

SENT VIA EMAIL

December 6, 2021

Town of Monument
645 Beacon Lite Road
Monument, CO 80132
Debbie Flynn, Planner II

RE: QuikTrip Store #4299 Final PUD Plan and QuikTrip 4299 Subdivision Filing No. 1 - Final Plat Applicant Responses

Dear Ms. Flynn,

Thank you for the comments dated November 1, 2021 regarding the subject development application under Final PUD and Final Plat review. We appreciate you working with us to resolve the comments since their issuance; below is a summary in ***bold and italics*** of our responses that coincide with our related plan revisions.

TRAFFIC IMPACT STUDY COMMENTS:

Debbie Flynn, Planner II – Town of Monument
719-488-1604, dflynn@tomgov.org

1. Under recommendations, the signal timing should be coordinated with CDOT rather than the Town of Monument.
Galloway Response: Recommendations section of report has been revised in updated TIS.
2. Under recommendations, it is stated that the Baptist Road signal at Terrazzo Drive would be warranted when vehicle movements exceed 300 vehicles an hour. However, the 2023 proposed site development would generate, 298 new weekday AM and 283 new weekday PM peak hour vehicle trips. Since the number of vehicles per hour is only off by 2, should the Baptist Road signal at Terrazzo Drive be warranted with this development?
Galloway Response: The recommendation has been updated to further clarify. The recommendation states that at 300 vehicles an hour dual lefts and retiming would be required. It was assumed that the signal would already been built.
3. Please include Falcon Commerce Center and Monument Industrial Park's Traffic Impact Study to the background traffic volumes (study assumptions and pipeline development). See attached.
Galloway Response: Pipelines have been updated to include additional studies as provided. Falcon Commerce Center and Monument Industrial Park traffic has been included in the study.
4. Please include UPS's Traffic Generation Analysis (Queuing Study) with your queuing analysis. See attached.
Galloway Response: The development that is represented in the UPS's Traffic Generation Analysis is incorporated within the updated study.
5. Please provide a Traffic Signal Warrant Analysis to the study to determine if this development triggers the signal warrant at Baptist Road/Terrazzo Drive.
Galloway Response: Traffic Signal Warrant Analyses are included in the updated TIS.

Virginia Ortiz – Jacobs
303-820-5240, virginia.ortiz@jacobs.com

1. Page 7, 2nd paragraph references El Paso County, this should be change to "Town of Monument



Traffic Impact Analysis Criteria”.

Galloway Response: TIS has been updated.

2. Town TIA criteria states that the report should contain analysis for short-term, which is estimated site build-out, and 20-year projection. Considering this site will be developed in phases, 2023 and 2028 seem appropriate. However, there is no long-term analysis included in the report. Please revise to include 2041 background and total traffic analysis.

Galloway Response: Updated TIS includes 2041 background and total future analysis.

3. Table 3-1, intersection 1 is labeled as Baptist Road/Site Access. Please revise to Woodcarver/Old Denver.

Galloway Response: TIS has been updated.

4. Table 3-1, intersection 2 street name is Road 1. Please revise to Baptist Road.

Galloway Response: TIS has been updated.

5. Pipeline traffic forecasts don't account for growth on Terrazzo Dr, north of Baptist (Monument Industrial). Please revise figures and analysis to include this development.

Galloway Response: TIS has been updated to include growth and additional pipeline development.

6. Pipeline traffic forecasts don't account for growth along Old Denver/Woodcarver Rd. Several TIS's mentioned in this study will generated trips on Old Denver/Woodcarver Rd. Please revise figures and analysis.

Galloway Response: TIS has been updated to include growth and additional pipeline development.

7. Volumes shown in Figure 4-4 does not reflect the addition of volumes from Figures 3-1 and 4-3 as described on page 20. After spot checking, I believe the pipeline volumes from Figure 5-5 were also included. Please revise text. Also, consider renumbering Figure 5-5 to be ordered where first used, i.e., 4-4.

Galloway Response: TIS has been updated.

8. Same comment as above but for background 2028 traffic forecasts.

Galloway Response: TIS has been updated.

9. Comparing volumes in Figures 4-4 and 4-7, it appears there was no background growth assumed on Old Denver/Woodcarver Rd. Is this intentional? Please explain the reason for this assumption.

Galloway Response: TIS has been updated to include additional growth.

10. Page 42, 1st paragraph references Figure 4-3, which should be 4-4. Also, Figure 5-2, which should be Figure 5-3. Please revise.

Galloway Response: TIS has been updated.

11. Page 42, under Future 2028 LOS: 2nd paragraph references Table 6-1 which should be 6-3. This paragraph also implies the table compares 2028 background to total LOS, but the table shows 2023 total and 2028 total. Please revise table to compare 2028 background to total.

Galloway Response: TIS has been updated.

12. Page 43, same comment as above but for 2028 queuing.

Galloway Response: TIS has been updated.

Michelle Regalado, R2 Access Management Trainee – Colorado Department of Transportation
719-562-5537, michelle.regalado@state.co.us

1. This site was included in a previous TIS for Falcon Commerce Center. Funds are being escrowed for the future signalization of Baptist & Terrazzo.
Galloway Response: Noted.

DRAINAGE COMPLIANCE LETTER COMMENTS:

Virginia Ortiz – Jacobs
303-820-5240, virginia.ortiz@jacobs.com

1. Add Engineer's statement and Developer's statement.
Galloway Response: The Engineer and Developer statements have been added to the drainage letter.
2. Page 5 – add site boundary to map.
Galloway Response: Site boundary is now added to the map.
3. Page 94 appears to begin the site computations. Delineate where MDDP ends and site calculations begin.
Galloway Response: Additional markups have been added to the existing and proposed drainage area maps to show where the MDDP calculations and site delineations are.
4. Include site inlet and pipe calculations.
Galloway Response: Inlet and pipe calculations are now added to the letter.
5. Page 105 – add basin and design point summary table (similar to MDDP).
Galloway Response: Basin and design point summary has now been added to the drainage plan.

QUIKTRIP STORE #4299 FINAL PUD PLAN COMMENTS:

Bob Swatek, Utility Construction Planner – Black Hills Energy
719-332-5856, bob.swatek@blackhillscorp.com

No objections.

Corey D. Adler, District Wildlife Manger – Colorado Springs/Northwest El Paso County
719-439-9637, corey.adler@state.co.us

No comments submitted at this time.

George L San Miguel - Wildlife Biologist; CO ecological Services Field Office – US Fish and Wildlife Service
303-236-4752, George_SanMiguel@FWS.gov

The U.S. Fish and Wildlife Service (Service) received the Quick Trip - Final PUD Plan for the northern part of the Falcon Commerce Center project which was evaluated under a Biological Opinion (BO) for the Preble's meadow jumping mouse, tracking number 2020-F-1579, signed November 2, 2020. This project is obligated under the terms of the Service's incidental take permit and must comply with the conservation measures specified in the BO.

Galloway Response: Understood, thank you for your review and comment. However, per coordination with the overall developer, this obligation has been addresses with previous projects.

Justin Annan, GIS Analyst – El Paso-Teller County 9-1-1 Authority
719-785-1900, gwest@elpasoteller911.org

Street name request (Squadron Dr) previously approved and reserved.
No new street names requested on this submittal.
No other action for E911.

Galloway Response: Understood, thank you for your review and comment.

Ann Nichols, District Manager - Forest Lakes Metro District
719-327-5810, anicholsduffy@aol.com

Provided the Town a Water and Wastewater Systems Letter on March 13, 2020.

Tom Tharnish, Public Works Director – Town of Monument
719-884-8039, ttharnish@tomgov.org

No comments submitted at this time

Scot Hail, Business Developer - Comcast Business
Scot_hail@comcast.com

No comments submitted at this time.

Rickey Nelson, Advanced Communities Manager – Comcast Communities
Rickey_nelson@comcast.com

No comments submitted at this time.

Michelle Regalado, R2 Access Management Trainee – Colorado Department of Transportation
719-562-5537, michelle.regalado@state.co.us
Access

CDOT does not oppose proposed Quick Trip Final PUD Plan with one exception.

1. An Access Permit is required per Section 1.4 (1) as the property abuts a state highway and there will be a change in use to the currently vacant land and a new access permit will allow documentation of the new use.

Galloway Response: Noted, thank you; we're in the process of submitting Access Permit for review.

2. The northern most access on Terrazzo located ±266 feet south from the intersection: CDOT does not approve this access. Only one access is granted per parcel on a Category NR-A highway. Access shall be gained from the RI/RO at Baptist Rd and or surrounding roadways such as Squadron Dr to the south that will provide full movement access.

Galloway Response: Per further coordination with the Town, the access is allowed as constructed and proposed as identified within the IGA between the Town of Monument and El Paso County.

3. The middle access as median controlled and RI/RO: access shall be granted with new permit for change in use.

Galloway Response: Understood, an Access Permit will be submitted to CDOT.

4. The most southern along Terrazzo Drive is located ±550 feet south from Baptist Rd: this is an acceptable access, no comment.

Galloway Response: Understood, thank you.

5. To the south, along Squadron drive: the proposed access is outside of CDOT jurisdiction, no comment.

Galloway Response: Understood, thank you.

6. On-premises and off-premises signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 546-5758 for any questions regarding advertising devices.

Galloway Response: Understood, thank you for your review and comment and the pertinent information.

7. Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Galloway Response: Understood, thank you.

Jamey Bumgarner, Fire Marshal - Tri-Lakes Monument Fire Protection District

719-484-0911, jbumgarner@tlmfire.org

The Tri-Lakes Monument Fire Protection District has reviewed the Quick Trip Final PUD Plan. Based on our initial review of the site plan, access for fire apparatus, and emergency egress, we find the site plan acceptable. Further fire review will occur once building construction documents are submitted for approval. At that point, fire flow requirements, fire hydrant locations, and the exact requirements for commercial fire sprinklers will be addressed utilizing the 2015 IFC as amended by the District.

Galloway Response: Understood, thank you for your review.

Terri Hayes, President & CEO – Tri-Lakes Chamber of Commerce & EDC

719-481-3282, terri@trilakeschamber.com

No comments submitted at this time.

Gina Perry, Engineering Coordinator II – Mountain View Electric Association, Inc.

719-494-2636, Gina.P@mvea.coop

This area is within the Association's certificated service area. The Association will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

The Association requests a ten (10) foot front, side, and rear lot utility easement on the plat. The Association also requests the platting of the Association's existing facilities with easement on the plat. Additional easements may be required.

The Association has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

Galloway Response: 10' Utility Easements are now called out on the plans, and have been added to the plat.

Amy Vanderbeek, Enumerations Plans Examiner – Pikes Peak Regional Building Department

719-327-2930, amy@pprbd.org

1. The screen wall is under 7' therefore, a separate address and permit will not be required.

Galloway Response: Understood, thank you.

2. 1573 W Baptist Road is a service to a water well pump on this site. Contact MVEA to clarify if this service is still active.

Galloway Response: Understood, we have reached out to MVEA and are awaiting a response.

3. The address to the Quick Trip store will be 1525 W Baptist Road, Gas canopy to the south on the lot will be addressed as 1529 W Baptist Rd, Gas canopy to the north west on this lot will be addressed as 1519 W Baptist Road. I am not finding the landscaping page that calls out the size of the trash enclosure or the storage enclosure. If the height of these structures are under 7' then a separate address and permit will not be required. Contact this department if addressing is needed based on my comment.

Galloway Response: Understood, thank you for the addresses. The trash enclosure and storage enclosure elevations are located on pages 32-34. The trash enclosure will be 8' and the storage enclosure will be 10'.

4. I am not finding an intent letter for the Quick Trip. Will there be a gas canopy, car wash, trash enclosure, and monument signs? There is a sign shown for the subdivision, but I am not seeing sign information for the Quick Trip. Typically addresses for this individual structure would be given up front.

Galloway Response: Please see the Final PUD Site Plan document for reference.

5. The access to proposed lot 1 seems to be from Terrazzo Drive. Where is the access to proposed lot 2? Will the access to lot 1 change from the PUD to the Final Plat? This information need to be known prior to Enumerations assigning address to the 2 lots.

Galloway Response: A curb cut has been added along the internal drive to allow access to Lot 2.

6. On which lot will be the Quick Trip store?

Galloway Response: The QuikTrip store will be located on Lot 1.

7. There are current permits for ground lighting on the exiting single lot. 1511 W Baptist Rd, 1683 & 1507 Squadron Drive.

Galloway Response: Understood, thank you.

8. Standard PUD comments:

- For assignment of addressing for lots and tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door.

Galloway Response: Understood, thank you.

Keith Curtis, Floodplain Administrator – Pikes Peak Regional Building Department
719-327-2898, keith@pprbd.org

This site is not within the FEMA SFHA, no comment

Elizabeth (Beth) Dukes, Community Planner - Department of the Air Force 10th Civil Engineer Squadron
elizabeth.dukes.3.ctr@us.af.mil

See attached letter.

Galloway Response: Thank you for your comments. The noise notice note has been updated accordingly and added to the cover sheet. An Avigation Easement is currently being coordinated and will be provided.

Debbie Flynn, Planner II – Town of Monument
719-488-1604, dflynn@tomgov.org

Cover Sheet:

1. The current zoning is PUD.

Galloway Response: Thank you, this has been updated on the Site Data Table.

2. Please provide the below legal description under the title:

PORTION OF THE NORTHEAST 1/4 SECTION 35
TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH P.M.
523,426 S.F. ± OR 12.016 Acres ±

See below for an example:

FALCON COMMERCE CENTER
TOWN OF MONUMENT, COLORADO
PHASE 1 PRELIMINARY PD SITE PLAN
A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/
P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO.

Galloway Response: Thank you, this description has been added beneath the title.

3. Please fit the legal description on the Cover Sheet, rather than having its own sheet.

Galloway Response: Understood, Legal Description now on cover sheet.

4. Please add Forest Lakes Metropolitan District under utility. They will be your water and sanitation service provider.

Galloway Response: Understood, Forest Lakes Metro District has been added and replaces Monument PW Dept.

5. Please omit the Monument Public Works Department. They will not be your utility provider.

Galloway Response: Understood, Forest Lakes Metro District has been added and replaces Monument PW Dept.

6. Please add a signature block for the Planning Department, so the Planning Director can sign. See below for an example:

PLANNING DEPARTMENT CERTIFICATION:

THE PRELIMINARY/FINAL PD SITE PLAN AND ZONING REGULATIONS FOR FALCON
COMMERCE CENTER PHASE 1 WERE REVIEWED BY THE TOWN OF MONUMENT
PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____ DATE _____

Galloway Response: Thank you, this signature block has been revised accordingly.

7. Please add a signature block for Forest Lakes Metropolitan District. See below for an example:

FOREST LAKES METROPOLITAN DISTRICT:

BY: Tom Deunk George Leuz DATE 2/2/2021

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE
RULES, REGULATIONS, AND POLICIES OF THE FOREST LAKES METROPOLITAN DISTRICT.
APPROVAL OF THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS AN APPROVAL
FOR ALTERATION, EXTENSION, OR CONNECTION TO ANY FOREST LAKES WATER OR
SEWER INFRASTRUCTURE.

Galloway Response: Thank you, this signature block has been added to the cover sheet.

8. Please change Planning Department Certification to Town Certification.

Galloway Response: Understood, this has been revised.

9. Please add the following United States Airforce Academy Notes:

UNITED STATES AIRFORCE ACADEMY NOTES

FOR RESIDENTIAL USE ONLY:

1. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

Galloway Response: Understood, these notes have been added to the cover sheet.

10. Please include a General Notes section. This section should include the following:

- a. No uses shall be permitted that would generate toxic materials or waste.
- b. All detention and drainage tracts will be owned and maintained by the Pinon Pines Metropolitan District No. 3.
- c. The Pinon Pines Metropolitan District No. 3 will maintain all entry signs.
- d. Signs shall be permitted in accordance with the requirements in Section 18.06.310 of the Town's Municipal Code. Sign design and the computation of the sign area shall conform to the standards in Sections 18.06.320, 18.06.340 and 18.06.410 of the Town's Municipal Code and to the Falcon Commerce Center Design and Development Guidelines.

Falcon Commerce Center Phase 1 is subject to the declarations of Covenants, Conditions, Restrictions and Easements (CC&RS) recorded on August 31st, 2017. These reference Design and Development Guidelines dated August 1st, 2017, which include specifications relating to site design, lighting design, sign design, landscape design and architectural design.

The Falcon Commerce Center Design Review Board will enforce the CC&RS, provide design review services and exercise the functions of the design review board for Falcon Commerce Center Phase 1.

- e.
- f. Sign easements will be provided for development, monument, and entry signs.

Galloway Response: Understood, these notes have been added to the cover sheet.

Topographic Survey Plan (Sheet 3):

11. No need for a legend on this sheet.

Altura Response: This is an ALTA survey that was prepared for this project which must include the appropriate legends. No changes made.

12. There is no need to show the previous Old Denver Road. It is an obsolete road.

Altura Response: The Old Denver Road has not been vacated, the County Assessor still shows it on the maps as a road and has references made to it from other legal descriptions. No changes made.

Topographic Survey Plan (Sheets 4, 5, 6, 7, and 8):

13. Only use the legend symbols if shown.

Altura Response: This is an ALTA survey that was prepared for this project which must include the appropriate legends. No changes made.

14. There is no need to show the previous Old Denver Road. It is an obsolete road.

Altura Response: The Old Denver Road has not been vacated, the County Assessor still shows it on the maps as a road and has references made to it from other legal descriptions. No changes made.

15. Please call out Squadron Drive.

Altura Response: Squadron Drive has now been called out.

Site Plan (Sheet 9):

16. Please call out your signs by stating gas pricing sign.

a. Does QuikTrip require two gas pricing signs?

i. Please note all signs greater than 7 feet needs a permit from PPRBD and its own address.

Galloway Response: A gas price sign is preferred along each roadway frontage. These two signs have been called out as gas price signs. Understood, thank you for the information regarding sign height and permitting. This will be kept in mind when signage is finalized.

17. Please turn off water, sewer, etc. lines.

Galloway Response: Understood, proposed and existing utility lines have been turned off of this sheet.

18. There is no need to show the previous Old Denver Road. It is an obsolete road.

Galloway Response: Understood, Old Denver Road has been removed from the plan set.

19. Please show the building square footage.

Galloway Response: Understood, building square footage is now added on this plan sheet.

20. Please show the sidewalk along Terrazzo Drive.

Galloway Response: Existing sidewalk hatch has been added for Terrazzo, Baptist, and Squadron.

21. Please show all turn lanes on Baptist Road more clearly.

Galloway Response: Turn lanes have been better delineated along Baptist Road.

22. What is the distance between driveways on Terrazzo Drive? I am not able to determine the distance because a scale was not provided.

Galloway Response: Dimensions have been added to this sheet between the drives along Terrazzo Dr.

Virginia Ortiz – Jacobs

303-820-5240, virginia.ortiz@jacobs.com

1. Sheet 9: Include detail for pavement type and thickness and detail for curb and gutter type.

Galloway Response: Details for these items have been added to the plan set on a detail sheet.

2. Sheet 10: Add ADA signage to the stalls on the east side of the building and stop bar and x-walk markings are not dimensioned. Please follow Town standards for proper dimensions.

Galloway Response: ADA signage now called out on the east side of the building and stop bar and cross walks dimensioned now.

3. Sheet 16 and 17: Many elements missing from Erosion Control Plans. See DCM Vol 2 Chapter 7 for guidance. Also, add BMP between proposed berm and Squadron Dr and Rock Socks to the BMP legend.

Galloway Response: Additional elements per DCM Volume II Chapter 7 have been added to the erosion control plan sheets.

4. Sheet 18 and 19: Call out connections to existing utilities. Identify cleanout locations for both storm and sewer lines. What are the two boxes labeled "CUSTOM-MH-E3PGQ" near the north entrance off Baptist Road and the northernmost entrance off Terrazzo Drive?

Galloway Response: Connection points are now all labeled, as well as cleanouts for sanitary and storm sewer. The two boxes are monument signage, these labels have been revised to more clearly state this.

GENERAL PLAN AND PROJECT COMMENTS:

Debbie Flynn, Planner II – Town of Monument
719-488-1604, dflynn@tomgov.org

Project Narrative:

1. The property is zoned Planned Unit Development (PUD).

Galloway Response: Project Narrative has been updated.

2. Under number 5, states Falcon Lakes Metropolitan District, it should state Forest Lakes Metropolitan District.

Galloway Response: Project Narrative has been updated.

3. Please include a trash enclosure section, trash enclosure gate, and trash enclosure plan details.

Galloway Response: Trash enclosure elevation is located on sheets 31-33.

4. Please include parking sign and accessible stall symbol details.

Galloway Response: These details have been added to the plan set.

5. Please provide a scale of 1 inch = XX ft on each plan sheet.

Galloway Response: A 1"=xx' scale has been added beneath the north arrow and bar scale on each sheet.

Michelle Regalado, R2 Access Management Trainee – Colorado Department of Transportation
719-562-5537, michelle.regalado@state.co.us

Hydraulics

1. The Drainage Compliance Letter for Quick Trip Store #4299 dated September 22, 2021 was sent to the CDOT Hydraulics Engineer Team for review. Additional comments will be forthcoming upon completion of that review.

Galloway Response: Understood, thank you.

Environmental

2. Referral documents have been sent to the CDOT Environmental Manager for review. Additional comments will be forthcoming upon completion of that review.

Galloway Response: Understood, thank you.

Virginia Ortiz – Jacobs

303-820-5240, virginia.ortiz@jacobs.com

1. Add storm drain design plans and details.

Galloway Response: Additional plans and details have been added to the set.

2. Add Erosion and Stormwater Quality Control narrative report (DCM Vol 2 Chapter 7).

Galloway Response: Erosion control report has been created and added to this submittal

QUIKTRIP 4299 SUBDIVISION FILING NO. 1 – FINAL PLAT:

Debbie Flynn, Planner II – Town of Monument
719-488-1604, dflynn@tomgov.org

1. Per the USAFA's request, please provide the avigation easement recordation reception number.
Altura Response: The title commitment does not list an avigation easement as an exception. Copied found note on the plat of Falcon Commerce Center Filing No. 1 as a new general note 10, as request.
2. Please provide addresses for each lot.
Altura Response: Addresses are now added for each lot and canopy per Amy Vanderbeek, Enumerations Plans Examiner.

Amy Vanderbeek, Enumerations Plans Examiner – Pikes Peak Regional Building Department
719-327-2930, amy@pprbd.org

1. Add (W.) West to the street name W. Baptist Road.
Altura Response: Added West to Baptist Road as requested.
2. Addresses to be placed on the lots. Place the addresses as close to the edge of the lot from the street it is being addressed from. Lot 1, 1525 W Baptist Road, and lot 2, 1625 W. Baptist Road.
Altura Response: Added address to the plat under the lot designation (too much text along the North Lot lines) as requested.
3. Note-The 6 lots be proposed from the PUD is not being plat. This plat will only be for 2 lots.
Altura Response: Noted, thank you.
4. Once addresses are received, they will need to be shown on the plat. Addresses to be placed as close to the edge of the lot from the street they are being addressed from.
Altura Response: Please see response to Request No. 2 above.
5. Standard Final Plat Comments:
 - Enumerations will review the mylar prior to plat for address placement, street names, and title block.
 - A \$10.00 per lot and tract platting fee will be due at the time of the review of the mylar, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department. An additional over the phone transaction fee of \$3.50 will apply for any credit card payment.
 - A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Amy@pprbd.org (Please email the Enumerations staff that reviewed your project)**Altura Response: Noted, thank you.**
7. ***New standard comment*:** All mylar reviews will be reviewed via "pdf". The mylar will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations receiving payment. If you would like an in-person review, you will have to make an appointment on our website. Plat fee that is due at the time of the review of the mylar is \$20.00, for the 2 lots.
Galloway Response: Understood, thank you for the information.

Mercedes Rivas, Planner II - El Paso County Planning & Community Development Dept – Planning Division
719-520-6447, MercedesRivas@elpasoco.com
Gilbert LaForce, PE, gilbertlaforce@elpasoco.com

El Paso County and the Town of Monument (TOM) are in the process of finalizing an Inter-governmental Agreement (IGA) to turn over legal responsibility of Baptist Road to the TOM. Administration of access from Baptist Road will be the TOM's responsibility after the IGA is finalized.

Galloway Response: Understood, thank you for the information.

Thomas Blunk – DRB Administrator for Falcon Commerce Center
312-543-1903, Tblunk@cprecapital.com

Final PUD:

- Gas Line in Terrazzo Drive: Multiple pages of the set show the gas line under the southbound turn lane in Terrazzo Drive, but the BHE gas line is supposed to be in the 15' utility easement along the western edge of Terrazzo Drive. The MVEA underground electric is correctly shown in this easement. Please show the gas line location correctly.

Galloway Response: We have double checked with our surveyor and they have verified the location of the gas line to be as shown on our plans.

- Cover Sheet - Sheet 1: one (1) less auto parking stall than what was approved by the DRB in the PDP set is fine, but in the future if any parking stall counts change (increase or decrease) please advise.

Galloway Response: Understood, any future parking changes will be routed to you.

- Site Plan (North) – Sheet 10: I think this was just a timing issue, but as JDS Hydro previously approved, the mountable curb should run the entire length of the Dillon Well Site on the west side. Likewise, the storm drain detail south of the Dillon Well site should be revised as previously agreed with JDS Hydro.

Galloway Response: Mountable curb is shown now on the plans. The curb inlet has been pushed further east towards the curb return to a low point, and an area inlet has been added behind the curb to collect overflow discharge from the well site.

- Screen Wall Detail – Sheet 12: the stone veneer to be used on the screen wall is detailed in Article 7.8.2 of the Design Guidelines dated October 2021 attached hereto. The stone veneer shall be Canyon LedgeStone as manufactured by Lone Star Stone out of Texas. The pilasters shown on Sheet 12 are probably not appropriate. Let's discuss.

Galloway Response: Understood, the stone ledger has been updated on sheet 11.

- Erosion Control Plan – Sheet 16: Assume Sediment Basin 1 is only temporary for construction. QT will be responsible for any maintenance of this SB1 (not PPMD #3 as the Town had commented). To be clear, no on-site detention is required, as the park is served by a centralized detention pond to the south.

Galloway Response: Correct, this is a temporary sediment basin that will only be utilized during construction prior to final stabilization of the site.

- Photometric Site Plan – Sheet 20:
 - What is the low voltage pole that shows up in the dumpster island and in the main entry island off Terrazzo Dr.? How tall? Can we get an elevation of it?
 - Per the Design Guidelines (Article 5.2), combined base, pole and fixture height must be between 22' and 24'. Reference is made to multiple 35' mounting heights. I think this was just a timing issue as your photometric plan was finished before you could get the CREE fixture and pole information.
 - Per the Design Guidelines (Article 5.2), site lighting pole and fixture finish should be bronze.

Galloway Response: These poles are typically used by QuikTrip to attached security cameras too. The photometric plans and details have been updated to address the pole heights.

- Photometric Details – Sheets 21 – 24: fixtures and poles to be CREE as specified in the Design Guidelines (Article 5.2). It looks like Sheet 24 is a duplicate of Sheet 21.

Galloway Response: Lighting fixtures have been amended.

- Landscaping & Irrigation – Sheets 26 – 31:
 - Landscape areas on west and south sides of Dillon Well site should only utilize the Design Guidelines approved perimeter river rock mulch (Article 7.16.1). No plantings should be in this area.
 - Show the screen walls on top of the berms on the appropriate sheets.
 - The perimeter of the site (north, east and south) should utilize more river rock mulch and incorporate dry stream bed designs in an effort to move toward more of a Xeriscape design. I know we discussed this desire, so I think it was just a timing issuing. Prior to re-submittal to the Town, please submit revised landscape plans. At that time Jon Romero of N.E.S. will review the landscape plans in full including the tree and plant material selections. If you want me to schedule a conference call to make sure on the same track, I am happy to coordinate.

Galloway Response: Site landscape design has been amended per comments and per direct conversations help with Tom.

Final Plat:

Plat - Sheet 1:

- Per the Purchase & Sale Agreement, the Plat cannot be recorded until after the land sale closing, and thus the Owner listed should be the Buyer's entity – QuikTrip Corporation, an Oklahoma corporation.

Galloway Response: Understood, thank you.

- In the paragraph immediately following the legal description, the blank in this paragraph should have "N/A" or "none" inserted as there are no public roads to be dedicated on the Plat.

Altura Response: Revised blanket as requested.

- Likewise, since no public roads, should the "Street Maintenance" paragraph in the middle of the page be deleted?

Altura Response: Removed the Street Maintenance note as requested.

- In the paragraph immediately following the legal description, the last sentence should read: "The undersigned hereby further dedicate all utility easements as shown hereon." The last part of that sentence about water rights must be deleted.

Altura Response: Revised paragraph immediately after the legal description as requested.

- The last paragraph just above the Owners signature block should reference the Declaration of Covenants, Conditions, Restrictions and Easements recorded under reception number 217105250 on August 31, 2017. See *General Note #4* on the attached Falcon Commerce Center Filing No. 1 Plat for reference.

Altura Response: Revised last paragraph after the legal description with the recording information as requested.

- I believe the AFA already commented on this, but just in case, please add *General Note #7* regarding aircraft noise on the attached FCC Filing No. 1 Plat.

Altura Response: New general note NO. 10, being a copy of general note 7 on the FCC plat has been added as requested.

- Also from the attached FCC Filing No. Plat, please added *Plat Note #1* (property within FLMD and PPMD #3 boundaries) and *Plat Note #3* (water & sewer facilities to be dedicated to FLMD).

Altura Response: Copied notes No 1 & No 3 from FCC plat to this plat as new general notes 11 & 12 as requested.

Plat – Sheet 2:

- The 50' wide FLMD Access Road Easement, Book 5643, Page 203 shown generally along the western border of the property was terminated in 2004 at Reception #204044411, so I am not sure it needs to show up on the Plat?

Altura Response: This was an exception on the prior title commitment, it has since been deleted as an exception and removed from the plat; please refer to updated title work.

- Likewise, the 26' Temporary Easement 102 A was an old CDOT temporary easement for the Baptist Road widening project and I believe has since expired; thus, not sure it needs to show on the Plat?

Altura Response: This was an exception on the prior title commitment, it has since been deleted as an exception and removed from the plat; please refer to updated title work.

- There is a small 22' Utility Easement showing in the middle of the site. It did not show up on QT's provided ALTA Survey, so not sure why this is on the Plat? Is this for a proposed hydrant or something? If it is for a hydrant, I think FLMD will also want easements for the fire loop, water line and sewer line locations to show as well. I am not sure if FLMD has seen this draft Plat or not, so I am cc:ing Ann Nichols, FLMD's District Manager, and John McGinn and Nick Harris of JDS Hydro, FLMD's District Engineer, so they can review and comment as well.

Altura Response: The above referenced easement has been revised as requested and as coordinated with FLMD.

Please feel free to reach out with any additional comments or questions you may have.

Sincerely,
GALLOWAY

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