

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
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CINCINNATI, OHIO 45202
TEL: (513) 721-8090
CONTACT: ANTHONY FREY, AIA
EMAIL: a.frey@cr-architects.com

LANDSCAPE ARCHITECT

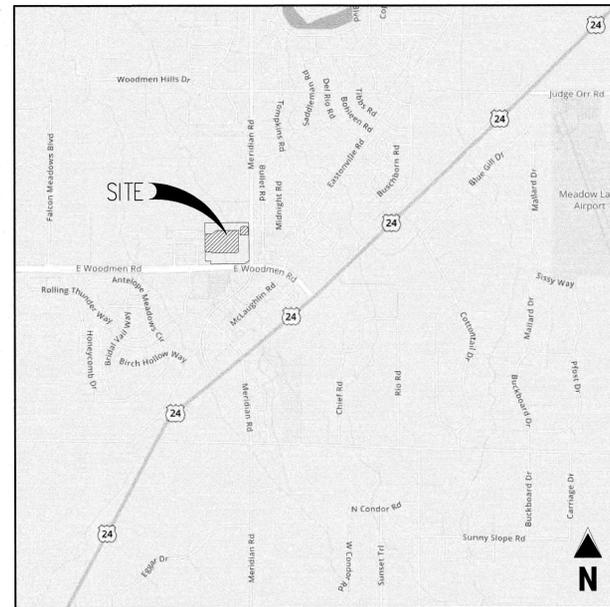
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GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: TIM NELSON
EMAIL: TimNelson@gallowayus.com

SURVEYOR

CLARK SURVEYING
119 N. WAHSATCH 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: kariparsons@epasoco.com



VICINITY MAP
SCALE: 1" = 1000'

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

SITE DATA TABLE		LOT 2 (KING SOOPERS STORE)		LOT 3 (KING SOOPERS FUEL)	
ZONING		CR: COMMERCIAL REGIONAL		CR: COMMERCIAL REGIONAL	
ITEM		AREA (SQ. FT.)	% OF GROSS SITE	AREA (SQ. FT.)	% OF GROSS SITE
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 CORRELS NOT INCLUDED AS A PARKING SPACE

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

10/2/20
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
DILLON REAL ESTATE CO., INC. A KANSAS CORPORATION

10/2/20

Galloway

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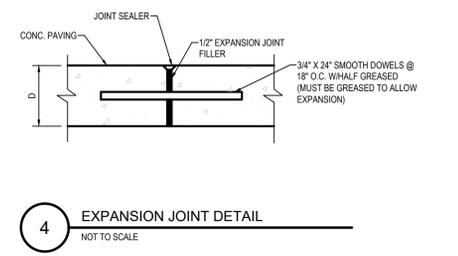
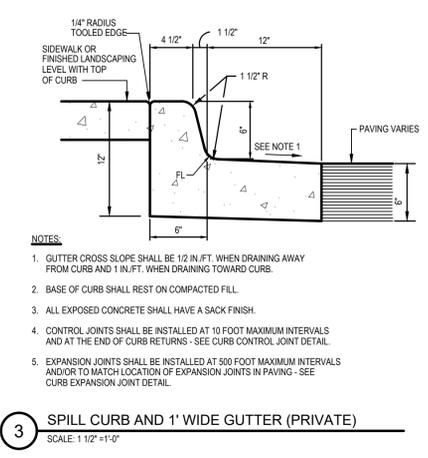
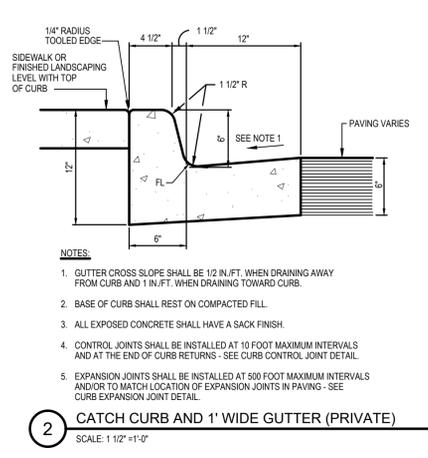
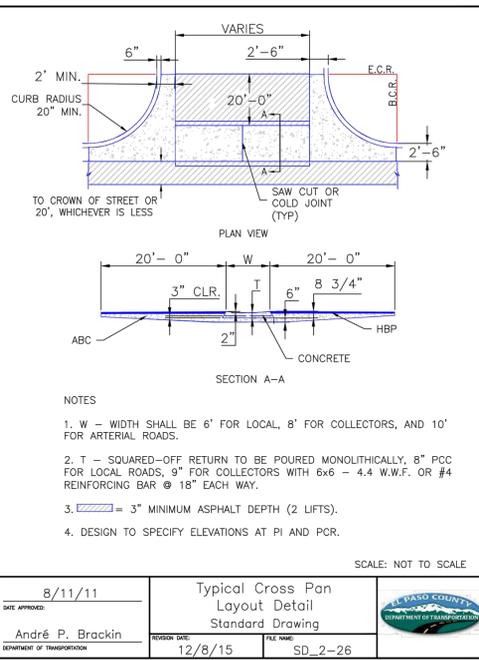
KING SOOPERS #147
 FALCON MARKETPLACE
 LOTS 2 & 3, BLOCK 1
 7530 & 7595 FALCON MARKET PL.
 FALCON, CO

#	Date	Issue / Description	Init.
1	12/16/19	2ND SDP Sub.	ACJ
2	03/30/20	3RD SDP Sub.	ACJ
3	05/29/20	4TH SDP Sub.	ACJ
4	10/02/20	5TH SDP Sub.	ACJ

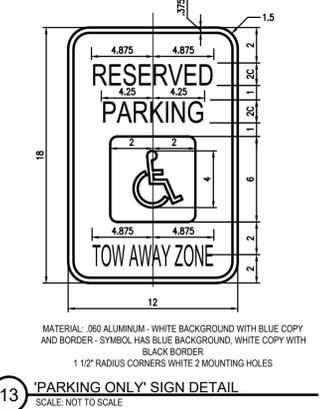
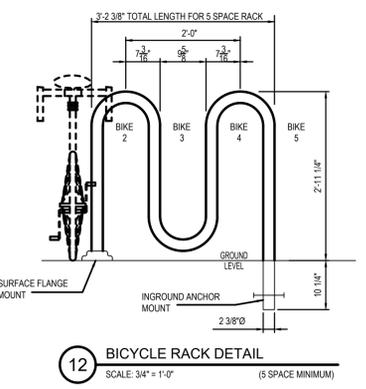
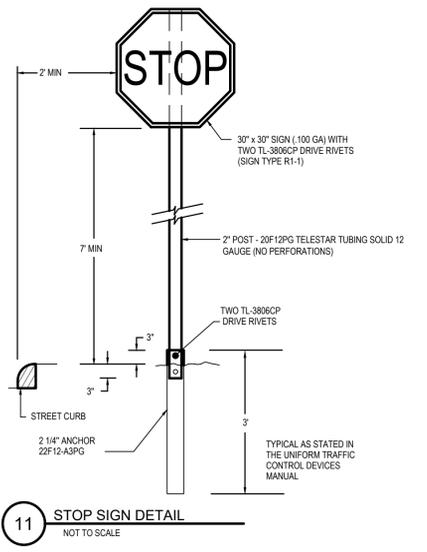
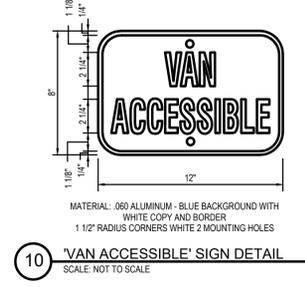
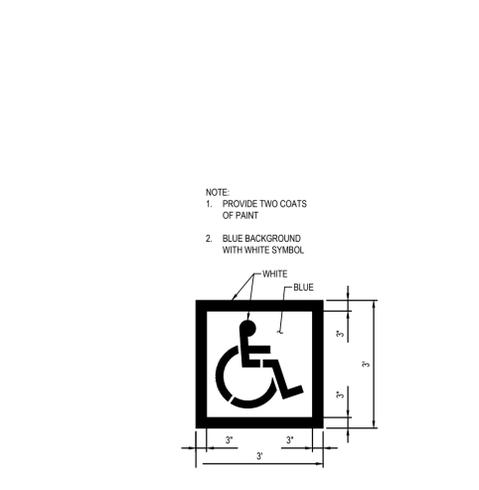
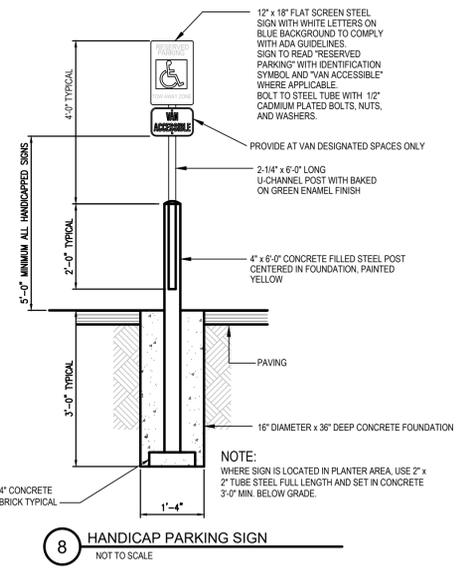
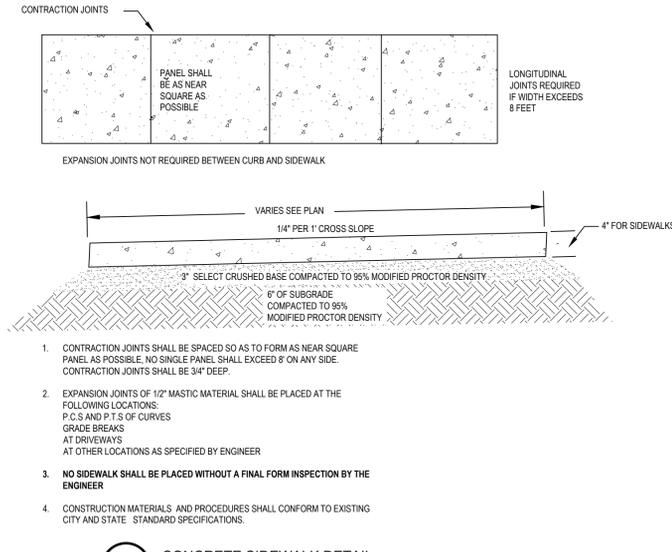
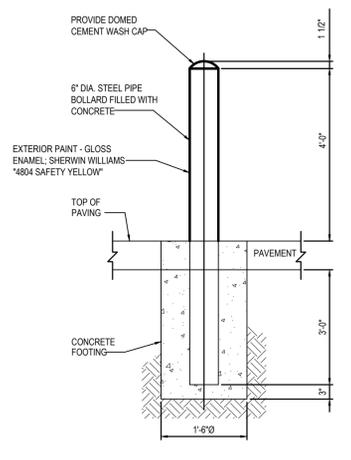
Project No: KSS000147
Drawn By: ACJ
Checked By: JRR
Date: 8/29/19

COVER SHEET

CO.0



8/11/11	Typical Cross Pan Layout Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED	DESIGNED BY André P. Brackin	REVISED DATE 12/8/15
DEPARTMENT OF TRANSPORTATION	PROJECT NAME SD_2-26	SCALE NOT TO SCALE



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

7530 & 7595 FALCON MARKET PL.
FALCON, CO

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Project No: KSS000147
Drawn By: ACJ
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SITE DETAILS

C1.1

603 Series Cart Corral



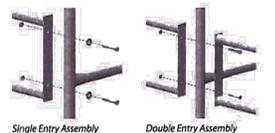
Cart Corrals ensure the safety and simplicity of gathering your carts while decreasing damage to customers' vehicles from stray carts. Strategically place our corrals throughout your parking lot to reduce the labor costs of cart retrieval and enhance the shopping experience of your customers.



8030160 Shown

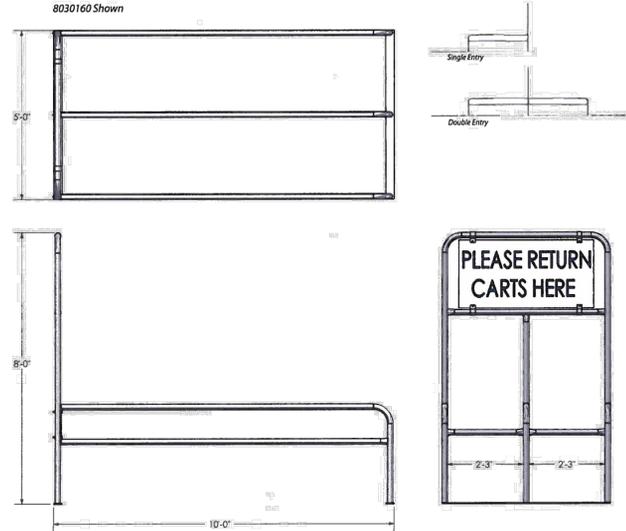
- FEATURES:**
 - Heavy gauge flow coat galvanized mechanical steel tubing provides superior durability
 - Interior corrosion resistant coating
 - Hot dipped, galvanized bar base plates
 - 18-gauge galvanized steel signs with durable powder coated finish and silk screen printing
 - Easily assembled and 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



Single Entry Assembly Double Entry Assembly

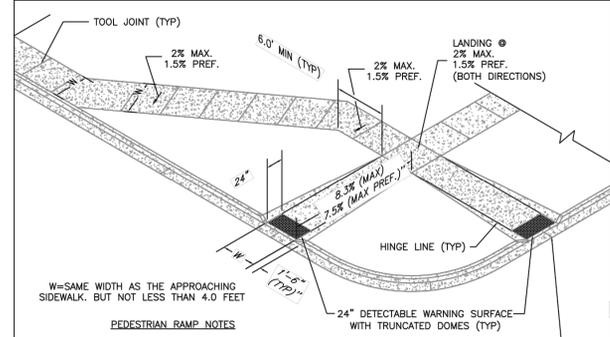
NATIONAL CART CO | PH: 800-455-3802 | FAX: 636-723-4477 | www.nationalcart.com



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

1 CART CORRAL DETAIL
NOT TO SCALE



TOOL JOINT (TYP)
2% MAX. 1.5% PREF.
6.0' MIN (TYP)
2% MAX. 1.5% PREF.
LANDING @ 2% MAX. 1.5% PREF. (BOTH DIRECTIONS)
HINGE LINE (TYP)
24" DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (TYP)
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 RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAL, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

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 RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

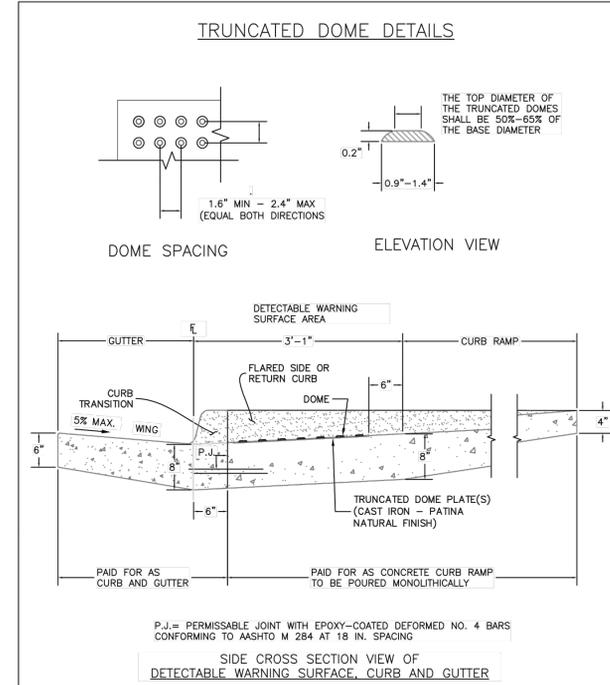
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

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

DEPARTMENT OF PUBLIC WORKS

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

DEPARTMENT OF PUBLIC WORKS

3 TRUNCATED DOME DETAIL
NOT TO SCALE



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SITE DETAILS