



# HAMMERS CONSTRUCTION, INC

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*Specializing in Design/Build*

## **REVISION RESPONSE LETTER**

**RE: Claremont Business Park 2 Filing 1, Lot 1  
Site Development Plan  
File Number PPR2034**

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**DATE:** February 5, 2021

**TO:** John Green  
Planning & Community Development  
El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
O: (719) 520-6302

**FROM:** APPLICANT  
Hammers Construction, Inc.  
Lisa Peterson  
Designer  
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Colorado Springs, CO 80915  
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**Dear John,**

Upon receipt and review of the comments provided to us on October 27, 2020, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



*1. Show existing and proposed topography.* Existing and proposed topography is shown on the Grading & Erosion Control Plan from M&S Civil Consultants, Inc., included in the original submission of this Site Development package. Per the Planning and Development website, “A Site Plan is an accurately scaled drawing of a lot or parcel showing, at a minimum, the property address, the schedule/tax number, all existing structures, easements, rights-of-way, setbacks from the property lines to the existing structures (if any), the location of the lot in relation to abutting streets, driveway/access location(s), and dimensions of the proposed structure and of existing structures, including height.” We feel to clearly show the intent of our site layout, by keeping the plans as clean as possible to maintain the required information, the grading contours should remain off and shown on the grading plan as it is part of site development package. In addition, we try to ensure accuracy, and not be held liable, by not duplicating information that may not be carried over from outside sources, i.e., civil engineering plans. Furthermore, we have been doing plans in EPC for 20 years and this comment has never come up before. As mentioned above, we would prefer to keep the grading off of the site plan to maintain consistency, accuracy and cleanliness.

*2. Show the location of all existing and proposed utilities on the site or in the adjacent ROW to include all easements.* Please refer to our response in comment no. 1. We feel this is not needed as utilities tend to change in the field and we don’t want to have an approved document to show these discrepancies. In addition, our civil engineer coordinates this design and ensures no issues with the placement of utility services per our design. Furthermore, EPC does not stamp the utility plan.

*3. The roadway landscape area is pretty much completely covered with drainage and utility easements. We suggest redesign to provide an area for the required roadway landscaping.* Our landscape architect has come up w/ a design that we feel meets the intent of the code as well as works w/ the challenge of storm drain piping. Please see revised landscape plan as well as letter from landscape architect attached to the letter of intent.

*4. The location of the condenser unit makes the sidewalk along the building unusable in this area. Can you relocate the condenser around the corner or widen the sidewalk in that area?* The concrete along the asphalt is an apron and not a sidewalk. It eliminates the need for asphalt roller to get close to the building and damage it. However, the client that will be buying this building does not require a condenser unit, so it has now been removed.

*5. Outside storage areas for equipment and materials shall be screened with a solid opaque fence per the Code. If you want to use the chain link with slats, you will have to request an alternative in the letter of intent.* No outside storage is proposed for this lot. As mentioned in the comments, this lot is already constrained so we will be using the opaque chain-link for security purposes.

*6. Trash enclosure located inside gate. How will it be serviced I recommend confirming with your provider that there is enough room to serve the dumpster it back up is required.* We have reached out to our trash pick-up company and they do not feel there is an issue w/ our design. In addition, the location behind the fence adds additional screening.



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

**Respectfully submitted,**

**Lisa A. Peterson  
Designer/Applicant**

