

KING SOOPERS INC.
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DENVER, COLORADO 80221
TEL: (303) 778-3123
CONTACT: LOWELL GOOD

GALLOWAY & COMPANY, INC.
6162 SOUTH WILLOW DRIVE, SUITE 320
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EMAIL: Jenny.Romano@gallowayus.com

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

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 CORRALS NOT INCLUDED AS A PARKING SPACE.

SCALE: 1" = 100'

SHEET NO.	TITLE
C0.0	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

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

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

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.

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.

JENNIFER ROMANO, P.E. #44407

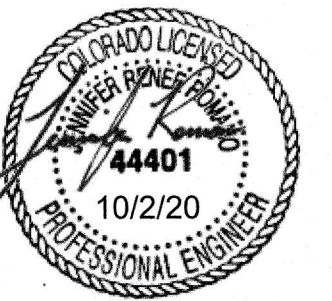
10/2/20
DATE

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

10/8/2020

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
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KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1
7530 & 7595 FALCON MARKET PL.
FALCON, CO

[illegible]

Project No: KSS000147

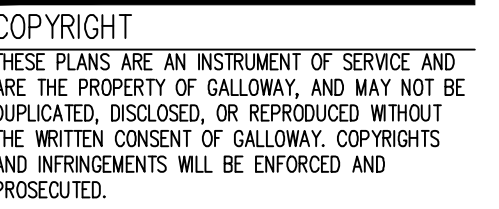
Drawn By: ACJ

Checked By: JRR

Date: 8/29/19

COVER SHEET

CO.0

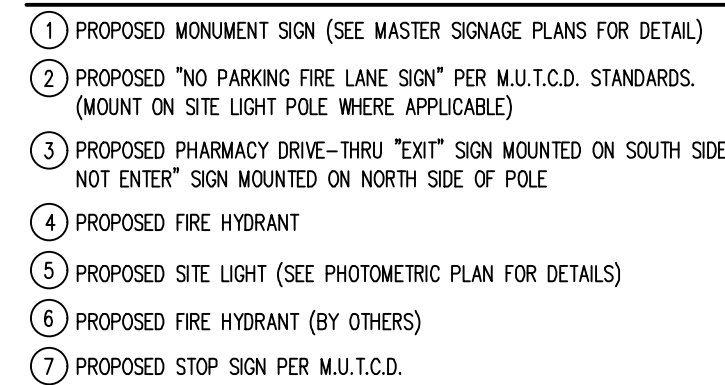


KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1

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C1.0



1. ALL PERMANENT STRIPING ON ASPHALT TO BE THERMOPLASTIC.
2. ALL STRIPING ON CONCRETE TO BE EPOXY FOR LANE LINES, TAPE 380I-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 FLOOR ELEVATIONS (BFEs) WILL BE ESTABLISHED THROUGH THE LOMR PROCESS.

8030160 Shown

Optional Anchor

Single Entry Assembly

Double Entry Assembly

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**

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

8030160 Shown

Single Entry

Double Entry

PLEASE RETURN
CARTS HERE

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

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

1 CART CORRAL DETAIL
NOT TO SCALE

TECHNICAL DRAWING: PEDESTRIAN CURB RAMP

Layout View (Top):

- W-SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET
- 2% MAX. 1.5% PREF.
- 6.0' MIN (TYP)
- 2% MAX. 1.5% PREF.
- LANDING @ 2% MAX. 1.5% PREF. (BOTH DIRECTIONS)
- 24" DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (TYP)
- HINGE LINE (TYP)
- 8.3% (MAX) 7.5% (MAX PREF.)
- 1'-5" (TYP)

Cross-Section View (Left):

- 24"
- 1'-5" (TYP)

GENERAL 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 6.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM 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 CURBS AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATIN NATURAL FINISH) AND IN ACCORDANCE WITH EGM 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/SIGNAGE, 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%.

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

2 ADA RAMP DETAIL

TRUNCATED DOME DETAILS

DOME SPACING

ELEVATION VIEW

P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS
CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

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