

Steve Hammers, President
shammers@hammersconstruction.com

HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

REVISION RESPONSE LETTER

RE: 1000, LLC
Site Development Plan
File Number PPR-17-026

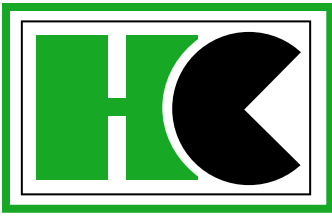
DATE: August 24, 2017

TO: Nina Ruiz
Project Manager
Development Review
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719)-520-6313
F: (719)-520-6695

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Nina

Upon receipt and review of your comments provided to us on July 5, 2017, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Planning Division

1. *What are you storing onsite? Warehousing is not allowed unless it is storage associated with an allowed use. There will be no storage on site as we do not have room to store anything. We currently do not have a tenant for this building, but any storage of products will be located within the warehouse of the building. Warehouse is an approved use in CS zone so not sure why it would not be allowed use. Also, 95% of the businesses in Claremont Business Park is Office/Warehouse buildings which this proposal is the same concept.*
2. *Part of the request is to allow for an experimental system. Please add this information to the letter of intent. Updated*
3. *Should the site development plan be approved, collateral will be required. Noted*
4. *Should the site development plan be approved, an inspection is required prior to building permit authorization for us to verify all improvements have been completed. Noted*

Site plan comments:

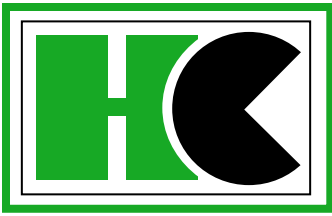
- **Driveway detail: we have been using this detail since CBP started in 2006. In addition, EPC has approved 3 other projects recently that this comment did not come up even though it's the same detail. Plus, since this is accessed off of a private road the exact details should not matter...**
- **In regards to the parking detail. I believe we clearly shown our intent. If we were to use compact spaces then we would have a "C" in the parking space just like the handicap symbol to indicate that parking. In addition, under the Project Information, under required parking spaces, we list how many spaces of H/C, standard and compact. As our plan indicates we have 0 compact spaces. I hope this clears this up for you.**

Engineering Division

Comment 1: Engineering redline comments on the following pdf documents will be uploaded by the project managers: Building Elevation, Drainage Letter, Grading and Erosion Control Plan, and SWMP. All comments have been addresses to the Drainage Letter, GEC Plans, Financial Assurance, SWMP and O&M reports as requested.

Comment 2: The submitted SWMP reflects an O&M manual which is required. Create an O&M item in the electronic submittal and upload the inspection and maintenance plan. SWMP report and a separate O&M plan have been prepared for review, with checklist Submit a SWMP which includes all the items in the SWMP checklist (ECM page E-9).

Comment 3: No engineering comments on the ESQCP or FAE. SWMP report and a separate O&M plan have been prepared for review, with checklist



EL PASO COUNTY PUBLIC HEALTH

There is a finding for sufficiency in terms of water quality for drinking water obtained from Cherokee Metropolitan District which is a Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply. The water system is assigned the PWSID# CO-0121125 from the Colorado Department of Public Health and Environment.

There is sufficient wastewater treatment capacity at the Cherokee Water and Sanitation District wastewater treatment facility to treat the projected wastewater flows from this proposed .39 acre office/warehouse site.

Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.

El Paso County Public Health requires interior finish plans to be submitted for review and approval if the operation is a regulated facility such as a retail food establishment, automotive paint shop, or other such regulated facility.

Mike McCarthy, R.E.H.S.

*El Paso County Public Health
Environmental Health Division*

719.575-8602

mikemccarthy@elpasoco.com

01July2017

No changes need to be made after reviewing comments from this department

EL PASO COUNTY ATTORNEY'S OFFICE

No comments at this time. Please contact the County Attorney's Office if you have specific questions or issues.

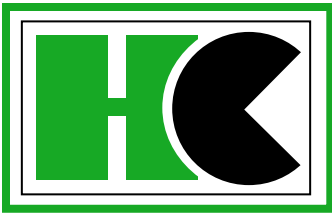
No changes need to be made after reviewing comments from this department

CIMARRON HILLS FIRE PROTECTION DISTRICT

On Monday, June 19, 2017 the Cimarron Hills Fire Department submitted construction plans to PEAK Consulting Services, Inc. for a fire code compliance review for the NEW HAMMERS SPEC OFFICE/WAREHOUSE BUILDING located at 7190 Cole View in the CIMARRON HILLS FIRE PROTECTION DISTRICT. This plan is for a 5,000 square feet building with Type IIB construction and B/S1 occupancy. This project has been submitted and reviewed under the provisions of the 2009 IBC/IFC as amended by the Cimarron Hills Fire Protection District.

*Upon detailed review of your design, Peak Consulting has determined that your submittal is complete and appears to meet the minimum requirements for approval as established by the Cimarron Hills Fire Protection District. At the current time your plans have been **APPROVED WITH COMMENTS.***

ITEMS OF INTEREST:



GATE – Be advised the property access gate will need to be equipped with an electric knox switch, a knox padlock, or a gate key will need to be installed in the building Knox box. Please call if you have questions.**HAZARDOUS MATERIALS DECLARATION** – The Haz-Mat declaration has been completed and submitted. This form indicates that there will NOT be excessive amounts of hazardous materials located within this facility.**HIGH-PILE STORAGE DECLARATION** – The High-Pile declaration has been completed and submitted. This form indicates that there will NOT be high- pile storage located within this facility. **GENERAL COMMENTS FOR YOUR INFORMATION ONLY:**

CONTACT: If you have questions concerning this review, please contact PEAK Consulting Services, Inc. through our website at: www.peakconsulting.us **FEES:** The Cimarron Hills Fire Department collects a cost recovery fee associated with fire plan reviews, fire inspections and administrative services. The initial review fee covers services rendered for the first review and a complementary second review, if necessary. It is important to note that if plans requires a third review an additional fee of 1.75 times the original fee will be collected. It is strongly suggested that you ensure all disapproved comments are corrected prior to submitting for a rereview. Fees shall be paid directly to the Cimarron Hills Fire Department.**FINAL FIRE INSPECTION** - A fire final inspection will be required for this project. A minimum of 72-hour notice is required to schedule an inspection. To schedule your inspection please call (719) 235-0018. Please have your project name and address available.**GENERAL REVIEWS** – PEAK Consulting reviews fire plans based upon information provided on the drawings and/or the attached reference material. Issues or features that are not presented within the construction documents are assumed to be complaint with applicable codes/standards. It is the responsibility of the building owner to ensure that minimum code requirements are met as established by the Authority Having Jurisdiction, whether or not the requirements are specifically indicated on the submitted construction documents. PEAK Consulting has reviewed this submittal in accordance with the fire code requirements of the International Fire Code, local amendments, and applicable NFPA Standards. All plan review comments are subject to final on-site field inspections, and testing by the Fire Department.

No changes need to be made after reviewing comments from this department

CHEROKEE METRO DISTRICT

This development is within our District service boundary. Hammers Construction has been notified about our development process that they will have to go through. – Jonathon Smith
We have submitted our plans for approval per Cherokee's process

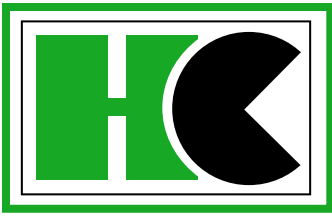
CENTRAL MARKSHEFFEL METRO

In response to the proposed project this parcel will be subject to the Central Marksheffel Metropolitan Commercial District fee's and mill levies. At time of Building Permit the following fee is due \$1.50/square foot of building.

Made Payable to Central Marksheffel Metro District

5000 sq ft x \$1.50 = \$7500.00

Fees will be paid at time of permitting



PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

1. The address of 7190 Cole View should be used for any building plans submitted for review and permit. If this is to be a multi-tenant building, then secondary addressing should be shown on the plans reflecting the maximum number of tenants the building could hold. Secondary addressing guidelines are available on our website www.pprbd.org ->addressing->secondary addressing guide. **Noted**

Floodplain

Floodplain has no comment or objection to this submittal.

BRENT JOHNSON Enumerations Plans Examiner

(719) 327-2888 www.pprbd.org

No changes need to be made after reviewing comments from this department

COLORADO SPRINGS UTILITIES

Utility Comments (electric, gas)

Action Items:

Modify the Utility Service Plan to address the following comments:

1. Please contact the electric and gas field engineer assigned to this area for further coordination (Ginny Halvorson, 719-668-5567, ghalvorson@csu.org) prior to any construction. **Noted**
2. Label and depict all existing easements in Cole View Way (Reception #207712506). **Rec number has been added**
3. Label all existing and proposed electric and gas utilities lines to include the existing electric vault located in the northeast corner of the property. **Vault has been noted on the plans**
4. Depict proposed electric meter location. **Elec meter has been noted on the plans**

Modify the Landscape Plan to address the following comment:

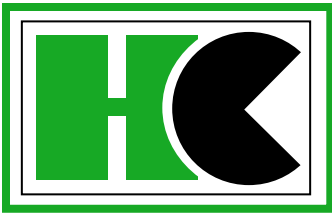
1. Trees should be planted a minimum of 6 feet from electric lines to the base of the tree. **Trees adjusted per CSU comment**

Project Specific Information Items:

1. Ensure separations between gas and electric service lines meet all current CSU Gas & Electric Line Extension and Service Standards (LESS). **Utility service are within the regulation of the service standards**
2. Recommend the applicant utilize the existing gas service stub to connect the proposed facility gas service. **Noted.**

General Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
2. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.



3. *CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.*
4. *Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.*
5. *Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.*
6. *Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.*

If you have any questions, please contact Joe Noble at jnoble@csu.org.

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

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**