HAMMERS CONSTRUCTION, INC
1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build
Steve Hammers, President

# Letter of Intent

Site Development Plan
PCD File No. PPR2620

**Owner Information**

Steve Hui Kang
520 Edison St.
Brush, CO 80723
stevekangemail@gmail.com
(970) 404-2298
Project name: Kang Storage

**Site**

Address: 11401 East Highway 24
Lot Size: 537.575 SF (12.34 acres)
Zoning: CS
Parcel number: 5313001013
Legal Description: LOT 1 ABIDING WORD LUTHERIAN CHURCH SUB

**Owner Representatives**

Hammers Construction, Inc.
Lisa Peterson – Design (Applicant) Lpeterson@hammersconstruction.com
Jason Latham – Project Manager JLatham@hammersconstruction.com
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

**Request**

Proposing to develop the site for RV storage and lay-down storage yards on the property indicated above. We are also adding a perimeter fence to enclose this yard, along with a CMU block fence for the private storage areas. This area will be made up of crushed asphalt. All improvements will meet El Paso County zoning requirements, complete with drive aisles and landscaping. This is an approved use in the CS zone. No signs are being proposed at this time.

**Existing and proposed facilities, structures and roads**

The property is currently vacant, and we are proposing a site development as described above. The property will be accessed off of a new private road called Bluestem Road. This road will be constructed by CDOT as part of the US 24 Garrett to Woodmen project, owned and maintained by El Paso County, and classified as a public rural local road, with construction anticipated to begin in spring 2027.

**Zoning**
We are meeting all dimensional standards per county zoning code. Our site doesn't encroach on building setbacks (25'-0" front, 25'-0" rear and 25'-0" on sides). Landscape setbacks along roadways are being complied with, (10'-0" along the new Private Road and 25'-0" at Falcon highway and US Hwy 24).

**Utilities**
The project connects to or extends adequate public utilities to the site. No building are proposed at this time. So no need for water or sewer connections. We will be handling the proper submission requirements to the following entities providing utilities to this site: Mountain View Electric.

**Traffic**
Due to the nature of this business, traffic will be under the 100 trips as once vehicles are parked they do not create repetitive daily counts especially over the colder season. We believe Traffic overall will be minimal. Please see attached traffic report for more information.

**Parking**
Off-street parking is not required; however, we are adding a small asphalt area with two parking spaces. No buildings are proposed, just RV storage and lay-down storage yards

**Landscaping**
The project provides landscaped areas per El Paso County Code. We are providing 25'-0" landscape setback along US Hwy 24 and Falcon Hwy as well as a 10'-0" landscape setback along the new private Rd called Bluestem Road. We are also providing 15'-0" landscape buffers that abuts the residential properties to the east and south. See landscape sheets for further details.

**Photometric**
The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details.

**Fencing:**
For the south fenced yard, we are proposing a 6'-0" high CMU block fence for Storage Yards 1 through 4 (see plan for location). The rest of the yard will be fenced with a 6'-0" high chain-link fence with privacy slats. While not completely opaque, this material provides a high-density visual screen from the road, ensures adequate security for the owners, and remains consistent with other properties in the area. RV storage is not required to have full opaqueness, just storage yards which will have 100% with the CMU fence around the perimeter as shown on plans.

## Operational Standards

**Dust & Debris Control:** During construction, we will maintain requirements to help mitigate dust & debris, such as watering to keep dust down, silt fences to help with erosion & debris catchment. A vehicle track pad will be installed to minimize mud/dirt carryout from the site. We will also obtain a Air Control permit from EPC health and follow any guidelines they may suggest. After construction, the dust & debris will be minimal since the property will be established. If any debris is present, the owner's will promptly dispose of it.

**Electromagnetic and Electrical Interference:** No equipment installed for this facility will interfere with any electrical, radio or television equipment.

**Humidity, Heat, Glare, Smoke or Radiation:** This use will not emit any offensive or harmful pollution stated in this category.

**Noise** – During construction, we will adhere to not making excessive noise outside 7am-6 pm work hours. This site will comply with the dBA noise level requirements in Section 6 of Ordinance 02-1. The construction and energy code requirements get us to these dBA levels or lower and help to not transmit sound from inside the facility during operational hours. This not only helps us adhere to the local regulations but also contributes to a more harmonious relationship with the surrounding community.

**Vibration:** During construction, we will do our best to minimize vibration. All work will be on the property, but some heavy equipment use may still have vibration noticed by the neighboring properties. We will be sure not to be excessive and be good neighbors during construction. After construction, the use should not produce any vibration.

**Odor:** The use will not produce any offensive odors.

## Maintenance

This site will have an adequate contingency Maintenance Plan ensuring the longevity and functionality of a property. They will follow the O&M manual for the private detention pond. They will also maintain landscaping and upkeep of the property, such as watering, trash pick-up, weed control, etc.

## Air Quality

We are implementing effective air quality measures as this is essential for protecting public health and the environment. During construction, we will follow all EPC health requirements. A church is not heavy air pollution use, but the church will maintain filter changes per guidelines of HVAC equipment and demonstrate a commitment to sustainability and the communities well being.

**Drainage**
A final Drainage report has been provided that outlines the drainage of this site.

**Fire Protection and Wildfire Mitigation**
Our design complied with fire protection and wildfire mitigation by adhering to relevant building and fire codes, incorporating appropriate materials and systems, and facilitating effective egress and emergency response, we created a comprehensive fire safety strategy. Regular inspections, maintenance, and the involvement of fire protection professionals further enhance this compliance, ensuring that the design not only meets legal requirements but also promotes a culture of safety.

**Road Impact Fees (RIF)**
Transportation road impact fees will be paid at the time of permit. The calculation will be applicable for the new addition as follows:

Mini-Warehouse/Outdoor Storage $ 447/ 1000 sf.
Outdoor Storage: 185,974 sf. (185,974/ 1000 = 185.974 x $447) = $83,130
EPC RIF Total: $83,130

Information Note:
An El paso County Access permit will be required for access onto Bluestem Road once constructed