



Steve Hammers, President

HAI

The approval criteria in the LDC Code are different for final plat and prelim plan. Make sure you address all of the approval criteria for each process in the respective letters of intent for each project..

C

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

Specializing in Design/Build

It appears you used the same letter as for the prelim plan. See the letter of intent for that project for comments that also apply to this letter.

Letter of Intent

Final Plat – SF2014

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Claremont Business Park 2
Fil No. 1
Case L G
2432 Parkview Ln
Colorado Springs, CO 80906-1163

Jon & Nancy Barber Starr
5001 S. Clinton St.
Englewood, CO 80111-1333

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: 1111 Meadowbrook Parkway
Colorado Springs, CO 80915
Lot Size: 13.72 acres
Zoned – CS, CAD-O
Parcel numbers: 54081-01-057, 54054-12-001, 54054-12-002, 54054-12-003 & 54054-12-004

Request and Justification

Plat existing parcel to make legal lots. Please refer to plat drawings for overall proposal. 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 Meadowbrook Pkwy utilizing the existing curb cuts. Hammers will develop and construct Gary Watson Point for the lots as shown. El Jefe Hts. will be constructed in the future once leasing sales reaches 50%.

EPC ROW dedication

El Paso County has requested we provide a 45' access easement as show on the preliminary plat between lots 6 & 7. This access 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 reservation ever needs to be developed, then this will happen with no cost to the County. In the meantime, this area will be maintained by the perspective owners of Lots 6 & 7 and usable to them until reservation may be ever forced to be developed for an access point.

to Meadowbrook Parkway

landscaped area



These values are only for the 7 lots not the total for the 10 lots. Please revise or consider removing the highlighted sentences.

Drainage basin and Bridge fee.

Claremont Business Park 2 Fil 1, Tract A site consists of 13.72 acres. 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 2 Filing 1 into (10) lots under Claremont Business Park 2 Fil. No. 1, shall not require additional drainage or bridge fees.

The drainage report indicates 70%. Please revise.

El Paso County
Policy Plan

Additional Criteria for Approval

Conformance: The subdivision is in conformance with the Master 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. (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).

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. 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.

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.

connects to?



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.

Water Master Plan

Our property is located in Region 5 and water is provided by Cherokee Metro District. Cherokee gets their water from wells provided by Upper black squirrel and are maintained 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 a high demand. In actuality, these type of uses only use a third of the water that is allotted per EPC's standards (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.