

KING SOOPERS #147 FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1 A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN

LIST OF CONTACTS

APPLICANT/DEVELOPER

KING SOOPERS INC.
65 TEJON STREET
DENVER, COLORADO 80223
TEL: (303) 778-8884
CONTACT: LOWELL GOOD

ENGINEER

GALLOWAY & COMPANY, INC.
6162 SOUTH WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JENNY ROMANO, P.E.
EMAIL: jenny.romano@gallowayus.com

ARCHITECT

CR ARCHITECTURE & DESIGN
600 VINE STREET, SUITE 2210
CINCINNATI, OHIO 45202
TEL: (513) 721-8090
CONTACT: ANTHONY FREY, AIA
EMAIL: a.frey@cr-architects.com

LANDSCAPE ARCHITECT

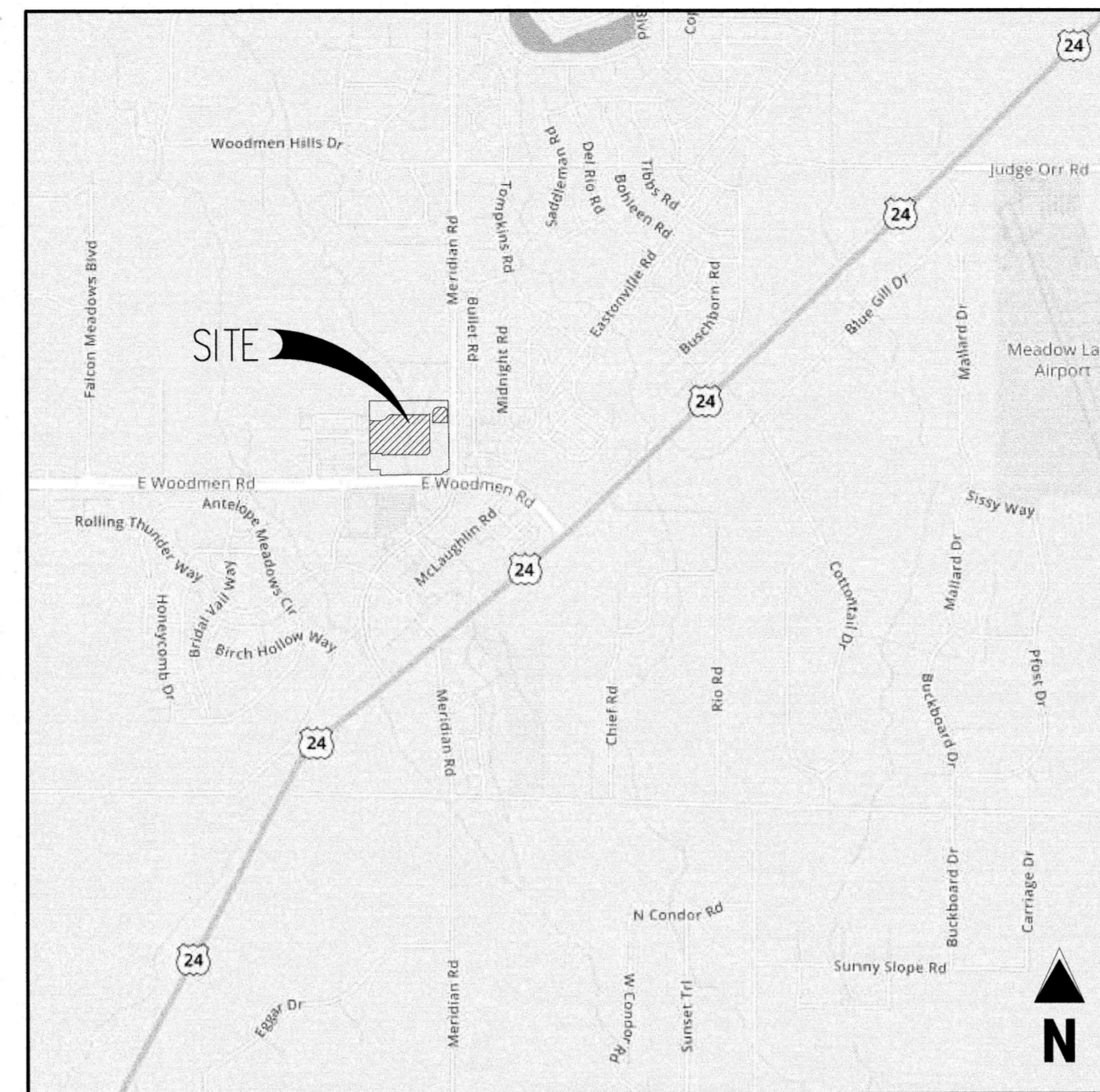
GALLOWAY & COMPANY, INC.
6162 SOUTH WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: TIM NELSON
EMAIL: TimNelson@gallowayus.com

SURVEYOR

CLARK SURVEYING
119 N. WAHATCH AVE.
COLORADO SPRINGS, CO 80903
TEL: (719) 633-8533
CONTACT: CAMERON FORTH

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT

2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6306
CONTACT: KARI PARSONS
EMAIL: kari.parsons@epasoco.com



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA TABLE	LOT 2 (KING SOOPERS STORE)		LOT 3 (KING SOOPERS FUEL)	
	AREA (SQ. FT.)	% OF GROSS SITE	AREA (SQ. FT.)	% OF GROSS SITE
ZONING	CR: COMMERCIAL REGIONAL		CR: COMMERCIAL REGIONAL	
GROSS SITE AREA	434,598	100.0	57,020	100.0
BUILDING FOOTPRINT	123,000	28.3	180	0.3
PARKING / DRIVES / WALKS / DISPLAY	288,031	66.3	37,774	66.4
LANDSCAPE AREAS	23,567	5.4	19,066	33.3
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES (9.5'x21.5' 60-DEGREE AND 9.5'x18' 90-DEGREE)	510	427	1	-
ACCESSIBLE SPACES (9.5'x21.5' 60-DEGREE)	7	20	0	-
TOTAL SPACES	517	447	1	-
PARKING RATIO	1 SPACE / 300 SF GFA PLUS 1 SPACE PER 2 EMPLOYEES	3.6 SPACES / 1000 SF GFA	1 SPACE PER EMPLOYEE ON MAX SHIFT	-
BICYCLE PARKING	5% OF TOTAL PARKING OR MIN. 1	25	-	-

** CART CORRALS NOT INCLUDED AS A PARKING SPACE

SHEET LIST

SHEET NO.	TITLE
CO.0	COVER SHEET
C1.0	SITE PLAN
C1.1	SITE DETAILS
C1.2	SITE DETAILS
-	PHOTOMETRIC PLAN (BY EATON)
C5.1	PHOTOMETRIC DETAILS
L1.0	SITE LANDSCAPE PLAN
L1.1 - L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE DETAILS & NOTES
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	CANOPY ELEVATIONS

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
CONSTRUCTION OF A 123,000 SQUARE FOOT RETAIL BUILDING AND 9 DISPENSER ISLAND FUEL CENTER WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES.

CURRENT ZONING: CR

GENERAL NOTES

- SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. GALLOWAY & COMPANY INC. CANNOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY INFORMATION.
- EL PASO COUNTY SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.
- APPROVED BASE FLOOD ELEVATIONS (BFEs) WILL BE ESTABLISHED THROUGH THE LOMR PROCESS.

LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK 1 OF FALCON MARKETPLACE SUBDIVISION, A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Jenny Romano
JENNY ROMANO, P.E. #44401

9/24/21
DATE

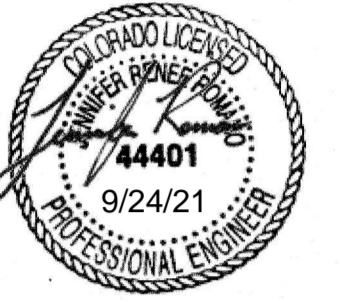
OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Charles M. Boehm 10/8/2020
DILLON REAL ESTATE CO., INC. A KANSAS CORPORATION



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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com



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FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1
7530 & 7595 FALCON MARKET PL.
FALCON, CO

#	Date	Issue / Description	Init.
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3	05/29/20	4TH SDP Sub.	ACJ
4	10/22/20	5TH SDP Sub.	ACJ
5	09/24/21	6TH SDP Sub.	ACJ

Project No: KSS000147
Drawn By: ACJ
Checked By: JRR
Date: 8/29/19

COVER SHEET

CO.0

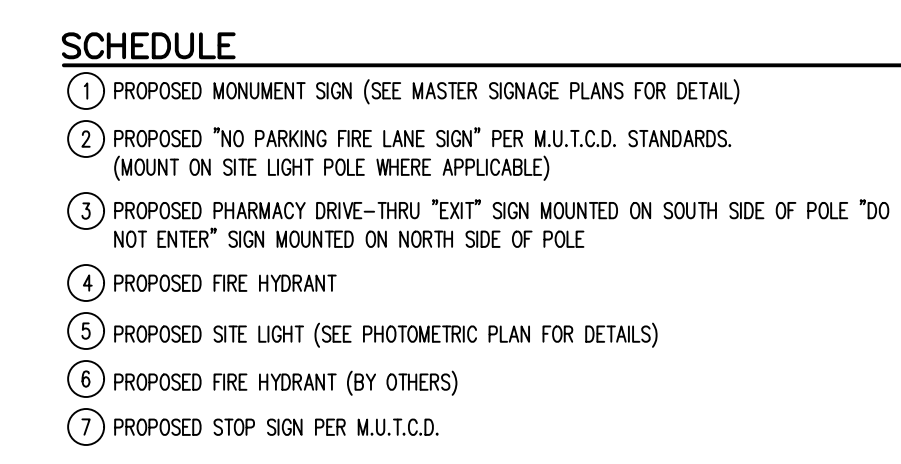
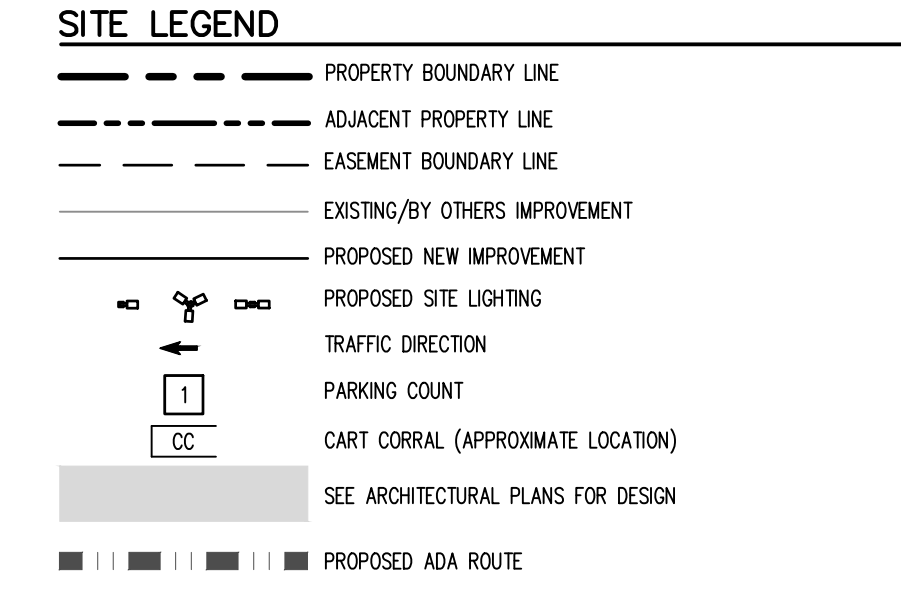
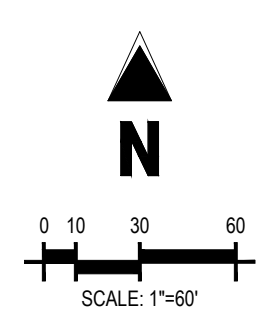
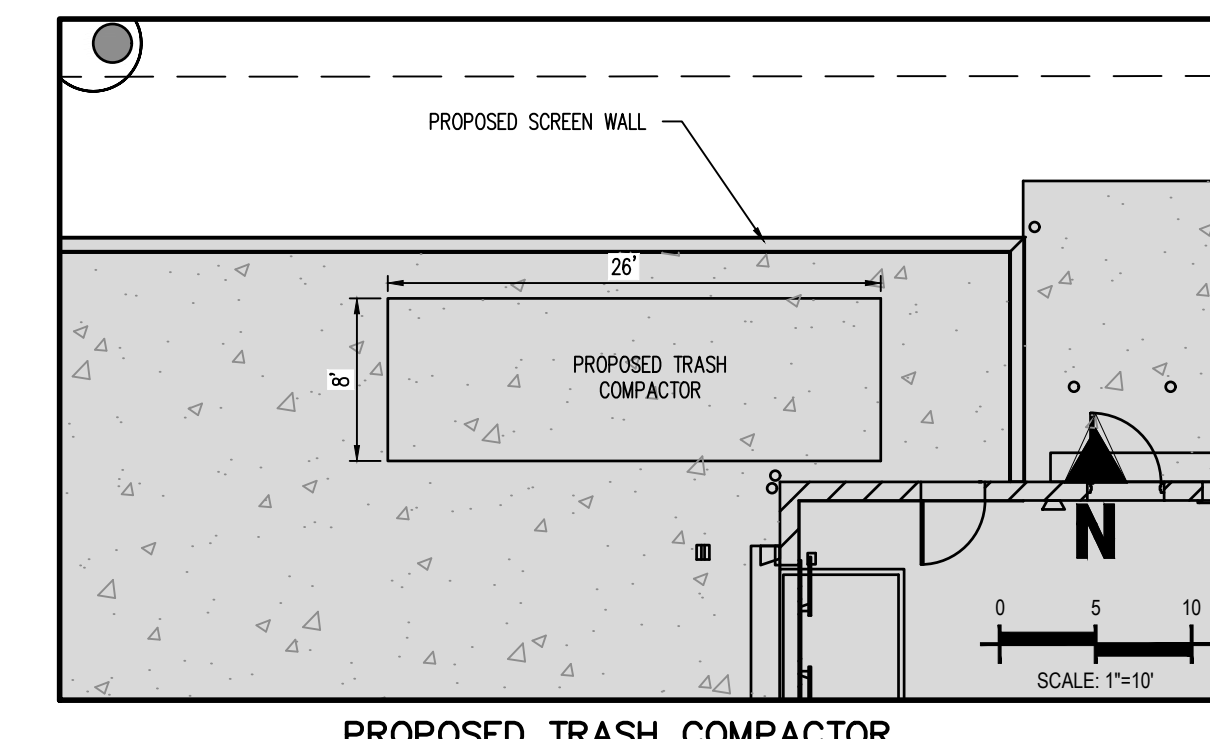
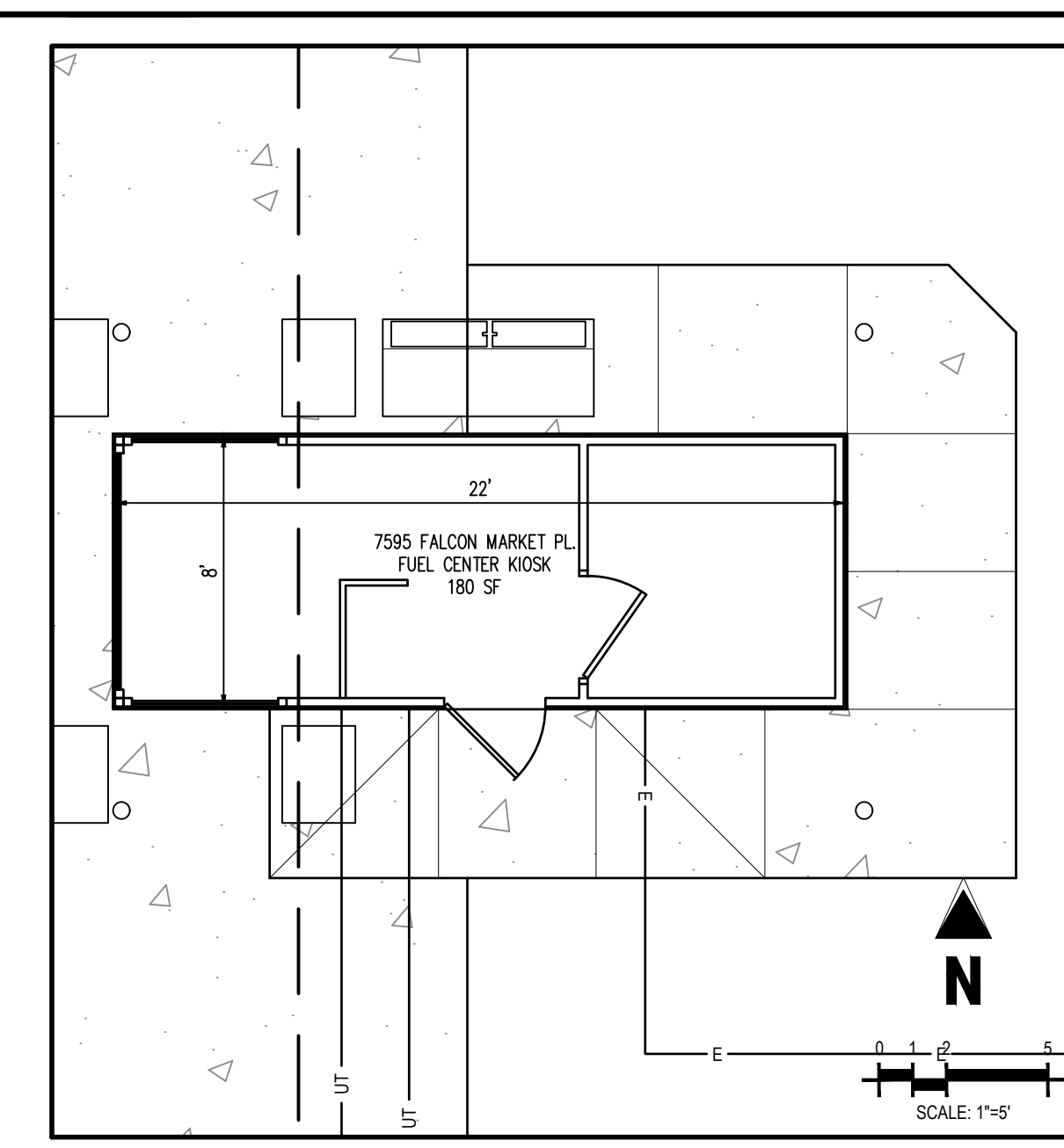
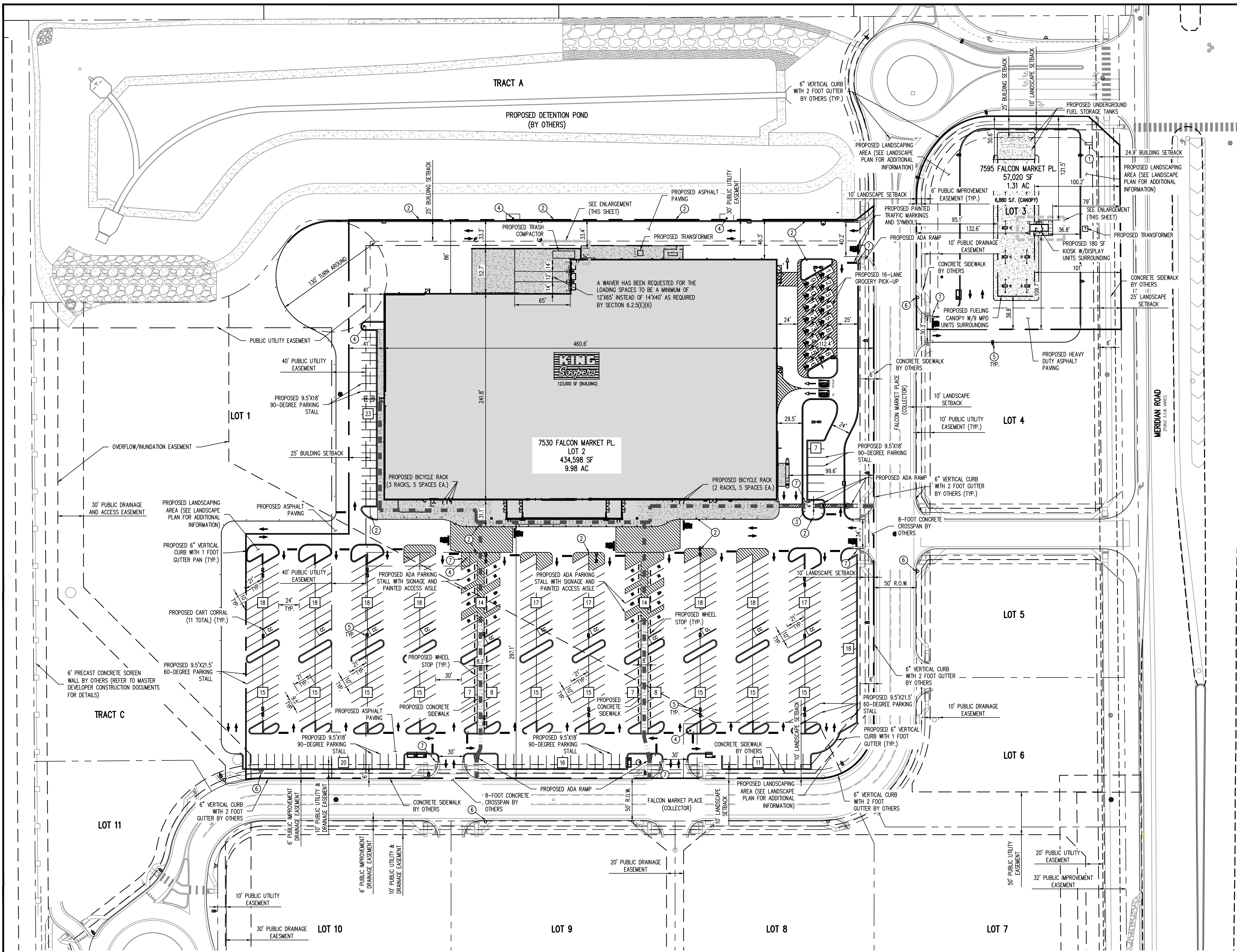


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5	09/24/21	6TH SDP Sub.	ACJ

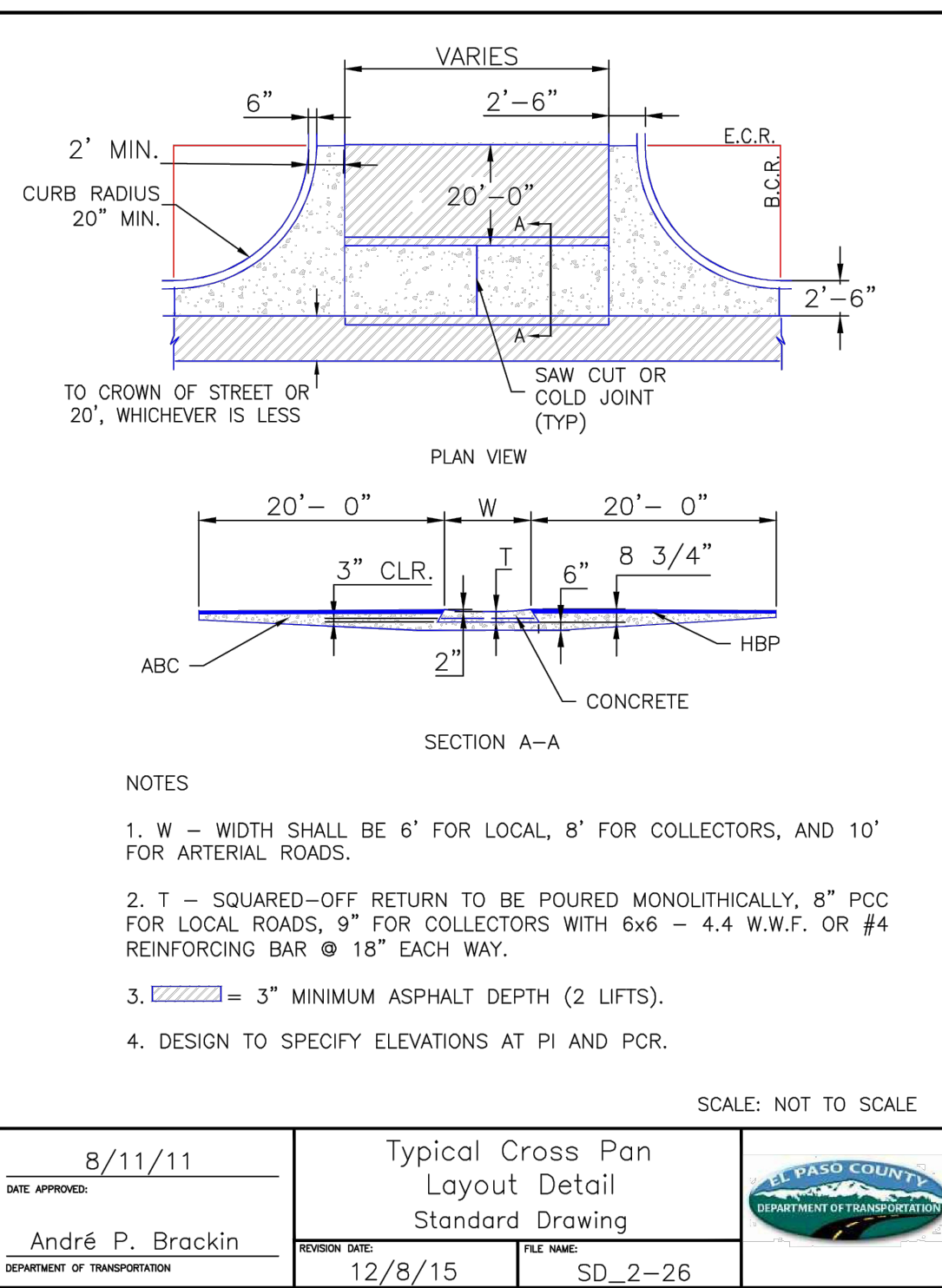
Project No:	KSS0000147
Drawn By:	JRR
Checked By:	JRR
Date:	8/29/19

SITE PLAN

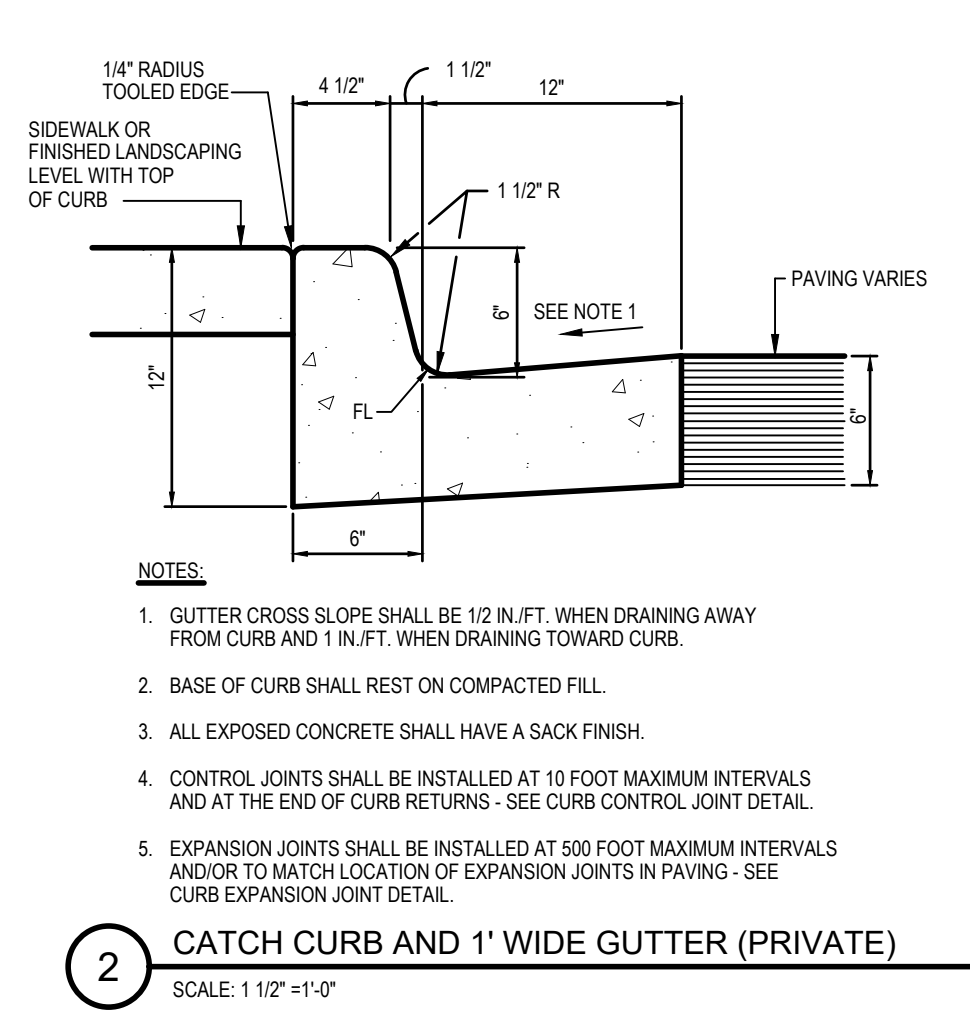
NOTES

- ALL PERMANENT STRIPING ON ASPHALT TO BE THERMOPLASTIC.
- ALL STRIPING ON CONCRETE TO BE EPOXY FOR LANE LINES, TAPE 380-5 FOR SKID PAHS, PREFORMED COLD PLASTIC SYMBOLS, LEGEND AND CROSSWALKS.
- ALL PAVEMENT MARKINGS AND SIGNS ON PRIVATE ROADWAYS SHOULD CONFORM TO THE MANUAL OF UNIFORM TRAFFIC DESIGN.
- ON-SITE PAVEMENT MARKINGS AND ARROWS WILL NOT BE MAINTAINED BY EL PASO COUNTY.
- APPROVED BASE FLOOR ELEVATIONS (BFEs) WILL BE ESTABLISHED THROUGH THE LMR PROCESS.

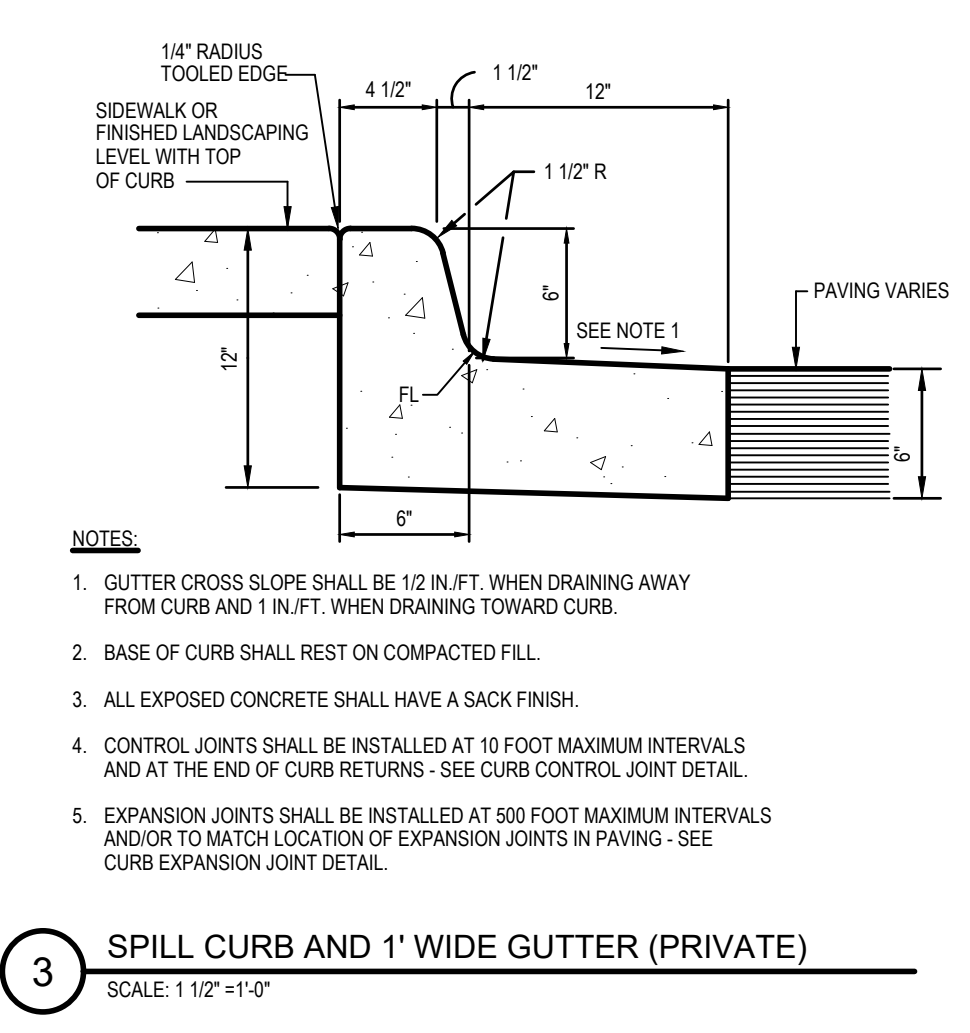
C1.0



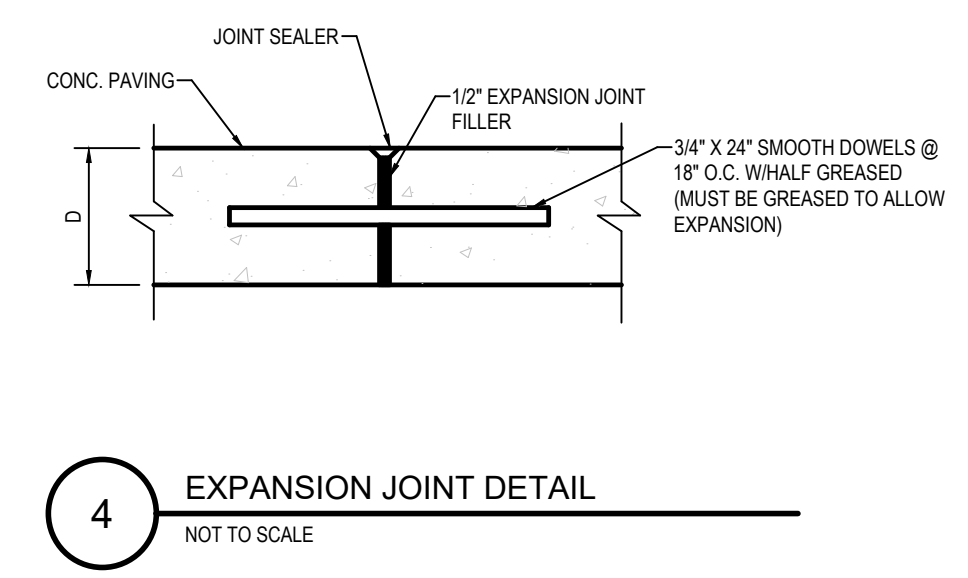
1 CROSS PAN DETAIL
NOT TO SCALE



2 CATCH CURB AND 1' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" = 1'-0"



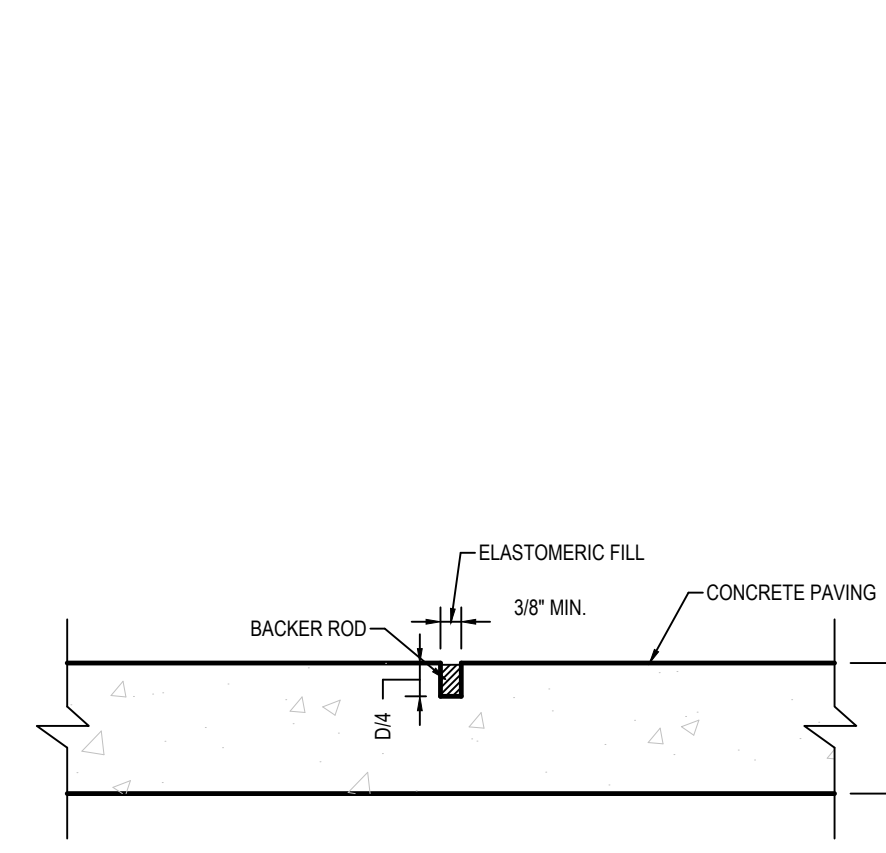
3 SPILL CURB AND 1' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" = 1'-0"



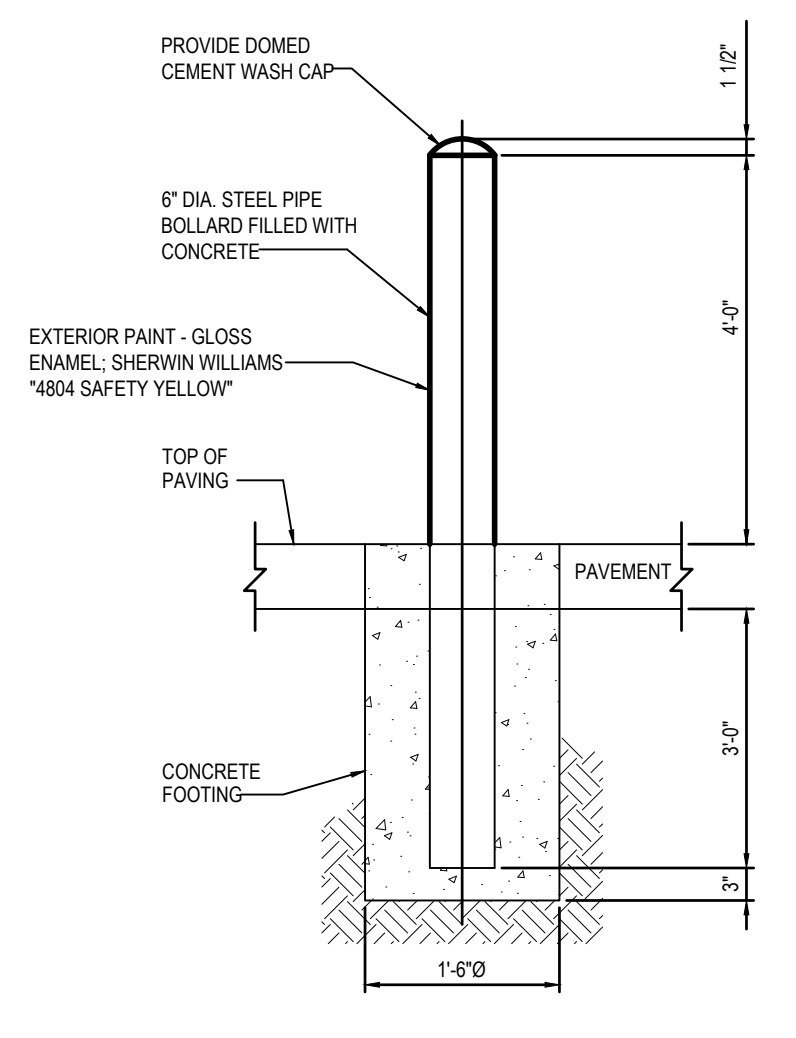
4 EXPANSION JOINT DETAIL
NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED	DESIGNED BY	PROJECT NAME
André P. Brackin	12/8/15	SD_2-26
DEPARTMENT OF TRANSPORTATION		

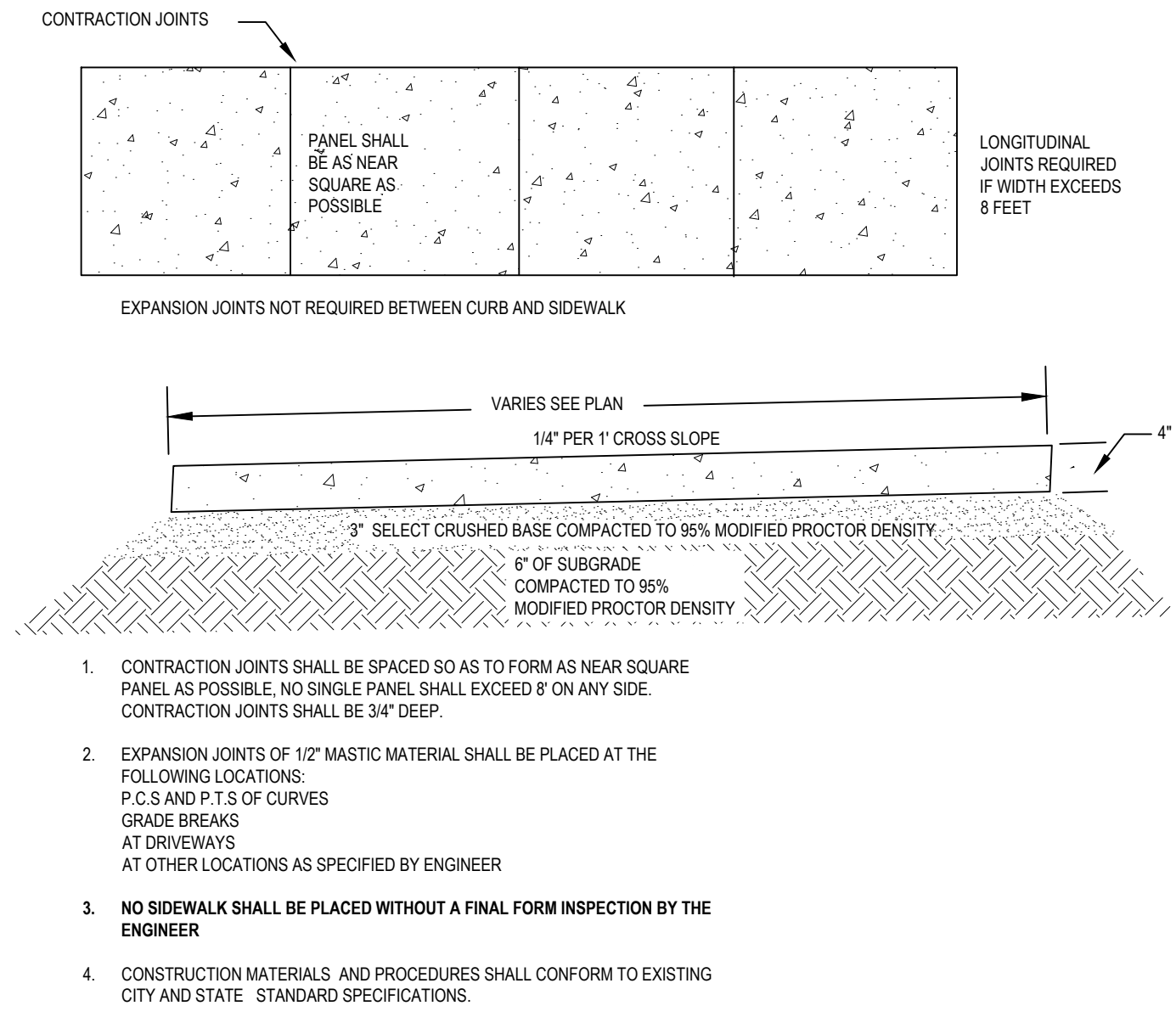
1 CROSS PAN DETAIL
NOT TO SCALE



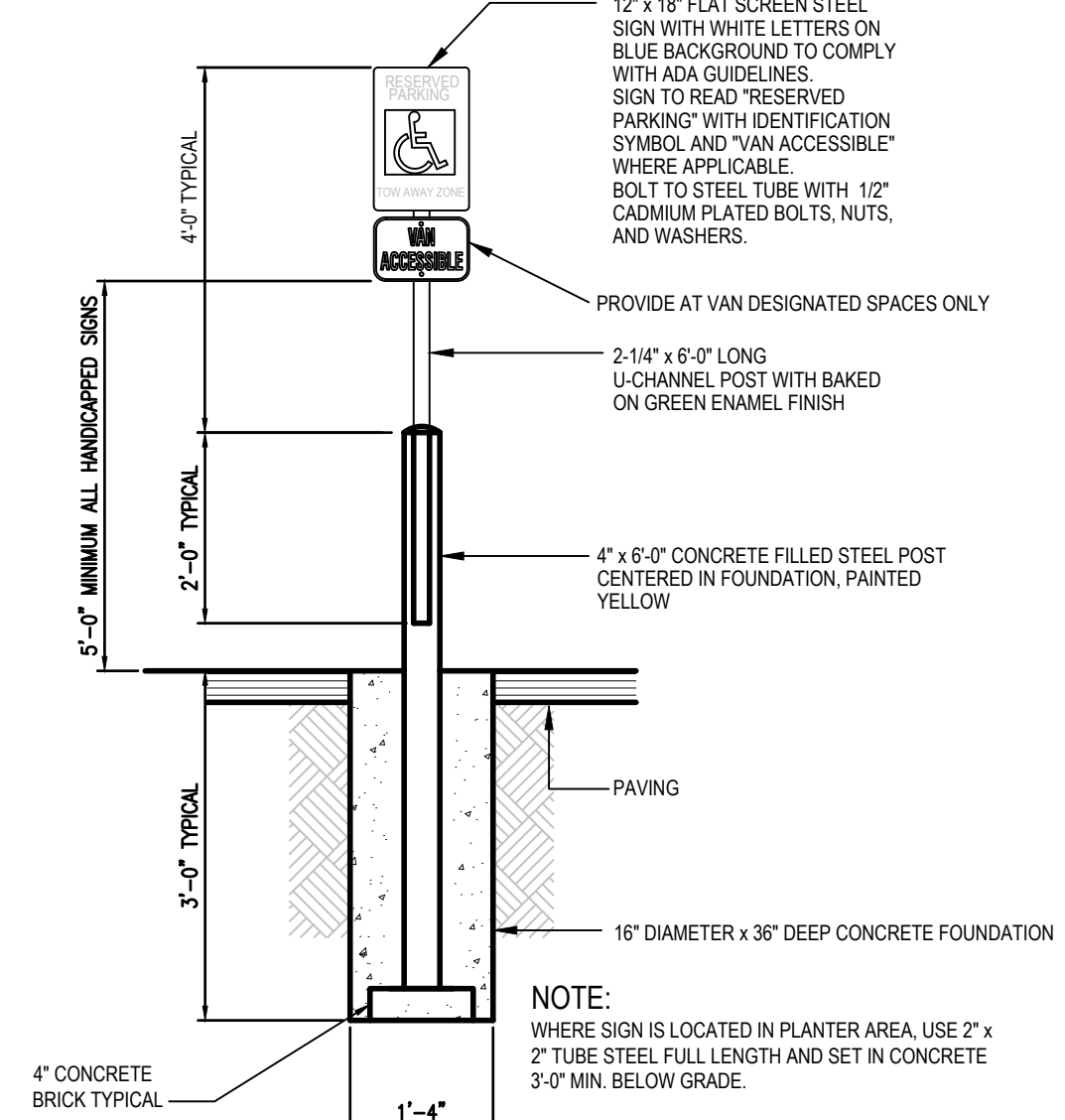
5 CONTROL JOINT DETAIL
NOT TO SCALE



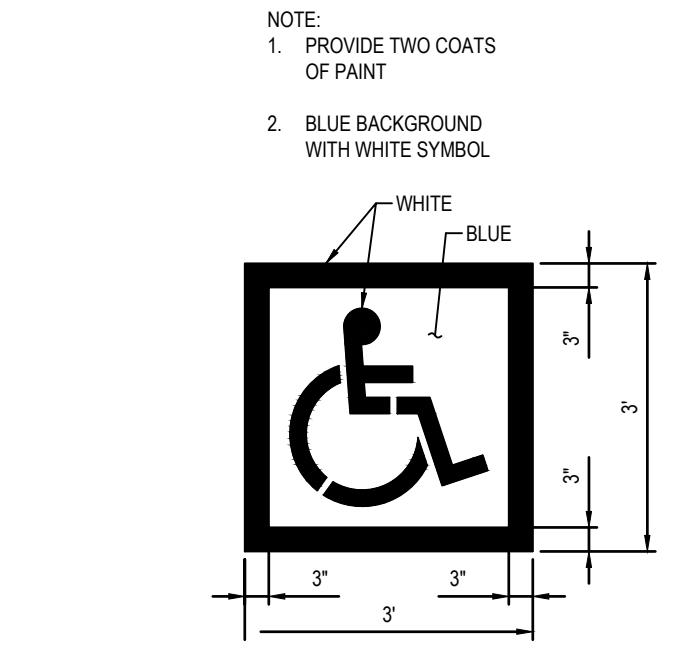
6 PIPE BOLLARD DETAIL
NOT TO SCALE



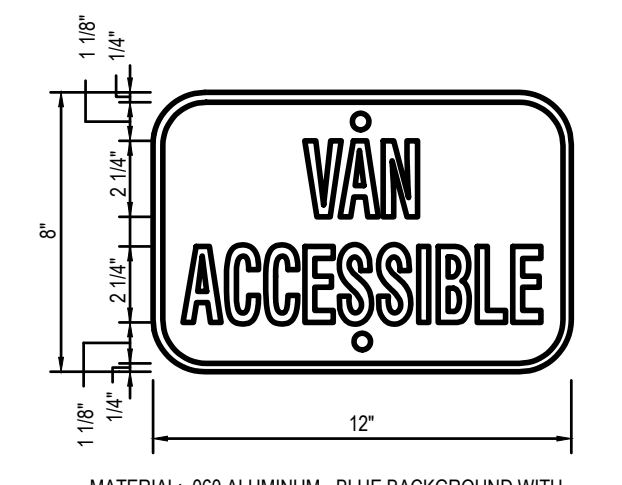
7 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



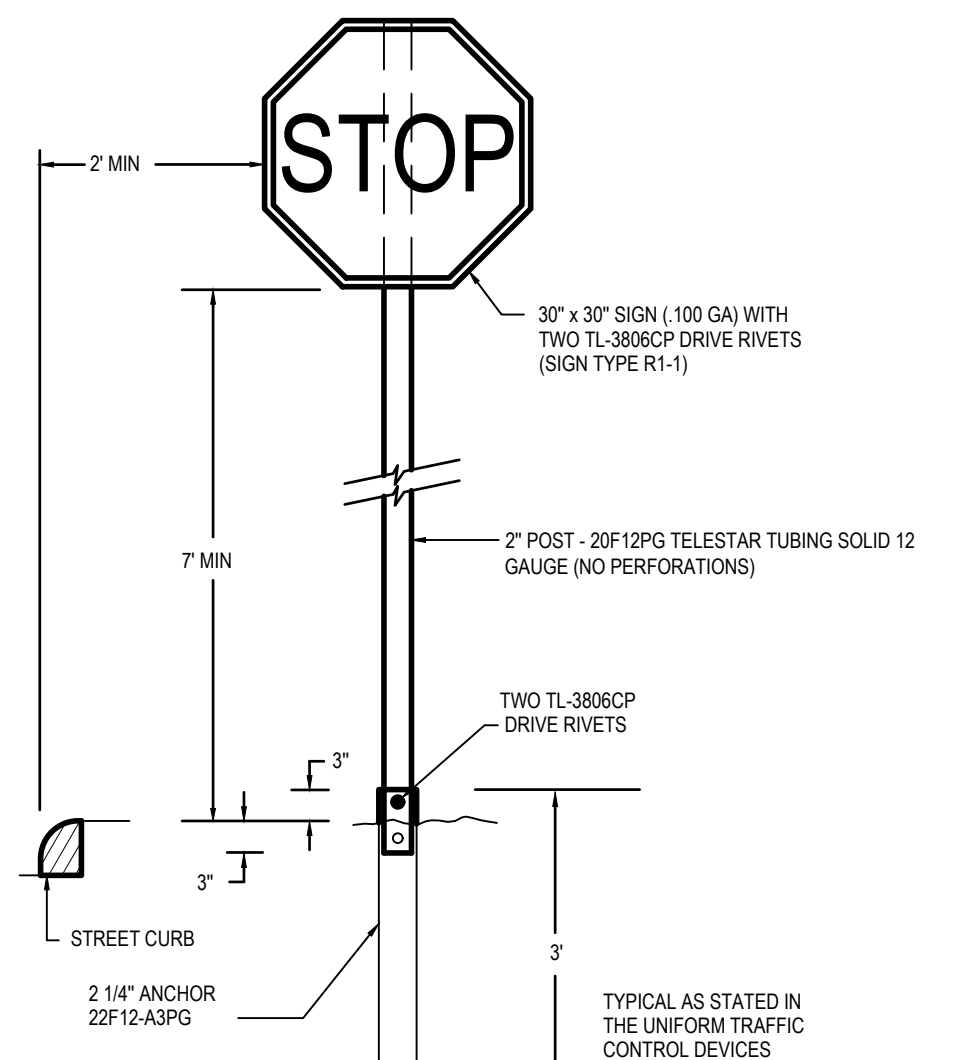
8 HANDICAP PARKING SIGN
NOT TO SCALE



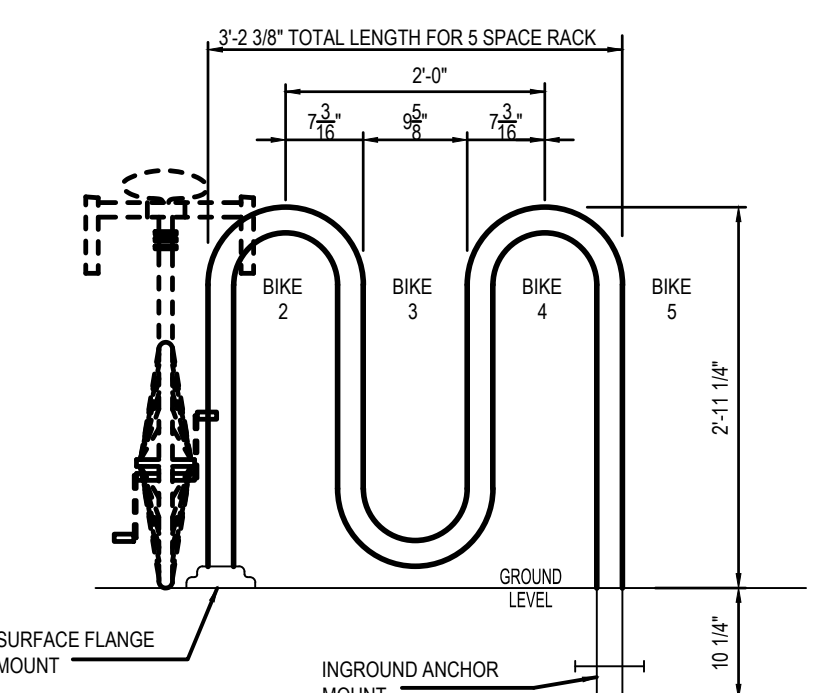
9 HANDICAPPED SYMBOL
SCALE: 1 1/2" = 1'-0"



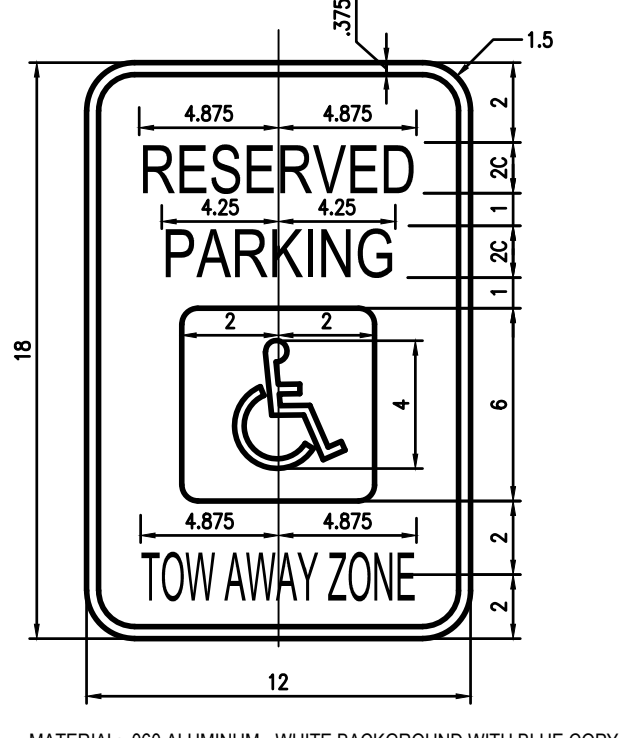
10 VAN ACCESSIBLE SIGN DETAIL
SCALE: NOT TO SCALE



11 STOP SIGN DETAIL
NOT TO SCALE



12 BICYCLE RACK DETAIL
SCALE: 3/4" = 1'-0"



13 PARKING ONLY SIGN DETAIL
SCALE: NOT TO SCALE



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FALCON MARKETPLACE
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7530 & 7595 FALCON MARKET PL.
FALCON, CO

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5	09/24/21	6TH SDP Sub.	ACJ

Project No: KSS000147
Drawn By: ACJ
Checked By: JRR
Date: 8/29/19

SITE DETAILS

603 Series Cart Corral

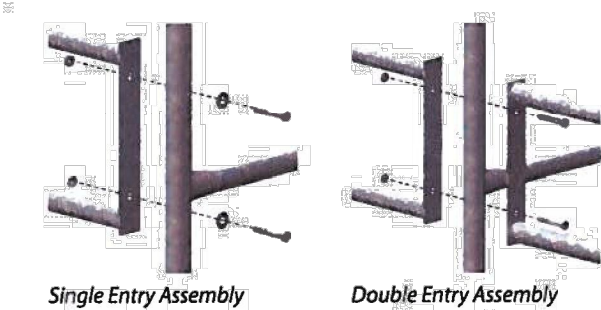
Cart Corrals ensure the safety and simplicity of gathering your carts while decreasing damage to customers' vehicles from stray carts. Strategically place our corrals throughout your parking lot to reduce the labor costs of cart retrieval and enhance the shopping experience of your customers.



8030160 Shown

- FEATURES:**
 - Heavy gauge flow coat galvanized mechanical steel tubing provides superior durability
 - Interior corrosion resistant coating
 - Hot dipped, galvanized bar base plates
 - 18-gauge galvanized steel signs with durable powder coated finish and silk screen printing
 - Easily assembled and can be anchored for maximum stability
- OPTIONS:**
 - Siderail Length: 10 ft, 14 ft
 - Single Entry or Double Entry
 - Standard Sign Size/Style: 2448/1424, 2448/0597B (custom signage available)
 - Anchors
 - Powder coat finish available (Inquire with your sales representative)

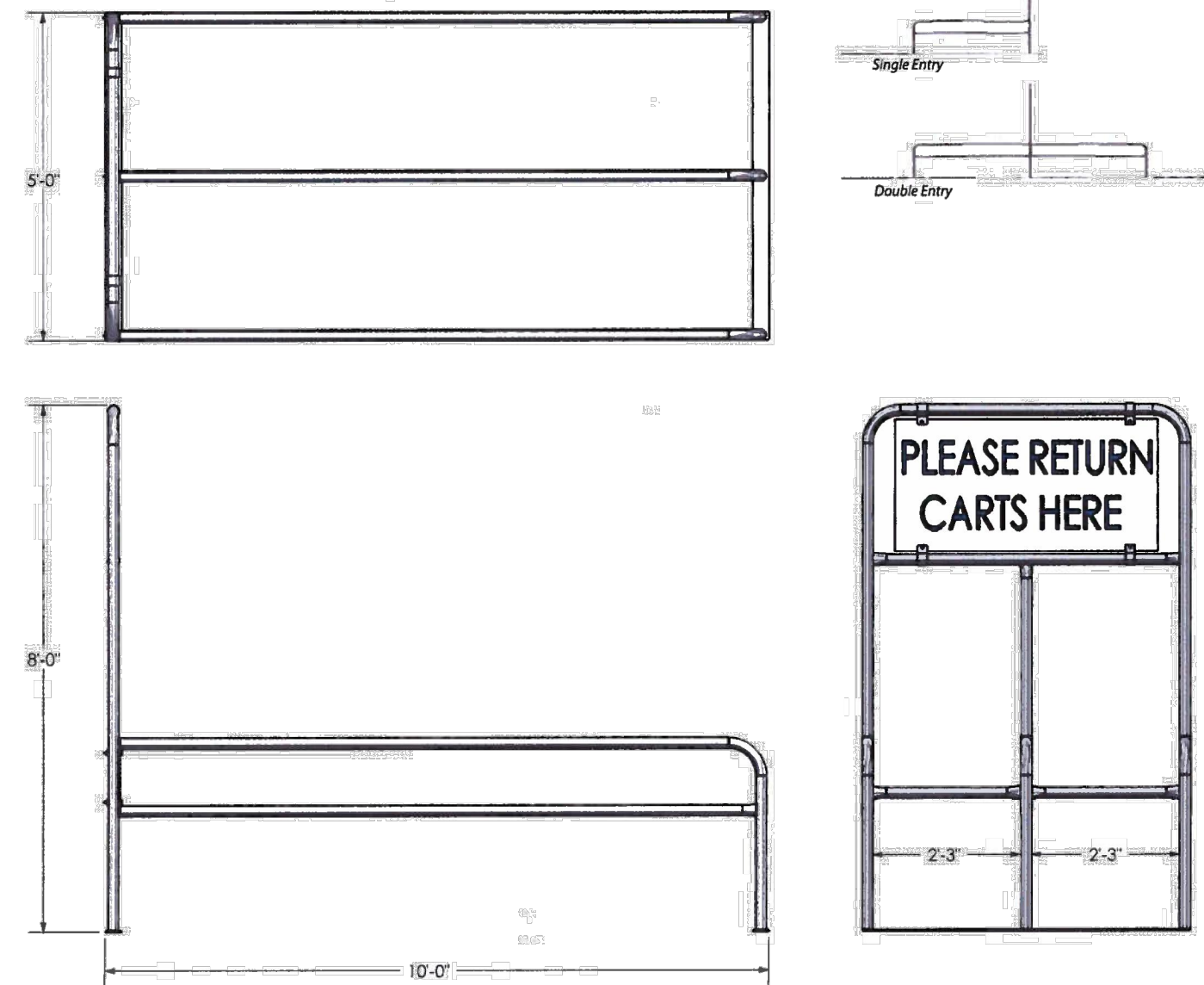
Optional Anchor



NATIONAL CART CO | PH: 800-455-3802 | FAX: 636-723-4477 | www.nationalcart.com

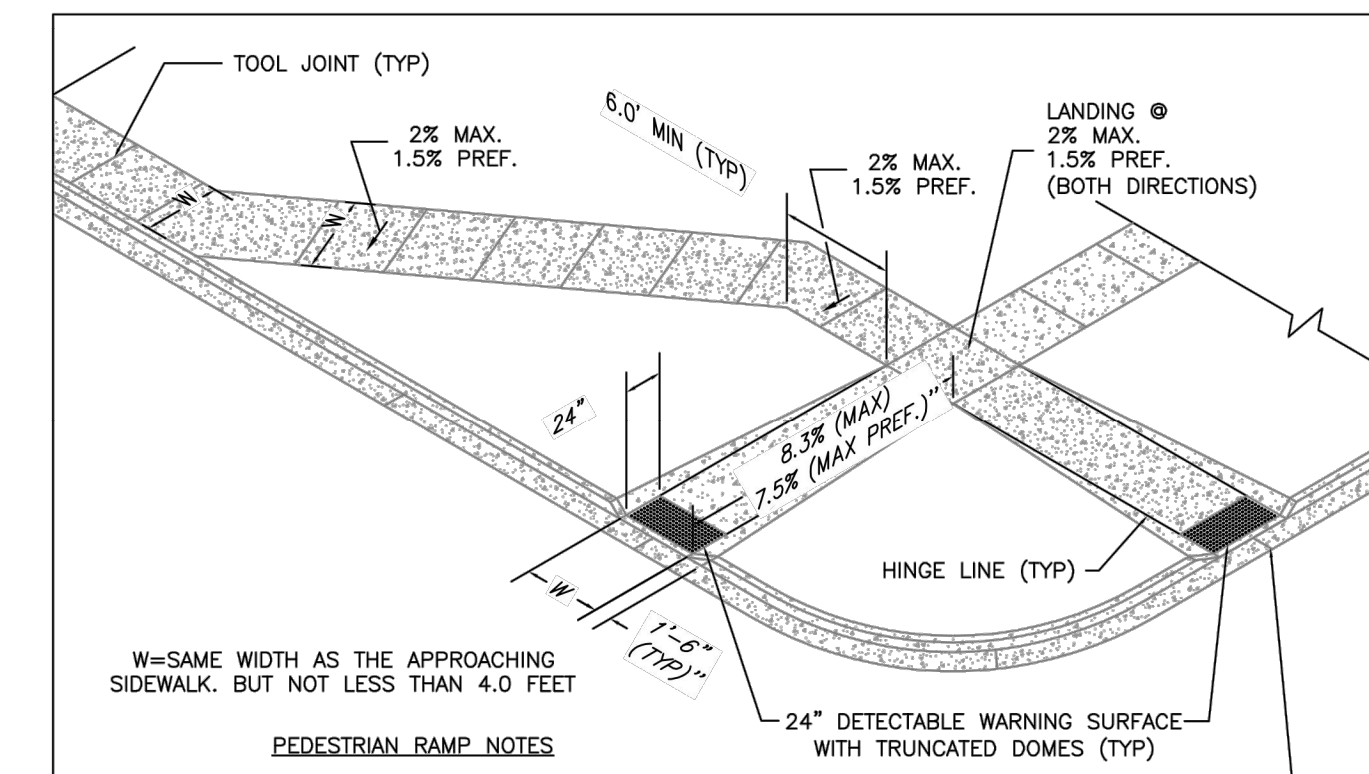
1 CART CORRAL DETAIL
NOT TO SCALE

8030160 Shown



Order #	Model #	W	L	H	Entry	Ship Wt	List Price
8030160	CC-603-10	5'	10'	8'	Single	246#	\$627.00
8030161	CC-603-14	5'	14'	8'	Single	298#	\$718.00
8030163	CC-603-20	5'	20'	8'	Double	407#	\$940.00
8030164	CC-603-28	5'	28'	8'	Double	512#	\$1,111.00
B000108	5" Lag Bolt	-	-	-	-	-	\$9.00

NATIONAL CART CO | PH: 800-455-3802 | FAX: 636-723-4477 | www.nationalcart.com



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
- ALL PEDESTRIAN CURB RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAL, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREA AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

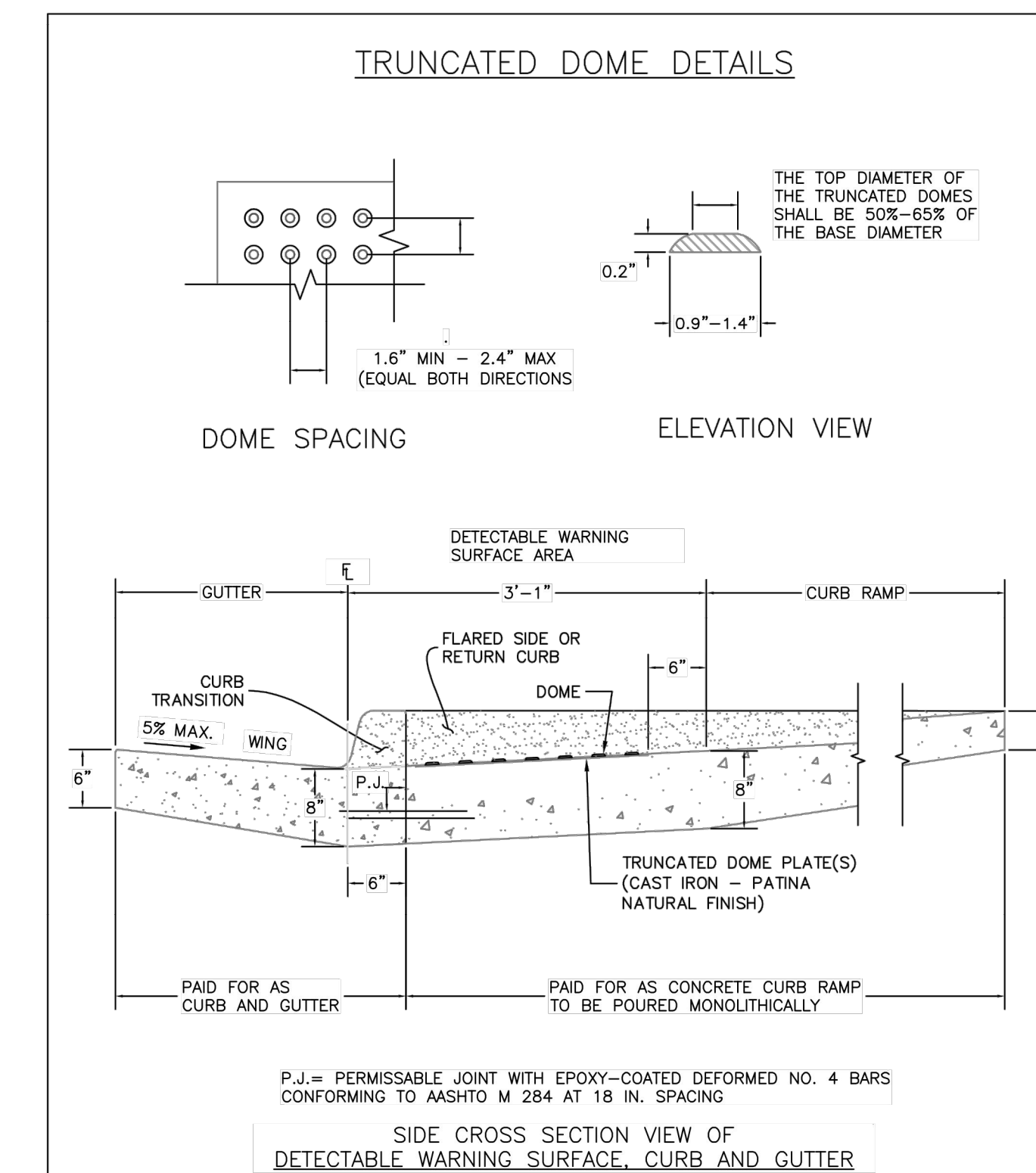
GENERAL NOTES

- WHERE THE 1'-8" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20
DATE APPROVED: Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail
Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-41

2 ADA RAMP DETAIL
NOT TO SCALE



6/23/20
DATE APPROVED: Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Detectable Warning Surface Details
Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-42

3 TRUNCATED DOME DETAIL
NOT TO SCALE

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SITE DETAILS

C1.2