



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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*Specializing in Design/Build*

## Letter of Intent

Claremont Business Park 2 Preliminary Plan (PCD File No. SP197)

### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: Claremont Business Park 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

### Property Information:

Address: 1111 Meadowbrook Pkwy  
Colorado Springs, CO 80915  
Lot Size: 13.72 acres  
Zoned: CS CAD-O  
Parcel number: 54081-01-054, 54054-12-001, 54054-12-002,  
54054-12-003, 54054-12-004

### Request and Justification

Proposing to amend the previously approved preliminary plan with the current configuration. The original preliminary plan was intended for 16 lots and this new plan has 10 lots. Our proposal is consistent with the adjacent development. The uses we are intending for the remaining lots are planned for office, light industrial/warehouse and retail type uses which is consistent and are approved uses within the CS zone. We feel this proposal will help to develop the area faster and enhance the neighborhood (the owner has already received interested calls on the smaller lots granted the proposal is approved). Not to mention it will help increase revenue for the County and support the neighboring residential and commercial business already existing in the area. All lots will include the required zoning setbacks per CS zone and including a maximum height of 45 feet, as stated on the Preliminary Plan drawing. The property is currently vacant. No signs are being proposed at this time.

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

The lot will be entered from Meadowbrook Pkwy utilizing the two existing driveways. Hammers will develop and construct Gary Watson Point for the 7 lots as shown. The remaining 3 lots will be accessed from El Jefe Hts to be constructed at a later date.

### Access Easement

El Paso County has requested we provide a 45' access easement as show on the preliminary plan between lots 6 & 7. This easement is only to be used if El Jefe Heights' access point is ever required to close. By doing this, the remaining lots 8-10 won't be land locked. If this easement is ever needed,



then this easement of land will happen with no cost to the County. In the meantime, this area will be landscaped and maintained by the perspective owners of Lots 6 & 7 until said easement is forced to be developed for an access point.

#### Deviation Request

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
<b>1</b>	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.2.4.B.6/SD-4-1	<b>Private Road Allowances</b>	Allowance for a Private Road	ECM Section 2.2.4.B.6/SD-4-1, The private roadway section shall meet all details of the Local Urban Road Section except requests to exclude the 5' wide sidewalk (each side) as defined in the detail and provide a 4' wide sidewalk on the one side only. (Request Gary Watson Point only)	This deviation request would provide alignment to the current characteristic, design and appearance of the Claremont Business Park commercial development. Road to be maintained by Claremont Business Park HOA

This requested modification per LDC Code chapter 4.2.6.F.2.h would still allow pedestrian traffic within the smaller private looped road. The types of businesses (subcontractors, landscapers, etc.) that are proposed for Lots 1-7 don't get a lot of foot traffic (if any) from the public. Claremont Business Park, Filings 1 & 2 do not have any sidewalks on the existing private roads and no complaints have come to the HOA and owners. Please refer to the deviation form for the addressing of criteria for approval.

#### Waiver Requests

Private road: Requesting a waiver to have Gary Watson Point to be a private road and owned by the property owners. The Claremont Business Park HOA has accepted this road to be maintained with in the association. This request is consistent with Claremont Business Park Filings 1 & 2.



Private road: In addition, we are requesting a waiver to deviate from ECM standards for Gary Watson Pt. The standards we are not meeting is not to have a public sidewalk on both sides of the road and to reduce the sidewalk we are installing to 4'-0" wide as defined in our deviation request.

Drainage Easements: The Preliminary Plan for this site is submitting a Waiver of the El Paso County Land Development Code to request 2' foot side lot easements for drainage. Therefore, the drainage easement being 4' foot in total width. (It is likely that some lots will have a building on each lot, 4 feet apart). A calculation sheet is included in the appendix to show the maximum capacity of a concrete drainage channel with varying slopes. The final drainage report for these lots will show the slope and total amount of drainage to be conveyed in the drainage channel. The channel is proposed to be a 6" inch tall x 3' foot wide trickle channel. The final drainage report will ensure that the maximum capacity is not exceeded.

#### Additional Criteria for Approval

**Conformance:** The subdivision is in conformance with the El Paso County Policy Plan (typical) for this parcel. The lot size and building size are similar to those approved through these applications. In addition, the uses proposed are approved in the CS zone and consistent with those already in the Claremont Business Park, Filings 1 & 2. (Policy Plan Goal 5.1, Policy 5.1.3) 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). The proposed subdivision incorporates physical design features that is consistent with adjacent land uses. Building and landscaping are following the same aesthetically pleasing look that is consistent with the uses that are approved in the CS zone.

**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. We are not requesting a reduction in water supply and are meeting EPC guidelines/recommendations for this requirement. In addition, the Water/Wastewater Report by M&S Civil Consultants, Inc. verifies the water is sufficient in all aspects. 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 2 and the soils engineer has confirmed that the soils have not changed. We feel a new report is not needed especially since construction during the past 13 years has not changed and no special precautions were needed w/ previous lots.

**Drainage:** A drainage report was submitted with this subdivision and meets the state statues as well as ECM. A water quality pond is proposed with the developing the site. We will meet the requirements of the ECM and construction per approved plans. In addition, the maintenance and required easements have been provided for approval and will be recorded with the proposed plat.

**Access:** Lots 1-7 will be accessed off of private road Gary Watson Pt. Gary Watson Pt. will be entered off of Meadowbrook Pkwy utilizing the existing curb cut. Lots 8-10 will be accessed off of private



road El Jefe Hts. El Jefe Hts. will be entered off of Meadowbrook Pkwy utilizing the existing curb cut. Per the preliminary plan, these roads are designed within the access easement.

**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 will meet the regulations of the International Fire Code and any amendments the fire department may have implemented.

**Fire Mitigation:** This new development will meet all fire mitigation measures. The buildings are proposed to be construction of non-combustible materials. We are using xeriscape landscaping which reduces potential “fuel” if any fire arises. We are also adding necessary fire hydrants on Gary Watson Point to aid in fighting any fires. Additional fire hydrants will be added for El Jefe Hts when their road gets built. All utilities lines have been stubbed in to feed the future development of Lots 8-10.

**Off-site Impacts:** Off-site improvements have been evaluated for this subdivision. We propose a 5’-0” detached sidewalk per El Paso County regulations along Meadowbrook Pkwy. A water quality pond is proposed for the development of these lots and will be constructed per ECM and state requirements. In addition, the buildings that were proposed meet the same architectural aesthetics as the existing buildings in the previous filings. This includes the same xeriscaping landscaping (policy 3.4.4) to keep a uniform and pleasing setting. Furthermore, this helps our water usage to be lowered as this application requires less water to be maintained.

**Assurances:** The subdivision proposed will be part of the Claremont Business Park association. This will help to make sure the lots remain in good condition and adequately mitigated. In addition, financial assurances will be posted for the proposed water quality pond as well as any off-site impacts.

**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. Owners will be notified of the public hearing dates for decision on the Prelim Plan and Final Plat.

#### Water Master Plan

Our property is located in Region 5 and water is provided by Cherokee Metro District. Cherokee obtain recharged water from wells drawing from the Upper Black Squirrel Creek Basin alluvial aquifer which are recharged with reclaimed water by the district. Per Goal 4.1, Cherokee has disclosed deficiencies in their water and monitor as needed to promote better water quality. They have a backflow prevention monitoring program that is routinely checked. If needed chemicals such as chloride or fluoride are added to the water to promote water quality (policy 4.1.1). In addition, Cherokee monitors the well for volume as well as neighboring wells to determine issues and be proactive in water quality needs (policy 4.1.2). Cherokee meets the requirements set by the state of Colorado and water boards. All findings/results are reported to the State if any issues may arise (policy 4.1.4). In addition, Cherokee has future plans to recycle their water to recharge the Upper Black Squirrel infiltrating ponds from sewer systems and replenish aquifers. They are engineering a reverse osmosis system off of sewer discharge to recycle and reuse this water. They have been in contact with the State on this approval and how to meet these requirements (policy 4.3.5). The demand of our proposal has been shown in the water supply summary as well as the commitment letter from Cherokee. Water allotment has to be approved by the State and we mentioned above other methods of recycling water that Cherokee has planned (goal 5.1 and policy 5.1.1). Our proposal utilizes xeriscape landscaping which significantly reduces the need for water and don’t require much after the first year once the plantings are established. In addition, we are proposing commercial uses, which



majority are office are warehouse uses. These demands are a lot less than a residential property and don't have as a high demand (goal 5.3 and policy 5.3.2). We feel we meet the requirements of the water master plan per EPC. The water district has plans in place to reuse their water and our water usage is minimal. Furthermore, the state regulates all these policies and goals from EPC and the water districts are required to meet these standards. The water allotted for the subdivision has been approved by the district and no further comments have come from the State's office on these calculations.

In conclusion, we feel we are meeting all the policies for a new subdivision per the El Paso 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.