

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 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/Justification	To gain approval of a site development plan in conjunction with Special Use application PCD File No. AL1811 for trailers sales within the I-2 zoning district 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 layout of each premanufactured mobile home shall be unique and no building shall be above 15'-0". The site plan shows the location of major features on the site and the proposed location of all site features. The Owner of Lot 3 shall be responsible for maintaining the water quality and detention facility.
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 southeast and southwest end of the site, providing some screening from the road. Landscaping shall include native trees and shrubs. In addition, landscaping shall be incorporated throughout the site as shown on the approved Landscape Plan. As the proposed layout does not meet all standards for landscaping required by the County, an alternate landscaping plan shall be provided and deviation request submitted. In lieu of trees along the entire frontage of Highway 24, additional trees will be placed throughout the site and in clusters along the frontage to meet the required number of trees for the development, but not the arrangement. This will provide for greater visibility of the business from the roadway so customers can easily view the modular homes.

Grading/Erosion Control	<p>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:</p> <ul style="list-style-type: none"> • 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.
Traffic Control	<p>This project includes access to the site from Amelia St. 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. Coordination with CDOT was conducted in order to discuss the proposed access location and additional requirements. Following discussion, it was determined that because the site will be nowhere close to producing greater than 20% of the existing traffic from Amelia St. to Highway 24, a CDOT Access Permit will not be required. The location of the access is well outside the CDOT Right of Way and staff did not have any objections to the location.</p>
Waiver Requests	<p>No waivers are being requested for this work at this time.</p>

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

Owner:	<p>Seeger Homes, Inc Louis Mastin 3800 N. Nevada Colorado Springs, CO 80907 719-632-9085</p>
Applicant/Engineer:	<p>Forsgren Associates, Inc Conner Burba 56 Inverness Dr. East Ste 112 Englewood, CO 80112 720-214-5884</p>

Aurora Antonio

From: Sword - CDOT, Valerie <valerie.sword@state.co.us>
Sent: Wednesday, October 24, 2018 8:20 AM
To: Aurora Antonio
Cc: Elizabeth Nijkamp; Arthur Gonzales
Subject: Re: Seeger Homes Coordination
Attachments: image001.png

Perfect.

Thank you,

Valerie Sword

Permits Manager
Traffic and Safety

P 719.546.5407 | C 719.251.7803 | F 719.546.5414

[5615 Wills Blvd. Pueblo, CO 81008](#)

valerie.sword@state.co.us | <http://www.codot.gov> | www.cotrip.org



Please note CDOT's new address effective April 9, 2018. Please update your address book.

On Wed, Oct 24, 2018 at 8:15 AM Aurora Antonio <aantonio@forsgren.com> wrote:

Good Morning Valerie,

We anticipate that the site will not produce greater than 20% of the existing traffic from Amelia to SH 24. There are multiple large developments with their main access to SH 24 being from Amelia St. The small amount of traffic anticipated from the proposed development is expected to produce less than 10% of the existing traffic from Amelia St to SH 24 during peak times.

Respectfully,

Aurora Antonio Resendiz

Engineer I

56 Inverness Drive East, Ste. 112

Englewood, CO 80112

720.214.5884 ext. 7010

720.214.5885 Fax



From: Sword - CDOT, Valerie <valerie.sword@state.co.us>

Sent: Wednesday, October 24, 2018 7:48 AM

To: Aurora Antonio <aantonio@forsgren.com>

Cc: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>; Arthur Gonzales <arthur.gonzales@state.co.us>

Subject: Re: Seeger Homes Coordination

Aurora,

Thank you for sending Google Earth image. I now have a good understanding of the location for your development proposal. Is this property within the City limits? Though not directly stated, I gleaned from the site plan that the proposed land use is modular home sales. Thanks for supplying the calculated trip generation. Per the State Highway Access Code, I agree that a TIS will not be required. However, if this site will produce greater than 20% of the existing traffic from Amelia St. to SH 24, a CDOT Access Permit will be required. Once that information has been provided, additional information will be forthcoming.

Valerie Sword

Permits Manager
Traffic and Safety

P 719.546.5407 | C 719.251.7803 | F 719.546.5414

[5615 Wills Blvd. Pueblo, CO 81008](https://www.cdot.gov/locations/5615-Wills-Blvd-Pueblo-CO-81008)

valerie.sword@state.co.us | <http://www.codot.gov> | www.cotrip.org



Please note CDOT's new address effective April 9, 2018. Please update your address book.

On Tue, Oct 23, 2018 at 3:01 PM Aurora Antonio <aantonio@forsgren.com> wrote:

Good Afternoon Valerie,

I am reaching out because I wanted to coordinate with you regarding the Seeger Homes project in El Paso County. Dan Hunt has referred me to you and mentioned that you would be the correct contact. I attached a site plan and the calculated trip generations for the project site. We wanted to make sure that indeed there will be no need for a TIS for the site per El Paso County Engineering Criteria Manual Appendix B – Section B.1.2. Thank you for your time.

Very Respectfully,

Aurora Antonio Resendiz

Engineer I

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