

EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) EL PASO COUNTY APPLICATION AND PERMIT

EPC Project Number: PPR2418

APPLICANT INFORMATION

PERMIT NUMBER

Owner Information	
Property Owner	Donald Humphrey
Applicant Name (Permit Holder)	
Company/Agency	
Position of Applicant	Property owner
Address (physical address, not PO Box)	578 Sayres Road
City	Colorado Springs
State	CO
Zip Code	80927
Mailing address, if different from above	
Telephone	719.492.8649
FAX number	
Email Address	
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	Josh Beggs
Company	Colorado Commercial Construction
Address (physical address, not PO Box)	12325 Oracle Blvd, #120
City	Colorado Springs
State	CO
Zip Code	80921
Mailing address, if different from above	
Telephone	719.264.6955
FAX number	
Email Address	jbeggs@cocommercial.net
Cellular Phone number	
Erosion Control Supervisor (ECS)*	Brent Mitchell
ECS Phone number*	719.339.2890
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Information	
Project Name	Platte Self Storage
Legal Description	TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT A PT ON S R/W LN OF US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89<59' N 958.2 FT
Address (or nearest major cross streets)	E Platte Ave and Motel Rd
Acreage (total and disturbed)	Total: 17.22 acres Disturbed: 19.0 acres
Schedule	Start of Construction: Spring 2025 Completion of Construction: Summer 2025 Final Stabilization: Summer 2025
Project Purpose	Redevelop the property as a mini storage facility
Description of Project	Construct buildings, a detention basin, and associated facilities for a mini storage facility
Tax Schedule Number	5418000075

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs, is not permitted until issuance of a Construction Permit and Notice to Proceed.

Signature of ECM Administrator: _____

Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees;
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be constructed.

1.2 RESPONSIBILITY FOR DAMAGE

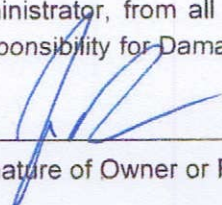
The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder, from any cause. The permit holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application, the El Paso County Engineering Criteria Manual, and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage




Signature of Owner or Representative

Date: 2/6/25

JOSE BEGGS

Print Name of Owner or Representative



Signature of Operator or Representative

Date: 2/27/25

Brent Mitchell

Print Name of Operator or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____

Paste Pinned Miller
719-644-0234



February 27, 2025

The High Garden:

Building Permit:

- Working on Development and Permit Fees that are due ✓ *fec-*
- FIA amount (\$117,051.00) Sent application to Colt for signature 01/10

Shiloh Storage:

Building Permit: Approved pending fees paid CSU and Development *pm*

Foundation Lutheran Church:

CA:

- New 2' water line splice ✓ *FINAC INCLUDE SA RING*

Summit Storage:

Planning:

- Resubmitted 02/03. Department Comments due to Michael on 2/27 ✓
- Send Exhibits into LCA for RECORDED

Building:

- DD set sent 2/10 Unit Count APPROVED ✓
- CCCI has Fee proposal

Stor-City:

Building:

- KIWI drawings RED LINE TO KIWI 02.28
- TNEI had fire department request additional fire hydrant. Resubmitting form with the existing hydrants. One is private and my require an agreement (8095-PV)

Briargate Church:

Planning:

- LSC report recd draft ✓
- Next submittal date is 2/26.

Platte Storage:

Planning:

- Resubmitted to EPC comments need Brent signature

Building:

Aurora Self-Storage:

Planning:

- 2nd submittal review comments Recd 02/18. Resubmittal due 3/5 Review plans 2/27



LSC TRANSPORTATION CONSULTANTS, INC.
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Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

January 21, 2025

Keith Moore
KEM-Architecture + Planning
901 Crown Ridge Drive
Colorado Springs, CO 80904

RE: Church at Briargate Property Rezone
Billing Summary and Change Order Request
LSC #S244170

I. WORK SUMMARY AND BILLING DETAILS BY SUBMITTAL AND BILLING PERIOD

First Submittal **REPORT DATE: JUNE 18, 2024**

June 2024 invoice **\$2,596.24**

Work completed (Proposal Task 1): Traffic data collection, worked on the traffic report.

July 2024 invoice **\$7,362.50**

Work completed (Proposal Task 1): Finished the traffic report (dated: June 18th)

Second Submittal **REPORT DATE: OCTOBER 9, 2024**

October 2024 invoice **\$1,878.63**

Work completed (Proposal Tasks 2 and 3): meeting preparation and participation in neighborhood meeting on September 5th; review of September 6th email from City staff and to the project team on September 10th regarding the City email; phone conversation with City Traffic Engineering regarding elements required for resubmittal; details/coordination and scheduling of required additional traffic-count data collection.

Work completed (Proposal Task 2): \$778.63

Work completed (Proposal Task 3): \$1,100.00

November 2024 invoice (Total) **\$8,912.80**

Incorporated trip-generation potential and future traffic-volume estimates (into the projected baseline/background volumes) for the vacant parcel located south of Springcrest Road and just

west of TCA, based on direction from City staff following the neighborhood meeting; updates to the existing baseline (worst case of count data) and future volume projections, based on the additional traffic data collected; updated queuing and LOS analysis, based on the updated traffic volume projections.

Second Submittal Portion of Invoice (Sept 29-Oct 11) **\$7,655.42**
Invoice Adjustment (1/17/2025) **- \$2,500.00**

Adjusted Amount for second submittal (Sept 29-Oct 11) \$5,155.42

(Note: Adjusted November Invoice Amount – includes some 3rd submittal amt.) **\$6,412.80**

Work completed (Proposal Task 2): Additional traffic-data collection; report revisions/additions and sent the updated report on October 9th.

Third Submittal

REPORT DATE: UPCOMING SUBMITTAL

November 2024 invoice **\$1,257.38**

Third Submittal Portion of invoice (Oct 12 -25th)

December 2024 invoice (November 2024 Billing Period) **\$3,556.61**

Work completed (Proposal Tasks 2 and 3): Phone meeting with City Traffic Engineering staff on 10/28; additional traffic-data collection; worked on the traffic report update and responses to city staff comments.

Work completed (Expanded Proposal Task 2): \$3,376.61

Work completed (Proposal Task 3): \$180.00

Not Yet Invoiced (Upcoming January Invoice) – Work in December 2024 **\$1,623.75**

Work on the traffic report update and responses to city staff comments; work on new Task 4 – Alternate school circulation analysis.

Work (Expanded Proposal Task 2): \$1,040.00

Work (New Task 2A): \$583.75

Not Yet Invoiced (Upcoming February Invoice) – Work in January 2024 **\$1,958.00**

(projected/estimated)

Work completed (Expanded Proposal Task 2): \$574.25

Work completed (New Task: 2A): \$1,383.75

II. SUMMARY OF BILLINGS BY SUBMITTAL

By submittal (not including meetings)

First Submittal: \$9,958.74

Second Submittal: \$5,934.05

Third Submittal:

- Nov. Invoice portion: **\$1,257.38**
- Billings October 26th - November 29, 2024: **\$3,376.61**
- Not Yet Invoiced – Work in December 2024 and January 2025: **\$3,581.75**

Third Submittal (upcoming): **\$8,215.74**

Meetings (Total): \$1,280.00

Total Anticipated Through January 31, 2025: \$24,108.53

Original Proposal Amount: \$10,000.00

Task 1: \$10,000.00

Tasks 2/3: "time and materials" basis.

III. CHANGE ORDER REQUEST

Total of the Task 2, Task 3, and Task 2A amounts below:

- **Task 2 - Responses to Comments & Resubmittals: \$10,860**
- **Task 3 - Meetings: \$1,280**


Tasks 2 and 3: additional/expanded services and meeting time were shown in the proposal with a "time & materials" provision (i.e., without a specific amount specified in the original proposal):

- Meeting time as listed above.
- Additional traffic-count data collection as required by City Traffic Engineering.
- Incorporated trip generation potential and future traffic-volume estimates (into the projected baseline/background volumes) for the vacant parcel located south of Springcrest Road and just west of TCA, based on direction from City staff following the neighborhood meeting.
- Updates to the existing baseline (worst case of count data) and future volume projections, based on the additional traffic data collected.
- Updated queuing and LOS analysis, based on the updated traffic-volume projections
- In-depth evaluation of the existing problems at Otero/Springcrest intersection with respect to poor LOS and queuing issues.
- Updates to recommendations per City comments – including text, lane figures.
- **New Task 2A (in response to City staff request):** Supplemental analysis with alternate TCA school-circulation pattern. **\$1,968.**

If this change order request is acceptable to you, we will follow with an adjusted November 2024 invoice and the January 2025 invoice. The February invoice will be sent around mid-February. Please contact me with any questions or let me know if you need any additional information/documents to accompany this change order request.

Respectfully submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: 
Jeffrey C. Hodsdon, P.E.
Principal