**CTR Engineering, Inc. 16392 Timber Meadow Drive**

 **Colorado Springs, Colorado 80908**

**(719) 964-6654**

May 30, 2020

C/o Lindsay Darden, El Paso County Planning Department

2880 International Circle, Ste 110

Colorado Springs, CO 80910

**Re: Letter of Intent for a Clear View Industrial Park Filing No. 2A – Grading, Storm and Erosion Control Plans**

Ms. Darden:

Please accept this letter of intent from CTR Engineering, Inc. for a grading, storm and erosion control plans. Our intent is to is to build a storm water quality facility on lot 4A within the Clear View Industrial Park Filing No. 2A subdivision that will receive storm water flows from all platted lots. No change to platted lots or site development land use is being requested or required.

**Site Location, size and zoning:**

This project is located along Clear View Loop, northwest of Hancock Expressway and Bradley Road. The property is 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. Lot 3A contains an existing building and vehicle storage area.

**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 4A that will receive storm water flows from all platted lots. Lots 1A and 2A 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.

**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 1A and 2A will require some sort of retaining wall to maximize their use.

**Drainage Improvements:**

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

**Access:**

Clear View Loop gives access to lots 1A, 2A, and 3A. Clear View Drive right-of-way gives access to lot 4A.

**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 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.

**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.

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| **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’ll find our application for a grading, storm and erosion control plan acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

Sincerely,

CTR Engineering, Inc.

Jonathan Moore, P.E.

Principal