



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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

Specializing in Design/Build

REVISION RESPONSE LETTER

**RE: Claremont Business Park 2 Filing 1, Lot 5
Site Development Plan
File Number PPR2030**

DATE: December 3, 2020

TO: Sophie Kiepe
Planning & Community Development
El Paso County
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719) 520-6300

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Sophie,

Upon receipt and review of the comments provided to us on October 16, 2020, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



1. *Show existing and proposed topography.* **Existing and proposed topography is shown on the Grading & Erosion Control Plan from M&S Civil Consultants, Inc., included in the original submission of this Site Development package. Per the Planning and Development website, “A Site Plan is an accurately scaled drawing of a lot or parcel showing, at a minimum, the property address, the schedule/tax number, all existing structures, easements, rights-of-way, setbacks from the property lines to the existing structures (if any), the location of the lot in relation to abutting streets, driveway/access location(s), and dimensions of the proposed structure and of existing structures, including height.” We feel to clearly show the intent of our site layout, by keeping the plans as clean as possible to maintain the required information, the grading contours should remain off, shown on the grading plan as it is part of site development package. In addition, we try to ensure accuracy, and not be held liable, by not duplicating information that may not be carried over from outside sources, i.e., civil engineering plans. Furthermore, we have been doing plans in EPC for 20 years and this comment has never come up before. As mentioned above, we would prefer to keep the grading off of the site plan to maintain consistency, accuracy and cleanliness.**

2. *Show the location of all existing and proposed utilities on the site or in the adjacent ROW to include all easements.* **Please refer to our response in comment no. 2. We feel this is not needed as utilities tend to change in the field and we don’t want to have an approved document to show these discrepancies. In addition, our civil engineer coordinates this design and ensures no issues with the placement of utility services per our design. Furthermore, EPC does not stamp the utility plan.**

3. *Show easements granted to Mountain View Electric as reference in Title Commitment.* **Exceptions items 12 and 20. Item #12, this is the Release of Right of Way, there is no easement to be shown. Item #20 is the 20' Easement along the east Right of Way of Meadowbrook Parkway, on Case's property. (Lots 8-10). No further easement is needed to be shown per comment.**

4. *Please identify what this is?* **Call-out added.**

5. *Parking should be open to everyone that may go to site; If there is going to be outside storage then it needs to be identified and will need to comply with additional standards (screening, etc.) and use approval proceed.* **No outside storage is being requested with this submittal. Gates will remain open during business hours for everyone use. The notation has been added to the site plan for clarification.**

6. *Please add ADA route as required by El Paso County Code.* **Added**

If you have any further questions, please give me a call.

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**