

Seeger Homes, Inc. – Sales Office @ Lot 3 in Appaloosa Highway 24 Subdivision Filing No. 2
Letter of Intent

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

Site Data The 2.70-acre site, zoned I-2, is located just northeast the intersection of Amelia St. and US Highway 24 (Platte Avenue) in Colorado Springs.

Request for approval of a special use to allow for "trailer sales".

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.

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:

El Paso County

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

It is not an internal private access parcel. You are anticipating off of 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

dsdgrimm (4)

Add PCD file no. AL1811

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 8/29/2018 1:47:07 PM
Color: ■

Add PCD file no. AL1811

Grading/Erosion Control
The site shall be cleared and grubbed (including but not limited to trees, stumps, and other vegetation) and the site shall be prepared for construction.
El Paso County
• Clearing
• Initiatic

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 8/29/2018 1:48:21 PM
Color: ■

El Paso County

Use the proposed materials, including gravel, for all mobile homes shall be used for driving to customers only or wet utilities installed to the units.

It is vacant and is covered in native grasses. Proposed features include: installation of a one-story sales office, asphalt and gravel, installation of a water quality and detention pond, and placement of five premanufactured mobile homes. The location of major features on the site and the proposed features are shown on the site plan. **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 covered in native grasses with little to no screening on site. All the premanufactured mobile homes on site are visible to both Amelia St. and Highway 24 in order to provide potential view of the homes for sale. Landscaping shall be provided along and out of the site, providing some screening from the road. All include native trees and shrubs.

Graded and runoff shall flow to a proposed detention facility through the site. All shall be installed in this facility.

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 9/4/2018 3:05:40 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 off of Amelia Street. Please discuss in this section. Please address CDOT adjacent to the site. Provide any correspondence with CDOT.

- Remaining clearing tracking pad with 1
- Road Grading - St
- of all roadways or
- Final grading - all
- Stabilization - All

Traffic Control
This project is an internal private access parcel. All installed aggressive. Buildings installation. As a result

Subject: Engineer
Page Label: 2
Author: dsdgrimm
Date: 9/4/2018 3:15:45 PM
Color: ■

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

dsdkendall (2)

Site Location: Lot 3 in Appaloosa Colorado Springs, CO
Site Data: The 2.70-acre site, St. and US Highway
Request for approval of a special use to allow for "trailer sales".
To gain approval for work. Site work include around proposed five premanufactured and will not have a

Function/Proposed Currently the site

Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 9/4/2018 10:41:08 AM
Color: ■

Request for approval of a special use to allow for "trailer sales".

Landscaping/Screening Currently
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 cleared and grubbed (including but not limited to trees, stumps, and other vegetation) and the site shall be prepared for construction.

Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 9/4/2018 10:41:42 AM
Color: ■

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