

## Debby Miller

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**From:** Richard Lyon <RLyon@rmg-engineers.com>  
**Sent:** Wednesday, May 12, 2021 3:40 PM  
**To:** Tim Graber; Mike Casimiro; Debby Miller  
**Cc:** Armando Chavez; Scott Marvel  
**Subject:** Phases Auto - a few minor changes, signature needed  
**Attachments:** LOI Comments from EPC.PDF; 1670 Paonia - 2019-Financial-Assurance-Estimate-fin....pdf

Debby and Jeff – attached is the Letter of Intent that has some comments from the County.

1. Add the PCD File # which is PPR-21-021
2. "If landscaping/parking requirements are not met, please provide alternative design within letter of intent." You can state that "All landscaping and parking requirements as a result of the development are being met and no alternative compliance is being sought."
3. Please send back when these changes are made.

Also attached is the Financial Assurances Estimate. Please sign and date bottom of page 4. You can simply scan and send back that page when completed. That \$20,166.92 is the bond amount that is given to the County during construction and is returned upon close out of the project.

Other item to be addressed before resubmitting:

- Tim and I chatted about the MEP team working with Cherokee Metro District on resolving the water tap and service line plan
- RMG will revise when notified of the plan

Thanks,

**Richie Lyon, P.E.**  
RMG – Rocky Mountain Group | Civil Project Engineer  
Civil Director  
2910 Austin Bluffs Parkway | Colorado Springs, CO 80918  
719-548-0600 (office) | 719-434-5638 (direct) | 719-548-0223 (fax)  
[rlyon@rmg-engineers.com](mailto:rlyon@rmg-engineers.com) | [www.rmg-engineers.com](http://www.rmg-engineers.com)

EM sent 5/12/2021

TEEM MILLER MANAGEMENT, INC  
1670 Paonia Street, Colorado Springs, CO 80915  
(719) 548-1646

**Letter of Intent**

*1670 Paonia Street Colorado Springs, CO – El Paso County  
Lot 5 Block 1 Palmer Park Business Center Subdivision Filing No. 3*

Add PCD File #

PPR-21-021 DM

To: El Paso County Planning Development

Re: Minor Development Plan Amendment

Owner/Applicant: Debby and Jeff Miller DBA: Teem Miller Management, Inc.  
1670 Paonia Street  
Colorado Springs, CO 80915  
Phone: 719-548-1646 | Email: Debby@phasesaccounting.com

Consultant: Richard Lyon, PE  
RMG-Rocky Mountain Group  
2910 Austin Bluffs Parkway  
Colorado Springs, CO 80918  
Phone: 719-434-5638 | Email: RLyon@rmg-engineers.com

The property of interest is addressed as 1670 Paonia Street in Colorado Springs, El Paso County, Colorado. The property is located on the west side of Paonia Street south of Palmer Park Boulevard and north of Tuskegee Place. The parcel is Schedule No. 5406304014, zoned I-2 CAD-O, is a part of Plat No. 6746 with the legal description of *Lot 5 Block 1 Palmer Park Business Center Subdivision Filing No. 3*. The current land use is warehouse/storage for the business of Phases Truck and Auto Repair. The property totals 2.58 acres consisting of an 11,200 square foot pre-engineered metal building with surrounding asphalt pavement for parking and drive aisles and landscaping that was developed per a Major Development plan by Hammers Construction dated May of 2001, filed with the County as PPR99008. The parcel totals 2.58 acres. The property land use coverage by the existing building is 9.96 percent.

This letter accompanies the application for a Minor Development Plan Amendment for the addition of a 9,030 square foot pre-engineered metal building and 12,628 square feet of asphalt pavement for a second building of matching land use, auto repair. The proposed land use addition falls within the Public Improvement District (P.I.D.) zone of the property. Ancillary disturbance within the property is for grading to adhere to historical drainage patterns, utility service installations, and landscaping of the disturbed areas with native seed, trees, and shrubbery matching the existing conditions. The limits of construction is anticipated to be 0.87 acres or 33.72 percent of the property. The developed conditions property land use coverage by the two buildings yields 18 percent.

Site features include parking stall expansion with striping and signage including restriping for an ADA stall addition at the frontage of the property, a dumpster pad location, and new electric service and water service installations. There is not to be any disturbance outside of the property with the exception of utility service taps within Paonia Street. The overall development scope of work is anticipated to consist of control measure installation, excavation for footers and foundations, overlot grading at the rear of the site, pre-engineered metal building erection and construction, utility service trenching, and asphalt paving.

The Minor Development Plan Amendment consists of engineered drawings depicting the developed conditions atop the existing conditions including the site layout of the building addition and other site features including landscaping, striping, and signage, detailed grading and drainage design, erosion and sediment control for storm water management during construction, and the building elevations with the building photometrics. Accompanying the engineered design plan is a Drainage Letter and Storm Water Management Plan report describing the site development as it relates to storm water runoff and erosion and sediment control. These reports demonstrate that the proposed development will not have negative impacts to the surrounding and downstream properties and waterways.

We appreciate and thank the County for your consideration of the application and documents submitted herewith.

Sincerely,



Applicant/Owner: Debby and Jeff Miller

If landscaping/parking requirements are not being met, please provide alternative design within letter of intent.

All Landscaping and parking requirements as a result of the development are being met and no alternative compliance is being sought.

Debby Miller  
applicant/owner

# 2019 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 1/15/2021

<b>PROJECT INFORMATION</b>		
Phases Truck And Auto Repair Minor Amendment	5/12/2021	PPR TBD
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
<i>* Earthwork</i>						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min	1,437	CY	\$ 6.00	= \$ 8,622.00		\$ 8,622.00
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	= \$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	0.03	AC	\$ 800.00	= \$ 22.40		\$ 22.40
* Mulching	0.03	AC	\$ 750.00	= \$ 21.00		\$ 21.00
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 20.00	= \$ -		\$ -
* Permanent Pond/BMP (Spillway)		EA		= \$ -		\$ -
* Permanent Pond/BMP (Outlet Structure)		EA		= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,370.00	= \$ 2,370.00		\$ 2,370.00
Silt Fence	567	LF	\$ 2.50	= \$ 1,417.50		\$ 1,417.50
Temporary Seeding		AC	\$ 628.00	= \$ -		\$ -
Temporary Mulch		AC	\$ 750.00	= \$ -		\$ -
Erosion Bales		EA	\$ 25.00	= \$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 500.00	= \$ -		\$ -
Inlet Protection		EA	\$ 167.00	= \$ -		\$ -
Sediment Basin		EA	\$ 1,762.00	= \$ -		\$ -
Concrete Washout Basin	1	EA	\$ 900.00	= \$ 900.00		\$ 900.00
<i>[insert items not listed but part of construction plans]</i>						
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 1,640.63		\$ 1,640.63
<b>Section 1 Subtotal</b>				= \$ <b>14,993.53</b>		\$ <b>14,993.53</b>

\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).

## SECTION 2 - PUBLIC IMPROVEMENTS \*

<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1	LS	\$ 1,000.00	= \$ 1,000.00		\$ 1,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) <u>6"</u> thick		Tons	\$ 88.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 300.00	= \$ -		\$ -
Guide/Street Name Sign		EA		= \$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 60.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,150.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,480.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	= \$ -		\$ -

**PROJECT INFORMATION**

Phases Truck And Auto Repair Minor Amendment

5/12/2021

PPR TBD

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pro-Plat Construction)	
					% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>				\$ -		\$ -
Concrete Box Culvert (M Standard), Size ( W x H )		LF		\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 65.00	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 78.00	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 97.00	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 180.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 188.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 280.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 480.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		\$ -		\$ -
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		\$ -		\$ -
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 7,881.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,827.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,887.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,840.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,827.00	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 95.00	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	\$ -		\$ -
Drainage Channel Lining, Grass	0	AC	\$ 1,489.00	\$ 123.40		\$ 123.40
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
<b>Section 2 Subtotal</b>				<b>\$ 1,123.40</b>		<b>\$ 1,123.40</b>

\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

**PROJECT INFORMATION**

Phases Truck And Auto Repair Minor Amendment

5/12/2021

PPR TBD

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
			=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC), Size 8"		LF	\$ 64.00	=	\$ -	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$ -	\$ -
Gate Valves, 8"		EA	\$ 1,858.00	=	\$ -	\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,597.00	=	\$ -	\$ -
Water Service Line Installation, inc. tap and valves	2	EA	\$ 1,324.00	=	\$ 2,648.00	\$ 2,648.00
Fire Cistem Installation, complete		EA		=	\$ -	\$ -
				=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				=	\$ -	\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 64.00	=	\$ -	\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,386.00	=	\$ -	\$ -
Sanitary Service Line Installation, complete	1	EA	\$ 1,402.00	=	\$ 1,402.00	\$ 1,402.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -	\$ -
				=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				=	\$ -	\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)						
		EA		=	\$ -	\$ -
		EA		=	\$ -	\$ -
		EA		=	\$ -	\$ -
		EA		=	\$ -	\$ -
		EA		=	\$ -	\$ -
				=	\$ -	\$ -
<b>Section 3 Subtotal</b>				=	\$ <b>4,050.00</b>	\$ <b>4,050.00</b>

\*\* - Section 3 is not subject to defect warranty requirements

**PROJECT INFORMATION**

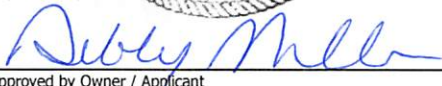
<b>Phases Truck And Auto Repair Minor Amendment</b>	<b>5/12/2021</b>	<b>PPR TBD</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 20,166.92</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						<b>\$ 20,166.92</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
<b>Total Defect Warranty Financial Assurance</b>						<b>\$ 1,957.76</b>
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						



**Approvals**

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)  
  
 Approved by Owner / Applicant

5/12/2021  
 Date

Co Assessor or planning

F/Desk # (719) 520-6300

Hold off 5