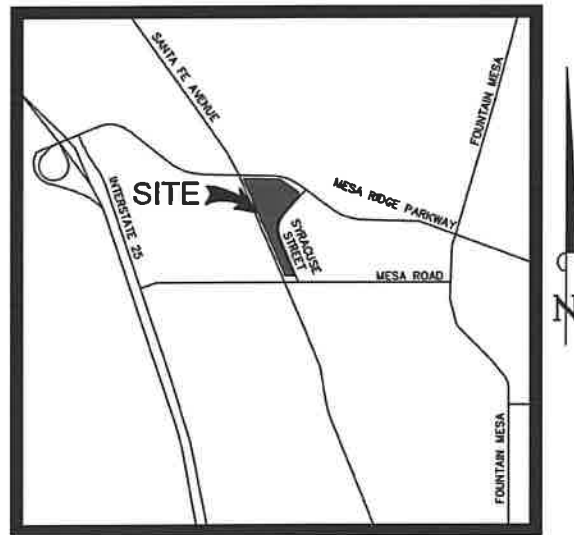




January 14, 2020

City of Fountain Planning Department
116 S. Main Street
Fountain, CO 80817

RE: Mesa Ridge Crossing Filing No. 1 – Letter of Intent - Preliminary Plat



VICINITY MAP
NTS

Prepared By:
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For
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Phoenix, AZ 85016

Developer:

Evergreen Devco
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Civil Engineer/Landscape Architect/Traffic Engineer:

Kimley-Horn and Associates
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Colorado Springs, CO 80907

Surveyor:

Compass Surveying & Mapping, LLC
721 South 23rd St., Suite B
Colorado Springs, CO 80904

SITE LOCATION, SIZE, ZONING

The site is located at the southwest corner of Mesa Ridge Parkway and Syracuse Street in the City of Fountain, El Paso County, Colorado. The property is bounded to the north by Mesa Ridge Parkway, to the east by Syracuse Street, to the south by Mesa Road and to the west by the Atchison, Topeka & Santa Fe Railroad. The property is zoned Regional Commercial RC.

The property is made up of two separate parcels. The primary parcel of land is located at the southwest corner of Mesa Ridge Parkway and Syracuse Street and is 29.8455 acres in size. The second parcel is a long sliver of land that is located just west of the larger parcel and is 3.5061 acres in size. This parcel is located between two separate railroad right of way tracts without access to the larger parcel. This parcel is considered undevelopable and is not part of the proposed development.

REQUEST & JUSTIFICATION

The two parcels are currently zoned RC. The applicant is requesting a final plat of the two parcels to subdivide into multiple +/-1.5 acre lots and associated tracts. The development will consist of multiple commercial and retail developments on each lot. The associated tracts will be reserved for stormwater detention and drainage.

The proposed commercial and retail development will provide additional commercial support to the community as it continues to grow within the City.

EXISTING AND PROPOSED FACILITIES & STRUCTURES

Existing site characteristics:

The existing parcels are vacant and undeveloped and consist of native grasses and shrubs. There is a ditch in the northern part of the northern section of the property that is approximately 6 feet lower than the rest of the area. This ditch conveys drainage from north of Mesa Ridge Parkway, southward, through the property along the western property boundary.

The site has not been graded and generally falls from north to south at approximately 1%.

There are no existing above ground structures on-site.

Proposed Infrastructure and Utilities

The proposed development associated with the plat will include two private access drives off of Syracuse Street. These drives will act as the primary access points to the proposed development. The access drives will extend into the site and will eventually expand into a private network to connect to all proposed retail and commercial lots.

The development will include utility improvements including; water, gas, electric, sanitary, storm water conveyance system and full spectrum water quality/detention.

Water and wastewater municipal services for the development will be provided by the City of Fountain Water Department and the Fountain Sanitation District respectively. Existing facilities are located within Syracuse Street.

Utility and public services will be provided by the following associated districts:

- | | |
|-----------------------|--------------------------------------|
| 1. Water: | City of Fountain Water Department |
| 2. Wastewater: | Fountain Sanitation District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | City of Fountain Electric Department |
| 5. Phone: | Century Link |
| 6. Fire: | City of Fountain Fire Department |
| 7. Police Protection: | City of Fountain Police Department |
| 8. School: | School District 3 |

A full spectrum detention area will be located at the southern portion of the property and will outfall to the existing ditch along the westerly property line. This detention area will serve the entire development.

Proposed Open Space/Common Areas:

Landscape requirements will be met on each individual lot as development occurs. Additionally, a 15-foot landscape easement will be dedicated along Mesa Ridge Parkway, a 10 foot landscape easement will be dedicated along Syracuse Street and setbacks between lots will be respected.

Traffic and Proposed Access Locations

The main access to the project will occur along the east side of the project. There will be two proposed private access drives at Syracuse Street. All streets within the development will be private and built to local standards.

Additional off-site improvements will be required along Mesa Ridge Parkway including lengthening of the existing acceleration and deceleration lanes along the south side of Mesa Ridge Parkway. A northbound left turn lane will be added along Syracuse Street.

Ares of Required Landscaping

A 15 foot landscape easement will be dedicated along Mesa Ridge Parkway and a 10 foot landscape easement will be dedicated along Syracuse Street. Additional landscaping will be provided within the development on each lot as development occurs per the City's code. The full spectrum detention pond will also be landscaped.

Phasing Plan

The project will be platted into multiple filings. Filing No. 1 consists of Lots 1-5 and Tracts A-F. Future filings will include additional lots.

IMPACTS ASSOCIATED WITH THE PRELIMINARY PLAT

Floodplain

The proposed development and proposed improvements lie outside of the 100-year floodplain.

Wetlands and Wildlife

There are currently no known man-made or natural features or constraints that require mitigation. This include wildlife, wetlands, soils, geologic hazards, wildfire hazards, and/or other issues.

Air Pollution

By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

Water Pollution

By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be place prior to the initiation of construction.

Noise Pollution

Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete and will have little or no impact on surrounding properties.

Visual Assessment

Proposed commercial and retail buildings on this site will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and out of the site. Views to the north, west and south are relatively unobstructed by development.