



WASTEWATER REPORT — SCHMIDT PARCEL PUD

PREPARED BY

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RESPEC

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PREPARED FOR

Falcon Area Water and Wastewater Authority

AUGUST 2026

Project Number W0161.25008





TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 OVERALL DEVELOPMENT DESCRIPTION.....	1
 2.0 WASTEWATER REPORT	 1
2.1 PROJECTED WASTEWATER LOADS	1
2.2 WASTEWATER CONTRACT AND WASTEWATER TREATMENT	2
2.3 ADEQUANCY OF TREATMENT CAPACITY	2
2.4 COLLECTION, PUMPING, AND PIPING	3

APPENDICES

APPENDIX A – FAWWA SERVICE AREA

APPENDIX B - PROPOSED DEVELOPMENT (SCHMIDT PARCEL PUD)



1.0 INTRODUCTION

This wastewater report is for the Schmidt Parcel PUD. The service entity is Colorado Springs Utilities, and the property is in the service area. The service areas and location of tie-in point are shown in *Appendix A*. The PUD includes 72.98 gross acres and includes 279 single family lots. The proposed subdivision layout is shown in *Appendix B*.

1.1 OVERALL DEVELOPMENT DESCRIPTION

The Schmidt Parcel is West of Vollmer Road and north of and adjacent to Research Pkwy.

2.0 WASTEWATER REPORT

2.1 PROJECTED WASTEWATER LOADS

Wastewater unit user loading projections are based on similar District historical use developed in the Falcon area. Average daily- maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single family residence. For population estimate, we are using 2.6 persons per household.

Table 1. Calculation of Wastewater Loads

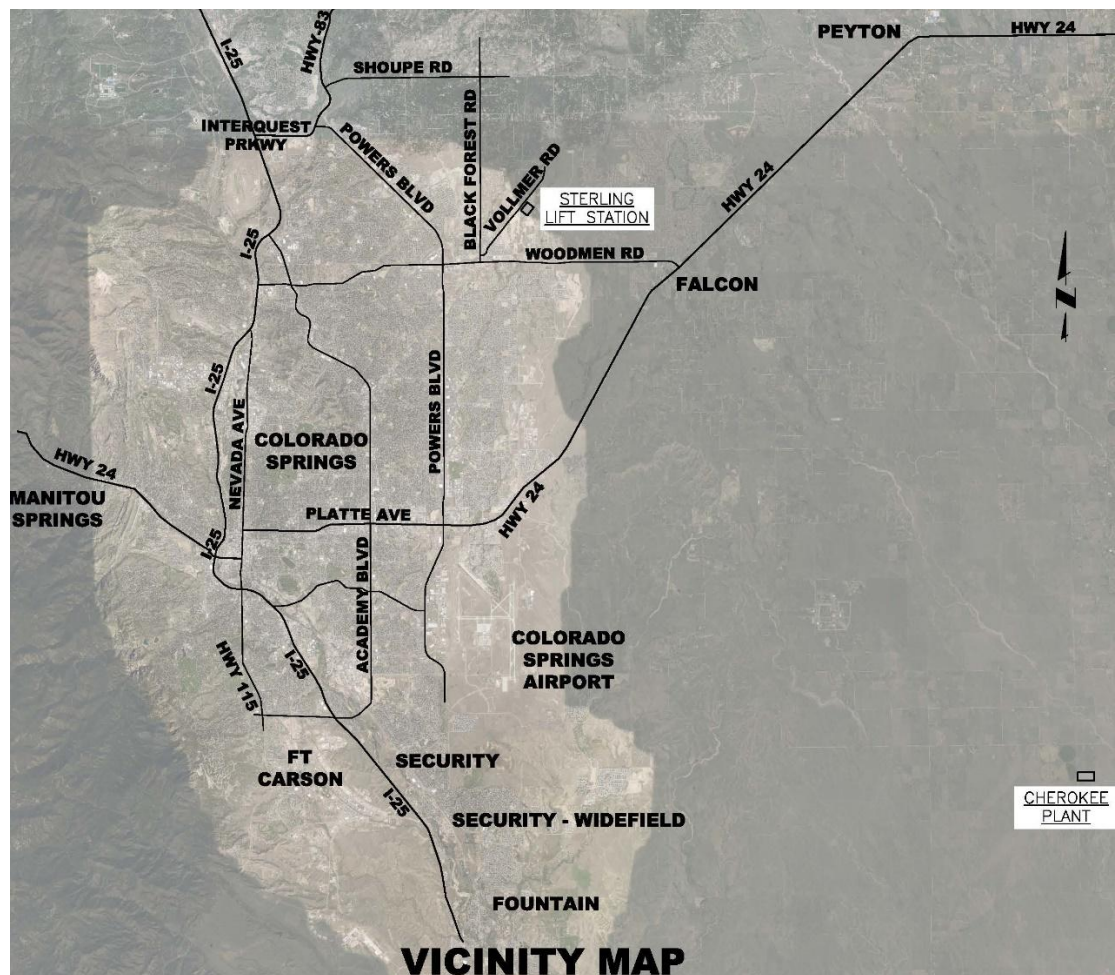
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population	
	#	#	GPD	#	
Residential Units					
Single family	279	279	47,988	726	
Non-Residential Use					
NONE					
Total			47,988		

2.2 WASTEWATER TREATMENT PLANT

Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities. A copy of the Interim Service Agreement was attached in prior Water and Wastewater Reports and therefor is not included here. FAWWA also has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District.

MSMD owns 2.2 million gallons per day of wastewater capacity in the Cherokee Wastewater Treatment Facility. The plant operator, Cherokee Metropolitan District (CMD) has already approved the systems associated with transport and treatment. MSMD and CMD are in compliance with their current COC issued by the Colorado Department of Public Health and Environment. The location of the 4.6 MGD Cherokee Wastewater Treatment Plant is shown below:

Figure 1. Location of Cherokee Wastewater Treatment Plant



2.3 ADEQUACY OF WASTEWATER TREATMENT CAPACITY

The Falcon Area Water and Wastewater Authority has a perpetual contract with the Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. The contract allows for the purchase of up to 5849 SFEs of wastewater capacity from MSMD which is equivalent to 1.006 Million Gallons/Day (MGD). Wastewater projections are based on similar District historical use developed in the Falcon area. Average daily-maximum monthly wastewater loads of 172 gallons per day per single family residence are iterated in the Wastewater Contract.

The loading projected from Schmidt Parcel PUD represents roughly 4.77% of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

Including all commitments to date, (August 2026) and including Schmidt Parcel PUD, the current committed capacity is for 3511 SFE which is 60.027 % of FAWWA contractual treatment capacity.

2.4 COLLECTION, PUMPING, AND PIPING

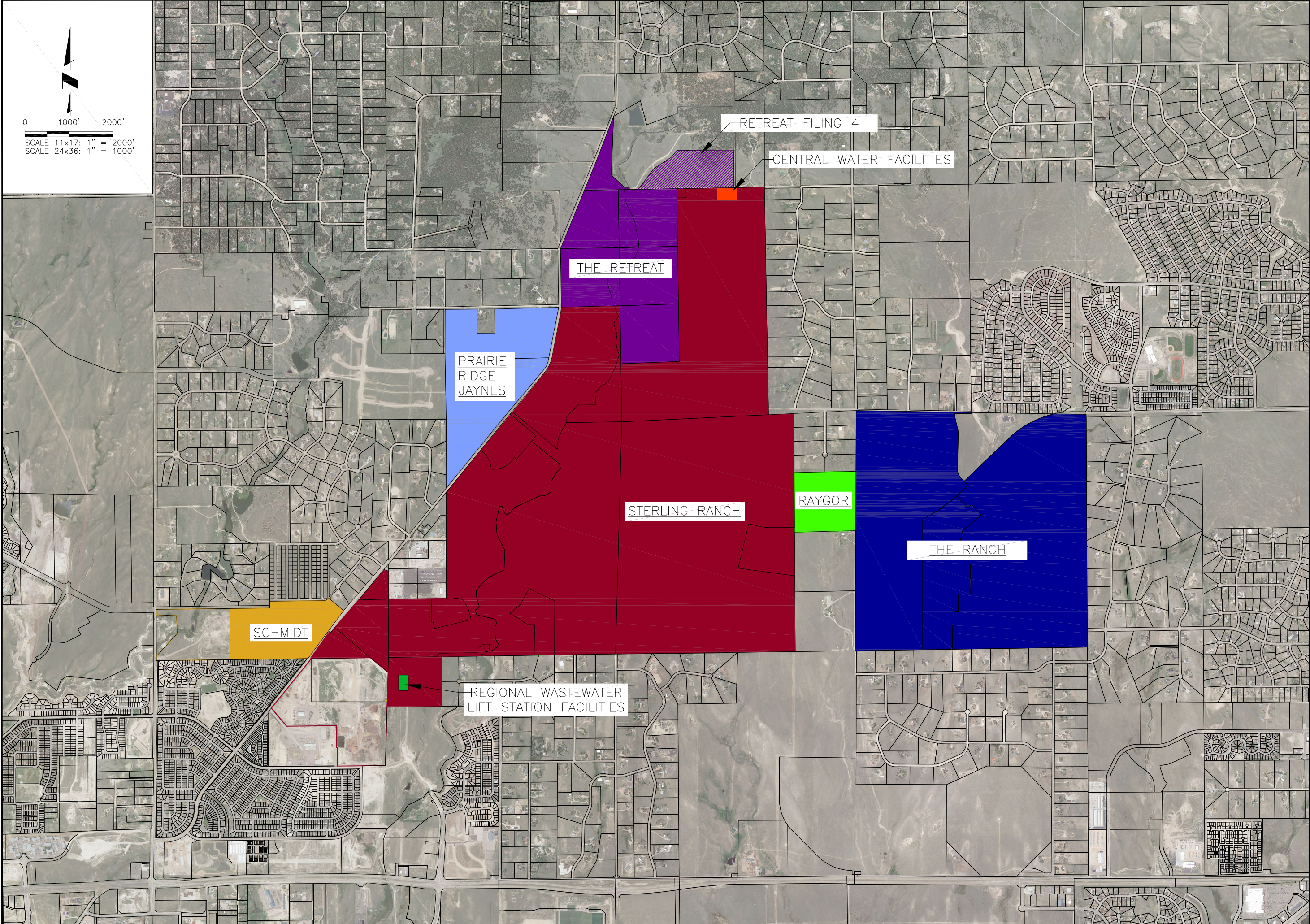
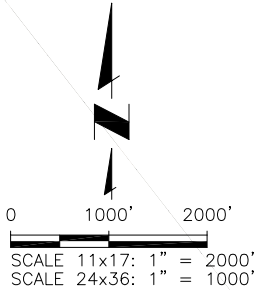
All lands to be developed within the Falcon Area Water and Wastewater Authority (FAWWA) areas will gravity feed to the southern portion of the Sterling site. This will be the main collection point for most of the entire future development as well. Sterling is completing construction of the Lift Station and Force Main to serve the area. The force main is constructed across the lower portion of The Ranch. From this point wastewater is intercepted by Meridian Service Metropolitan District and delivered to Cherokee through the Meridian system.

Appendix A

2024/03/27 8:41 AM By: Kathy Nieto N:\Projects\W0242.22001--FAWMA General Engineering\Drawings\16104_Sterling_Ranch.dwg

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED

1"





Colorado Springs, CO
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Colorado Springs, CO 80919
Phone: 719.227.0072
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APPENDIX A

FALCON AREA WATER AND WASTEWATER AUTHORITY

SERVICE AREA

REVISIONS			
NO.	DESCRIPTION	BY	APP. DATE
1			
2			
3			
4			
5			
6			
7			

Proj.#: 161.04

Date: 3/27/2024

Design: JPM

Drawn: JLB

Check: JPM

PLAN

SHEET 1 OF 1

EXHIBIT

Appendix B

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN

PUD GENERAL PROVISIONS

- A. **AUTHORITY.** THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- B. **APPLICABILITY.** THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
- C. **ADOPTION.** THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR WATERSIDE AT LAKE WOODMOOR IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN; IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- D. **RELATIONSHIP TO COUNTY REGULATIONS.** THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WATERSIDE AT LAKE WOODMOOR, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.
- E. **ENFORCEMENT.** TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
- F. **CONFLICT.** WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
- G. **MAXIMUM LEVEL OF DEVELOPMENT.** THE TOTAL NUMBER OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
- H. **PROJECT TRACKING.** AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.
- I. **OVERALL PROJECT STANDARDS.** THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BELOW.

PUD DEVELOPMENT GUIDELINES

- PERMITTED USES:
1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
 2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES,

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED .

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED .

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

SPECIAL USES:

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

PURPOSE AND INTENT:

THE SCHMIDT PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN IS A PROPOSED 272 LOT DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL COMMUNITY UTILIZING BOTH PUBLIC AND PRIVATE ROADS TO ACCESS INDIVIDUAL LOTS.

GENERAL NOTES

1. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
4. THE FOLLOWING SERVICE PROVIDERS SHALL SERVICES THIS PROJECT:
WATER: FAWWA
WASTEWATER: FAWWA
GAS: COLORADO SPRINGS UTILITIES
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
5. LANDSCAPE SETBACK TREES AND FUTURE NOISE WALL WILL BE INSTALLED WITH THE DIRECTLY ADJACENT SECTION OF MARKSHEFFEL ROAD.

GEOHAZARD NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY _____, DATED _____, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (_____ EROSION AND EXPANSIVE BEDROCK _____). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____ OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08041C0529G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT PORTIONS OF THE PARCEL ARE LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), ZONE AE (SPECIAL FLOOD HAZARD AREA), AND THE REGULATORY FLOODWAY.

AVIGATION NOTES

1. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
2. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (S THEREIN ESTABLISHED BY THE _____) SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SIGNATURE BLOCKS

LAND OWNER CERTIFICATION	
IN WITNESS WHEREOF, xx	
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D., A COLORADO LIMITED LIABILITY COMPANY	
AUTHORIZED AGENT, MANAGER	
STATE OF COLORADO	} ss.
COUNTY OF EL PASO	
SIGNED BEFORE ME ON _____, 20____ A.D. BY _____	
NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT _____	
NOTARY'S OFFICIAL SIGNATURE _____	
TITLE OF OFFICE _____	COMMISSION EXPIRATION _____

COUNTY CERTIFICATION	
THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # _____ AND DATE _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.	
CHAIR, BOARD OF COUNTY COMMISSIONERS _____	DATE _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____	

CLERK AND RECORDER CERTIFICATION	
STATE OF COLORADO	} ss.
EL PASO COUNTY	
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____, RECORDED PER RECEPTION NO. _____.	
EL PASO COUNTY CLERK AND RECORDER _____	

SITE DATA

TAX SCHEDULE NUMBER : 5200000577 & 5200000570
TOTAL AREA: 72.979 ACRES
TOTAL REZONE AREA: 60.763 ACRES
CURRENT ZONE: RS-5000 & RM-12
PROPOSED ZONE: PUD
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED DENSITY: 4.44 DU/AC (270 LOTS / 60.763 AC)
MAX. BUILDING HEIGHT: 35'
TOTAL LOTS: 270
REQUIRED: 6.08 AC (INCL. 1.5 AC CONTIGUOUS)
12.85 AC (INCL. 8.99 AC CONTIGUOUS)
PROVIDED:

LANDSCAPE SETBACKS

NORTH (FUTURE MARKSHEFFEL RD): 25'
EAST (Brush Top): 10'

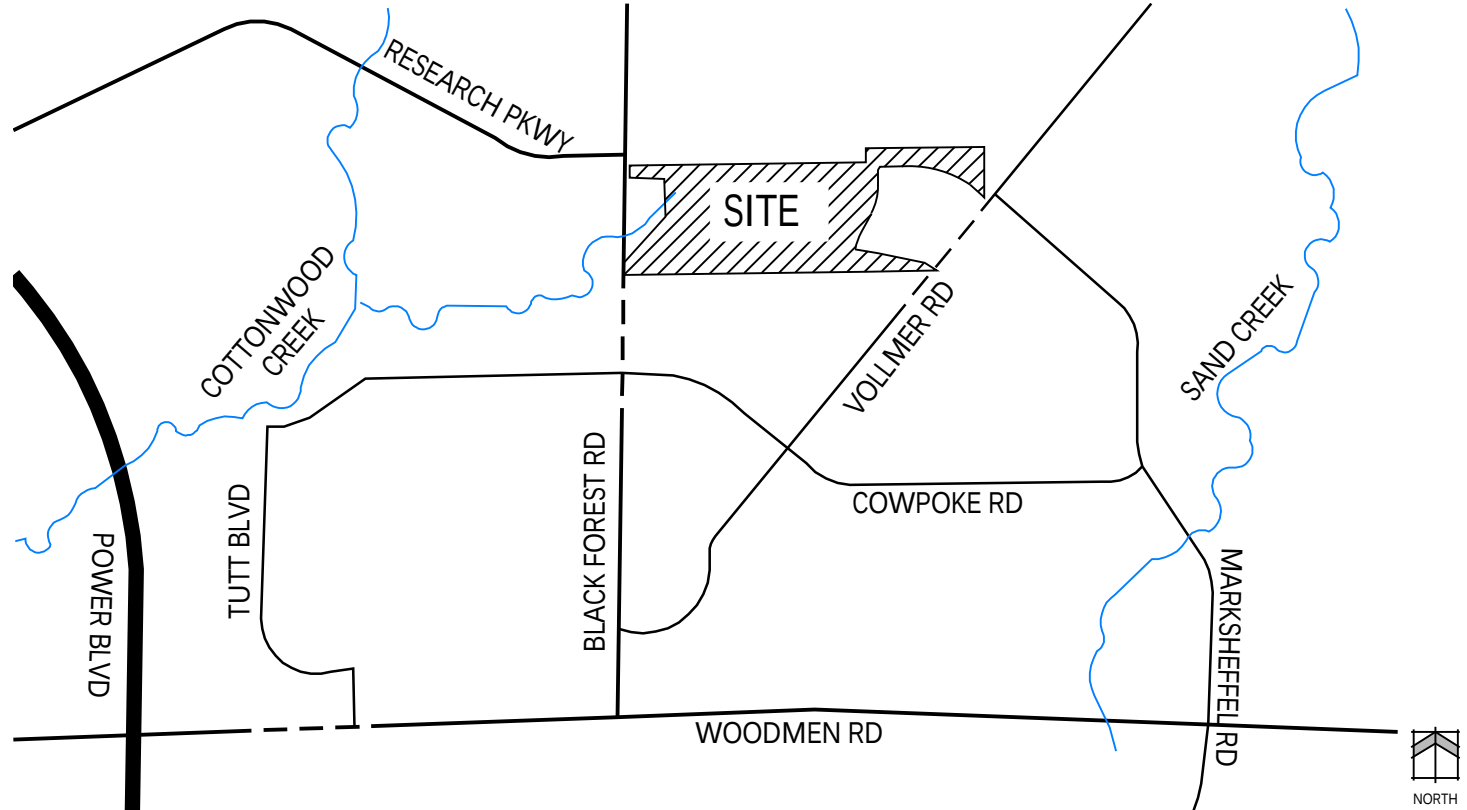
LANDSCAPE BUFFERS

SOUTH 15' (COMBINED WITH BUILDING SETBACK)
WEST 15'

PARKING

FORMULA: 2 SPACES REQUIRED PER LOT + GUEST PARKING (1 SPACE PER 4 ATTACHED UNITS)
TOTAL REQUIRED: 540 SPACES + 12 GUEST PARKING STALLS (INCL. 1 ADA)
TOTAL PROVIDED: 540 OFF-STREET SPACES + 12 GUEST PARKING STALLS (INCL. 2 ADA)
ADA REQUIRED: 1 (1 VAN)
ADA PROVIDED: 2 (2 VAN)

VICINITY MAP



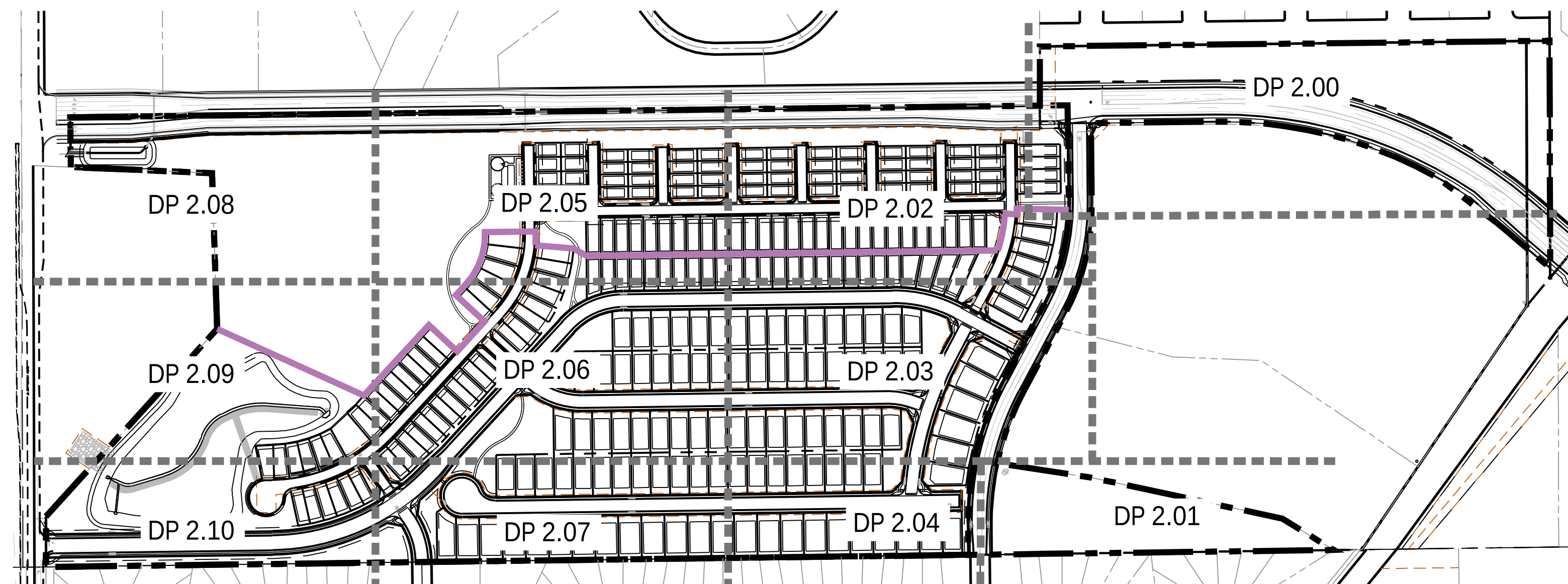
SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	DP 1.00	COVER
2	DP 1.01	SITE LEGAL AND TRACT TABLE
3	DP 1.02	LOT TYPICALS
4 - 14	DP 2.00 - DP 2.10	SITE PLAN
15	15	LEGEND
16	16	TYPICAL SECTIONS
17 - 21	17 - 21	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
22 - 26	22 - 26	PRELIMINARY GRADING PLAN
27	LP 1.01	LANDSCAPE COVER
28	LP 2.00 - LP 2.08	PRELIMINARY LANDSCAPE PLAN
37	LP 3.01	LANDSCAPE DETAILS

DEVELOPMENT STANDARDS

LOT SERIES	NUMBER OF LOTS	LOT SIZE	MIN. WIDTH	MIN. DEPTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	ALLOWED ENCROACHMENTS	LOT COVERAGE
ASCENT SERIES	60	2,400 - 3,680 SF	32'	67'	10' STRUCTURE, 20' GARAGE	5', 15' CORNER LOT	10"		
SKYLINE SERIES	61	3,400 - 5,370 SF	37'	79'	10' STRUCTURE, 20' GARAGE	5', 15' CORNER LOT	10'	ROOF EAVES, BAY WINDOWS, 2ND/3RD LEVEL CANTILEVERS, UNCOVERED PATIOS, UNCOVERED DECKS LESS THAN 18" IN HEIGHT	DETERMINED BY SETBACKS
DUPLEX SERIES	48	2,790 - 3,100 SF/LOT	31'	86'	10' (NO DRIVEWAY PARKING IF DRIVEWAY < 20')	5', 15' CORNER LOT, 0' ON COMMON LOT LINE	10'		
SOUTH 50'X105 & 50'X110'; EAST 60'X115'	80	N/A	50' / 60'	105' / 110' / 115'	10' STRUCTURE, 20' GARAGE	5'	10'		
SOUTH 60'X115'	21	N/A	60'	115'	10' STRUCTURE, 20' GARAGE	5'	15'		

KEY MAP



PROJECT TEAM

OWNER: MORLEY ENTERPRISES
609 S. CASCADE AVENUE, SUITE 204
COLORADO SPRINGS, CO, 80903
APPLICANT: N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903
ENGINEER: ALL TERRAIN ENGINEERING
COLORADO SPRINGS, CO



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
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www.nescolorado.com

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SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN

BLACK FOREST RD

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

ENTITLEMENT

DATE: _____ BY: _____ DESCRIPTION: _____

COVER

DP1.00
1 OF 37

CPC #