



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** •

Steve Hammers, President
shammers@hammersconstruction.com

REVISION RESPONSE LETTER

**RE: Padmark Business Park, Filing 1
Vacation/Replat
File Number VR-17-005**

DATE: July 5, 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 June 27, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. *Prior to recording the vacation replat the applicant will need to bring in title commitment dated within 30 days of submittal, a tax certificate showing zero balance due, the plat will need to be stamped by enumerations, and all signatures/stamps outside of El Paso County must be complete. All applicable recording fees are due at the time of recording.*

Noted

2. *Please verify all easements included in the title commitment have been shown on the plat.*
All plottable easements are shown
3. *The letter of intent does not address all review criteria for a final plat or the County Policy Plan. Please revise.* **Updated**

Engineering Division

1. *Engineering redline comments on the following pdf documents will be uploaded by the project managers: Final Drainage Report, and Final Plat.* **Updated**

Environmental

The El Paso County Environmental Division has completed its review of the above noted property. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7879.

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

EL PASO COMMUNITY SERVICES DEPARTMENT PARKS

The Planning Division of the Community Services Department has reviewed the Hallgren Vacation and Replat application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located on the northwest side of Highway 24 East, at the intersection of Marksheffel Road. The proposed Marksheffel Road Bicycle Route is located approximately 735 feet east of the property. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route are both located approximately 0.65 mile south of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .25 mile to the east of the project site.



Parks recommends that the applicant consult the City of Colorado Springs Parks staff, since the City is actively working on potential trail connections in this area. Dave Dietemeyer would be a good contact there.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Ross A. Williams

Park Planner

Planning division

Community Services Department

rosswilliams@elpasoco.com

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

E-911

No action for 911 All street names previously approved Justin

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

CIMARRON HILLS FIRE DEPARTMENT

No concerns at this time with the replat request.

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

COLORADO SPRINGS UTILITIES

Action Items:

- 1. Ensure that each lot has the required 5ft side-lot public utility easement (Specifically for the southern property line of Lot 1 and the northern property line of Lot 3). **A retaining wall and curb and gutter are proposed to be constructed within 3 feet of the southerly line of Lot 1. All services to the building on Lot 1 will come from Meadowbrook Parkway. The property adjacent to Lot 1 is developed. Therefore, an easement along the southerly line of Lot 1 is most likely not necessary.***

Information Items:

- 1. The applicant or their engineer should contact Utilities Development Services for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development (668-8111).*
- 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 Ethan Widrick at ewidrick@csu.org.*

COLORADO GEOLOGICAL SURVEY

Colorado Geological Survey has reviewed the Hallgren Vacation Replat referral. I understand the applicant proposes to subdivide Lot 44, Claremont Business Park Filing 2, creating three lots on 3.85 acres located on the west side of Meadowbrook Parkway, about 1000 feet west of the intersection of Marksheffel Rd. and Highway 24. The available referral documents include a Letter of Intent (Hammers Construction, Inc., undated), a set of two final plat sheets (Compass Surveying & Mapping, LLC, May 18, 2017), a Final Drainage Report for Padmark Business Park Filing No. 1 (M&S Civil Consultants, May 2017), a Geotechnical Engineering Update Letter (Terracon, January 20, 2017) confirming the findings and recommendations in Terracon's Geotechnical Engineering Report (May 30, 2006).

*The site does not contain steep slopes and is not undermined. East Fork Sand Creek is located along the northwestern property boundary. The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed commercial uses and increase in density. **CGS therefore has no objection to approval of the replat as proposed.***

Terracon's report contains a valid description of surface and subsurface conditions, and soil engineering properties, and makes appropriate recommendations regarding subgrade preparation, including removal and recompaction of any loose soils, foundations, and floor slabs. It should be noted that Terracon's geotechnical report was prepared for the overall approximately 30-acre Claremont Business Park Filing No. 2 property, but none of Terracon's borings are located within the subject 3.85-acre property.

CGS agrees with Terracon's recommendation (1/20/2017) for review of "soils subgrade conditions for foundations, slabs, and pavements at the time of construction."

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely, Jill Carlson, C.E.G. Engineering Geologist

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
Process has been completed.

COLORADO SPRINGS AIRPORT

*Airport staff recommends **no objection** with the following conditions:*

- *Proof of previous Avigation Easement filing was provided in the submittal documentation (Reception No. 206095824); no further action is required.*
- *The property is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development (office/warehouse/light manufacturing) appears to be permissible in the APZ-2 subzone.*
- *The property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use of office/warehouse/light manufacturing appears to be compatible within the 65 DNL noise contour; however there is an indoor noise reduction requirement for the office portion of the warehouse as outlined in Section 4.3.1 of the El Paso County Land Development Code.*
- *Based on elevation data contained in the submittal, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 “Notice of Proposed Construction or Alteration” for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.*
- *More information about the airspace evaluation submittal process is available on the FAA’s Obstruction Evaluation/Airport Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).*

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

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

Respectfully submitted,

Lisa A. Peterson
Designer/Applicant