



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www.ldc-inc.com

PCD File # for the Vacation is
V-22-002

ADDED - DVH

PCDD File No. PPR-21-036, VR-22-_____

Revised February 9, 2022

John Green, Project Manager . . . 'johngreen@elpasoco.com' (719) 520-6442
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: NORTHCREST CENTER NO. 1A
Northwest corner of Canada Drive at Constitution Avenue
Lots 3, 4 and 5, NORTHCREST CENTER
El Paso County, Colorado 80922

Dear Mr. Green: It is our pleasure to submit this letter of intent for Amended Final Plat, in conjunction with RMG ENGINEERS ARCHITECTS, to pursue land use and related approvals for the development of the 3.246 total acres for the 3 properties in El Paso County, Colorado (EPC APN 53323-09-004, 005 and 006), currently owned by K & S Development LLC, 3442 Tampa Road, Suite B, Palm Harbor, FL 34684.

The proposed development is located at the Northwest corner of Canada Drive and Constitution Avenue. It will consist of 13 office /warehouse units (29,640 S.F. total) with dedicated outdoor storage yards (29,521 S.F.) screened by CMU walls. The site consists of proposed asphalt pavement for parking and driveway access from Canada and egress onto Bismark Road. Concrete sidewalks are proposed along Bismark Road, Canada Drive, and Constitution Avenue in the public right-of-way connecting to existing sidewalk of the adjacent parcel and some internal sidewalk for the office building. The development also consists of improved landscaping.

The parcel in its entirety consists of three lots to be vacated and combined into one lot for a total of 3.246 Acres (141,390 Square Feet) and is currently zoned "CC CAD-O" Commercial Community w/Commercial Airport District Overlay. Previously-platted Access and/or Utility Easements, where no longer needed, are planned to be vacated by separate documents, or platted within the Amended Plat.

A traffic memorandum was completed and previously submitted to demonstrate that the development does not overburden street capacity of local public facilities. The storage yards will be screened from the public way by an opaque an 8' min CMU wall that encloses each yard. The wall and the proposed building will step with the sites topography as to be less obtrusive. There is no anticipated noise pollution in excess of any typical Commercial use. Ingress and egress will be provided along Canada Drive and Bismark Drive to minimize impacts on Constitution Avenue. The proposed parking is more than adequate for the proposed uses. The design preserves the natural topographic features as much as possible. The existing vegetation on the site is native grasses and deciduous feeder trees. Landscaping is proposed to screen the perimeter of the property and to visually buffer the project.

The parcel shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency Fire Protection services by Cimarron Hills Fire Department, Electric Service from Mountain View Electric and CSU shall provide natural gas services. The client intends to access the site from Canada Drive on the East and Bismark Road from the North via existing access easement with the property to the West.

Utilities required to serve the new building and site are proposed to be installed in one phase including gas, electric, water, sanitary sewer, and storm sewer. Water and sanitary sewer are to be serviced by way of private service taps to public mains owned by Cherokee Metro District and located within the Canada Drive

NO LONGER APPLICABLE (PROPERLY SIZED) -DVH

Deviation request is expected for the detention pond and EDB.

right-of-way. Gas is to be serviced by connection to an existing Colorado Springs Utilities (CSU) gas line extension located within private property along the western boundary of the project limits, which ultimately connects to the existing gas main located within the Canada Drive right-of-way.

Both public and private improvements are planned for this development. Private improvements include driveway accesses, paved parking areas with curb and gutter, retaining walls, storm water detention pond, and commercial building. The detention pond will have public access by way of a drainage easement. Public improvements include sidewalk surrounding the development on the north, east, and south sides. Public improvement easements will be provided where public sidewalk enters private property. Ownership and maintenance of private improvements will be the responsibility of the owner, while ownership and maintenance of public improvements will be the responsibility of the County. Payment of the County's Road Impact Fee will be at time of building permit.

No known deviations from the Land Development Code are proposed, and no waivers are requested. No known deviations from the County's Engineering Design Standards are proposed, and no variances are requested. No community outreach efforts were required or planned to be held.

As stated, the purpose and request of this application is to vacate Lots 3, 4, and 5, NORTHCREST CENTER, into a 1-lot Replat with the proposed 29,640 Square Foot, (1) one-story office/warehouse building with dedicated fenced and gated outdoor storage yards. Each unit tenant will be required to have trash receptacles housed within their respective fenced storage yard. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the Site Development Plan supporting submittal plans and reports will be provided. The proposal complies with the current Commercial Community zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

Constraints, hazards, and potentially sensitive natural or physical features such as wetlands, protected species habitats, floodplains, and geological features, were not found to be within the development area.

The review criteria within the Amended Final Plat checklist provided by El Paso County Planning and Community Development are satisfied by this proposed development's intent and design. Provided to El Paso County with this Amended Final Plat document set includes: Adjacent Property Owner Notification, Application/Petition Form, Final Drainage Report, Letter of Intent, Title Commitment and Amended Final Vacation/Replat. This application is in complete conformance with the CC CAD-O zone and is a normal continuation of the development process.

I hope this provides the information you have requested. Should you have questions, please feel free to contact me at (719) 528-6133 or the Owner's Authorized Representative, Sean L. Edwards at (727) 424-5121.

SITE DEVELOPMENT PLAN PREPARER:

RMG ENGINEERS ARCHITECTS, Jennifer Zezlina 'jzezlina@rmg-engineers.com' (719) 488-2145
19375 Beacon Lite Road
Monument, CO 80132

Respectfully submitted,

David V. Hostetler
LAND DEVELOPMENT CONSULTANTS, INC.
'dhostetler@ldc-inc.com'

This area falls within the Constitution Ave and Peterson Road Location Improvement District per previous plat and BoCC decree. Detail this condition and explain impacts and requirements etc.

ADDED SENTENCE STATEMENT AS N/A TO THIS REPLAT - DVH

KNOW ALL MEN BY THESE PRESENTS:

THAT K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5, "NORTHCREST CENTER, A VACATION AND REPLAT OF TRACT B NORTHCREST FILING NO. 2 PHASE 1" (Plat Book B-4, Page 176, EL PASO COUNTY, COLORADO RECORDS);

CONTAINING A CALCULATED AREA OF 3.246 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, VACATED AND REPLATTED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "NORTHCREST CENTER NO. 1A". ALL PUBLIC IMPROVEMENTS ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE...

OWNER'S STATEMENT:

THE AFOREMENTIONED, K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2022 A.D.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEAN L. EDWARDS, MANAGER

NOTARIAL:

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2022, A.D. BY SEAN L. EDWARDS, M.KANAGER OF K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

ADDED - DVH

Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

NOTARY PUBLIC

ADDED - DVH

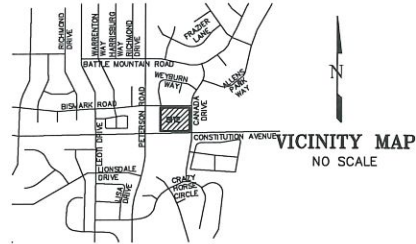
Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

GE

- 1. ALL LOT CORNERS SET NO. 4 REBAR WITH SURVEYORS CAP L.S. NO 17665 UNLESS OTHERWISE SHOWN.
2. BEARINGS ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ASSUMED N00°37'10"W AS RECORDED IN NORTHCREST FILING NO. 2 PHASE 1 AS RECORDED IN PLAT BOOK 7-3 AT PAGE 142 OF THE EL PASO COUNTY RECORDS.
3. REPORTS AND EVIDENCE REGARDING SURFACE WATER OVERFLOW AND NOISE IMPACT HAZARDS ON THE SUBDIVISION ARE ON FILE WITH THE EL PASO COUNTY ENGINEER DEPARTMENT.
4. WATER AND SEWER SERVICE WILL BE PROVIDED TO THE SUBDIVISION BY THE EL PASO COUNTY ENGINEER DEPARTMENT.
5. ACCESS EASEMENTS ARE SHOWN ARE AS SHOWN ON THIS PLAT.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE ENGINEER CURRENTLY REGISTERED IN EL PASO COUNTY.
7. THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED OF ANY DRIVEWAY ESTABLISHMENT OF ANY DRIVEWAY.
8. DIRECT ACCESS FROM ADJACENT LOTS TO PETERSON ROAD AND CONSTITUTION AVENUE IS PROHIBITED.
9. PROPERTY SUBJECT TO ASSESSMENT FOR THE CONSTITUTION AVENUE/PETERSON ROAD SPECIAL IMPROVEMENT DISTRICT. FOR FURTHER INFORMATION CONTACT THE EL PASO COUNTY BOND COORDINATOR.
10. PROPERTY SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 5112 AT PAGE 1141 OF THE EL PASO COUNTY RECORDS.
11. PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN A FOREFEITURE OR REVERTER, IN INSTRUMENT RECORDED IN BOOK 5129 AT PAGE _____ OF THE EL PASO COUNTY RECORDS.

NORTHCREST CENTER NO. 1A

A VACATION AND REPLAT OF LOTS 3, 4 AND 5, "NORTHCREST CENTER", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND REPLAT THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY COPY SUBJECT TO FINAL COUNTY APPROVAL

DAVID V. HOSTETLER, PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 20681 FOR AND ON BEHALF OF LAND DEVELOPMENT CONSULTANTS, INC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of ____ 20____, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment, subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M. THIS ____ DAY OF ____ 2022 A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____

RECORDER: CHUCK BROERMAN BY: _____ DEPUTY

FEE: \$20.00 PAID

SURCHARGE: \$3.00 PAID

SCHOOL FEE: \$24,480.00 PAID - DISTRICT 2

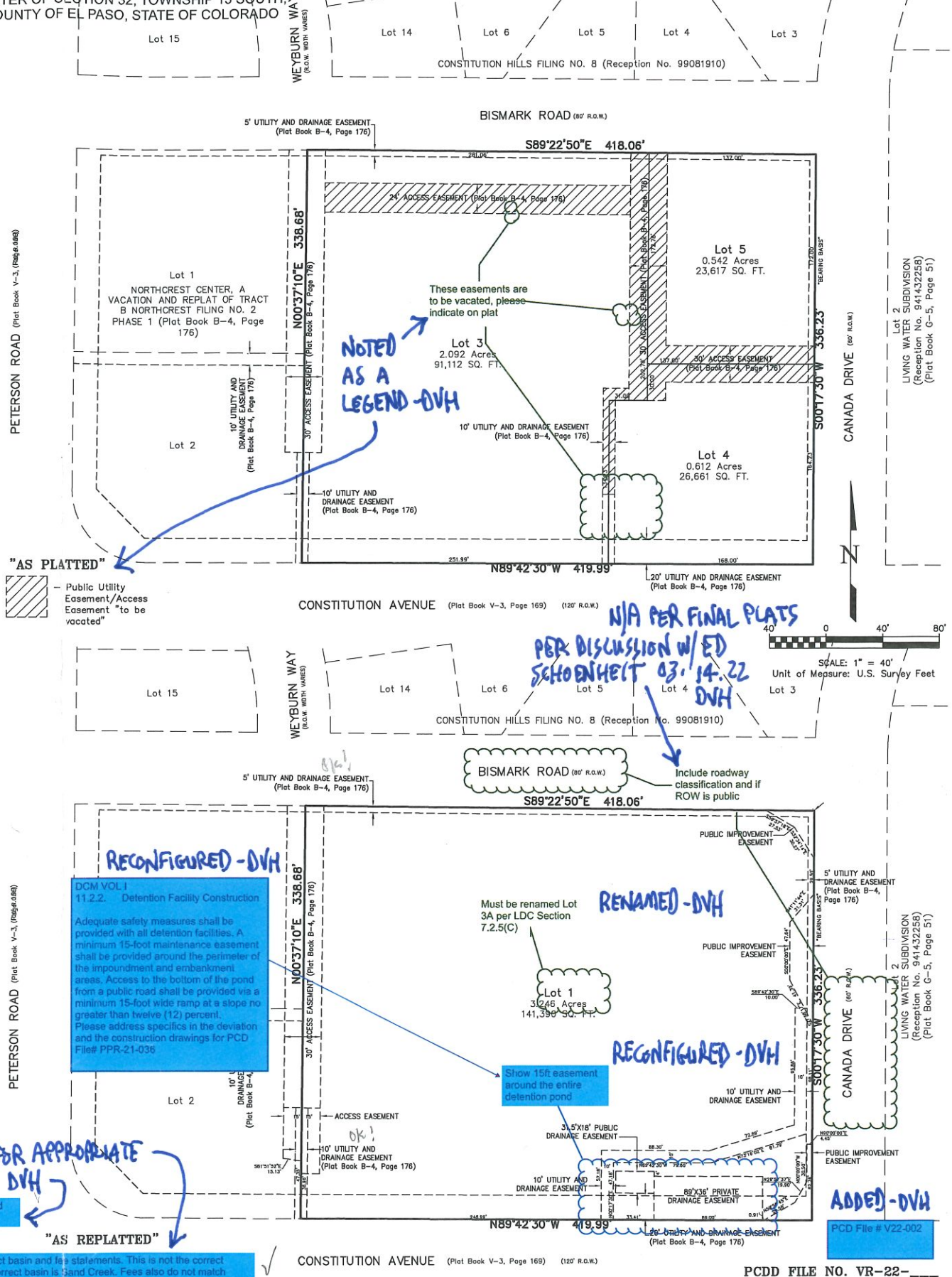
BRIDGE FEE: \$2,053.70 PAID - STRATTON DRAINAGE BASIN

DRAINAGE FEE: \$45,920.45 PAID - STRATTON DRAINAGE BASIN

URBAN 4

INCORRECT BASIN AND FEE

PLEASE CORRECT BASIN AND FEE STATEMENTS. THIS IS NOT THE CORRECT BASIN. THE CORRECT BASIN IS SAND CREEK. FEES ALSO DO NOT MATCH DRAINAGE REPORT PG 13. A REVIEW OF NORTHCREST FILING 2 AND NORTHCREST FILING 2 PHASE 1 HISTORICAL FILES AND FILE #SF85007 PROVIDES INFORMATION ON FEES AND IMPROVEMENTS. PLEASE SEE COMMENTS IN DRAINAGE REPORT.



"AS PLATTED" - Public Utility Easement/Access Easement to be vacated

RECONFIGURED - DVH

RENAMED - DVH

AS REPLATTED

INCORRECT BASIN AND FEE

PLEASE CORRECT BASIN AND FEE STATEMENTS...

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG... 811 DIAL 811

Table with columns: No., Description, Date, By

H Scale: 1" = 50' V Scale: N/A Designed By: N/A Drawn By: BRH Checked By: DVH Date: 11/03/21

Land Development Consultants, Inc. PLANNING - SURVEYING

NORTHCREST CENTER NO. 1A FINAL PLAT

Project No.: 21012 Sheet: 1 of 1

ADDED - DVH

Add Note: Stormwater Drainage: All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owner unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

NOT APPLICABLE TO THIS REPLAT - DVH

N/A PER FINAL PLATS PER DISCUSSION W/ ED SCHOENHEIT 03.14.22 DVH

Include roadway classification and if ROW is public

Must be renamed Lot 3A per LDC Section 7.2.5(C)

Show 15ft easement around the entire detention pond

3.5'x18' PUBLIC DRAINAGE EASEMENT

86'x36' PRIVATE DRAINAGE EASEMENT

Principal Anteraya