



Drexel, Barrell & Co.

October 20, 2021

El Paso County Planning & Community Development
Attn: Sophie Kiepe, Planner
2880 International Circle
Colorado Springs, CO 80910
719-520-7943 direct

Please add PCD File # PPR-2167

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent
Lot 1, Block 1 Johnson's Vacation - Site Development Plan**

Ms. Kiepe,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 1, Block 1 Johnson's Vacation, on behalf of HESED, LLC.

The approximately 0.82 acre site will consist of a commercial property, to be utilized as a karate studio and meeting space, along with associated parking and landscaping. No deviations or variances are requested at this time.

Location and Zoning

The project is located at the southeast corner of Old Meridian Road and Chicago Avenue. The property is currently zoned as CC (Commercial Community).

Existing Facilities

The existing site is undeveloped, but has been used in the past as temporary firework sales. The site currently slopes from northeast to southwest at approximately 2%. A storm sewer inlet is located to the west of the site. All other utilities will have to be brought to the site.

update to clarify that the 9,900 is building footprint.

Proposed Facilities

The proposed development will consist of two approximately 4,950 sf two story, (9,900 total) sf commercial buildings to be utilized as a karate studio and meeting/storage space, along with associated parking and landscaping. The site will be accessed by one driveway entrance from Chicago Avenue.

Traffic / Access / Noise

Parking for this development is to be provided for the traffic generated by this development, including drop-off and pick-up traffic. A combination of on site parking, off-site parking, and off-site stacking space, located at the southeast end of the parking lot, to allow for adequate stacking.

Clarify the intended use each building and floors. There seems to be discrepancies between the drainage report, traffic study and the letter of intent.

LOI must address Work in County Right of Way along Old Meridian per EPC EMC Section 5.5 to include bond and insurance. FAE will require substantial completion

A deviation request is required for new road cuts IAW EPC ECM Appdx K section K.1.2

Deviation Request form is found at the following link and must reference Appdx K in the justification. Goal is to process the deviation simultaneously with the site development plan

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Deviation-Request-Form.docx>

The Work in the Right of Way permit application, fees, bond and insurance information can be found at the following link

<https://publicworks.elpasoco.com/forms-applications/>

Please include summary of landscaping, parking, etc.

This proposed infill project fits in well in this commercial area, and vehicular traffic is adequately accommodated by the surrounding network, as referenced by the traffic memo included with this submittal.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. The site is not currently served by the District, but initial discussions for inclusion have begun. 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 will be provided onsite by runoff reduction grassy swale techniques. Detention is provided by the regional detention facility pond WU downstream at the intersection of Tamlin Road and Meridian Road.

Contact Information

An O&M BMP Maintenance agreement will be needed for the grass swale used for WQCV along with easement agreement

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 1, Block 1 Johnson's Vacation 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,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Drexel, Barrell & Co.

Tim D. McConnell, P.E.

Principal, Regional Manager