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Letter of Intent should include summaries of overall site development elements, including statements regarding landscaping, parking, drainage, signage, access, ADA accessibility, and any other applicable findings from the reports submitted with this application.

Letter of Intent

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

October 16, 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.

Thank you,

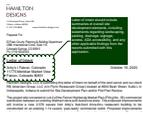
Kyle Blanck

Kyle Blanck
Hamilton Designs, LLC

Please reference that drainage and traffic are addressed in the submitted drainage letter and traffic impact study.

Letter of Intent_v1.pdf Markup Summary

Cloud+ (1)

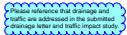


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Author: John Green
Date: 12/1/2020 9:19:30 AM
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Engineer (1)

report will total approximately 0.821 acres.
Showing the water features have been provided for reference to be used as a guide for all building code requirements. Sites of water to account for site security and landscaping will be at the location of the property.



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Please reference that drainage and traffic are addressed in the submitted drainage letter and traffic impact study.