

Bowman

February 9, 2021

El Paso County Planning and Community Development
Attn: Ryan Howser
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Super Star Car Wash – Falcon Marketplace Lot 10, SDP Submittal

Please find attached our submittal of Site Development Plan for the Super Star Carwash site.

Name of Proposed Project: Super Star Car Wash – Falcon Marketplace Lot 10
Street Address: NE Intersection of Woodman Road and Meridian Road
Legal Description: Lot 10, Falcon Marketplace, according to the plat as recorded December 23, 2019 at the reception No. 219714441, County of El Paso, State of Colorado

Owner: Evergreen
Contact: Karen Levitt Ortiz
2390 East Camelback Road, Suite 410, Phoenix, AZ 85016
602-808-8600
klevittortiz@evgre.com

Applicant: SS Enterprise Holding, LLC
Contact: Tim Varley
1830 N 95th Ave, Suite 106
801-651-1748
tvarley@sscwarz.com

Architect: Cawley Architects
Contact: Paul Devers
730 North 52nd Street, Suite 203, Phoenix, AZ 85008
602-393-5060
pauld@cawleyarchitects.com

MEP: Mechanical Design Inc.
Contact: Joe Hall
7227 North 16th Street

602-943-6608
joe@mechdesigns.com

Civil Engineer and Surveyor: Bowman Consulting
Contact: Thomas Pannell, P.E.
1526 Cole Blvd #100, Lakewood, CO 80401
(303) 801-2900
tpannell@bowmanconsulting.com

Project Description:

The proposed project is developing Lot 10 of Falcon Marketplace, the development will consist of a new tunnel car wash and accompanying features. The building will be a single car wash bay as well as necessary equipment and equipment rooms, and office and a bathroom. The site will include a new concrete parking lot with 6" concrete curb and gutter that will tie into the existing curb cut as well as new interior landscaping.

Site Information:

Zone District	Commercial Regional
Building Height Limit	45'

Property Setbacks

Front	50'-0"
Side	25"
Rear	25"

Parking

- o 1 space required + 40' of stacking behind each bay
- o 32 spaces provided

Site Coverage

- | | |
|------------------------------|--------------------------|
| o Total Site Area: | 70,477 sf (~1.618 acres) |
| o New Building Footprint: | 5,255 sf |
| o New Concrete Sidewalk: | 1,723 sf |
| o Existing Concrete Sidewalk | 1,357 sf |
| o New Concrete Parking: | 24,434 sf |
| o New Concrete Curb | 969 sf |
| o Total Coverage: | 33,738 sf |
| o Percent Coverage: | ~47.9% |

Building Height	30'
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Exterior Materials	mix of metal paneling, metal framing, colored cmu, wood siding and clear glaze
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We believe that this submission meets your requirements. Please let us know if any additional information is needed.

Sincerely,

Bowman Consulting Group, Ltd.

Thomas Pannell, P.E.

Engineer/Project Manager