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.

Landscaping on-site will abide by the regulations set forth in Section 6.2.2 of the El Paso County Land Development Code. Necessary roadway landscaping has been provided along the north, east, and south portions of the site per Table 6-1. All applicable parking landscaping and buffers will be met with the proposed design. The minimum number of trees and shrubs have been provided per the County's requirements.

Utilities will be provided by the following:

- Gas: Colorado Springs Utilities
- Electric: MVEA
- Water: Widefield Water and Sanitation District
- Sanitary: Widefield Water and Sanitation District
- Stormwater: El Paso County
- Telephone/Fiber: CenturyLink

All lighting on-site will be shielded and will not provide any upwards light on-site. The lighting at the property lines will remain under 0.1 fc to not cause any issues with neighboring properties.

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 24 parking stalls, which meets the required minimum parking requirements laid out within the El Paso Land Development Code (1 per employee (assume 5)

and 3 spaces per bay or stall = 20 stalls required). Based on Federal ADA requirements, 1 ADA stalls will be required within the parking lot (1-25 spaces), 2 will be provided (1 van and 1 standard). 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.

There will be a required road impact fee as a part of this development. A signed Impact Fee Acknowledgement form has been provided within this submittal acknowledging the payment of $26,121.00 (4,746 sf * $5,498/1,000sf)

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.