



Drexel, Barrell & Co.

September 6, 2018

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
719-520-6300

Attn: Kari Parsons, Project Manager/Planner II

**RE: Letter of Intent and Justification Statement for:
Falcon Marketplace
Preliminary Plan**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental materials as Drexel, Barrell & Co's. application and request for approval of a Preliminary Plan for the Falcon Marketplace.

As a part of the Preliminary Plan application, we hereby request approval for early site grading and wet utility installation. Early site grading and installation of wet utilities will allow construction of the sub-regional detention pond SR4 and its outfall system to commence. We see this as a benefit to the County and the public as a whole to provide needed flood mitigation within the Falcon Watershed.

Location / Zoning / Land Use

The 36.4 acre site is located at the northwest corner of the intersection of E. Woodmen Road and Meridian Road, in Falcon, CO. The property is currently addressed as 11680 E. Woodmen Road, and zoned as Commercial Regional (CR).

The site development is proposed to consist of eleven total commercial lots and two tracts. The lot count is comprised of one large commercial anchor lot and multiple smaller outlying lots and associated parking, drive aisles and landscaping. The northernmost and largest tract is proposed for public drainage and utility use and will include a sub-regional public detention pond that will be constructed by the developer. Full reimbursement from El Paso County for construction of the pond is anticipated upon County acceptance of the pond. A smaller tract along the southern project boundary adjacent to E. Woodmen Road is proposed for private drainage facilities and public utility infrastructure. Public right-of-way is being created for Falcon Market Place and Eastonville Road and associated round-a-bouts and improvements. Additional public right-of-way is being dedicated along Meridian Road to accommodate future expansion to a six lane roadway.

Revise to be reimbursement from drainage fee program in accordance with Drainage Board procedures.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

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Colorado 80905-1501

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