



Project Narrative

To: Town of Monument
From: Kiowa Engineering Corp.
Date: February 2, 2022
Project: Falcon Commerce Center Filing No. 2
Subject: Final Plat Submittal

The following project narrative provides a description of the proposed project and purpose of the application. The Falcon Commerce Center development is located along the west side of Interstate 25 to the south of Baptist Road and east of Woodcarver Road. The Sketch Plan for the overall development was approved by the Town in 2020. The first filing of the development was constructed in 2021. This development will be the second phase/filing of the development and will include extension of Terrazzo Drive approximately 2,500 feet south from the intersection of Terrazzo Drive and Squadron Drive to a point north of the Preble's Meadow Jumping Mouse habitat boundary at Jackson Creek. A temporary cul-de-sac will be located at the south end of the extension for vehicle and emergency vehicle turnaround. The layout of the Terrazzo Drive extensions is consistent with the approved Sketch Plan. The subject area is currently undeveloped except for the gravel access drive to the wastewater treatment plant. The Final Plat will dedicate the Terrazzo Drive right of way for this extension. The total platted area is approximately 5.296 acres.

The proposed improvements planned for this phase of the development are the public roadway and utility infrastructure including storm sewer, sanitary sewer and water systems; gas, electric and communication lines; construction of a storm sewer outfall and trickle channel into the existing regional detention basin. The improvements will serve future developments planned along both sides of the roadway extension. Civil construction documents are provided as part of the submittal showing the design of the proposed improvements.