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September 11, 2019

Gabe Sevigny
Project Manager
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
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RE: Timberline Landscaping Storage Yard - 8110 Opportunity View - Site Development Plan Amendment

TIMBERLINE STORAGE YARD is located in the southeast quarter of the southwest quarter of Section 28, Township 13 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the north, south, and east by vacant parcels of land and to the west by an existing light industrial/storage and maintenance yard.

The parcel in its entirety consists of 37.95 acres and is currently zoned "M" for industrial. The site consists of 37.95 acres for storage yard, an office/warehouse building, asphalt, curb, lighting, landscaping and an access road.

The development is for a new 96'x300' footprint of office/warehouse for Timberline Landscaping, Inc. to include two parking lots. One is planned for public use and one as an employee parking area. The building is mixed use of 17,921 sf of commercial office space and with 17,848 sf of warehouse. The site also includes a gravel yard to be utilized as a parking, storage and maintenance yard. The site includes a half street (24' asphalt width) along with curb and gutter improvements of Opportunity View.

Utilities for this project includes; the extension of the 8" sanitary sewer main and 8" water main to the east and shall provide services to the Timberline Landscaping Storage Yard project. Utility stubs are also provided to the property directly north of the dead end of the existing the Capital Drive for future connection. The utilities are owned and maintained by Cherokee Metropolitan District.

An Amendment to the Drainage Report has been prepared and submitted for review to serve as the Amended Final Drainage Report for TIMBERLINE STORAGE YARD. The purpose of this report is to identify the revised conditions per the Amended Site Development Plan. The Drainage Report also reflects the revised drainage patterns at the southwest corner of the property. An easement has been obtained from the adjacent property owner for cross access and drainage. (See Easement Uploaded to EPC)

The site is currently developed with the building constructed, as well as the asphalt parking areas, landscaping, etc... The purpose of this submittal is to update the boundaries of development, number of parking spots, landscaping and size of the full spectrum detention pond. The previously approved plans and construction drawings were used to achieve the current land development status.

See section 6.2.5 of the LDC, 2 parking spaces is not sufficient and is not reflected on the SDP

Address downstream drainage easement to the south and ROW for Capital Drive.

FINANCIAL ASSURANCE ESTIMATE FORM - (FAE) The previous financial assurance form was submitted to raise the discussion for what is already in place, and what remains. A site inspection should be performed to revise the current FAE, and amend for the additional improvements to be completed and financially assured for. An updated 2019 FAE document can be provided to replace the previous one after it is amended for completeness of work.

MS4 POST CONSTRUCTION FORM - The previous form was submitted as to not cause confusion of multiple forms for the same project. A new one can be provided if necessary.

FLOOR PLANS & LIGHTING PLAN - The previous plans were provided. To my knowledge, nothing has changed in these two documents.

DETENTION MAINTENANCE AGREEMENT - The executed document was uploaded.

The following documents have been updated to show the Amended plans and changes from what was previously approved;

Construction Drawings (Pond & Storm),
Landscape Plans,
Grading & Erosion Control Plan,
SWMP,
Site Development Plan,
SDI Worksheet,
PDB/BMP Operations & Maintenance Manual.

Should you require any additional information, please contact me at 719-210-8125.

Sincerely,

Virgil A. Sanchez

Virgil A. Sanchez, P.E.
M&S Civil Consultants, Inc.