

Access permits will be required for both proposed access locations.

Incorrect

Forsgren Associates, LLC
56 Inverness Drive East, Suite 112
Englewood, CO 80128
(720) 214-5884

The Sod Guy – Sales Lot @ Lot 1 in Appaloosa Highway 24 Subdivision Filing No. 2
Letter of Intent

Site Location: Lot 1 in Appaloosa Highway 24 Subdivision
Colorado Springs, CO 80915

Site Data The 1.003-acre site, zoned I-2, is located just northeast the intersection of Amelia St. and US Highway 24 (Platte Avenue) in Colorado Springs.

Request/Justification To gain approval of a site development plan for sod sales within the I-2 zoning district and for placement of a one-story sales office, including all associated site work. Site work includes installation of asphalt pavement at entrances and around proposed sales office, installation of gravel surfacing, installation of concrete pans and concrete as shown, final landscaping and site grading.

Special use is limiting. State what will be included.

Existing/Proposed Facilities, Structures and Roads Currently, the site is vacant and is covered in native grasses. Proposed features include, but are not limited to, installation of a one-story sales office, installation of asphalt, concrete and gravel, installation of storm sewer, sanitary sewer, and water utility lines and curb and gutter installation. The site plan shows the location of major features on the site and the proposed location of all site features.

Landscaping/Screening Currently, the site is covered in native grasses with little to no screening on site. Landscaping shall be incorporated throughout the site as shown on the approved Landscape Plan. Landscaping meeting El Paso County standards shall be installed along all frontages and between properties and will provide adequate screening.

Grading/Erosion Control The site shall be graded and runoff shall flow to a proposed detention facility (by others). All runoff from the site shall be collected in this facility prior to discharge downstream. Erosion control measures will be utilized on the site, per El Paso County standards as follows:

Identify here that a drainage report, grading and erosion control plan and associated engineering documents have been submitted with the concurrent site development plan (PPR1925)

- Clearing and grubbing – Silt fence/sediment control log will be used.
- Initiation of perimeter controls – Silt fence/sediment control log will be used.
- Remaining clearing and grubbing – Silt fence/sediment control log and vehicle tracking pad will be used.
- Road Grading – Sediment control logs will be used on the downgradient side of all roadways and parking lots being graded.
- Final grading – All areas will receive final landscaping.
- Stabilization – All areas will receive final landscaping.

Access points are equivalents to frontage in commercial/industrial zoning districts. Both frontages will require the 50 foot setback requirement.

Discuss anticipated traffic in this letter of intent. A traffic memo/study is not required if ECM Section B.1.2.D is met.

Traffic Control

This project includes two access points to the site; one from Amelia St. and one from Terminal Ave. All installations on site are minor and the construction timeline is aggressive. The proposed building on site is of wooden construction. No large equipment for installation is anticipated. As a result, no additional traffic control shall be provided.

Waiver Requests/
Administrative Relief

No waivers are being requested for this work at this time. However, Administrative Relief is being requested to reduce the minimum required building side setbacks, as set forth in the El Paso County Land Development Code, for the proposed site layout. The site is located within the I-2 zoning district. The side setbacks for this zoning district are a minimum of 30-feet. However, due to site constraints, the proposed building can not fit within these boundaries.

In order to fit within the constraints set by the minimum side setbacks as set forth in the El Paso County Land Development Code, a reduction in the minimum side setback requirement (not to exceed 20% of the setback distance) is requested. Along the northern edge of the site, a reduction from 30-feet to 24-feet, or 20%, is requested. Along the southern edge of the site, a reduction from 30-feet to 29.35-feet, or 2%, is requested.

For any questions regarding this letter of intent, please contact the Applicant/Engineer as listed below.

Owner: The Sod Guy
Ed Apodaca
42600 Summit View Ct.
Parker, CO 80138
303-841-7575

Applicant/Engineer: Forsgren Associates, Inc
Conner Burba
56 Inverness Dr. East Ste 112
Englewood, CO 80112
720-214-5884

File No: AL-19-014

LOI_v1-redline.pdf Markup Summary

dsdgrimm (3)

Identify here that a drainage report, grading and erosion control plan and associated engineering documents have been submitted with the concurrent site development plan (PPR1925)

- discharge down El Paso County:
- Clearing and
 - Initiation of
 - Remaining c
 - Tracking plan
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Identify here that a drainage report, grading and erosion control plan and associated engineering documents have been submitted with the concurrent site development plan (PPR1925)

Access permits will be required for both proposed access locations.

Forsgren Associate
56 Inverness Drive East, Suite 112
Englewood, CO 80152
773.244.1144

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Access permits will be required for both proposed access locations.

Discuss anticipated traffic in this letter of intent. A traffic memo/study is not required if ECM Section B.1.2.D is met.

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Discuss anticipated traffic in this letter of intent. A traffic memo/study is not required if ECM Section B.1.2.D is met.

dsdkendall (4)

Project: Forsgren Associates, LLC
56 Inverness Drive East, Suite 112
Englewood, CO 80152
(773) 244-1144

Site Location: Lot 1 in Agapitos Highway 24 Subdivision
Colorado Springs, CO 80915

Site Data: The 3.855-acre site, zoned I-2, is located just northwest the intersection of Amelia St. and US Highway 24 (State Avenue) in Colorado Springs.

Request/Justification: To gain approval of a site development plan for lot sites within the I-2 zoning district and for placement of a one-story sales office, including all associated site

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Incorrect

Site Data: Colorado Springs, CO 80915
The 1.003-acre site, zoned I-2, Amelia St. and US Highway 2

Request/Justification: To gain approval of a site development plan for placement of work. Site work includes installation of proposed sales office, concrete plans and concrete.

Special use is limiting. State what will be included.

Existing/Proposed Facilities, Structures and Roads: Currently, the site is vacant and include, but are not limited to installation of asphalt, concrete curbs, and water utility lines shows the location of major site features.

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Special use is limiting. State what will be included.

Access points are equivalents to frontage in commercial/industrial zoning districts. Both frontages will require the 50 foot setback requirement.

Traffic Control

This project includes two access points to the front Terminal Ave. All regulations on site or otherwise in agreement. The proposed building No large equipment for installation is anticipated traffic control shall be installed.

Waiver Requests/ Administrative Relief

No waivers are being requested for this work Administrative Relief being requested for a building side setback, as set forth in the E P Code for the proposed site layout. The site is district. The side setbacks for this zoning do However, due to site constraints, the proposed

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Access points are equivalents to frontage in commercial/industrial zoning districts. Both frontages will require the 50 foot setback requirement.

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