



HAMMERS CONSTRUCTION, INC.

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• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President
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Letter of Intent

Plot Plan

Owner Information

Woodford Manufacturing Co.
2121 Waynoka Rd.
Colorado Springs, CO 80915

Project Name: Woodford Manufacturing Co.

Owner Representatives

Hammers Construction, Inc.
Joe Butler – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lots 1, BLK 1, Waynoka Road Industrial
Address: 2121 Waynoka Rd.
Colorado Springs, CO 80915

Lot Size: 8.92 acres

Zoned – PUD

Parcel number: 54062-05-001

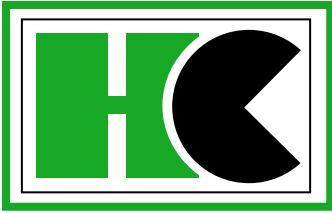
Request and Justification

Request approval for the addition of an 18,000 sf building built on the property indicated above used for Manufacturing & Warehouse. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Alternative Landscape Request

Per our Early Assistance Meeting we had on March 19, 2018, we were told that an official Landscape Plan was not required. The planner did request a few trees be added to screen our new loading area, but never stated quantity. We are proposing to add Twelve semi-mature Australian Pines (three to replace removed trees, nine new), staggered within the existing trees, along the perimeter, which make for excellent visual screening and noise damping qualities.

We are requesting an alternate landscape request to omit the requirement of landscape islands with the new parking spaces we are providing. The request is consistent with how the parking is already laid out on the site and it makes it easier for snow removal. In addition, we feel the trees we are adding are better suited as a screening buffer as shown on the site.



Within the new construction of the addition, three trees will need to be removed. We are replacing these trees and will be included with this proposal. The removed trees did not contribute any buffering or screening. Furthermore, our property is not adjacent to residential & the current owner owns the property to the south. The type of trees we are proposing is an extremely tolerant pine of adverse soil conditions and air pollution. The existing landscaping is already screening the property.

We feel this should meet the request of EPC as the current use is already manufacturing and has an existing loading dock. The additional trees will provide additional screening and meet the intent of the zoning code.

Existing and proposed facilities, structures and roads.

The lot will be entered from Waynoka Rd. The lot is currently occupied by an 70,325 sf Office/Manufacturing/Warehouse facility for Woodford Manufacturing Company. An 18,000 sf addition is being proposed on the property indicated above.

Traffic

This business is an established use on this site and has been there over 35 years. The addition will not increase traffic calculations as they are not adding employees or deliveries with this addition. They are adding equipment to make their process more efficient. Therefore a traffic study is not required.