



Drexel, Barrell & Co.

October 24, 2024

El Paso County Planning & Community Development
Attn: Lacey Dean, Planner
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Colorado Springs, CO 80910
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Engineers/Surveyors

Colorado Springs
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101 Sahwatch St., Suite 100
Colorado Springs, CO 80903

719 260-0887
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**RE: Letter of Intent
Lot 4, Owl Marketplace Filing No. 1**

Ms. Dean,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 4, Owl Marketplace, on behalf of Meridian & Owl X, LLC.

The approximately 1.01-acre site will consist of a commercial restaurant property with associated parking and landscaping.

Location and Zoning

Lot 4 Owl Marketplace Filing No. 1 is located at the north end of the Owl Marketplace development, adjacent to the proposed Owl Place right-in access. The property is currently zoned as CR (Commercial Regional).

Existing Facilities

The existing site has recently been overlot graded as part of the Owl Marketplace overall development, and remains undeveloped. The site currently slopes from north east to south west at approximately 2%. There are water and sanitary mains running along the western side of the lot with stubs provided onto the subject property.

Proposed Facilities

The proposed development will consist of an approximately 2,461 sf commercial restaurant building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Meridian Park Drive, with connectivity to the south to Lot 3, coordinated with neighboring lot developers.

Land Development Code Compliance

The proposed development is in compliance with the land uses proposed for the approved Owl Marketplace development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Regional (CR) zoning.

Traffic / Access / Noise

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Owl Marketplace development.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. 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 and detention is provided in the sub-regional pond SR4 located on the Falcon Marketplace development directly to the south of this property. Pond SR4 was adequately sized to accommodate the developed flow generated by the Owl Marketplace development.

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/Developer:

Meridian & Owl X, LLC
450 N. McClintock Drive
Chander, AZ 85226
Phone: (480) 313-2724

Consultant:

Drexel, Barrell & Co.
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Lot 4, Owl Marketplace 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.
President