

LETTER OF INTENT

Walmart Store #4335
11550 Meridian Market View, Falcon, CO

Owner Information:

Walmart, Inc.
2608 Southeast J Street
Bentonville, AR 72716
Abe Badeen
Abe.Badeen@walmart.com
(479) 273-4861

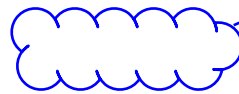
Please include:

- how the proposal is in compliance with the code
- a discussion about provision of utilities

Application Information:

CEI Engineering Associates, Inc.
710 W. Pinedale Avenue
Fresno, CA 93711
Jennifer Perkins
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PCD File # PPR2323



Existing Conditions:

The proposed site is located in the northeast corner of the parking lot for the Walmart Supercenter. There are three (3) access points off Meridian Road and one (1) access point off Foxtail Meadow Lane to the Walmart parcel. There is a public bus stop located in front of garden center of the Walmart Supercenter approximately 700 feet from the proposed site location. There is no known fire hydrants or storm drain inlets in the proposed fuel station area. The proposed site is within Flood Zone X, Map Number 08041C0553G. The proposed site is identified as Parcel Number 5312101005 and has a zoning designation of Commercial Regional (CR).

Proposed Improvements:

The proposed area of the fueling station is approximately 41,901 square feet (0.96 acre). The improvements include an eight (8) stack fueling station with an approximate 1,440 square foot modular building and three (3) underground storage tanks. The project proposes the following utilities: two-inch water service connecting to the 12-inch line just north of the site. Six-inch sanitary sewer service connecting to the eight-inch line east of the site and an electrical transformer is proposed near the southwest corner of the convenience store connecting to the existing electric service just east of the proposed site. Site ingress and egress will occur through the existing supercenter parking lot with landscape islands added to direct traffic circulation between the existing parking lot and proposed fueling station. Site signage for the proposed development includes canopy signage as well as monument price signage as required by state law. The proposed project meets all the dimensional and general development standards of the Land Development Code.

Fueling:

- Three (3) underground storage tanks
- Eight (8) double stack pumps for a total of 16 dispensers
- Canopy size is approximately 4,800 square feet

Convenience Store:

The building is approximately 1,440 square feet and contains the following:

- Sales area of approximately 1,086 square feet. Sale items include but not limited to, alcohol, lottery, tobacco, snacks, and beverages.
- Cashier/Point of Sale desk
- Equipment room including all the necessary equipment to run the fuel station such as power panels, fuel monitoring equipment, data, etc.
- Public restrooms – Two (2) spaces with single room occupant. One (1) room for women and one (1) for men.
- Storage unit and utility enclosure located on the side of the building.

Operations of the fueling station will be from 6:00 a.m. to 11:00 p.m. Monday thru Sunday.

Parking:

The parking requirement for a commercial center is one (1) space per 300 square feet and gasoline fueling station is one (1) space per employee on maximum shift plus three (3) spaces per bay or stall. The parking ratio for the existing Walmart Supercenter is 4.92 spaces / 1,000 square feet. After development of the fueling station the parking ratio will be 4.32 stalls / 1,000 square feet.