

January 24, 2021

C/o El Paso County Planning Department
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Re: Letter of Intent - Clear View Industrial Park Filing No. 2B – Replat, Grading, Storm, and Erosion Control Plans

To whom it may concern:

Please accept this letter of intent from CTR Engineering, Inc. for a replat, grading, storm, and erosion control plans. Our intent is to build one storm water quality facility on the previously platted lot 2B within the Clear View Industrial Park Filing No. 2B subdivision. The water quality facility will be constructed within a dedicated drainage easement and be located within the new lot 2B, which will receive storm water flows from all platted lots.

Lot 3B is developed and a repair garage exists on site with a partial asphalt and gravel parking lot. Lots 1B and 2B are currently vacant. These lots used to store cars on them, but those cars have now been removed.

Site Location, size, and zoning:

This project is located along Clear View Loop, northwest of Hancock Expressway and Bradley Road. The property is 2.77 ac +/-, surrounded by industrial lots to the north, east and south. Directly west is agricultural land. The current property was platted in 2008 with 4 lots and is currently zoned light industrial.

Background:

This property was developed in 2008 and subdivided into 4 industrial lots. The developer posted approximately \$60,000 in drainage assurances, but never built any water quality facilities. The purpose of this application is to build a water quality facility on lot 2B that will receive storm water flows from all platted lots. Lots 1B and 2B are undeveloped and will remain undeveloped until sold to a buyer who wishes to build on one of them. At that time, the buyer will then create a site development plan that meet all El Paso County requirements to build on that lot. Each lot buyer will be required to hire a Geotech engineer for their lot and produce a geotechnical report.

Existing and Proposed facilities, structures, roads, etc:

No onsite or offsite roadway improvements are required for this application. Construction of the water quality facility, swales and storm pipe will be built.

Replat – Without Right-of-way modifications

The purpose of the replat is to eliminate the previously platted lot 4A as a potential developable lot because the overall site water quality pond is proposed there. The previous plat had several storm drainage easements across each lot that need to be removed. Lot 2B and the old lot 4A will now be combined into one lot with the sole owner of lot 2B being required to own and maintain the water quality pond. No other lot line modifications are being proposed.

Water Supply and Sewer Sanitation Services:

The water and sewer services are being supplied by Security Water and Sanitation District per the approved Site Development Plan from 2008.

Soil or Topographic Conditions:

Existing soil consists of Blakeland Loamy Sand with existing grades from 1% to slopes of 2:1. It is anticipated that lots 1B and 2B will require some sort of retaining wall to maximize their use. Nothing is planned for lots 1B and 2B at this time.

Drainage Improvements:

Construction of the water quality facility, swales and storm pipe will be built.

Access:

Clear View Loop gives access to lots 1B, 2B, and 3B. Clear View Drive right-of-way gives access to lot 2B water quality pond. A license agreement for the unimproved public right-of-way access has been entered into with the property owner and the County.

Necessary Service:

All necessary services, including police and fire protection, recreation, utilities, and transportation systems, are available to serve this subdivision and were committed to service back in 2008.

Fire Protection:

Security Fire Protection District is providing the fire protection for this existing subdivision based on their approval of the Site Development Plans from 2008.

Offsite & Public Improvements:

No offsite or public improvements will be required with this grading, storm, and erosion control plan.

Mining Deposits:

No mining deposits existing within this light industrial subdivision.

Land Use and the El Paso County Policy:

This development follows the same land patterns as set forth in this area: industrial lots. The site development plan was approved in 2008.

Request & Justification:

The construction of the water quality pond will meet current water quality requirements as set forth by the County. This subdivision is consistent with the subdivision design standards and regulations, and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials.

Per LDC Sec. 7.2.3(B).

- *The lot line/building envelope adjustment and any resultant lots comply with this Code, and the original conditions of approval associated with the recorded plat;*

Response – The previous platted lot 4a has been combined with the proposed lot 2B so that a water quality pond can be constructed within a drainage easement and the owner of lot 2B will be responsible for ownership and maintenance of the pond. No additional lots are being created.

- *No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;*

Response – No nonconforming lots are being created. Lots 1B and 3B will remain as is, only lot 2B will be changing to add the previous platted lot 4A.

- *The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;*

Response – The combination of two lots will fulfill the requirement of the County Drainage Criteria Manual full spectrum detention regulations, which is in keeping with the land development code.

- *The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and*

Response – The combination of the two lots with this replat will provide water quality where none exist now, those helping the streams and rivers in El Paso County and will not adversely affect public health or safety.

- *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the lot line/building envelope adjustment has been resolved.*

Response – No CC&R’s exist or are proposed for this subdivision and there are no other restrictions.

Contact Information

CTR Engineering, Inc. is a full-service planning and engineering firm, representing Clear View Properties I, LLC (property owner). The following is the contact information for both parties.

Owner:	Consultant:
Clear View Properties I, LLC	CTR Engineering, Inc.
Kevin Ferguson, Manager	Jonathan Moore, P.E.
9720 Arroya Lane	16392 Timber Meadow Drive
Colo. Spgs, CO 80908	Colo. Spgs, CO 80808
Ph: 719-337-3534	Ph: 719-964-6654
Fax: N/A	N/A

We trust you will find our application for a grading, storm, erosion control plan, and replat acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

Sincerely,
CTR Engineering, Inc.

Jonathan Moore

Jonathan Moore, P.E.
Principal