ALL CONDUIT TO CONTAIN AN INSULATED GROUND CONDUCTOR SIZED AS REQUIRED BY 2014 N.E.C., MINIMUM #14 AWG.
 6. ELECTRICAL INSTALLATION SHALL BE IN COMPLIANCE WITH 2014 N.E.C.
 7. ALL WIRING IN RETURN AIR PLENUMS SHALL MEET RATING REQUIREMENTS OF 2014 N.E.C.
 8. MOUNTING HEIGHTS FOR ALL WALL MOUNTED DEVICES SHALL BE FROM FLOOR TO BOTTOM OF DEVICE BOX
 9. ALL 125 VOLT, 15&20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (2014 N.E.C., ART. 406-11)
 10. ALL CIRCUITS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (COMB. TYPE)
 - 11.REMOVE ALL GROUNDING BONDS FROM APPLIANCES.

PP-01 // CALCULATION AMPS					
C K T	Load Name	Qty	AMPS	Phase A	Phase B
1,3	HVAC	1	41.67 A	41.67	41.67
2	Receptacle	11	16.5 A	-	16.25
4	WP GFCI	1	1.5 A	1.5	-
5	Lighting	10	10.44 A	10.44	-
TOTAL CALCULATED AMPS				53.61	57.92

LOAD CALCULATION TOTAL COMPLEX

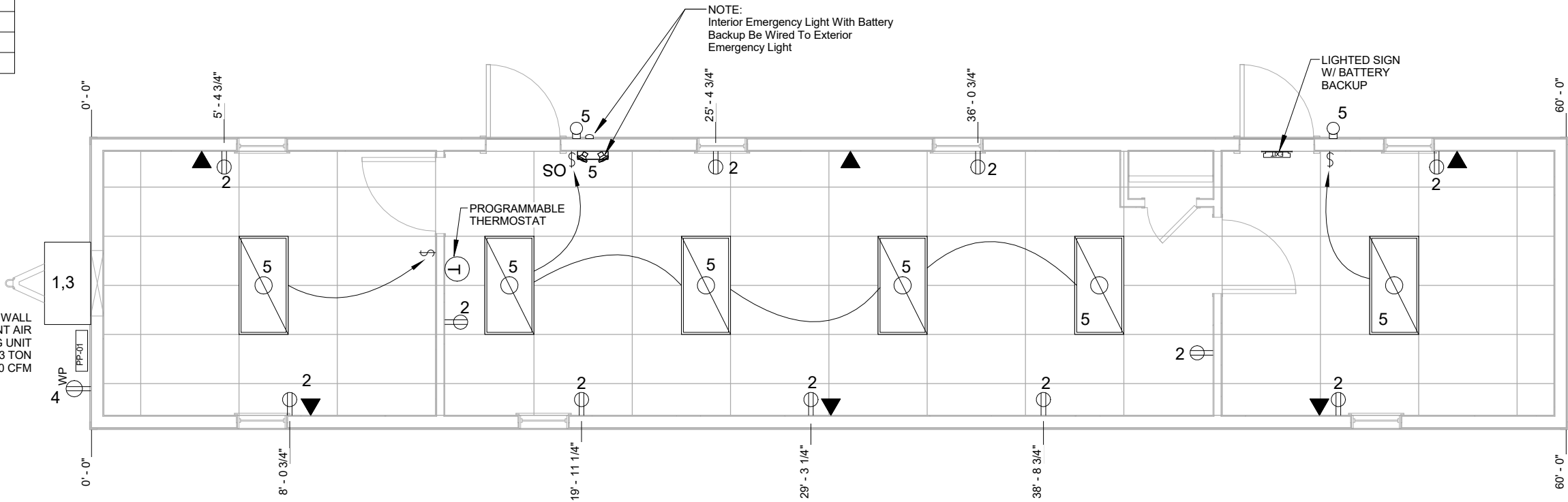
LP-01
LIGHTING LOAD =708 SQFT X 3.5 VA 2 468 VA
HEATING LOAD 1 @ 15kw = 15 000 VA
Total 17 468 VA

MINIMUM SERVICE SIZE
17 468 VA / 240v 72.8A

WIRING LEGEND

/ 6 \ - 6 AWG THHN WIRE
/ 8 \ - 8 AWG THHN WIRE
/ 10 \ - 10 AWG THHN WIRE
/ 12 \ - 12 AWG THHN WIRE

NOTE:
ELECTRICAL & LIGHTING FIXTURE
DIMENSIONS ARE APPROXIMATE; ALWAYS
PLACE FIXTURE ON NEAREST STUD



1 E01 ELECTRICAL PLAN
3/16" = 1'-0"

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CHECKER:					
Bid #:	715733-01				

PROJECT TITLE:
11'-9" X 60' OFFICE - ACTON MOBILE

DRAWING TITLE:
ELECTRICAL PLAN

PROJECT NO:
15280-01

SHEET NO:
E01

britco
BUILDING INNOVATION

DESCRIPTION	SPACING	FASTENER
MOBILE FLEX TO JOIST	3" O.C. PERIMETER	16 GA. 1-1/4" X 1
FLOOR, WALL, & ROOF		
JOIST TO PLATE 2X4	3 PER JOIST	3" X .131 FRAMING NAIL
JOIST TO PLATE 2X6	3 PER JOIST	3" X .131 FRAMING NAIL
JOIST TO PLATE 2X8	4 PER JOIST	3" X .131 FRAMING NAIL
JOIST TO PLATE 2X10	4 PER JOIST	3" X .131 FRAMING NAIL
JOIST TO PLATE 2X12	5 PER JOIST	3" X .131 FRAMING NAIL
DOUBLE RIM JOIST	4" O.C. STAGGERED	3" X .131 FRAMING NAIL
DOUBLE TOP PLATE	4" O.C. STAGGERED	3" X .131 FRAMING NAIL
3/8" OSB/PLYWOOD TO JOIST	4" O.C. ON EDGE 8" O.C. FIELD	15 GA. 2-1/2" X 7/16" STAPLE
7/16" OSB/PLYWOOD TO JOIST	4" O.C. ON EDGE 8" O.C. FIELD	15 GA. 2-1/2" X 7/16" STAPLE
7/16" OSB/PLYWOOD TO STUD (SHEAR WALLS)	6" O.C. ON EDGE 6" O.C. FIELD	15 GA. 2-1/2" X 7/16" STAPLE
1/2" OSB/PLYWOOD TO JOIST	4" O.C. ON EDGE 8" O.C. FIELD	15 GA. 2-1/2" X 7/16" STAPLE
5/8" T&G PLYWOOD TO JOIST	4" O.C. ON EDGE 8" O.C. FIELD 16" O.C. ON EDGE 16" O.C. FIELD	15 GA. 2-1/2" X 7/16" STAPLE #8 X 1-3/4" WOODSCREW
3/4" 5/8" T&G PLYWOOD TO JOIST	4" O.C. ON EDGE 8" O.C. FIELD 16" O.C. ON EDGE 16" O.C. FIELD	15 GA. 2-1/2" X 7/16" STAPLE #8 X 1-3/4" WOODSCREW
1/2" CDX TO JOIST	6" O.C. ON EDGE 12" O.C. FIELD	7/16" X 1-1/2" STAPLE
SMARTPANEL TO STUD	6" O.C. ON EDGE 12" O.C. FIELD	WIRE COIL NAIL 2-1/4" X .092
MESA SIDING TO STUD	BOTTOM, MIDDLE, TOP EVERY LOW PANEL	1-1/2" WOODGRIP SCREW
LOW RIB SIDING TO STUD	BOTTOM, MIDDLE, TOP EVERY LOW PANEL	1-1/2" WOODGRIP SCREW
7/16" FR DECKING TO JOIST	CONTINUOUS 4" O.C. ON EDGE 8" O.C. FIELD 16" O.C. ON EDGE 16" O.C. FIELD	HENKEL MB/44 ADHESIVE 15 GA. 2-1/2" X 7/16" STAPLE #8 X 1-3/4" WOODSCREW
1/2" VCG	8" O.C. ON EDGE SOLID BEAD DOWN FIELD STUD	7/16" X 1-1/2" STAPLE FOAM ADHESIVE
5/8" VCG	8" O.C. ON EDGE SOLID BEAD DOWN FIELD STUD	7/16" X 1-1/2" STAPLE FOAM ADHESIVE
1/2" PLAIN GYPSUM	12" O.C. ON EDGE 12" O.C. FIELD	#6 X 1-5/8" DRYWALL SCREW
5/8" PLAIN GYPSUM	12" O.C. ON EDGE 12" O.C. FIELD	#6 X 1-5/8" DRYWALL SCREW
WALL TO FLOOR	48" O.C. 2 PER FRAMING CELL	5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL
WALL TO FLOOR (SHEAR WALLS)	48" O.C. 2 PER FRAMING CELL	(2) - 5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL
WALL TO WALL	24" O.C. 12" O.C.	5/16" X 3" LAG W/ WASHER 3" X .131 FRAMING NAIL
WALL TO ROOF	48" O.C. 2 PER FRAMING CELL	5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL
WALL TO ROOF (SHEAR WALLS)	48" O.C. 2 PER FRAMING CELL	(2) - 5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL
HURRICANE STRAP TO WALL	SEE F02	1.496" FAB38V5
PLATE CHORD TO SPLICE		
2X4	CENTERED AT SPLICE	3X5 MITEK TRUSS PLATE
2X6	CENTERED AT SPLICE	3X5 MITEK TRUSS PLATE
2X8	CENTERED AT SPLICE	5X6 MITEK TRUSS PLATE
2X10	CENTERED AT SPLICE	5X6 MITEK TRUSS PLATE
2X12	CENTERED AT SPLICE	5X6 MITEK TRUSS PLATE
OUTRIGGER TO JOIST	EVERY OUTRIGGER	1-3/8" X 3" LAG BOLT W/ WASHER
FLOOR SILL TO FRAME	1 PER CORNER OF BUILDING	1-3/8" X 10" CARRIAGE BOLT
JOIST TO FRAME	EVERY 48" LENGTH OF BUILDING	1-3/8" X 10" UBOLT
HEADER DESCRIPTION	MATERIAL	
0-4' ROUGH OPENING	2 - 2X4 #2 SYP SANDWICH W/ 1/2" PLYWOOD	
	2 - 2X4 #2 SYP JACK STUD	
	2 - 2X4 #2 SYP KING STUDS	
4'-6' ROUGH OPENING	2 - 2X6 #2 SYP SANDWICH W/ 1/2" PLYWOOD	
	2 - 2X4 #2 SYP JACK STUD	
	2 - 2X4 #2 SYP KING STUDS	

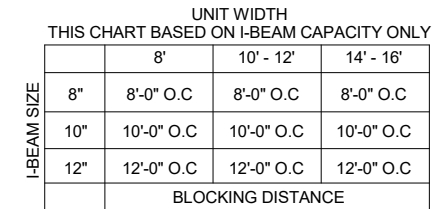
Fastening Schedule

3/32" = 1'-0"

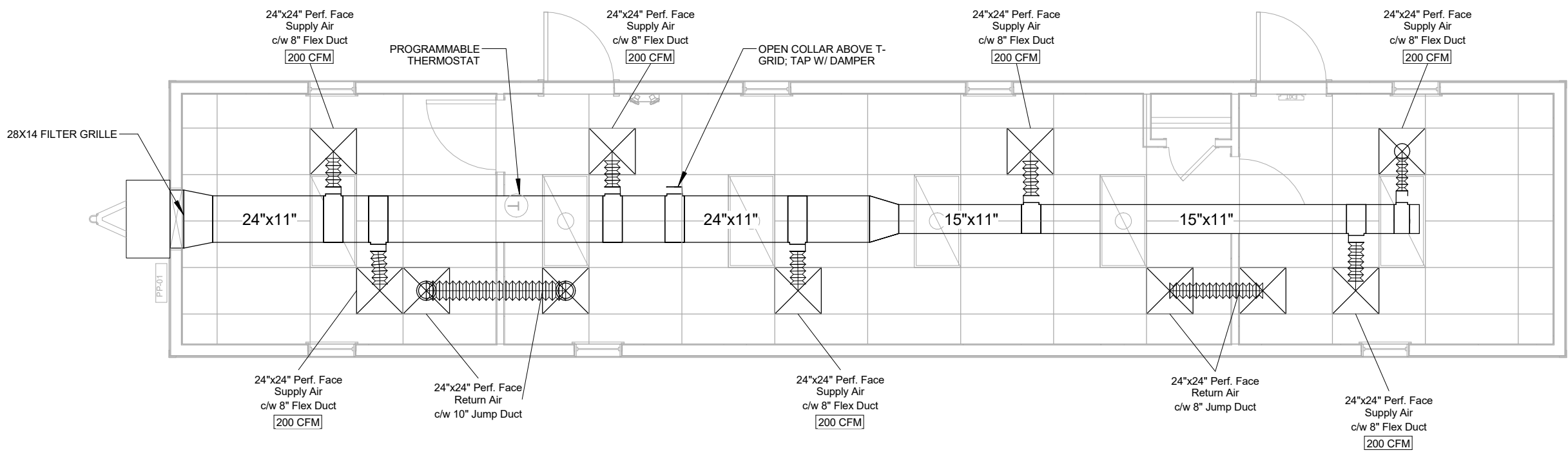
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	CHECKER:						DRAWING TITLE:	PROJECT NO:	SHEET NO:
	Bid #:	715733-01					FASTENING SCHEDULE	15280-01	F01

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BUILDING INNOVATION



- NOTES:
- EXTERIOR WALL MOUNT AIR CONDITIONING UNIT WITH 15kW HT, 3 TON TC, 1100 CFM
 - TRANSITION INTO A/C UNIT AS REQUIRED
 - 36" OF METAL DUCT WRAPPED WITH INSULATION FROM HVAC TO TRANSITION OF DUCTWORK
 - 24" X 24" **PERFORATED FACE** SUPPLY DIFFUSER (6 TYP.)
 - 24" X 24" **PERFORATED FACE** RETURN DIFFUSER (4 TYP.)

OUTDOOR AIRFLOW RATE
per 408.1.1.1 Equation 4-1 2009 IMC
 $V_{bz} = R_p P_z + R_a A_z$
 $V_{bz} = 5(7) + .06(705)$
 $V_{bz} = 77.3$

1 MECHANICAL PLAN
3/16" = 1'-0"

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PROJECT TITLE: 11'-9" X 60' OFFICE - ACTON MOBILE		
DRAWING TITLE: MECHANICAL PLAN	PROJECT NO: 15280-01	SHEET NO: M01



BUILDING CODES

LEGAL JURISDICTION

COLORADO

BUILDING CODE

2012 IBC

ELECTRICAL CODE

2014 NEC

PLUMBING CODE

2012 IPC

MECHANICAL CODE

2012 IMC

ENERGY CODE

2012 IECC

OCCUPANCY CLASSIFICATION

B

OCCUPANT LOAD

7

TYPE OF CONSTRUCTION

VB

FLOOR LIVE LOAD

50 PSF

ROOF SNOW LOAD

100 PSF

WIND LOAD

EXP.C / QS = 130 MPH / 31.0 PSF

SEISMIC ZONE

1C

GAS TYPE

NONE

GENERAL NOTES::

1. SITE PLAN UNAVAILABLE AT THIS TIME. BUILDING DESIGNED TO BE 21'-0" FROM COMMON PROPERTY LINE AS PER IBC TABLE 602

2. STAIRS, RAMPS, ETC. BY OTHERS

3. ON PANEL BOX USE #4 BARE COPPER WIRE FROM GROUNDING LUG ON PANEL BOX TO SOLDERLESS GROUNDING BOLT THRU FRAME. EMPTY 1/2" PVC RACEWAY. (SAME LENGTH AS ENTRANCE) FOR CUSTOMER INSTALLED GROUND WIRE.

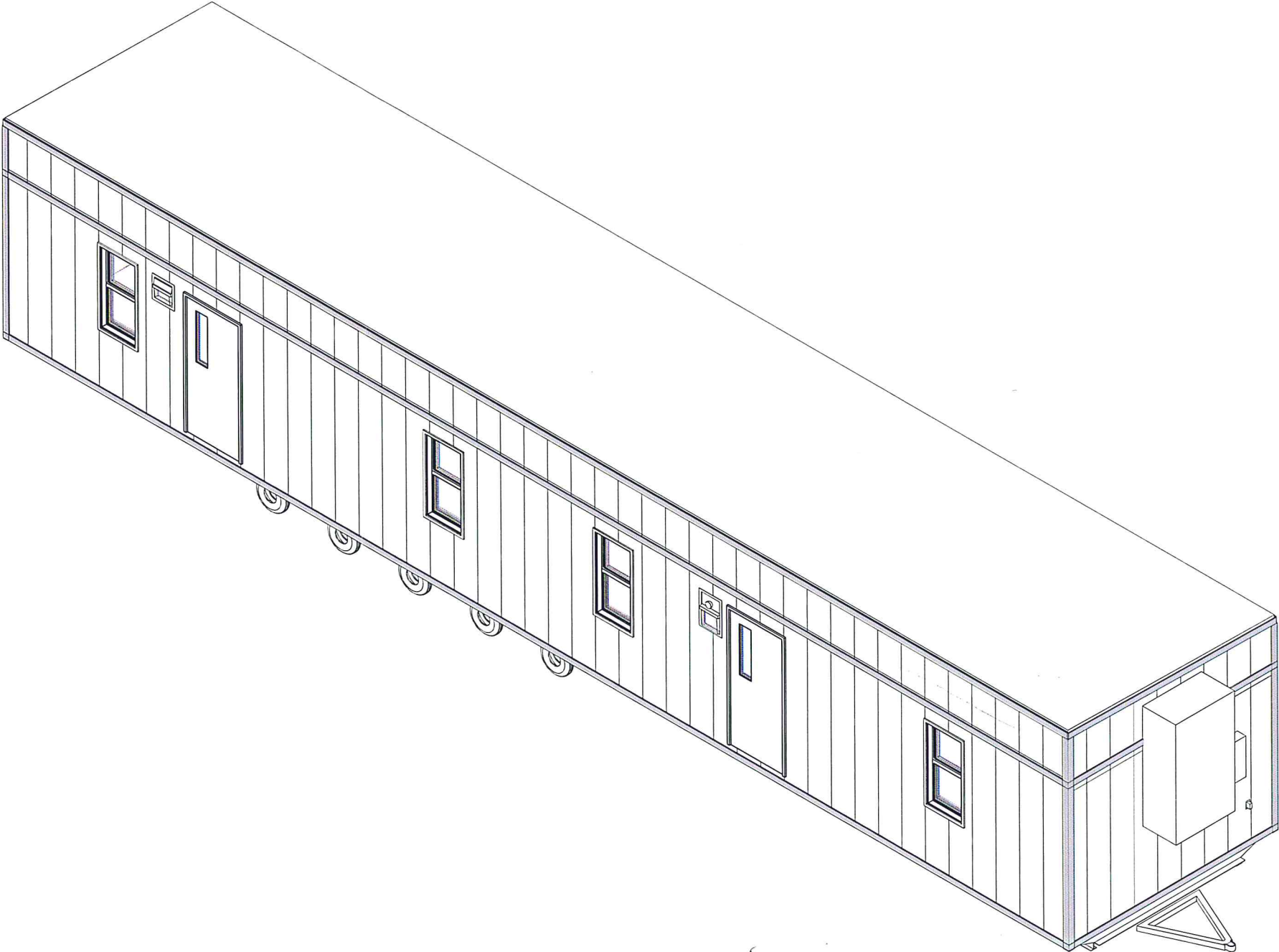
4. SERVICE GROUND BY OTHERS AS PER NEC 2011

5. THE COMPLETED DATA PLATE IS ATTACHED IN THE VICINITY OF THE ELECTRICAL PANEL BOX. STATE LABEL IS AFFIXED TO THE BUILDING ON THE BOTTOM LEFT SIDE OF THE REAR WALL OF THE BUILDING.

6. PLUMBING FACILITIES MUST BE PROVIDED IN AN ADJACENT BUILDING ON THE SAME PROPERTY AS PER LOCAL BUILDING DEPARTMENT REQUIREMENTS

SQ FT = 705
OCCUPANT LOAD = 7

SHEET LIST	
SHEET NO.	SHEET NAME
A00	COVER PAGE
A01	EQUIPMENT PAGE
A02	CONSTRUCTION PAGE
D01	CROSS SECTION
D02	ELEVATIONS
E01	ELECTRICAL PLAN
F01	FASTENING SCHEDULE
F02	FOUNDATION PAGE
M01	MECHANICAL PLAN



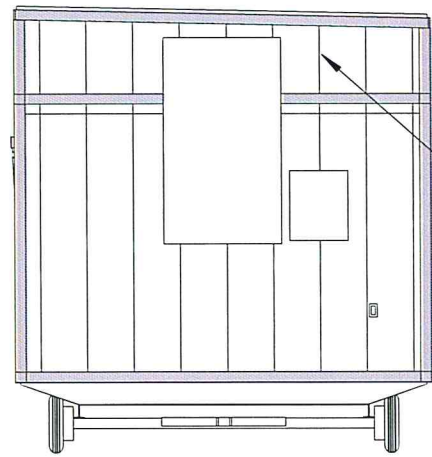
0.03125
0.6875
5'

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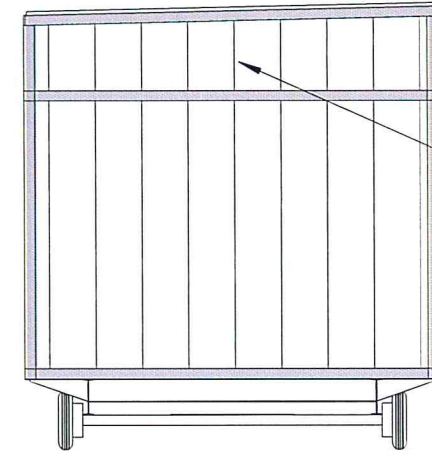
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CHECKER:					
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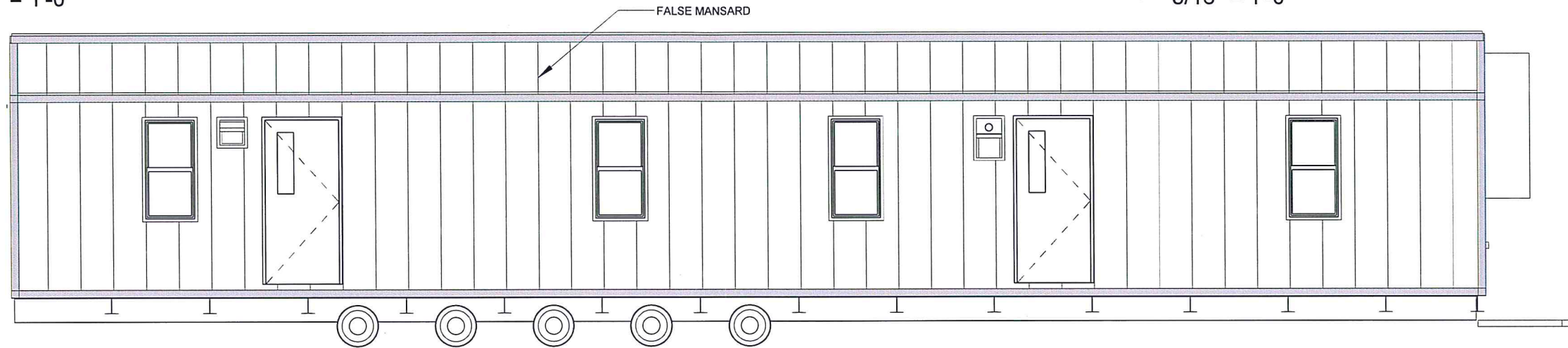
PROJECT TITLE: 11'-9" X 60' OFFICE - ACTON MOBILE		
DRAWING TITLE: COVER PAGE	PROJECT NO: 15280-01	SHEET NO: A00



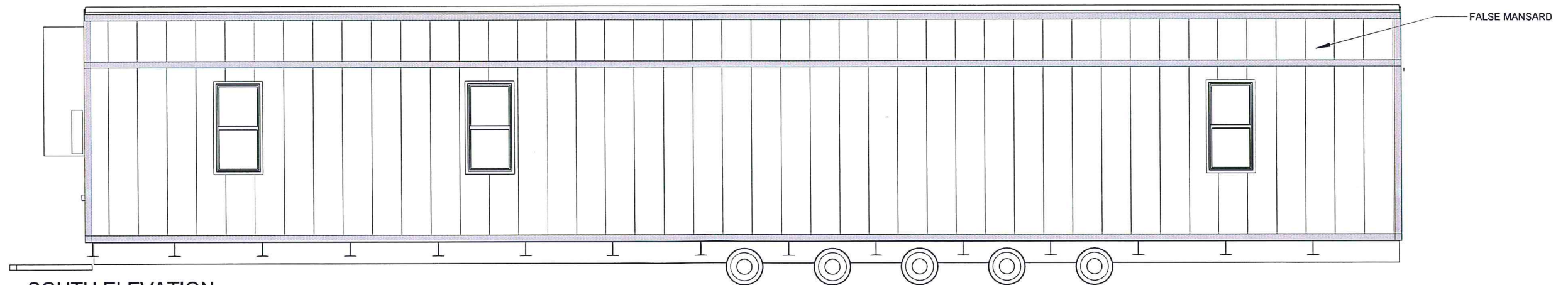
① WEST ELEVATION
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"



③ NORTH ELEVATION
3/16" = 1'-0"



④ SOUTH ELEVATION
3/16" = 1'-0"

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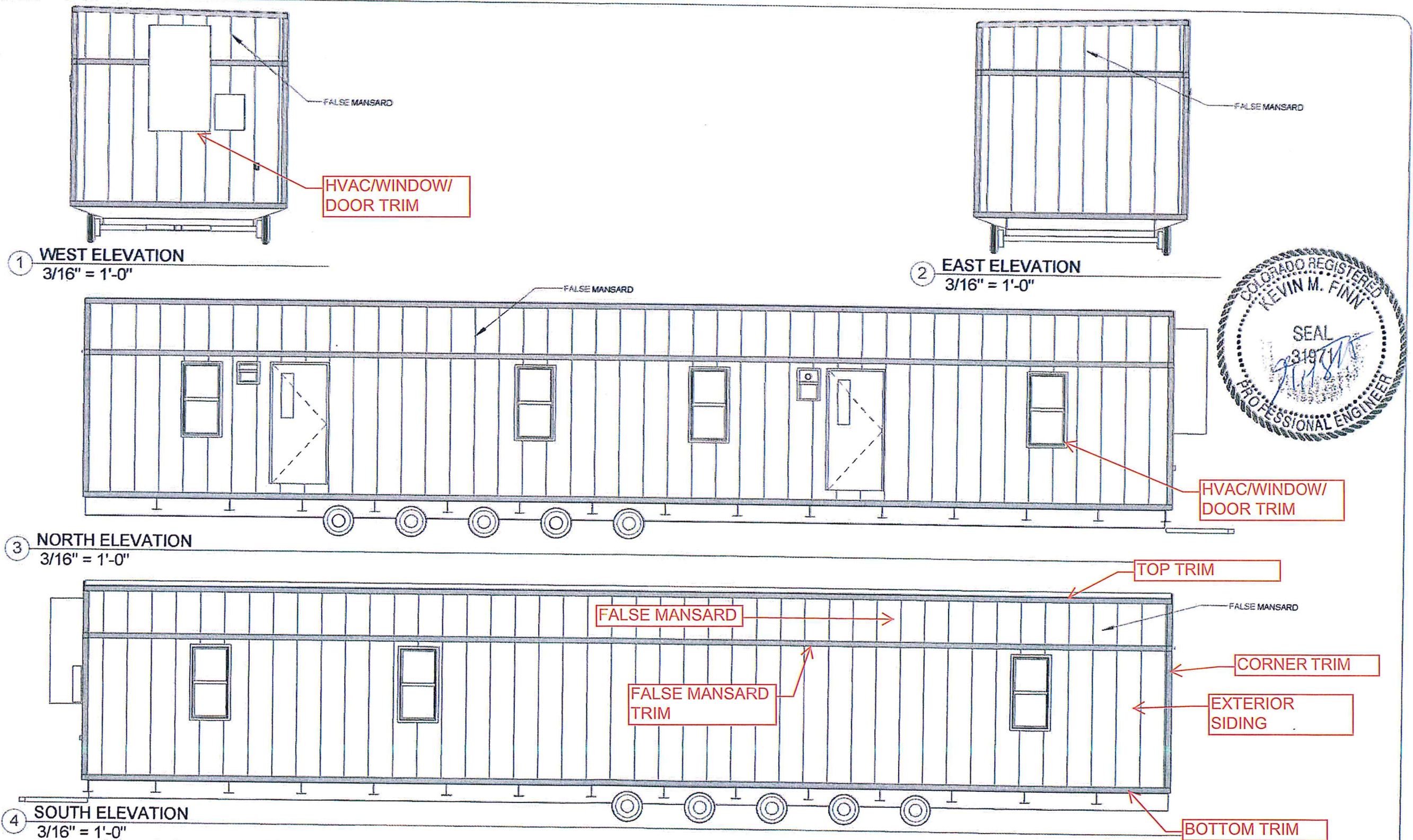
PROJECT TITLE:
11'-9" X 60' OFFICE - ACTON MOBILE

DRAWING TITLE:
ELEVATIONS

PROJECT NO:
15280-01

SHEET NO:
D02

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BUILDING INNOVATION



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DATE	04NOV2015	#	DESCRIPTION	BY	DATE
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CHECKER					
Bid #	715733-01				

PROJECT TITLE
11'-9" X 60' OFFICE - ACTON MOBILE

DRAWING TITLE
ELEVATIONS

PROJECT NO
15280-01

SHEET NO
D02

britco
BUILDING INNOVATION

December 21, 2017
El Paso County Development Services
Attn: Gabe Sevigny
2880 International Circle, Ste 110
Colorado Springs, CO 80910

**SUBJECT: Cherokee Metropolitan District
Mobile Office Installation
Drainage Letter**

Dear Mr. Sevigny,

This letter is being presented to discuss existing drainage features of the proposed site at 6257 Palmer Park Blvd. Colorado Springs, CO 80915 and to provide a description of the proposed work. Justification will be provided showing there will be no negative impact to existing drainage features or downstream conditions.

This project is located in the southwest 1/4 of Section 6, Township 14 South, and Range 65 West of the 6th Principal Meridian. The legal description of the property is Lot 4 of The Water Tower Subdivision. It has a tax schedule number of 5406301009 and is zoned CC. The streets that border the project area are Palmer Park Blvd. to the South and Tuskagee Pl. to the West. Lot 4 of The Water Tower Subdivision is the current location of Cherokee Metropolitan District. A temporary mobile office located to the east of the existing Cherokee Metropolitan District building has been approved for temporary use, but it is requested that it be approved for permanent use.

Description of Property

Lot 4 has an area of 2.04 acres and contains an existing commercial building and parking lot. Runoff from the site flows, generally, to an existing retention pond on the southeast corner of the site. The soil type for Lot 4 consists of Blakeland loamy sand at slopes of 1-9%. Blakeland loamy sands are of the hydrologic soil group A. See Appendix for the Custom Soils Resource Report for the site obtained from the National Cooperative Soil Survey (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>).

Major Basin Description

The site is located within the Sand Creek Drainage Basin. The site was previously studied as part of the previously approved drainage letter by GMS, Inc, submitted July 14, 2004.

Floodplain Statement

The proposed improvements are not within a 100-year floodplain, FIRM #08041C0752F; effective 03/17/97. See Appendix for FEMA FIRM Floodplain maps.

Subbasin Description

The entire site lies within the Sand Creek Drainage Basin. Stormwater runoff collected on site shall generally be detained in the existing retention pond on the southeast corner of the site


Proposed Conditions

Cherokee Metropolitan District has previously installed a 60'X12' temporary mobile office on the east side of the existing commercial building on Lot 4. The mobile office was placed on previously impervious surface, so no additional impervious area was added to the site with this installation. No grading or excavation was completed as part of the work. As a result, no additional runoff is anticipated as a result of this installation. All previously approved drainage features shall remain adequate to convey stormwater runoff.

It is the professional opinion of the engineer that the proposed improvements will not have any negative impacts on the existing site conditions or the storm drainage system's ability to convey flows from the site and will not adversely affect the downstream and surrounding developments.

Please let me know if you have any questions.

Sincerely,
Forsgren Associates, Inc


Conner Burba, P.E.
Project Engineer

**Owner/Developer's Statement:**

I, the owner/developer have read and will comply with all the requirements specified in this drainage report and plan.


Cherokee Metropolitan District

15 FEB, 2018
Date

By:

KURT C SCHIEBER

Title:

GRANDFATHER MANAGER

Address:

6250 PALMER PARK BLVD

COLORADO SPRINGS, CO 80915

EL PASO COUNTY
UNINCORPORATED AREAS
080059

ZONE X

BOULEVARD

AL
LANE

ZONE AE

ZONE AE

Sand Creek
Center Tributary

LIMIT OF
DETAILED STUDY

LIMIT OF
DETAILED STUDY

EASTERN

LEOTT

PAWNEE

ROAD

PUSHMATAHA
DRIVE

OKEECHOBEE
PLACE

DRIVE

OKEECHOBEE

PA

MINNETONKA
DRIVE



APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

EL PASO COUNTY,
COLORADO AND
INCORPORATED AREAS

PANEL 752 OF 1300

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

COLORADO SPRINGS, CITY OF
EL PASO COUNTY,
UNINCORPORATED AREAS

080080	0752	F
080059	0752	F

MAP NUMBER
08041C0752 F

EFFECTIVE DATE:
MARCH 17, 1997



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **El Paso County Area, Colorado**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

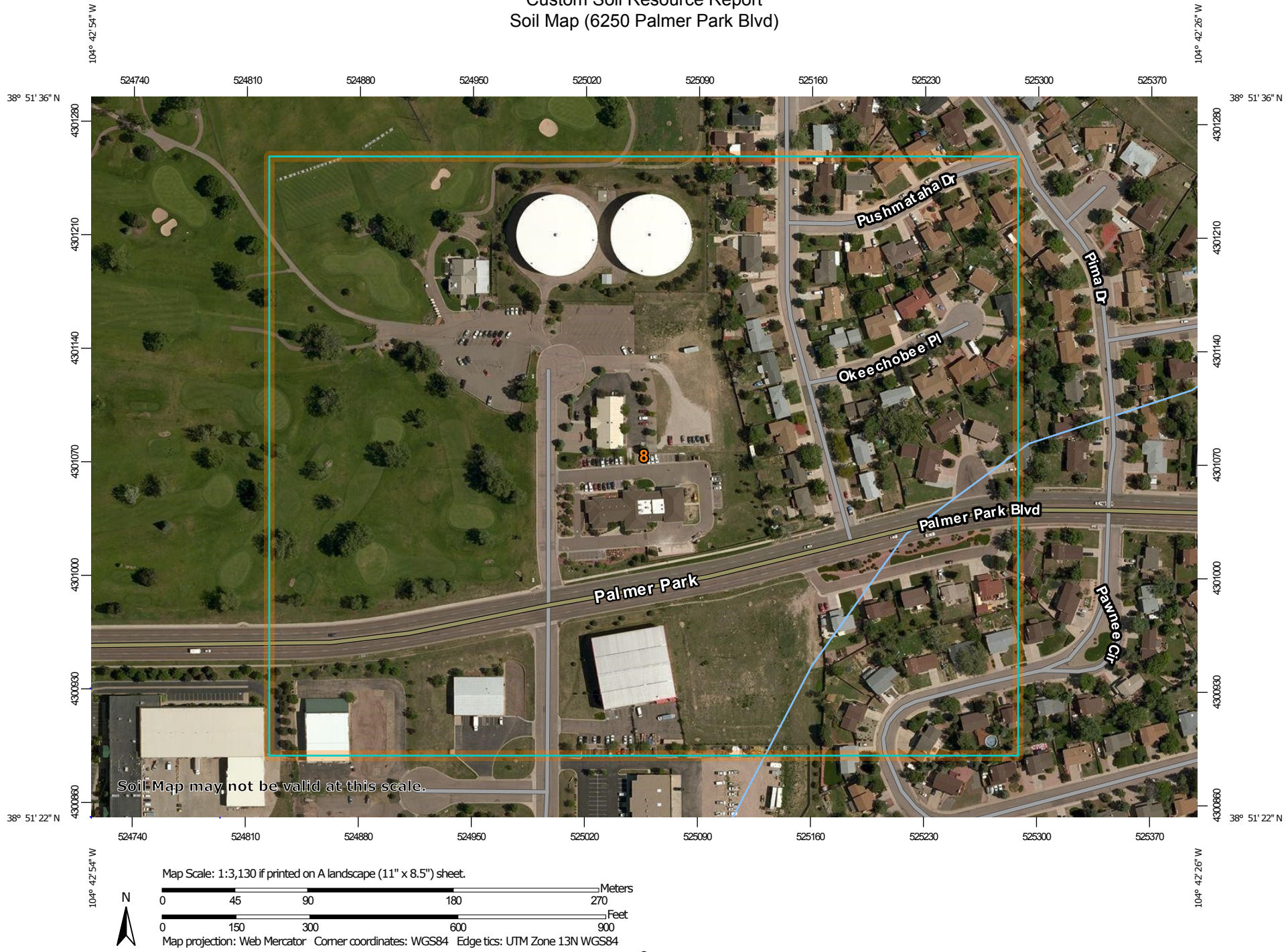
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report
Soil Map (6250 Palmer Park Blvd)



Custom Soil Resource Report


MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 15, Oct 10, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2014—Jun 17, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (6250 Palmer Park Blvd)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	42.5	100.0%
Totals for Area of Interest		42.5	100.0%

Map Unit Descriptions (6250 Palmer Park Blvd)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Paso County Area, Colorado

8—Blakeland loamy sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 369v
Elevation: 4,600 to 5,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Flats, hills
Landform position (three-dimensional): Side slope, tal
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock and/or eolian deposits
derived from sedimentary rock

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: Sandy Foothill (R049BY210CO)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit:
Hydric soil rating: No

Custom Soil Resource Report

Pleasant

Percent of map unit:

Landform: Depressions

Hydric soil rating: Yes

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Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): Forsgren Associates, Inc. (Conner Burba)	
Mailing Address: 56 Inverness Drive East. Ste 112, Englewood, CO 80112	
Daytime Telephone: 720-214-5884	Fax:
Email or Alternative Contact Information: cburba@forsgren.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Kurt C. Schlegel; Cherokee Metropolitan District General Manager	
Mailing Address: 6250 Palmer Park Boulevard Colorado Springs, CO 80915	
Daytime Telephone: 719-597-5080 x-116	Fax: 719-597-5145
Email or Alternative Contact Information: kschlegel@cherokeemetro.org	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: Kurt C. Schlegel

Date: 22 Dec, 2017

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: Kurt C. Schlegel

Date: 22 Dec, 2017