



El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Letter of Intent – 7-Eleven Store 42795 – Legacy Hill and Bradley Road

To whom it may concern,

On behalf of Heath Herber (719-331-0083, hherber@wheatlandscapital.com) of Westerra Development Company, K2 Civil Consultants, Inc. is submitting the attached Site Development Plan, Grading Erosion Control Plan/Report, Drainage Letter, and all other applicable submittal requirements for a proposed 7-Eleven at Legacy Hill and Bradley Road within the Waterview East Commercial Subdivision, Filing No. 1. The property currently does not have an address, but it can be located at PIN 550920004 at Lot 1, Block 1, within the Waterview East Commercial Subdivision. The zoning for the lot is currently zoned CS, which a fueling station is an administratively approved use.

The proposed 7-Eleven project includes a 4,746 sf convenience store and 5-mpd fueling canopy, as well as associated drives, **utilities, landscaping,** and all other site elements. The development will provide 2 right-in/right-out access points onto a private drive south of the property to be constructed as part of the Waterview East Commercial Development. The proposed site will provide 26 parking stalls, which meets the **required minimum parking requirements** laid out within the El Paso Land Development Code. **All other features on-site** will meet or exceed requirements set forth within the Land Development Code.

The proposed property will connect water, sanitary, and stormwater into existing stubs provided by the overall developer. Stormwater will continue into an existing stormwater pond where it will be treated and detained per El Paso County requirements.

A traffic impact letter has been provided within this report that shows the proposed development does not negatively impact the overall development of Waterview East Commercial Subdivision. There will be no alternative compliance or variances requested as a part of this development.

No traffic impact study was submitted with this application. Please provide traffic impact study with next submittal.

Please feel free to reach out if there are any questions or comments, you can reach us at mdrago@k2civilconsultants.com or 610-547-2267.

Thank you,

Michael Drago

Michael Drago, P.E.
K2 Civil Consultants, Inc.

Please add statement discussing road impact fees in letter of intent.

Please discuss how the landscaping complies with the criteria of Section 6.2.2. in the Land Development Code
Please provide details about who is providing utilities.
Please discuss lighting plans and how they comply with the criteria of Section 6.2.3. in the Land Development Code

detail how you calculated this parking requirement and how many stalls and employees you will have as well as ADA parking requirements.

