

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LOCAL JURISDICTION MUNICIPAL CODE, TECHNICAL MANUALS, AND THE COLORADO STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUALS OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY PUBLIC WORKS OR UTILITIES INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERMIT LOCATIONS AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITY CONFLICTS THAT OCCUR. THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN/CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT ALL UTILITIES ARE PROTECTED AND NOT DAMAGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION TRENCHES, TRAFFIC CONTROL, AND PROTECTIVE MEASURES.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTOR IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN/CITY, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH ANNUAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR COMPLETED UNLESS OTHERWISE NOTED OR OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND TRUCK TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO PUBLIC WORKS INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DRAINAGE, EROSION CONTROL, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. THE CONTRACTOR SHALL SCHEDULE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF ALL OTHER UTILITIES AND PREUTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY PUBLIC WORKS INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWING ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNAL CHANGING DEVICES, TRAFFIC SIGNAL POLES, CUT-SIGNS, AND BEAMS, SHALL BE PLACED IN SUCH MANNER TO SIGHT DISTANCE LINES AND SIGHT DISTANCE ELEVATIONS.

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

S 89° 49'00" W BETWEEN SOUTHEAST CORNER, SECTION1, T13S, R65W, SIXTH P.M. AND THE SOUTH  $\frac{1}{4}$  CORNER, SECTION1 T13S, R65W, SIXTH P.M.

LOT 10, FALCON MARKETPLACE, ACCORDING TO THE PLAT AS RECORDED DECEMBER 23, 2019 AT RECEPTION NO. 219714441, COUNTY OF EL PASO, STATE OF COLORADO.

**VICINITY MAP**  
SCALE= 1" = 500'

SUPER STAR CAR WASH  
1830 N 95TH AVE, SUITE 106  
PHOENIX, AZ 85037  
CONTACT: TIM VARLEY  
PHONE: (801) 651-1748

BOWMAN CONSULTING  
1526 COLE BLVD, SUITE 100  
LAKEWOOD, CO 80401  
CONTACT: THOMAS PANNELL, SR. PROJECT MANAGER  
PHONE: (303) 801-2900

BOWMAN CONSULTING  
1526 COLE BLVD, SUITE 100  
LAKEWOOD, CO 80401  
CONTACT: BRIAN GARRETT, SR. PROJECT MANAGER-SURVEY  
PHONE: (303) 801-2900

EVERGREEN  
2390 EAST CAMELBACK ROAD,  
PHOENIX, AZ 85016  
CONTACT: KAREN LEVITT ORTIZ, DEVELOPMENT MANAGER  
PHONE: (602) 808-8600

CRAWLEY ARCHITECTS  
730 NORTH 52ND STREET, SUITE 203  
PHOENIX, AZ 85008  
CONTACT: CHRISTOPHER BARTA, SENIOR PROJECT MANAGER  
PHONE: (602) 393-5060

EL PASO COUNTY  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
CONTACT: RYAN HOWSER, PLANNER 1  
PHONE: (719) 520-6300

OWNER IS AWARE THAT THE ACCESS PERMITS (AP211569, AP211570) ARE SUBJECT OF CONDITIONS OF APPROVAL.

**Bowman**

REVISIONS			DATE
REVISION	DESCRIPTION		
1	SSOW - FALCON MARKETPLACE - LOT 10 - 3RD SPP SUBMITTAL		10/13/2021
2	SSOW - FALCON MARKETPLACE - LOT 10 - 4TH SPP SUBMITTAL		01/29/2022

GRADING AND EROSION CONTROL PLAN

## EL PASO COUNTY

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ENGINEER OF RECORD SIGNATURE

DATE \_\_\_\_\_

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER SIGNATURE \_\_\_\_\_

1/28/2022

DATE \_\_\_\_\_

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

Jennifer Irvine, P.E. County Engineer,  
ECM Administrator

APPROVED  
Engineering Department

DATE 02/22/2022 1:03:52 PM  
dandijkamp

EPC Planning & Community  
Development Department

PCD FILING NO.:  
PPR-21-008

DESIGN SWK	DRAWN SWK	CHKD TOP
SCALE H: 1" = XXX' V: 1" = XXX'		
JOB No. 020441-01-001		
DATE : 02/09/2021		
SHEET C1.0		

### GENERAL NOTES (CONT.)

- [illegible]

## STANDARD NOTES FOR EL PASO COUNTY

- [illegible]

## STANDARD NOTES FOR EL PASO COUNTY

- [illegible]

## GENERAL NOTES

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10  
 GRADING AND EROSION CONTROL PLAN

COI ORADO

REVISIONS		
REVISION	DESCRIPTION	DATE
1	SSCW – FALCON MARKETPLACE – LOT 10 – 3RD SDP SUBMITTAL	01/13/2021
2	SSCW – FALCON MARKETPLACE – LOT 10 – 4TH SDP SUBMITTAL	01/28/2022

**Bowman**

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 801-2900  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)



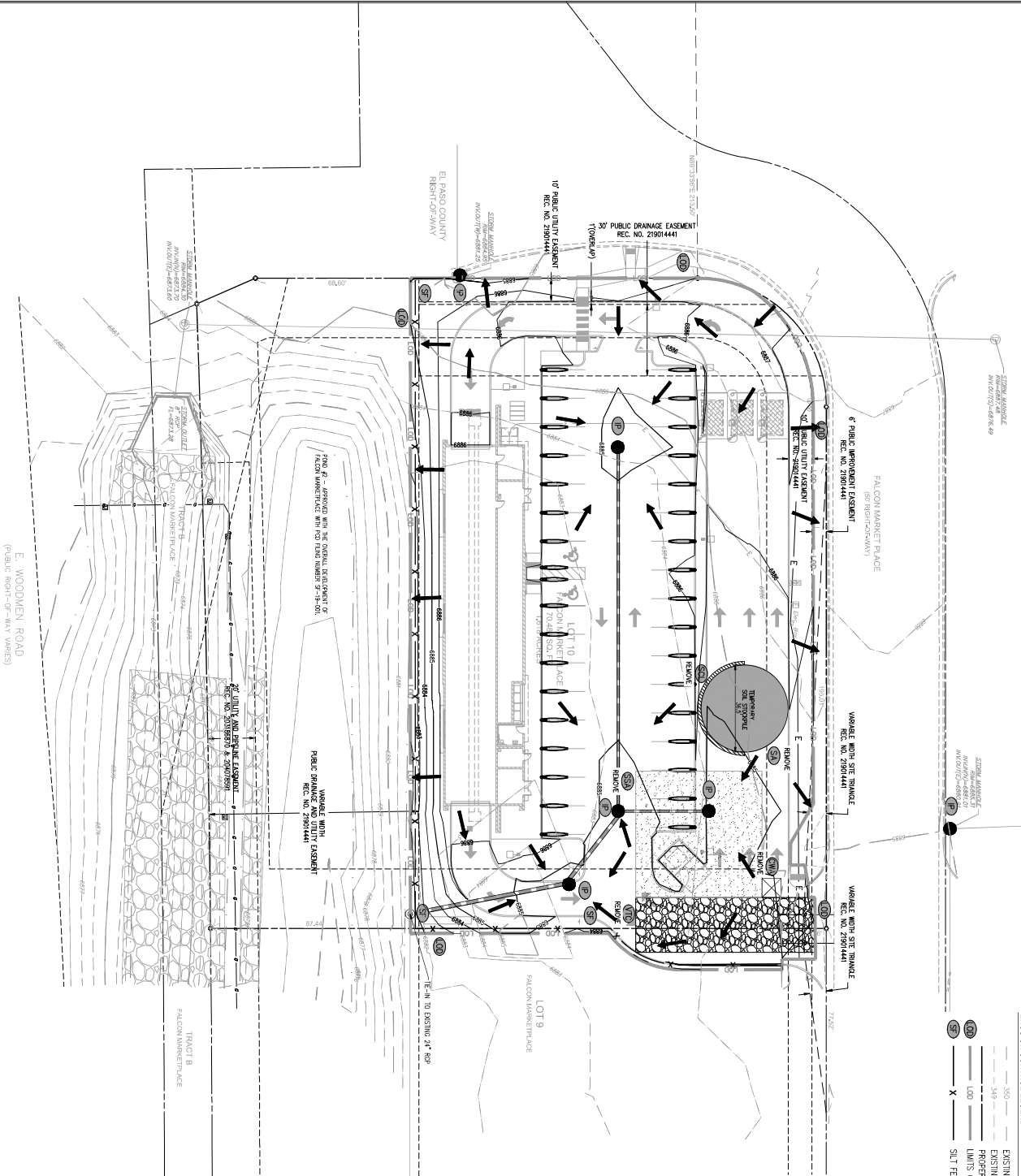


EROSION CONTROL LEGEND

- 350' - EXISTING GROUND MAJOR CONTOUR
- 349' - EXISTING GROUND MINOR CONTOUR
- PROPERTY LINE
- LIMITS OF CONSTRUCTION/DISTURBANCE
- LOT
- SLT FENCE

- STABILIZED STANDING AREA
- VEHICLE TRAILING CONTROL
- CONCRETE WASHOUT AREA
- FLOW ARROW
- STOCKPILE AREA
- SEDIMENT CONTROL LOS
- INLET PROTECTION

LIMITS OF DISTURBANCE - 108 ACRES



CUT/FILL NOTES  
1. THE SITE IS MOSTLY FILL WITH SMALL AREAS OF CUT ALONG THE NORTH/WEST PORTIONS OF THE SITE.

- NOTES
1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PREMISES AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
  2. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND MEASURES.
  3. EROSION CONTROL DEVICES ARE SHOWN AS THE MINIMUM PROTECTION. REQUIREMENTS EROSION CONTROL MEASURES SHALL NOT BE REDUCED UNTIL THE SITE IS FULLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL EROSION CONTROL MEASURES FOR PROTECTION AT HIS OWNERS RISK AND EROSION PER LOCAL REQUIREMENTS.
  4. ANY TEMPORARY STOCKPILE OF SOIL PLACES BY THE CONTRACTOR SHALL BE STABILIZED AND PROTECTED FROM EROSION. SOIL STOCKPILES SHALL NOT EXCEED 10 FEET IN HEIGHT.
  5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER.
  6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
  7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
  8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ON SITE ENGINEER.
  9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
  10. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25 FEET FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
  11. SITE IS CURRENTLY STABILIZED WITH NO EXISTING VEGETATION ACROSS THE ENTIRE SITE.
  12. LIMITS OF DISTURBANCE IS THE SAME AS THE LIMITS OF CONSTRUCTION.

EPC 2/22/22

GRAPHIC SCALE



INTERIM EROSION CONTROL PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10  
GRADING AND EROSION CONTROL PLAN

EL PASO COUNTY

COLORADO

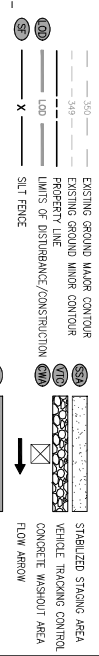
REVISION	DESCRIPTION	DATE
1	SSCW - FALCON MARKETPLACE - LOT 10 - 3RD SSP SUBMITTAL	10/13/2021
2	SSCW - FALCON MARKETPLACE - LOT 10 - 4TH SSP SUBMITTAL	01/28/2022

**Bowman**

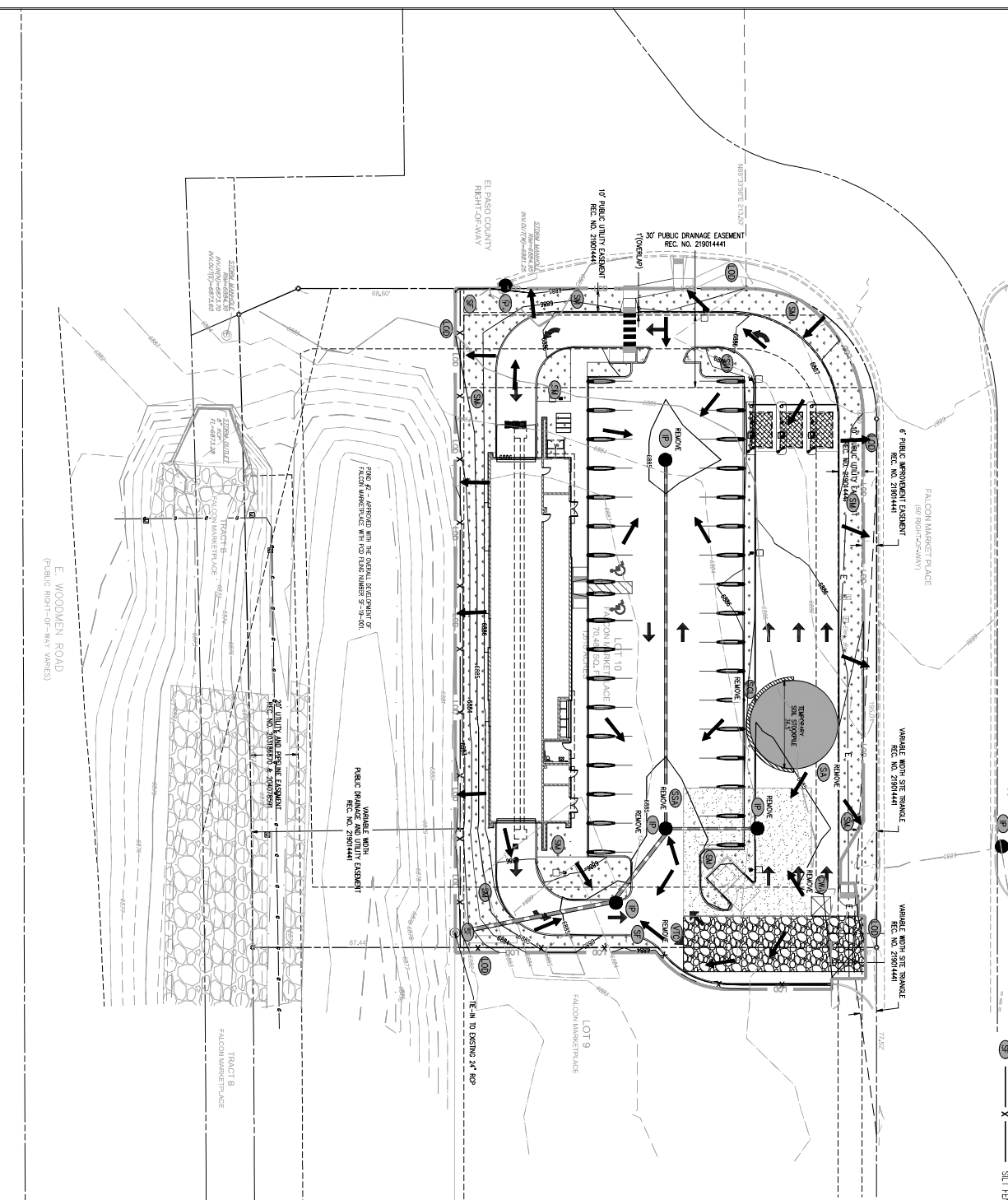
1526 Cole Blvd, Suite 100  
Lakewood, CO 80401  
Phone: (303) 801-2900  
www.bowmanconsulting.com



EROSION CONTROL LEGEND



LIMITS OF DISTURBANCE - 1/8" ACROSS

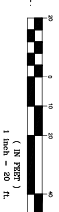


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  11. SITE IS CURRENTLY STABILIZED WITH NO EXISTING VEGETATION ACROSS THE ENTIRE.
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EPC 2/22/22

GRAPHIC SCALE



FINAL EROSION CONTROL PLAN

SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10  
GRADING AND EROSION CONTROL PLAN

EL PASO COUNTY

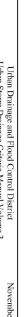
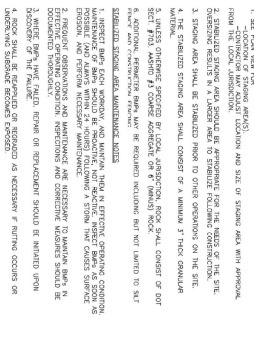
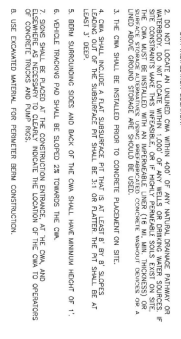
COLORADO

REVISIONS		DATE
REVISION	DESCRIPTION	
1	SSCW - FALCON MARKETPLACE - LOT 10 - 3RD SSP SUBMITTAL	10/13/2021
2	SSCW - FALCON MARKETPLACE - LOT 10 - 4TH SSP SUBMITTAL	01/28/2022

**Bowman**

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401  
Phone: (303) 801-2900  
www.bowmanconsulting.com





REVISIONS		
REVISION	DESCRIPTION	DATE
1	SSCW - FALCON MARKETPLACE - LOT 10 - 3RD SDP SUBMITTAL	10/13/2020
2	SSCW - FALCON MARKETPLACE - LOT 10 - 4TH SDP SUBMITTAL	01/28/2021





### Mulching (MU)

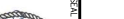

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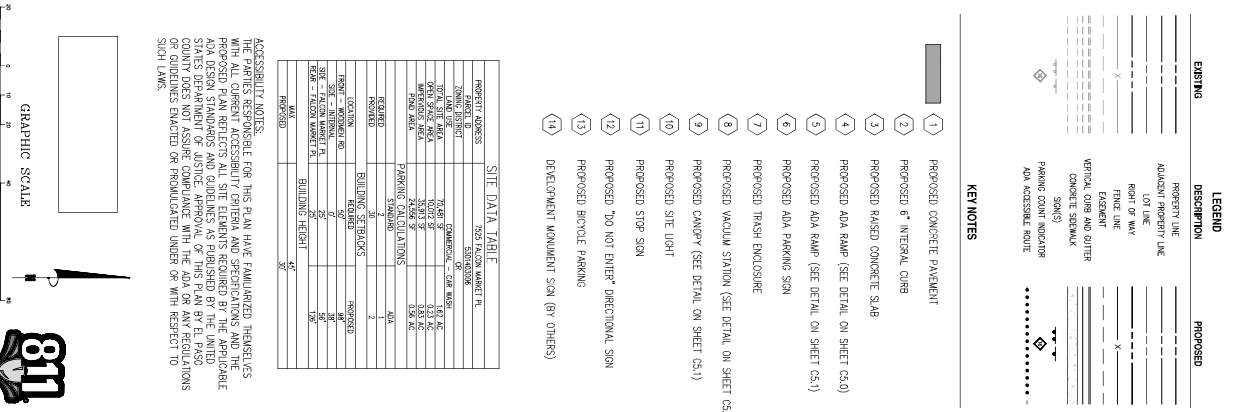
After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

June 2012



Know what's below.  
Call before you dig.

REGION SCALE DATE: 02/29/2021  C2.6		EROSION CONTROL DETAILS		REVISIONS		  1526 Cole Blvd, Suite 100 Lakewood, CO 80401 Phone: (303) 601-5900 <a href="http://www.bowmanconsulting.com">www.bowmanconsulting.com</a>	
		SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10		REVISION	DESCRIPTION		DATE
		GRADING AND EROSION CONTROL PLAN		1	SISOW - FALCON MARKETPLACE - LOT 10 - 3RD SED SUBMITTAL		10/13/2021
		EL PASO COUNTY		2	SISOW - FALCON MARKETPLACE - LOT 10 - 4TH SED SUBMITTAL		01/28/2022
		COLORADO					
		GND					
0.25" = 1'-0"		TOP		0.25" = 1'-0"			



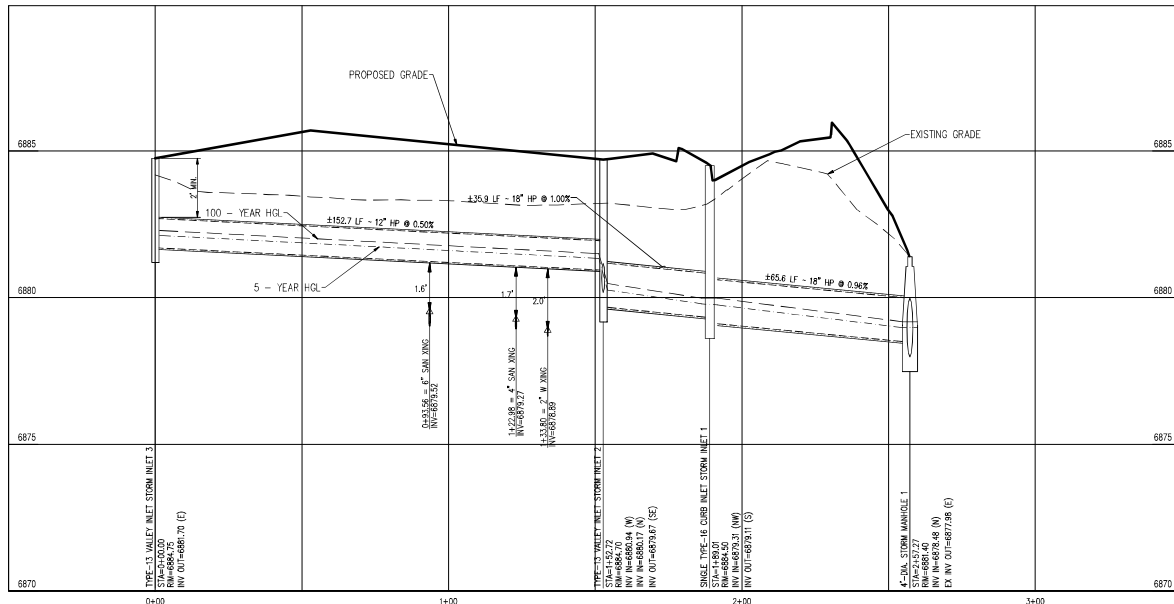
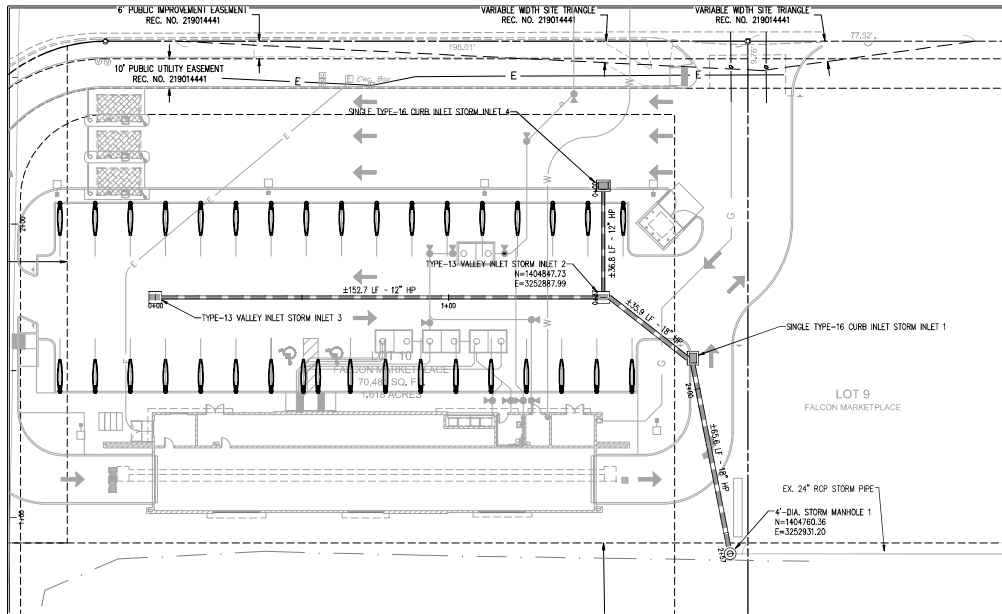
**Bowman**

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Lakewood, CO 80401

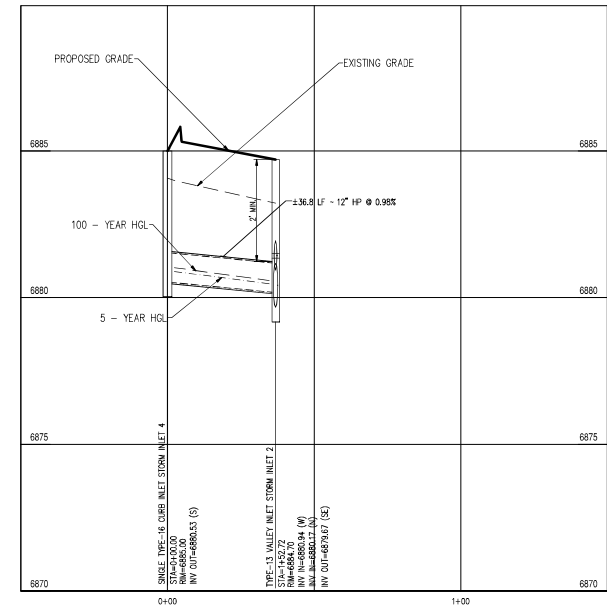
Phone: (303) 801-2900  
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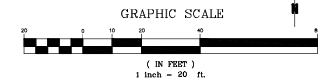


Alignment - Storm Profile View  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'



Alignment - Storm Inlet 2 Profile View  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

NOTES:  
1. RIM ELEVATION AT CURB INLETS ARE FLOW LINE ELEVATION



# Bowman

1526 Cule Blvd, Suite 100  
Lakewood, CO 80401  
Phone: (303) 880-2900  
www.bowmanengineering.com

REVISIONS		DATE
1	SSM - FALCON MARKETPLACE - LOT 10 - 3RD SPP SUBMITAL	10/23/2021
2	SSM - FALCON MARKETPLACE - LOT 10 - 4TH SPP SUBMITAL	01/28/2022

## STORM PLAN & PROFILE

### SUPER STAR CAR WASH - FALCON MARKETPLACE LOT 10

#### GRADING AND EROSION CONTROL PLAN

EL PASO COUNTY COLORADO

JOB No. 020441-01-001

DATE : 02/09/2021

SHEET C5.0