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June 18, 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

Ms. Parsons,

Please accept this response letter to your review 3 comments dated June 20, 2017.

Our response comments to follow are in ***Bold Italics*** following each original review comment.

Land Development Code

1. There is one schedule number identified on the application; however the legal identifies two parcels. Please correct. Not addressed with submittal 3. ***This is correct. The County Records includes both parcels in the same schedule number.***

Letter of Intent

1. New Comment- The request for pre-site development grading to include installation of wet utilities is not a deviation or a waiver. Move paragraph to first sheet and state you are requesting pre site development grading to include wet utilities. Add the number of lots proposed with the preliminary plan to the request (heading: Location / Zoning / Requested Land Use). ***Complete as requested.***
2. State that the applicant is providing roadway and buffer landscape to ensure mitigation form adjacent land uses and continuity in design. ***Complete as requested.***

Preliminary Plan Map

1. Please note for future site development plans: all lots fronting Woodmen and Meridian Road are subject to a 25 feet landscape setback. The lots along the internal road (private or public) will require a 10 feet landscape setback. No structures drive isles or paving are allowed within the landscape setback (driveway cuts are allowed). Please label the setback lines on either the cross sections or the roads. No label appears on the internal public road (Falcon Market Place), or woodmen Road. The Meridian Road does identify the landscape setback. ***Labels have been added to the cross-section for Falcon Market Place, and noted on the plan view for Woodmen & Meridian Rds.***

2. Please confirm that all items on the planning application checklist listed on the application are included on the preliminary plan map (Sheet 3). Remove sheet 2 and put that information on sheet 3 please. The missing items from the checklist are below:

- Approximate location, rights of way width, (**Noted on all – varies for Woodmen & Meridian**), surfacing, functional classification, and names of existing and proposed maintained and dedicated public and private streets. Identify the right of way to the north of the cul-de-sac on the plan to ensure this is platted and available or the connection by others. Add the width of the roadways, add “public” label. **Roadway widths added to plan. The entirety of the NW corner between the roadway, Tract A and the property boundary will be dedicated to the County as ROW.**
- Approximate layout, dimensions, angles, land use, and acreage or square footage of each lot, and tract. Not Addressed, Add the information to the map sheets. **Acreage of each lot added to map sheets, dimensioning already addressed.**
- The approximate location of land to be conveyed or reserved in deeds for the use of all property owners, residents, or the general public and the proposed methods of dedication and maintenance of such lands; to include but not be limited to: parks, open space, public streets and thoroughfares, bikeways, paths, trails, schools and school sites, public utilities, and community and social service facilities. Staff is unaware that the County will own and maintain Tract B. There are multiple utility easements within the proposed pond. Defer to engineering comments. **Tract B linework has been adjusted so that there are no overlapping encumbrances. The existing 20’ utility easement will be vacated at Final Plat.**
- Approximate location of existing and proposed structures Approximate location of:
 - Watercourses, existing bodies of water, and other water forms Not Addressed, Add the floodplain line existing and proposed after LOMR information to the prelim plan map sheets **Existing floodplain linework already shown on grading sheet. Proposed and existing floodplain linework now added to other sheets.**

3. Notes:

- Please state what REA is in note 16. **REA was intended to be a Reciprocal Access Agreement, this has been altered to read – a declaration of covenants, conditions and restrictions.**
- Please incorporate language regarding the responsibility to install, and maintain the landscape as shown within the landscape plan submitted with the preliminary plan. State how this will be enforced. **Note added. Enforcement of adherence to landscape plan will be by the aforementioned covenants.**

Landscape plan

Landscape plans and comment responses are forthcoming.

Engineering Division

Responses to the Engineering Division preliminary plan and traffic study comments are included with this letter. Additional comments will be addressed separately with the Early Grading resubmittal.

Preliminary Plan

1. Provide maintenance and ownership entity columns in the Lot/Tract table. Partially resolved; Tract B needs to be owned by the property owners or POA with a drainage easement granted to El Paso County. *If Tract B is to be dedicated to the County, any existing encumbrances need to be removed or resolved prior to County acceptance. Also, the 25-foot landscape setback will need to be on the north side of Tract B. **Tract B will be dedicated to the County. Linework has been adjusted to avoid all existing encumbrances. The existing 20' utility easement will be vacated at Final Plat. Landscape setback also adjusted as requested.***
7. Label proposed auxiliary lanes and median type in Meridian Road. The TIS seems to show an accel. Lane entering the site at Eastonville Road; please verify. Partially resolved; label all proposed improvements per TIS (see redlines). *See old and new redlines. **Plan redlines addressed.***
13. *The landscape plan included with this submittal shows trees in existing and proposed ROW in several areas including along Meridian Road. Some of these trees need to be moved depending on final site design and construction plans. A license agreement will be required at the final plat stage for private landscaping remaining in the ROW, including the proposed roundabouts. **Acknowledged.***
14. Revise the design per the latest roundabout design at the southwest corner if the Woodmen access is approved. **Latest plan set reflects roundabout at southwest corner.**

Transportation / Traffic Impact Study (TIS)

Traffic comments will be forthcoming.

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.