



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

REVISION RESPONSE LETTER

RE: Rocky Mountain Cycle Plaza

DATE: April 14, 2026

TO: Donala Water and Sanitation District
15850 Holbein Dr.
Colorado Springs, CO 80921
(719)-488-3603

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
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Upon receipt and review of your comments provided to us on February 9, 2026, we offer the following response. Please review and call with any questions you might have.

Comments:

The Donala Water and Sanitation District takes no exception to the approval of the site development plan for the 2,560 square foot showroom addition to the existing building conditioned upon the following comments being addressed.

- 1. The owner and contractor shall provide written confirmation that the building addition will not provide for any new water supply or wastewater fixtures. **This response serves as confirmation that the proposed building addition will not require any additional water/ wastewater fixtures.***
 - 2. The showroom addition does not impact the existing water service line or wastewater service line in any way. **No impact of the existing water and wastewater line for this addition. No plumbing proposed.***
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3. The Site Plan shall be updated to show the existing District fire hydrant, water distribution piping and existing District utility easement across the access drive from the northeasterly corner of the proposed building addition. **Site Plan has been updated.**

4. Revise the submitted landscape plan showing plantings at the east side of the access drive at the easterly side of the showroom addition. The plan as submitted does not reflect conformance with the District's request as expressed in the review comments of February 6, 2023. **This has been updated to depict existing conditions, as well as confirm no planting are within the easement as per District's request.**

The request was to revise the then existing landscape plan to maintain plantings no less than 10-feet away from the fire hydrant at the east side of the access drive. Based on cursory examination of the as-constructed plantings, it appears the request has been given attention but should be verified. There appears to be immature low grow shrubs within the 10-foot proximity although deciduous and coniferous tree plantings appear to be compliant with the District's request. Please revise the landscape plan submitted as part of the PPR263 application to reflect compliance with the District's requirement.

5. Please confirm that the building addition is being designed and will be constructed as a separate "fire area," or will be an addition to the existing, "fire area" and does not require an interior fire suppression sprinkler system to be installed. The District will provide a plan review when building permit plans are submitted and made available for review and acceptance. **The building addition is part of existing fire area and does not require a sprinkler system. Fire review has already reviewed and approved this submittal.**

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

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**