



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | www.hammersconstruction.com

*Specializing in Design/Build*

**Project name should be Claremont Business Park Filing No. 1B, Lots 1 and 2, and part of Tract C from Filing No. 2**

## Letter of Intent

Final Plan

### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: Claremont Business Park  
1A-Lot 2-Fil No. 1

### Owner Representatives

Hammers Construction, Inc.  
Robert Green – Project Manager  
Lisa Peterson – Design (Applicant)  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

### Site:

Legal: Lot 2, Claremont Business Park, Fil No. 1A  
Address: 1491 & 1495 Woolsey Heights  
Colorado Springs, CO 80915  
Lot Size: 2.98 acres  
Zoned – CS  
Parcel number: 54081-01-027

Please revise this sentence. A traffic study was not provided with the site development plan. Comments have been provided on the TIS submitted for this application.

### Request and Justification

Requesting to divide the property into 2 lots. Two (2) 10,000 sf buildings are being built on the site and we want to be able to separate them for 2 owners to buy the lots. **This will not have an impact on traffic as this was already reviewed at the DP stage.** In addition, there is sufficient water to create this lot as approvals and commitment letter has been provided by Cherokee. **Add something to mention the portion of the other lot that is being added to the land area. That parcel number should also be**

### Existing and proposed facilities, structures and roads.

The lot will be entered from Woolsey Heights and Two (2) 10,000 sf building are under construction on the property indicated above.

Please include a drainage basin and bridge fee section addressing the % impervious of site and whether it conforms with the original % impervious calculated in the approved drainage report for Claremont Business Park by Matrix. Note that per ECM appendix L drainage fees shall be assessed/due if there is an increase in impervious acreage.

Claremont Business Park Fil. No. 1A, Lot 2 site consists of 2.988 acres (including 0.06 acres of a portion of Tract C) with this proposed re-plat. This project site was previously studied in the "Final Drainage Report for Claremont Business Park Filing No. 2", dated November 2006, by Matrix Design Group, Inc. The Drainage and Bridge fee calculations were determined at 80% impervious in the original drainage report. This re-plat development's impervious surface area is 1.959 acres. The non-impervious surface areas include the WQ pond, landscape/open space and steep slope adjacent to Hwy 24 and accounts of the balance of the site of 1.028 ac. The total proposed percent impervious surface area is 65.6%, less than that of the original calculations of 80%. Therefore, the re-plat of CBP Lot 2 into (2) lots under Claremont Business Park Lots 1 and 2- Fil. No. 1B, shall not require additional drainage or bridge fees.