

A detailed map of the area around Woodmen Hills Dr and E Woodmen Rd. The map shows a network of roads including Woodmen Hills Dr, E Woodmen Rd, Rolling Thunder Way, Antelope Meadows Cir, Birch Hollow Way, Meridian Rd, Sunset Trl, N Condon Rd, Sunny Slope Rd, Carriage Dr, Boardwalk Dr, Majord Dr, Sissy Way, and Judge Orr Dr. A yellow line representing Highway 24 runs diagonally across the map. A hatched rectangle labeled 'SITE' is located on E Woodmen Rd, west of Meridian Rd. A north arrow is in the bottom right corner.

KING SOOPERS INC.
65 TEJON STREET
DENVER, COLORADO 80223
TEL: (303) 778-3123
CONTACT: LOWELL GOOD

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

CR ARCHITECTURE & DESIGN
600 VINE STREET, SUITE 2210
CINCINNATI, OHIO 45202
TEL: (513) 721-8080
CONTACT: ANTHONY FREY, AIA
EMAIL: a.frey@cr-architects.com

GALLOWAY & COMPANY, INC.
6162 SOUTH WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: TIM NELSON
EMAIL: TimNelson@gallowayus.com

CLARK SURVEYING
119 N. WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
TEL: (719) 633-8533
CONTACT: CAMERON FORTH

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

SITE DATA TABLE				
	LOT 2 (KING SOOPERS STORE)		LOT 3 (KING SOOPERS FUEL)	
ITEM	AREA (SQ. FT.)	% OF GROSS SITE	AREA (SQ. FT.)	% OF GROSS SITE
GROSS SITE AREA	434,598	100.0	57,280	100.0
BUILDING FOOTPRINT	123,000	28.3	180	0.3
PARKING / DRIVES / WALKS / DISPLAY	283,830	65.3	31,891	55.7
LANDSCAPE AREAS	27,768	6.4	25,209	44.0
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	510	426	1	-
ACCESSIBLE SPACES	7	20	0	-
TOTAL SPACES	517	446	1	-
PARKING RATIO	1 SPACE / 300 SF OF 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	8	-	-

** CART CORRALS NOT INCLUDED AS A PARKING SPACE

SHEET NO.	TITLE
C0.0	COVER SHEET
C1.0	SITE PLAN
C1.1	SITE DETAILS
C3.0	PHOTOMETRIC PLAN
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.

PARCEL A-LOCATED LOT 1, FAUCON MARKETPLACE:
A PARCEL OF LAND PROPOSED TO LIE IN THE SE¼ OF THE SE¼ OF SECTION 1, T1S, R6W OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SE¼ OF THE SE¼ OF SECTION 1 AND CONSIDERING
THE DEPTER LINE OF SAID SE¼ OF THE SE¼ OF SECTION 1 BEING 889.0422' AND WITH ALL BEARINGS CONTAINED
HEREIN RELATIVE THERE, THE POINTS 5850°45'45", 44.114' FEET TO THE POINT OF BEGINNING;
THENCE N89°47'46", 55.934' FEET;
THENCE N85°56'21", 211.7' FEET;
THENCE S00°00'00", 697.35' FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY 102.10' FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC
HAVING A RADIUS OF 65.00' FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD
THAT BEARS S85°17'11", 15.84' FEET;
THENCE S08°50'50", 216.78' FEET;
THENCE N00°00'00", 653.47' FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHWESTERLY 15.85' FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID
TANGENT HAVING A RADIUS OF 10.00' FEET, A CENTRAL ANGLE OF 91°57'52" AND BEING SUBTENDED BY A CHORD
THAT BEARS S85°17'11", 15.84' FEET;
THENCE N00°00'00", 288.96' FEET;
THENCE N80°00'00", 120.34' FEET;
THENCE N00°00'00", 361.71' FEET TO THE POINT OF BEGINNING;
CONTAINING 43.6461 SQUARE FEET (.9977 ACRES), MORE OR LESS.

PARCEL B OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF THE T15S, R16W OF THE 6TH PM., COUNTY OF EL PASO, STATE OF TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N08°42'W 1/2", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S84°16'42", 1130.90 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'00"E, 148.83 FEET;

THENCE S47°12'30"E, 215.48 FEET;

THENCE S02°29'40"E, 215.48 FEET;

THENCE N60°00'00"W, 239.55 FEET;

THENCE N00°00'00"E, 153.98 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE N00°00'00"E, 153.98 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.00 FEET, THE CENTRAL ANGLE OF 39°41'32" AND BEING SUBTENDED BY A CHORD THAT BEARS N19°50'44"E, 67.22 FEET;

THENCE S30°41'32"E, 417.18 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE N00°00'00"E, 70.24 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.00 FEET, THE CENTRAL ANGLE OF 50°19'28" AND BEING SUBTENDED BY A CHORD THAT BEARS N45°40'46", 68.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,020 SQUARE FEET (1.309 ACRES), MORE OR LESS.

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. #44401 DATE

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

DILLON REAL ESTATE CO., INC, A KANSAS CORPORATION

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.

ANDRE P. BRACKIN, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

[illegible]

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

COVER SHEET

CO.0

