

September 11, 2019

Re: Notice to Adjacent Property Owners

To Whom It May Concern,

This letter is being sent to you because The Sod Guy is proposing a land use project in El Paso County at the referenced location (see Letter of Intent). This information is being provided to you prior to a submittal with the County. Please direct any questions on this proposal to the referenced contact in the Letter of Intent. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At the time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Please see attached Letter of Intent & Vicinity Map.

Respectfully,

Ed Apocada
The Sod Guy
42600 Summit View Ct.
Parker, CO 80138



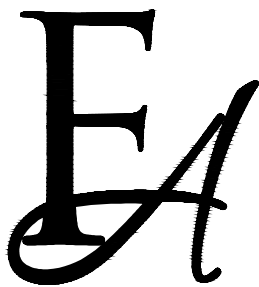
VICINITY MAP

SCALE: NTS

DATE:
12/31/18

THE SOD GUY

PROJECT NO:
04-18-XXXX



LOT 1 IN APPALOOSA
HIGHWAY 24 SUBDIVISION
SALES LOT
VICINITY MAP

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

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

The Sod Guy – Sales Lot @ Lot 1 in Appaloosa Highway 24 Subdivision Filing No. 1A
Letter of Intent

Site Location:	Lot 1 in Appaloosa Highway 24 Subdivision Colorado Springs, CO 80915
Site Data	The 1.003-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 for retail sod sales within the I-2 zoning district and for placement of a one-story sales office, including all associated site work. Site work includes installation of asphalt pavement at entrances and around proposed sales office, installation of gravel surfacing, installation of concrete pans and concrete as shown, final landscaping and site grading.
Existing/Proposed Facilities, Structures and Roads	Currently, the site is vacant and is covered in native grasses. Proposed features include installation of a one-story sales office, installation of asphalt, concrete and gravel, installation of storm sewer, sanitary sewer, and water utility lines and curb and gutter installation. Sod shall be stored within the eastern portion of the site. The site plan shows the location of major features on the site and the proposed location of all site features.
Landscaping/Screening	Currently, the site is covered in native grasses with little to no screening on site. Landscaping shall be incorporated throughout the site as shown on the approved Landscape Plan. Landscaping meeting El Paso County standards shall be installed along all frontages and between properties and will provide adequate screening.
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. A Drainage Report, Grading and Erosion Control Plan and associated engineering documents have been previously submitted with the concurrent site development plan PPR1925. 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

This project includes one access point to the site from Amelia St. All installations on site are minor and the construction timeline is aggressive. The proposed building on site is of wooden construction. No large equipment for installation is anticipated. As a result, no additional traffic control shall be provided.

In accordance with Appendix B of the El Paso County Engineering Criteria Manual, a Traffic Impact Study (TIS) shall not be required. Daily trip generation shall be less than 100 vehicles (approximately 50) and peak hour traffic was determined to be well below the threshold of 10 vehicles per hour (approximately 5). There are no additional proposed minor or major roadway intersections created by this development. The main traffic to and from the site shall be customers, so no change in the type of traffic is anticipated that would adversely affect traffic throughout the area. Acceptable level of service on the adjacent public roadways, accesses and intersections shall be maintained with this development, as surrounding and adjacent roadways promote adequate traffic flow in the area. In addition, there is no change of land use with access to Highway 24. No additional pedestrian or bicycle traffic is anticipated. All criteria for a traffic letter in lieu of a full TIS are met and, therefore, no TIS is required for this development.

Waiver Requests/ Administrative Relief

No waivers are being requested for this work at this time. However, Administrative Relief is being requested to reduce the minimum required building side setbacks, as set forth in the El Paso County Land Development Code, for the proposed site layout. The site is located within the I-2 zoning district. The side setbacks for this zoning district are a minimum of 30-feet. However, due to site constraints, the proposed building can not fit within these boundaries.

In order to fit within the constraints set by the minimum side setbacks as set forth in the El Paso County Land Development Code, a reduction in the minimum side setback requirement (not to exceed 20% of the setback distance) is requested. For operational functionality, the building was carefully planned out by the Owner and Architect in order to provide space for sales, offices, and storage. Along the northern edge of the site, a reduction from 30-feet to 24-feet, or 20%, is requested. Along the southern edge of the site, a reduction from 30-feet to 29.35-feet, or 2%, is requested.

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

Owner:	The Sod Guy Ed Apodaca 42600 Summit View Ct. Parker, CO 80138 303-841-7575
Applicant/Engineer:	Forsgren Associates, Inc Conner Burba 56 Inverness Dr. East Ste 112 Englewood, CO 80112 720-214-5884

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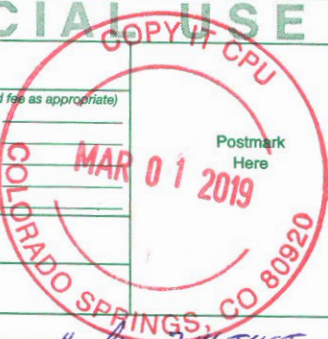
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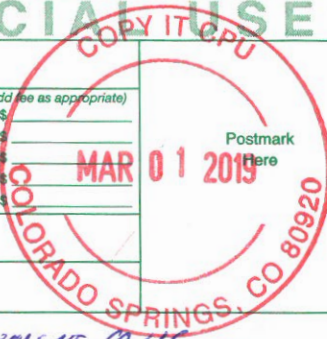
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