

Drainage Memo  
Frost Livestock Company  
17825 Hanover Rd  
Fountain CO 80817

The Frost Livestock Ranch already has proper existing drainage and the planned events will not cause any adverse effects to this existing drainage. Seasonal portable restrooms and handwash stations will be placed in the event space from July through September and serviced weekly. All guests will have access to bottled drinking water. These events will have no impact on the FEMA Floodplain located on the property.

Please consider the proposed site plan to be exempt from a Drainage Report based on Chapter 4 Section 8.4 of the El Paso County Drainage Criteria Manual, which states

“These criteria shall apply to any land-disturbing activity undertaken by any person on any lands, except on minor land disturbing activities such as individual home landscaping and gardening, maintenance and repair work, and those land-disturbing activities, which, in the judgement of the city/council, as set forth in writing, will not result in significant soil erosion or the movement of significant sediment into waters or onto lands off the project site. Factors to be considered when making such determinations shall be:

- A. Any project involving land disturbing activity of 2.0 acre or less
- B. Agriculture or related activities within the jurisdiction of the city/county.
- C. Construction of single family residences when they are constructed by or under contract with, the owner for the owner’s occupancy
- D. A project which disturbs less than 500 CY of material (cut or fill)”

Our proposed site plan does not include any activity that would be considered more than “home landscaping”. The largest landscaping project will be the extension of the parking area which estimates to disturb an area of land that is .1 acres, significantly below the 2 acres mentioned in the manual, and even more minimal when considering the property is an 830 acre agriculture parcel. The project would not disturb more than 500 CY of material cut or fill.

We wish to maintain the authenticity and integrity of the ranch for our proposed events. The ranch is already set up well to host events, and we want to showcase what is already there, not change it into a “commercial” space, hence the minimal proposed changes.