



June 30, 2021

El Paso Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Letter of Intent – WMG Heartland Dental
Meridian Crossings Filing 1, Lot 2,
7225 N Meridian Drive, Falcon, CO 80831**

To whom it may concern,

Thank you for your time reviewing this application via the Minor Site Development Plan review process. The proposed development is for Heartland Dental and is located at the existing lot at Meridian Crossings Filing 1, Lot 2. The property is located in a portion of Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian, in Unincorporated Falcon, El Paso County, Colorado. This site disturbs less than 1 acres of land so we understand this is a Minor SDP.

This lot is zoned “CR” Commercial Regional and is adjacent to a McDonalds, a Liquor Store and two vacant lots which are also zoned “CR” Commercial Regional. A Medical Clinic is a Permitted Use and will require a Site Development Plan.

The attached Site Development Plan for WMG Heartland Dental depict the proposed improvements on the Meridian Crossings Filing 1, Lot 2 site. The proposed improvements will include a dental office building with parking areas, drive aisles and associated landscaping. Improvements for the site will tie into the existing internal access drive between Lots 2 and 3 to the west and towards the McDonalds to the east. These accesses provide connections to Meridian Road, Old Meridian Road, McLaughlin Road and Flower Road.

The site is currently vacant with native grasses and has been overlot graded for commercial development. The existing site grades generally slope from the north to the south. Runoff currently overland flows to the street to the south and are conveyed by curb and gutter to the existing detention pond to the west of the site. Existing water and sanitary lines run along the south of the property. There is an existing hydrant across the street on the southern boundary. Proposed utility stubs are available. The proposed site is not located in a special flood hazard area.

We look forward to working with you on this project.

Sincerely,

Mike Beurskens, PE
Project Manager
Baseline Corporation