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Raimere Fitzpatrick
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RE: Timberline Landscaping Storage Yard Development - Capital Drive

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 proposal consists of 11.48 acres of the 37.95 acres and is being planned for a development of an industrial complex and will consist of a large gravel storage yard, an office/warehouse building, asphalt, curb, lighting, landscaping and an access road. The remaining balance of the site will remain undisturbed at this time, but is planned for future development with industrial intentions.

The proposed development will be 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 proposed building will be of mixed use of 17,921 sf of commercial office space and with 17,848 sf of warehouse. The proposal also includes a gravel yard to be utilized as a parking, storage and maintenance yard. The proposal includes a half street (24' asphalt width) along with curb and gutter improvements of Capital Drive. The traffic trip generation is expected to be approximately 70 trips per day, therefore a traffic report was not prepare for this project site. (Please see trip generation letter).

Utilities for this project site 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, to include stubs for future connection to the east. Utility stubs are also provided to the property directly north of the dead end of the existing the Capital Drive for future connection. (Please see utility commitment letters provided with this submittal).

A Drainage Report has been prepare and submitted for review to serve as the Final Drainage Report for TIMBERLINE STORAGE YARD. The purpose of this report is to identify and analyze the on and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual.

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

Sincerely,

Georgianne Willard
M&S Civil Consultants, Inc.