

The City of Fountain has provided comments on EDARP indicating "truck traffic shall be limited to Southmoor Drive south to Hwy 85 as the primary ingress/egress. Truck traffic is not permitted through the residential developments". The Traffic Study (page 2) indicates that no concrete mixer trucks are dispatched from the site and that only company vehicles are picked up by employees. If the company vehicles are strictly pick-up trucks and no concrete mixer trucks (or similar vehicles) will be dispatched from the site then please state that in the letter of intent for clarity.

If concrete mixer trucks or similar heavy/large vehicles such as dump trucks will be utilized then please state that and indicate that you will require that these vehicles go south on Southmoor Dr. to Hwy 85 so that they are not going through the residential development to the north. Coordinate with you traffic engineer as the traffic study would need to be revised accordingly.

Please coordinate with the City of Fountain so that you have addressed their comment accordingly.

Phone: 719-528-6133
Fax: 719-528-6848

www ldc-inc.com

Please remove pages 3-7 as they are not part of LOI

Southmoor

City of ARACO ENTERPRISES, LLC
District.

This site is located near the intersection of Southmoor Lane and Southmoor Drive, on the Southwesterly side of Southmoor Drive. It consists of a series of one "unplatted" parcel, with prior exceptions for CDOT and/or County rights-of-way. Crews Gulch runs within the Northern portion of this property.

It is the owner's intent to develop the site with the following "M" Obsolete Zoning District "allowed" specific mixed-use categories, under one (1) ownership, to be detailed with the subsequent submittal of associated Building Permit Construction Drawings:

Vehicle/RV/Boat Parking and Storage; Contractor's Equipment Yard; Heavy Equipment Storage; Light Manufacturing (Pre-Fab Concrete Components); General Office; Outside Storage; Parking Lots; Commercial Vehicle Repair Garage (for servicing the Company's own vehicles) and Warehouse

The primary goal of this submittal is to obtain a building permit for expansion of the existing general office with an accessory structure (extended 1-story with partial mezzanine) "private" commercial vehicle repair garage and warehouse, to replace the existing metal frame poly-vinyl covered Quonset hut. On-site secondary uses will include the aforementioned vehicle/rv/boat parking and storage area, contractor's equipment storage yard, heavy equipment storage, light manufacturing (pre-fab concrete components), outside storage and employee/customer parking areas. This site's operation is planned for two (2) primary access points off of Southmoor Drive with the existing secondary off-street owner/employee parking (three (3) spaces with signage to indicate "no backing into Southmoor Drive") and bike rack, as allowed by the County Engineering Manager.

Concrete and/or asphalt-paved surfacing is planned for all primary accessways, the vehicle/rv parking and storage area (concrete panel fenced for screening anticipating a maximum potential one-hundred and ten (110) spaces), and the employee/customer parking areas (anticipating an additional maximum potential twenty-four (24) spaces), with open accessways for parking maneuvering and emergency access needs. A crushed asphalt and/or gravel surface accessway is planned within the gated contractor's equipment storage yard, heavy equipment storage and outside storage area, with a modified t-turnaround.

Dimensional standards for this zone will be met for existing and proposed structures, so no setback-related and/or use variances, waivers or deviations are initially being planned for this property. Existing site utility entities include WIDEFIELD WATER AND SANITATION DISTRICT, the CITY OF FOUNTAIN, COMCAST, CENTURY LINK and BLACK HILLS ENERGY. Fire protection services to be provided by SECURITY FIRE DEPARTMENT (all locked gates will have acceptable after-hour emergency access components). The WIDEFIELD WATER AND SANITATION DISTRICT has a well site (Well E-1) in the Northern portion of the

Southern Employee Parking Area. It's access easement "of record" does not have direct vehicular access from Southmoor Drive due to the existing power pole guy ties. Alternate and open access will be provided by the Owner.

A deviation will be requested for the site development of Araco Concrete regarding the landscape requirement, subject to County approval. The site is zoned "M", an obsolete designation. However, by current standards in this industrial zone the "depth of landscape" requirements for road frontages is as follows:

Southmoor Drive – non-arterial: 10'
Colorado SH16 – principal arterial: 25'

The property currently has ornamental screening/security walls along the property lines for portions of both frontages, along Southmoor Drive for 341' (40% of the total length) and along SH16 for 484' (43% of the total length). However, this will not preclude the landscape plan from meeting the overall requirement for trees and parking lot screening on these frontages, considering both existing and proposed vegetation (see Requirements Summary on the Preliminary Landscape Plan as revised and to follow . . . to be prepared and submitted after Site Development Plan resubmittal approval).

The deviation will be requested to allow this ornamental screening to remain in the required landscape depth areas, since it effectively serves the purpose of screening the materials storage areas of this construction business.

The "M" Obsolete Zoning District category includes the aforementioned uses, and is intended to accommodate said uses. This area is unlikely to develop as residential or agricultural due to it being located in an existing industrial-use area, is adjacent to State Highway 16 and also is within a floodplain hazard area. This request is consistent with the County Policy Plan, subject to a Site Development Plan formal submittal.

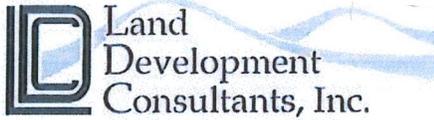
In regards to criteria for general conformance Section 5.3.5(B) approval, we offer the following: The value to the community at-large is that the industrial uses supply employment for area residents. The wildlife habitats that are to remain undisturbed are utilized by El Paso County Parks via the Crews Gulch Regional Trail. This area provides community recreation and nature/wildlife education. The "M" Obsolete Zone will allow all existing and proposed structures and uses statutory provisions, therefore it will be compatible with the existing and permitted land uses.

Applicant: Arturo Acosta
c/o ARACO ENTERPRISES, LLC
7470 Southmoor Drive
Fountain, CO 80817-1216
(719) 576-1705

Thank you for your consideration,
LDC, Inc. by David V. Hostetler
dhostetler@ldc-inc.com
File: 17033 SDP LOI Ltr.doc
DVH/dh



COUNTY COMMENT LDC, INC. RESPONSE WRITE-UPS
David V. Hostetler dhostetler@ldc-inc.com DVH
See Sheets 3 and 5 of 5



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www.ldc-inc.com

Revised April 7, 2021

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
Attn: Sophie Kiepe

Re: Letter of Intent . . . EA-17-075 ARACO ENTERPRISES, LLC
Drive (APN 65244-00-085)

The TIS response attached to the report indicated that the vehicle repair garage has been removed from the letter of intent. For clarity, please add a statement that the vehicle repair garage is for servicing the company's own vehicles. If that is not the case then coordinate with the traffic engineer so that the vehicle repair garage is reflected in their traffic study.

LAND DEVELOPMENT CONSULTANTS, INC. is representing Arturo Acosta of ARACO ENTERPRISES, LLC in this application for a Site Development Plan in an "M" Obsolete Zoning District.

This site is located near the intersection of Southmoor Lane and Southmoor Drive, on the Southwesterly side of Southmoor Drive. It consists of a series of one "unplatted" parcel, with prior exceptions for CDOT and/or County rights-of-way. Crews Gulch runs within the Northern portion of this property.

It is the owner's intent to develop the site with the following "M" Obsolete Zoning District "allowed" specific mixed-use categories, under one (1) ownership, to be detailed with the subsequent submittal of associated Building Permit Construction Drawings:

Vehicle/RV/Boat Parking and Storage; Contractor's Equipment Yard; Heavy Equipment Storage; Light Manufacturing (Pre-Fab Concrete Components); General Office; Outside Storage; Parking Lots; "Private" Commercial Vehicle Repair Garage and Warehouse

The primary goal of this submittal is to obtain a building permit for expansion of the existing general office with an accessory structure (extended 1-story with partial mezzanine) "private" commercial vehicle repair garage and warehouse, to replace the existing metal frame poly-vinyl covered Quonset hut. On-site secondary uses will include the aforementioned vehicle/rv/boat parking and storage area, contractor's equipment storage yard, heavy equipment storage, light manufacturing (pre-fab concrete components), outside storage and employee/customer parking areas. This site's operation is planned for two (2) primary access points off of Southmoor Drive with the existing secondary off-street owner/employee, customer handicap parking/drive lane area (five (5) spaces, which include two (2) handicap spaces) and bike rack. A Deviation Request is submitted for this secondary access, as it historically was allowed as a driveway when the overall property existed as three (3) separate parcels, and which if allowed, will have more immediate handicap parking access to the office (115') instead of a 350' distance for handicap access utilizing the nearest parking area to the Southeast.

Concrete and/or asphalt-paved surfacing is planned for all primary accessways, the vehicle/rv parking and storage area (concrete panel fenced for screening anticipating a maximum potential one-hundred and ten (110) spaces), and the employee/customer parking areas (anticipating an additional maximum potential twenty-four (24) spaces), with open accessways for parking maneuvering and emergency access needs. A crushed asphalt and/or gravel surface accessway is planned within the gated contractor's equipment storage yard, heavy equipment storage and outside storage area, with a modified t-turnaround.

Dimensional standards for this zone will be met for existing and proposed structures, so no setback-related and/or use variances, waivers or deviations are initially being planned for this property. Existing site utility entities include WIDEFIELD WATER AND SANITATION DISTRICT, the CITY OF FOUNTAIN, COMCAST,

CENTURY LINK and BLACK HILLS ENERGY. Fire protection services to be provided by SECURITY FIRE DEPARTMENT (all locked gates will have acceptable after-hour emergency access components). The WIDEFIELD WATER AND SANITATION DISTRICT has a well site (Well E-1) in the Northern portion of the Southern Employee Parking Area. It's access easement "of record" does not have direct vehicular access from Southmoor Drive due to the existing power pole guy ties. Alternate and open access will be provided by the Owner.

A deviation will be requested for the site development of Araco Concrete regarding the landscape requirement, subject to County approval. The site is zoned "M", an obsolete designation. However, by current standards in this industrial zone the "depth of landscape" requirements for road frontages is as follows:

Southmoor Drive – non-arterial: 10'
Colorado SH16 – principal arterial: 25'

The property currently has ornamental screening/security walls along the property lines for portions of both frontages, along Southmoor Drive for 341' (40% of the total length) and along SH16 for 484' (43% of the total length). However, this will not precluded the landscape plan from meeting the overall requirement for trees and parking lot screening on these frontages, considering both existing and proposed vegetation (see Requirements Summary on the Preliminary Landscape Plan as revised and to follow . . . to be prepared and submitted after Site Development Plan resubmittal approval).

The deviation will be requested to allow this ornamental screening to remain in the required landscape depth areas, since it effectively serves the purpose of screening the materials storage areas of this construction business.

The "M" Obsolete Zoning District category includes the aforementioned uses, and is intended to accommodate said uses. This area is unlikely to develop as residential or agricultural due to it being located in an existing industrial-use area, is adjacent to State Highway 16 and also is within a floodplain hazard area. This request is consistent with the County Policy Plan, subject to a Site Development Plan formal submittal.

In regards to criteria for general conformance Section 5.3.5(B) approval, we offer the following: The value to the community at-large is that the industrial uses supply employment for area residents. The wildlife habitats that are to remain undisturbed are utilized by El Paso County Parks via the Crews Gulch Regional Trail. This area provides community recreation and nature/wildlife education. The "M" Obsolete Zone will allow all existing and proposed structures and uses statutory provisions, therefore it will be compatible with the existing and permitted land uses.

Applicant: Arturo Acosta
c/o ARACO ENTERPRISES, LLC
7470 Southmoor Drive
Fountain, CO 80817-1216
(719) 576-1705

Thank you for your consideration,
LDC, Inc. by David V. Hostetler
dhostetler@ldc-inc.com
File: 17033 SDP LOI Ltr.doc
DVH/dh



Sheet 2 of 5

Letter of Intent_V3.pdf Markup Summary

Daniel Torres (1)



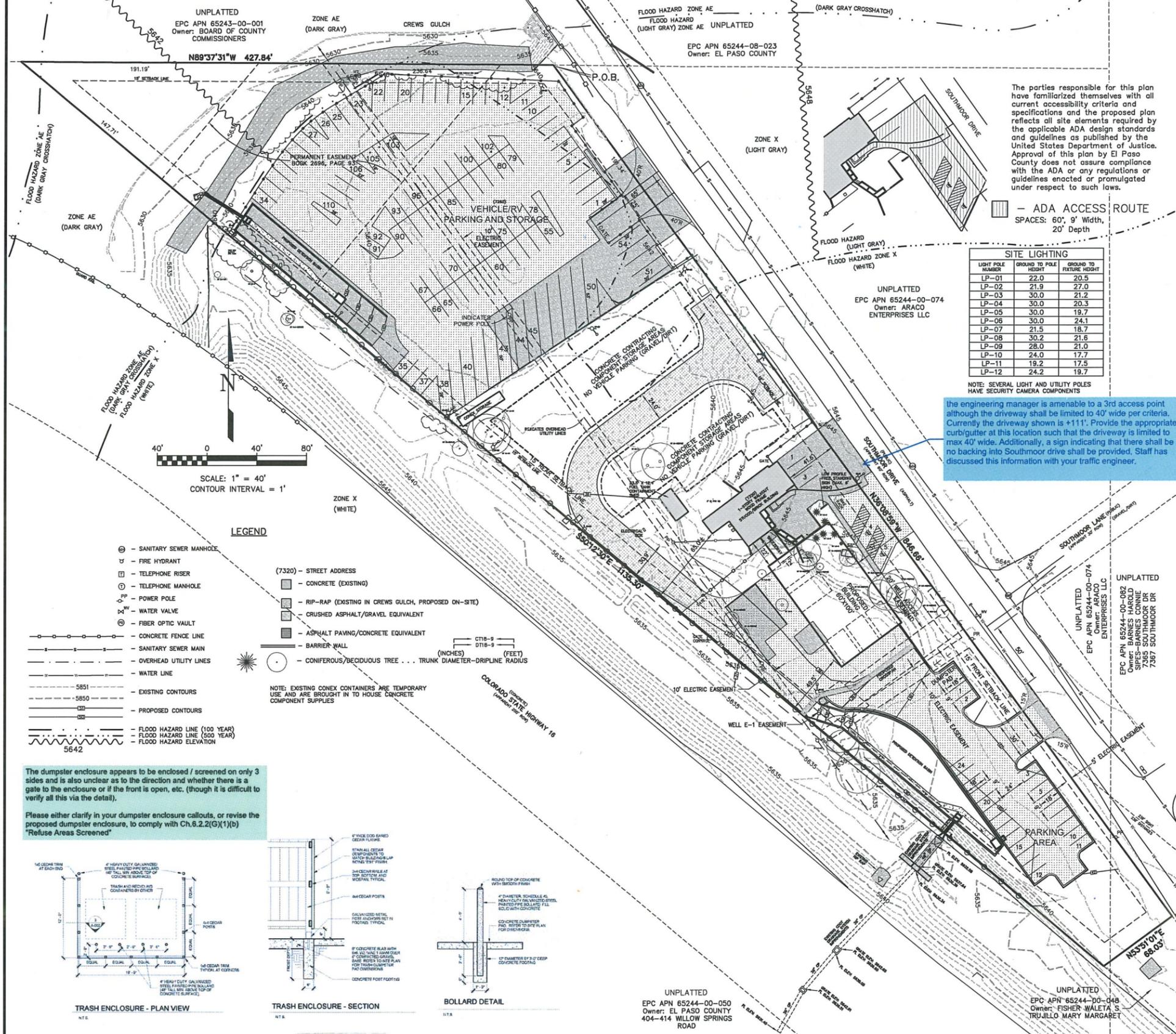
Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 5/13/2021 4:27:08 PM
Status:
Color: ■
Layer:
Space:

The TIS response attached to the report indicated that the vehicle repair garage has been removed from the letter of intent. For clarity, please add a statement that the vehicle repair garage is for servicing the company's own vehicles. If that is not the case then coordinate with the traffic engineer so that the vehicle repair garage is reflected in their traffic study.

CLARIFIED AS SERVICING THE
COMPANY'S OWN VEHICLES - DVH

ARACO CONCRETE

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO



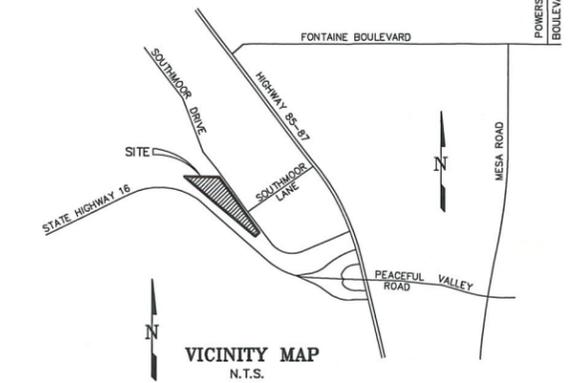
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under respect to such laws.

— ADA ACCESS ROUTE
SPACES: 60', 9' Width, 20' Depth

SITE LIGHTING		
LIGHT POLE NUMBER	GROUND TO POLE HEIGHT	GROUND TO FIXTURE HEIGHT
LP-01	22.0	20.5
LP-02	21.9	27.0
LP-03	30.0	21.2
LP-04	30.0	20.3
LP-05	30.0	19.7
LP-06	30.0	24.1
LP-07	21.5	18.7
LP-08	30.2	21.6
LP-09	28.0	21.0
LP-10	24.0	17.7
LP-11	19.2	17.5
LP-12	24.2	19.7

NOTE: SEVERAL LIGHT AND UTILITY POLES HAVE SECURITY CAMERA COMPONENTS

the engineering manager is amenable to a 3rd access point although the driveway shall be limited to 40' wide per criteria. Currently the driveway shown is +111'. Provide the appropriate curb/gutter at this location such that the driveway is limited to max 40' wide. Additionally, a sign indicating that there shall be no backing into Southmoor drive shall be provided. Staff has discussed this information with your traffic engineer.



PARCEL DESCRIPTION: 7470 Southmoor Drive

A PARCEL COMBINATION of El Paso County Assessor's Parcel No. 65244-00-053, 065 and 073 being a portion of the Southwest Quarter of the Southeast Quarter (SW4SE4) of Section 24, Township 15 South, Range 66 West of the 6th P.M., as described by document (QC Deed, Book 2450, Page 633 and Deed, Book 1480, Page 431, El Paso County, Colorado records) and EXCEPT Southmoor Drive (a.k.a. Old Colorado Springs and Pueblo Road - 60' public r.o.w.) that parcel described by document (QC Deed, Book 2354, Page 912, said El Paso County records) and that parcel described by document (Court Order Acquisition CDOT Project No. S 0016(34) Parcel No. 5, Book 2696, Page 89, said records), situate in El Paso County, Colorado, more particularly described as follows:

Beginning at the intersection of the Northerly line of said Section 24's SW4SE4 with the Southwesterly right-of-way line of said Southmoor Drive (all bearings in this description are relative to said SW4SE4's Northerly line, which bears N89°37'31"W assumed); thence N89°37'31"W along said Northerly line, said line also being coincident with the Northerly line of said Book 2450, Page 633's parcel, 427.84 feet to a point on a Northeasterly line of said Book 2696, Page 89's parcel; thence S50°12'30"E along said parcel's Northeasterly line, 1135.30 feet to a point on the Northwesterly line of said Book 2354, Page 912's parcel; thence N53°51'01"E along said parcel's Northwesterly line, 68.03 feet to a point on said Southmoor Drive's Southwesterly right-of-way line; thence N36°08'59"W along said Southwesterly right-of-way line, said line also being coincident with the Northeasterly line of said Book 1480, Page 431's parcel and as extended Northwesterly, 846.66 feet to the Point of Beginning and the terminus point of this description;

Containing 4.201 acres (183,006 square feet), more or less.

SITE DATA:

- EXISTING ZONE: M (INDUSTRIAL-OBSOLETE)
- EXISTING USE: INDUSTRIAL OFFICE COMPLEX
- SETBACK REQUIREMENTS: Front, Side and Rear Yard = 15'-0" minimum
- LOT AREA REQUIREMENTS: None
- BUILDING HEIGHT REQUIREMENTS: 50' maximum allowed; Existing Building = 18.5' average height; Proposed Building = 25' average height
- BUILDING SQUARE FEET: EXISTING BUILDING: 2,062 SQ. FT. PROPOSED BUILDING: 6,000 SQ. FT. COMPONENT STORAGE AREA: 16,887 SQ. FT.
- LOT COVERAGE: 12.7% Parcel Size: 4,201 acres = 183,006 SQ. FT. Impervious: 2,800 SQ. FT. Gravel Parking Lot: 12,000 SQ. FT.
- PARKING REQUIREMENTS: Per Article 5-15.05.050 Parking C. Public Buildings - 1 Space Per 50 Square Feet F. All other commercial uses - 1 Space Per 200 Square Feet
- Parking Required Per C. = 23
- Parking Required Per F. = 6
- PARKING PROVIDED: VEHICLE/RV STORAGE = 114 parking spaces (minimum size = 10' X 20' (except where noted otherwise), 24' minimum width drive aisles); OFFICE/MAINTENANCE = 5 parking spaces including 2 ADA spaces (1 van accessible); EMPLOYEE/VISITOR PARKING AREA = 24 parking spaces; TOTAL = 139 vehicle parking spaces plus 2 bicycle parking spaces. Substandard-sized spaces (*) within VEHICLE/RV PARKING AND STORAGE AREA will be used for small vehicles/trailers.

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0951 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X - light grey (Areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood), Zone AE - Dark Grey (Base flood elevations determined) and Zone AE - Dark Grey cross-hatched (floodway areas in Zone AE).
- BENCHMARK: NGS "U 347", found NGS brass cap set in top of concrete post 0.8' above ground, 3 miles Northwest along the Denver and Rio Grande Western Railroad from the Station at Fountain, 4-1/2 poles Northwest of Milepost 85, 21' Northeast of the Northeast rail, 47.5' North of a signal case, 32.7' Southwest of a telephone pole, 2.6' Southeast of a witness post; Elevation = 5662.75 (NAVD 88 datum).
- Water and sanitary sewer services to be provided by the WDFIELD WATER AND SANITATION DISTRICT. Gas service will be provided by BLACK HILLS ENERGY. Electric service will be provided by the CITY OF FOUNTAIN. Fire protection to be provided by the SECURITY FIRE PROTECTION DISTRICT.
- For more detailed site information regarding building structure, grading and erosion control, utilities and landscaping, see compiled Bid Plan and/or Construction Plan Sets.

OWNER/SUBDIVIDER:
ARACO ENTERPRISES, LLC
Arturo Acosta (719)-576-1705
7470 Southmoor Dr
Fountain, CO 80817

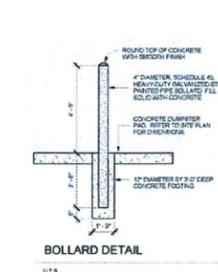
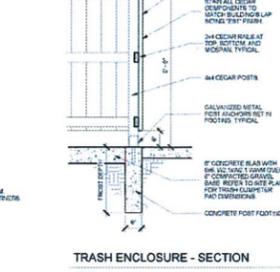
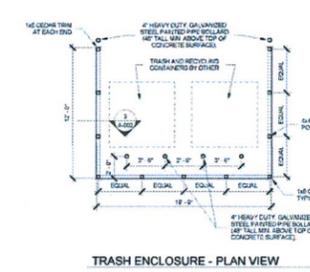
SCALE: 1" = 40'
CONTOUR INTERVAL = 1'

LEGEND

- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - TELEPHONE RISER
- ⊕ - TELEPHONE MANHOLE
- ⊕ - POWER POLE
- ⊕ - WATER VALVE
- ⊕ - FIBER OPTIC VAULT
- — — — — CONCRETE FENCE LINE
- — — — — SANITARY SEWER MAIN
- — — — — OVERHEAD UTILITY LINES
- — — — — WATER LINE
- — — — — EXISTING CONTOURS
- — — — — PROPOSED CONTOURS
- — — — — FLOOD HAZARD LINE (100 YEAR)
- — — — — FLOOD HAZARD LINE (500 YEAR)
- — — — — FLOOD HAZARD ELEVATION

The dumpster enclosure appears to be enclosed / screened on only 3 sides and is also unclear as to the direction and whether there is a gate to the enclosure or if the front is open, etc. (though it is difficult to verify all this via the detail).

Please either clarify in your dumpster enclosure callouts, or revise the proposed dumpster enclosure, to comply with Ch.5.2.2(G)(1)(b) "Refuse Areas Screened"



UNPLATTED
EPC APN 65244-00-050
Owner: EL PASO COUNTY
404-414 WILLOW SPRINGS ROAD

UNPLATTED
EPC APN 65244-00-048
Owner: FISHER WALETA S
TRUJILLO MARY MARGARET

CALL BEFORE YOU DIG
811
DIAL 811
48 HOURS BEFORE YOU DIG CALL QUALITY LOCATOR FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND UTILITIES

No.	Description	Date
1	DATA CLARIFICATION	02/21/18
2	LANDSCAPE DATA	08/05/19
3	UPDATE	10/24/19
4	COUNTY COMMENTS	06/24/20
5	COUNTY COMMENTS	04/27/21

H Scale: 1" = 40'
V Scale: N/A
Designed By: N/A
Drawn By: SLG
Checked By: DVH
Date: 08/14/17

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com TEL: (719) 528-8133 FAX: (719) 528-8848
3898 MAZELAND ROAD COLORADO SPRINGS, CO 80909

ARACO CONCRETE
SITE DEVELOPMENT PLAN
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Project No.: 17033
Sheet: 1 of 1

FILE NO. EA-17-075

Sheet 4 of 5

Site Development Plan_V3.pdf Markup Summary

Sophie Kiepe (1)



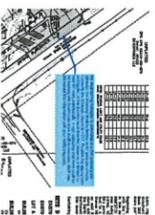
Subject: Easements
Page Label: 1
Author: Sophie Kiepe
Date: 5/5/2021 12:13:44 PM
Status:
Color:
Layer:
Space:

DUMPSTER PAD TO BE
MOVED BEHIND CONCRETE
PRE-FAB PERIMETER
FENCE TO DETER
UNAUTHORIZED USE OF
TRASH DUMPSTERS - DVH

The dumpster enclosure appears to be enclosed / screened on only 3 sides and is also unclear as to the direction and whether there is a gate to the enclosure or if the front is open, etc. (though it is difficult to verify all this via the detail).

Please either clarify in your dumpster enclosure callouts, or revise the proposed dumpster enclosure, to comply with Ch.6.2.2(G)(1)(b) "Refuse Areas Screened"

Daniel Torres (1)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 5/13/2021 3:43:57 PM
Status:
Color:
Layer:
Space:

CREATED 40' WIDE
DRIVE PAV FOR
DUMPER/EMPLOYEE USE
OF TRAFFIC (3) PARKING
SPACES w/ SIGNAGE
INDICATING "NO BACKING
INTO SOUTHOOR DRIVE" - DVH

the engineering manager is amenable to a 3rd access point although the driveway shall be limited to 40' wide per criteria. Currently the driveway shown is +11'. Provide the appropriate curb/gutter at this location such that the driveway is limited to max 40' wide. Additionally, a sign indicating that there shall be no backing into Southmoor drive shall be provided. Staff has discussed this information with your traffic engineer.

Sheet 5 of 5