



Drexel, Barrell & Co.

August 28, 2021

El Paso County Planning & Community Development
Attn: Kari Parsons, Planner III
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Boulder
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Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
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**RE: Letter of Intent
Lot 7, Falcon Marketplace Site Development Plan**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 7, Falcon Marketplace, on behalf of Falcon Covenant Group.

The approximately 1.64 acre site will consist of a multi-tenant commercial property with associated parking and landscaping. No deviations or variances are requested at this time.

Location and Zoning

The project is located at the northwest corner of Meridian Road and E. Woodmen Road, specifically Lot 7 in the Falcon Marketplace development. The property is currently zoned as CR (Commercial Regional).

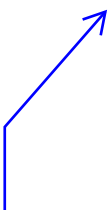
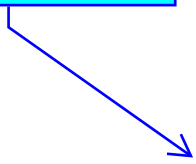
Existing Facilities

The existing site has recently been over lot graded as part of the Falcon Marketplace overall development, and remains undeveloped. The site currently slopes from north to south at approximately 2%. Utility stubs have been installed from the northern property line for water and sanitary sewer. A storm sewer stub is provided to the southwest corner of the lot.

Proposed Facilities

The proposed development will consist of an approximately 9,200 sf multi-tenant commercial building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Falcon Market Place, connectivity to the west to Lot 8, and to the north to Lot 6 will also be provided and coordinated with neighboring lot developers.

Is a drive thru being proposed?



Please identify the type of use that is being proposed. How many different companies/tenants will be occupying the building? Per the traffic study lot 7 was going to be a drive thru restaurant.

Please identify exactly how much traffic will be generated with the proposed development.

Traffic / Access / Noise

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Falcon Marketplace development.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Falcon Marketplace development. The detention basin to the south of Lot 7 will provide for water quality before discharge into the public system.

The site is currently within the 100-year floodplain as determined by the FEMA floodplain maps. However, construction of improvements to modify the floodplain has been completed, and the LOMR submitted to FEMA for approval.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner:

Evergreen – Meridian & Woodmen, LLC
2390 E. Camelback Rd, Suite 410
Phoenix, AZ 85106
602-808-8600 phone
rperkins@evgre.com

Developer:

Falcon Covenant Group, LLC
2044 California Ave
Corona, CA 92881
951-582-5745 phone
Margetichj@pacden.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Lot 7, Falcon Marketplace Site Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager

please add the following to the letter of intent:

- Property address
- Property tax schedule number
- A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.
- A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.
- A discussion regarding anticipated traffic generation