

March 23, 2020

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Re: 2nd Site Development Plan Review, King Soopers #147 – Falcon Market Place

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

Engineering Division

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and return of any redlines is required for review of the re-submittal. The applicant may wish to arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

It was noted that there are critical path items keeping this Plot Plan Review from progressing towards construction. It is our understanding that these items are being performed by the Master Developer. The items are Construction drawing submittal and approval for the Eastonville Road and intersection improvements and the LOMR being identified and approved to remove the floodplain from the building site.

General / Letter of Intent

1. **Resolved.**
2. **Resolved.**
3. **Resolved**
4. **See statement above.**



Site Development Plan (Plot Plan)

1. **Resolved**
2. **Resolved**
3. **Unresolved**, Provide a note stating that approved Base Flood Elevations (BFEs) are being established through the LOMR process and identify the LOMR.
Galloway Response: Note has been added in the “General Notes” section.
4. **Unresolved** See site plan redlines for additional comments.
Galloway Response: Redline responses are provided on the plan pdfs.

Transportation / Traffic Impact Study (TIS) /

1. **Resolved**. Provide discussion of improvements that will be constructed with this first phase of The Falcon Market Place project. SF19-001. Reference the public improvements Table 7B, and the Subdivision Improvements Agreement SIA for that project. In addition, specifically what needs to be provided with this phase
2. **Partially Resolved**
 - a. **An ADT/Trigger column of the table was provided. Partially resolved from SF 19-001.**

Final Drainage Report /

1. **Mostly Resolved**
2. **Resolved**
3. **Resolved**
4. **Resolved.**
5. **Resolved**
6. **Partially resolved show the calculation for these fees in the text. Identify the Drainage and Bridge fees due.**
Galloway Response: The Drainage and Bridge fees are identified and calculations are provided.
7. See Drainage letter redlines.

Grading and Erosion Control Plan / Predevelopment Site Grading / SWMP

Note: The following comments are provided based on the Site Grading specific to the King Soopers and fuel station site request. Grading may otherwise be performed under the early grading already proposed.

1. The following documents are required.
 - a. **Partially resolved see comments on PBMP form. Provide the new PBMP Applicability Form (attached)....**
Galloway Response: The PBMP is now signed and provided in this submittal.
 - b. **Partially resolved see comments on ESQCP form. An updated ESQCP form is required as part of ECM updates...**
Galloway Response: The ESQCP form is now signed and provided with this submittal.

2. ***Partially resolved comments provided.*** .Ensure that all GEC Plan and SWMP checklist items (attached) are provided. .
Galloway Response: GEC and SWMP checklist items are attached.
3. ***Partially resolved comments provided*** The Grading and Erosion control plan needs to meet the requirements of the new updates, See redline comments on the plan.
Galloway Response: Redline responses are provided on the plan pdfs.
4. ***Partially resolved comments provided*** The SWMP needs to be updated to meet the requirements of the new updates, See redline comments on the document.
Galloway Response: Redline responses are provided on the document, and an updated document is provided in this submittal.

FAE

1. **Resolved**

Attachments/Electronic Redlines

1. LOI redlines
2. Drainage Letter redlines
3. Site Plan redlines
4. GEC redlines
5. SWMP redlines
6. GEC Checklist redlines
7. SWMP Checklist redlines
8. PBMP Applicability form redlines

Sincerely,
Galloway

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