

June 1, 2021

Mercedes Rivas
El Paso County Planning and Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910

RE: Comment Response Letter – Special Use Permit – Discount Tire - Falcon (File #: AL214)

Thank you for the comments on May 20, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the development plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

Site Plan

1. Add the owner, applicant and contact email for the project contacts
 - *Response: The email for Russell Perkins, Leslie German, and Mitchell Hess have been added to their respective contact information on the cover sheet.*
2. Add the following items to the site plan:
 - A. Location, height and intensity of all outdoor illumination
 - B. Location of existing and proposed water and wastewater infrastructure, including well and septic location (if applicable)
 - C. Location of all no-build areas, floodplain, drainage facilities
 - *Response: A) The 3 area site lights have been identified with keynote 17. The two different building mounted lights types have also been identified with keynotes 18 and 19. B) All proposed and existing water and wastewater infrastructure was previously shown but have now been labeled. C) The floodplain was previously called out, it extends south of the site in the public roadway. There are no "No-build" areas located on site. The 4 storm drain inlets and 2 manholes have been labeled.*

Traffic Memo

1. Please see comments on page 14 of 16 of this report and revise accordingly.
2. The fair share contribution should be adjusted for all required improvements shown on the table above not just the left turn at Woodmen/Golden Sage. Additionally, the fair share cost for the protected/permissive left turn phasing at Woodmen/Golden Sage shall be included. This fair share cost is not listed in the table above and would be a separate calculation. I have provided an excerpt of this calculation as provided for King Soopers site development plan (PCD File PPR1940) as an example.
 - *Response: Blue text boxes have been added to page 14 to show the revised prorated share costs for all the identified improvements. Item 16a note has also been included per the mentioned reference.*

Thank you for your review of the Special Use Permit! With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 284-7281 or mitchell.hess@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E. (CO & WY)