



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 – 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
Jason Latham- 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

Minor subdivisions are required to meet the criteria for approval of both a preliminary plat and a final plat. For your justification, please list the criteria located in Section 7.2.1(D)(2)(e) and (D)(3)(f) of the Land Development Code (you do not need to list duplicate regulations) and explain how the criteria is being met. Simply stating that the criteria is met is not considered adequate justification.

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.

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).

You need to list the specific criteria of the master plan, including policy plan, water master plan, and small area plan, and explain how the proposed subdivision is in conformance.



Add a note indicating that this property is located within the Woodmen Road metro District and that fees shall be paid by the developer directly to the District.

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.

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 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.

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.

Add a note that an SIA will be recorded with the final plat to guarantee improvements.