



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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

Specializing in Design/Build

Letter of Intent

Final Plat – VR 19-004

Owner Information

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

Owner Representatives

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

Site:

See attached Legal Description
Address: 1491 & 1495 Woolsey Heights, 1111 Meadowbrook Parkway
Colorado Springs, CO 80915
Lot Size: 11.318 acres
Zoned – CS
Parcel number: 54081-01-027 & 54081-01-054

Request and Justification

Requesting to divide Lot 2 of filing 1A (54081-01-027) into 2 lots. With this a portion of Tract C (54081-01-054) will be dedicated to Lot 2 to straighten out this property. Please prefer to plat drawing for overall proposal. Two (2) 10,000 sf buildings have been built on the current Lot 2 of filing 1A site and we want to be able to separate them for 2 owners to buy the lots. A traffic study was provided with this application. In addition, there is sufficient water to create this lot as approvals and commitment letter has been provided by Cherokee.

Existing and proposed facilities, structures and roads.

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

Drainage basin and Bridge fee.

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 Fil. No. 1C, shall not require additional drainage or bridge fees.



Additional Criteria for Approval

Conformance: The subdivision is in conformance with Master plan and preliminary plan for this parcel. The lot size and building size are similar to those approved through these applications. In addition, the use proposed are approved in the CS zone and consistent with those already in the Claremont Business Park, Filings 1 & 2. The setbacks and guidelines meet all the subdivision requirements in the previous filings. Furthermore, all reports/documents, designs, and other supporting materials have been submitted to EPC in the previous filings and have not changed. Any new requested information has been provided for approval. We feel this new proposed subdivision is consistent with the other filings and meet all subdivision regulations and EPC requirements of the Land Development Code (specifically Chapters 6 & 8).

Utilities: Cherokee Metro district is providing water and sewer to these proposed lots. Commitment letters have been provided from the district in regards to these services. Per Cherokee's letters, they provide that there is adequate water and sewer and they are able to take on this subdivision per their calculations. In addition, CSU has also provided commitment letters for the electric and gas services. They meet the requirements and are able to serve this subdivision.

Soils: the subdivision already has an existing soils report from the previous Claremont Business Park, Filing 1A and the soils engineer has confirmed that the soils have not changed. We feel a new report is not needed especially since the lot has already been developed with (2) 10,000 sf buildings. During construction, no special precautions or requirements were required.

Drainage: A drainage report was submitted with this subdivision and meets the state statutes as well as ECM. A water quality pond was built with the construction of developing the site. The pond has been approved/inspected and built per plans. In addition, the maintenance and required easements have been recorded and added to the proposed plat.

Access: No new accesses are proposed for this subdivision. One access was proposed off of private drive Woolsey Heights per the preliminary plan. The access was built according to this plan and this access will be shared between the 2 lots proposed. A maintenance agreement has already been recorded for this lot.

Service protection: All emergency response vehicles are able to access this site and meet the requirements per the Land Development code. Cimarron Hills Fire Department has provided a commitment letter to serve this subdivision. Any buildings meet the regulations of the International Fire Code and any amendments the fire department may have. These buildings have already been approved by Fire and certificate of occupancy has been provided.

Off-site Impacts: Off-site improvements have been evaluated for this subdivision. We installed a 5'-0" detached sidewalk per El Paso County regulations. In addition, the buildings that were built meet the same architectural aesthetics as the existing buildings in the previous filings.

Assurances: The subdivision proposed will be part of the Claremont Business park association. This will help to make sure the lot remains in good condition and adequately mitigated. In addition, financial assurances were posted for the pond. The pond has been inspected and approved and the assurances have been reduced to the defect warranty amount.



Mineral rights: Mineral rights owners were found on the site. These owners were notified of our proposal and no objections were made. If minerals are ever found on the property, the owner of the lots will provide access and a means to extract these minerals.

In conclusion, we feel we are meeting all the policies for a new subdivision per the El County Land Development Code as well as the Engineering Criteria Manual. The architectural components are consistent with other businesses located in the park . We feel this proposed subdivision will not impact the neighboring businesses and will not be a detriment to the any of the existing lots. This proposal will enhance the area and enables the development of the business park.