

A SWMP must be submitted with this project.

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

Seeger Homes, Inc. – Sales Office @ Lot 3 in Appaloosa Highway 24 Subdivision
Letter of Intent

Site Location: Lot 3 in Appaloosa Highway 24 Subdivision
Colorado Springs, CO 80915

Site Data The 4.66-acre site, zoned I-2, is located just southwest the intersection of Frank Rd and E Swan Rd in Colorado Springs.

Request/Justification To gain approval for placement of a one-story sales office with associated site work. Site work includes installation of asphalt pavement at entrance and around proposed sales office, installation of gravel surfacing, placement of up to five premanufactured mobile homes, and site grading. The five premanufactured mobile homes shall be used for showing to customers only and will not have wet utilities installed to the units.

of a site development plan in conjunction with Special Use application AL1811 for trailer sales within the I-2 zoning district.

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 and gravel, installation of a water quality and detention facility (by others), and placement of five premanufactured mobile homes. The site plan shows the location of major features on the site and the proposed location of all site features.

State who will own and maintain the water quality facility. FYI a CO will not be issued for this site until the water quality facility is installed.

Landscaping/Screening Currently, the site is covered in native grasses with little to no screening on site. It is essential that the premanufactured mobile homes on site are visible to passing traffic on both Amelia St. and Highway 24 in order to provide potential buyers a clear view of the homes for sale. Landscaping shall be provided along the southwest end of the site, providing some screening from the road. Landscaping shall include native trees and shrubs.

If you are asking for an alternative landscape request you have to show it here and on the landscape plan.

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 City of Colorado Springs standards as follows:

- Clearing and grubbing – Silt fence/sediment control log will be used.
- Initiation of perimeter controls – Silt fence/sediment control log will be used.

El Paso County

Add PCP File No. PPR1831

It is not an internal private access parcel. You are anticipating access off Amelia Street. Please discuss in this section. Please address CDOT adjacent to the site. Provide any correspondence with CDOT

- 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.

Traffic Control



This project is an internal, private project with no disturbance to existing roadways. All installations on site are minor and the construction timeline is aggressive. Buildings on site are mobile and require no large equipment for installation. As a result, no additional traffic control shall be provided

Waiver Requests

No waivers are being requested for this work at this time.

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

Owner:

Seeger Homes, Inc
Louis Mastin
3800 N. Nevada
Colorado Springs, CO 80907
719-632-9085

Applicant/Engineer:

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

Markup Summary

Daniel Torres (4)

Grading/Erosion Control

The site shall be (others). All run discharge down City of Colorado

Clearing an Initiation of

El Paso County

Subject: Callout

Page Label: 1

Author: Daniel Torres

Date: 8/29/2018 2:24:29 PM

Color:

El Paso County

nt control log will be used.

/sediment control log will be used.

Add PCP File No. PPR1831

Subject: Text Box

Page Label: 1

Author: Daniel Torres

Date: 8/29/2018 2:36:38 PM

Color:

Add PCP File No. PPR1831

any recent events, who are going to use the site. All mobile homes shall be used for showing to customers only and not for other purposes.

a is vacant and is covered in native grasses. Proposed features include: installation of a one-story sales office, installation of a water quality and detention facility, and placement of five premanufactured mobile homes. The location of major features on the site and the proposed features.

State who will own and maintain the water quality facility. FYI a CO will not be issued for this site until the water quality facility is installed.

a is covered in native grasses with little to no covering on site. The premanufactured mobile homes on site are visible to both Amelia St. and Highway 24 in order to provide potential use of the homes for sale. Landscaping shall be provided along all of the site, providing some screening from the road. Include native trees and shrubs.

graded and runoff shall flow to a proposed detention facility. From the site shall be collected in this facility prior to release. Erosion control measures will be utilized on the site.

It is not an internal private access parcel. You are anticipating access off Amelia Street. Please discuss in this section. Please address CDOT adjacent to the site. Provide any correspondence with CDOT

Traffic Control

This project is an internal roadway. All installation aggressive. Buildings on site installation. As a result, it

Subject: Callout

Page Label: 1

Author: Daniel Torres

Date: 9/4/2018 3:55:33 PM

Color:

State who will own and maintain the water quality facility. FYI a CO will not be issued for this site until the water quality facility is installed.

It is not an internal private access parcel. You are anticipating access off Amelia Street. Please discuss in this section. Please address CDOT adjacent to the site. Provide any correspondence with CDOT

Traffic Control

This project is an internal roadway. All installation aggressive. Buildings on site installation. As a result, it

Subject: Callout

Page Label: 2

Author: Daniel Torres

Date: 9/4/2018 3:57:12 PM

Color:

It is not an internal private access parcel. You are anticipating access off Amelia Street. Please discuss in this section. Please address CDOT adjacent to the site. Provide any correspondence with CDOT

dsdgrimm (1)

A SWMP must be submitted with this project.

Subject: Engineer

Page Label: 1

Author: dsdgrimm

Date: 8/29/2018 4:51:26 PM

Color:

A SWMP must be submitted with this project.

dsdkendall (2)

Landscaping/Screening Cur It is pas buy the Lan

If you are asking for an alternative landscape request you have to show it here and on the landscape plan.

Grading/Erosion Control The oth

Subject: Callout

Page Label: 1

Author: dsdkendall

Date: 9/4/2018 11:16:50 AM

Color:

If you are asking for an alternative landscape request you have to show it here and on the landscape plan.

JOSE LULAVANT	JOSE LULAVANT
Site Data	The 4.66-acre site, zoned I-2, Rd and E Swan Rd in Colorado.
Request/Justification of a site development plan in conjunction with Special Use application AL1811 for trailer sales within the I-2 zoning district.	To gain approval for placement of mobile home units, the applicant has proposed a mobile home park. The site is currently vacant and will not have wet utilities.
Existing/Proposed Facilities, Structures and Roads	Currently, the site is vacant and includes, but are not limited to installation of asphalt and gravel facility (by others), and placed site plan shows the location of

Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 9/4/2018 11:18:04 AM
Color:

of a site development plan in conjunction with Special Use application AL1811 for trailer sales within the I-2 zoning district.