



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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*Specializing in Design/Build*

## Letter of Intent

Final Plat – MS 20-001

### Owner Information

Deyoung Randall L  
2790 N Academy Blvd. #150  
Colorado Springs, CO 80917-5338  
Project Name: ManCave Storage

### Owner Representatives

Hammers Construction  
Randy Maxwell- Project Manger  
Lisa Peterson- Applicant  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

### Site:

Bent Grass Meadows Dr.  
Peyton, CO 80831  
Lot Size: 17.35 Acres  
Parcel Number: 53010-00-016

### Request and Justification

Requesting to plat existing parcel (currently metes and bounds) to make a legal lot.

### Existing and proposed facilities, structures and roads

The Lot is entered from Bent Grass Meadows Dr. The lot is currently agriculture grazing land. A gross building area of 148,812 sf is being proposed on the property indicated above, complete with parking and drive aisles to be submitted at a later date. Parcel is currently zoned I-2. We will be stripping the existing first layer of asphalt of Bent Grass Meadows along our property line and adding a new layer of asphalt, also any county mandated public improvements will be included in this project.

Depends on timing with Falcon Meadows at Bent Grass Filing No. 1

### El Paso County Land Development Code

Subdivisions 7.2.1(D)(2)(e)

- The proposed subdivision is in general conformance with goals, objectives, and policies of the Master Plan
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards

Address floodplain development requirements and the future development/floodplain tract.



- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, and the requirements of chapter 8 of this code.*
- All areas of the proposed subdivision, which may involve soil or topographical conditions presented hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions*
- Adequate drainage improvements complying with State law and the requirements of the Code and the ECM are provided by the design.*
- Legal and physical access is or will be provided to all parcels by public right-of-way or recorded easement, acceptable to the county in compliance with this Code and ECM.*
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision. (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.*
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.*
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

#### **Subdivisions 7.2.1(D)(3)(f)**

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
- The subdivision is in substantial conformance with the approved preliminary plan;*
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards and the requirements of Chapter 8 of this code.*
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, and the requirements of Chapter 8 of this Code.*
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions.*



- Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the ECM.
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.
- Necessary services, including police and fire protection, recreation, utilities and transportation systems, are or will be made available to serve the proposed subdivision.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivisions in accordance with applicable requirements of Chapter 8.
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.
- The Subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

All documentation indicates that Woodmen Hills Metro District provides service?

#### El Paso County Water Master Plan

The Subject property is located in Regional Planning area 3 and water is supplied by Falcon Highlands Metro District. Falcon Highlands gets its water from groundwater rights in the Denver Basin through Arapahoe and Laramie-Fox Hills aquifers (Policy 4.3.3).

FHMD recognizes the inadequate water supply to meet future demand. (Goal 1.1) There are currently 3 operational deep groundwater wells, and 2 undrilled tributary wells that have been investigated for pumping capacity. Options are being explored to acquire renewable water supplies (Section 5). As such, improvements have been recommended to update systems for better monitoring, support conservation efforts and to work with other water providers to maintain sustainability (Section 4).

#### Falcon/Peyton Small Area Master Plan

Land Use 4.5.1.1 *“Require long term density transitions and buffering where developing urban areas abut existing or designated rural residential or rural areas. These transition zones are intended to protect the integrity of both urban and rural areas. The transition zone should be wide enough to meaningfully reduce the negative visual, traffic, noise, and other impacts of urban areas on rural areas as well the negative impacts of rural agricultural ususes on urban residential areas (noise, dust, chemical sprays, etc.).*

The north setback of our lot that is adjacent to a residential subdivision has a 105’ buffer and will be fenced with landscaping. Also, our buildings adjacent to the residential subdivision will be comparable to the homes in the area and not stand out. We feel this will be adequate to protect the integrity of the rural area.

You have the option to provide justification for the old master plan components (small area plan, policy plan) or the new Your El Paso Master Plan (2021). If you choose to keep the old justification, please provide an analysis of the policy plan. Otherwise, you may remove the Falcon/Peyton analysis and provide an analysis of the new master plan with regards to placetype, key area (if applicable), area of change, and any other applicable components.



Transportation 4.5.5.2 *“Also recognize the importance of other key corridors in the planning area as identified on the Major Transportation Corridors Plan as it may be amended in responses to development activities and plans. These corridors include but are not limited to Judge Orr Road, Elbert Highway and Peyton Highway.”*

Our new legal lot is located on Bent Grass Meadows off of Woodmen Frontage Rd. The future of Bent Grass Meadows Rd is extensive with a new large residential subdivision being built along it and the future connection of Meridian Road to Woodmen Road. Any extra traffic due to our future subdivision will be a small amount of the future planned traffic on this street.

### **Additional Criteria for Approval**

**Conformance:** The subdivision is in conformance with Master plan, final plat approval criteria as well as the Falcon small area 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 I-2 zone and consistent with those already the surrounding subdivision. 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. Any new requested information has been provided for approval as well. 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:** Woodmen Hills Metro District is providing water and sewer to this proposed lots. Commitment letters have been provided from the district in regards to these services. Per Woodmen Hills Metro’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 a commitment letter for the gas service and Mountain View electric for the electric service. They meet the requirements and are able to serve this subdivision. Hammers Construction will pay the district directly.

**Soils:** the subdivision already has an existing soils and geological report from the previous subdivisions. Per the request of EPC, we have updated these reports and the soils engineer has confirmed that the soils have not changed. If special precautions or requirements are needed, we will take these into consideration as we go undergo construction to meet the recommendations of the report.

**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 development of 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:** We are proposing two accesses to be located off of Bent Grass Meadows Dr. The distance between the accesses meet the ECM requirements and the main entrance is located across from the existing access on the west side for the existing mini-storage facility.

**Service protection:** All emergency response vehicles are able to access this site and meet the requirements per the Land Development code. Falcon Fire Protection District has

Per previous comment, Woodmen Road Metro District has not been addressed.



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.

**Off-site Impacts:** Off-site improvements have been evaluated for this subdivision. We will be improving the Bent Meadows Dr. road to meet EPC and ECM requirements. Any other of-site improvements will be evaluated with the submittal of the development plan application. In addition, the buildings that we are proposing to build will aesthetically pleasing as we want this to be an inviting place for the members. The building's exterior will be evaluated further in the site development plan submittal.

**Assurances:** The subdivision proposed will be maintained by the owner. The owner may incorporate an HOA in the future. The improvements installed will be maintained 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. An SIA will be recorded with the final plat to guarantee improvements.

**Mineral rights:** Mineral rights owners were not found on the site.

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 area. 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 lot.