

October 5, 2020

Kari Parsons
El Paso County Development Services
2880 International Circle Suite 110
Colo. Spgs. CO 80910
(719) 778-3123

Re: 4th Site Development Plan Review, King Soopers #147 – Falcon Market Place

Please find below our re-submittal package addressing the comments received on September 11, 2020. To facilitate your review, we have included the original comments in italicized font, and have provided our responses in **blue**.

RBD Floodplain

My original comment still applies, applicant acknowledged comment is response doc.

Galloway Response: Noted, thank you for your review and comment. The master developer is in the process of completing the construction documents for Eastonville Road / intersection improvements and submitting the LOMR to FEMA for approval.

Colorado Springs Utilities, Dev. Svc.(includes water resources)

No apparent conflicts - recommend approval. This project is outside CSU service territory for electric, water and wastewater. There are no apparent conflicts with the gas. -Kyle Schelhaas, 719-668-8126, kschelhaas@csu.org

Galloway Response: Thank you for your review and comment.

Falcon Fire Protection District

Falcon Fire has no additional comments or concerns with these updated documents.

Galloway Response: Thank you for your review and comment.

Mountain View Electric Association, Inc.

*Thank you for the opportunity to review this project. No additional comments at this time.
Cathy Mountain View Electric Association, Inc.*

Galloway Response: Thank you for your review and comment.

Pikes Peak Regional Building Department

Regarding a request for approval of a site development plan within Falcon Marketplace, Enumerations has the following comments: 1. The drive aisle between Lots 4 & 5 is shown with the street name of Falcon Market Place. This is an unnamed drive aisle and the name should be removed. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Galloway Response: The street name has been removed from the drive aisle between Lots 4 & 5.

PCD Project Manager

LOI comments attached.

Galloway Response: The LOI comments have been addressed.



King Soopers #147 – Falcon Marketplace
E. Woodmen Rd. & Meridian Rd.
October 5, 2020

PCD Project Manager

Site development plan comments attached.

Galloway Response: The SDP comments have been addressed.

PCD Engineering Division

See FAE redlines (delete non-subdivision utility improvements) - See photometric plan redlines provided with SF19001 comments (focus was on roundabout lighting). - Details 2 and 3 on Sheet C1.2 of the Site Development Plan should be updated with the newly adopted details if it is desired to include them. A link to the new ECM Chapter 6 and details can be provided by email upon request. - Provide GEC Plan with all sheets PE-signed and stamped. - Note: A license agreement for landscaping in the right-of-way will be required. A draft template can be provided upon request. Note: Outstanding issues with the subdivision, including final CDs and LOMR need to be completed prior to approval of this SDP. -- Jeff Rice - 719-520-7877

Galloway Response: FAE redlines have been addressed. Photometric plan redlines have been addressed. Details 2 & 3 on Sheet C1.2 have been updated. The GEC Plans are now signed and stamped. Per email from Jeff Rice on 9/29, a recorded license agreement already covers the area of concern for the landscaping within the right-of-way.

Sincerely,
Galloway

Jenny Romano, P.E.
JennyRomano@GallowayUS.com



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

✓ Minimum size for loading space is 14' x 40' each. Include waiver request of LDC Sec. 6.2.5(E), requesting 12 ft where 14 ft is required and include justification.

King Soopers #147 Commercial Development
7530 & 7595 Falcon Market Pl.
El Paso County, CO

LETTER OF INTENT

May 28, 2020

PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:

Property Ownership:

Dillon Real Estate Co., Inc., A Kansas Corporation
800 Ridgelake Boulevard
Memphis, TN 38101-1878
(901) 765-4190

Applicant:

King Soopers Inc.
65 Tejon Street
Denver, CO 80223
(303) 778-3123

Consultant:

Galloway & Company, Inc.
6162 South Willow Drive, Suite 320
Greenwood Village, CO 80111
(303) 770-8884

SITE LOCATION, SIZE, AND CURRENT ZONING:

The subject property is approximately 11.50 acres in size and is located on the northwest corner of East Woodmen Road and Meridian Road in El Paso County, Colorado. The site is vacant and is situated on Lots 2 & 3, Block 1 of Falcon Marketplace Subdivision Filing No. 1. The property is currently within the El Paso County Commercial Regional (CR) zone district, which will allow for the proposed retail building and fuel center.

REQUEST AND JUSTIFICATION:

The applicant proposes to develop the subject site in conformance with the Falcon Marketplace – Final Plat, which has designated this area as a commercial/retail site. The proposed commercial center under the CR zoning will allow, but is not limited to the retail building and fuel center.

The Site Development Plan for Lots 2 & 3, Block 1 will allow for construction of an approximate 123,000 square foot retail building and 9 dispenser island fuel center, respectively, with associated landscaping, parking, and drives. The proposed site on Lot 2 will have landscape areas covering approximately 5.4% of the total lot area (434,598 SF), and will provide for 447 total parking spaces. The proposed site on Lot 3 will have landscape areas covering approximately 5.4% of the total lot area (57,020 SF).

Galloway Response: Removed waiver request for light height

As part of the formal review process of the SDP application, two waiver requests are being made. The first request is to allow for an alternate lighting fixture height in the parking lot areas. The County's development code restricts light fixture heights to 20'; however, the proposed development with a large size parking lot requires a taller light fixture of 28', as submitted on the Photometric Plans on sheets



C5.0 and C5.1. The proposed height of 28' is to accommodate large vehicles that navigate the site for truck deliveries, as well as provide for a more even disbursement of light throughout the site. The use of taller light fixtures will reduce the number of total light fixtures that would otherwise be required with the 20' limitation by the code. Reducing the number light fixtures will also limit the site glare and minimize the light pollution into the night sky. In addition, the proposed light fixtures are full cut-off, downcast lighting mounts that

Galloway Response: Added code section 6.2.5(E)

The second waiver request associated with the SDP application is to allow an alternative loading space size within the King Soopers truck loading dock. The County's development code requires loading spaces to be a minimum of 14'x40' each; however King Soopers typically utilizes minimum 12' wide loading spaces at the loading dock as submitted on the Site Plan on sheet C1.0. Increasing all the loading spaces to 14' wide would require the loading dock doors to be spaced differently and change the standard design of the back of the building. The design and layout of the loading docks is critical to King Soopers' operations. WB-60 trucks are 8.5' wide, so there will be approximately 7' between parked trucks with 12' wide loading spaces.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS:

All master infrastructure utility mains, utility stubs into each lot, and Falcon Market Place roadway infrastructure will be constructed by the master developer. Detention and water quality infrastructure for all lots within the Falcon Marketplace development will also be constructed by the master developer. Specific responsibilities of the master developer are further outlined in the Subdivision Improvement Agreement (SF 19-001). Access to Lots 2 & 3 will be provided by Falcon Market Place, a public road that connects to East Woodmen Road and Meridian Road. All proposed facilities with this Site Development Plan will be internal to Lots 2 & 3.

PUBLIC INFRASTRUCTURE, FACILITIES:

The subject site is located within the service boundaries of the Woodmen Hills Metropolitan District, of which has given preliminary indications that they will provide both public water and sanitation to serve the proposed development. Fire and Emergency services will be provided by the Falcon Fire Protection District. Electric services will be provided by the Mountain View Electric Association, Inc. Gas services will be provided by Colorado Springs Utilities. The site is also within the Woodmen Road District and fees in the amount of \$168,510 will be paid to the District at the time of building permit issuance.

The applicant is required to contribute to any offsite improvements per the development agreement. These improvements are to be recorded with the final plat.

The master developer is responsible for constructing all public infrastructure that will service Lots 2 & 3. This includes all public utilities and pavement within the platted Falcon Market Place right-of-way. With the exception of public fire hydrants, all other proposed utilities and improvements within Lots 2 & 3 will be considered private.

PROJECT INFORMATION							
King Soopers #147		5/29/2020		PPR-19-040			
Project Name		Date		PCD File No.			
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
(Exception: Permanent Pond/BMP shall be itemized under Section 1)							
Curb Inlet (Type 13 Combo) L=5', Depth < 5'	5	EA	\$ 3,754.88	=	\$ 18,774.40		\$ 18,774.40
Curb Inlet (Type R) L=10', Depth < 5'	5	EA	\$ 7,627.00	=	\$ 38,135.00		\$ 38,135.00
Storm Sewer Manhole, Slab Base	4	EA	\$ 6,395.00	=	\$ 25,580.00		\$ 25,580.00
12" Reinforced Concrete Pipe	825	LF	\$ 47.00	=	\$ 38,775.00		\$ 38,775.00
18" Reinforced Concrete Pipe	328	LF	\$ 65.00	=	\$ 21,320.00		\$ 21,320.00
24" Reinforced Concrete Pipe	671	LF	\$ 78.00	=	\$ 52,338.00		\$ 52,338.00
30" Reinforced Concrete Pipe	42	LF	\$ 97.00	=	\$ 4,074.00		\$ 4,074.00
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	171	LF	\$ 64.00	=	\$ 10,944.00		\$ 10,944.00
Water Main Pipe (PVC), Size 12"	1,202	LF	\$ 70.00	=	\$ 84,140.00		\$ 84,140.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$ -		\$ -
Gate Valves, 6"	5	EA	\$ 1,080.03	=	\$ 5,400.15		\$ 5,400.15
Gate Valves, 8"	1	EA	\$ 1,858.00	=	\$ 1,858.00		\$ 1,858.00
Gate Valves, 12"	5	EA	\$ 3,023.35	=	\$ 15,116.75		\$ 15,116.75
Fire Hydrant Assembly, w/ all valves	5	EA	\$ 6,597.00	=	\$ 32,985.00		\$ 32,985.00
Water Service Line Installation, inc. tap and valves	1	EA	\$ 1,324.00	=	\$ 1,324.00		\$ 1,324.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
3/4" Water Meter Assembly & Pit	1	EA	\$ 2,502.78	=	\$ 2,502.78		\$ 2,502.78
				=	\$ -		\$ -
[insert items not listed but part of construction plans]							
				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 4"	379	LF	\$ 43.50	=	\$ 16,486.50		\$ 16,486.50
Cleanout	12	EA	\$ 583.60	=	\$ 7,003.20		\$ 7,003.20
Sanitary Service Line Installation, complete	1	EA	\$ 1,402.00	=	\$ 1,402.00		\$ 1,402.00
Grease Trap (750 Gal)	1	EA	\$ 5,750.00	=	\$ 5,750.00		\$ 5,750.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]							
				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS							
(For Subdivision specific condition of approval, or PCD)							
R.O.W. Deciduous Shade Trees - 2-1/2" cal. B&B	29	EA	650.00	=	\$ 18,850.00		\$ 18,850.00
R.O.W. Deciduous Shade Trees - 2" cal. B&B	14	EA	500.00	=	\$ 7,000.00		\$ 7,000.00
Deciduous Shade Trees - 2-1/2" cal. B&B	41	EA	650.00	=	\$ 26,650.00		\$ 26,650.00
Deciduous Shade Trees - 2" cal. B&B	7	EA	500.00	=	\$ 3,500.00		\$ 3,500.00
Evergreen Trees - 8' ht. B&B	20	EA	600.00	=	\$ 12,000.00		\$ 12,000.00
Deciduous Shrubs - 5 gal (Including Amend. & Soil Prep)	751	EA	38.00	=	\$ 28,538.00		\$ 28,538.00
Evergreen Shrubs - 5 gal (Including Amend. & Soil Prep)	289	EA	48.00	=	\$ 13,872.00		\$ 13,872.00
Ornamental grasses - 1 gal.	498	EA	15.00	=	\$ 7,470.00		\$ 7,470.00
Perennials - 1 gal.	452	EA	12.00	=	\$ 5,424.00		\$ 5,424.00
Soil Amendments	51,397	SF	0.50	=	\$ 25,698.50		\$ 25,698.50
Native Seed	17,919	SF	0.15	=	\$ 2,687.85		\$ 2,687.85
Steel Edging (6" x 12 Gauge Galv. Edging)	520	LF	4.75	=	\$ 2,470.00		\$ 2,470.00
Shredded Cedar Mulch	35	CY	70.00	=	\$ 2,450.00		\$ 2,450.00
River Rock/Cobble	33,478	SF	1.85	=	\$ 61,934.30		\$ 61,934.30
Boulders	9	EA	800.00	=	\$ 7,200.00		\$ 7,200.00
Weed Barrier Fabric	33,478	SF	0.15	=	\$ 5,021.70		\$ 5,021.70
** - Section 3 is not subject to defect warranty requirements							
Section 3 Subtotal				=	\$ 614,675.13		\$ 614,675.13

Engineering Review

09/17/2020 3:01:56 PM

dsdrice

JeffRice@elpasoco.com

(719) 520-7877

EPC Planning & Community
Development Department



These are not
required.

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

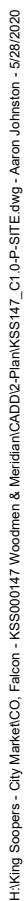
King Soopers
Supermarket / Petroleum
55 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1

7530 & 7595 FALCON MARKET PL.
FALCON, CO












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

C1.0



Galloway Response: Added note to this plan stating that a waiver is being requested for loading space size.



 PROPERTY BOUNDARY LINE
 ADJACENT PROPERTY LINE
 EASEMENT BOUNDARY LINE
 EXISTING/BY OTHERS IMPROVEMENT
 PROPOSED NEW IMPROVEMENT
 PROPOSED SITE LIGHTING
 TRAFFIC DIRECTION
 PARKING COUNT
 CART CORRAL (APPROXIMATE LOCATION)
 SEE ARCHITECTURAL PLANS FOR DESIGN
 PROPOSED ADA ROUTE

- ① PROPOSED MONUMENT SIGN (SEE MASTER SIGNAGE PLANS FOR DETAIL)
- ② PROPOSED "NO PARKING FIRE LANE SIGN" PER M.U.T.C.D. STANDARDS (MOUNT ON SITE LIGHT POLE (WHERE APPLICABLE))
- ③ PROPOSED PHARMACY DRIVE-THRU "EXIT" SIGN MOUNTED ON SOUTH SIDE NOT ENTER" SIGN MOUNTED ON NORTH SIDE OF POLE
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- ⑥ PROPOSED FIRE HYDRANT (BY OTHERS)
- ⑦ PROPOSED STOP SIGN PER M.U.T.C.D.

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

