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119 N. WAHSATCH AVE.  
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TEL: (719) 633-8533  
CONTACT: CAMERON FORTH

2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
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CONTACT: KARI PARSONS  
EMAIL: [kari.parsons@elpasoco.com](mailto: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	18,066	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		-	

add to elevations-  
same comment as  
review 1

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

correct legal- Should be Lots 2 and 3 of the Falcon Market Place Subdivision. The acreage for lots 2 and 3 is not 37 + acres.

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.

## DESIGN ENGINEER'S STATEMENT

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 WERE DESIGNED. I, THE UNDERSIGNED, AS A LICENSED PROFESSIONAL ENGINEER, ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DILLON REAL ESTATE CO., INC, A KANSAS CORPORATION

Galloway Response: Note has been added to the General Notes section above.

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KING SOOPERS #147  
FALCON MARKETPLACE  
LOTS 2 & 3, BLOCK 1  
  
7530 & 7595 FALCON MARKET PL.  
FALCON, CO

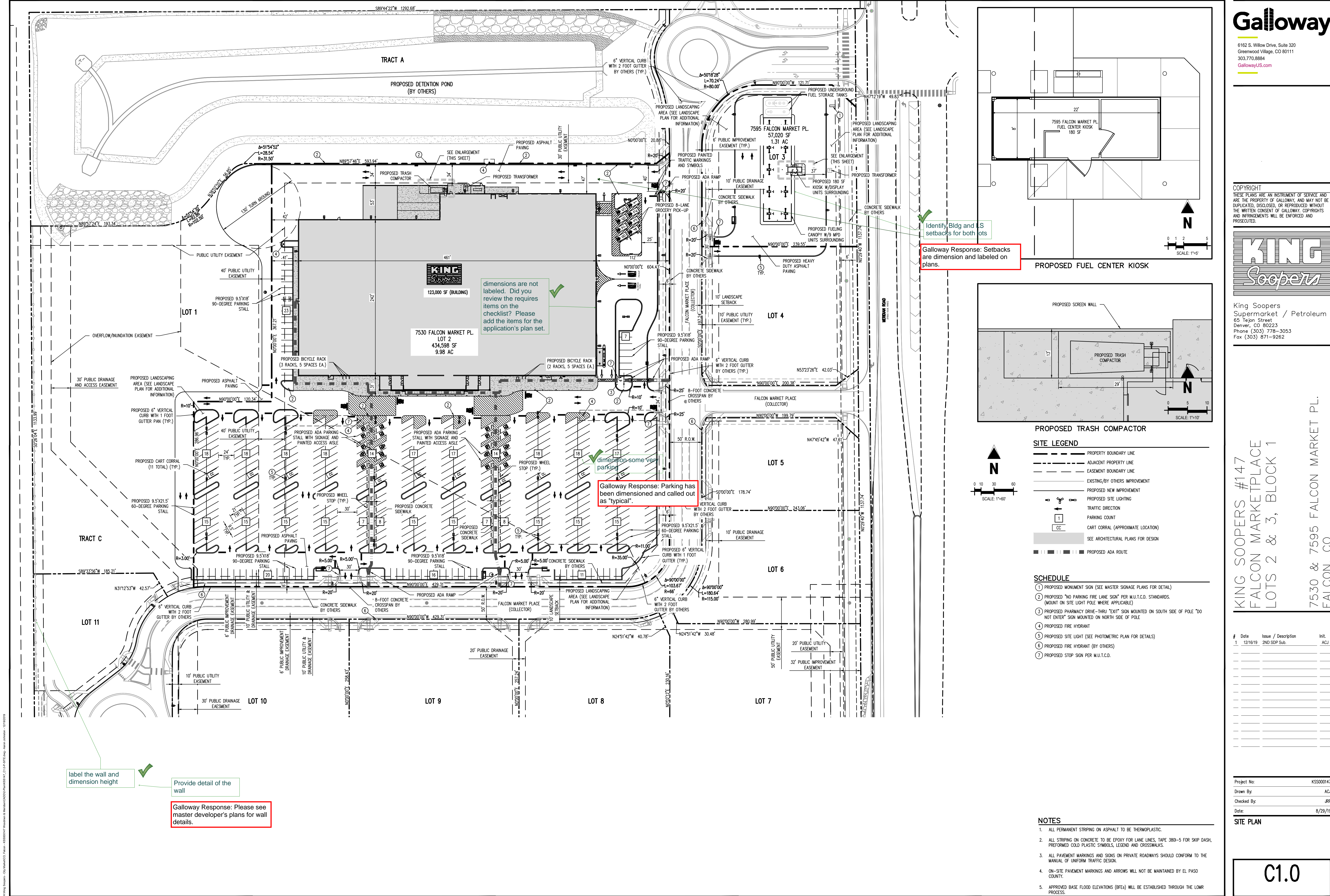
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Project No:	KSS000147
Drawn By:	ACJ
Checked By:	JRR
Date:	8/29/19

COVER SHEET

CO.0





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**SITE LEGEND**

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING/BY OTHERS IMPROVEMENT
- PROPOSED NEW IMPROVEMENT
- PROPOSED SITE LIGHTING
- TRAFFIC DIRECTION
- PARKING COUNT
- CART CORRAL (APPROXIMATE LOCATION)
- SEE ARCHITECTURAL PLANS FOR DESIGN
- PROPOSED ADA ROUTE

**SCHEDULE**

- PROPOSED MONUMENT SIGN (SEE MASTER SIGNAGE PLANS FOR DETAIL)
- PROPOSED "NO PARKING FIRE LANE SIGN" PER M.U.T.C.D. STANDARDS. (MOUNT ON SITE LIGHT POLE WHERE APPLICABLE)
- PROPOSED PHARMACY DRIVE-THRU "EXIT" SIGN MOUNTED ON SOUTH SIDE OF POLE "DO NOT ENTER" SIGN MOUNTED ON NORTH SIDE OF POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- PROPOSED FIRE HYDRANT (BY OTHERS)
- PROPOSED STOP SIGN PER M.U.T.C.D.

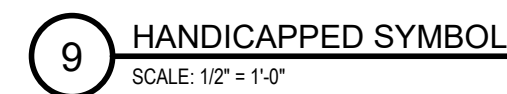
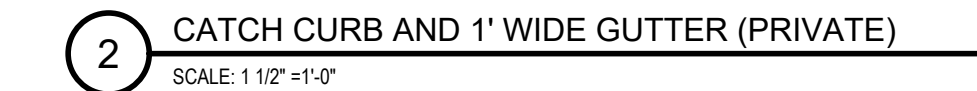
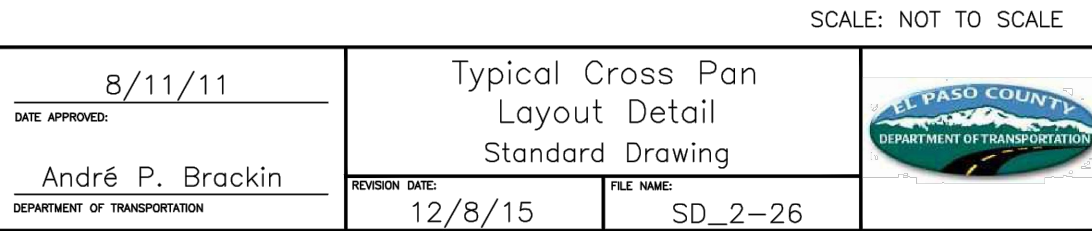
**NOTES**

- ALL PERMANENT STRIPING ON ASPHALT TO BE THERMOPLASTIC.
- ALL STRIPING ON CONCRETE TO BE EPOXY FOR LANE LINES, TAPE 380-5 FOR SHOP DASH, PREFORMED COLD PLASTIC SYMBOLS, LEGEND AND CROSSWALKS.
- ALL PAVEMENT MARKINGS AND SIGNS ON PRIVATE ROADWAYS SHOULD CONFORM TO THE MANUAL OF UNIFORM TRAFFIC DESIGN.
- ON-SITE PAVEMENT MARKINGS AND ARROWS WILL NOT BE MAINTAINED BY EL PASO COUNTY.
- APPROVED BASE FLOOR ELEVATIONS (BFEs) WILL BE ESTABLISHED THROUGH THE LOWR PROCESS.

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

**SITE PLAN**







## 603 Series Cart Corral

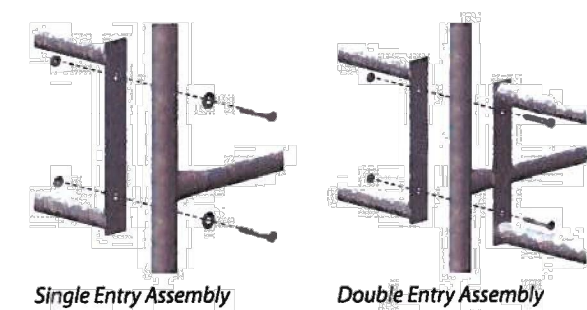
Cart Corrals ensure the safety and simplicity of gathering your carts while decreasing damage to customers' vehicles from stray carts. Strategically place our corrals throughout your parking lot to reduce the labor costs of cart retrieval and enhance the shopping experience of your customers.



8030160 Shown

- 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

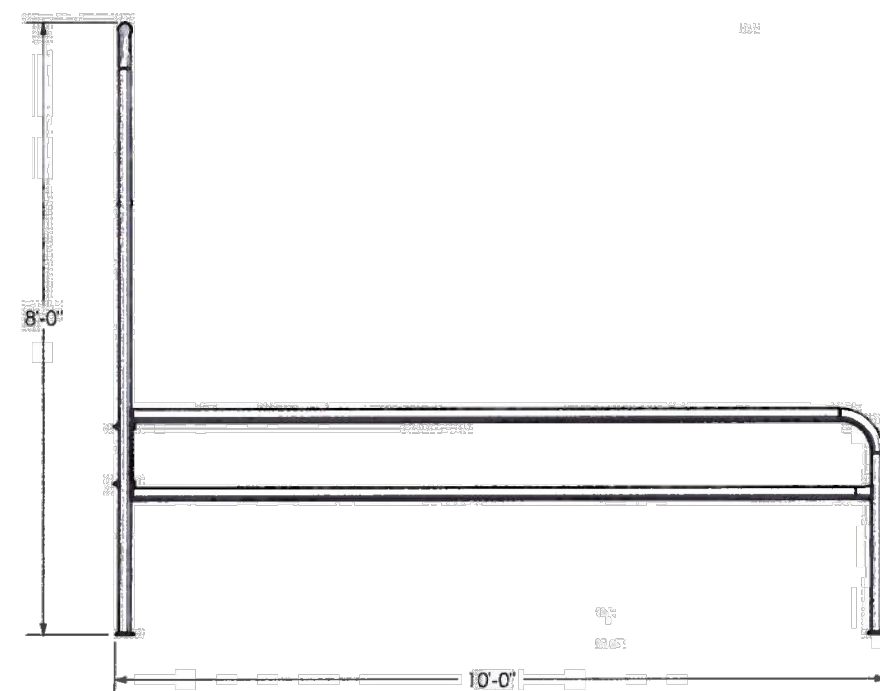
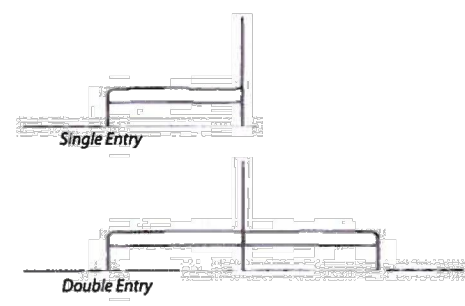
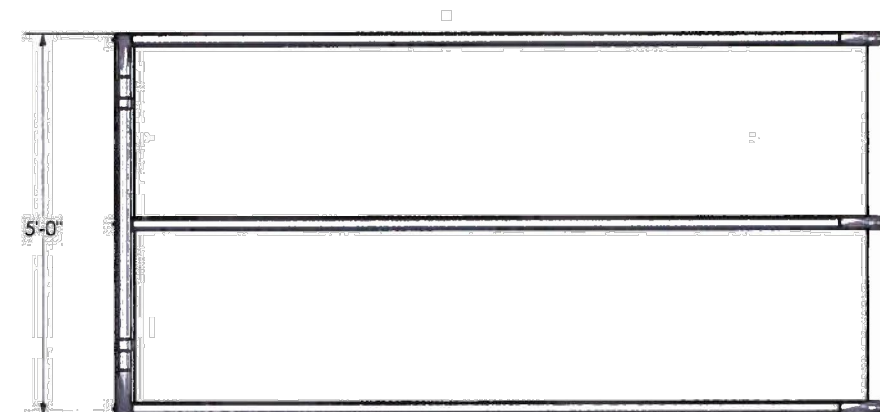
Double Entry Assembly

**NE NATIONAL CART CO** | PH: 800-455-3802 | FAX: 636-723-4477 | [www.nationalcart.com](http://www.nationalcart.com)

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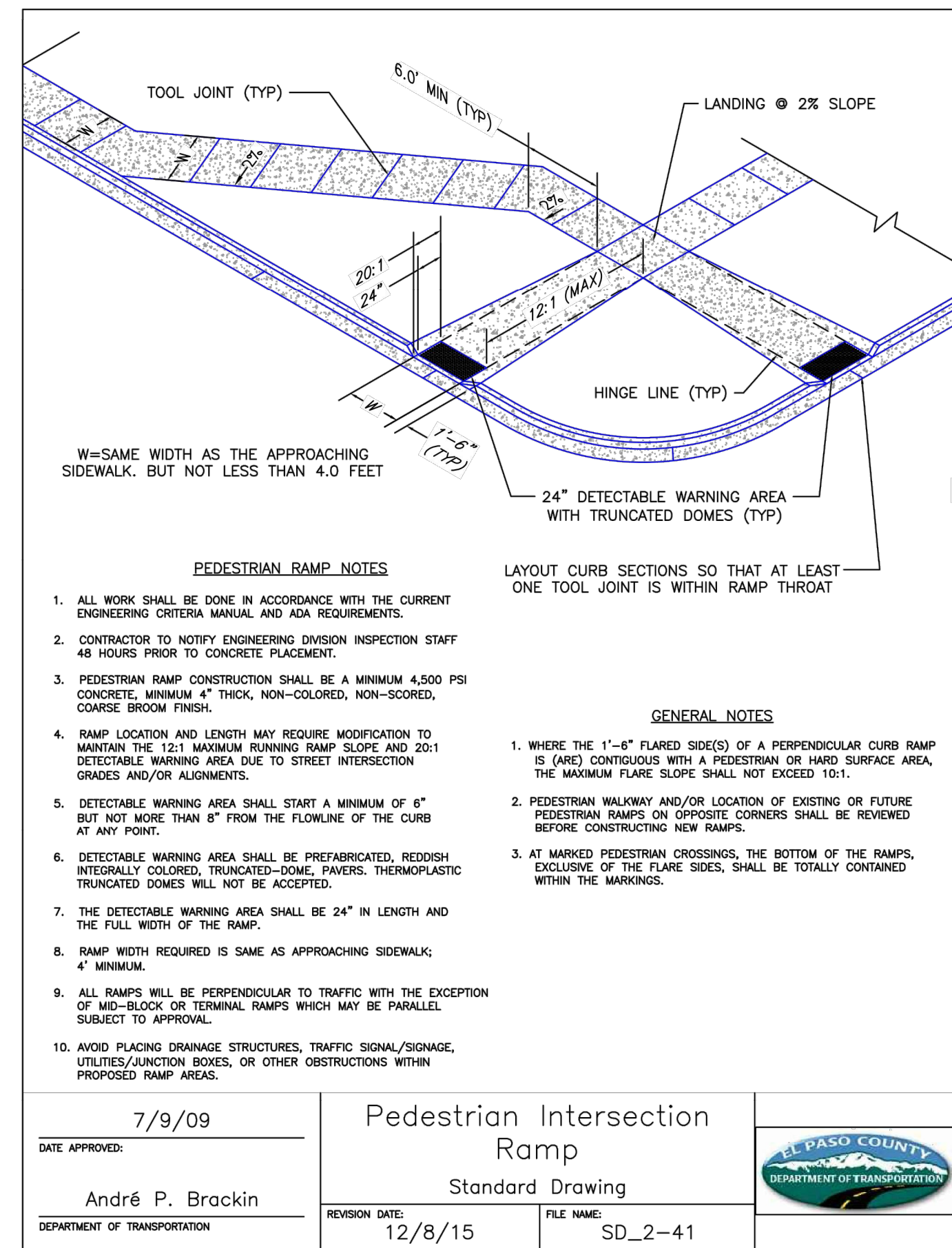
### 1 CART CORRAL DETAIL NOT TO SCALE

8030160 Shown

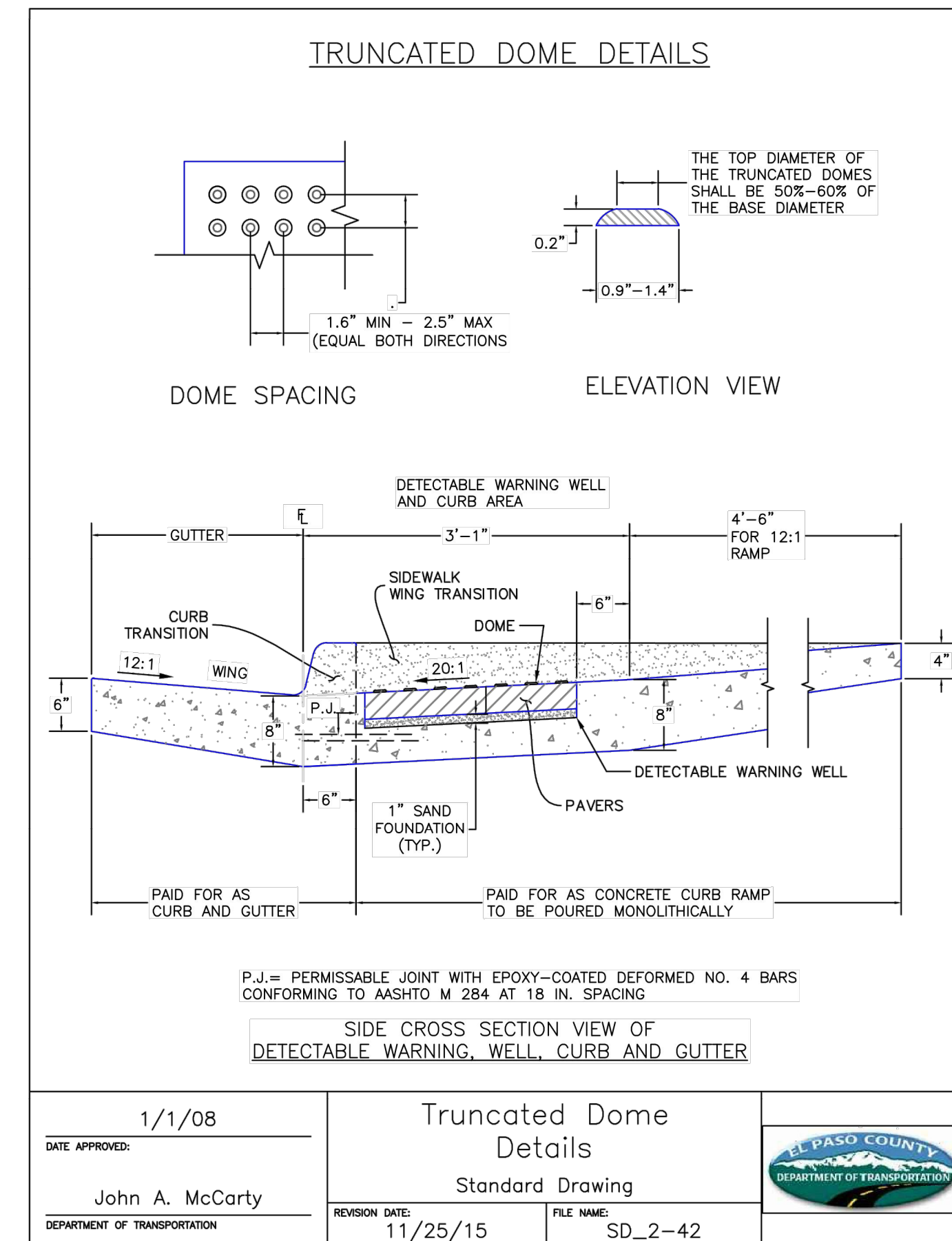


Order #	Model #	W	L	H	Entry	Ship Wt	List Price
8030160	CC-603-10	5'	10'	8'	Single	246#	\$627.00
8030161	CC-603-14	5'	14'	8'	Single	298#	\$718.00
8030163	CC-603-20	5'	20'	8'	Double	407#	\$940.00
8030164	CC-603-28	5'	28'	8'	Double	512#	\$1,111.00
B000108	5" Lag Bolt	-	-	-	-	-	\$9.00

**NE NATIONAL CART CO** | PH: 800-455-3802 | FAX: 636-723-4477 | [www.nationalcart.com](http://www.nationalcart.com)



### 2 ADA RAMP DETAIL NOT TO SCALE



### 3 TRUNCATED DOME DETAIL NOT TO SCALE

**Galloway**

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FALCON MARKETPLACE  
LOTS 2 & 3, BLOCK 1  
7530 & 7595 FALCON MARKET PL.  
FALCON, CO

#	Date	Issue / Description	Init.
1	12/16/19	2ND SDP Sub.	ACJ

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

#### SITE DETAILS

C1.2







GRADING SUMMARY TABLE	
TOTAL DISTURBED AREA	500,798 SQ. FT. (11.50 AC)
TOTAL IMPORT	460 CUBIC YD.

# KING SOOPERS #147

Galloway Response: Note has been added to plans.

0 10 30 60  
SCALE: 1"=60'

**N**

--- 5224 --- PROPOSED MAJOR CONTOUR  
--- 5224 --- PROPOSED MINOR CONTOUR  
--- STS --- EXISTING STORM SEWER  
--- STS --- EXISTED STORM SEWER (LESS THAN 12")  
--- STS --- EXISTED STORM SEWER  
--- STS --- EXISTED STORM SEWER  
--- LOD --- LIMITS OF DISTURBANCE (11.50 AC.)

2.56%  
FLOW ARROW

VTC CONSTRUCTION VEHICLE ENTRY  
SF SILT FENCE  
CWA CONCRETE WASHOUT  
SSA STABILIZED STAGING AREA  
IP-1 AREA INLET PROTECTION  
IP-3 SUMP INLET PROTECTION  
IP-4 IP-4 - ON-GRADE INLET PROTECTION  
SM SEEDING AND MULCHING (SEE LANDSCAPE PLANS)  
SP SITE POSTING (CONTACTS AND PERMITS)  
WP WASHOUT POSTING  
PT PORTABLE TOILET  
ECB EROSION CONTROL BLANKET  
DB TEMPORARY DESILTING BASIN  
TS TEMPORARY STOCKPILE

GEC notes to page. Do not delete to duplicate on sheet

name  
port

[illegible]

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LOTS 2 & 3, BLOCK 1

E. WOODMEN ROAD & MERIDIAN ROAD  
FALCON, CO

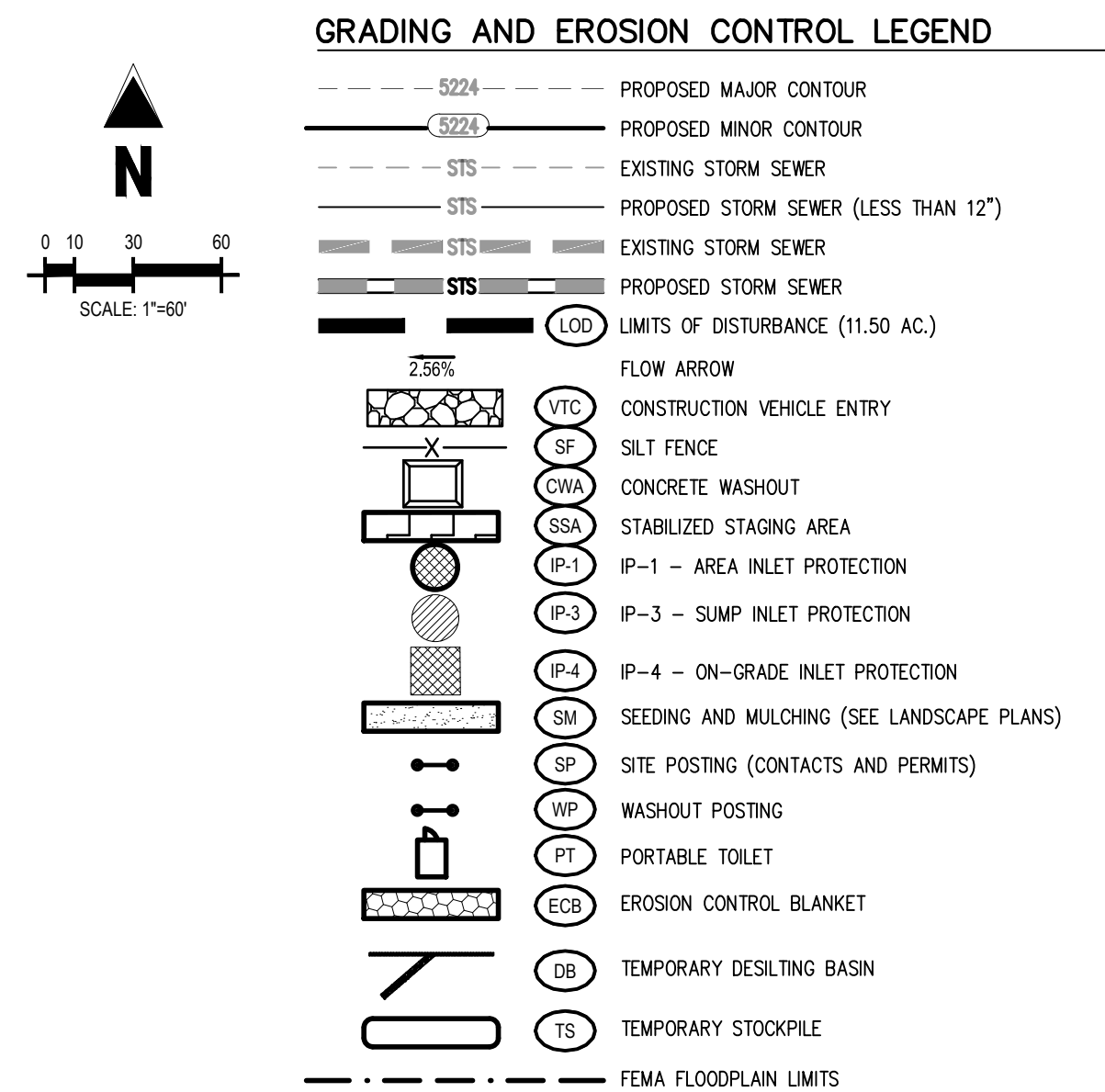
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EROSION CONTROL PLAN – INITIAL  
& INTERIM

## C2.1



KING SOOPERS #147  
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1  
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
GRADING AND EROSION CONTROL PLAN



EL PASO COUNTY GRADING AND EROSION CONTROL NOTES

- SEE OVERALL CD EROSION CONTROL DETAIL SHEET.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THESE PLANS OR WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECOM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE DISTURBED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATER OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE DESIGNED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGN AND SHALL BE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECOM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECOM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (EOM, NPDES FLOODPLAIN, 404, NPDES DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY \_\_\_\_\_ AND \_\_\_\_\_ SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART, FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

NOTE

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) WAS SUBMITTED TO FEMA BY THE MASTER DEVELOPER ON 12/21/19. THE CLOMR REVISED THE EXISTING FLOODPLAIN LIMITS TO THE PROPOSED LIMITS SHOWN ON THIS PLAN.

Galloway

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Greenwood Village, CO 80111  
303.770.8884  
gallowayus.com

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Soopers

King Soopers / Petroleum  
Supermarket  
65 Tejon Street  
Denver, CO 80223  
Phone (303) 778-3053  
Fax (303) 871-9262

KING SOOPERS #147  
FALCON MARKETPLACE  
LOTS 2 & 3, BLOCK 1  
E. WOODMEN ROAD & MERIDIAN ROAD  
FALCON, CO

#	Date	Issue / Description	Init.
1	12/19/19	2nd SDP SUBMITTAL	ACJ
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Project No: KSS000147

Drawn By: ACJ

Checked By: JRR

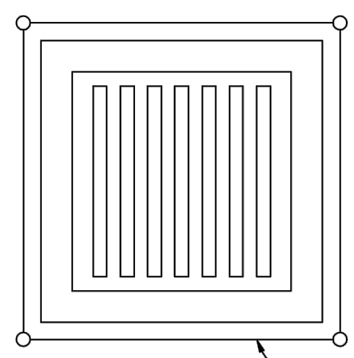
Date: 8/29/19

EROSION CONTROL PLAN - FINAL

C2.2



KING SOOPERS #147  
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1  
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
GRADING AND EROSION CONTROL PLAN



Filter Fabric Inlet Protection  
NTS

Filter Fabric Inlet Protection Notes

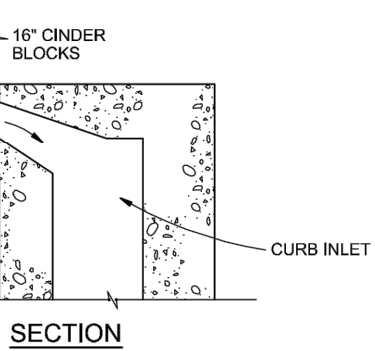
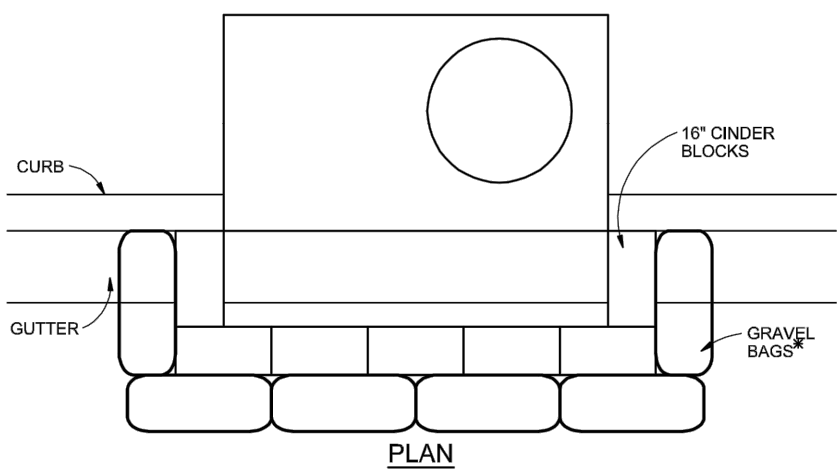
- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
  2. SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.
  3. POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
  2. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.
  3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
  4. FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs  
Stormwater Quality

Figure IP-1  
Filter Fabric Inlet Protection  
Construction Detail and Maintenance  
Requirements

3-25



Block and Gravel Bag Curb Inlet Protection  
NTS

Block and Gravel Bag Curb Inlet Protection Notes

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY OR GEOTEXTILE).

- AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs  
Stormwater Quality

Figure IP-3  
Block & Gravel Bag Curb Inlet Protection  
Construction Detail and Maintenance  
Requirements

3-27

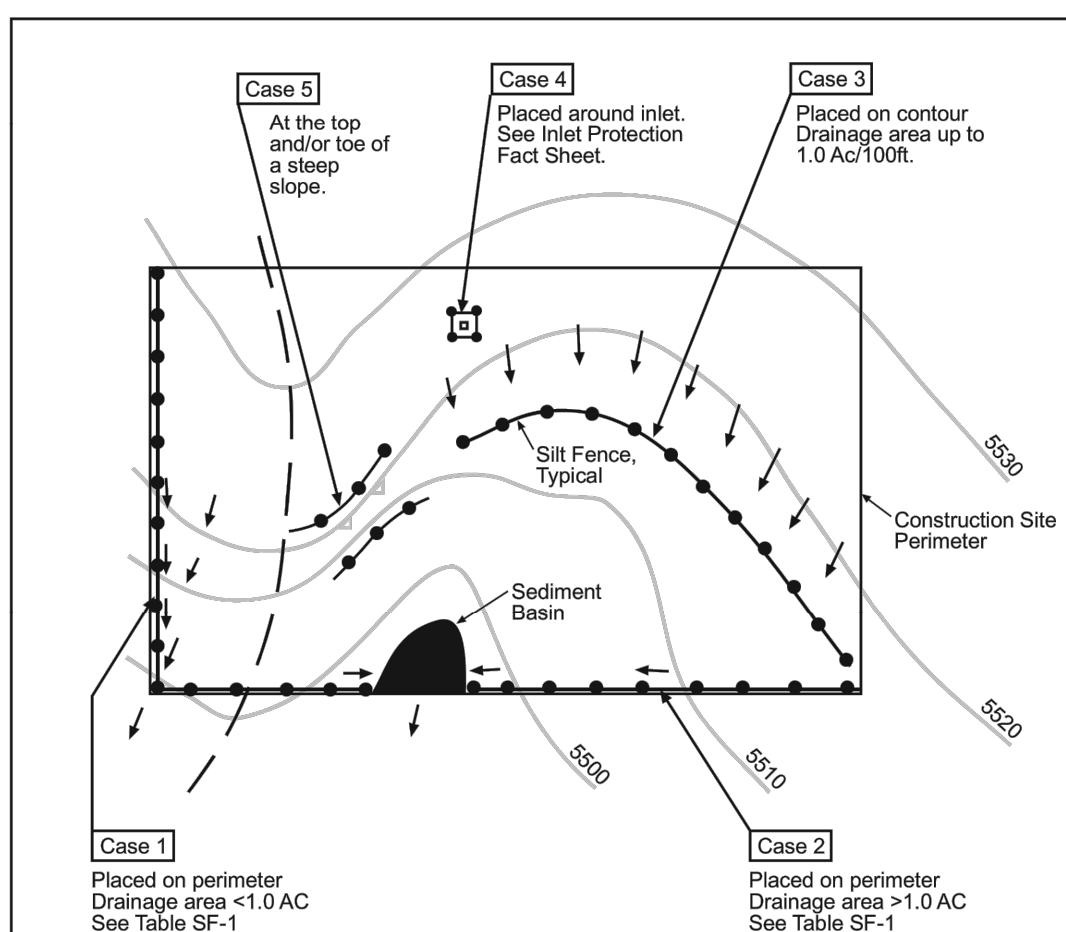


Table SF-1

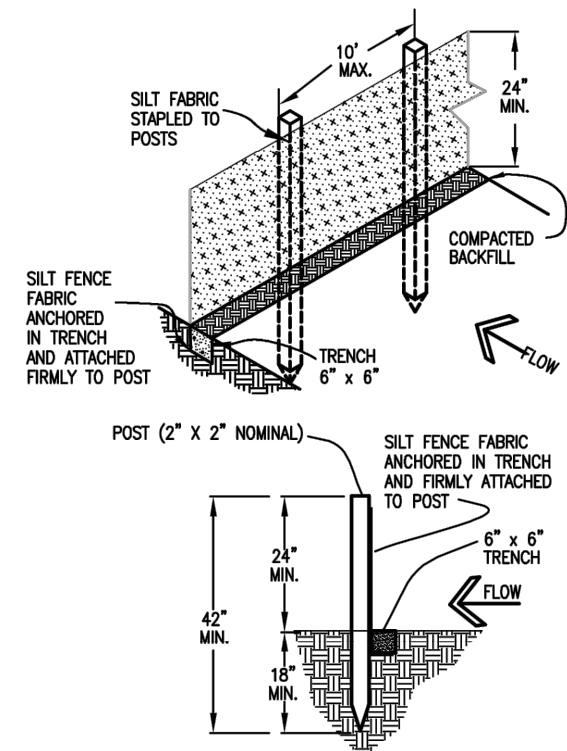
Silt Fence Used as	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Continuous Grade	OK <sup>(1)</sup>	OK <sup>(1)</sup>	OK <sup>(1)</sup>
Area of Concentrated Flow	OK	NO <sup>(2)</sup>	NO <sup>(3)</sup>

- (1) Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence.  
(2) Check Dam may also be used as alternative to Silt Fence at low point.  
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs  
Storm Water Quality

Figure SF-1  
Silt Fence  
Application Examples

3-35



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUN TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "J" TYPE WITH MINIMUM WEIGHT OF 133 POUNDS PER LINEAL FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. TIE WIRE OR HOE RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
  2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
  3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs  
Stormwater Quality

Figure SF-2  
Silt Fence  
Construction Detail and Maintenance  
Requirements

3-36

GENERAL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THIS SITE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR PERMANENT SEED MIX AND PLANTING SPECIFICATIONS.
5. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
6. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN SITE IS PAVED.

MANAGEMENT STRATEGIES

1. VEHICLE TRACKING CONTROL SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
2. THE INLET PROTECTION SHOWN ON THE ENCLOSED EROSION CONTROL PLAN SHALL BE SECURED AND PLACED ACCORDING TO THE DETAILS CONTAINED ON THIS PLAN.
3. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION. SUPERINTENDENT RESPONSIBLE FOR SEEING THAT APPROPRIATE CONSTRUCTION WORKERS AND SUBCONTRACTORS ARE AWARE OF ALL PROVISIONS OF THE PLAN.
4. CONTRACTOR SHALL ESTABLISH FINAL LANDSCAPING STABILIZATION PER THE LANDSCAPING PLANS & EROSION CONTROL PLAN IN THIS SET AT THE COMPLETION OF THE PROJECT.
5. CLEANUP:  
A. TRANSPORT TRASH AND DEBRIS, AND SURPLUS AND UNACCEPTABLE SOIL MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM.  
B. REMOVE ALL TEMPORARY SHORING, BRACING, EROSION CONTROL, AND OTHER PROTECTION DEVICES WHEN NO LONGER REQUIRED BY CITY.

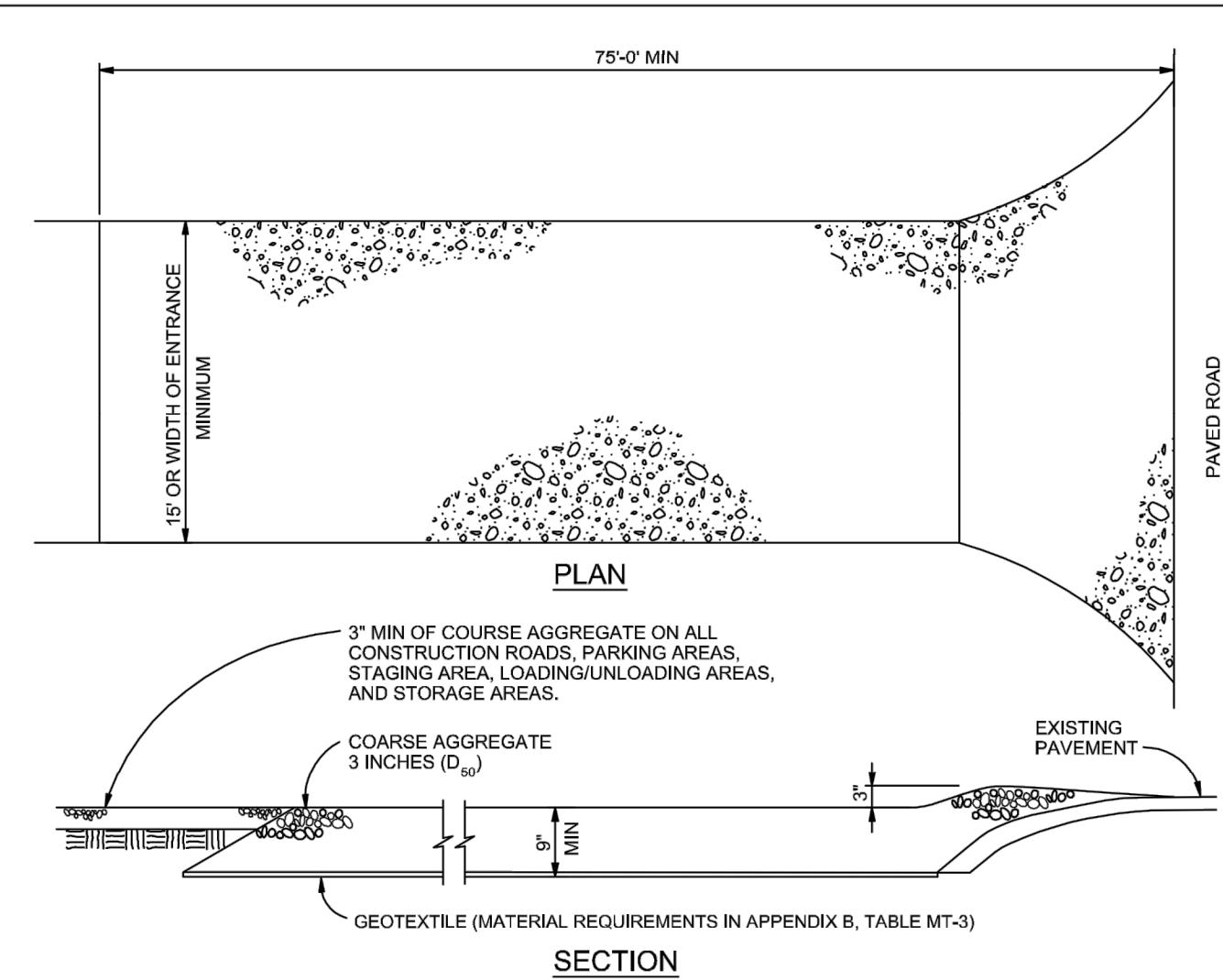
MAINTENANCE

- IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
1. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING AND FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
  2. GRAVEL FILTERS, GRAVEL SOCKS OR OTHER INLET PROTECTION WILL BE CHECKED REGULARLY FOR SEDIMENTATION BUILDUP AND CLEANED AS REQUIRED.

PERFORMANCE STANDARDS

THE GENERAL REQUIREMENTS FOR EROSION CONTROL WORK SHALL BE AS FOLLOWS:

1. ANY LAND DISTURBING ACTIVITY SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
2. STRUCTURAL EROSION CONTROL MEASURES INCLUDED IN THE APPROVED PLAN ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE. INSTALLATION WILL MEET SPECIFICATIONS SHOWN ON THE DETAIL SHEET. CONTROL MEASURES NECESSARY FOR CONTINUING PHASES OF CONSTRUCTION SHALL BE INSTALLED AS DETAILED IN THE SUBMITTED CONSTRUCTION SCHEDULE OR AS NEEDED IN PROGRESSION TO THE FINAL EROSION CONTROL PLAN.
3. ALL LAND DISTURBING ACTIVITIES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER THAT THE EXPOSURE TIME OF DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE LEAVING THE SITE.
4. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH OR FROM THE LAND DISTURBING ACTIVITY SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
5. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND AREAS OF LAND DISTURBANCE GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO APPROVED PLANS AND SPECIFICATIONS.
6. THE PERMITTEE IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL STRUCTURES. THESE STRUCTURES ARE TO BE INSPECTED BY THE PERMITTEE EVERY 14 DAYS AND AFTER EVERY PRECIPITATION EVENT TO INSURE THEIR EFFICIENCY AND TO EVALUATE MAINTENANCE NEEDS OR PER LOCAL INSPECTION REQUIREMENTS. MAINTENANCE OF THESE STRUCTURES MAY BE DIRECTED AT ANY TIME BY A CITY OR STATE REPRESENTATIVE.
7. THESE STANDARDS DO NOT SUPPLANT ANY CITY, STATE OR FEDERAL REQUIREMENTS. CONTRACTOR SHALL ALWAYS ADHERE TO THE STRICTER STANDARD SHOULD ANY DISCREPANCY ARISE.



VEHICLE TRACKING  
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

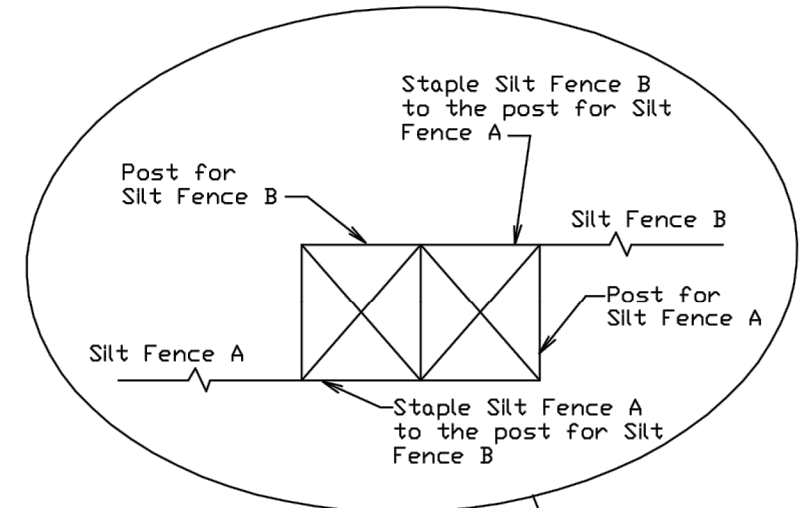
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs  
Stormwater Quality

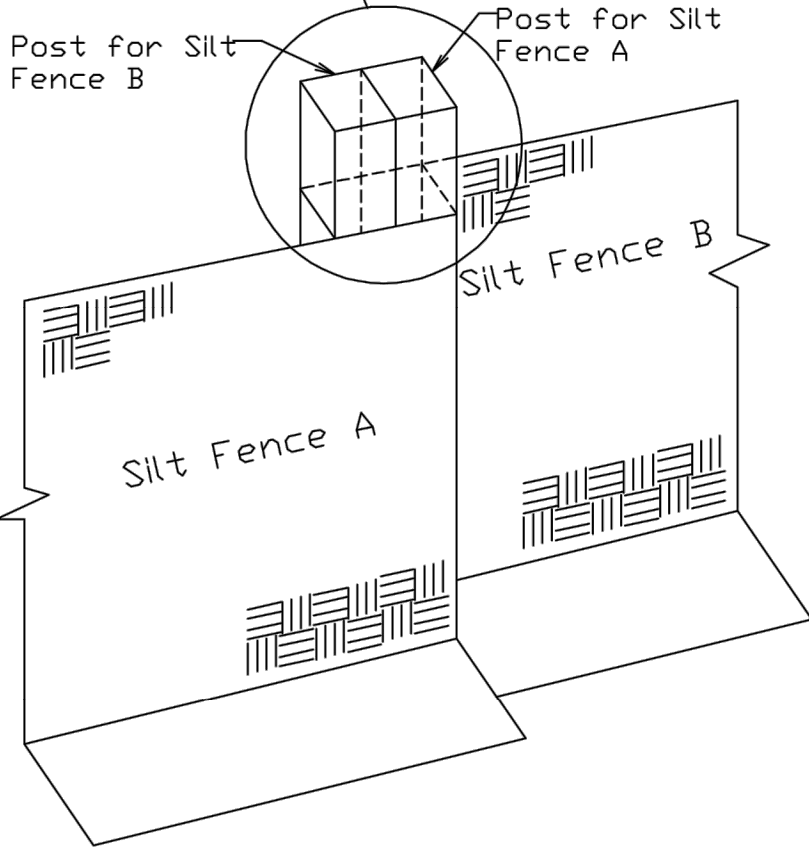
Figure VT-2  
Vehicle Tracking  
Application Examples

3-54

Top View of Silt Fence Posts Detail



Refer to "Top View of Silt Fence Posts Detail"



City of Colorado Springs  
Stormwater Quality

Figure SF-3  
Silt Fence Joint Tying  
Construction Detail and Maintenance  
Requirements

3-37

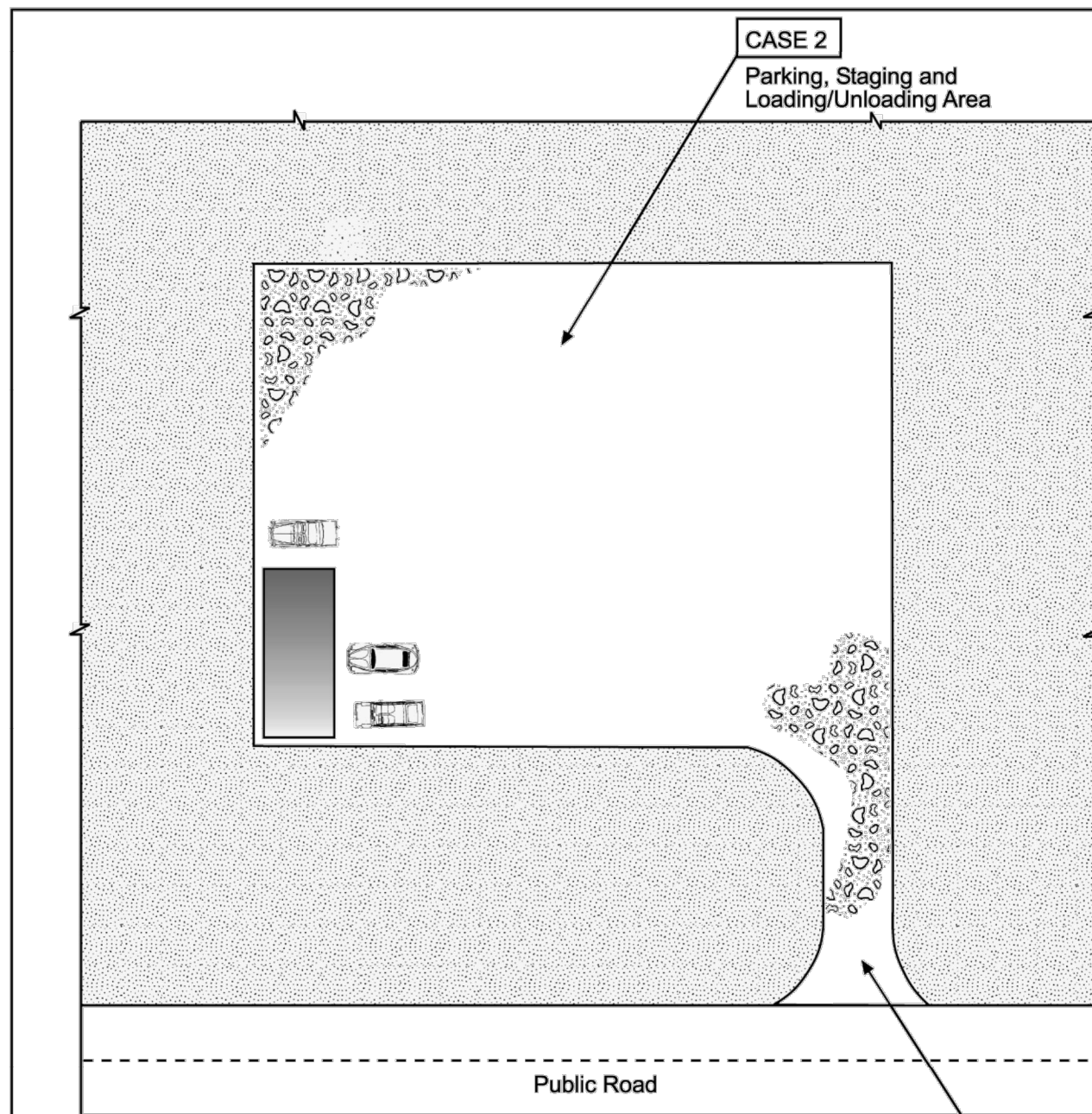


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs  
Storm Water Quality

Figure VT-1  
Vehicle Tracking  
Application Examples

3-53

Galloway

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KING SOOPERS #147  
FALCON MARKETPLACE  
LOTS 2 & 3, BLOCK 1  
E. WOODMEN ROAD & MERIDIAN ROAD  
FALCON, CO

#	Date	Issue / Description	Init.
1	12/19/19	2nd SDP SUBMITTAL	ACJ
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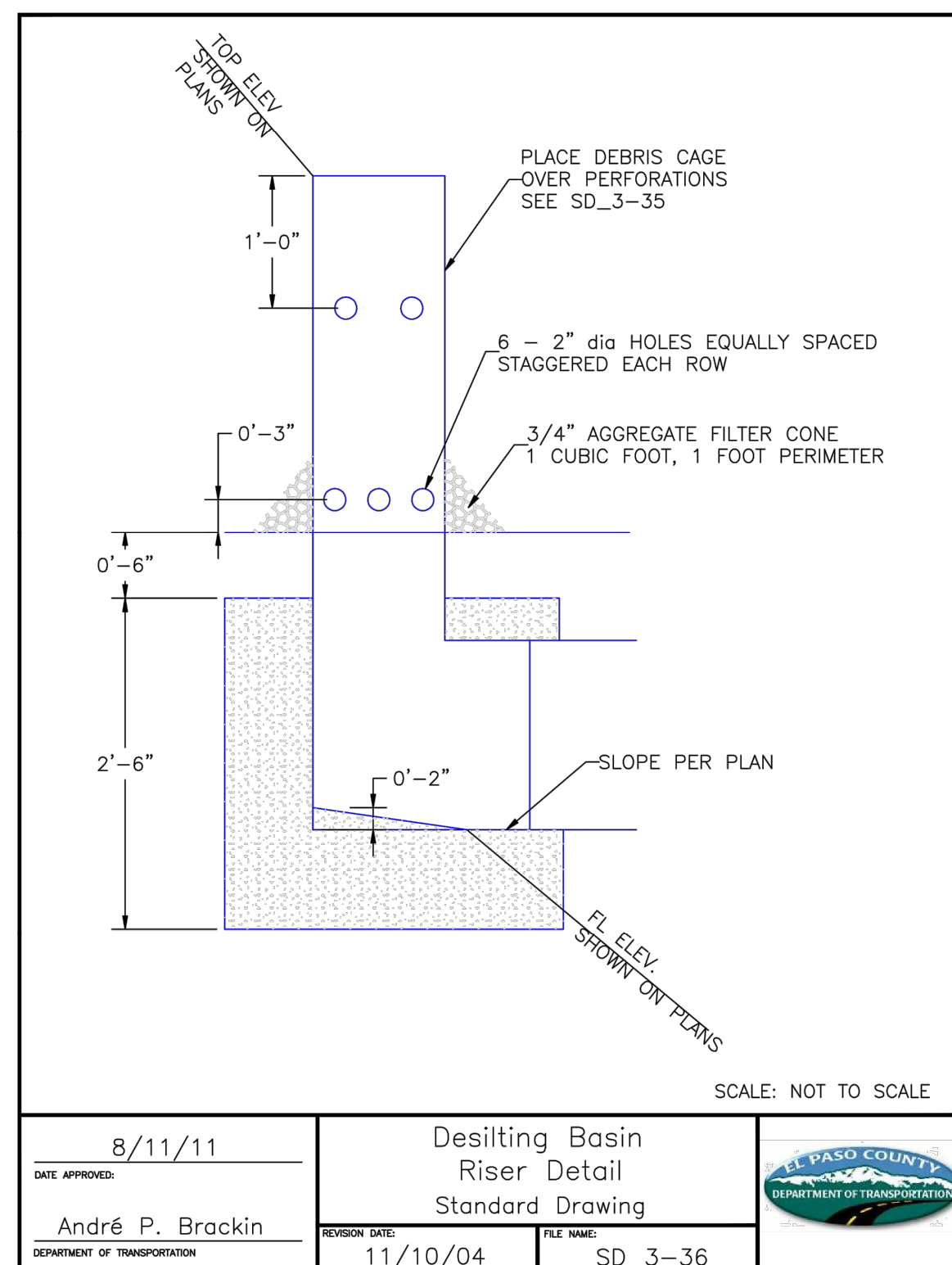
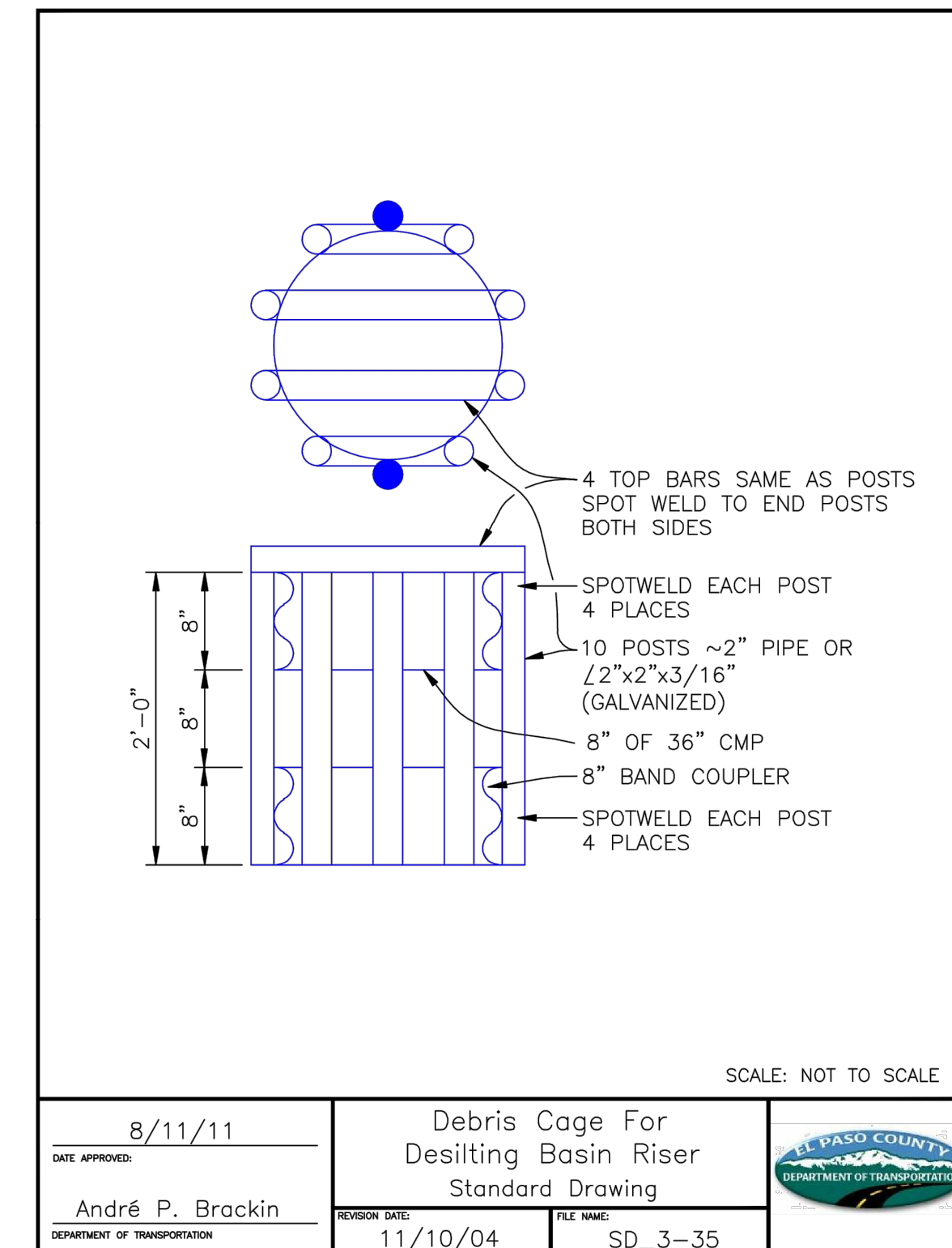
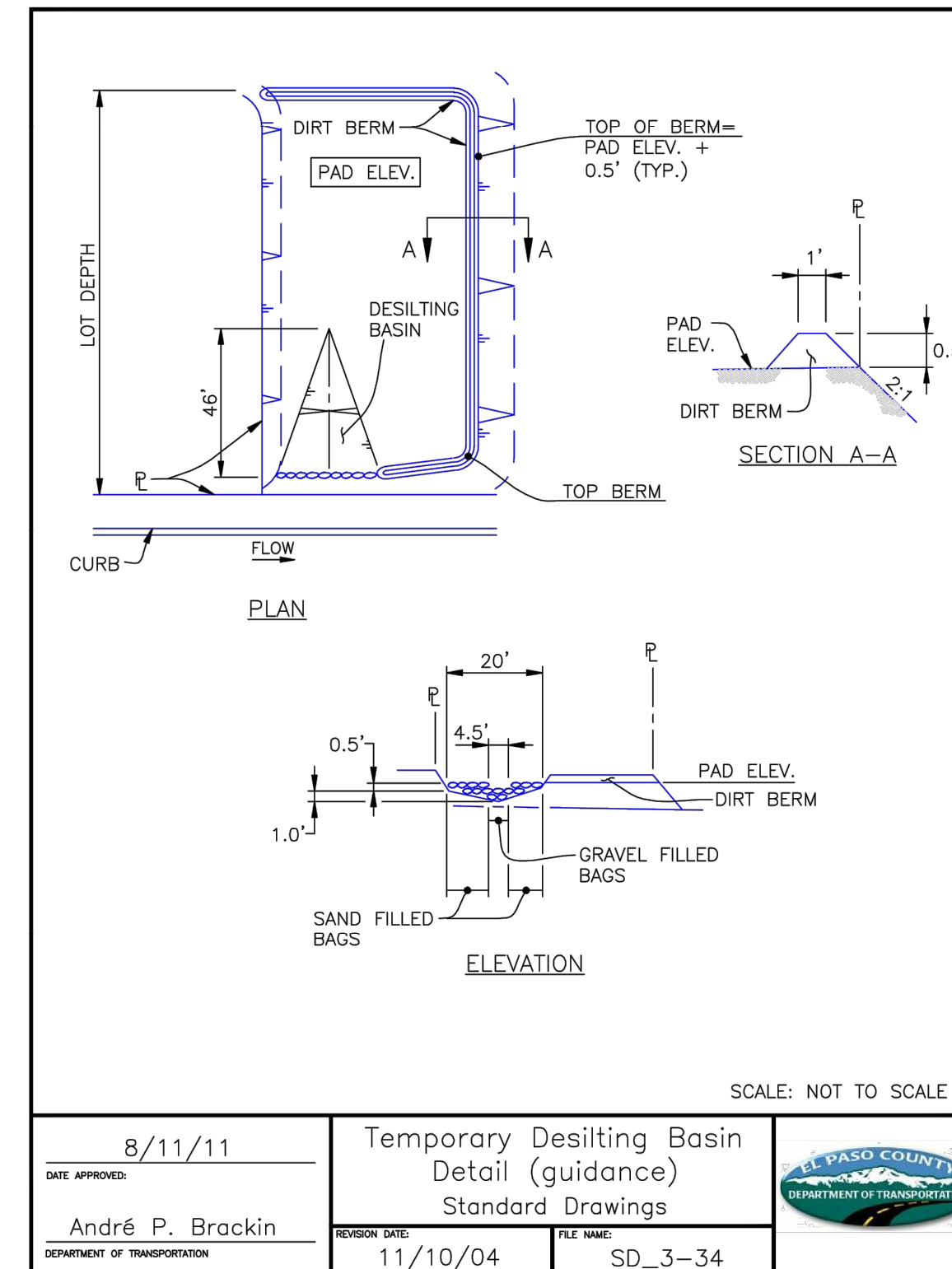
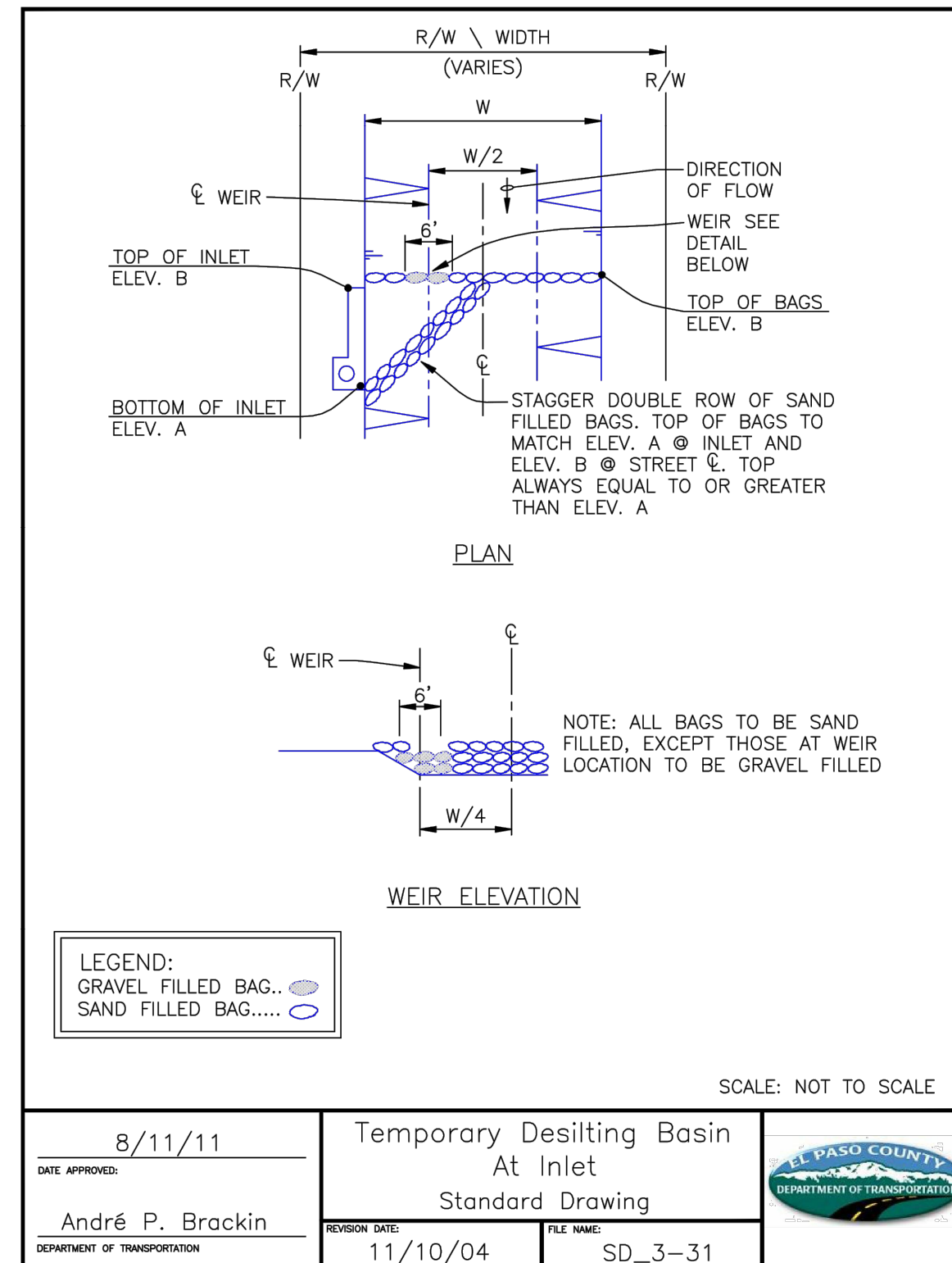
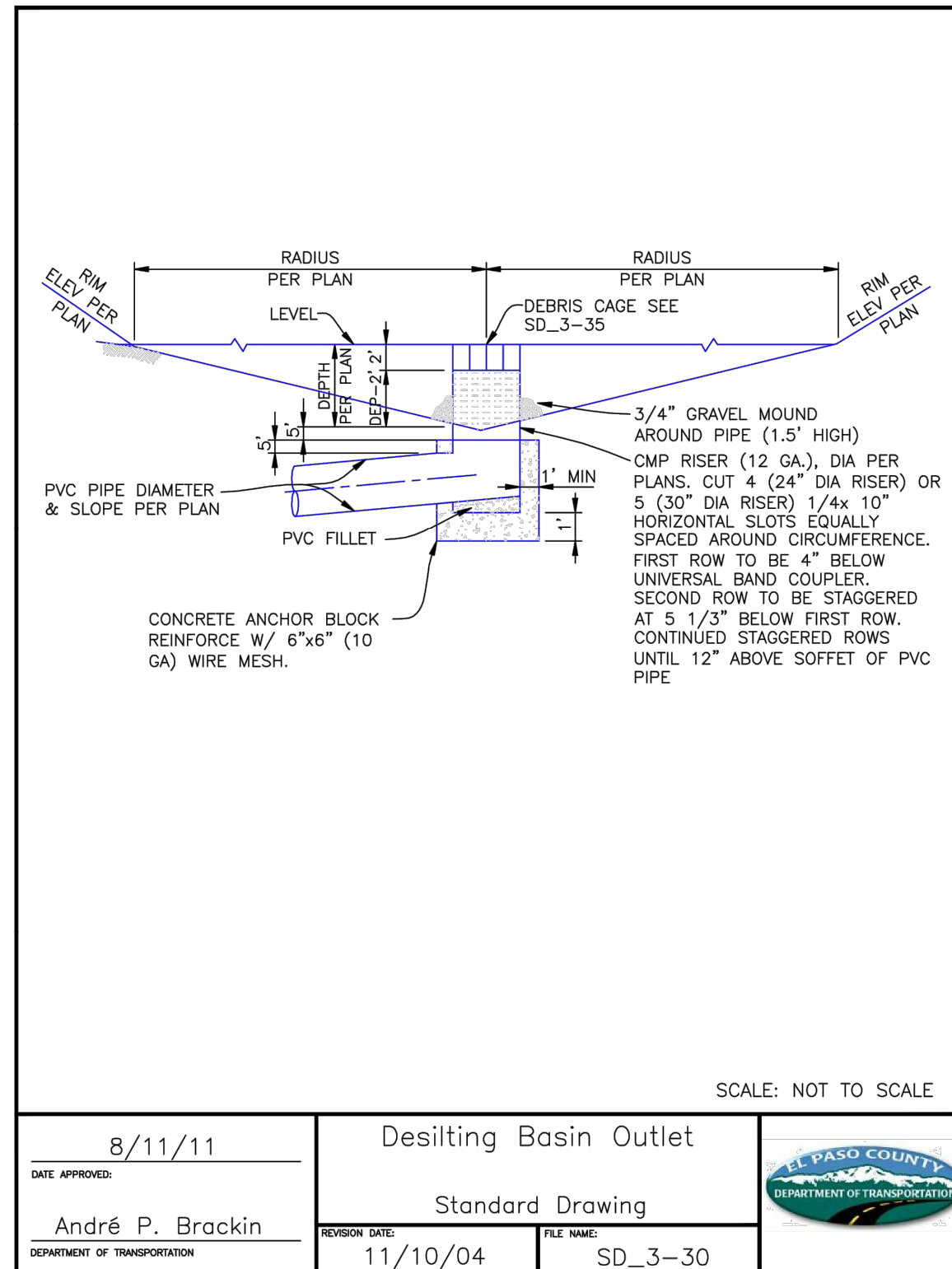
Project No: KSS000147  
Drawn By: ACJ  
Checked By: JRR  
Date: 8/29/19

GRADING AND EROSION CONTROL  
DETAILS

C2.3



**KING SOOPERS #147  
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1  
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
GRADING AND EROSION CONTROL PLAN**



- Provide Erosion Control Blanket Detail - if proposed
- ✓ Provide CWA Detail.
- ✓ Provide Sediment Basin Detail.

Galloway Response: Erosion control blanket is not proposed. No proposed slopes are steeper than 4:1

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

E. WOODMEN ROAD & MERIDIAN ROAD  
FALCON, CO

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

## GRADING AND EROSION CONTROL DETAILS

C2.4

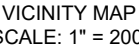
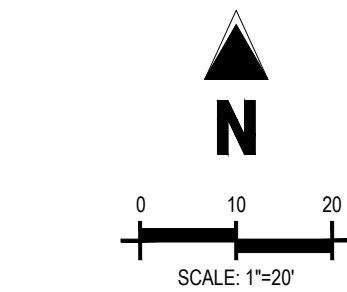


# SITE DEVELOPMENT PLAN

THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SODINATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SODINATIVE SEED) ONSITE.



Almost all the comments on the sdp apply here through out plan set- see checklists



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

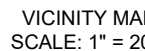
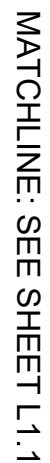
LANDSCAPE PLAN

L1.1

© King Soopers - City Market CO, Falcon - KSS000147 Woodman & Meridian/CADQ2-Star/KSS147 L10-L16-P-LAND dog - Aaron Johnston - 12/19/2019



# SITE DEVELOPMENT PLAN



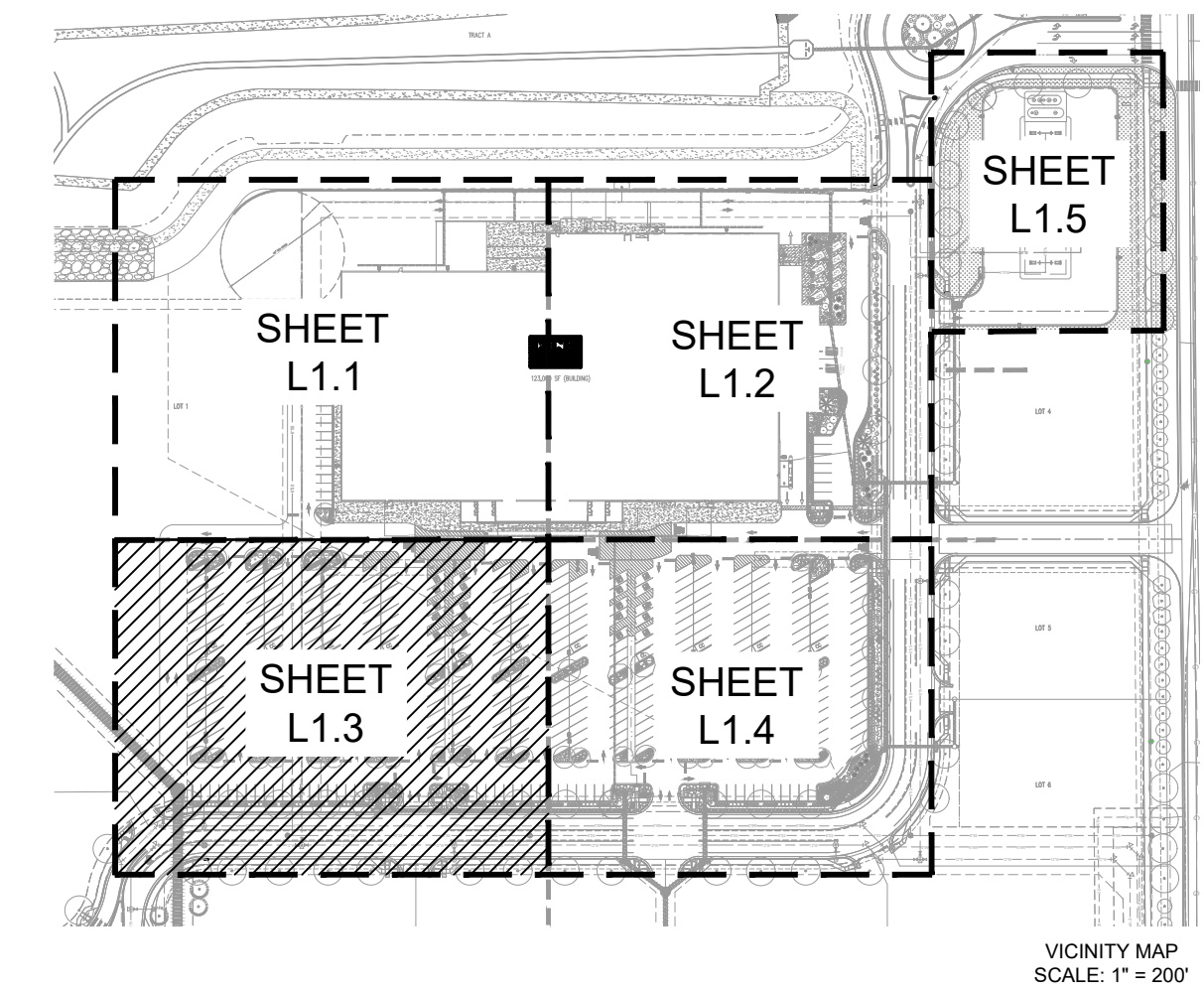
L1.2

**SOIL TESTING NOTE**

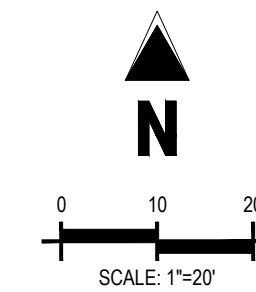
THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SAMPLE SUBMITTING THE SAMPLES TO A SOIL TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SODNATIVE SEED). THE SOIL LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COVINGTON PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SODNATIVE SEED) ON SITE.



# SITE DEVELOPMENT PLAN

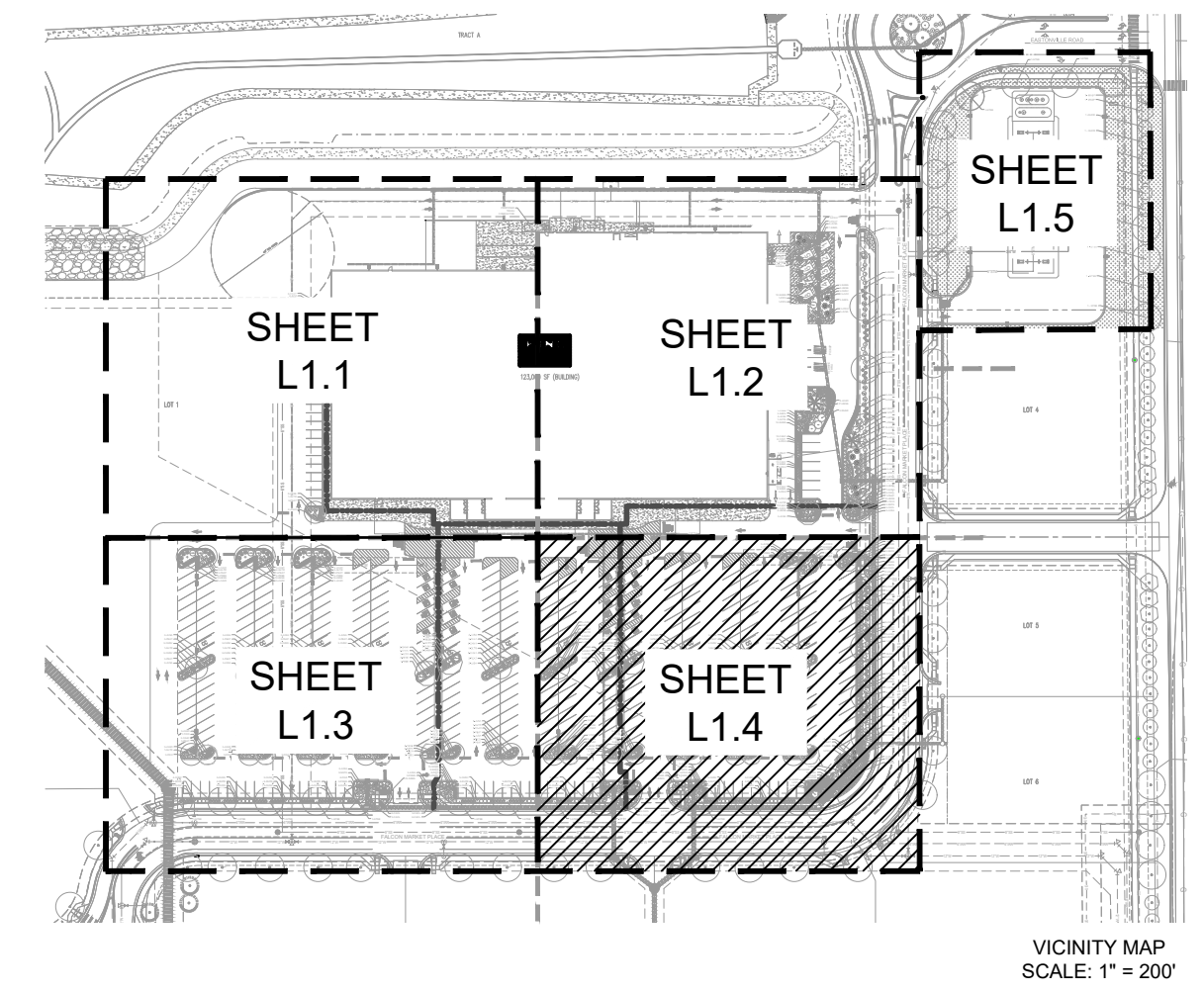
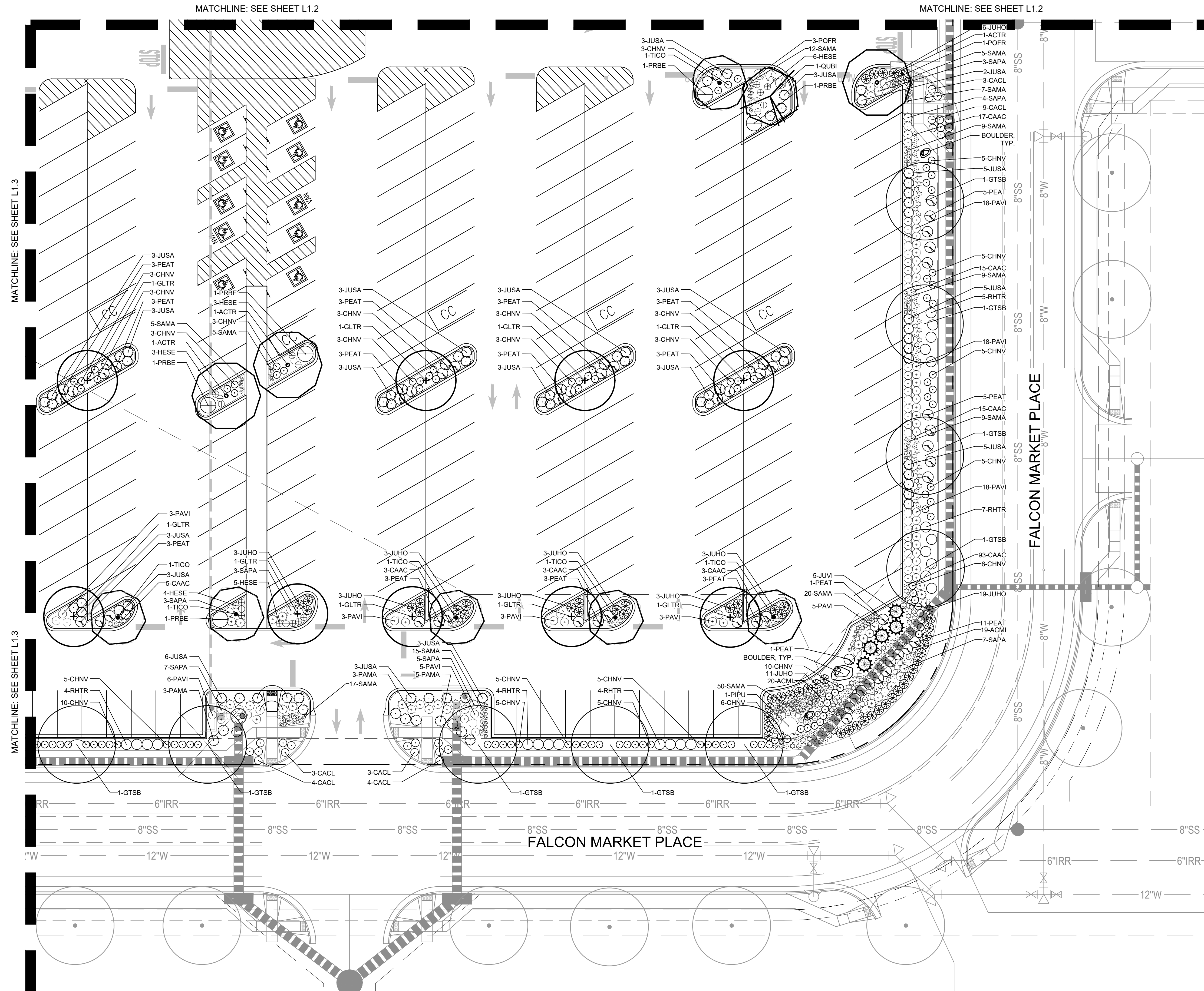


**SOIL TESTING NOTE**  
THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOIL TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS REGARDING FERTILIZER AMOUNTS AND APPLICATION RATES FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SODINATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SODINATIVE SEED) ONSITE.





**KING SOOPERS #147  
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1  
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
SITE DEVELOPMENT PLAN**



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# KING Soopers

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Supermarket / Petroleum  
65 Tejon Street  
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Fax (303) 871-9262

KING SOOPERS. #147  
FALCON MARKETPLACE  
LOTS 2 & 3, BLOCK 1  
  
7530 & 7595 FALCON MARKET PL.  
FALCON, CO

[illegible]

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Project No: KSS000147

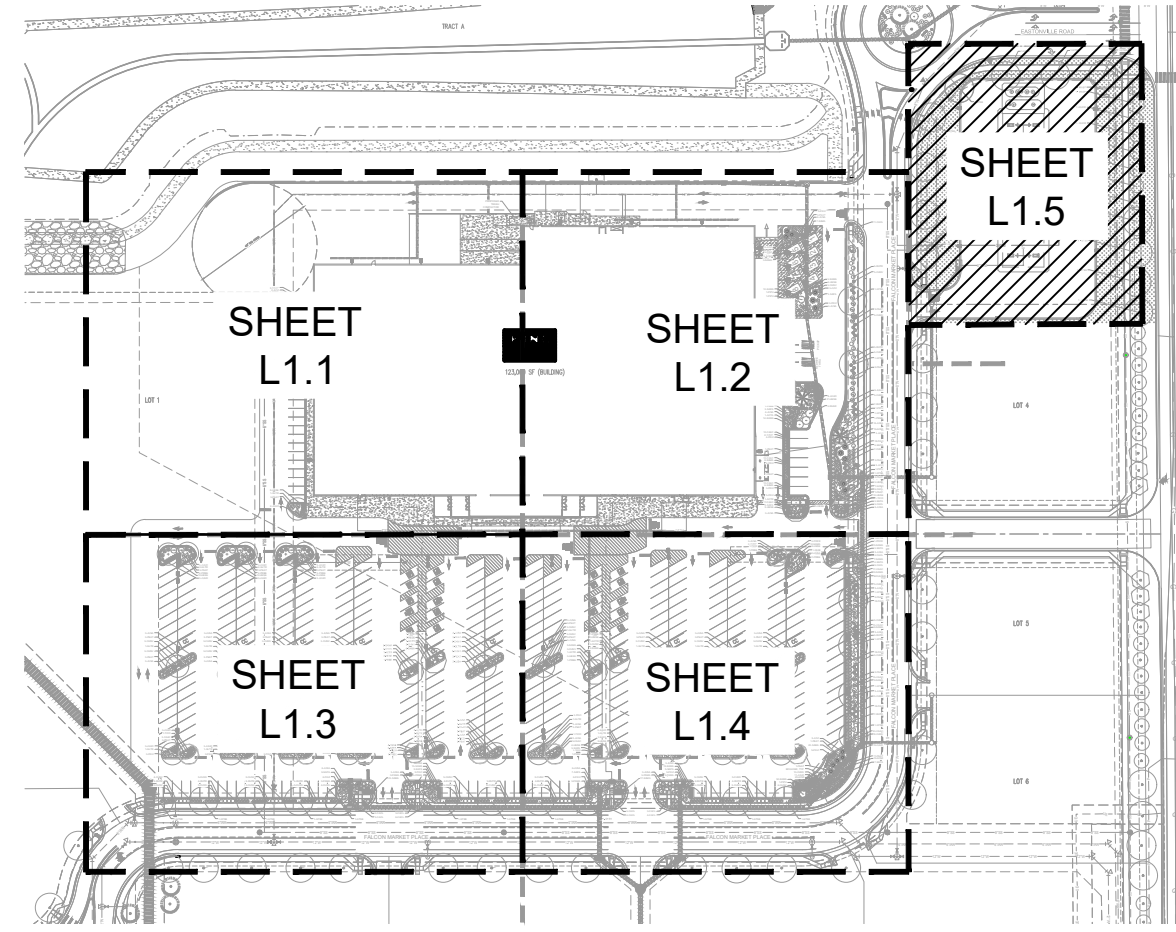
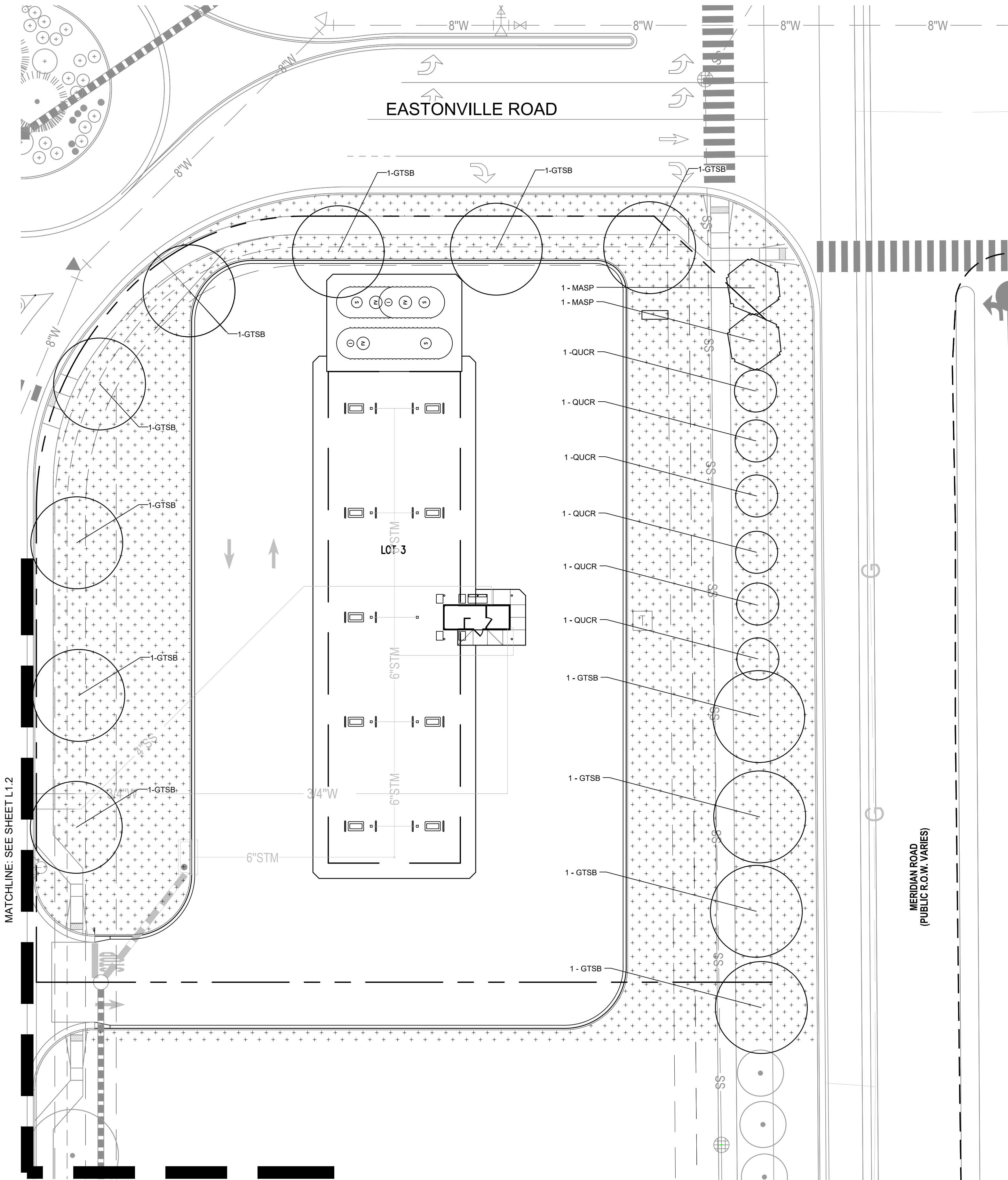
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LANDSCAPE PLAN

## L1.4



**KING SOOPERS #147  
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1  
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
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FALCON, CO

[illegible]

Project No: KSS000147

Checked By:

LANDSCAPE PLAN

## L1.5

4410mg Scooters - City Market/CO, Falcon - K55000147 Woodman & Meridian/CAD/CQ-Plan/KSS147\_L10-L11.6-P-LAND.dwg - Aaron Johnston - 12/19/2019



