

July 9, 2018

**El Paso County Planning and Community Development**

Attn: Kari Parsons, Project Manager/Planner II  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Falcon Marketplace Preliminary Plan (SP-17-001) Response 4 - Landscape**

Ms. Parsons,

Please accept this response to the landscape comments, noted as forthcoming in the previous submittal.

1. Blue Spruce may not grow well in the Falcon area, as water is limited, in addition to the windy dry conditions. **Blue spruce removed from list**
2. Does the sumac and dogwood shrub species do well in windy dry conditions? **Sumac will do fine. Dogwood removed from list**
3. There is type of type on sheet 1. **Please explain this comment**
4. A license agreement will need to be submitted at the final plat for the landscaped medians. **Noted**
5. Please provide the data table (roadway name or property boundary, plants required/plants provided) for the roadway landscape category, and the buffer requirements in which this plan represents. Where the requirement is not met, please state a waiver is requested. Staff is aware individual site plans will address the other categories as required per the Code. **Chart updated to reflect roadway categories, plants required/provided, and buffer requirements. Waiver is also requested for buffer trees along west boundary based on 250' wide detention pond.**
6. Please identify the tree/shrub species on the plan so that staff can verify numbers and site visibility. **Complete**
7. Provide a detail of the fence. A 7' fence is now allowed per Code on property lines. **Fence called out on plan along west boundary. Refer to details on site plan.**
8. Please address how the RR-5 (Residential Rural) to the north is being buffered on this plan? Is fencing provided? **No fence proposed. Buffer is 250' wide sub-regional detention pond as shown**
9. It is suggested that the live ground cover (irrigated grass) be waived and low maintenance rock be utilized in effort to conserve water. **The irrigated grass areas converted to rock.**

We trust you find our responses to the 3rd review of the Falcon Marketplace Preliminary Plan acceptable. We look forward to working with the County in processing the submittal. Please call if you have any questions or require any additional information.

Respectfully,

**Drexel, Barrell & Co.**



Tim D. McConnell, P.E.