Drexel, Barrell & Co.

October 20, 2021

Engineers/Surveyors

**Boulder
Colorado Springs
Greeley**

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

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

**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 southwest corner of the lot, but all other utilities will have to brought to the site.

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 proposed as an alternative parking approach. Much of the traffic generated by this use will be generated after normal hours, and consist of drop-off and pick-up traffic. As such, the parking plan proposed consists of a combination of on site parking, offsite parking and a dedicated pick-up and drop-off space, located at the southeast end of the parking lot, to allow for adequate stacking.

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

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
tmcconnell@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,

Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager