

# HAMILTON DESIGNS

11 Municipal Drive, Suite 300  
Fishers, Indiana 46038

P. 317-570-8800

[www.hamilton-designs.com](http://www.hamilton-designs.com)

Prepared For:

El Paso County Planning & Building Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Ph: (719) 520-6300

## Letter of Intent

Arby's I Falcon, Colorado  
11775 Meridian Market View  
Falcon, Colorado 80831

December 11, 2020

Hamilton Designs, LLC is submitting this letter of intent on behalf of the land owner and our client RB American Group, LLC (c/o Flynn Restaurant Group) located at 8930 Bash Street, Suite L in Indianapolis, Indiana to submit for Site Development Plan and/or Plot Plan Review.

The project site is located on Lot 2 of the Falcon Highlands Market Plan (Filing No. 1B) commercial subdivision between an existing Walmart store and AutoZone store. The proposed improvements will involve a new 2,579 square foot Arby's fast-food drive-thru restaurant building to be constructed on an existing 1.14 vacant, 'pad-ready' commercial outlot. Proposed improvements will also involve the necessary storm drainage, utility, and parking lot infrastructure. The overall disturbed area for the project will total approximately 0.80± acres.

Architectural elevations showing the exterior finishes have been provided for reference on the EDARP submittal website and will be constructed per all building code requirements. Exterior site lighting will be provided on-site to account for site security and landscaping will also be implemented to enhance the aesthetics of the property.

The proposed restaurant will allow for vehicular entry from two access drives: a one-way entry off of the access drive on the north side of the building and a two-way entry off of the access drive to the southeast. The site features a parking lot layout that will be sufficient for all dine-in or drive-thru customers and it is one that meets all code requirements. ADA accessibility has been addressed in the proposed construction plan documents.

Signage for building and commercial identification has been addressed via the provided architectural elevations and equivalent site photographs. Additional signage will be provided to address traffic flow throughout the site.

Stormwater drainage from the project site's proposed improvements have been addressed in the submitted drainage letter. The stormwater runoff will discharge into the master planned detention facility for the entire Falcon Highlands commercial subdivision and then ultimately into Black Squirrel Creek.

The attached overall Traffic Impact Study in the submitted Internal Traffic Circulation Memo for the project site addresses all concerns in regards to the commercial development's circulation. Our site was studied and planned for a 'restaurant use' in the overall Traffic Impact Study, which is explained in the attached memo.

Thank you,

A handwritten signature in black ink that reads "Kyle Blanck". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Kyle Blanck  
Hamilton Designs, LLC