

December 19, 2019

Kari Parsons
El Paso County Development Services
2880 International Circle Suite 110
Colo. Spgs. CO 80910
(719) 778-3123

Re: 1st Site Development Plan Review, King Soopers #147 – Falcon Market Place

Please find below our re-submittal package addressing the comments received on November 20, 2019. To facilitate your review, we have included the original comments in italicized font, and have provided our responses in **bold**.

Pikes Peak Regional Building Department Comments – Provided by Brent Johnson

Regarding a request for approval of a site development plan for King Soopers in Falcon Marketplace, Enumerations has the following comments:

1. *The public street which runs through this development is Falcon Market Place. The development plan should be updated to show this street name.*

Galloway Response: Street name has been updated on the plans.

2. *The addressing for Falcon Marketplace in its currently proposed configuration has been established pending recording of the final plat. The address for Lot 2 is 7530 Falcon Market Pl. and the address for Lot 3 is 7595 Falcon Market Pl. These addresses should be used when submitting any building plans for review/permit.*

Galloway Response: The addresses are shown on the plans and in the title block.

3. *Enumerations will not approve any building plans submitted for review/permit without a copy of the final recorded plat for Falcon Marketplace in our records*

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

911 Authority – El Paso/Teller County Comments:

This development has an approved and reserved street name that is not indicated on the drawing.

"Falcon Market Pl"

Is this still the intended designation?

Galloway Response: Street name has been updated on the plans.



Woodmen Hills Metro Comments:

Woodmen Hills Metropolitan District recommends approval of the King Soopers-Falcon Marketplace.

Galloway Response: Thank you for your recommendation.

RBD Floodplain Comments:

This site is covered in FEMA Zone A. The current floodplain permit for the site includes earthwork ONLY associated with the approved CLOMR. The LOMR that should follow the CLOMR once earthwork is complete will need to be "effective" prior to issuance of any building permits. Recent typical time frames for LOMR approval have been 12-18 months from time of submittal. Once a LOMR is approved there is an appeal period of 125 days before the LOMR is effective.

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

PCD Project Manager Comments:

The Haul Route does not show where the semi trucks are entering from, nor circulating, nor turning around on King Soopers property from loading docks. Where is the trash dumpsters? Provide detail of the dumpster area and the 100 percent opaque screening detail. on the SDP & Landscape plan.

Galloway Response: The Haul Route Exhibits have been updated to show circulation, turning movements, and loading/unloading movements. The trash compactor is now labeled on the Site Plan.

Colorado Springs Utilities Comments – Provided by Kyle Schelhaas

No comments – recommend approval.

Galloway Response: Thank you for your review and approval.

Falcon Fire Protection District Comments – Provided by Trent Harwig

The Falcon Fire Protection District recommends APPROVAL of this development plan with the following comments.

Galloway Response: Thank you for your review and approval.

FEES: The Falcon Fire Department will collect a cost recovery fee of \$429.00 on final development plan reviews. Payment shall be made to the Falcon Fire Department at this time at 7030 Old Meridian Road, Falcon Colorado 80831. Please be advised that the fire hydrant/water plan or the construction documents will not be reviewed by the Falcon Fire Department until this fee is received.

Galloway Response: Noted, the fee will be paid once construction documents are submitted.

1. *NO HYDRANT REVIEW: The review of this development plans does not include a review of the hydrant system layout. Water plans shall be submitted and reviewed by the Falcon Fire Department prior to construction plans being approved.*

Galloway Response: Noted, water plans will be submitted with the construction documents.

2. *WATER PLANS: The water/hydrant plans for this development/site will be required to have the range of the gross square footages (including all floors, lofts, garages, basements, mezzanines, etc.) of the structures to be constructed. This information will be used to determine the fire flow requirements for the development. Water plans cannot be reviewed if this information is not provided. Ensure that the water/hydrant plans indicate adequate fire flow requirements for the sizes and types of structures being constructed.*

Galloway Response: Noted, water plans will include adequate fire flow requirements.

Mountain View Electric Association, Inc. Comments – Provided by Cathy Hansen-Lee

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

MVEA will work with the developer to acquire utility easements to serve this new commercial site after a review of civil drawings with grading and erosion plan is provided. MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

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

Upper Black Squirrel Creek GWMD Comments:

The Upper Black Squirrel Creek GWMD does not have any comments at this time but reserves the right to comment in the future.

Galloway Response: Thank you for your review and approval.

Engineering Division- Provided by Jeff Rice and Steve Kuehster

General/Letter of Intent

1. *Include the amount of Woodmen Road District fees to be paid with this development.*
Galloway Response: Amount has been added.
2. *Include an explanation of the Public infrastructure that is being constructed by the master developer and what public infrastructure is proposed to be constructed with this plot plan review.*
Galloway Response: Description of responsibility for public infrastructure is included.
3. *Additionally clarify which party is responsible for the portions of the Subdivision Improvement Agreement (SF 19-001) and the other requirements being addressed by the Falcon Market Place project SF 19-001.*
Galloway Response: Additional discussion has been added to the Letter of Intent outlining the responsibilities of the master developer.
4. *See letter of intent redlines*
Galloway Response: Redlines have been addressed.

Site Development Plan (Plot Plan)

1. *Label all easements including the inundation easement and spillway flow path*
Galloway Response: All easements have been labeled.
2. *Provide street classifications for the adjacent streets*
Galloway Response: Street classifications are now shown on the plans.
3. *Provide a note stating that approved Base Flood Elevations (BFEs) are being established through the LOMR process and identify the LOMR.*
Galloway Response: Note has been added to the Site Plan.
4. *See site plan redlines for additional comments.*
Galloway Response: Redlines have been addressed.

Transportation/Traffic Study (TIS)

1. *Provide discussion of improvements that will be constructed with this first phase of The Falcon Market Place project. SF19-001. Reference the public improvements Table 7B, and the Subdivision Improvements Agreement SIA for that project. In addition, specifically what needs to be provided with this phase*
Galloway Response: The improvements that will be constructed with the first phase of The Falcon Marketplace project have been elaborated upon in the letter.
2. *Provide a memorandum (referencing the Preliminary Plan TIS), to go along with the development agreement, stating the anticipated overall site ADT that will warrant each offsite improvement. Include the improvements proposed for immediate construction as "Phase 1". This is unresolved/partially resolved from SF 19-001.*

- a. *The ADT/Trigger column of the table needs to be clear what percentage of what total estimated cost each trip is responsible for contributing; i.e. "dollars per trip" at the site development plan/building permit stage. This will then be included in the escrow agreement with the first site development plan. Partially resolved from SF 19-001.*

Galloway Response: The ADT/Trigger column of the Table has been corrected.

3. *See TIS redlines.*

Galloway Response: All TIS redlines have been addressed.

Final Drainage Report

1. *Review the requirements of a Small Subdivision Drainage report, drainage letter DCM Vol. 1, 4.5 and ensure the report meets this criteria.*

Galloway Response: The Drainage Letter and Drainage Plan have been revised to conform with section 4.5 of DCM Vol. 1.

2. *Provide signature blocks*

Galloway Response: Signature blocks are now provided.

3. *Provide a section in the text and identify the "4 Step process" used for this application.*

Galloway Response: 4 Step Process is now included.

4. *Tabulate the Hydrologic data for the King Soopers lots proposed and identify these items on the plan and in the text.*

Galloway Response: The hydrologic data has been added to the Drainage Letter Appendix and the Drainage Plan.

5. *Provide a table from the master developer's Drainage report or a new table that shows how the SWQC Volumes and/or FSD Volumes for these lots are accounted for in the proposed ponds.*

Galloway Response: Volume tables are provided in Appendices.

6. *Call out any specific measures used to accommodate the construction of a fuel station.*

Galloway Response: A section describing how stormwater from the fuel facility lot is collected and routed to the water quality pond has been added.

7. *Identify the Drainage and Bridge fees due.*

Galloway Response: A section summarizing the Drainage and Bridge fees has been added.

8. *See Drainage letter redlines.*

Galloway Response: All Drainage Letter redlines have been addressed.

Grading and Erosion Control Plan/Predevelopment Site Grading/SWMP

Note: The following comments are provided based on the Site Grading specific to the King Soopers and fuel station site request. Grading may otherwise be performed under the early grading already proposed if desired.

1. *The following documents are required.*

- a. **Provide the new PBMP Applicability Form, which can be found at:**
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>.

Galloway Response: The PBMP Applicability Form is now provided.

- b. **An updated ESQCP form is required as part of ECM updates; provide with the next submittal. The form can be found at**
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Erosion-and-Stormwater-Quality-Control-Permitrev.2019.docx>

Galloway Response: ESQCP is included in submittal.

2. **Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed with the next submittal. As noted at the beginning of these comments, updated checklists are required to be provided by the design engineer. Provide the checklists with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at:**

<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP Checklists.xlsx>.

Galloway Response: Checklists are completed and included.

3. **The Grading and Erosion control plan needs to meet the requirements of the new updates, See redline comments on the plan.**

Galloway Response: Redlines have been addressed.

4. **The SWMP needs to be updated to meet the requirements of the new updates, See redline comments on the document.**

Galloway Response: SWMP has been updated per comments.

F AE

1. **An engineer's estimate of the costs associated with this application is required in order to begin grading and construction of the King Soopers and the Fuel Station. See below for the 2019 form on the Planning and Community Development web site.**

<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/2019-Financial-Assurance-Estimate-final.xlsx>

Galloway Response: The engineer's estimate of costs is now included.

El Paso County Public Health- Provided by Mike McCarthy, Environmental Health Division

1. **There is a finding for sufficiency in terms of water quality for drinking water obtained from Woodmen Hills Metropolitan District District which is a Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply. The water system is assigned PWSID# CO0121930 by the Colorado Department of Public Health and Environment.**

Galloway Response: Noted. Thank you for review and comment.

2. *This development site has earthmoving activity in excess of one acre, but less than twenty-five acres, and requires a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.*

Galloway Response: Noted. Thank you for review and comment.

3. *Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County are potentially higher radon levels than other areas of the country.*

Galloway Response: Noted. Thank you for review and comment.

4. *El Paso County Public Health encourages planned walkability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools and commercial areas. Walk-ability features promote exercise, help reduce obesity and lower the risk of heart disease.*

Galloway Response: Noted. Thank you for review and comment.

5. *El Paso County Public Health requires interior finish plans to be submitted for review and approval prior to commencement of construction.*

Galloway Response: Noted. Thank you for review and comment.

Sincerely,
Galloway

Jenny Romano, P.E.
JennyRomano@GallowayUS.com

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SITE DATA TABLE				
	LOT 2 (KING SHOOPERS STORE)		LOT 3 (KING SHOOPERS 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 GFA PLUS 1 SPACE PER 2 CYCLES	3.6 SPACES / 1000 SF GFA	1 SPACE PER DRIVEWAY ON MAX SHIFT	-
BICYCLE PARKING	5% OF TOTAL PARKING OR MIN. 1	8	-	-

✓ label parking spaces with CC sheet 2 and provide cart corral detail on sheet 3- remove circles with number

label rack on plan
sheet 2

Galloway Response: Bicycle parking has been updated in table and on plans.

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

IF detention / water quality is required for gas Pump facility-provide a note as to who will maintain it. A maintenance agreement will be required.

Galloway Response: Water quality for Lots 2 & 3 is being provided by pond #2 of the master infrastructure located south of the site. The metro-district will be responsible for maintenance of the detention & water quality ponds for the development.

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--PROPOSED LOT 2, FACED MAINWAY MARKETPLACE;
A PARCEL OF LAND LOCATED 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 NORTH LINE OF SAID SE¼ OF THE SE¼ TO BEAR 089°04'25" WITH ALL BEARINGS CONTAINED
HEREIN RELATIVE THERETO, THENCE S88°04'45"E, 44.114 FEET TO A POINT OF BEGINNING;
THENCE N89°57'46"E, 59.934 FEET;
THENCE N65°34'56"E, 21.89 FEET;
THENCE S00°00'00"E, 607.35 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE SOUTHWESTERLY 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 S45°00'00"E, 66.76 FEET;
THENCE S08°52'50"E, 58.92 FEET;
THENCE N00°00'00"E, 65.53 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHWESTERLY 158.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID
ARC HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 87°52'36" AND BEING SUBTENDED BY A CHORD
THAT BEARS S05°21'17"N, 15.84 FEET;
THENCE S00°00'00"E, 28.96 FEET;
THENCE S00°00'00"E, 120.34 FEET;
THENCE S00°00'00"E, 39.71 FEET TO A POINT OF BEGINNING;
CONTAINING 43.661 SQUARE FEET (.9977 ACRES), MORE OR LESS.

PARCEL B:
A PORTION OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 11, T15S, R9E THE 6TH PM, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL N47°04'21" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S84°19'42" E, 113.90 FEET TO THE POINT OF BEGINNING;
THENCE N00°00'00" E, 114.83 FEET;
THENCE S47°12'09", 49.83 FEET;
THENCE S00°29'49" E, 215.48 FEET;
THENCE N90°00'00" W, 239.55 FEET;
THENCE N00°00'00", 153.98 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHEASTERLY 65.68 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 39°41'32" AND BEING SUBTENDED BY A CHORD THAT BEARS N19°50'46", 67.22 FEET;
THENCE N34°14'30" E, 4.17 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHEASTERLY 70.24 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 50°18'28" AND BEING SUBTENDED BY A CHORD THAT BEARS N44°50'46", 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, FLOODING 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

The ECM Administrator does not need to sign off on this plan, since it does not have any significant public improvements. The ECM Administrator will sign the CD's that have the Public Street and Drainage improvements, done by the Master Developer.

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.



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

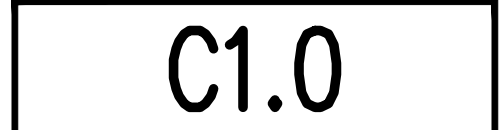
E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

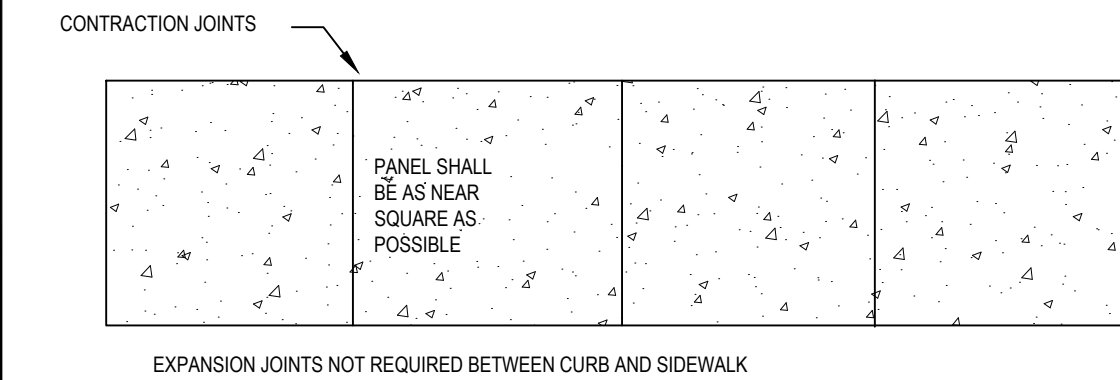
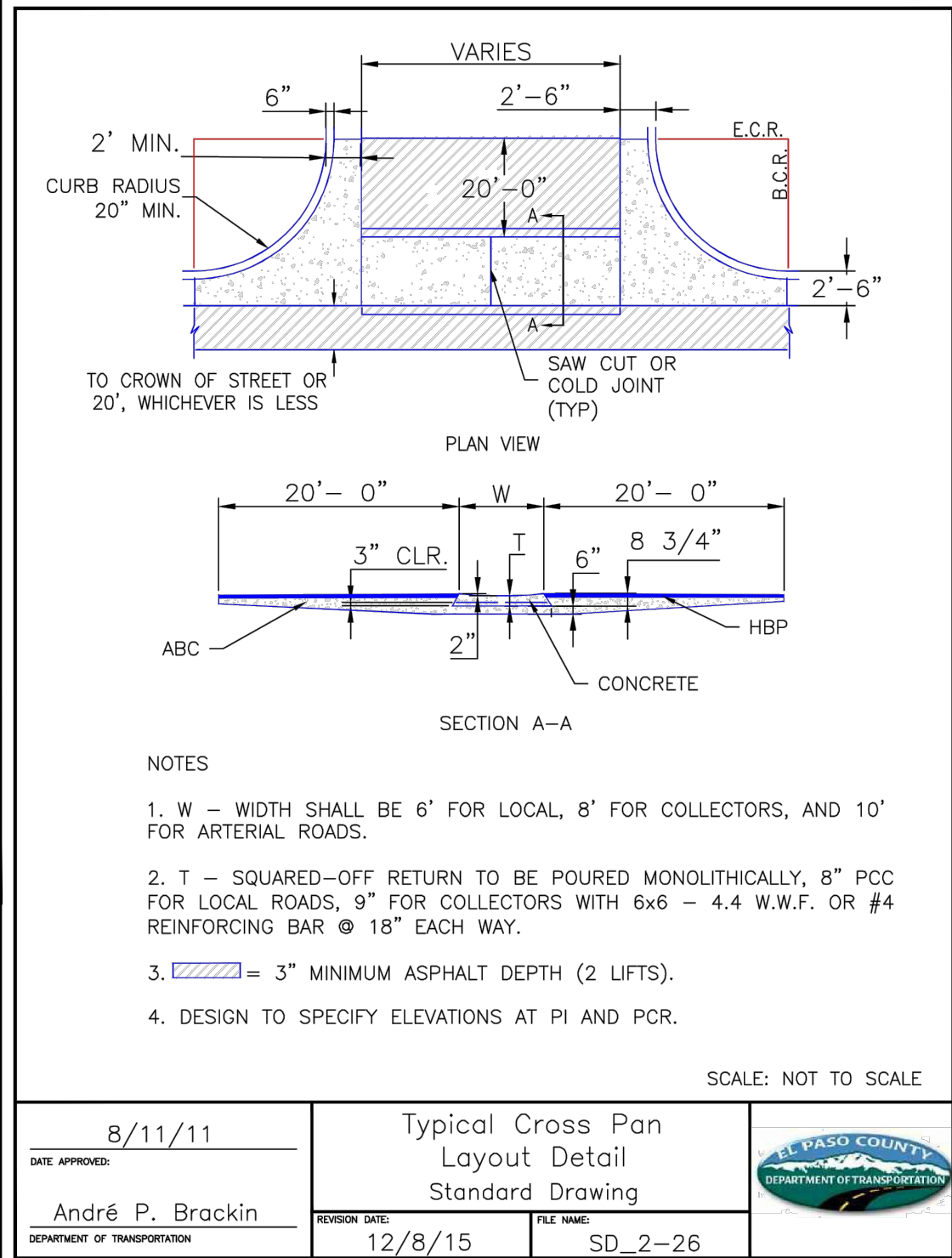
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Project No:	KSS000147
Drawn By:	ACJ
Checked By:	JRR
Date:	8/29/19

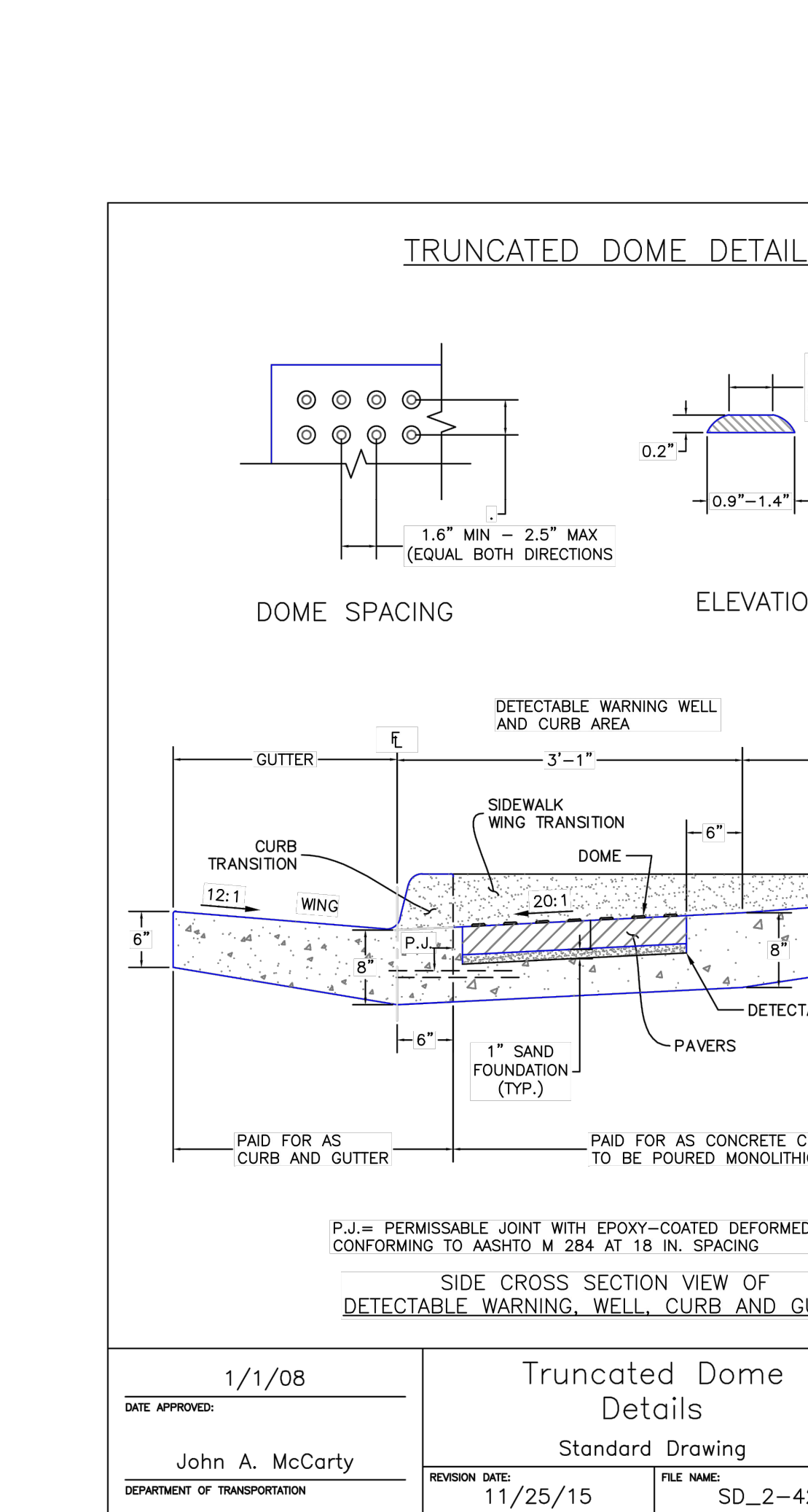
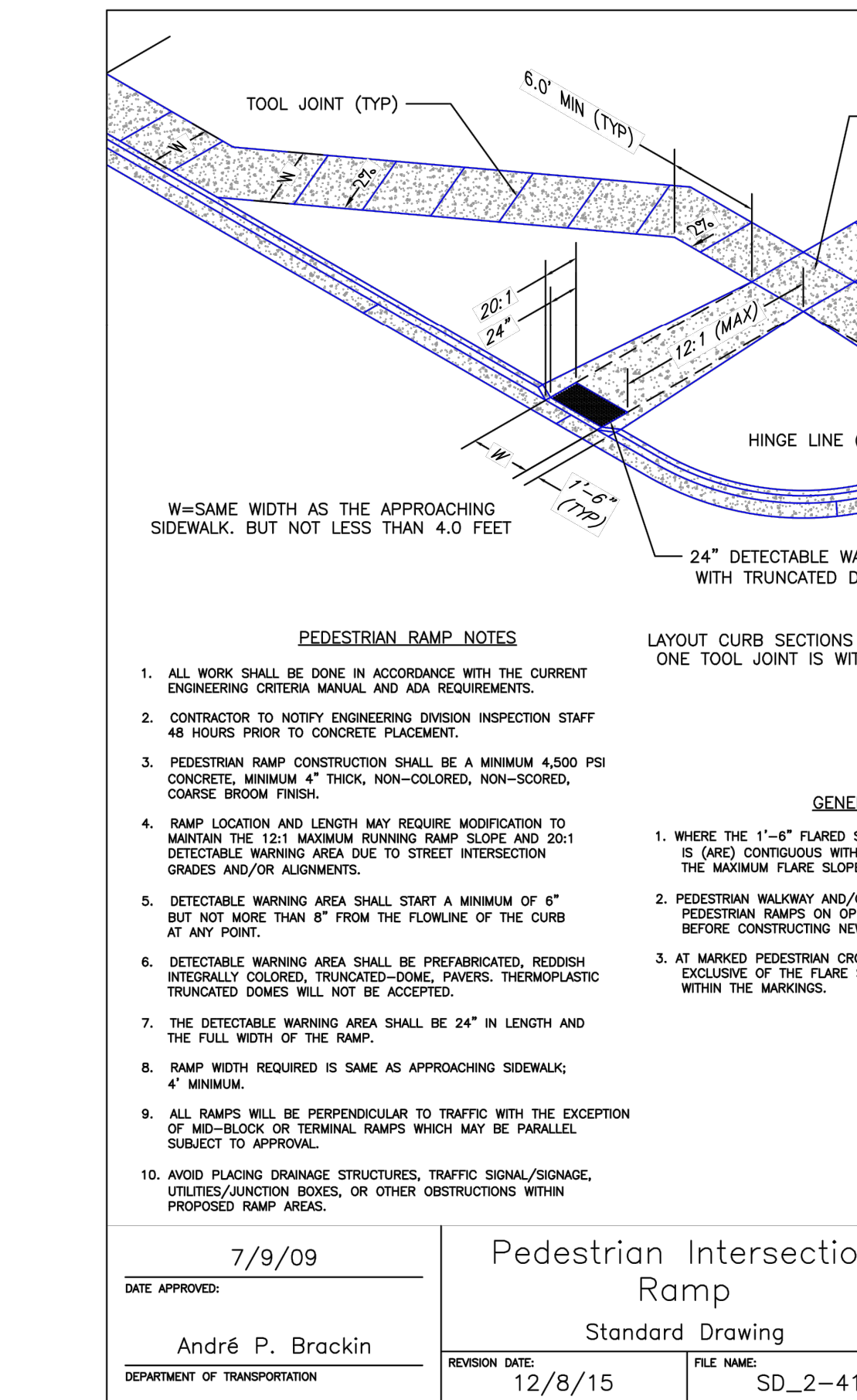
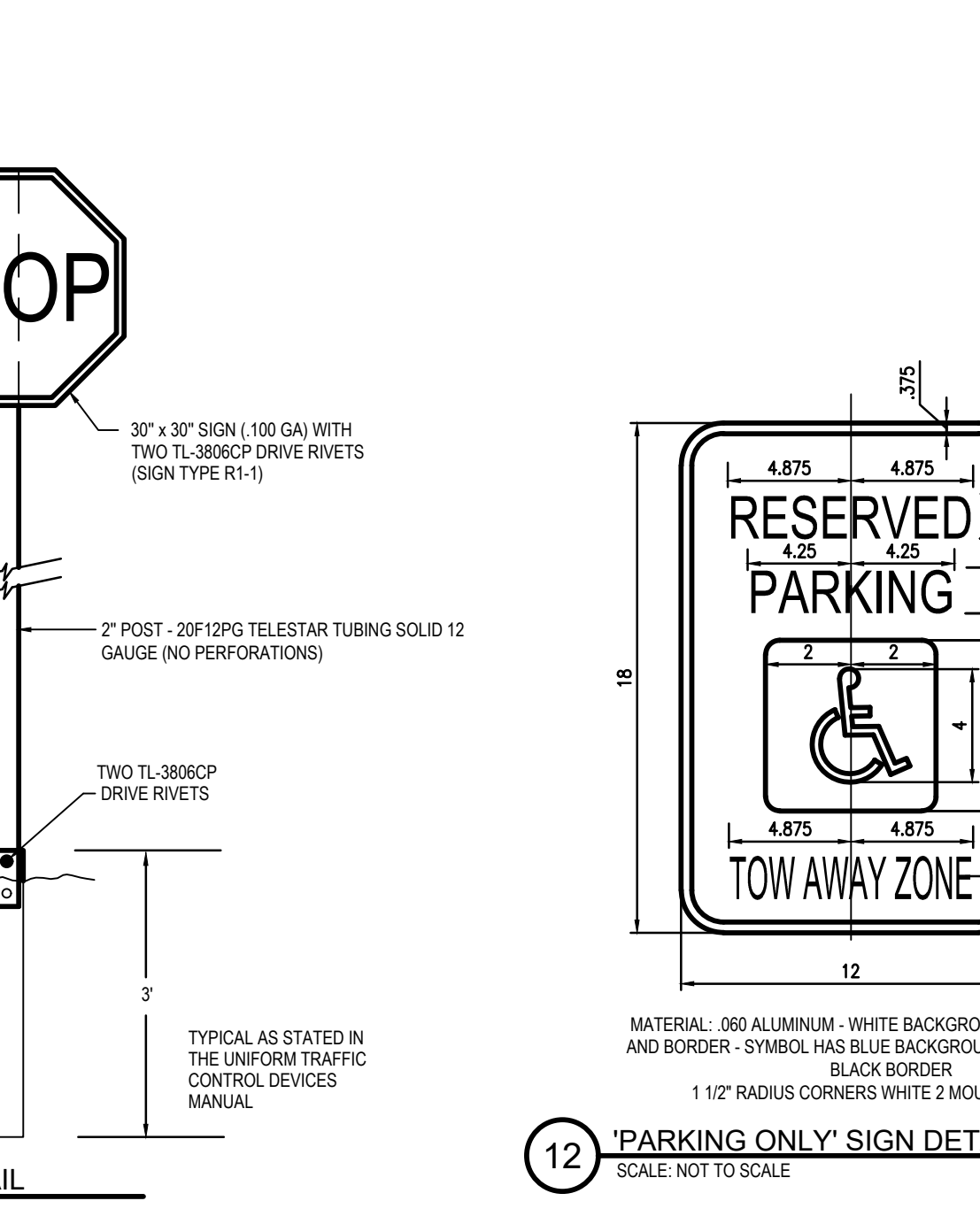
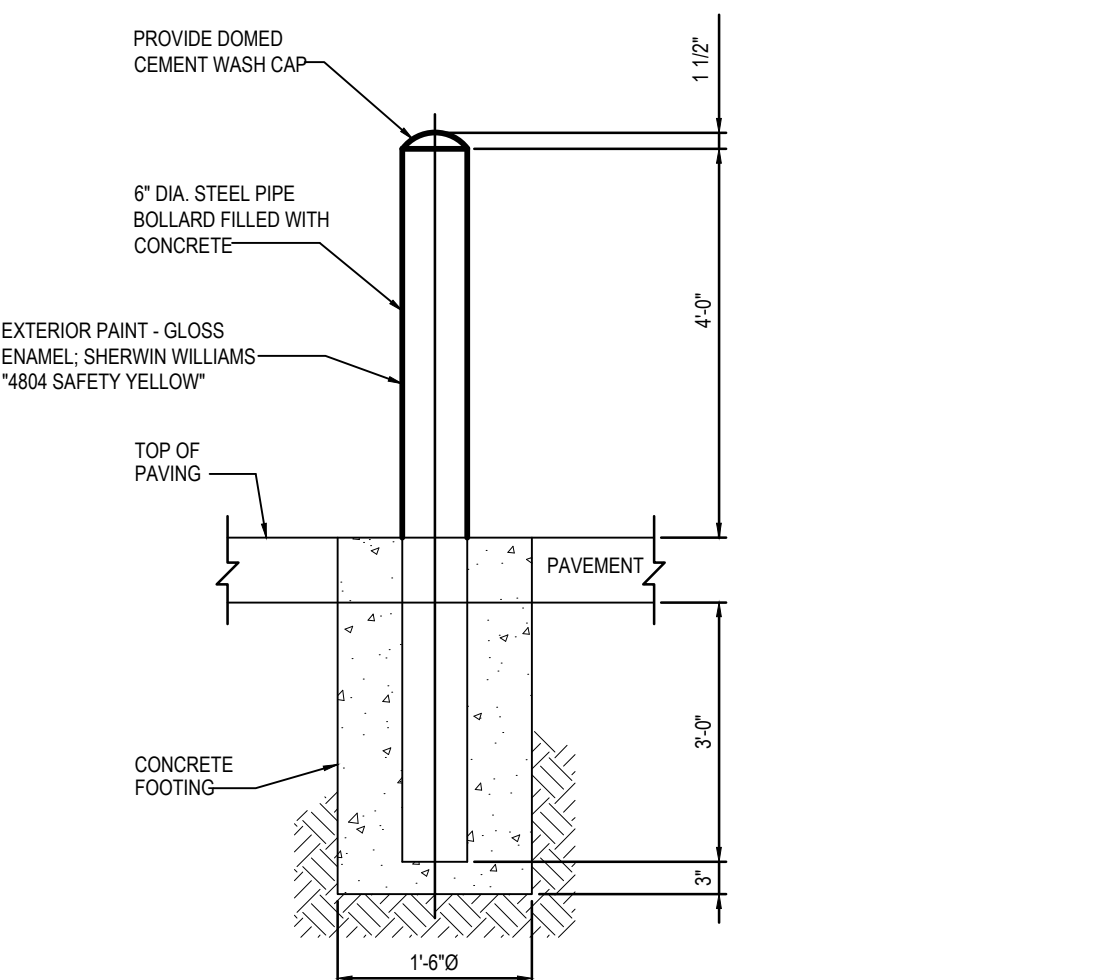
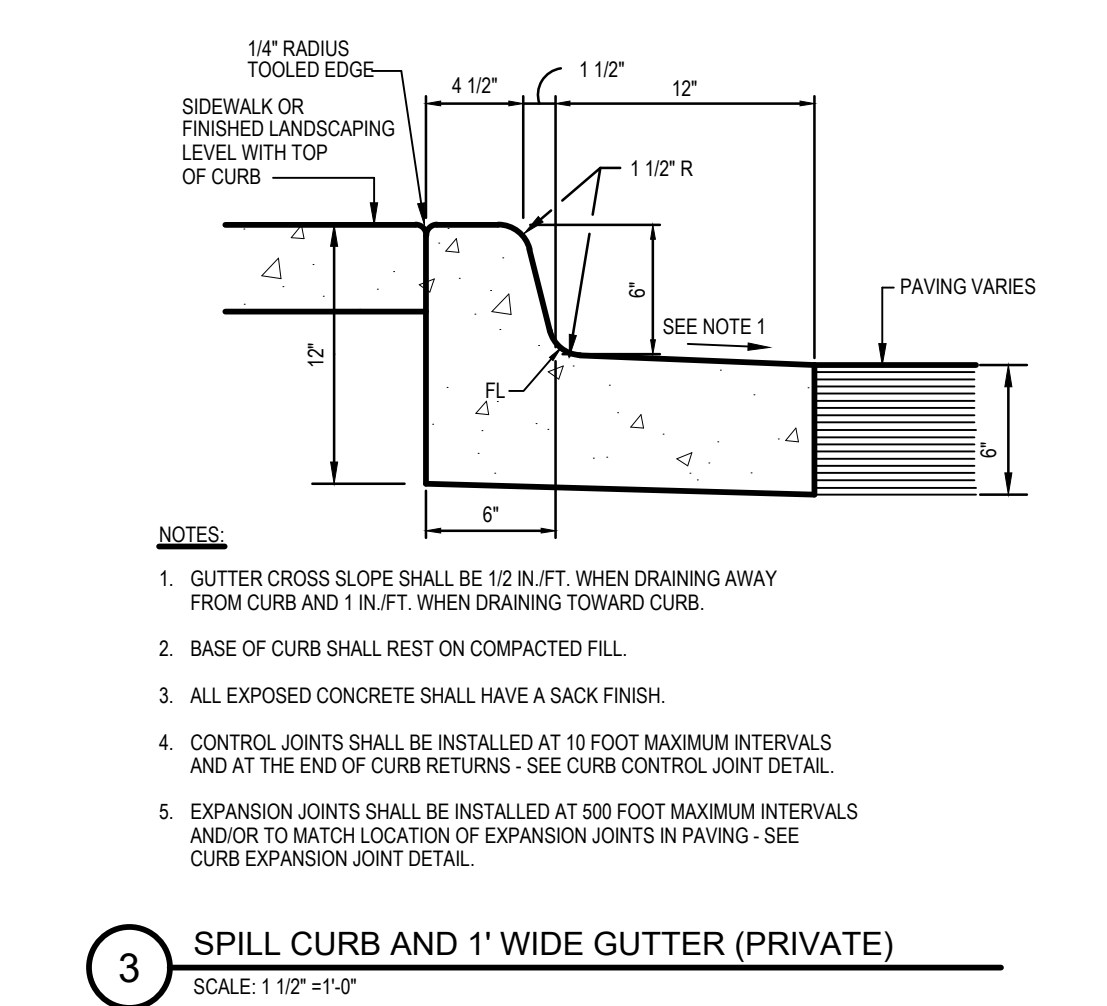
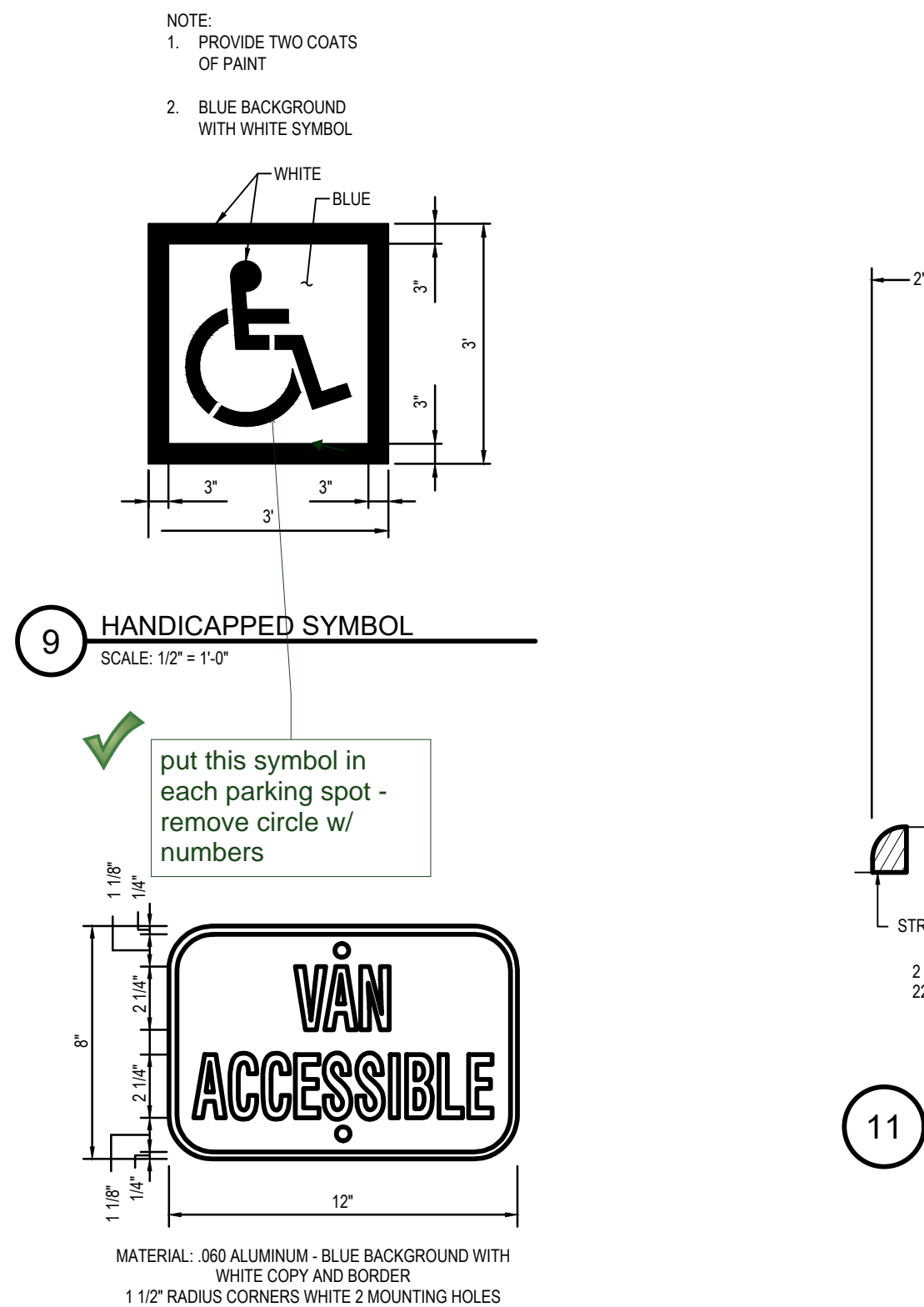
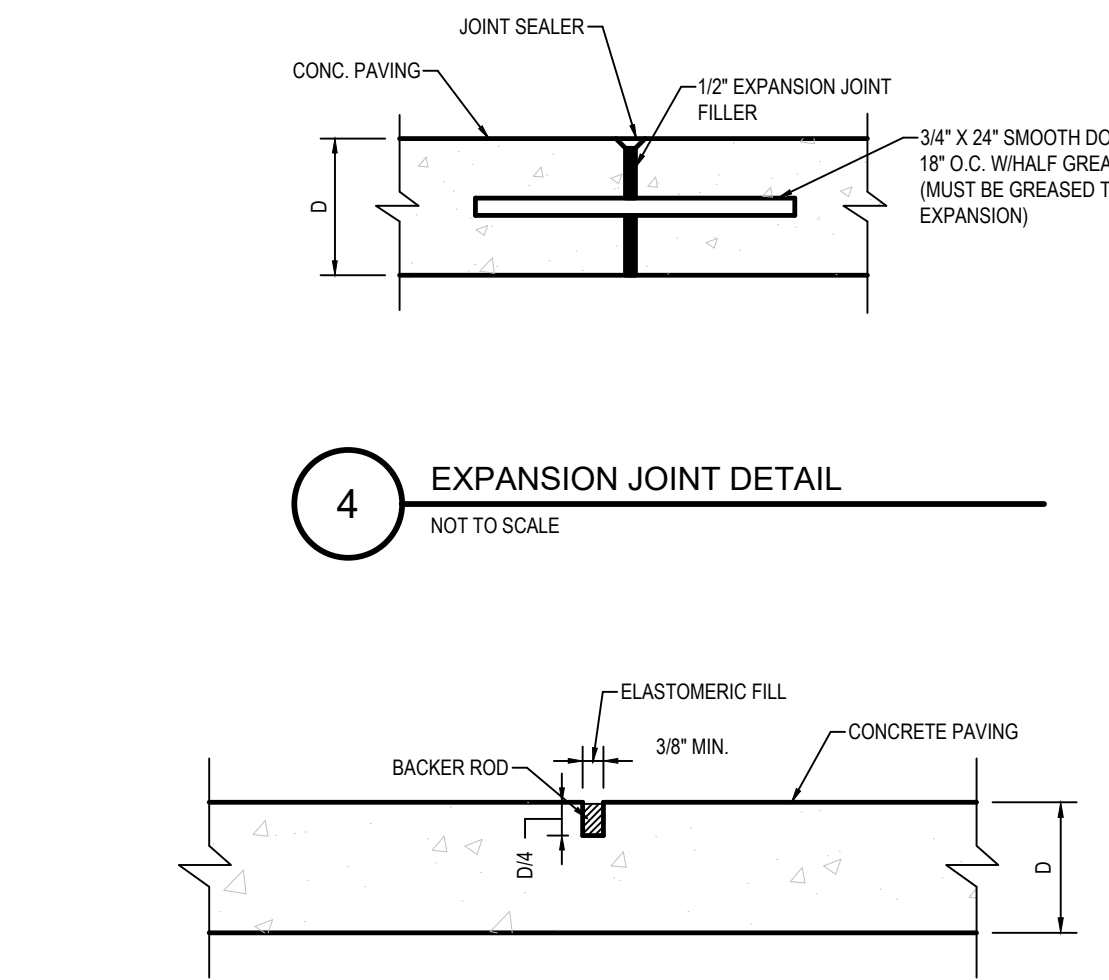
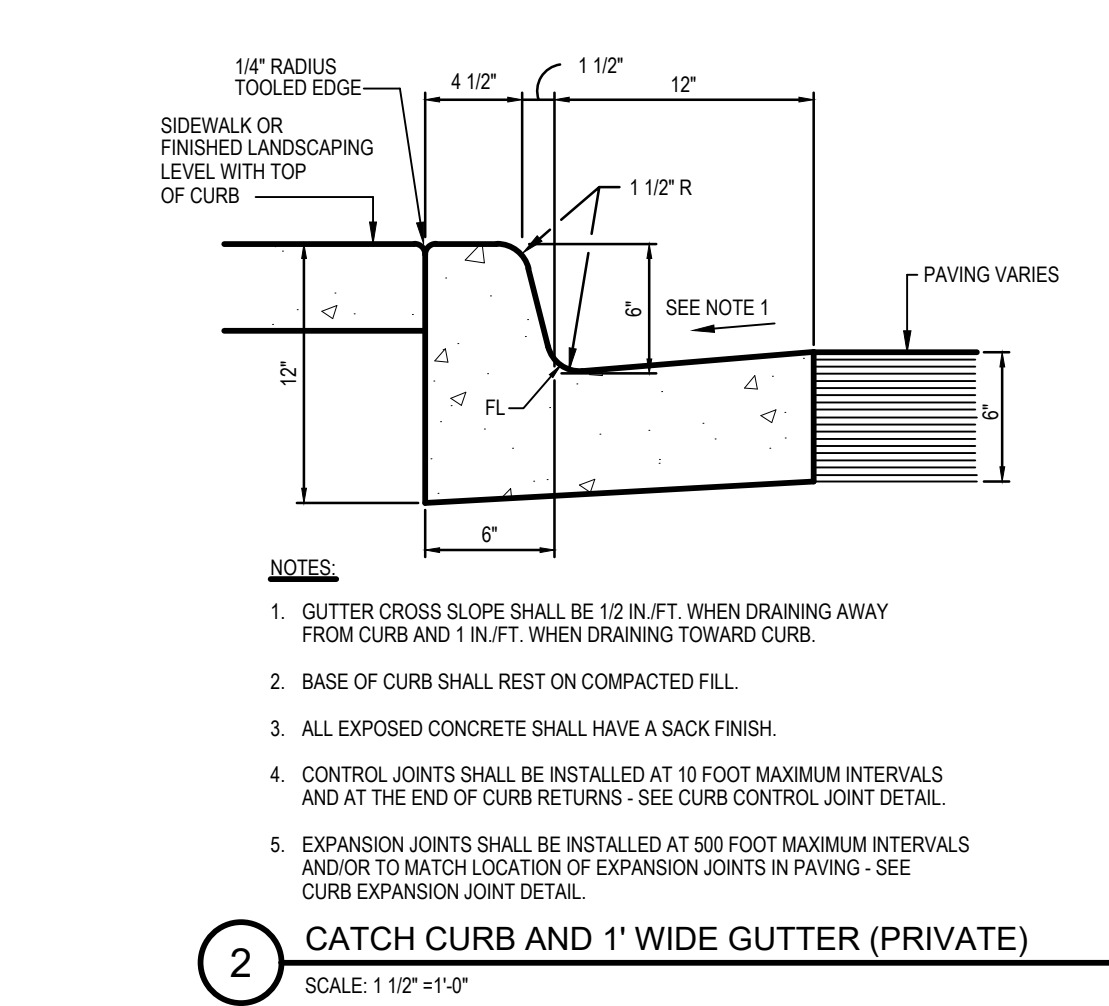
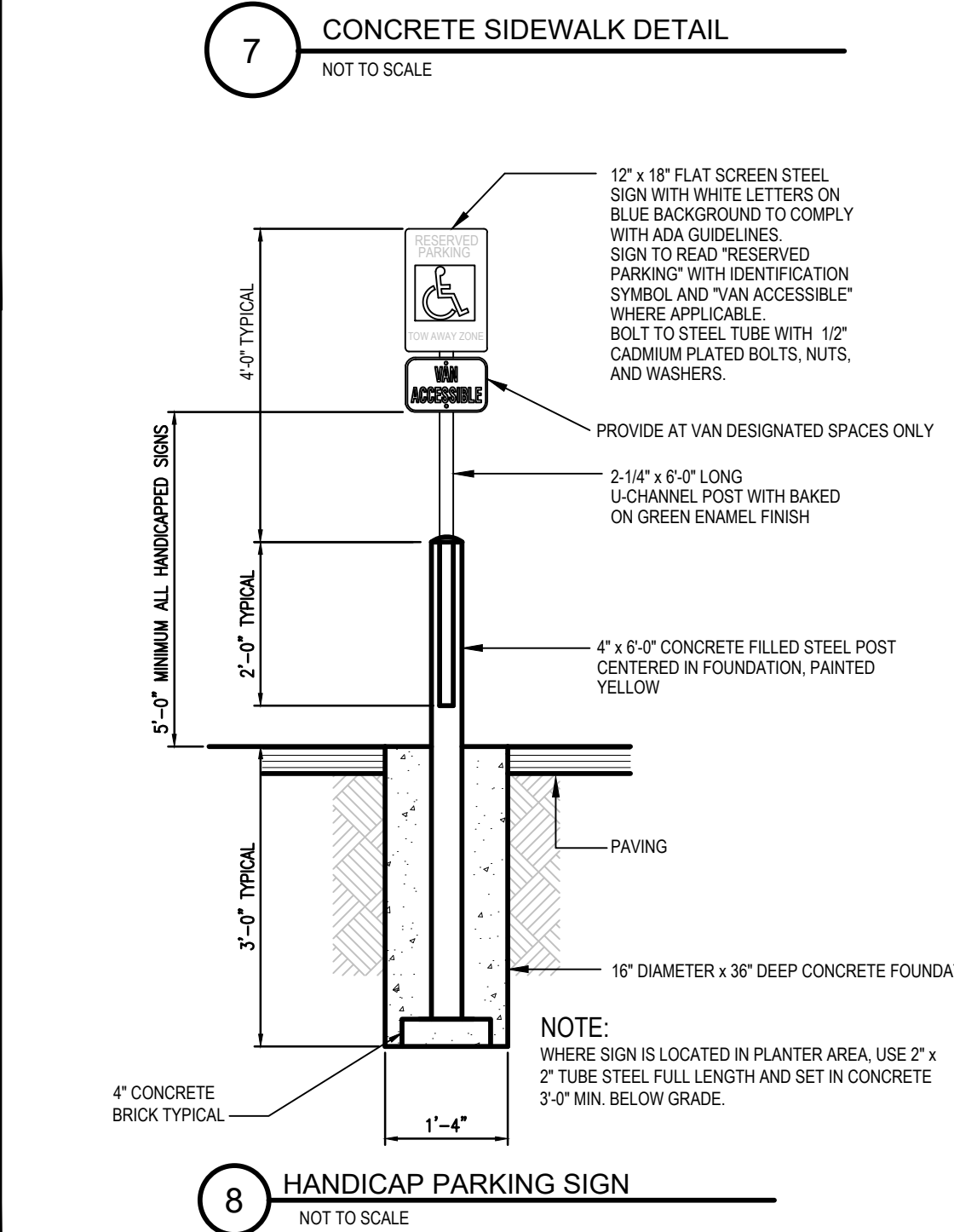
COVER SHEET

CO.0





- CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
- EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
P.C.S AND P.T.S OF CURVES
GRADE BREAKS
AT DRIVEWAYS
AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER
- NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.



Galloway

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KING Soopers

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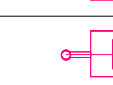
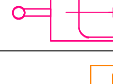
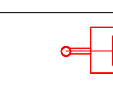
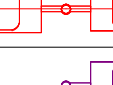
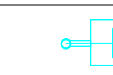
KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1
E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

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

SITE DETAILS

C1.1

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
	18	FC2	SINGLE	36.1	649.8	2674	0.900	CR03-FO-LED-30-SS-CW-UE
	18	FC1	SINGLE	114	2052	13554	0.900	CRUS-SC-LED-SS-CW-UE
	7	LWB2	SINGLE	113	791	12784	0.912	GWC-AF-02-LED-VOLT-T4FT-BZ
	3	LWA2	SINGLE	113	339	12710	0.912	GWC-AF-02-LED-VOLT-T3-BZ
	3	LWA1	SINGLE	59	177	6505	0.912	GWC-AF-01-LED-VOLT-T3-BZ
	13	C175-T5	SINGLE	346	4498	52349	0.903	PRV-XL-C175-D-VOLT-T5-BZ
	6	C125-T5	SINGLE	264	1584	39097	0.903	PRV-XL-C125-D-VOLT-T5-BZ
	5	C125-T5-2	BACK-BACK	264	2640	39097	0.903	PRV-XL-C125-D-VOLT-T5-BZ
	15	C75-T3	SINGLE	176	2640	26120	0.903	PRV-XL-C75-D-VOLT-T3-BZ
	12	C75-T4	SINGLE	176	2112	26098	0.903	PRV-XL-C75-D-VOLT-T4-BZ

Project manager to specify
fixture voltage for each fixture type

Total Watts = 17482.79

Provide elevation details for each fixture type
Galloway Response: Now provided on Photometric Details sheet.

Provide
Galloway Response: Now provided on Photometric Details sheet.

See chapter 6 for the El Paso County Land development Code of height limits and specifications

At the lot line the lumens need to be at 0. There is residential to the north and west of you.

ANCHOR PAD
123,000 SF (BUILDING)
14.35AC±

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts@Grade	Illuminance	Fc	1.13	13.2	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	20.04	31.7	12.3	1.63	2.58
BUILDING REAR	Illuminance	Fc	2.67	6.5	1.0	2.67	6.50
CLICK-LIST	Illuminance	Fc	4.40	6.4	2.1	2.10	3.05
ENTRANCE (BOTTOM)	Illuminance	Fc	2.91	3.8	2.4	1.21	1.58
ENTRANCE (RIGHT)	Illuminance	Fc	4.82	7.2	1.9	2.54	3.79
FRONT DRIVE	Illuminance	Fc	4.71	6.8	3.1	1.52	2.19
FUEL CENTER	Illuminance	Fc	3.72	7.9	1.5	2.48	5.27
LOT 1 PARKING	Illuminance	Fc	3.60	5.9	1.2	3.00	4.92
MAIN PARKING	Illuminance	Fc	3.35	6.9	2.0	1.68	3.45
ROADWAY	Illuminance	Fc	1.78	4.3	0.5	3.56	8.60
SIDE PARKING (LEFT)	Illuminance	Fc	5.34	7.6	3.5	1.53	2.17
SIDE PARKING (RIGHT)	Illuminance	Fc	3.58	5.3	2.4	1.49	2.21

Luminaire Location Summary							
LumNo	Label	X	Y	Z	Orient	Tilt	
1	C75-T4	930.25	1213.75	28	321.203	0	
2	C75-T4	1073	1121.25	28	103.617	0	
3	C75-T4	928.399	1052.451	28	10.042	0	
4	C75-T3	538.5	1003.75	15	270	0	
5	C75-T3	394	1002	15	270	0	
6	LWA1	699.25	955.75	15	90	0	
7	LWA1	772.25	955.25	15	90	0	
8	LWA1	625	955	15	90	0	
9	C125-T5-2	875.75	943	28	0	0	
10	LWB2	829.5	929.25	15	0	0	
11	LWB2	407.75	915.75	15	90	0	
12	LWB2	480	915.75	15	90	0	
13	LWB2	550	915.75	15	90	0	
14	C75-T4	930.25	877.614	28	0	0	
15	LWA2	367.25	863.25	15	180	0	
16	LWB2	829.5	856.75	15	0	0	
17	C75-T3	1079.75	852	28	90	0	
18	C125-T5	300	836.5	28	0	0	
19	LWA2	369.25	786	15	180	0	
20	LWB2	829.5	786	15	0	0	
21	C125-T5-2	873.25	768.25	28	0	0	
22	C75-T3	282.25	747	28	0	0	
23	LWB2	829.5	717.25	15	0	0	
24	LWA2	367.25	708.25	15	180	0	
25	C75-T4	930.25	702.614	28	0	0	
26	C75-T3	226.5	615.7	28	90	0	
27	C125-T5	226.6	614.8	28	270	0	
28	C75-T3	348.5	613.9	28	90	0	
29	C125-T5	348.7	613.4	28	270	0	
30	C75-T3	737.5	610.9	28	90	0	
31	C75-T3	860.9	610.9	28	90	0	
32	C125-T5	737.6	610.7	28	270	0	
33	C175-T5	861.1	610.7	28	270	0	
34	C125-T5-2	98.1	609.45	28	0	0	
35	C75-T3	616.4	604.3	28	90	0	
36	C75-T3	487	603.8	28	90	0	
37	C125-T5	616.2	603.1	28	270	0	
38	C125-T5	487.05	602.5	28	270	0	
39	C75-T4	930.25	527.614	28	0	0	
40	C175-T5	489.8	495.8	28	90	0	
41	C125-T5-2	98.6	495.3	28	0	0	
42	C175-T5	227.1	495.3	28	90	0	
43	C175-T5	349.2	493.9	28	90	0	
44	C175-T5	606.6	493.2	28	90	0	
45	C175-T5	738.6	492.9	28	90	0	
46	C175-T5	860.2	491.65	28	90	0	
47	C175-T5	489.3	399.2	28	90	0	
48	C125-T5-2	98.1	398.7	28	0	0	
49	C175-T5	226.6	398.7	28	90	0	
50	C175-T5	348.7	397.3	28	90	0	
51	C175-T5	606.1	396.6	28	90	0	
52	C175-T5	738.1	396.3	28	90	0	
53	C175-T5	862.2	396.3	28	90	0	
54	C75-T3	902.205	365.353	28	301.038	0	
55	C75-T4	396.33	354.75	28	270	0	
56	C75-T4	689.58	354.75	28	270	0	
57	C75-T4	127.5	307.25	28	324.958	0	
58	C75-T4	177.75	176.25	28	180	0	
59	C75-T4	25.75	167.5	28	306.656	0	
60	C75-T4	92.75	41.75	28	96.203	0	
93	FC1	1124.417	1065.06	15	0	0	
96	FC2	1119.665	1049.682	15	90	30.549	
112	FC1	1106.917	1065.06	15	0	0	
113	FC1	1090.167	1065.06	15	0	0	
116	FC1	1124.667	1041.06	15	0	0	
117	FC1	1090.417	1041.06	15	0	0	
118	FC1	1107.167	1041.06	15	0	0	
119	FC2	1119.665	1064.818	15	270	30.549	
120	FC2	1094.665	1049.682	15	90	30.549	
121	FC2	1094.665	1064.818	15	270	30.549	
122	FC2	1119.665	1015.682	15	90	30.549	
123	FC1	1124.667	1007.06	15	0	0	
124	FC1	1090.417	1007.06	15	0	0	
125	FC1	1107.167	1007.06	15	0	0	
126	FC2	1119.665	1030.818	15	270	30.549	
Total Quantity: 100 (75 shown, 1 through 75)							

Project Name:
KING SOOPERS - FALCON, CO

Client:

WENDY NORMAN - EATON

Drawn By:
EL

Date:
8/20/2019

Project No:

1901148.AGI

EATON

Applications Engineering
1121 Highway 74 South
Peachtree City, GA 30269
tel no: 770-486-45xx

fax no: 770-486-4599

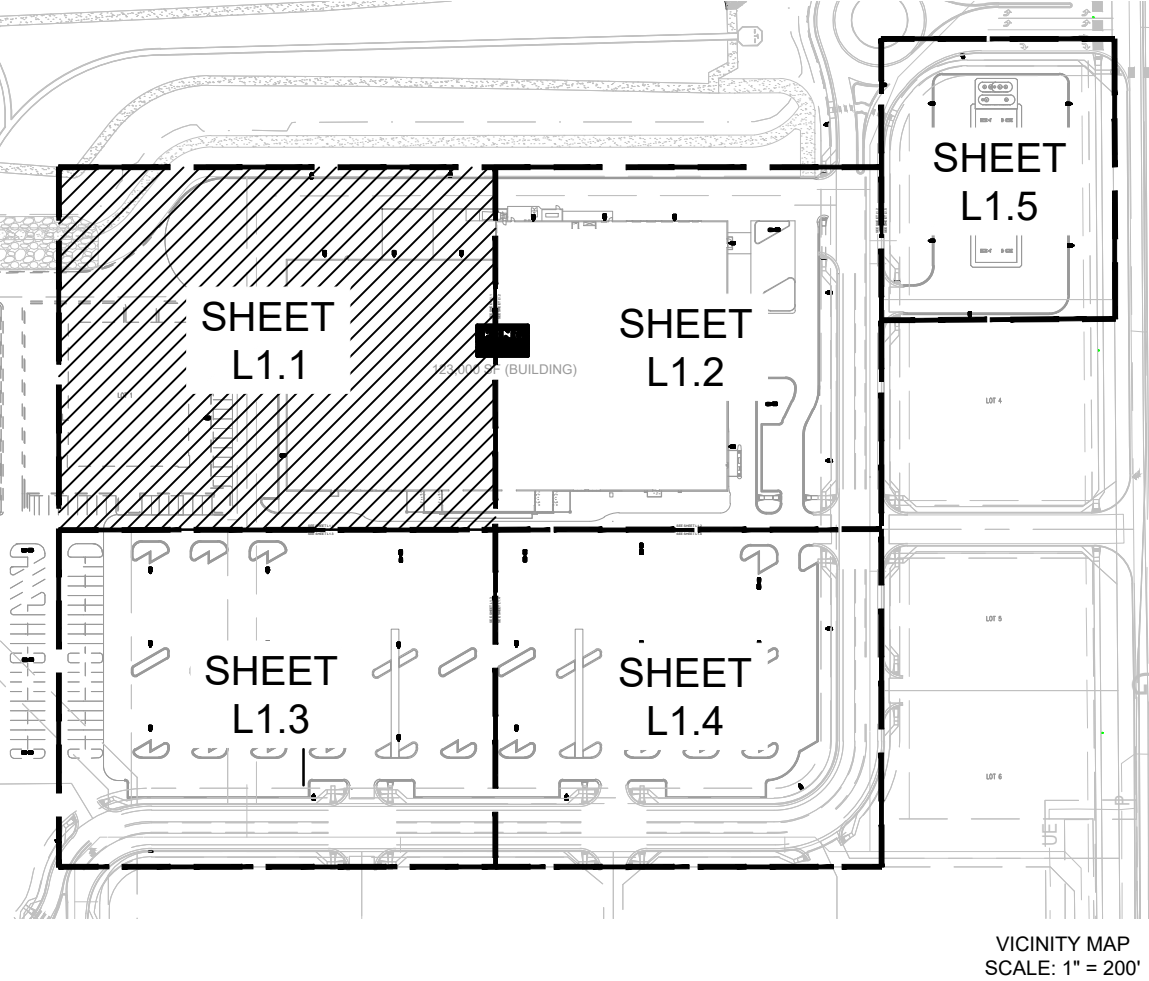
e-mail:
mkt-lightingapplications@
eaton.com

EATON

We make no representation as to its completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. The user of this data takes full responsibility for the accuracy and completeness of all measurements, area, elevations or other data extracted from this either manually or with the use of a computer. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can be only as accurate as the input data and the third party software and the IES standards used. In addition, lighting application drawings are being provided to the recipient of this disclaimer.

SCALE 1" = 50'

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



Galloway

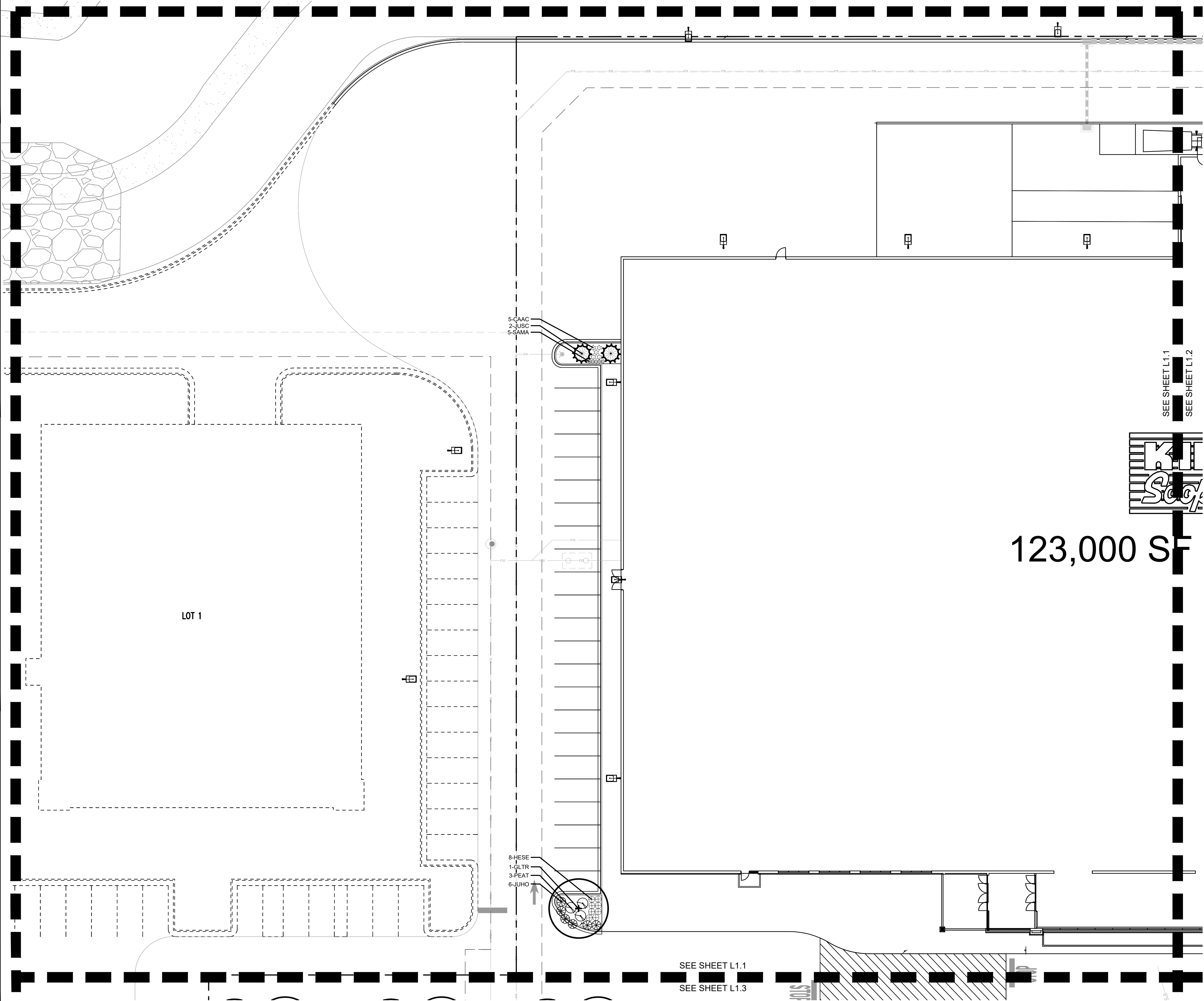
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LOTS 2 & 3, BLOCK 1
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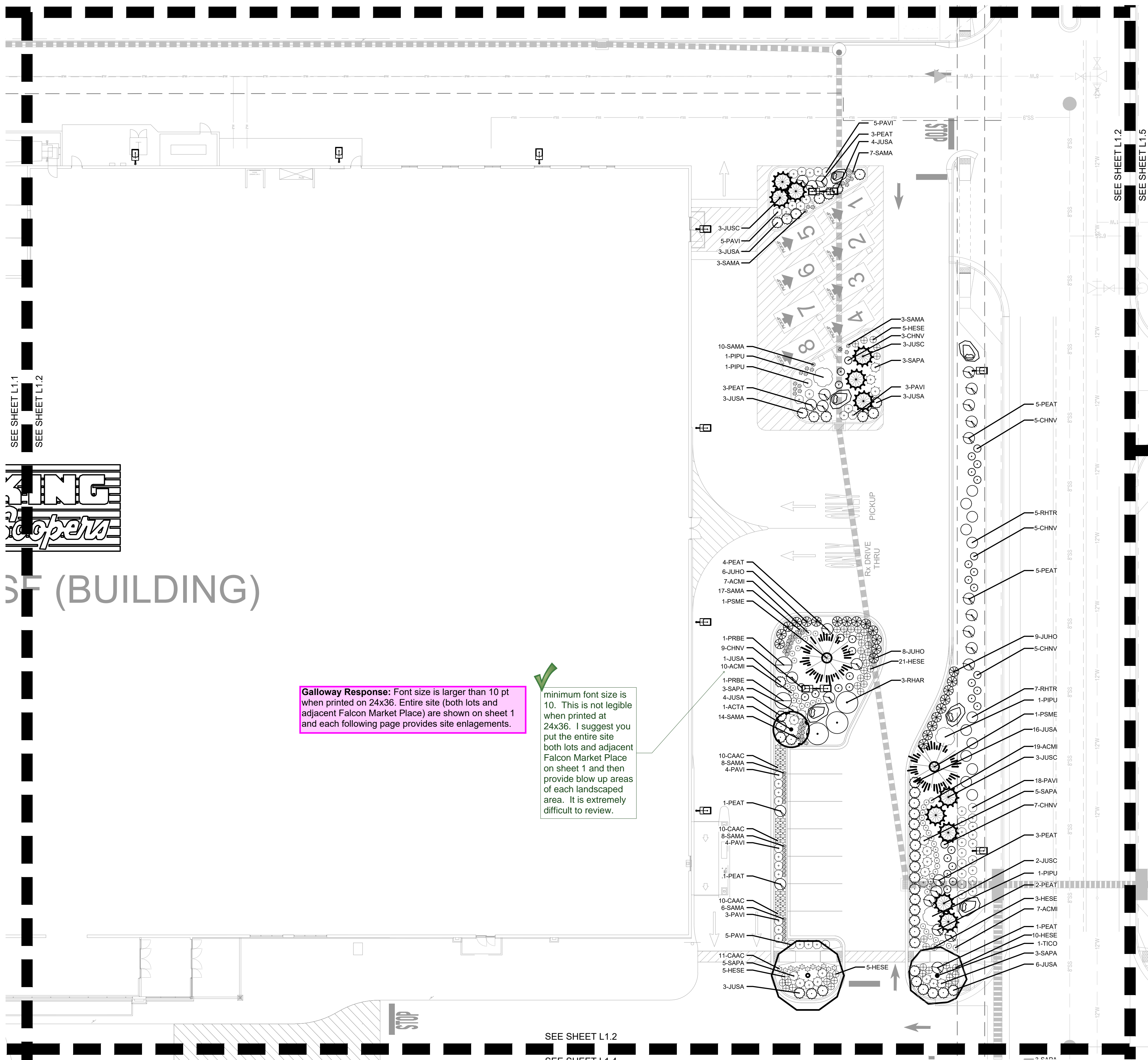
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Project No: KSS000147
Drawn By:
Checked By:
Date: 8/29/19

LANDSCAPE PLAN

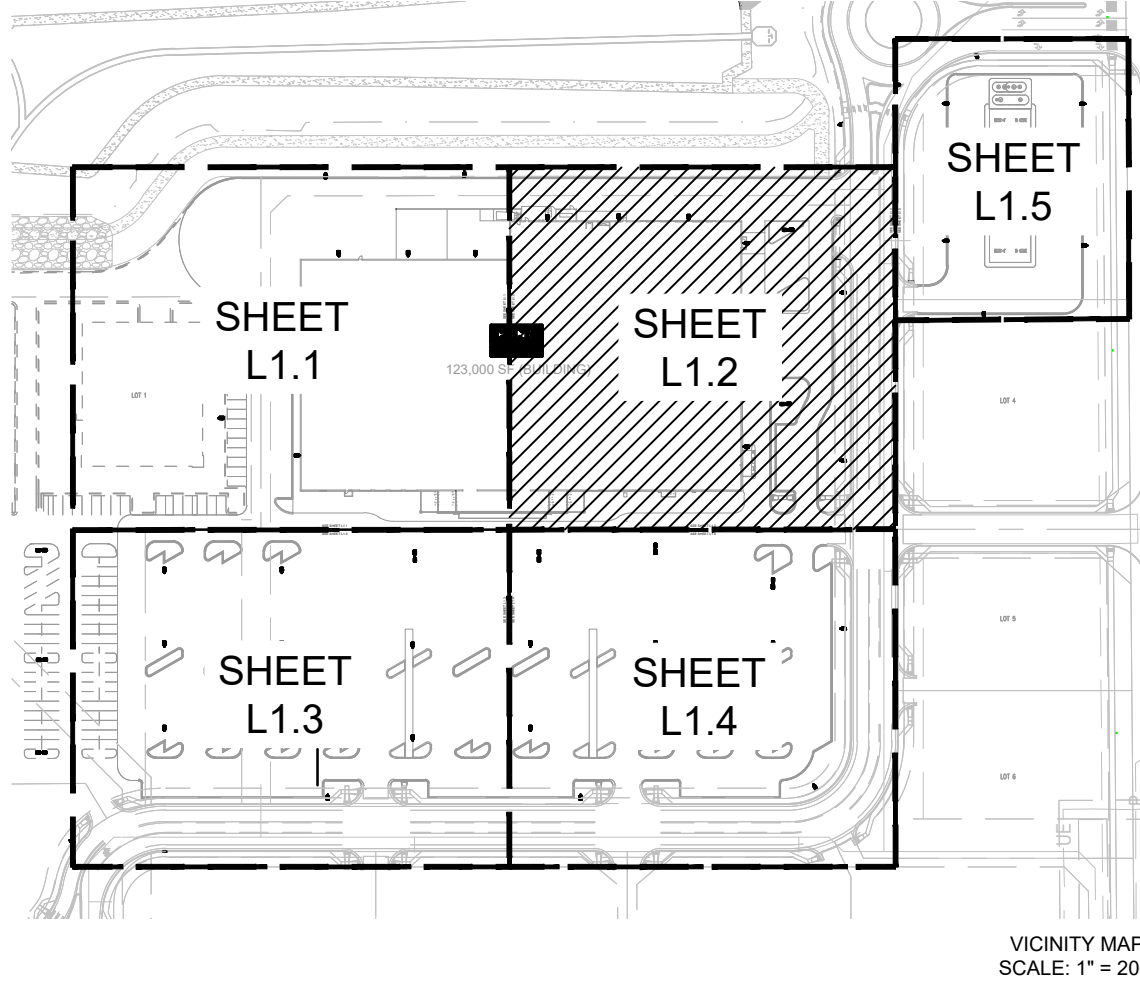
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KING SOOPERS #147
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



Galloway Response: Font size is larger than 10 pt when printed on 24x36. Entire site (both lots and adjacent Falcon Market Place) are shown on sheet 1 and each following page provides site enlargements.

minimum font size is 10. This is not legible when printed at 24x36. I suggest you put the entire site both lots and adjacent Falcon Market Place on sheet 1 and then provide blow up areas of each landscaped area. It is extremely difficult to review.



Galloway

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LOTS 2 & 3, BLOCK 1
E. WOODMEN ROAD & MERIDIAN ROAD
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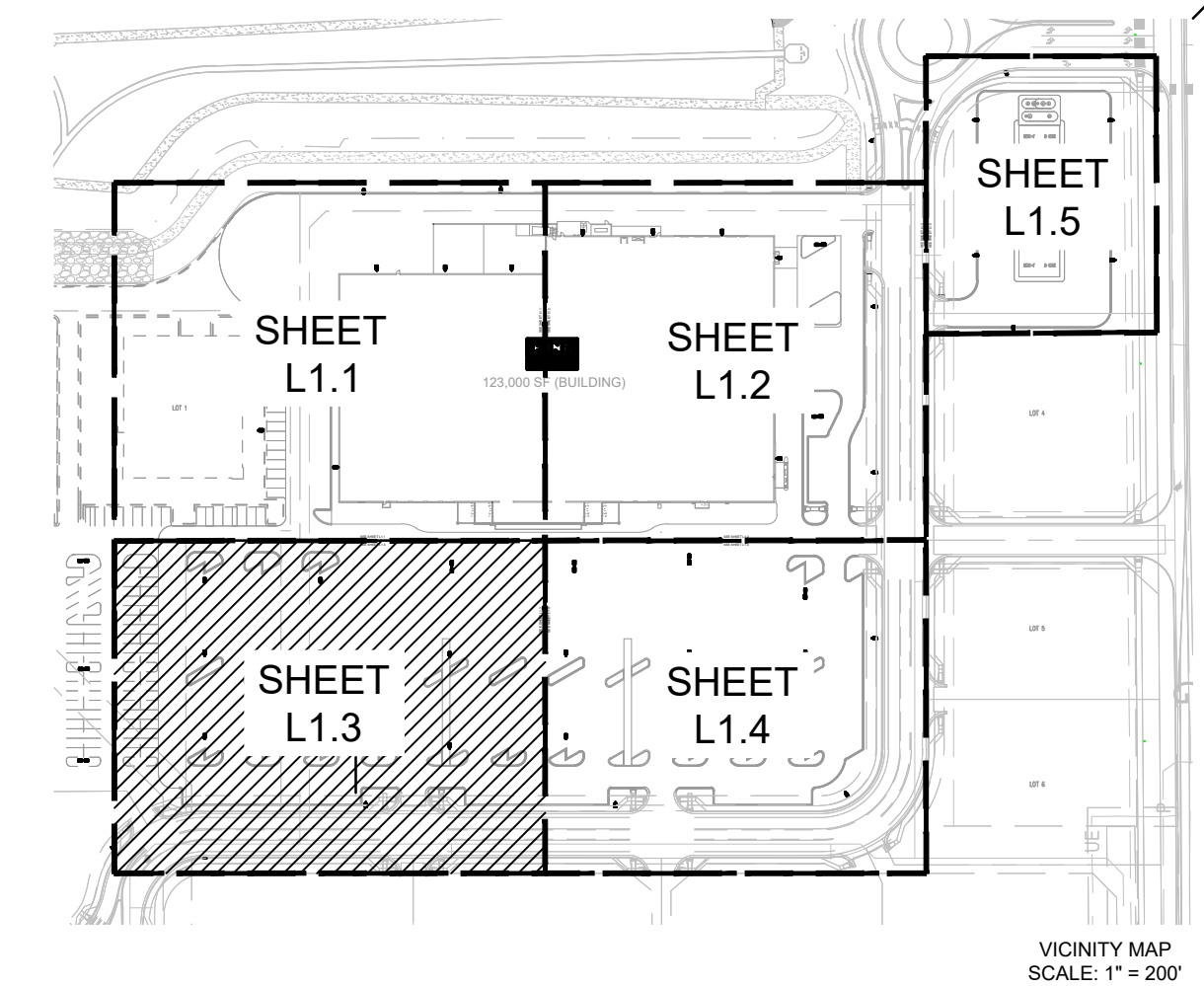
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Project No: KSS000147
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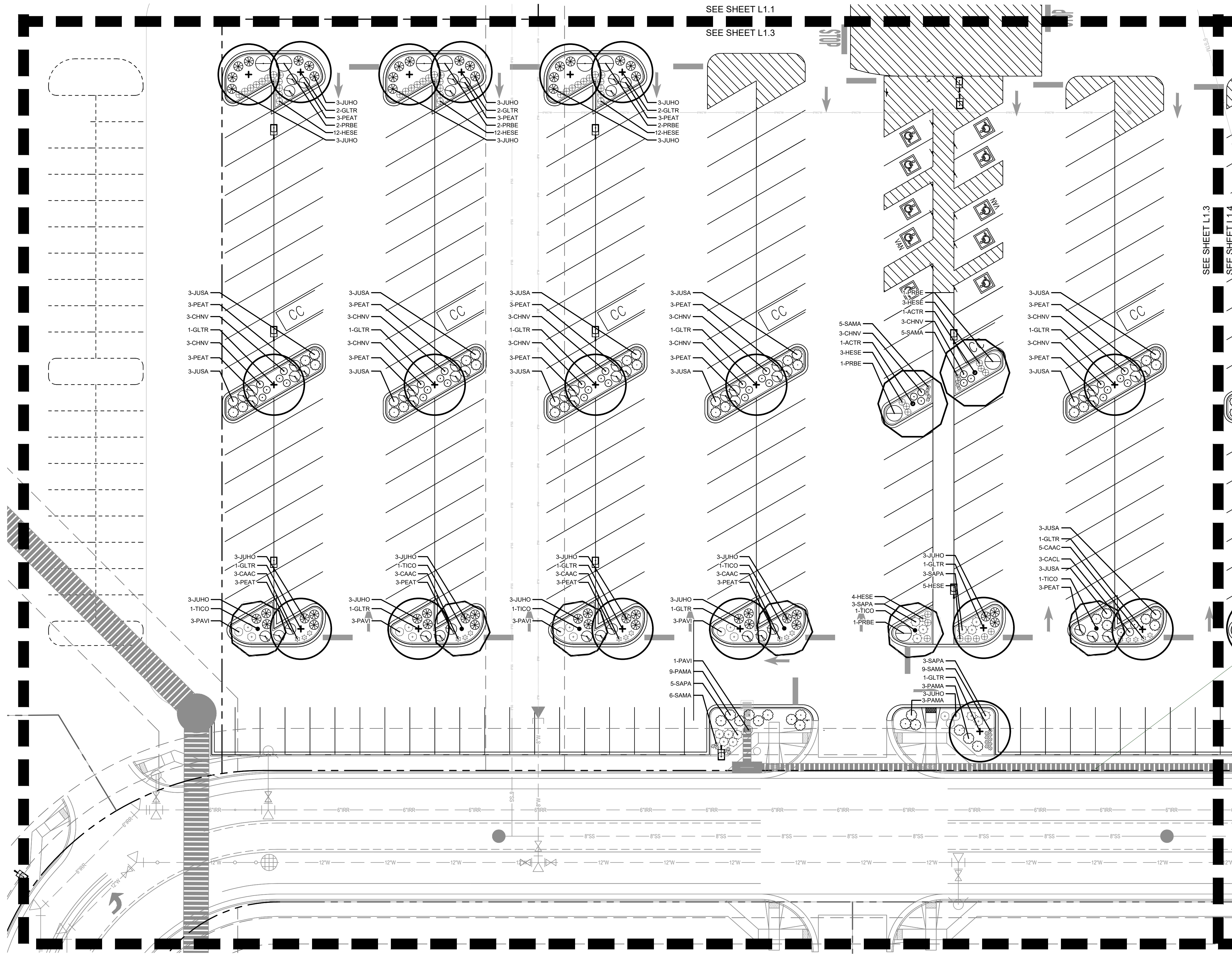
LANDSCAPE PLAN

L1.2

SITE DEVELOPMENT PLAN

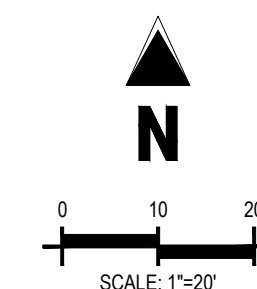


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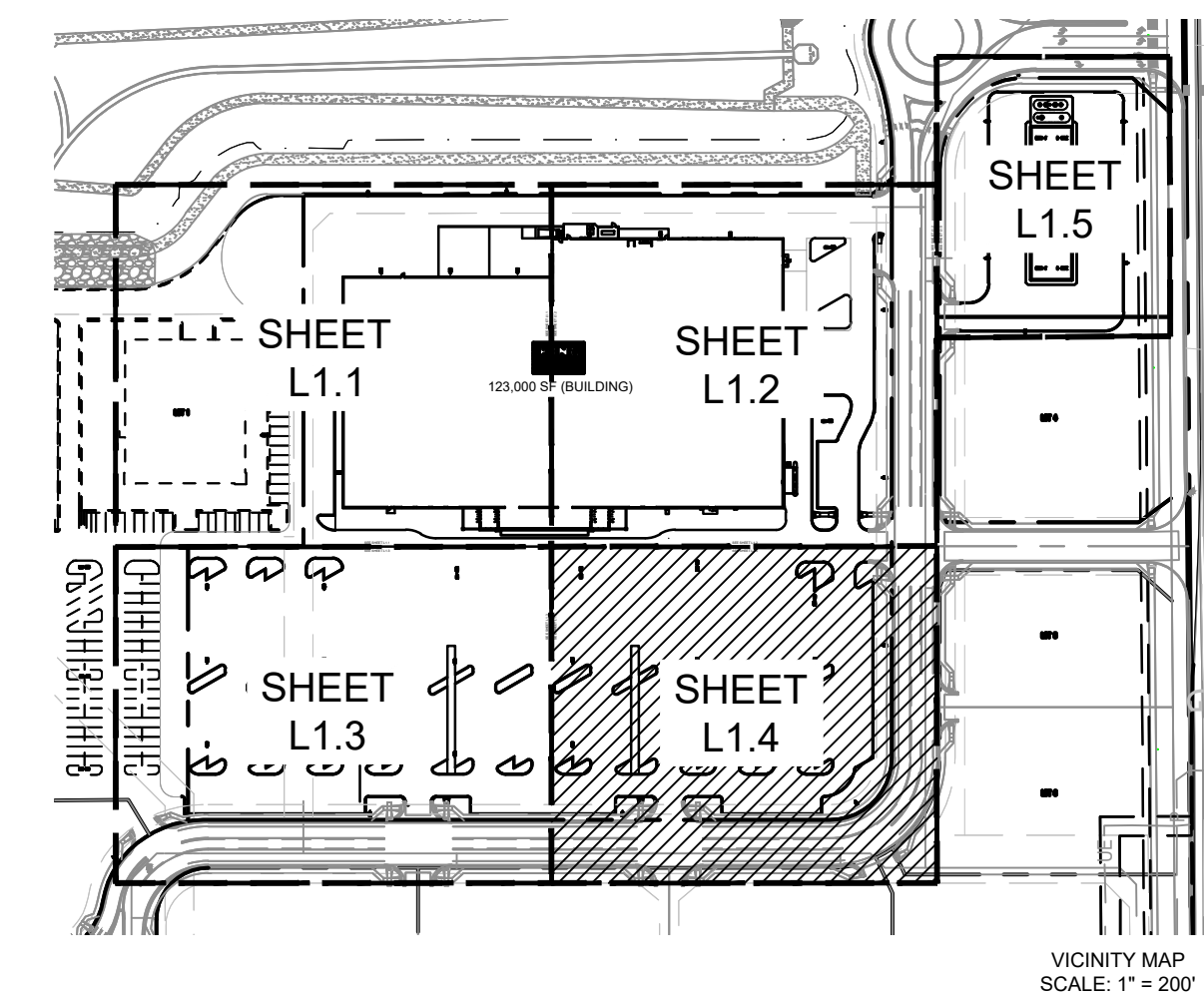


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KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1

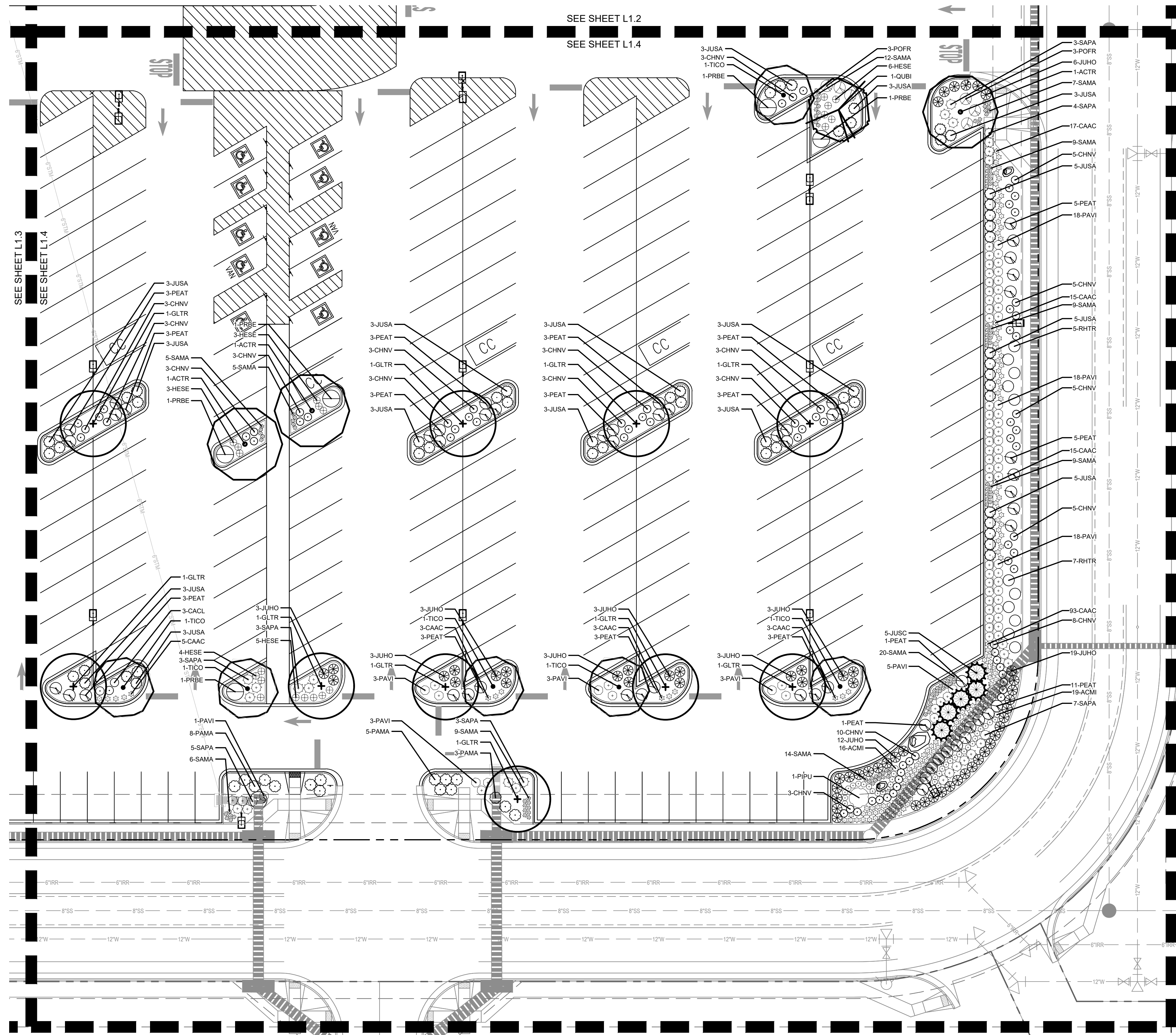
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FALCON, CO

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

LANDSCAPE PLAN

L1.4



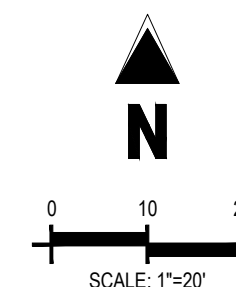
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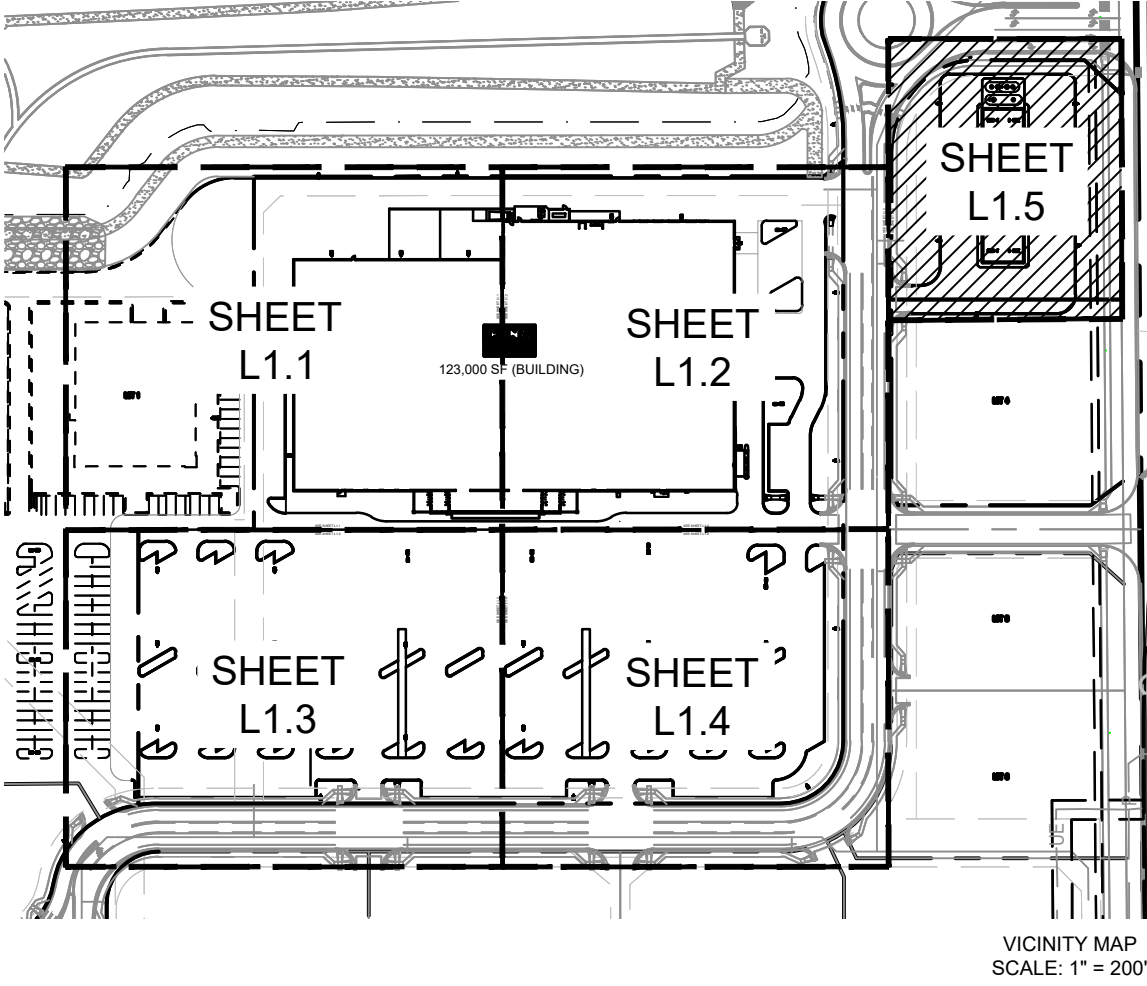
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KING SOOPERS #147
FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



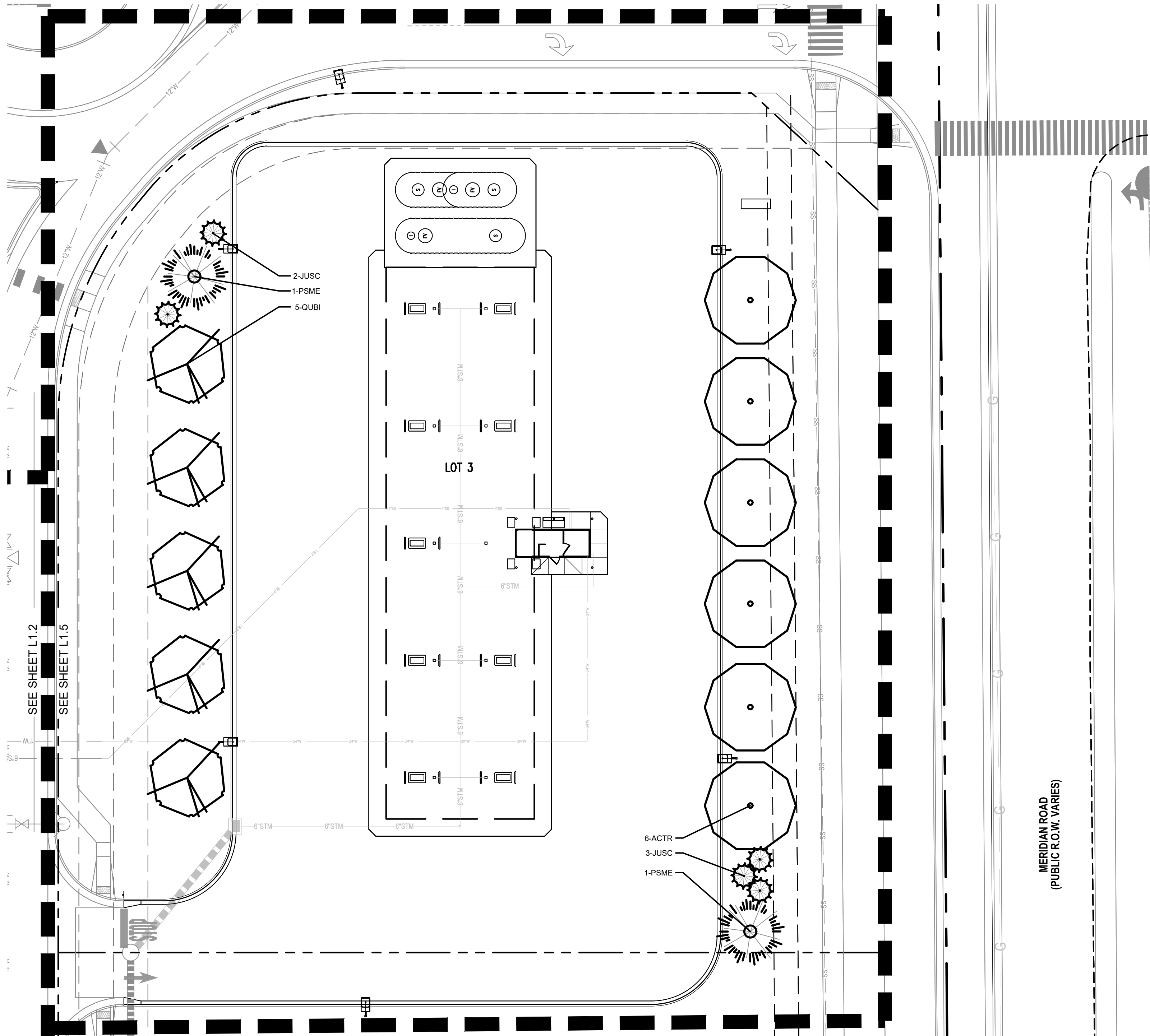
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KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1
E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

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

LANDSCAPE PLAN

L1.5

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

GENERAL

- ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE KROGER PROJECT MANUAL SECTIONS UNDER 32.90.00 "PLANTING." THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL PLANTING NOTES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN." ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED UP PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY; PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL REQUIRE INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

TREE PROTECTION NOTES

- USE EL PASO COUNTY TREE PROTECTION NOTE (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.

- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10" FROM THE TRUNK.
 - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROT OR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

Galloway Response: See irrigation notes. "All non-turf/seed planted areas will be drip irrigated."

Irrigated to establish

PLANTING LEGEND

QTY	LEGEND	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (H X S) (V L, M, H)	WATER USE
DECIDUOUS TREES						
1	ACTA	ACER TARTICUM 'GARANN'	HOT WINGS MAPLE (MULTI-STEM)	2" CAL. B&B	25'x20'	L
12	ACTR	ACER TRUNCATUM X A. plat. 'JFS-KW202'	CRIMSON SUNSET MAPLE	2" CAL. B&B	35'x25'	L/M
29	GLTR	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2.5" CAL. B&B	50'x35'	L
6	QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL. B&B	50'x40'	L
13	TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL. B&B	40'x30'	L

CONIFEROUS TREES

23	JUSC	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6'-8" HT B&B	15'x7'	L
4	PSME	PSEUDOTSUGA MENZIEII 'GLAUCA'	ROCKY MOUNTAIN DOUGLAS FIR	6'-8" HT B&B	55'x25'	L

DECIDUOUS SHRUBS

6	GJWW	GONYSTYX WILSONII 'VAUSEOSUS'	BLUE MIST SPIREA	#5 CONT. 18-24"	3'x3'	VL
144	PBRB	PANICOTIS APHYLOS 'PANCHITO'	RABBITBRUSH	#5 CONT. 18-24"	4'x4'	VL
31	PAMA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT. 18-24"	2'x4'	VL
144	PEAT	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	5'x6'	VL
6	POFR	POTENTILLA FRUTICOSA 'GOLD FINGER'	GOLD FINGER POTENTILLA	#5 CONT. 18-24"	5'x6'	VL
16	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHOC	#5 CONT. 18-24"	5'x6'	VL
3	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	5'x6'	VL
23	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	5'x6'	VL

EVERGREEN SHRUBS

135	JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT. 18-24"	1'x5'	VL
218	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	1'x5'	VL
4	PIPU	PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	#5 CONT. 18-24"	5'x6'	VL

ORNAMENTAL GRASSES

129	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	5'x2'	L
129	HESE	HELIOTRICHION SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.	5'x2'	L
138	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	5'x2'	L

PERENNIALS

78	ACMI	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	#1 CONT.	3'x2'	VL
214	SAMA	SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA	#1 CONT.	3'x1'	VL
64	SAPA	SALVIA PACHYPHYLLA	MOJAVE SAGE	#1 CONT.	3'x3'	VL

MISCELLANEOUS

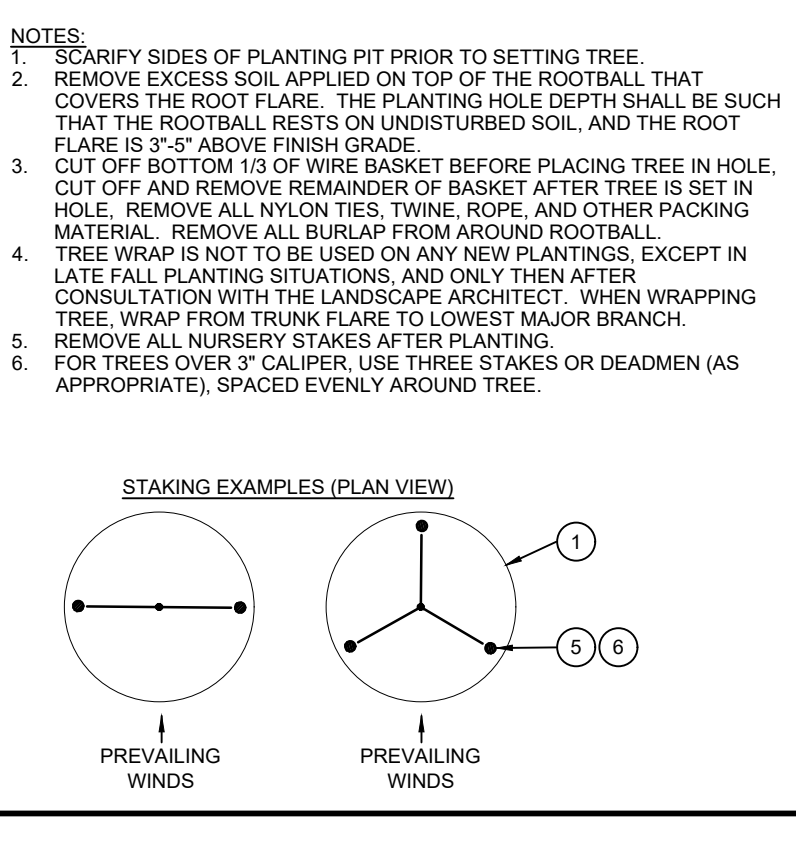
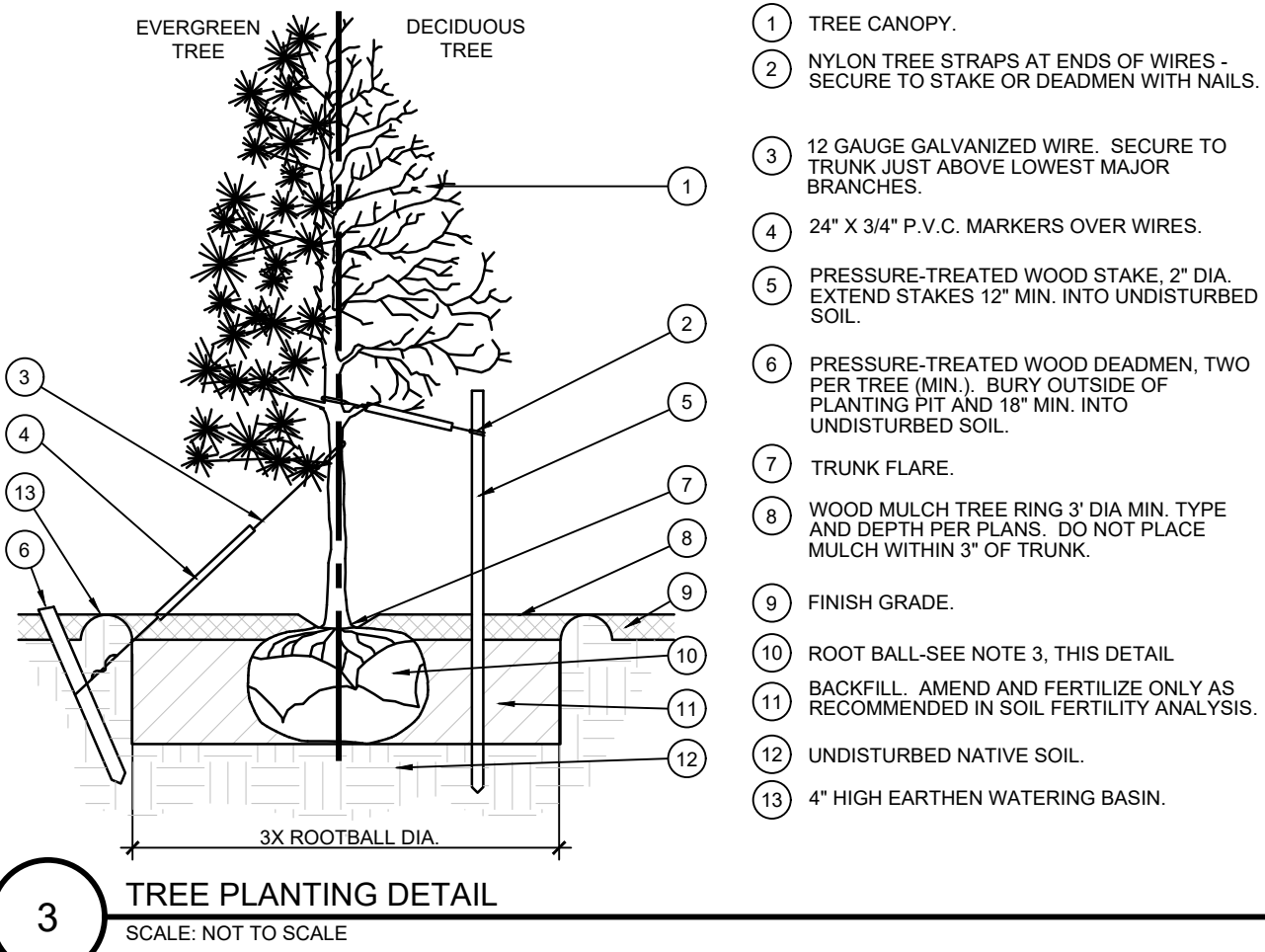
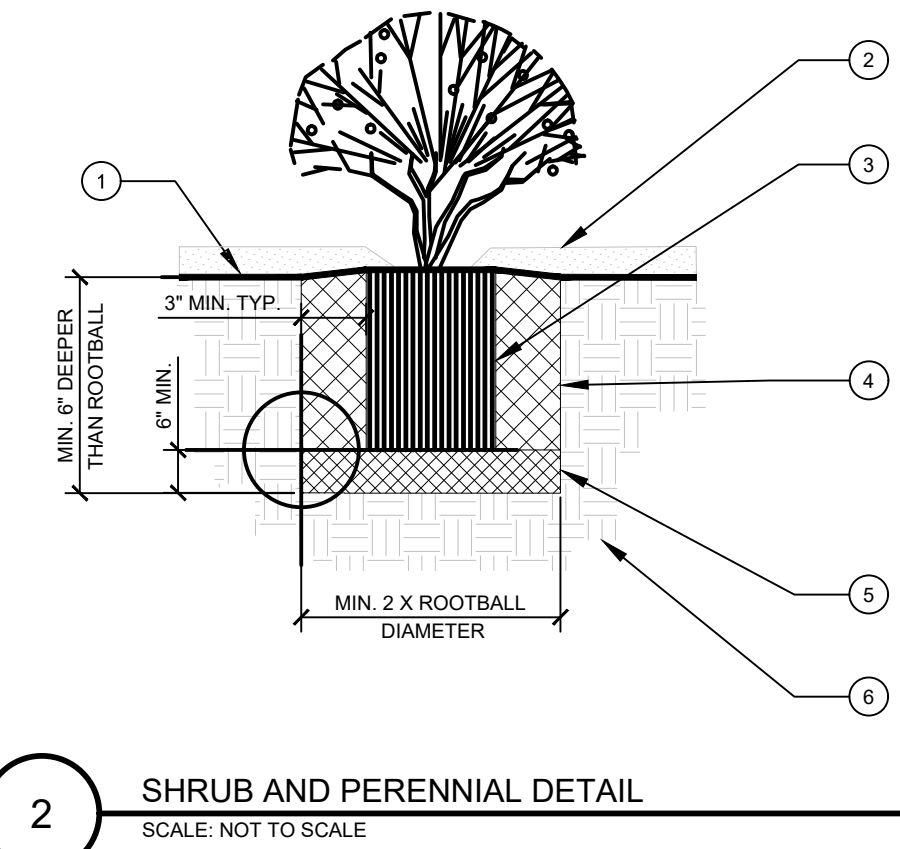
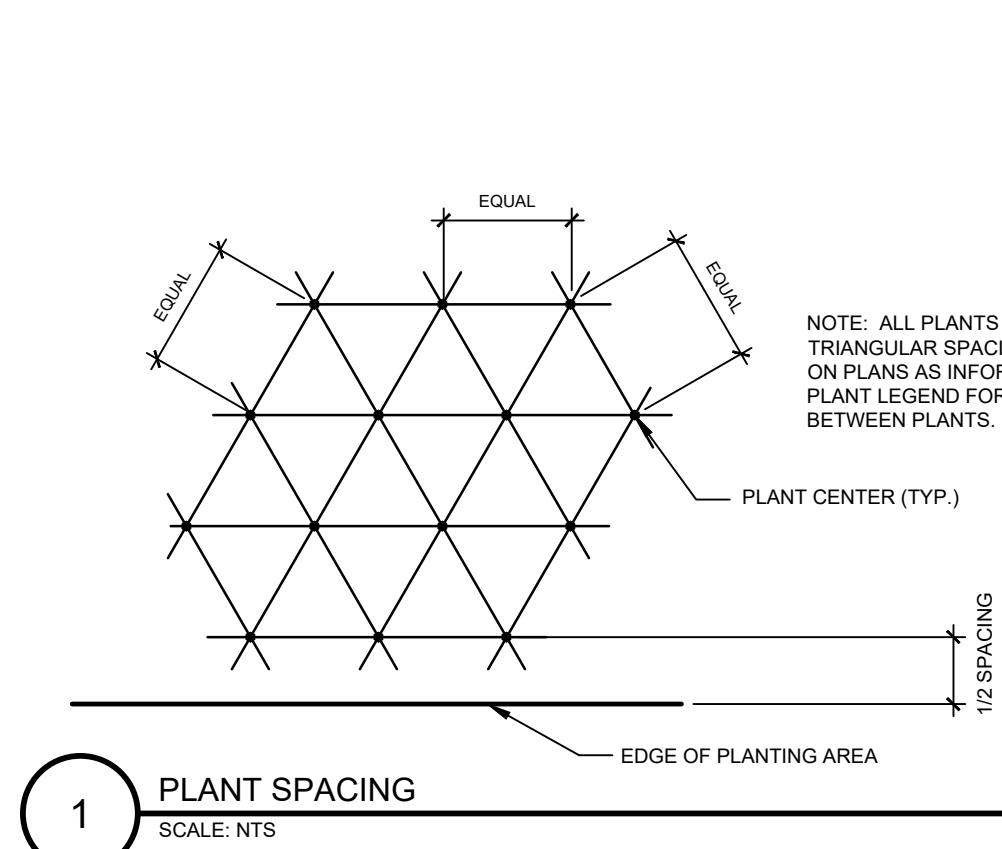
SF	---	GRASS SEED	XERISCAPE SEED MIX. SEE NOTES	SEED	---	VL
SF	---	ROCK COBBLE MULCH	25%-75% ARKANSAS RIVER ROCK TO MATCH EXISTING ADJACENT SITE	MULCH	---	---
LF	---	STEEL EDGING	14 GAUGE, 4" HIGH BY 1/8" THICK, BLACK COLOR	EDGER	---	---

This evergreen is more a shrub then a tree in Colorado eastern plains perhaps a Pinon is better or Austrian pine

Galloway Response: Due to the required size at time of install, this would not be the case. Regardless, the evergreen in question has been replaced with a Skyrocket Juniper in order to meet spatial restrictions in locations that would not accommodate such large trees as a Pinon or Austrian Pine.

All of these must be irrigated

Galloway Response: See irrigation notes. "All non-turf/seed planted areas will be drip irrigated."



Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
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King Soopers / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

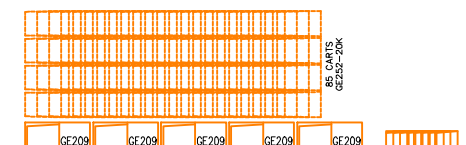
KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1
E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

#	Date	Issue / Description	Init.
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Project No: KSS000147
Drawn By:
Checked By:
Date: 8/29/19
PLANTING DETAILS + NOTES

L1.6

CARTS TO BE ORDERED



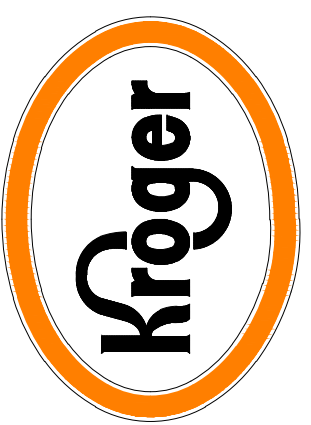
GENERAL NOTES :

ALL EQUIPMENT IS TO BE CONSIDERED (NEW) UNLESS NOTED OTHERWISE. THE FULL EXTENT OF EXISTING, NEW, AND/OR RELOCATED EQUIPMENT SHALL BE CONSIDERED THE COMPLETE RESPONSIBILITY OF THE KROGER ENGINEER.

INFORMATION FOR THIS PLAN WAS TAKEN FROM ARCHITECTURAL PLANS DATED _____ AND KROGER PLANS DATED _____. ALL WORK MUST BE FIELD VERIFIED FOR ACTUAL CONDITIONS. CONTACT THE KROGER ENGINEER IF ANY DISCREPANCIES ARE FOUND.

NOTE: THIS DRAWING IS INTENDED ONLY TO SHOW THE REQUIREMENTS OF THE KROGER CO. THE DESIGN OF THE BUILDING TO CONFORM TO ALL APPLICABLE LAWS, CODES, REGULATIONS, ORDINANCES AND APPROVAL OF THE INSPECTION AUTHORITIES HAVING JURISDICTION IS THE RESPONSIBILITY OF THE ARCHITECT EMPLOYED BY THE OWNER.

CORPORATE
(NEW) ARTISAN



**GENERAL OFFICE
FACILITY ENGINEERING**
1014 VINE ST., CINCINNATI, OH 45202
PH: (513) 762-1467
FAX: (513) 762-1468

NEW STORE

MARKET PLACE ISLAND

460' x 241'

7/15/2019

PLAN DATE: 3/15/2010

DRAWN: A. KENDRICK	CHECKED: D. HOSKINS
REVISIONS:	

STANDARD PLOTTED SCALE:	
1/16"=1'-0"	
BUILDING STATS:	
TOTAL SHEETING	4,342 LF

SALES AREA	90,481 SF
% OF GROSS BUILDING	73 %
BASE STORE	118,314 SF

MEZZANINE	0 SF
DOCK / UTILITY	5,408 SF
GROSS BUILDING	
122,722 SF	

123,722 SF
FINAL MP ISLAND

STEEL PACKAGE ID: Not Applicable

MP-ICI

MF-1SL
SHEET
E1

CAD FILE: MARKETPLACE_ISLAND_12

PLOTTED ON: Aug 01, 2019 - 9:21am BY: no70439

FINAL PLAN
123K (460' x 241')

VERIFY NORTH

these plans do not match the SDP sheet. The gas and drive thru are on the east side on the SDP; the only thing on the SDP sheets is the loading docs. See Elevations, and SDP

Galloway Response: The floor plan orientation has been updated to match the Site Plan.

Galloway Response: The floor plan orientation has been updated to match the Site Plan.

these plans do not match the SDP sheet. The gas and drive thru are on the east side on the SDP- the only thing on the SDP sheets is the loading docs. See Elevations, and SDP

- ✓ remove bar
- ✓ reduce seating by pulling single serve beverage toward front

✓ new store planner:
please use division exception list in One
Note for Kings

✓ division merch to
— provide information to
keep salad bar or not

✓ Provide final floor plans - these appear to draft

division merch to provide L.F. of adult beverage shelving, if any. Regional code - prevents the sale of wine or liquor. Only selling COLD beer and promo displays of beer

LANDSCAPE

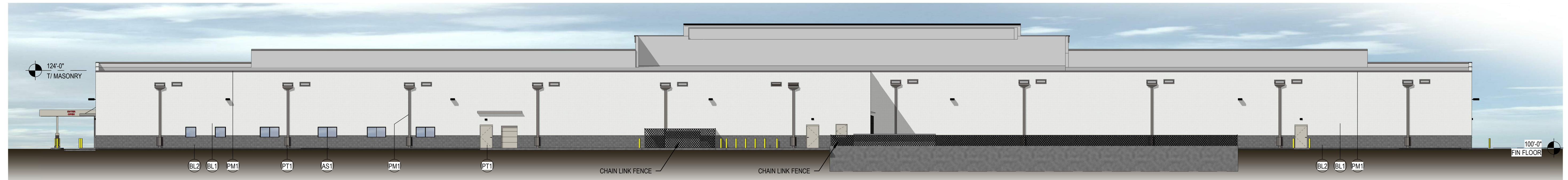
x DRIVE
THRU
 GROCERY
PICK UP

reference KS137 for the Wellness needs but should have to increase area, just add refrigeration space and possible desk

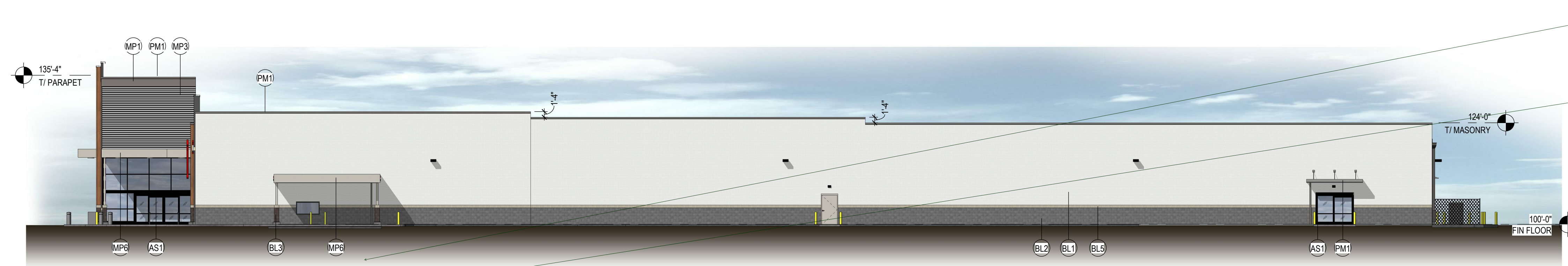
LAST UPDATED: July 2019



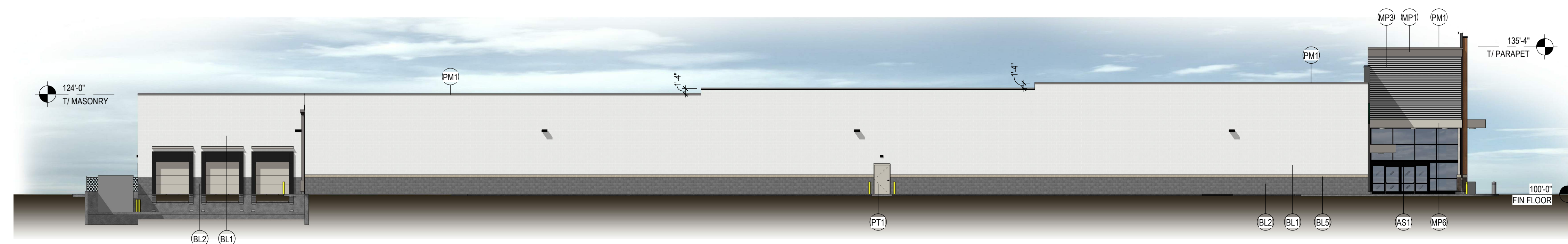
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

- EXTERIOR MATERIAL LEGEND**
- (BL1) Decorative, Integrally Colored CMU - Smooth face
Color: Aspen Cream (Lee Brick & Block)
 - (BL2) Decorative, Integrally Colored CMU - Split face
Color: Winter Sea (Lee Brick & Block)
 - (BL3) Decorative, Integrally Colored CMU - Smooth face
Color: Breckenridge (Lee Brick & Block)
 - (BL4) Decorative, Integrally Colored CMU - Ground face
Color: Black Canyon (Trenwyth)
 - (BL5) Decorative, Integrally Colored CMU - Ground face
Color: Oreo Cream (Trenwyth)
 - (MP1) Aluminum Metal Panel - Smooth
Color: Slate Gray (ATAS)
 - (MP2) Aluminum Metal Panel - Corrugated
Color: Silversmith (ATAS)
 - (MP3) Aluminum Metal Panel - Wood Finish
Color: Light Cherry (Longboard)
 - (MP4) Aluminum Metal Panel - Smooth
Color: Brilliant Green (ATAS)
 - (MP5) Aluminum Metal Panel - Smooth
Color: Black (ATAS)
 - (MP6) Aluminum Metal Panel - Smooth
Color: Dove Gray (ATAS)
 - (PM1) Prefinished Metal
Color: Slate Gray
 - (PM2) Prefinished Metal
Color: Matte Black
 - (AS1) Prefinished Aluminum Storefront
Color: Black Anodized
 - (PT1) Painted Metal
Color: SW7016 Mindful Gray

where re the gas pumps?

Galloway Response: The fuel facility is proposed on Lot 3. It will not be attached to the store. (see separate elevations)

Where is the small building with the gas pumps?

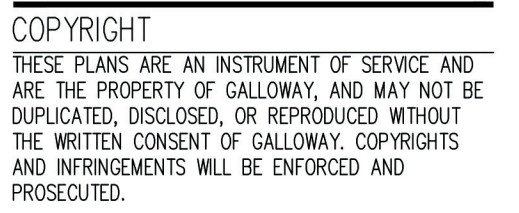


August 20, 2019

KING SOOPERS KS147

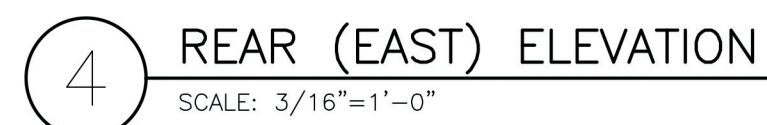
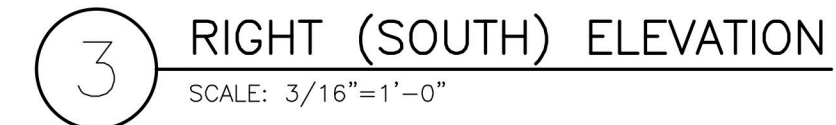
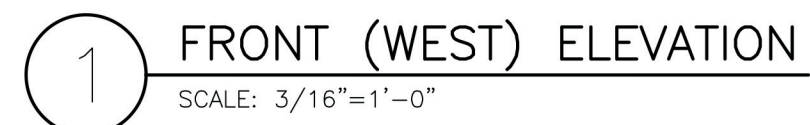
FALCON, CO



[illegible]

Project No:	KSS000147
Drawn By:	AH
Checked By:	MC
Date:	8/22/19

A1.2






Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type
(Note: each request requires completion of a
separate application form):

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☒ Site Development Plan, Major 
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Townhome Plat

Administrative Special Use (mark one)

- ☐ Extended Family Dwelling
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☐ Other _____

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with Improvements
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ Other: _____

This application form shall be accompanied by all
required support materials.

PROPERTY INFORMATION: Provide information to identify properties and
the proposed development. Attached additional sheets if necessary.

Property Address(es): Lots 2 & 3 of Falcon Marketplace Filing No. 1 (Northwest corner of Woodman Rd & Meridian Rd)	
Tax ID/Parcel Numbers(s) 5300000589	Parcel size(s) in Acres: Lot 2=9.977ac, Lot 3=1.309ac
Existing Land Use/Development: vacant	Zoning District: CR: Commercial Regional

- ☐ Check this box if **Administrative Relief** is being requested in
association with this application and attach a completed
Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association
with this application for development and attach a completed
Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or
organization(s) who own the property proposed for development.
Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): LG HI Falcon, LLC	
Mailing Address: 3953 Maple Ave, #290, Dallas, TX 75219	
Daytime Telephone: 214-632-9611	Fax:
Email or Alternative Contact Information: steve@hummelinvestments.com	

Description of the request: (attach additional sheets if necessary):

<div><div>Minor</div><div>Commercial Site Development Plan</div><div>Major Commercial Site dev plan for X SF grocery storepharmacy, gas?</div></div> <div><div>This should be a description of project as it states.</div></div>

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): King Soopers (Lowell Good, FE Project Manager)	
Mailing Address: 65 Tejon St., Denver, CO 80223	
Daytime Telephone: 303-778-3123	Fax:
Email or Alternative Contact Information: lowell.good@kingsoopers.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Galloway & Company, Inc (Jenny Romano, PE)	
Mailing Address: 6162 S. Willow Drive, Ste 320; Greenwood Village, CO 80111	
Daytime Telephone: 303-770-8884	Fax: 303-770-3636
Email or Alternative Contact Information: jennyromano@gallowayus.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____

Date: 8/28/19

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: 8-23-19

11/05/2019 9:23:36 AM

dsdkuehster

stevekuehster@elpasoco.com

(719) 520-6813

**EPC Planning & Community
Development Department**

August 26, 2019

Kari Parsons
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**Re: Preliminary Drainage Conformance Letter for King Soopers #147 on Lot 2 & 3
– Falcon Marketplace Subdivision Filing No. 1**

This drainage conformance letter has been prepared for Lots 2 & 3 of Falcon Marketplace Subdivision Filing No. 1 located in the southeast quarter of the southeast quarter of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado. The purpose of this letter is to show that the proposed drainage for Lots 2 & 3 conform to the current El Paso County *Drainage Criteria Manual* and the *Final Drainage Report for Falcon Marketplace* prepared by Drexel, Barrell & Co. dated July 22, 2019. A composite runoff coefficient calculation was performed for the subject site and these calculations are attached herein.

The King Soopers grocery store is to be located on Lot 2 of the subdivision, a 9.977-acre lot, and the King Soopers fuel facility is to be located on Lot 3 of the subdivision, a 1.309-acre lot. The project site is located within basins B4, B6, B11, B14, and B15 of the *Final Drainage Report*. Runoff from these lots was designed to be captured on-site and routed to storm sewer stubs provided along the adjacent public street. Detention and water quality will be provided by a pond located on the south side of the development, adjacent to E Woodmen Road.

The proposed site generally slopes from the north to the south and the grading is consistent with the intended grading and drainage pattern proposed in the original *Final Drainage Report* design. The proposed 5-yr and 100-yr runoff coefficients for the site were compared to the those designed in the *Final Drainage Report* to determine that the storm sewer system and detention pond provided by the master infrastructure has adequate capacity. Hydrologic calculations are included herein. All proposed inlets will be sized using UDFCD Street and Inlet Hydraulic spreadsheets. StormCAD will be used to model the proposed storm sewer on-site and calculations will be included with the Final Drainage Conformance Letter.

The proposed drainage plan for Lots 2 & 3 consists of 18 drainage basins (totaling 14.81 acres). Runoff from basins A-1 through A-9 will be collected into multiple curb inlets on-site which will connect to the master infrastructure storm sewer system and be **routed to the south pond provided by the master developer**. Basins B-1 through B-4 consist of roof areas that will be connected via roof drains to the on-site storm sewer system. Basins OS-1 through OS-5 consist of paved access aprons that sheet flow off-site and route to inlets within the adjacent public street provided by the master developer. The combined runoff coefficients for basins A-1 through A-9, B-1 through B-4, and OS-1 through OS-5 are estimated to be 0.75 and 0.84 for the 5- and 100- year storms, respectively (see



calculations included herein). These runoff coefficients are equal to the planned values designed in the *Final Drainage Report* and thus the runoff will not exceed the anticipated amount. The overall imperviousness of the site after final stabilization has been calculated to be 85%. These findings indicated that this project will have no negative impacts on the existing drainage infrastructure.

I affirm that the proposed drainage design of Lots 2 & 3, Falcon Marketplace, Filing No. 1 is in substantial conformance with the *Final Drainage Report for Falcon Marketplace* prepared by Drexel, Barrell & Co. dated July 22, 2019.

✓ Note signature block requirements. (see page 8 of 10)

Jennifer Romano, PE
Licensed Professional Engineer, State of Colorado No. 44401

Attachments:

Vicinity Map
Soil Map
FEMA Flood Insurance Rate Map
Developed Hydrologic Calculations
Final Drainage Plan

● In order to do a "Small subdivision Drainage report, i.e. "Drainage letter" the highlighted report will need to be completed and signed off by El Paso County.

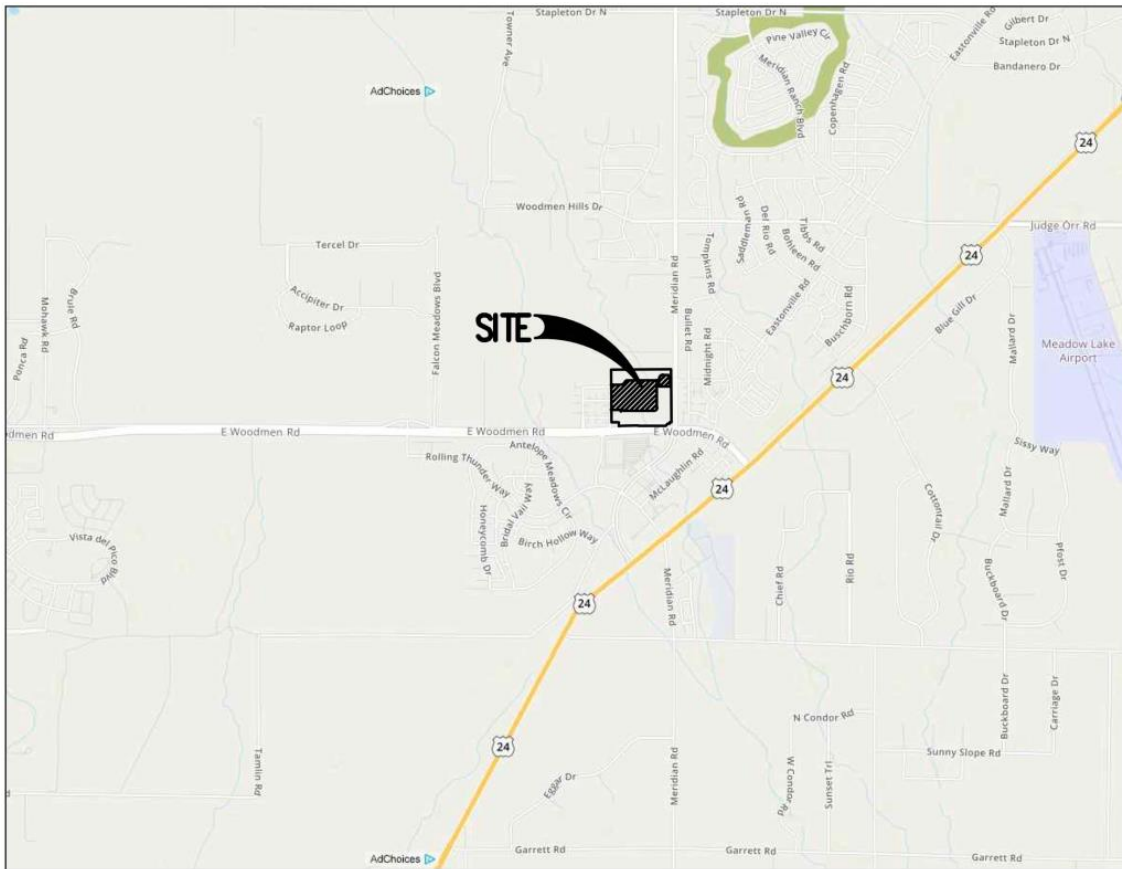
Additionally, There will need to be the following items addressed in this Drainage letter:

- ✓ 1.) A Letter type drainage report needs Hydrologic calculations, or tabulations of areas, runoff, coefficients, Q and q.
- ✓ 2.) Drainage plan that shows the overall site.
- ✓ 3.) A section that lists the drainage fees and discusses how/when drainage fees will be paid.
- ✓ 4.) A section labeled "the 4 step process" will need to be provided and each step discussed.
- ✓ 5.) What specific measures were used to accommodate the Fuel station concerning stormwater.
- ✓ 6.) Provide a table from the master developer's Drainage report or a new table that shows the SWQCVolumes and/or FSDVolumes for these lots are accounted for in the proposed ponds.



VICINITY MAP

LOTS 2 & 3, BLOCK 1, FALCON MARKETPLACE
EL PASO COUNTY, CO



NOT TO SCALE

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NIMS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

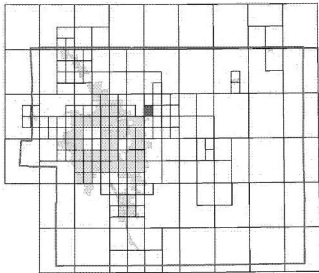
Contact **FEMA Map Service Center (MSC)** via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp/>.

El Paso County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION	

Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCW) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet

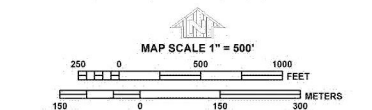
* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

- MAP REPOSITORIES**
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**
MARCH 17, 1997
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0553G

FIRM

FLOOD INSURANCE RATE MAP

EL PASO COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 553 OF 1300

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EL PASO COUNTY	08059	0553	G

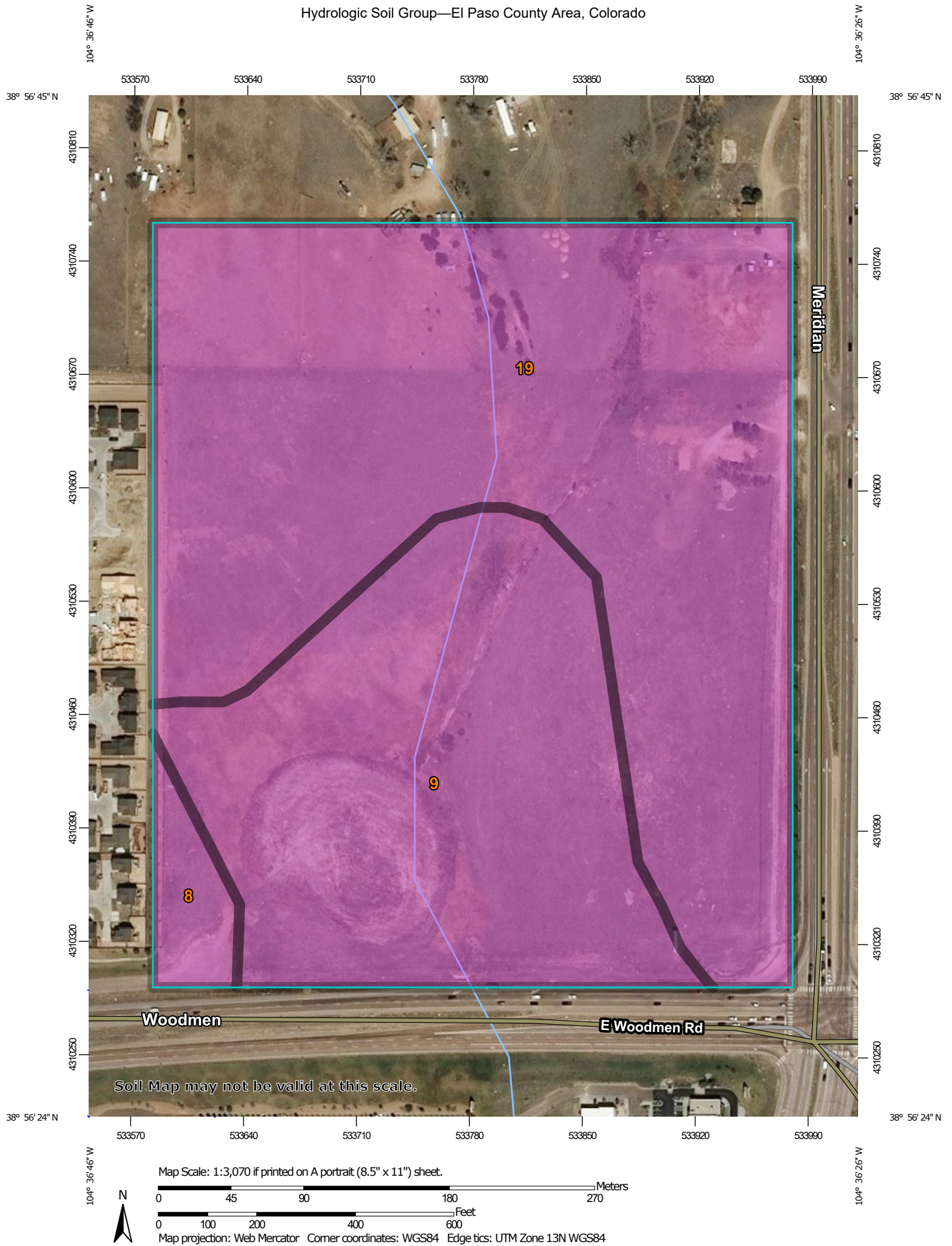
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0553G

MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

Hydrologic Soil Group—El Paso County Area, Colorado



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
 Survey Area Data: Version 16, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2018—May 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	A	1.4	3.0%
9	Blakeland-Fluvaquentic Haplaquolls	A	16.6	35.7%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	A	28.5	61.4%
Totals for Area of Interest			46.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Design Engineer's Statement:

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the applicable master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

[Name, P.E. # _____] Date _____

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in this drainage report and plan.

[Name, Title] Date _____
[Business Name]
[Address]

El Paso County:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Jennifer Irvine, P.E. Date _____
County Engineer / ECM Administrator

Conditions:

PROJECT: King Soopers Falcon Marketplace
LOCATION: E. Woodsmen Road & Meridian Road
Colorado Springs, El Paso County

Project No.: KSS147
Date: August 26, 2019
Engineer: Natalie Haber

*PERCENT IMPERVIOUS VALUES	
LANDSCAPE	0
PAVING	100
ROOFING	90
COMMERCIAL	95

* RUNOFF COEFFICIENTS USED (Type A Soils)				
	2-Year	5-Year	10-year	100-Year
LANDSCAPE	0.02	0.08	0.15	0.35
PAVING	0.89	0.90	0.92	0.96
ROOFING	0.71	0.73	0.75	0.81
COMMERCIAL	0.79	0.81	0.83	0.88

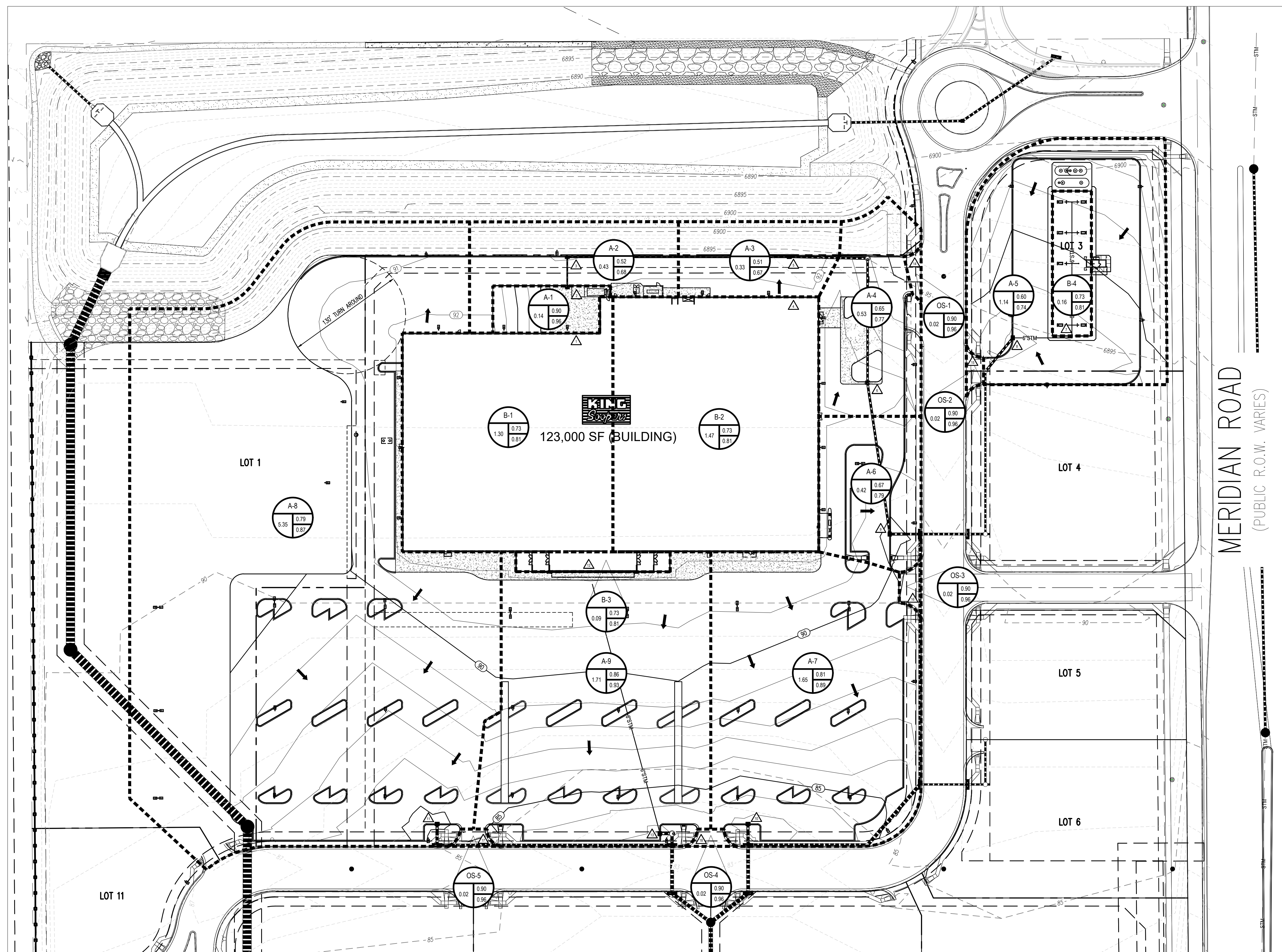
* Table 6-6 in CO Springs, Drainage Criteria
Manual Revised May 2014

Composite Runoff Coefficients and Percent Imperviousness for Developed Drainage Basins

BASIN DESIG.	OVERALL AREA (sf)	LANDSCAPE AREA (sf)	PAVED AREA (sf)	ROOF AREA (sf)	COMMERCIAL AREA (sf)	2-YEAR COEFF.	5-YEAR COEFF.	10-YEAR COEFF.	100-YEAR COEFF.	PERCENT IMPERVIOUS
A-1	6,275	0	6,275	0	0	0.89	0.90	0.92	0.96	100%
A-2	18,589	8,629	9,960	0	0	0.49	0.52	0.56	0.68	54%
A-3	14,303	6,725	7,578	0	0	0.48	0.51	0.56	0.67	53%
A-4	22,967	7,038	15,929	0	0	0.62	0.65	0.68	0.77	69%
A-5	49,735	17,988	31,747	0	0	0.58	0.60	0.64	0.74	64%
A-6	18,257	5,209	13,048	0	0	0.64	0.67	0.70	0.79	71%
A-7	71,902	8,126	63,776	0	0	0.79	0.81	0.83	0.89	89%
A-8	233,171	21,075	116,465	0	95,631	0.77	0.79	0.81	0.87	89%
A-9	74,415	3,580	70,835	0	0	0.85	0.86	0.88	0.93	95%
B-1	56,790	0	0	56,790	0	0.71	0.73	0.75	0.81	90%
B-2	64,063	0	0	64,063	0	0.71	0.73	0.75	0.81	90%
B-3	3,742	0	0	3,742	0	0.71	0.73	0.75	0.81	90%
B-4	6,880	0	0	6,880	0	0.71	0.73	0.75	0.81	90%
TOTAL ON-SITE	641,089	78,370	335,613	131,475	95,631	0.73	0.75	0.78	0.84	85%
OS-1	713	0	713	0	0	0.89	0.90	0.92	0.96	100%
OS-2	710	0	710	0	0	0.89	0.90	0.92	0.96	100%
OS-3	1,044	0	1,044	0	0	0.89	0.90	0.92	0.96	100%
OS-4	710	0	710	0	0	0.89	0.90	0.92	0.96	100%
OS-5	712	0	712	0	0	0.89	0.90	0.92	0.96	100%
TOTAL OFF-SITE	3,889	0	3,889	0	0	0.89	0.90	0.92	0.96	100%
TOTAL SITE	644,978	78,370	339,502	131,475	95,631	0.73	0.75	0.78	0.84	85%

FINAL DRAINAGE REPORT FOR FALCON MARKETPLACE

B4	102,436	0.67	0.78
B6	138,913	0.79	0.87
B11	87,628	0.77	0.85
B14	108,260	0.76	0.84
B15	249,501	0.75	0.84
TOTAL SITE	686,738	0.75	0.84



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

LIST OF CONTACTS

APPLICANT/DEVELOPER

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

ENGINEER

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

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OR ARCHITECTURE & DESIGN
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CINCINNATI, OHIO 45202
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EMAIL: a.frey@or-architects.com

LANDSCAPE ARCHITECT

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6162 SOUTH WILLOW DRIVE, SUITE 320
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FAX: (303) 770-3636
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EMAIL: timnelson@gallowayus.com

SURVEYOR

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

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT

2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: (719) 520-8306
CONTACT: KARI PARSONS
EMAIL: kari.parsons@elpasoco.com

provide with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at: https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx

Further comments will be provided with a complete submittal including the checklist, etc.

Engineering Review

11/05/2019 11:49:14 AM

dstkuchay

stevekushner@elpasoco.com

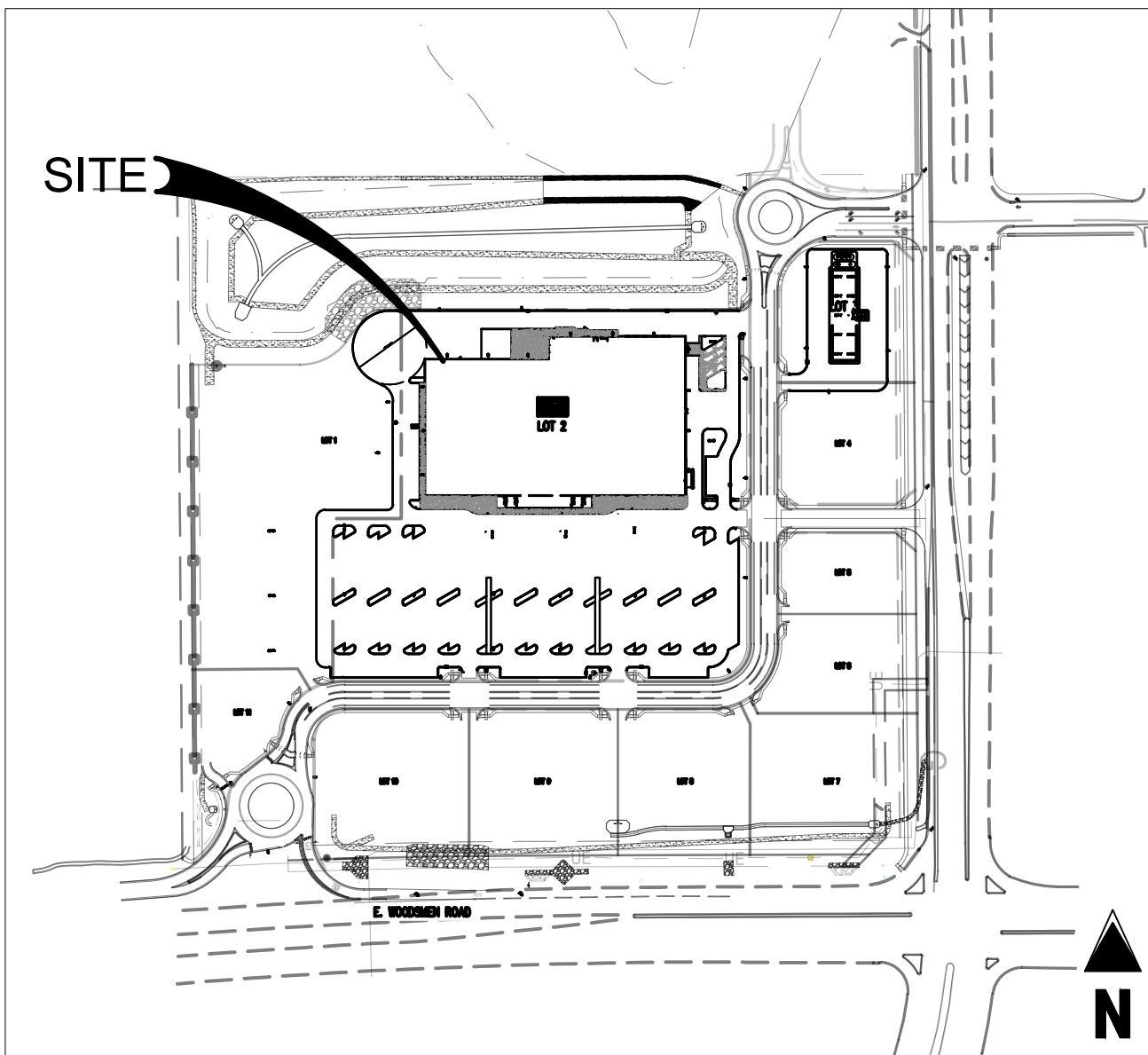
(719) 520-6813

EPC Planning & Community
Development Department



VICINITY MAP

SCALE: 1" = 1000'



SITE MAP

SCALE: 1" = 300'

SHEET INDEX

1	C2.0	COVER SHEET
2	C2.1	GRADING AND EROSION CONTROL PLAN
3	C2.2	GRADING AND EROSION CONTROL DETAILS

GENERAL SITE DESCRIPTION

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

GENERAL NOTES

- SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. GALLOWAY & COMPANY INC. CANNOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY INFORMATION.
- EL PASO COUNTY SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.

LEGAL DESCRIPTION

PARCEL A--PROPOSED LOT 2, FALCON MARKETPLACE:
A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T1S, R65W 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 SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S88°03'43"E, 441.14 FEET TO THE POINT OF BEGINNING, THENCE N89°57'46"E, 593.94 FEET; THENCE N56°54'56"E, 21.89 FEET; THENCE S00°00'00"E, 587.35 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 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 S45°00'00"W, 91.92 FEET; THENCE S08°38'52"W, 216.79 FEET; THENCE N00°00'00"W, 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 ARC HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 81°5'26" AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'17"W, 15.84 FEET; THENCE N00°00'00"E, 286.96 FEET; THENCE N90°00'00"E, 120.34 FEET; THENCE N00°00'00"E, 367.21 FEET TO THE POINT OF BEGINNING, CONTAINING 434,617 SQUARE FEET (9.977 ACRES), MORE OR LESS.

PARCEL B:
A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T1S, R65W 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 SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S84°18'42"E, 1130.90 FEET TO THE POINT OF BEGINNING, THENCE N00°00'00"E, 114.83 FEET; THENCE S47°12'19"E, 49.83 FEET; THENCE S00°29'40"E, 215.48 FEET; THENCE N89°00'00"W, 239.55 FEET; THENCE N00°00'00"E, 153.98 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY 68.58 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 39°41'32" AND BEING SUBTENDED BY A CHORD THAT BEARS N19°50'46"E, 67.22 FEET; THENCE N38°41'32"E, 4.17 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY 70.24 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 50°18'28" AND BEING SUBTENDED BY A CHORD THAT BEARS N64°50'46"E, 68.01 FEET TO THE POINT OF BEGINNING, CONTAINING 57,020 SQUARE FEET (1.309 ACRES), MORE OR LESS.

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 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

OWNER/DEVELOPER'S STATEMENT

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

EL PASO COUNTY:

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 / EGM ADMINISTRATOR

DATE

Jennifer Irvine, P.E.

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 Directors discretion.

Galloway

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

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King Soopers
Supermarket / Petroleum
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

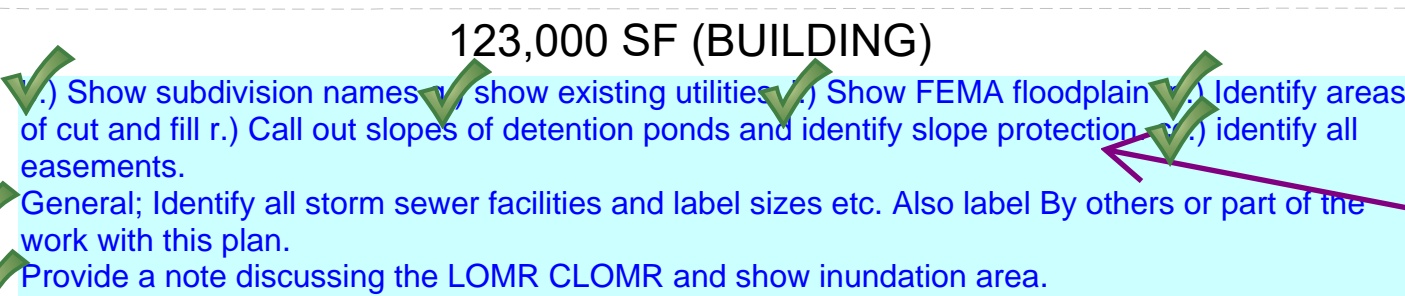
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Project No: KSS000147
Drawn By: ACJ
Checked By: JRR
Date: 8/29/19

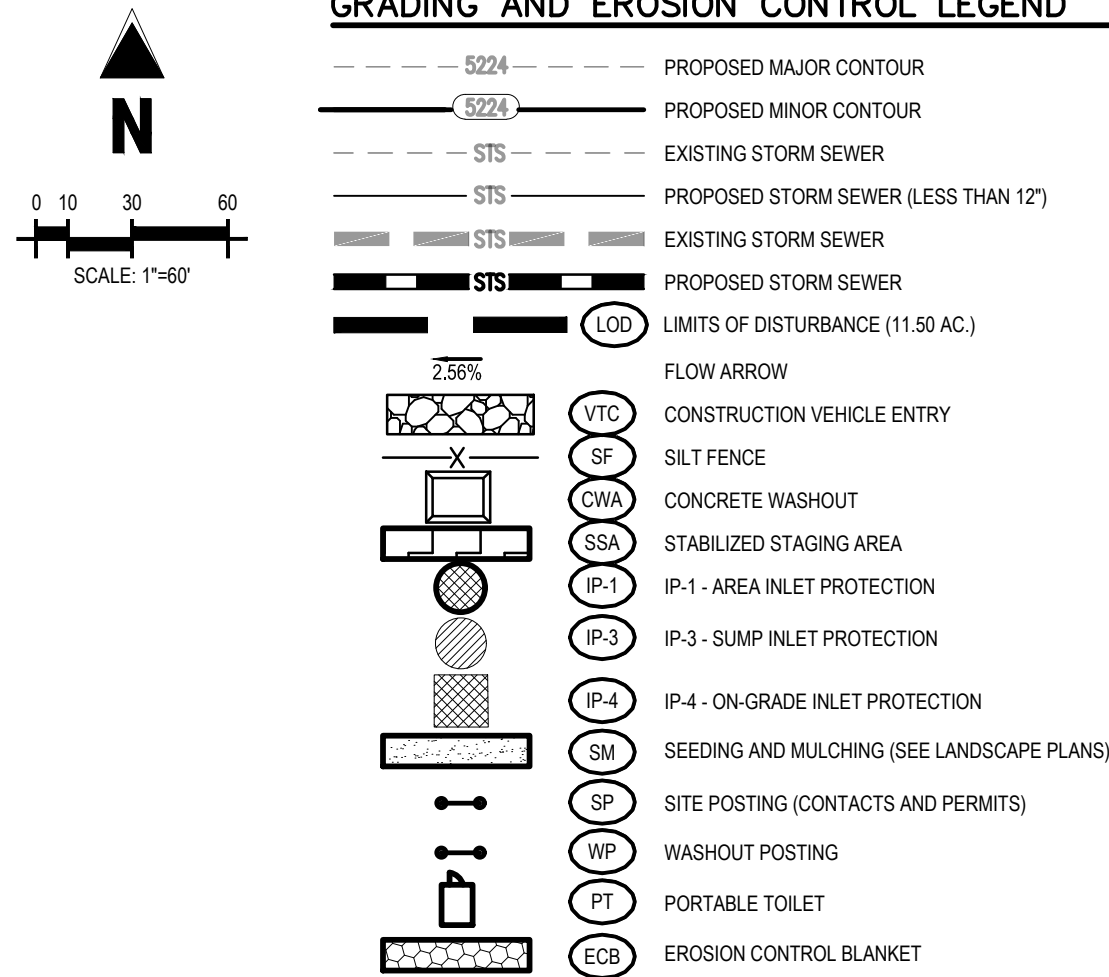
COVER SHEET

C2.0

GRADING AND EROSION CONTROL PLAN



RUNOFF COEFFICIENT TABLE				
	EXISTING COEFFICIENTS		PROPOSED COEFFICIENTS	
	5-YEAR	100-YEAR	5-YEAR	100-YEAR
COMPOSITE COEFFICIENT	0.75	0.84	0.75	0.84



GRADING SUMMARY TABLE	
TOTAL DISTURBED AREA	500,798 SQ. FT. (11.50 AC)
TOTAL IMPORT	474 CUBIC YD.

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

Galloway Response: Note has been removed.

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES

1. SEE OVERALL CD EROSION CONTROL PLAN, SHEET
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTANT CONTAMINATION OF SURFACE OR GROUND WATER, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING VEGETATION.
3. ALL EARTH GRADING, DEPICTED IN THESE PLANS IN 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 ADDED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING STANDARDS, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2, ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. 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 AND ESQCP SHALL BE MAINTAINED BY 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.
5. THE EROSION CONTROL CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMP'S AS INDICATED ON THE GEC. 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 SUPERVISOR.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL FILL PLACEMENT, OR THE END OF CONSTRUCTION, WHICHEVER IS EARLIER. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADDED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARD SPECIFICATION FOR EROSION CONTROL IN DCM VOLUME II AND THE DRAINAGE CRITERIA MANUAL APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION CONTROL MEASURES TO PREVENT OR MINIMIZE CONVEYANCE OF SEDIMENT TO ADJACENT CONSTRUCTION, TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INCLUDING EROSION CONTROL FACILITIES SHALL BE DESIGNED AND INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME I AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. AFTER CONSTRUCTION SHALL BE COMPLETED, THE CONTRACTOR SHALL SO AS EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. EROSION CONTROL MEASURES OR EROSION CONTROL FACILITIES SHALL BE CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP AND DCM VOLUME II. EROSION CONTROL MEASURES SHALL BE DESIGNED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL, BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE AND NOT BE TEMPORARILY STORED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIAL CONDITIONS AND CIRCUMSTANCES.
15. EXCESS MATERIALS STORED ON SITE SHALL BE PROPERLY COVERED OR BAGGED. MISMANAGED MATERIALS TRUCKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS, NOT CONSTRUCTION DEBRIS, TRUCK SLASH, UNLOADING WASTE MATERIALS OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, AND THE PROTECTION OF EXISTING UTILITIES AND SANS THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, IN AS MUCH AS PRACTICAL, TO THE MINIMUM REQUIRED BY THE REQUIREMENTS OF THE SWMP AND ESQCP. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, AND THE PROTECTION OF EXISTING UTILITIES AND SANS THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
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53. THE CONTRACTOR SHALL

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KING Scoopers

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Supermarket / Petroleum
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Denver, CO 80223
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Fax (303) 871-9262

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

E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

[illegible]

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

GRADING AND EROSION CONTROL PLAN

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

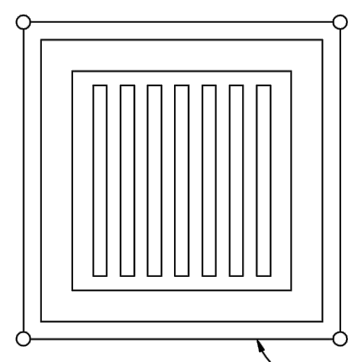


Figure IP-1
Filter Fabric Inlet Protection
Construction Detail and Maintenance Requirements

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 OF NO RAINFALL.
 2. DAMAGED, COLLAPSED, UNINTRENCHED 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

3-25

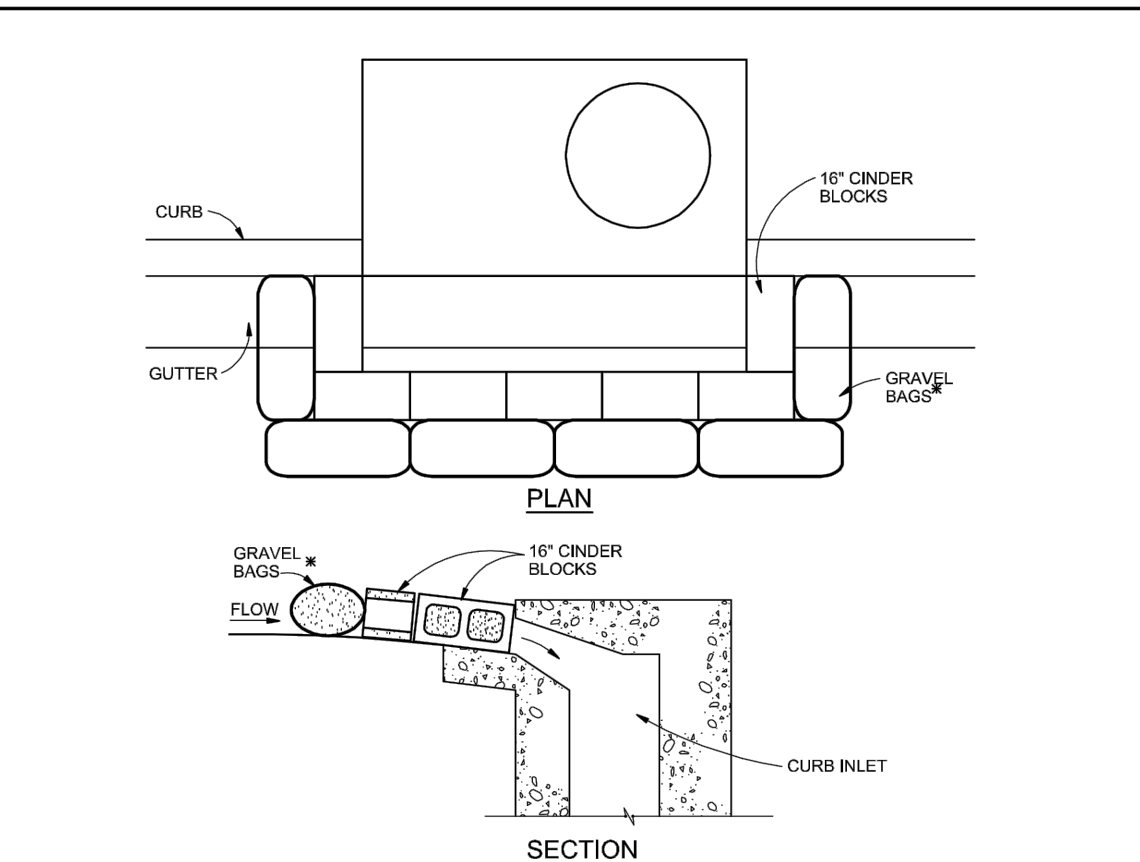


Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements

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.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF 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

3-27

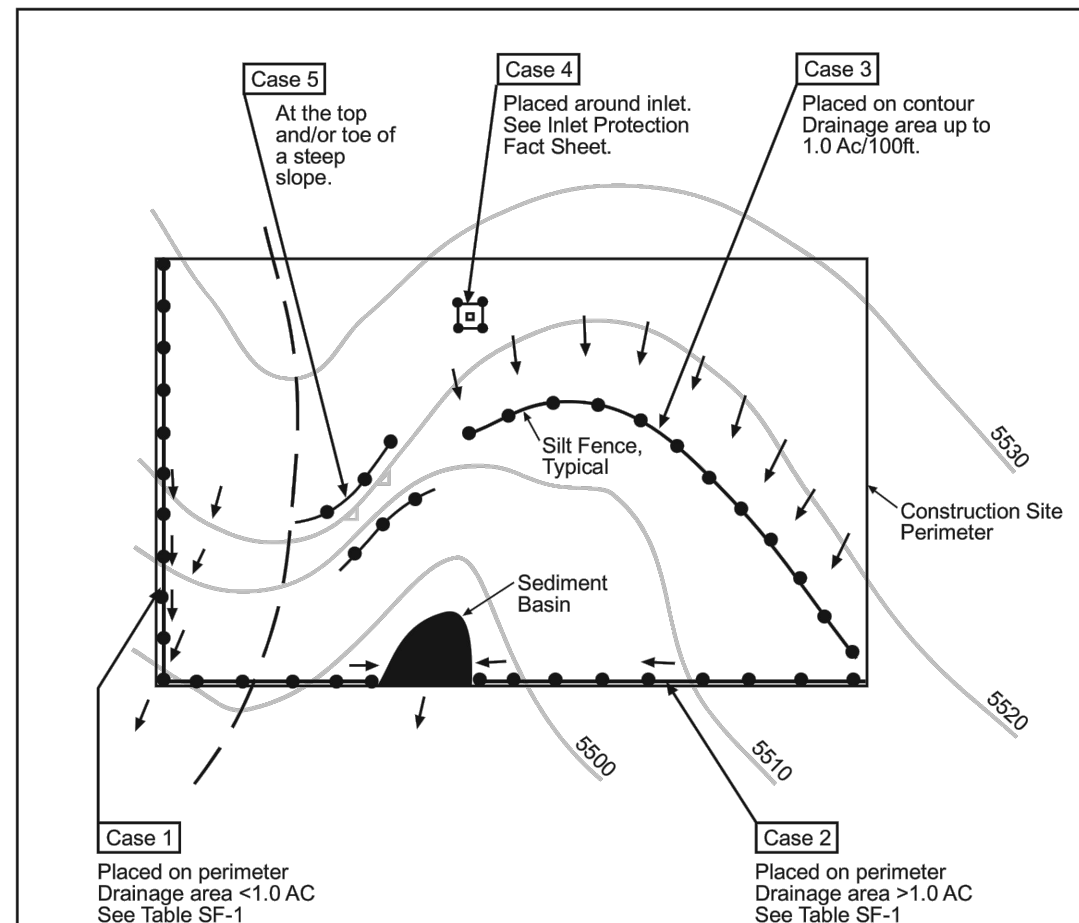


Figure SF-1
Silt Fence
Application Examples

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

- (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
Stormwater Quality

3-35

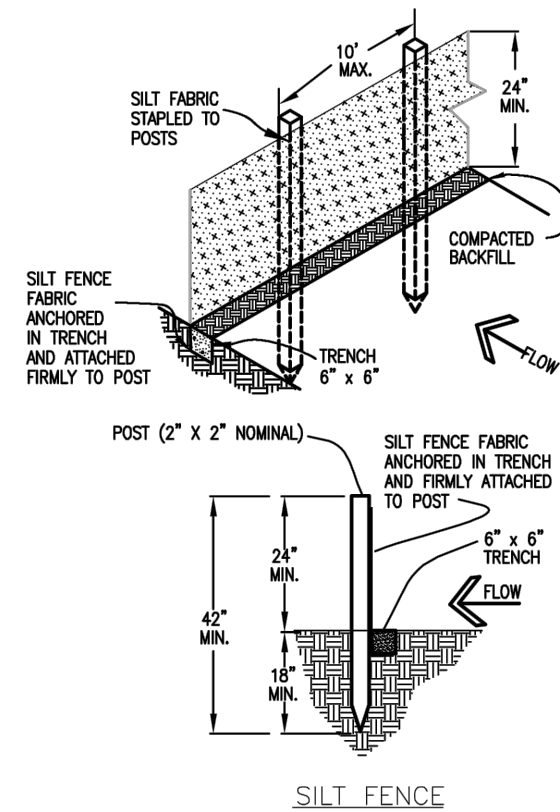


Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements

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. THE WIRES OR HOES 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 IMPROVE 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.
 2. DAMAGED, COLLAPSED, UNINTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
 3. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
 4. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

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.

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			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

GRADING AND EROSION CONTROL
DETAILS

C2.2

King Soopers #147 Commercial Development E. Woodmen Rd. & Meridian Rd. El Paso County, CO

LETTER OF INTENT

August 26, 2019

PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:

Property Ownership:

Dillon Real Estate Co.
1014 Vine Street
Cincinnati, OH 45202-1100
(888) 762-7357

Applicant:

King Soopers Inc.
65 Tejon Street
Denver, CO 80223
(303) 778-3123

Consultant:

Galloway & Company, Inc.
6162 South Willow Drive, Suite 320
Greenwood Village, CO 80111
(303) 770-8884

SITE LOCATION, SIZE, AND CURRENT ZONING:

The subject property is approximately 11.50 acres in size and is located on the northwest corner of East Woodmen Road and Meridian Road in El Paso County, Colorado. The site is vacant and is situated on Lots 2 & 3, Block 1 of Falcon Marketplace Subdivision Filing No. 1. The property is currently within the El Paso County Commercial Regional (CR) zone district, which will allow for the proposed retail building and fuel center.

REQUEST AND JUSTIFICATION:

The applicant proposes to develop the subject site in conformance with the Falcon Marketplace – Sketch Plan, which has designated this area as a commercial/retail site. The proposed commercial center under the CR zoning will allow, but is not limited to the retail building and fuel center.

The Site Development Plan for Lots 2 & 3, Block 1 will allow for construction of an approximate 123,000 square foot retail building and 9 dispenser island fuel center, respectively, with associated landscaping, parking, and drives. The proposed site on Lot 2 will have landscape areas covering approximately 6.4% of the total lot area (434,598 SF), and will provide for 446 total parking spaces. The proposed site on Lot 3 will have landscape areas covering approximately 44% of the total lot area (57,280 SF).

EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS:

All utility and roadway infrastructure that will service the site has been constructed with the master development. Access to the site will be provided by internal access drives that connect to East

✓ final plat (no sketch plan was submitted)

✓ final plat

✓ a public road named, Falcon Market Place



Woodmen Road and Meridian Road. All proposed facilities with this Site Development plan will be internal to Lots 2&3.

PUBLIC INFRASTRUCTURE, FACILITIES:

The subject site is located within the service boundaries of the Woodmen Hills Metropolitan District, of which has given preliminary indications that they will provide both public water and sanitation to serve the proposed development. Fire and Emergency services will be provided by the Falcon Fire Protection District.



Acknowledge applicant is required to contribute to off site improvements per the development agreement to be recorded with the final plat.



electric by?, gas by?
The site is also within the Woodmen Road District fees in the amount of X will be paid to the Woodmen Road District at the time of building permit issuance.



2.Include an explanation of the Public infrastructure that is being constructed by the master developer and what public infrastructure is proposed to be constructed with this plot plan review.



3.Additionally clarify which party is responsible for the portions of the Subdivision Improvement Agreement (SF 19-001) and the other requirements being addressed by the Falcon Market Place project SF 19-001



STORMWATER MANAGEMENT PLAN

**KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3**

East Woodmen Road & Meridian Road
El Paso County, CO



Provide with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at:
https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx

PREPARED FOR:
King Soopers Inc.

PREPARED BY:
**Galloway & Company, Inc.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111**

DATE:
August 26, 2019

Engineering Review

11/05/2019 12:43:00 PM

dsdkuehster

stevekuehster@elpasoco.com

(719) 520-6813

**EPC Planning & Community
Development Department**



TABLE OF CONTENTS

I.	Certification	4
	Engineer's Statement.....	4
	Developer's Certification	4
II.	General Requirements.....	5
III.	Narrative Site Description	5
	Nature of Construction Activity	5
	Sequence of Major Activities.....	6
	Extent of Disturbance.....	7
	Soils	7
	Existing Vegetation	7
	Potential Pollution Sources	7
	Non-Stormwater Discharges	8
	Receiving Waters	8
IV.	Site Map.....	9
	Vicinity Map	9
	Aerial Map	10
V.	Stormwater Management Controls.....	10
	Qualified Stormwater Manager.....	10
	Potential Pollutant Sources	11
	Control Measures for Stormwater Pollution Prevention	16
	Erosion Control	17
	Materials Management.....	17
	Sediment Control	18
	Site Management and Other Practices.....	18
	Revising Control Measures and the SWMP	20
VI.	Final Stabilization & Long-Term Stormwater Management	21
	Inactivation of Permit Coverage.....	21
VII.	Inspection & Maintenance Procedures	21
	Inspection Schedules	22
	Inspection Procedures.....	22
	Control Measure Maintenance/Replacement and Failed Control Measures	24
	Record Keeping and Documentation	25
VIII.	Conclusion.....	26
	Conformance with Standards	26
	Drainage Concept	26
IX.	References.....	26
	Appendix A – Reference Information	27

NRCS Web Soil Survey Information	27
FEMA FIRMette	27
Grading and Erosion Control Permit.....	27
Appendix B – SWMP Site Maps and Calculations	28
SWMP Site Maps and Details	28
Diversion Ditch Capacity Calculations.....	Error! Bookmark not defined.
Temporary Slope Drain Capacity Calculations	Error! Bookmark not defined.
Temporary Sediment Basin Capacity Calculations	Error! Bookmark not defined.
North American Green RECP Slope Stability Report.....	Error! Bookmark not defined.
Appendix C – Training Documentation	29
Appendix D – Inspection Report	30
State Inspection Report Template	30
Appendix E – Spill and Prevention Control	31
Spill Prevention and Control Plan	31
Site Spill Log	31



Provide site maps and details.
Several of the Appendices were not included.

I. Certification

Engineer's Statement

This report and plan for the SWMP design of Lots 2 & 3 of Falcon Marketplace, Subdivision Filing No. 1 was prepared by me (or under my direct supervision) in accordance with the provisions of El Paso County Planning & Community Development Engineering Code of Standards and Specifications.

Jennifer R. Romano
Registered Professional Engineer
State of Colorado No. 44401

August 26, 2019

Developer's Certification

Dillon Real Estate Co. hereby certifies that the SWMP facilities for Lots 2 & 3 at Falcon Marketplace, Subdivision Filing No. 1 shall be installed and maintained according to the design presented in this report.

This Erosion and Sediment Control Plan has been placed in the County of El Paso file for this project. The Plan fulfills the Urban Drainage and Flood Control District's technical criteria and the criteria for erosion control and requirements of County of El Paso to the best of my knowledge. I understand that additional erosion control measures may be needed if unforeseen erosion problems occur or if the submitted Plan does not function as intended. The requirements of this Plan shall run with the land and be the obligation of the land owner until such time as the plan is properly completed, modified, or voided.

Authorized Signature
Dillon Real Estate Co.

August 26, 2019

II. General Requirements

This Stormwater Management Plan (SWMP) has been prepared for King Soopers the developer of the site, to fulfill the SWMP requirements of the State of Colorado. The SWMP identifies all potential pollution sources which may be expected to affect stormwater quality and the initial (construction phase) and final (after construction) erosion and sedimentation control requirements. It also specifies the use and maintenance of control measures, designed in accordance with sound engineering and hydrologic practices, to reduce pollutants and sediment in stormwater discharges associated with construction activity. The control measures are presented in detail in the text of this report and are shown on the Erosion and Sediment Control plans (Site Maps) included in the back of this report. This site must implement the provisions of this SWMP as written and updated from commencement of construction activity until final stabilization is complete. Both the owner and operator must apply as permittees, except for instances where the duties of the owner and operator are managed by the owner. The permittee is responsible for updating the SWMP as construction activity on the site dictates and documenting any changes within this document. Additionally, this SWMP details control measures and processes for spill prevention control and countermeasures which shall be adhered to on site.

III. Narrative Site Description

The project is located at the northwest corner of East Woodsmen Road and Meridian Road at Lots 2 & 3, Falcon Marketplace, Subdivision No. 1 in El Paso County, Colorado. The project is located on a portion of Section 1, Township 13 South, Range 65 West of the 6th P.M., El Paso County, State of Colorado. A vicinity map is included in Section IV for reference.

Project Coordinate Location

- Longitude 104°36'27.97" W
- Latitude 38°56'27.1" N

Lot 2 is approximately 9.98 acres and Lot 3 is approximately 1.31 acres. Both lots consist of overlot graded pads covered mostly by native grasses. Lot 2 will be developed into a single-tenant commercial retail site with and Lot 3 will be developed into a fuel center.

Nature of Construction Activity

The project consists of the construction of 123,000 square foot King Soopers grocery store and 9 dispenser island fuel facility. Improvements will include cut/fill grading, underground utility mains and service extensions, building foundation and vertical construction, and installation of associated landscaping, parking, drives, and site amenities.

Sequence of Major Activities

The projected sequence of work is expected to occur in the following order, with some overlap and adjustments as site conditions dictate:

- Install control measures
- Clear and grub
- Rough overlot grading
- Grade building pad
- Trench and install underground utilities
- Commerce vertical construction
- Fine grade the remainder of the site
- Pavement installation
- Seed native areas and install permanent landscaping
- Remove final control measures upon establishment of vegetation

When does the storm sewer system install?

Galloway Response: The storm sewer system for the King Soopers site will be installed at the same time as the underground utilities are installed. This has been added here.

Construction is anticipated to begin in July 1, 2020 and substantial completion of the project is anticipated in August 1, 2021.

The major phases of construction and their associated control measures are listed in the following table.

	Clearing and Grubbing	Rough Grading	Utility Installation	Building Construction	Curb and Gutter Construction	Paving	Fine Grading	Permanent Landscaping
Dust Control	✓	✓	✓		✓	✓	✓	✓
Concrete Washout Area			✓	✓	✓	✓		
Good Housekeeping	✓	✓	✓		✓	✓	✓	✓
Silt Fence	✓	✓	✓		✓	✓	✓	✓
Inlet Protection	✓	✓	✓		✓	✓	✓	✓
Vehicle Tracking Control	✓	✓	✓	✓	✓	✓		
Stabilized Staging Area	✓	✓	✓	✓	✓	✓	✓	✓
Street Sweeping	✓	✓	✓		✓	✓	✓	✓
Temporary Batch Plant			✓	✓	✓	✓		

Extent of Disturbance

The total area of the site is 11.50 acres. Construction of this project will account for disturbed and impervious areas as shown in the table below. The earthwork for this project will result in minimal fill material.

Total Disturbed Area (ac)	11.50
Pre-Construction Impervious Area (%)	87%
Post-Construction Impervious Area (ac)	9.98
Total new Impervious Area (5)	85%

The adjusted cut and fill quantities are listed below.

Cut Volume = 8,159 CY

Fill Volume = 8,633 CY

Net Volume = 474 CY Fill

Soils

The NRCS Web Soil Survey of El Paso County, Colorado indicates site soils to be 61.4% Columbine gravelly sandy loam, Hydrologic Soil Type A, 35.7% Blakeland-Fluvaquentic Haplaquolls, Hydrologic Soil Group A, and 3.0% Blakeland loamy sand, Hydrologic Soil Group A. Refer to Appendix A for the soil survey information.

Existing Vegetation

The site currently exists as vacant land with native grasses throughout (95% vegetative cover). Vegetative cover was determined by anticipated stabilization of the site by the master developer.

Potential Pollution Sources

During construction there is potential for pollution from grading, utility, paving, and building construction activities. These activities include ground disturbance, refueling and maintenance of equipment, washing of equipment, concrete waste, and the on-site use of paints, solvents, and other chemicals required for construction. Additionally, there is potential for pollution from the concrete washout area, temporary batch plant, worker's trash and portable toilets. Locations of potential pollution sources will be shown and updated on the Site Maps by the QSM. The QSM is also responsible for adhering to the Spill Prevention and Control Plan included in Appendix E of this plan.

Non-Stormwater Discharges

Based on current information, the only non-stormwater discharges anticipated are landscape irrigation return flow, emergency firefighting activities, uncontaminated springs, and discharge to the ground of concrete washout water.

If landscape irrigation is to be installed, then potential return flow from the irrigation system must be documented.

Emergency firefighting activities that may occur on the site are permissible under the *Colorado General Permit for Stormwater Discharges Associated with Construction Activity*.

Uncontaminated springs may be discharged at the site under the Colorado General Permit for Stormwater Discharged Associated with Construction Activity.

A designated contained concrete washout area is located on the Site Map; infiltration discharge of concrete washout water from washing of tools and concrete mixer chutes may be discharged on this construction site provided that control measures in accordance with Part I.B.1.a.ii.(b) of the *Colorado General Permit for Stormwater Discharges Associated with Construction Activity* are installed to prevent pollution of groundwater and discharges do not leave the site as surface runoff or to surface waters.

If low risk discharges including potable water monitoring devices, potable water snowmelt, or uncontaminated groundwater to land occur, they must be discharged in accordance with the CDPHE Low Risk Discharge policies.

Receiving Waters

The project area will drain to a proposed detention pond south of the site. From there it will ultimately be conveyed east through an existing unnamed tributary to the ultimate receiving water, Middle Tributary. The proposed detention pond will provide water quality and detention for runoff from the entire site.

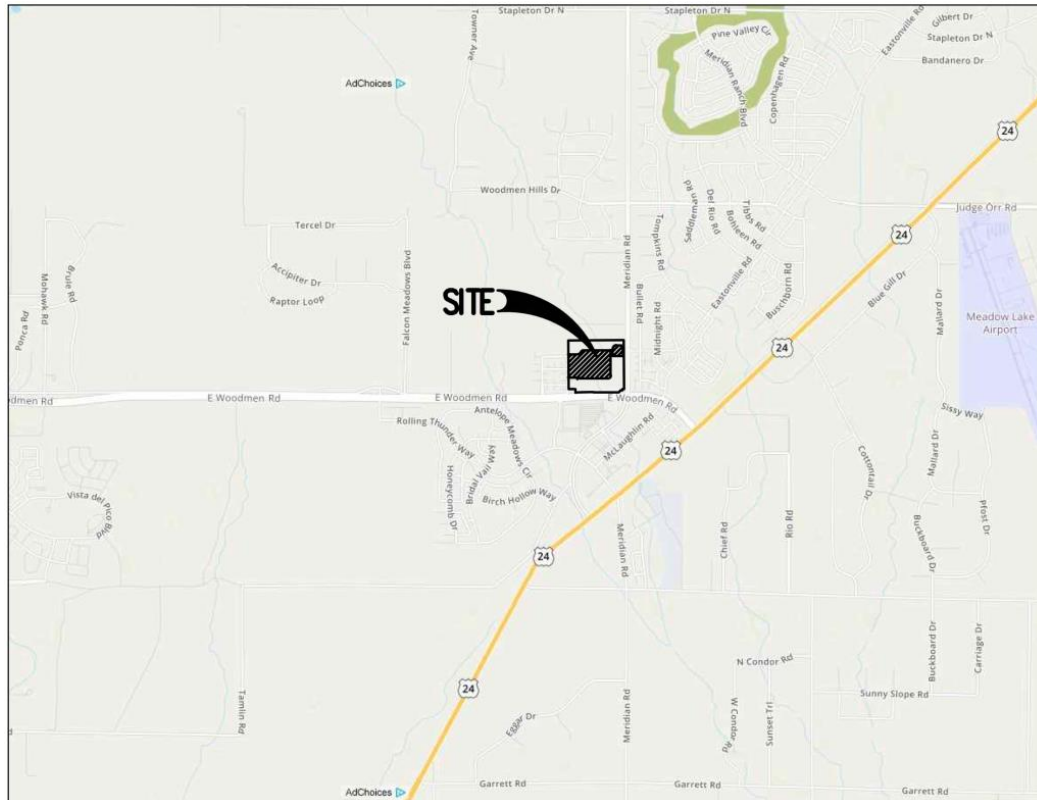
Since this property is currently zoned for commercial business district uses and has no historic designations, historic properties will not be encountered and will not place additional restrictions on stormwater.



16.) Description of stream crossings or a statement that no streams cross the site.

IV. Site Map

Vicinity Map



Aerial Map



V. Stormwater Management Controls

Qualified Stormwater Manager

The Qualified Stormwater Manager (QSM) is an individual knowledgeable in the principles and practices of erosion and sediment control and pollution prevention and has the skills to assess conditions at construction sites that could impact stormwater quality and to assess the effectiveness of stormwater controls implemented to meet the requirements of the CDPS General Permit. The Permittee(s) is responsible for ensuring that the inspector is a qualified stormwater manager. The Permittee(s) shall designate a QSM who will be the contact for all SWMP related issues and the person responsible for its accuracy, completeness, and implementation. The QSM should be a person with authority to adequately manage and direct day-to-day stormwater quality management activities at the site.

The QSM is responsible for holding a weekly stormwater meeting attended by the Permittee(s) with all contractors and subcontractors involved in ground-disturbing activities to review the requirements of the Permit(s), the SWMP, and address any problems that have arisen in implementing the SWMP or maintaining the BMPs. The QSM shall maintain a log of all weekly meetings and document the issues addressed in the meetings.

The name and contact information for the Qualified Stormwater Manager is:

Name: _____ Phone: _____

Potential Pollutant Sources

Identify person or identify that this person will be provided how?



Potential pollutant sources for this site include:

Construction Vehicle Entrance and Vehicle Tracking of Sediments – There is potential for tracking of soils between the beginning of the grading process and the final stabilization of the site. Construction vehicle entrances shall be minimized to reduce the potential for tracking of soils off-site and vehicle tracking control shall be installed at each construction entrance. Vehicle tracking control is to be installed prior to land disturbance activities and sweeping is to take place as needed. Vehicle access to the exposed and disturbed subgrade will be limited primarily to roll on/off earthmoving equipment and heavy materials delivery trucks. The QSM is responsible for ensuring that access to exposed subgrade is limited, both in quantity and in timing relative to the tracking susceptibility of the soil as it relates to moisture content. The QSM must keep the adjacent parking areas and public rights-of-way free from mud and other tracked debris from the site.

Management of Contaminated Soils – Contaminated soils are not anticipated based on due diligence conducted for the project site. If suspect soils are encountered construction activity shall immediately halt and environmental professionals shall review the materials and provide recommendations on handling of materials. All handling of materials shall be in accordance with State and Federal regulations.

Loading and Unloading Operations – Loading and unloading operations are expected during demolition and during the delivery and staging of materials and equipment. Additionally, imported materials may be necessary to achieve final grades. All loading and unloading operations of equipment shall be accomplished in areas protected by erosion and sediment controls. It is recommended that all equipment be cleaned on-site and within protected areas prior to exiting the site.

Outdoor Storage Activities – Outdoor storage is anticipated during construction activities including delivery and staging of materials. Potential chemicals include paint, fuel, oil, form oil, hydraulic fluid, plumbing glue, and fertilizer. Outdoor storage activities shall be limited to the designated stabilized staging area. All stored chemicals require protection from the elements and must be stored off the ground in some manner. An emergency spill kit is required to be in proximity of any stored chemicals

and hazardous materials. The kit at a minimum would have a broom, chemical absorbent, shovel, and turn pallets. Good housekeeping practices shall be employed to prevent pollution associated with solid, liquid, and hazardous construction-related materials and wastes. Secondary containment for fuel tanks, petroleum products, and chemicals shall be utilized to reduce the likelihood of contamination of State Waters and Waters of the United States. The QSM shall show storage locations on the site maps and update them as needed.

Fueling of Vehicles and Equipment – Vehicle and equipment fueling shall occur within the stabilized staging area. Fueling is expected to occur during all phases of construction activity. Under no circumstances shall fueling take place within 200 feet of any State Waters or Waters of the United States or within 50 feet of an inlet or ditch. Spill response kits shall be readily available and accessible at locations where fueling takes place. Please refer to the Hazardous Material Management and Spill Reporting Plan section for information on clean-up and disposal of spills.

Temporary on-site fuel tanks for construction vehicles shall meet all state and federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. From NFPA 30: All tanks shall be provided with secondary containment (i.e. containment external to and separate from primary containment). Secondary containment shall be constructed of materials of sufficient thickness, density, and composition so as not to be structurally weakened as a result of contact with the fuel stored and capable of containing discharged fuel for a period of time equal to or longer than the maximum anticipated time sufficient to allow recovery of discharged fuel. It shall be capable of containing 110% of the volume of the primary tank if a single tank is used, or in the case of multiple tanks, 150% of the largest tank or 10% of the aggregate, whichever is larger.

The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for signage, fire extinguisher, etc. Hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps and shall be located to minimize exposure to weather and surface water drainage features.

A Spill Prevention and Control (SPCP) Plan has been included in Appendix E.

Maintenance of Vehicles and Equipment – If equipment is to be maintained and stored in an open area this area should not be within the drip line of trees and not be within 100 feet of a watercourse or wetland. Runoff should be diverted away from watercourses and wetlands. Maintenance should be done on impervious areas surrounded with impervious berms. Where this is not possible, use pads designed to

contain the pollutants which may leak or spill during maintenance operations. Impervious pads are particularly important on sandy and other coarse soils where spilled materials can easily leach into the groundwater. Equipment shall be checked before and after each use and, minimally, during the weekly stormwater inspection if otherwise idle. Periodic checks of the equipment wash areas shall be performed to ensure proper operation.

Hazardous Material Management and Spill Reporting Plan – Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored including the use of secondary containment measures, handled, dispensed and disposed of following all applicable label directions. Flammable and combustible liquids will be stored and handled according to 29 CFR 1926.152. Only approved containers and portable tanks shall be used for storage and handling of flammable and combustible liquids.

Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by federal, state and local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The General Contractor will prepare a written record of all spills and associated clean-up and will provide also notify the El Paso County (719-520-6306). The General Contractor will provide notice to Owner immediately upon identification of a reportable spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the state or local agency regulations, shall be immediately reported to the EPA National Response Center (1-800-424-8802), the Colorado Department of Public Health and Environment (CDPHE) (1-877-518-5608), and El Paso County (719-520-6306).

The State reportable quantity for petroleum products is 25 gallons or more (or that cause a sheen on nearby surface waters). Spills from regulated aboveground and underground fuel storage tanks must be reported to the State Oil Inspector within 24 hours (after-hours contact CDPHE Emergency Spill Reporting Line). This includes spills from fuel pumps. Spills or releases of hazardous substances from regulated storage tanks in excess of the reportable quantity (40 CFR Part 302.6) must be reported to the

National Response Center, the local fire authority immediately, the State Oil Inspector, and El Paso County within 24 hours.

The reportable quantity for hazardous materials can be found in 40 CFR 302 at:

http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title40/40cfr302_main_02.tpl

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored including secondary containment measures in a secure location, under cover, when not in use.
- b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.
- c) A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on the construction site and location(s) shown on Site Maps. The kit should be inspected for completeness as a part of weekly stormwater inspections.
- d) All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.
- e) All products will be stored in and used from the original container with the original product label.
- f) All products will be used in strict compliance with instructions on the product label.
- g) The disposal of excess or used products will be in strict compliance with instructions on the products label and local regulations.

The contractor is responsible for the Spill Prevention and Control Plan (SPCP) included in Appendix D of the SWMP. If the contractor elects to provide his own SPCP it must be included in Appendix D as a replacement. A contractor provided SPCP shall clearly state measures to stop the source of a spill, contain the spill, clean up the spill, dispose of contaminated materials, and train personnel to prevent and control future spills. In addition, the SPCP must include contact and documentation requirements for each of the Minor, Significant, and Hazardous spill magnitudes. Further requirements are listed below in the equipment fueling section.

Significant Dust or Particulate Generating Processes – Dust and airborne particulates can be expected during clearing and grubbing, site grading, saw cutting, and final stabilization activities. Dust mitigation shall be implemented as necessary.

Routine Maintenance Activities Involving Chemicals, Detergents, Fuels, Solvents, Oils, etc. – On-site routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc. shall occur within the stabilized staging area when possible and shall be kept to a minimum. Routine maintenance activities are expected to occur during all phases of construction activity. The QSM shall show storage locations on the appropriate plan sheets and update them as needed. All chemicals are to be protected from the elements. Spill response kits shall be readily available and accessible at locations where maintenance takes place. Please refer to the Hazardous Material Management and Spill Reporting Plan section for information on clean-up and disposal of spills.

On-Site Waste Management – Waste generation is expected as a result of construction activities. All waste shall be properly stored and disposed of to minimize the potential for pollution of stormwater or snowmelt runoff. Additionally, on-site waste should be stored such that wind will not transport refuse away from the storage area. This may include the use of storage containers, dumpsters, fencing or covers.

Concrete Truck/Equipment Washing (including truck chute and associated fixtures and equipment) – Concrete washout area shall be installed prior to any concrete placement on site. Signs shall be placed at the construction entrance(s), at the washout area, and elsewhere as necessary to clearly indicate the location of the concrete washout area. The washout area shall be repaired and enlarged or cleaned out as necessary to maintain capacity for wasted concrete. Concrete and concrete wash water shall be removed from the site and disposed of at an accepted waste facility.

Dedicated Asphalt and Concrete Batch Plants – A small temporary batch plant may be installed to allow on-site storage and mixing of concrete and masonry. This should be protected by sediment traps,

silt fence, diversion ditches or other perimeter protection as appropriate to keep stockpiled material within the plant area and located on the Site Maps by the QSM.

Non-Industrial Waste Management

- **Worker's Trash** – The site shall be policed at the end of each work day to be kept free of trash and debris resulting from workers day to day activities. If necessary, utilize clearly marked and protected containers for trash and debris at convenient locations throughout the site. Burying of waste on site is prohibited. Trash must be properly contained at the end of each day.
- **Portable Toilets** – All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and must be serviced weekly by a commercial operator. The location of sanitary facilities shall be shown on the Site Maps. Portable toilets must be securely anchored a minimum of 10' behind curbs and are not allowed within 50' of inlets or within 50' of a water of the State or the municipal storm drain system.
- **Concrete and Saw Cutting Waste** – Concrete and asphalt cutting are expected during demolition activities. The waste material from these operations will be fully contained and cleaned up immediately by vacuum. Any remaining residue shall be cleaned by vacuum or street sweeping.

Dewatering – Dewatering of excavations shall occur as permitted by a Water Quality Control Division Low Risk Guidance Document. Any water from dewatering operations shall be uncontaminated and discharge to a control measure and captured on-site for infiltration and/or evaporation. Under no circumstances shall construction dewatering water be allowed to leave the site as surface runoff. If contamination of groundwater is suspected, a separate construction dewatering permit will be required.

Control Measures for Stormwater Pollution Prevention

The following erosion control, sediment control, materials management, and site management measures shall be utilized and/or installed as indicated on the site maps to reduce the potential of the sources identified above to contribute pollutants to stormwater discharges.

The following structural control measures are anticipated to be implemented on this site:

BMP	Quantity	Unit
Wind Erosion and Dust Control	11.50	AC
Concrete Washout Area	2	EA
Silt Fence	1521	LF
Vehicle Tracking Control	311	SY
Stabilized Staging Area	481	SY

Site maps and control details can be found in Appendix B of this document.

Erosion Control

Wind Erosion and Dust Control – Wind erosion and dust control measures help to keep soil particles from entering the air as a result of land disturbing construction activities. These control measures include a variety of practices generally focused on either graded disturbed areas or construction roadways. For graded areas, practices such as seeding and mulching, use of soil binders, site watering, or other practices that provide prompt surface cover should be used. For construction roadways, road watering and stabilized surfaces should be considered. Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies. Dust control shall be implemented throughout construction once the site has any exposed, bare soil. It shall be implemented until all bare soil has been covered by final stabilization.

Materials Management

Concrete Washout Area – The concrete washout area shall be installed prior to any concrete placement on site. Signs shall be placed at the construction entrance(s), at the washout area, and elsewhere as necessary to clearly indicate the location of the concrete washout area. The washout area shall be repaired and enlarged or cleaned out as necessary to maintain capacity for wasted concrete. Concrete shall be removed from the site and disposed of at an accepted waste facility. The concrete washout area shall be installed as shown on site maps prior to any concrete work. It shall remain in place until all concrete work is complete.

Good Housekeeping Practices – A clean and orderly work site reduces the possibility of accidental spills and reduces safety hazards to employees and subcontractors. It will also help minimize potential contamination of stormwater runoff. Housekeeping practices are to include providing waste management, establishing proper building material staging areas, designating paint and concrete washout areas, establishing proper equipment and vehicle fueling and maintenance practices, controlling equipment and vehicle washing and allowable non-stormwater discharges, and developing a spill

prevention and response plan. Good housekeeping practices shall be employed throughout the duration of construction.

Sediment Control

Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating support stakes at intervals sufficient to support the fence (5-feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. Silt fence shall be installed at the start of construction prior to any earth moving activities. Silt fence shall remain in place until site construction has been completed to a point where other control measures can control the remaining sediment concerns.

Storm Sewer Inlet Protection – Inlet protection devices intercept and/or filter sediment before it can be transported from a site into the storm drain system and discharged into a lake, river, stream, wetland, or other body of water. These devices also keep sediment from filling or clogging storm drain pipes, ditches, and downgradient sediment traps or ponds. Inlet protection may also include placement of a barrier to create a bypass of an inlet transferring flow downstream to a sediment trap, basin, or other inlet discharging to a non-critical area. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through to paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used. Inlet protection shall be installed around all existing inlets at the start of construction prior to any earth moving activities and around all proposed inlets as they are constructed. Inlet protection shall remain in place until final stabilization (pavement and/or landscaping).

Site Management and Other Practices

Construction Phasing and Scheduling – Effective construction site management to minimize erosion and sediment transport includes attention to construction phasing, scheduling, and sequencing of land disturbing activities. On most construction projects, erosion and sediment controls will need to be adjusted as the project progresses and should be documented in the SWMP. All construction projects can benefit from upfront planning to phase and sequence construction activities to minimize the extent and duration of disturbance. Larger projects and linear construction projects may benefit most from

construction sequencing or phasing, but even small projects can benefit from construction sequencing that minimizes the duration of disturbance. Typically, erosion and sediment controls needed at a site will change as a site progresses through the major phases of construction. Erosion and sediment control practices corresponding to each phase of construction must be documented in the SWMP.

Protection of Existing Vegetation – Existing vegetation should be preserved for the maximum practical duration on a construction site through the use of effective construction phasing. Preserving vegetation helps to minimize erosion and can reduce revegetation costs following construction. Potential sources of injury to existing trees include soil compaction during grading or due to construction traffic, direct equipment-related injury such as bark removal, branch breakage, surface grading and trenching, and soil cut and fill. In order to minimize injuries that may lead to immediate or later death of the tree, tree protection zones shall be established at the beginning of a construction project and remain in place until final stabilization.

Vehicle Tracking Control – Vehicles leaving construction sites can track sediment onto adjoining roadways. This sediment can create safety hazards and contribute significantly to sediment pollution in waterways. The purpose of a vehicle tracking control measure is to prevent soil and mud on work vehicles from being carried offsite and deposited on public roads, parking lots, and other areas. All points closed to the general public and providing access into the construction site shall include a marked construction exit that will be monitored for any signs of tracking from the construction site. It is expected that only trailer delivered equipment will access the exposed subgrades and that vehicle tracking to the adjacent publicly accessible parking and the public rights-of-way should not be evident. However, if that proves not to be the case a roughened exit composed of ribbed steel plate and down-gradient silt dikes is to be installed to the dimensions shown on the site maps. The rough texture of the plates helps to remove clumps of soil adhering to the construction vehicle tires through the action of vibration and jarring over the rough surface and the friction of the ribbed matrix against soils attached to vehicle tires. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site. Discharge must be directed to the sediment basin within the limits of construction as indicated. The vehicle tracking control shall be installed at all construction access points at the start of construction prior to any earth moving activities. It shall remain in place until permanent pavement is installed.

Stabilized Staging Area – This is a clearly designated area where construction equipment and vehicles, stockpiles, waste bins, and other construction-related materials are stored. The stabilized storage area consists of a stabilized surface, covered with 3-inch diameter aggregate or larger. The stabilized staging

area shall be installed as shown on the site maps at the start of construction prior to any earth moving activities. It shall remain in place until permanent pavement is installed.

Street Sweeping and Vacuuming – Street sweeping and vacuuming remove sediment that has been tracked onto roadways to reduce sediment transport into storm drain systems or a surface waterway. Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways on or adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site. Well-maintained stabilized construction entrances, vehicle tracking controls and tire wash facilities can help reduce the necessary frequency of street sweeping and vacuuming. Street sweeping shall occur as needed.

Paving and Grinding Operations – Runoff from paving and grinding operations shall be managed to minimize pollutants entering storm drainage systems and natural waterways. Use runoff management practices during all paving and grinding operations such as surfacing, resurfacing, and saw cutting.

Revising Control Measures and the SWMP

Should there be changes to the implemented control measures the QSM shall be notified and the SWMP modified to accurately reflect the field conditions. Examples include, but are not limited to, removal of control measures, identification of new potential pollutant sources, addition of control measures, modification of control measure installation and implementation criteria or maintenance procedures, and changes in items included in the Site Map and/or description. SWMP revisions must be made prior to changes in site conditions, except for Responsive SWMP Changes, as follows:

- SWMP revisions must be made immediately after changes are made in the field to address control measure installation and/or implementation issues; or
- SWMP revisions that require the development of supporting documentation (e.g. design of sediment basin capacity) must be made as soon as practicable, but in no case more than 72 hours, after change(s) in control measure installation and/or implementation occur at the site.

Notation must be included in the plan that identifies:

- The date of the site change
- The control measure removed or modified
- The location(s) of those control measure(s)
- Any changes to the control measure(s)

This SWMP should be viewed as a “living document” that is to be continuously reviewed and modified as part of the overall process of assessing and managing stormwater quality issues on-site.

VI. Final Stabilization & Long-Term Stormwater Management

Permanent stabilization of the site will include permanent landscaping areas and pavement placement. Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent of pre-disturbance levels over the entire area to be stabilized by vegetative cover or equivalent cover has been employed. Additionally, all permanent stormwater control measures must be completed and operational as designed and any stormwater conveyances cleaned of sediment and stabilized. Further, all temporary stormwater control measures must be removed unless designed to decompose on-site.

Inactivation of Permit Coverage

Once the criteria for final stabilization have been met, the Permittee shall make a request to terminate the permit through the Colorado Environmental Online Services (CEOS) system.

The QSM shall provide a completed SWMP binder to the owner at the conclusion of the project which will include the original SWMP, all markups or other changes to the SWMP, and inspection and maintenance records. The owner shall keep this document on file for a minimum of 3 years after construction completion.

VII. Inspection & Maintenance Procedures

The contractor must keep the approved SWMP on site at all times. The person(s) inspecting the site may be on the Permittee's staff or a third party hired to conduct stormwater inspections under the direction of the Permittee. The Permittee is responsible for ensuring that the inspector is a qualified stormwater manager. All regulatory authorities may inspect the land or site covered by the SWMP at any time, without prior notice, for compliance with the SWMP. If site conditions indicate that the objectives of this section are not being met, the operator shall make appropriate modifications to the SWMP. Any modification must be recorded on the owner's copy of the SWMP and the QSM notified. The Permittee must maintain inspection records on site with the SWMP and such records must be provided to the regulatory agencies for review upon request. At a minimum, the inspection report must include:

- The inspection date
- Name(s) and title(s) of personnel conducting the inspection
- Weather conditions at the time of inspection

- Phase of construction at the time of inspection
- Estimated acreage of disturbance at the time of inspection
- Location(s) of discharges of sediment or other pollutants from the site
- Location(s) of control measures needing maintenance
- Location(s) and identification of inadequate control measures
- Location(s) and identification of additional control measures needed that were not in place at the time of inspection.
- Description of the minimum inspection frequency (either in accordance with Part I.D.2., I.D.3. or I.D.4.) utilized when conducting each inspection.
- Deviations from the minimum inspection schedule as required in Part I.D.2.
- After adequate corrective action(s) and maintenance have been taken, or where a report does not identify incidents requiring corrective action or maintenance, the report shall contain a statement as required in Part I.A.3.f.

The State Construction Stormwater Site Inspection Report template has been included in Appendix D. The Permittee may provide their own inspection report if desired, but must ensure it meets the requirements above.

Inspection Schedules

Between the time this SWMP is implemented and final Inactivation Notice or Termination Application has been submitted, all disturbed areas and pollutant controls must be inspected with one of the following minimum frequencies:

- At least one inspection every 7 calendar days
- At least one inspection every 14 calendar days, plus post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosion.

If more frequent inspections are required to ensure that control measures are properly maintained and operated, the inspection schedule must be modified to meet this need. The first site inspection must occur within 7 calendar days of the commencement of construction activities on site. The contractor and QSM shall adhere to the maintenance schedules listed in the details for each control measure. Permittees must conduct site inspections at least once every 7 calendar days for sites that discharge to a water body designated as an Outstanding Water by the Water Quality Control Commission. Preventative maintenance shall be coupled with periodic inspections.

Inspection Procedures

The purpose of site inspections is to assess performance of pollutant controls. Based on these inspections the contractor, in consultation with the QSM (if different) will decide whether it is necessary to

modify this SWMP, add or relocate controls, or revise or implement additional control measures in order to prevent pollutants from leaving the site via stormwater runoff. The contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control. Note: If a control measure is covered by snow, mark the control measure as not applicable and document the reason the control measure cannot be inspected on the daily report.

The inspection must include observation of:

- The construction site perimeter and discharge points, including discharges into a storm sewer system
- All disturbed areas
- Areas used for material/waste storage that are exposed to precipitation
- Areas determined to have a significant potential for stormwater pollution, such as demolition areas, concrete washout areas, or construction vehicle entrances
- All erosion and sediment control measures identified in the SWMP
- Structural control measures that may require maintenance, such as secondary containment around fuel tanks or the condition of spill response kits

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances. Additional information on maintenance requirements can be found in the BMP Fact Sheets in Volume 3 of the *Urban Storm Drainage Criteria Manual* by the Urban Drainage and Flood Control District.

- **Construction Exit and Track Out** – Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every day and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.
- **Erosion Control Devices** – Rolled erosion control products (nets, blankets, turf reinforcement mats) and marginally vegetated areas (areas not meeting required vegetative densities for final

stabilization) must be inspected weekly. Rilling, rutting and other signs of erosion indicate the erosion control device is not functioning properly and additional erosion control devices are warranted.

- **Material Storage Areas** – Material storage areas should be located to minimize exposure to weather. Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All state and local regulations pertaining to material storage areas will be adhered to.
- **Discharge Points** – All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

Control Measure Maintenance/Replacement and Failed Control Measures

The *Colorado General Permit for Stormwater Discharges Associated with Construction Activity* requires that all erosion and sediment control practices and other protective measures identified in the SWMP be maintained in effective operating condition and in accordance with good engineering, hydrologic and pollution control practices. Sediment that has been collected by sediment controls, such as silt fence and inlet protection, shall be removed when observed to prevent failure of control measures, and remove the potential of that sediment from being discharged from the site if the control measure did fail. Removed sediment shall be properly disposed of on-site. Maintenance activities to correct problems noted during inspections must be documented as discussed in the documentation section below. The inspection process must also include procedures to ensure that, when needed, control measures are replaced or new control measures added to adequately manage the pollutant sources at the site. This procedure is part of the ongoing process of revising the control measures and the SWMP as discussed above, and any changes to control measures must be recorded in the SWMP. The SWMP must be modified as soon as practicable to reflect current conditions. Control measures that have failed or have the potential to fail without maintenance or modifications must be addressed as soon as possible, immediately in most cases, to prevent the discharge of pollutants. If it is infeasible to install or repair a control measure immediately after discovering the deficiency, the following information must be documented and kept on record:

- 1) Describe why it is infeasible to initiate the installation or repair immediately; and

- 2) Provide a schedule for installing or repairing the control measure and returning it to an effective operating condition as soon as possible.

If applicable, the Permittee must remove and properly dispose of any unauthorized release or discharge (e.g. discharge of non-stormwater, spill or leak not authorized by the Construction Stormwater Permit). The Permittee must also clean up any contaminated surfaces to minimize discharges of the material in subsequent storm events.

Record Keeping and Documentation

All erosion control measures and stabilizations shall be inspected weekly and after each precipitation or snow melt event. The Permittee must document inspection results and maintain a record of the results for a period of 3 years following closing of permit coverage. These records must be made available to the Owner, the City & County, the State, or the EPA upon request. The following items must be documented as part of the site inspections:

- The inspection date
- Name(s) and title(s) of personnel making the inspection
- Location(s) of discharges of sediment or other pollutants from the site
- Location(s) of control measures that need to be maintained
- Location(s) of control measures that failed to operate as designed or proved inadequate for a particular location
- Location(s) where additional control measures are needed that were not in place at the time of inspection
- Deviations from the minimum inspection schedule as indicated above
- Description and dates of corrective actions taken including requisite changes to the SWMP

After adequate corrective action(s) has been taken, or where a report does not identify any incidents requiring corrective action, the report shall contain a signed statement indicating the site is in compliance with the permit to the best of the signer's knowledge and belief.

Record of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained. Information that should be recorded for all occurrences includes the time and date, weather conditions, reasons for the spill, who the spill was reported to, etc.

A complete copy of the SWMP shall be kept with the inspection and maintenance records for the aforementioned 3-year period. **<Permittee to provide physical address.>**

VIII. Conclusion

Conformance with Standards

The Stormwater Management report for King Soopers at Falcon Marketplace, Subdivision Filing No. 1 was prepared in compliance with the *El Paso County Planning & Community Development Engineering Code of Standards and Specifications* and the *Colorado General Permit for Stormwater Discharges Associated with Construction Activity*.

Drainage Concept

The proposed erosion and sediment control measures do not alter the proposed drainage patterns, volumes, or control points from the submitted/approved *Final Drainage Report for Falcon Marketplace at Subdivision Filing No. 1* applicable to this development.

IX. References

1. El Paso County Planning & Community Development Engineering Code of Standards and Specifications – 2016 Edition, El Paso County.
2. Urban Storm Drainage Criteria Manual, Volume 3, Urban Drainage and Flood Control District, revised April 2018.
3. General Permit Application and Stormwater Management Plan Preparation Guidance, Colorado Department of Public Health and Environment, Revised April 2019.

Appendix A – Reference Information

NRCS Web Soil Survey Information

FEMA FIRMette

El Paso County Grading and Erosion Control Permit

Appendix B – SWMP Site Maps and Calculations

SWMP Site Maps and Details

Attached below SWMP
requirements.
see checklist

- SWMP Map to include:
- ✓ construction site boundaries
 - ✓ flow arrows to depict stormwater flow directions
 - ✓ all areas of disturbance
 - ✓ areas of cut and fill
 - ✓ areas used for storage of building materials, soils (stockpiles) or wastes
 - ✓ location of any dedicated asphalt / concrete batch plants
 - ✓ location of all structural control measures
 - ✓ location of all non-structural control measures
- springs, streams, wetlands and other surface waters, etc.

Appendix C – Training Documentation

Appendix D – Inspection Report

State Inspection Report Template

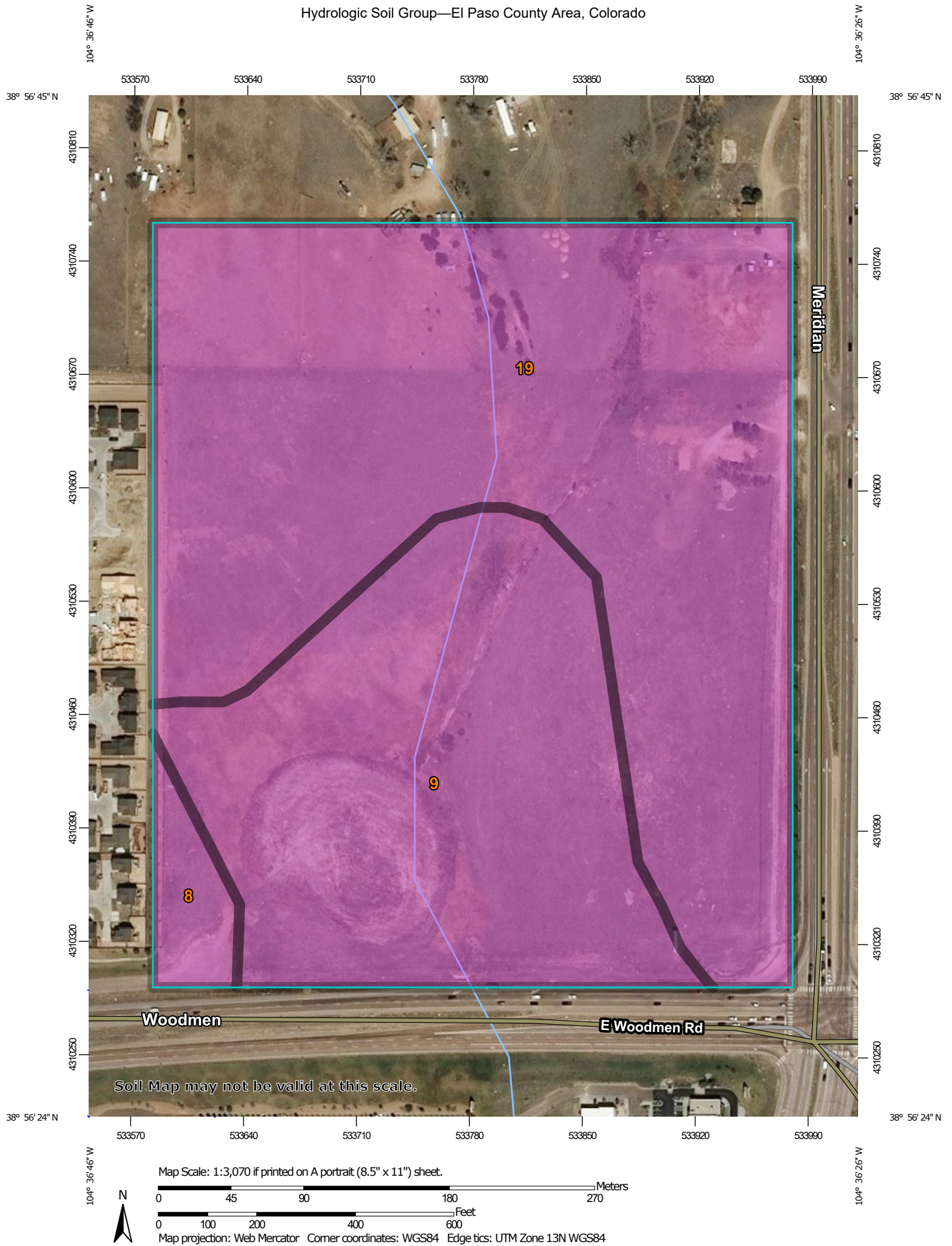
Appendix E – Spill and Prevention Control

Spill Prevention and Control Plan

Site Spill Log

APPENDIX A

Hydrologic Soil Group—El Paso County Area, Colorado



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
 Survey Area Data: Version 16, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2018—May 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	A	1.4	3.0%
9	Blakeland-Fluvaquentic Haplaquolls	A	16.6	35.7%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	A	28.5	61.4%
Totals for Area of Interest			46.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NIMS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

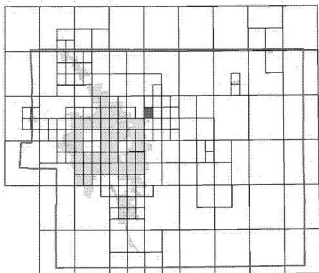
Contact **FEMA Map Service Center (MSC)** via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp/>.

El Paso County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION	

Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWC) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

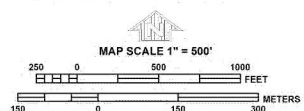
* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPS ZONE 0502), Lambert Conformal Conic Projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

- MAP REPOSITORIES**
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**
MARCH 17, 1997
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFP **PANEL 0553G**

FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 553 OF 1300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
EL PASO COUNTY 08059 0553 G

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0553G

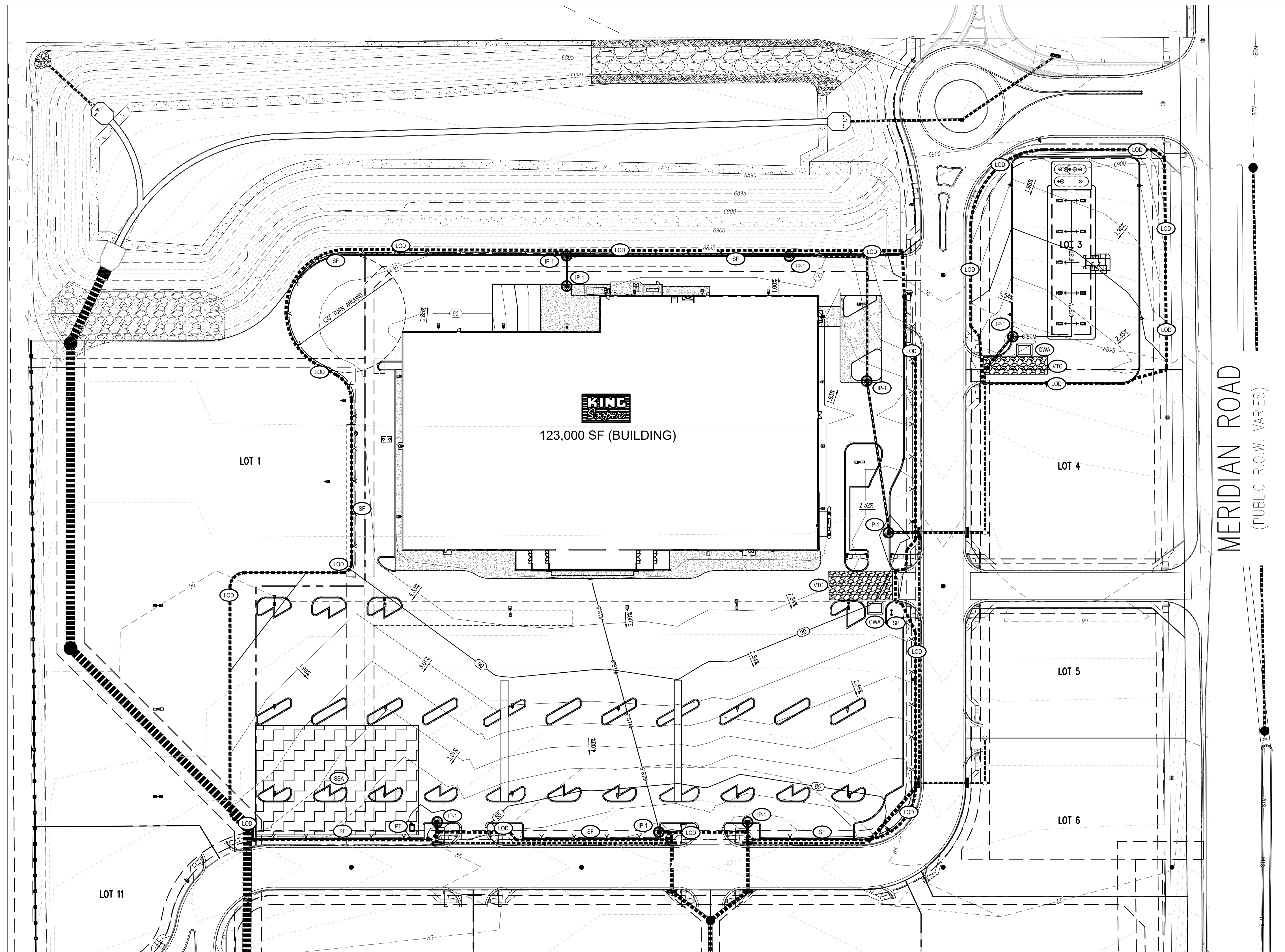
MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

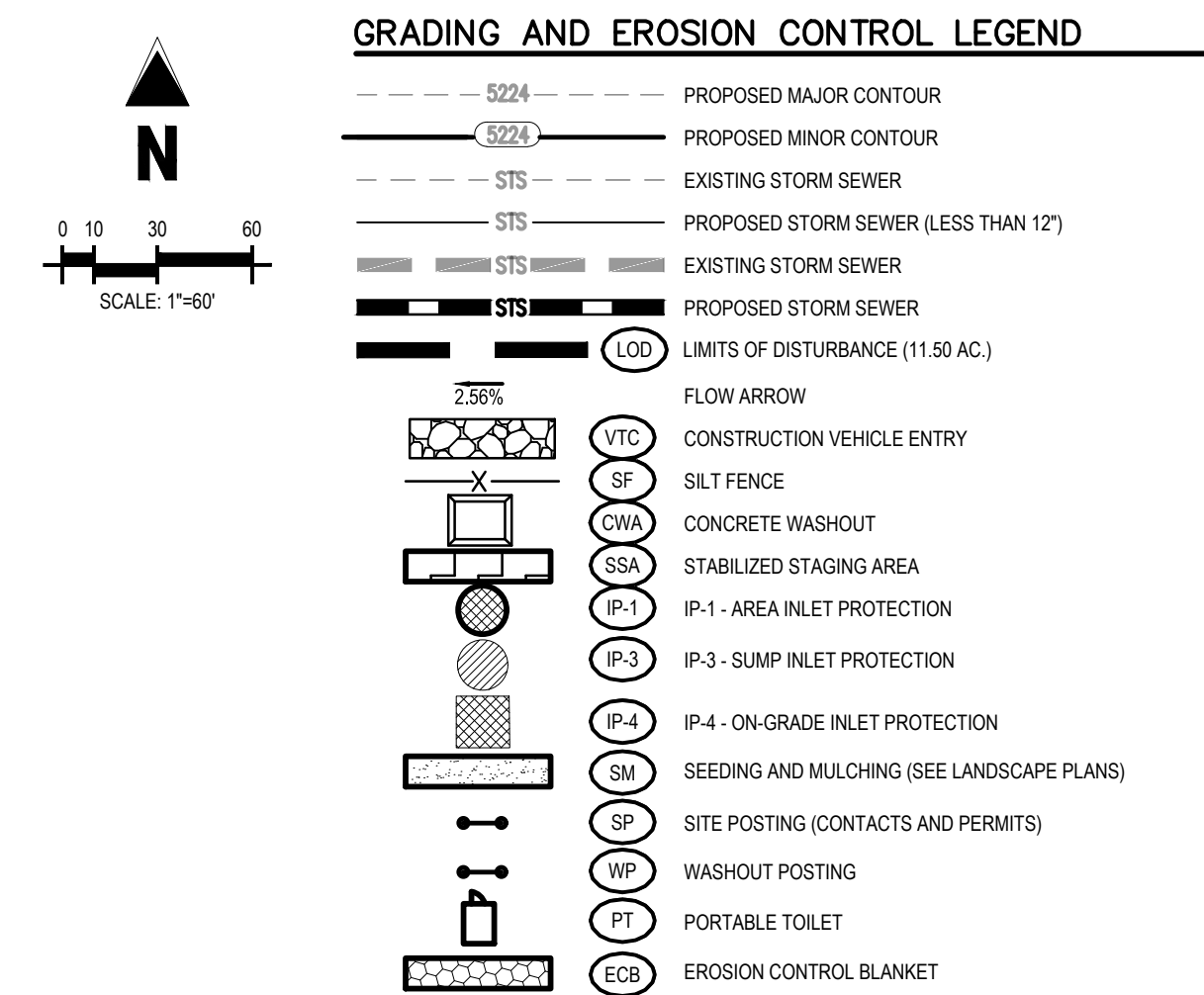
APPENDIX B

Site plan of the proposed development at 1000 E. Woodmen Road. The plan shows a large rectangular building labeled 'LWP 2' with a 'SITE' arrow pointing to its northwest corner. To the west of the building is a parking lot with 12 stalls. To the east are three smaller rectangular buildings labeled 'WB 1', 'WB 2', and 'WB 3'. A north arrow is located in the bottom right corner. The street 'E. WOODMEN ROAD' is labeled at the bottom.

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



RUNOFF COEFFICIENT TABLE				
	EXISTING COEFFICIENTS		PROPOSED COEFFICIENTS	
	5-YEAR	100-YEAR	5-YEAR	100-YEAR
COMPOSITE COEFFICIENT	0.75	0.84	0.75	0.84



GRADING SUMMARY TABLE	
TOTAL DISTURBED AREA	500,798 SQ. FT. (11.50 AC)
TOTAL IMPORT	474 CUBIC YD.

NOTE:

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES

1. SEE OVERALL EROSION CONTROL DETAIL, SHEET.
2. 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 CONDUCTED IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION CONTROL MANUAL. IN WRITING, ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. THE STANDARDS AND REGULATIONS OF THE EROSION CONTROL MANUAL, VOLUME 2, SHALL BE APPLIED TO ALL EROSION CONTROL MEASURES. THE EROSION CONTROL MANUAL, IN WRITING, ADOPTED 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 EROSION CONTROL MANAGER. SHALL BE MAINTAINED AND MONITORED. DUST SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL, SUCH AS SLOPE PROTECTION, EROSION CONTROL MATS, OR EROSION CONTROL. 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.
6. EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE SHALL REMAIN UNDISTURBED FOR A MINIMUM OF 30 CALENDAR DAYS AFTER 21 CALENDAR DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADDED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME I AND II AND THE ENGINEERING CRITERIA MANUAL, APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL MECHANICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL, (DCM) VOLUME I AND II IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE, SHALL BE INSTALLED AS SPECIFIED IN THE APPROVED PLANS. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE EROSION SOIL EROSION, EARTH AND ROCK EROSION, AND EARTH DISTURBANCE. EROSION CONTROL, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR OVER EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT/DISCHARGE WATER TO A NON-EROSSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE RELEASED TO ANY EARTH DISTURBANCE OR TO ANY STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL, BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT TEMPORARILY BE PLACED ON OR ABOVE IN STREET OR ON A PUBLIC RIGHT-OF-WAY UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. THE PACKAGING OF MATERIALS AND CONSTRUCTION DEBRIS OFF SITE IS UNAUTHORIZED. MATERIALS AND CONSTRUCTION DEBRIS SHALL BE CLEANED AND CARRYAWAY OF DEBRIS OF IMMEDIATELY.
16. 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 OR FREE SOLID WASTES OR LIQUID WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND OTHER WASTE ACCURATELY IN THE FIELD. REVIEW AND REVIEW CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THE QUANTITY REQUIRED TO COMPLETE THE PROJECT IN ORDER TO AVOID OVERSTOCKING. MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN THE ENVIRONMENT UNLESS PERMITTED FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. NO PERSON SHALL STORE OR STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 6, SECTION 1) AND "CLEAN WATER ACT" (33 USC 1362). THE ACT AND REGULATIONS OF THE DCM VOLUME I AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (REDESIGN, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT PROVIDED CONSTRUCTION ACCESS POINTS. STORMWATER SHALL BE PREVENTED FROM ENTERING THE SITE. ALL ACCESS POINTS SHALL BE MAINTAINED.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND AND SHALL BE CONSIDERED A PART OF THESE PLANS.
26. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL

[illegible]

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

GRADING AND EROSION CONTROL PLAN

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

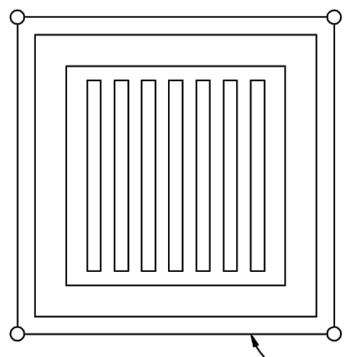


Figure IP-1
Filter Fabric Inlet Protection
Construction Detail and Maintenance Requirements

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 DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
 2. DAMAGED, COLLAPSED, UNINTRENCHED 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

3-25

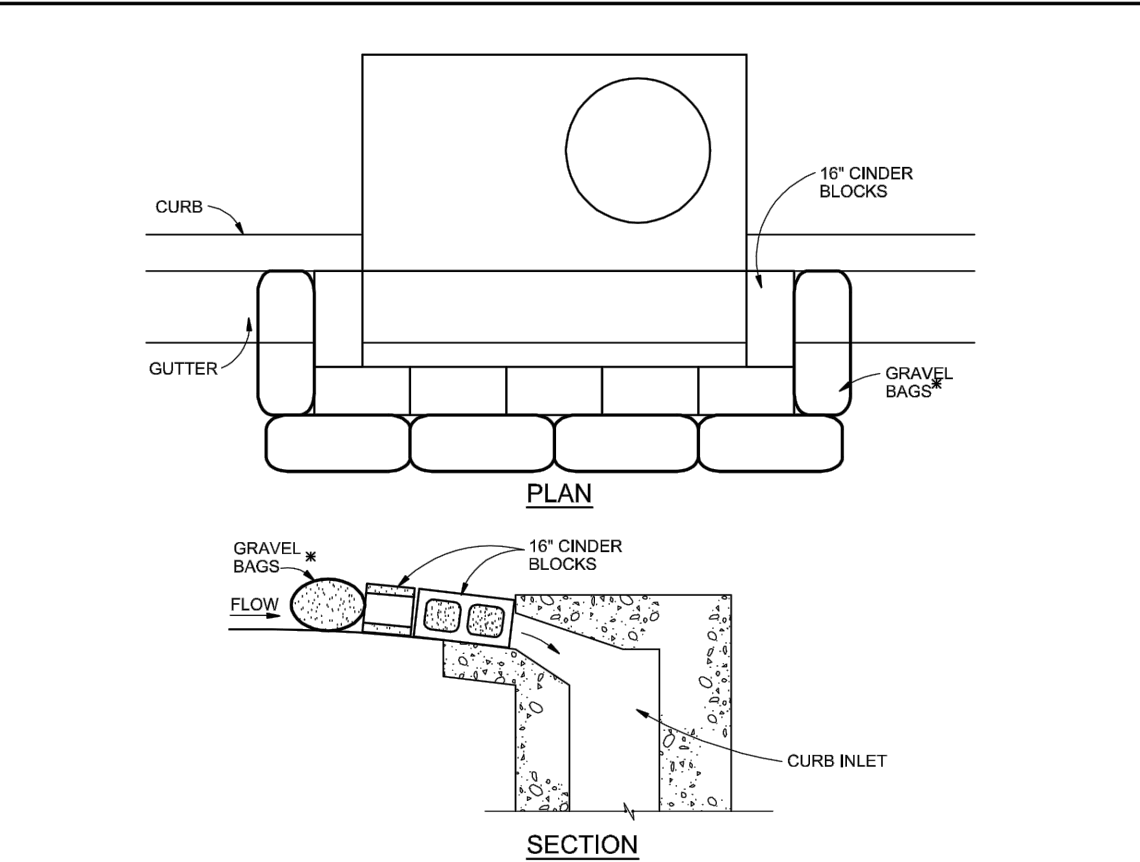


Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements

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.

- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY 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.

- 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.

City of Colorado Springs
Stormwater Quality

3-27

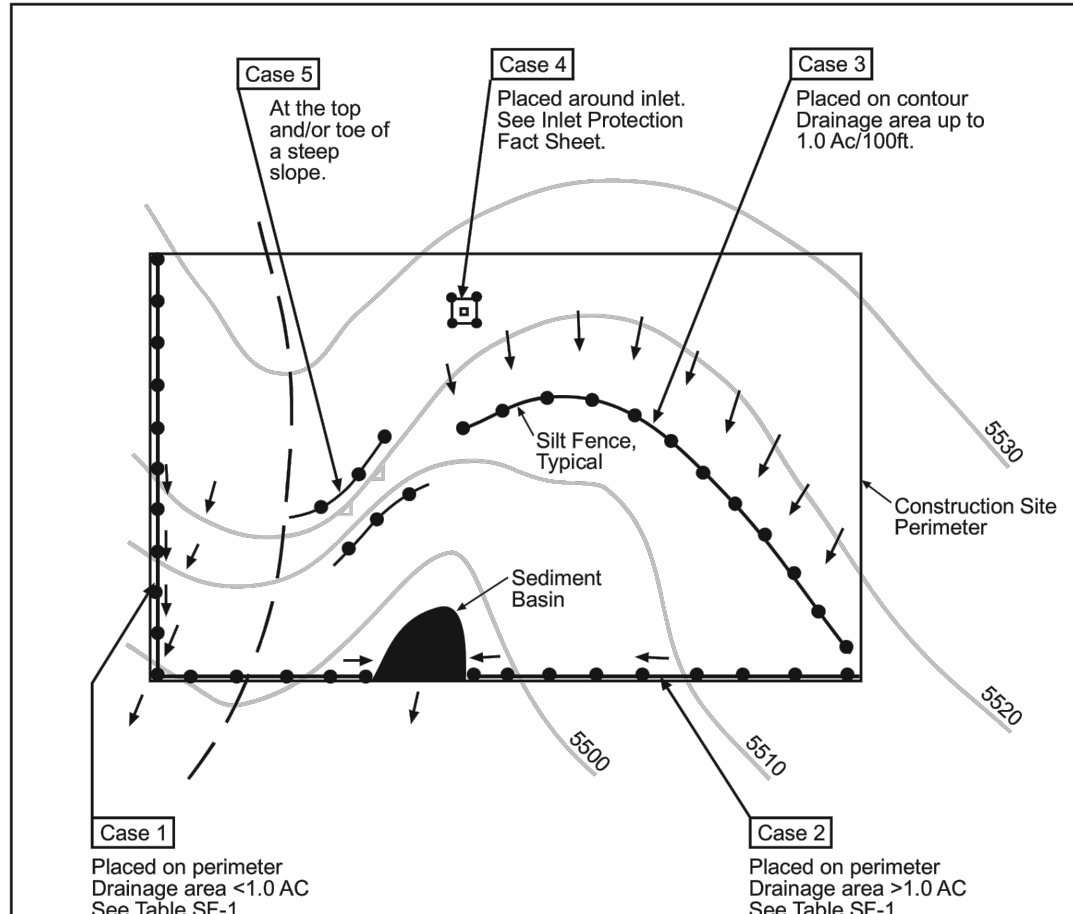


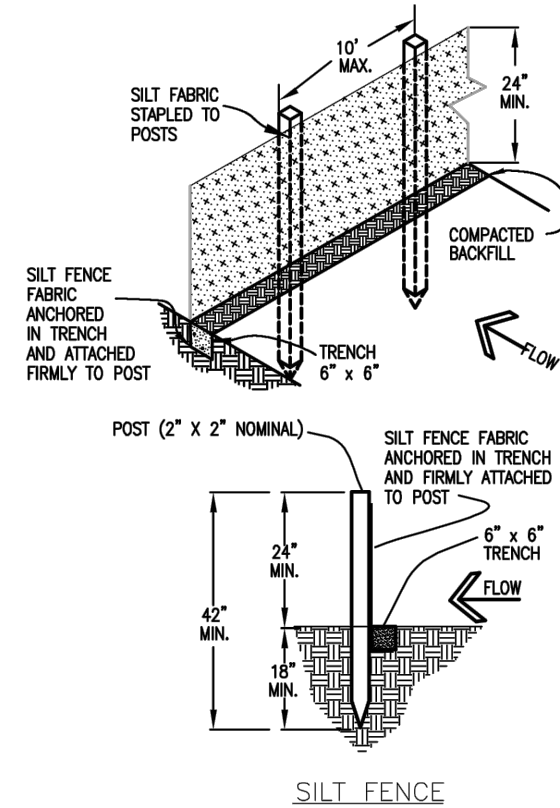
Figure SF-1
Silt Fence
Application Examples

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

- (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
Stormwater Quality

3-35



INSTALLATION REQUIREMENTS

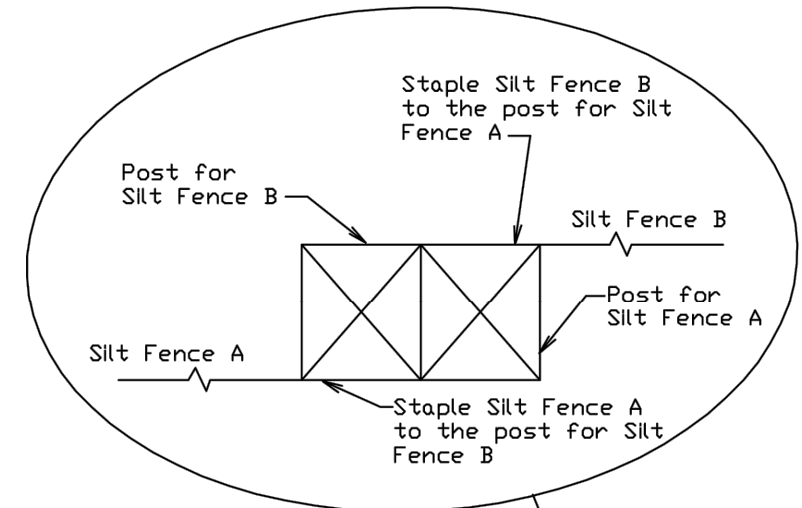
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUN TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "J" TYPE WITH MINIMUM WEIGHT OF 133 POUNDS PER LINEAL FOOT. WOOD POSTS 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. THE WIRES 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.

- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTRENCHED 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.

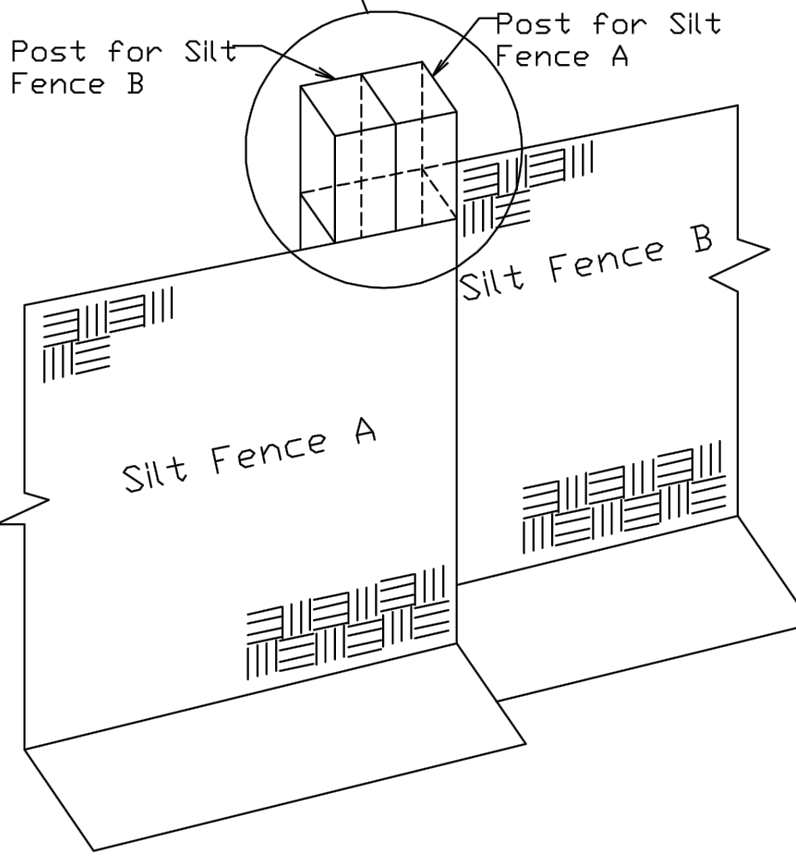
City of Colorado Springs
Stormwater Quality

3-36

Top View of Silt Fence Posts Detail



Refer to "Top View of Silt Fence Posts Detail"



City of Colorado Springs
Stormwater Quality

3-37

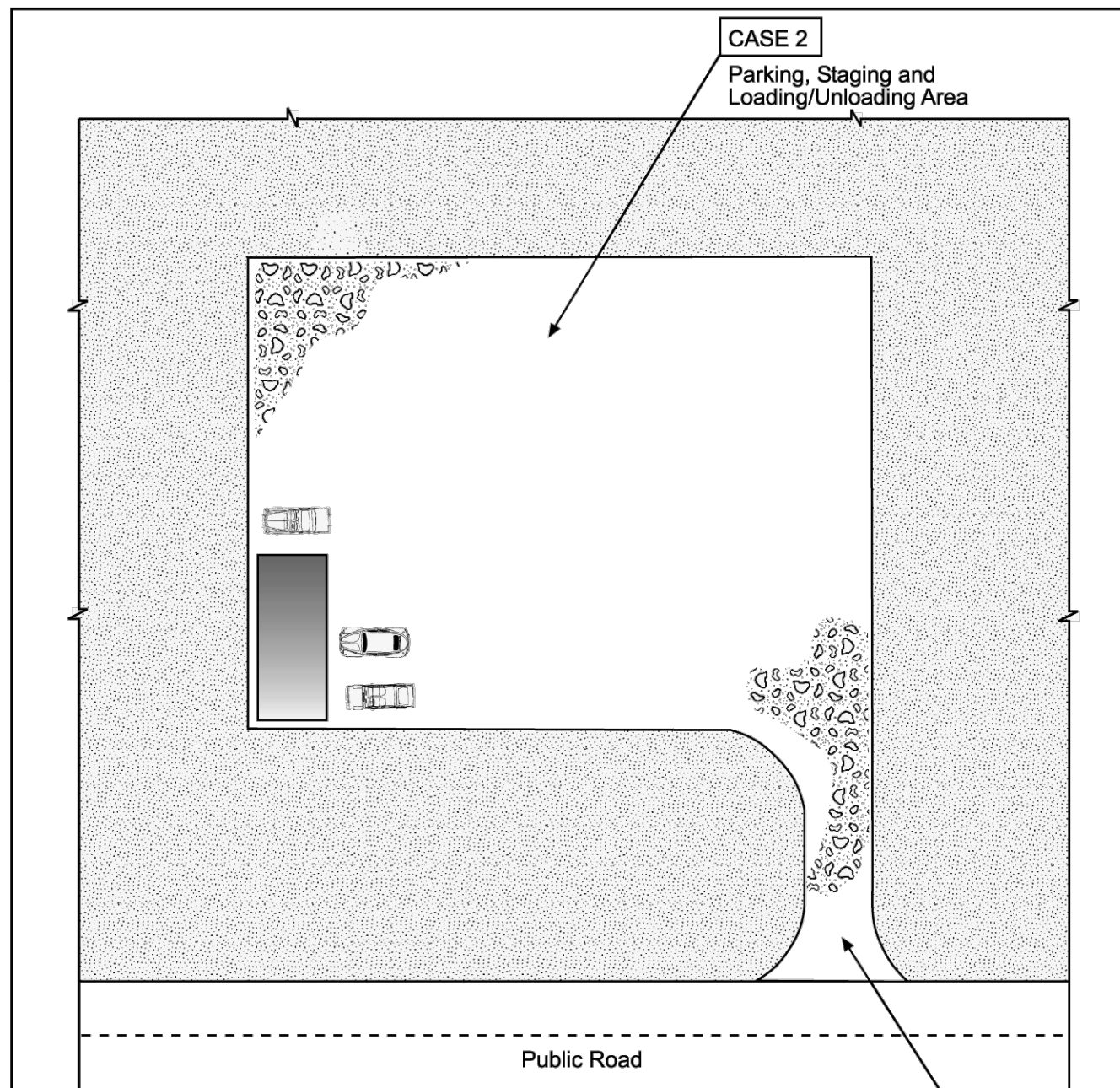
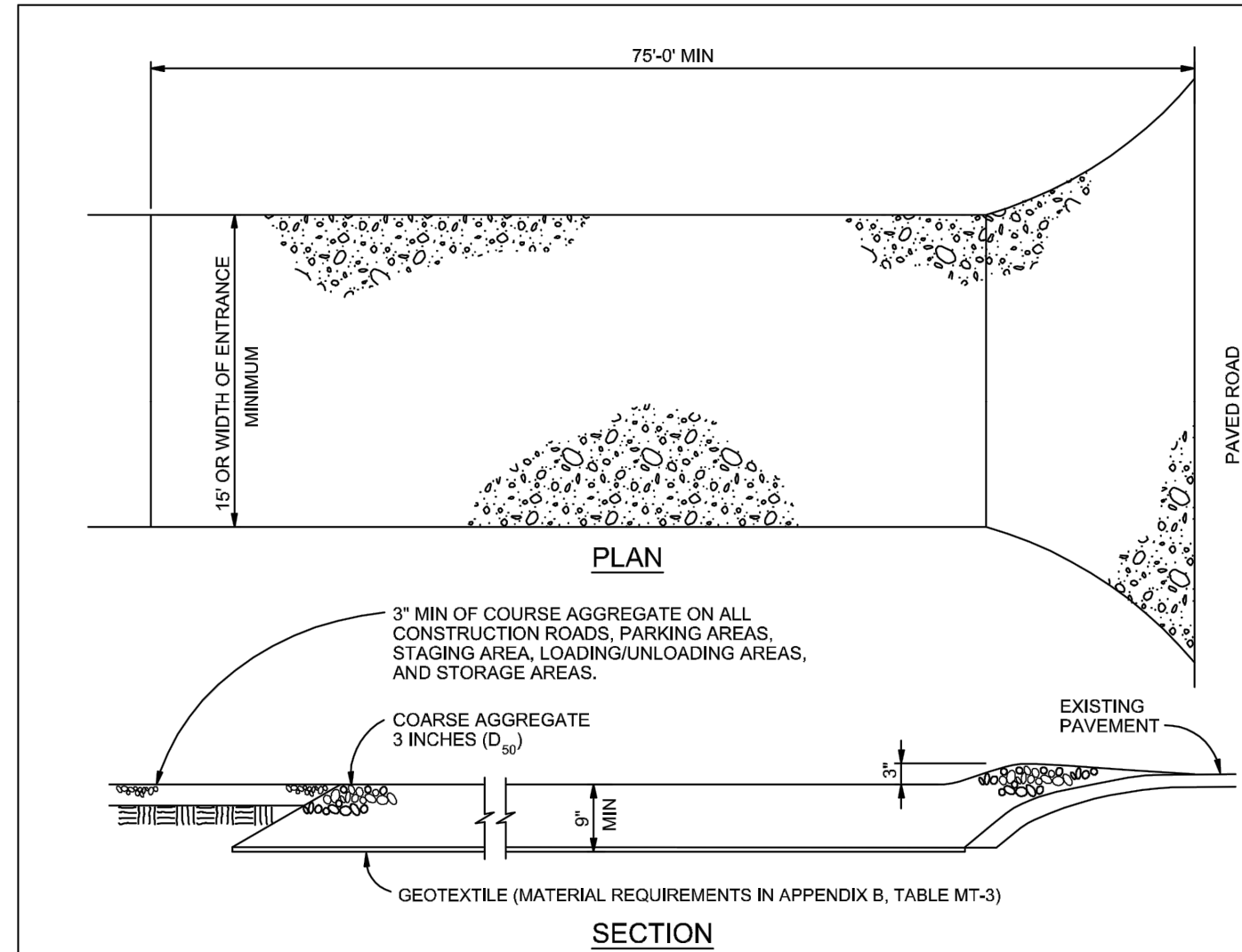


Figure VT-1
Vehicle Tracking
Application Examples

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

City of Colorado Springs
Stormwater Quality

3-53



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

3-54

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.

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			
2			
3			
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Project No: KSS000147
Drawn By: ACJ
Checked By: JRR
Date: 8/29/19

GRADING AND EROSION CONTROL
DETAILS

C2.2

APPENDIX C

APPENDIX D

Appendix D: Stormwater Inspection Report Template

Facility Name		Permittee					
Date of Inspection		Weather Conditions					
Permit Certification #		Disturbed Acreage					
Phase of Construction		Inspector Title					
Inspector Name							
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)			<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO						
<input type="checkbox"/>	<input type="checkbox"/>						

INSPECTION FREQUENCY					
Check the box that describes the minimum inspection frequency utilized when conducting each inspection					
At least one inspection every 7 calendar days	<input type="checkbox"/>				
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	<input type="checkbox"/>				
<ul style="list-style-type: none"> This is this a post-storm event inspection. Event Date: _____ 	<input type="checkbox"/>				
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	<input type="checkbox"/>				
<ul style="list-style-type: none"> Post-storm inspections at temporarily idle sites 	<input type="checkbox"/>				
<ul style="list-style-type: none"> Inspections at completed sites/area 	<input type="checkbox"/>				
<ul style="list-style-type: none"> Winter conditions exclusion 	<input type="checkbox"/>				
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input type="checkbox"/>	<input type="checkbox"/>				

INSPECTION REQUIREMENTS*
i. Visually verify all implemented control measures are in effective operational condition and are working as designed in the specifications
ii. Determine if there are new potential sources of pollutants
iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges
iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action
*Use the attached Control Measures Requiring Routine Maintenance and Inadequate Control Measures Requiring Corrective Action forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED			
Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?			
	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions Inadequate Control Measures Requiring Corrective Action form
Construction site perimeter	<input type="checkbox"/>	<input type="checkbox"/>	
All disturbed areas	<input type="checkbox"/>	<input type="checkbox"/>	
Designated haul routes	<input type="checkbox"/>	<input type="checkbox"/>	
Material and waste storage areas exposed to precipitation	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where stormwater has the potential to discharge offsite	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where vehicles exit the site	<input type="checkbox"/>	<input type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	

CONTROL MEASURES REQUIRING ROUTINE MAINTENANCE

Definition: Any control measure that is still operating in accordance with its design and the requirements of the permit, but requires maintenance to prevent a breach of the control measure. These items are not subject to the corrective action requirements as specified in Part I.B.1.c of the permit.

Are there control measures requiring maintenance?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	If "YES" document below

[illegible]

INADEQUATE CONTROL MEASURES REQUIRING CORRECTIVE ACTION

Definition: Any control measure that is not designed or implemented in accordance with the requirements of the permit and/or any control measure that is not implemented to operate in accordance with its design. This includes control measures that have not been implemented for pollutant sources. If it is infeasible to install or repair the control measure immediately after discovering the deficiency the reason must be documented and a schedule included to return the control measure to effective operating condition as possible.

Are there inadequate control measures requiring corrective action?		NO	YES
		<input type="checkbox"/>	<input type="checkbox"/>
		If "YES" document below	

Are there additional control measures needed that were not in place at the time of inspection?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
		If "YES" document below

[illegible]

REPORTING REQUIREMENTS

The permittee shall report the following circumstances orally within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall mail to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances. The division may waive the written report required if the oral report has been received within 24 hours.

All Noncompliance Requiring 24-Hour Notification per Part II.L.6 of the Permit	
a. Endangerment to Health or the Environment Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.6.a of the Permit) <i>This category would primarily result from the discharge of pollutants in violation of the permit</i>	
b. Numeric Effluent Limit Violations <ul style="list-style-type: none">○ Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.b of the Permit)○ Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.c of the Permit)○ Daily maximum violations (See Part II.L.6.d of the Permit) <i>Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.</i>	

Has there been an incident of noncompliance requiring 24-hour notification?	NO	YES	If "YES" document below
	<input type="checkbox"/>	<input type="checkbox"/>	

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Oral Notification	Date of 5 Day Written Notification *

*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the individual(s) designated as the Qualified Stormwater Manager, shall sign and certify the below statement:

“I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit.”

Name of Qualified Stormwater Manager

Title of Qualified Stormwater Manager

Signature of Qualified Stormwater Manager

Date

Notes/Comments

--

APPENDIX E

SPILL PREVENTION AND CONTROL PLAN

Whenever significant quantities of fuels, materials, vehicle fluids, or other pollutants are to be used on site, specific procedures for material containment and spill prevention shall be developed and implemented.

Introduction

The following Spill Prevention and Response Plan shall be implemented during the construction of improvements at Lots 2 & 3 of Falcon Marketplace, Subdivision Filing No. 1, a commercial development, and associated thereto. This plan will be implemented to meet the requirements of the County of El Paso and the State of Colorado.

Materials On-Site

Spill control procedures will be implemented when materials are stockpiled or when chemicals and/or fluids are used in the construction area.

Stockpiles of Dry Materials

The following spill prevention procedures shall be implemented:

All materials shall be stockpiled in designated areas, with BMPs used to reduce and minimize the runoff of contaminants. BMPs such as silt fence and sediment control logs will be installed according to El Paso County criteria using the details shown on the SWMP plans. Loading and unloading operations shall be performed in a manner to limit materials from being spilled. Any spilled materials shall be swept up immediately after the operations are performed.

Vehicle Fueling

The following spill prevention procedures shall be implemented:

All vehicle fueling will be done off-site as much as possible. All on-site fueling operations will be performed in designated areas. Measures will be taken where necessary to reduce and minimize spills during vehicle fueling operations. These measures may include the placement of a temporary berm around the fueling area, covering the fueling area under a temporary portable structure, and/or the placement of drip pans under valves and tank openings. Berms will be constructed around all fueling areas. An adequate supply of absorbents will also be stockpiled at each fueling area.

Routine Vehicle and Equipment Maintenance

The following spill prevention procedures shall be implemented:

All vehicle maintenance will be performed off-site when possible. However, there may be occasions where construction equipment and vehicles may break down at the site and on-site repairs are more feasible. On-site vehicle and equipment maintenance, if needed, will be performed in designated areas, where practical, and enclosed by earthen berms. All maintenance areas will maintain an adequate supply of drip pans. These pans will be placed underneath vehicles as needed and absorbents will be used in the event of a minor spill or leak.

SPILL RESPONSE

NOTE: IN CASE OF FIRE, EVACUATE ALL PERSONNEL FROM THE IMMEDIATE AREA, RENDER FIRST AID TO ANYONE WHO IS INJURED, AND DIAL 911 IMMEDIATELY. TAKE APPROPRIATE STEPS TO PROTECT HUMAN LIFE AND TO CONTROL FIRES FIRST. SPILL CONTROL IS A SECONDARY CONCERN.

Cleanup and Removal Procedures

- Upon detection of any spill, the first action to be taken is to ensure personal safety. All possible ignition sources, including running engines, electrical equipment (including cellular telephones, etc.), or other hazards will be immediately turned off or removed from the area. The extent of the spill and the nature of the spilled material will be evaluated to determine if remedial actions could result in any health hazards, escalation of the spill, or further damage that would intensify the problem. If such conditions exist, a designated employee will oversee the area of the spill and the construction supervisor will be notified immediately.
- The source of the spill will be identified and if possible the flow of pollutants stopped if it can be done safely. However, no employee will attend to the source or begin cleanup of the spill until ALL emergency priorities (fire, injuries, etc.) have been addressed.

Small Spills

Small spills (usually <5 gallons) consist of minor quantities of gasoline, oil, anti-freeze, or other materials that can be cleaned up by a single employee using readily available materials.

The following procedures shall be used for clean up of small spills:

1. Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
2. Contain the spread of the spill using absorbents, portable berms, sandbags, or other available measures.
3. Spread absorbent materials on the area to soak up as much of the liquid as possible and to prevent or minimize infiltration into the soil.
4. Once the liquids have been absorbed, remove all absorbents from the spill and place the materials in a suitable storage container. On paved areas, wipe any remaining liquids from the surface and place the materials in a storage container. Do not spray or wash down the area using water. For open soil areas, excavate any contaminated soil as soon as possible and place the soil in a suitable storage container. All materials will then be transported off-site for disposal.
5. If immediate transfer and storage of the contaminated soil is not practical, excavate and place the contaminated soil on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm should be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation events and that materials do not seep through the berm.
6. Record all significant facts and information about the spill, including the following:
 - Type of pollutant
 - Location
 - Apparent source
 - Estimated volume
 - Time of discovery
 - Actions taken to clean up spill

7. Notify the supervisor of the spill and provide the information from Item #6. The supervisor will then contact the City of Falcon and El Paso County.

Medium to Large Spills

Medium to large spills consist of larger quantities of materials (usually >5 - 25 gallons) that are used on site that cannot be controlled by a single employee. Generally, a number of facility personnel will be needed to control the spill and a response may require the suspension of other facility activities.

The following procedure shall be used for the cleanup of medium to large spills:

1. Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
2. Immediately dispatch a front-end loader or similar equipment to the spill and construct a berm or berms down gradient of the spill to minimize the spread of potential pollutants. On paved surfaces, portable berms, sandbags, booms, or other measures will be used to control the lateral spread of the pollutants.
3. When the spread of the spill has been laterally contained, contact the supervisor or designated facility employee and provide them information on the location, type, and amount of spilled material, and a briefing on the extent of the spread and measures undertaken to contain the contaminants.
4. Depending on the nature of the spill, mobilize additional resources as needed to contain the contaminants.
5. Cleanup will commence when the lateral spread has been contained and the notification to the supervisor has been made.
6. Freestanding liquid will be bailed or pumped into 55-gallon storage drums, steel tanks, or other suitable storage containers. When all the liquid has been removed from the pavement or soil layer, absorbents will be applied to the surface and transferred to the storage containers when they have soaked up as much of the spill as possible.
7. On paved surfaces, the remaining contaminants will be removed to the extent possible, with rags, sweeping, or similar measures. The area of the spill will not be sprayed or washed down using water. Any contaminant soaked materials will be placed into the storage containers with the other absorbents.
8. The remaining contaminated soils will be excavated and loaded into a dump truck(s) for disposal off-site at a designated facility. If transport off-site is not immediately available, the remaining soils will be stockpiled on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm will be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation and do not seep through the berm.
9. Record all significant facts and information about the spill, including the following:
 - Type of pollutant
 - Location
 - Apparent source
 - Estimated volume
 - Time of discovery
 - Actions taken to clean up spill
10. Provide the supervisor (or designated employee) with the information from Item #9. The supervisor will then contact the City of Falcon and El Paso County.

NOTIFICATION

Notification to the Colorado Department of Public Health & Environment (CDPHE) is required if there is any release or suspected release of any substance, including oil or other substances that spill into or threaten State waters. Unless otherwise noted, notifications are to be made by the supervisor and only after emergency responses related to the release have been implemented. This will prevent misinformation and assures that notifications are properly conducted.

The notification requirements are as follows:

1. Spills into/or Threatens State Waters: Immediate notification is required for releases that occur beneath the surface of the land or impact or threaten waters of the State of threaten the public health and welfare. Notifications that will be made are:
 - a. For any substance, regardless of quantity, contact CDPHE at 1-877-518-5608. State as follows:
 - a) Give you name.
 - b) Give location of spill (name of city).
 - c) Describe the nature of the spill, type of products, and estimate size of spill.
 - d) Describe type of action taken thus far, type of assistance or equipment needed.
 - b. For any quantity of oil or other fluids, call the National Response Center at 1-800-424-8802. State as follows:
 - a) Give your name.
 - b) Give location of spill (name of city and state).
 - c) Describe the nature of the spill, type of product, and estimate size of spill.
 - d) Describe type of action taken thus far, type of assistance or equipment needed.
2. Reportable Quantity Spill on Land Surface: Immediate notification is required of a release upon the land surface of an oil in quantity that exceeds 25 gallons, or of a hazardous substance that equals or exceeds 10 pounds or its reportable quantity under Section 101(14) of the Comprehensive Environmental Response, Compensation Liability Act (CERCLA) of 1980 as amended (40 CFR Part 302) and Section 329c(F3) of the Emergency Planning and Community Right to Know Act of 1986 (40 CFR Part 355) whichever is less. This requirement does apply at a minimum to the substances listed in Table A below.

TABLE A
Substances Requiring Notification

SUBSTANCE	REPORTABLE QUANTITY
Motor Oil	25 Gallons
Hydraulic Oil	25 Gallons
Gasoline/Diesel Fuel	25 Gallons

The notification procedures to be followed are:

- a) Give your name.
 - b) Give location of spill (name of city and state).
 - c) Describe nature of the spill, type of product, and estimate size of spill.
 - d) Describe type of action taken thus far, type of assistance or equipment needed.
 - e) Give name of land owner
 - f) Specify department responsible for any facilities that may be impacted
3. Notification is not required for release of oil upon the land surface of 25 gallons or less - that will not constitute a threat to public health and welfare, the environmental or a threat of entering the waters of the State.

4. Notification, as required in paragraphs 1 and 2 above, will be made to the CDPHE using the 24-hour telephone number to report environmental spills. All information known about the release at the time of discovery is to be included, such as the time of occurrence, quantity and type of material, location and any corrective or clean-up actions presently being taken. Table B lists these phone numbers.

SPILL RESPONSE CONTACTS

TABLE B

Emergency Notification Contacts

Name/Agency	Number
Falcon Fire Department	911
Colorado Springs Police Department	911
Ambulance	911
Hospital	911
National Response Center	1-800-424-8802
CDPHE - Report Environmental Spills (24 hrs/day)	1-877-518-5608
Colorado Emergency Planning Committee	303-273-1622
El Paso County Sheriff's Office	719-520-7100
El Paso County	719-520-7276

*Note: Add additional emergency notification contacts as needed, e.g. Colorado Springs has a specific spill reporting hotline. Delete this note.

It is the responsibility of the supervisor to contact the City of Falcon, El Paso County, CDPHE, and/or the National Response Center.

- The **National Response Center** is to be contacted when a release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR 110, 4- DFR 117, or 40CFR 302 occurs during a 24-hour period.
- Notification to the CDPHE is required if there is any release or suspected release of any material, including oil or hazardous substances that spill into or threaten state waters.

REPORTS

The CDPHE requires written notification of a spill or discharge of oil or other substance that may cause pollution of the waters of the State of Colorado. A written report must be submitted to the Water Quality Control District (WQCD) within five days after becoming aware of the spill or discharge.

The CDPHE requires a written final report within five days for all releases of an oil or hazardous substance that require implementation of a contingency plan. The CDPHE may also require additional reports on the status of the clean up until any required remedial action has been complete.

Written notification of reports must contain at a minimum:

1. Date, time, and duration of the release.
2. Location of the release.
3. Person or persons causing and responsible for the release.
4. Type and amount of oil or substance released.
5. Cause of the release.
6. Environmental damage caused by the release.
7. Actions taken to respond, contain, and clean up the release.
8. Location and method of ultimate disposal of the oil or other fluids.
9. Actions taken to prevent a reoccurrence of the release.
10. Any known or anticipated acute or chronic health risks associated with the release.

11. When appropriate advice regarding medical attention necessary for exposed individuals.

Site Spill Log

Site Location: Lots 2 & 3, Falcon Marketplace, Subdivision Filing No. 1

General Contractor: _____

Any site spill must be reported to the appropriate authorities in accordance with all applicable laws and regulations. Spills must also be reported to the owner's representative immediately, but no later than 24 hours of occurrence.

Date / Time of Spill: _____

Name / Title: _____

Material Spilled and Approximate Quantity: _____

Weather Conditions: _____

Phase of Construction: _____ (Clearing, Rough Grading, Building, Paving, Etc.)

Contractor(s) Representatives Present:

Containment Actions Taken and Authorities Notified:

Date / Time of Spill: _____

Name / Title: _____

Material Spilled and Approximate Quantity:

Weather Conditions: _____

Phase of Construction: _____ (Clearing, Rough Grading, Building, Paving, Etc.)

Contractor(s) Representatives Present:

Containment Actions Taken and Authorities Notified:

Site Visit/Inspection Log

Site Location: Lots 2 & 3, Falcon Marketplace, Subdivision Filing No.

General Contractor: _____

Any site visits or inspections must be reported to the owner's representative immediately, but no later than 24 hours of occurrence.

Date: _____ Name of Inspector: _____

Title and Agency of Inspector: _____

Weather Conditions: _____

Phase of Construction: _____ (Clearing, Rough Grading, Building, Paving, Etc.)

Contractor(s) Representatives Present:

Comments:

Date: _____ Name of Inspector: _____

Title and Agency of Inspector: _____

Weather Conditions: _____

Phase of Construction: _____ (Clearing, Rough Grading, Building, Paving, Etc.)

Contractor(s) Representatives Present:

Comments:



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
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E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Falcon Marketplace - King Soopers Transportation Memorandum (LSC #194770) August 26, 2019

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Date



LSC TRANSPORTATION CONSULTANTS, INC.
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Colorado Springs, CO 80903
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Engineering Review

11/07/2019 1:03:23 PM

dsdkuehster

stevekuehster@elpasoco.com

(719) 520-6813

**EPC Planning & Community
Development Department**

August 26, 2019

Mr. Lowell Good
King Soopers, Inc.
65 Tejon Street
Denver, CO 80223

RE: Falcon Marketplace – King Soopers
Transportation Memorandum --
El Paso County, CO
LSC #194770

Dear Mr. Good:

In response to your request LSC Transportation Consultants, Inc. has prepared this transportation memorandum for the proposed King Soopers Supermarket to be located within the Falcon Marketplace development. Falcon Marketplace is located north of Woodmen Road and west of Meridian Road in El Paso County, Colorado. This site was included in a full traffic impact analysis (TIA), *Falcon Marketplace Traffic Impact Analysis* by LSC dated October 23, 2017 (September 5, 2018 Revision). Key pages from this report have been attached.

This report contains the following:

- A comparison of the currently proposed land use and access to the land use and access assumed in the Falcon Marketplace TIA
- The projected vehicle-trip generation for the currently proposed development and a comparison to the estimate for the same parcels in the Falcon Marketplace TIA
- Any changes to the recommendations contained in the Falcon Marketplace TIA based on the currently proposed plan

SITE DEVELOPMENT AND LAND USE

Land Use

The currently proposed development includes a 123,000 square foot grocery store on Lot 1 of the Falcon Marketplace and a gas station with 18 vehicle fueling positions on Lot 3. This is the same as with

the land use shown for these lots in the Falcon Marketplace TIA. The currently proposed site plan and the approved final plat for the entire Falcon Marketplace have been attached.

No changes are currently proposed to the land uses assumed for Lots 1 and 4 through 10 in the Falcon Marketplace TIA.

No changes are proposed to the proposed access points for the Falcon Marketplace. The internal access points for Lots 2 and 3 are also consistent with what was assumed in the TIA.

TRIP GENERATION

The trip generation estimate for the Falcon Marketplace in the TIA was made using the nationally published trip generation rates found in *Trip Generation, 9th Edition, 2012* by the Institute of Transportation Engineers (ITE). This estimate utilizes the applicable rates from the 10th edition of the Trip Generation manual. Table 1 shows the trip generation estimates for Lots 2 and 3 from the Falcon Marketplace TIA based on the 9th edition rates and an updated trip generation estimate based on the current 10th edition rates.

The current development is projected to generate about 11,800 total (external) vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. This is about 333 more vehicle trips than was estimated for the same lots in the Falcon Marketplace TIA. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 353 vehicles would enter and 247 vehicles would exit the site. This is about four more entering trips and 15 more exiting trips than were estimated in the Falcon Marketplace TIA. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 529 vehicles would enter and 524 vehicles would exit the site. This is about four more entering trips and three more exiting trips than were estimated in the Falcon Marketplace TIA. The change in trip generation is due to the change in the ITE rates and not a change in the land use.

CONCLUSIONS AND RECOMMENDATIONS

1. Although the land use plan for lots 2 and 3 of the Falcon Marketplace have not changed since completion of the Falcon Marketplace TIA, updates to the trip generation rates shown in the latest available *Trip Generation Manual* published by the Institute of Transportation Engineers results in a slightly higher trip generation estimate for these lots. As shown in Table 1 the total number of vehicle-trips projected to be generated by the proposed development on the average weekday is projected to be about three percent higher than what was assumed in the TIA for the same lots.
2. The attached key pages from the *Falcon Marketplace Traffic Impact Analysis* by LSC dated October 23, 2017 (September 5, 2018 Revision) includes the tables and figures showing the needed roadway improvements for the entire Falcon Marketplace. The pages included are based on a right-in only access to Woodmen Road which has been approved. The updated trip generation estimate for Lots

2 and 3 during the afternoon peak hour of the adjacent street traffic represents less than a one percent increase over the estimate based on 9th Edition rates presented in the TIS.

* * * * *

Please contact me if you have any questions regarding this report.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.


By: Jeffrey C. Hodsdon, P.E.
Principal

JCH:KDF:jas


Enclosures: Table 1
Falcon Marketplace Traffic Impact Analysis by LSC dated October 23, 2017
(September 5, 2018 Revision) – Key Pages
Site Plan
Falcon Marketplace Final Plat



1. Provide discussion of improvements that will be constructed with this first phase of The Falcon Market Place project. SF19-001. Reference the public improvements Table 7B, and the Subdivision Improvements Agreement SIA for that project. And specifically what needs to be provided with this phase.



2. Provide a memorandum (referencing the Preliminary Plan TIS), to go along with the development agreement, stating the anticipated overall site ADT that will warrant each offsite improvement. Include the improvements proposed for immediate construction as "Phase 1". This is unresolved/partially resolved from SF 19-001.



a. The ADT/Trigger column of the table needs to be clear what percentage of what total estimated cost each trip is responsible for contributing; i.e. "dollars per trip" at the site development plan/building permit stage. This will then be included in the escrow agreement with the first site development plan. Partially resolved from SF 19-001.

Table 1
Trip Generation Comparison
Falcon Marketplace King Soopers

Lot	Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates				Total Trips Generated				Internal Trips ⁽⁷⁾				Total External Trips Generated					Pass-By Trips ⁽²⁾	New External Trips Generated			
				Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average New Weekday Traffic	
					In	Out	In	Out		In	Out	In	Out		In	Out	In	Out		In		Out	In	Out	
Trip Generation Estimate Based on Current 10th EditionTrip Generation Manual ⁽¹⁾																									
2	850	Supermarket	123 KSF ⁽³⁾	80.75	2.29	1.53	3.79	3.65	9,932	282	188	467	448	938	18	27	49	39	8,994	264	161	418	409	36%	5,756
3	944	Gasoline/Service Station	18 VFP ⁽⁴⁾	172.01	5.24	5.24	7.02	7.02	3,096	94	94	126	126	292	5	8	15	12	2,804	89	86	111	114	56%	1,234
									13,028	376	282	593	575						11,798	353	247	529	524		
Trip Generation Estimate From <i>Falcon Marketplace Traffic Impact Analysis</i> by LSC October 23, 2017 (September 5, 2018 Revision) ⁽²⁾																									
2	850	Supermarket	123 KSF	78.26	2.11	1.29	3.76	3.62	9,626	259	159	463	445	909	17	26	48	37	8,717	242	133	415	408	36%	5,579
3	944	Gasoline/Service Station	18 VFP	168.56	6.20	5.96	6.94	6.94	3,034	112	107	125	125	286	5	8	15	12	2,748	107	99	110	113	56%	1,209
									12,660	371	266	588	570						11,465	349	232	525	521		
									Change in Trip Generation Estimate	368	5	16	5	5					333	4	15	4	3		
									Percent Increase	2.9%	1.4%	6.1%	0.9%	0.9%					2.9%	1.3%	6.5%	0.8%	0.6%		
Notes:																									
(1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)																									
(2) Source: "Trip Generation, 9th Edition, 2012" by the Institute of Transportation Engineers (ITE)																									
(3) KSF = 1,000 square feet of floor space																									
(4) VFP = vehicle fueling position																									
Source: LSC Transportation Consultants, Inc.																									



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Falcon Marketplace Traffic Impact Analysis SP-17-001/CDR-16-007

(LSC #164350)
October 23, 2017
(September 5, 2018 Revision)

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

A handwritten signature in blue ink, written over a horizontal line.

9/5/18
Date

Table 2
Trip Generation Estimate
Falcon Marketplace

Lot	Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated					Internal Trips ⁽⁷⁾					Total External Trips Generated					New External Trips Generated	
				Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Pass-By Trips ⁽²⁾	Average New Weekday Traffic
					In	Out	In	Out		In	Out	In	Out		In	Out	In	Out		In	Out				
Trip Generation Estimate Based on the Currently Proposed Plan																									
1	866	Pet Supply Superstore ⁽³⁾	15 KSF ⁽⁴⁾	38.24	0.53	0.33	1.69	1.69	574	8	5	25	25	54	1	2	3	2	520	7	3	22	23	10%	468
2	850	Supermarket	123 KSF	78.26	2.11	1.29	3.76	3.62	9,626	259	159	463	445	909	17	26	48	37	8,717	242	133	415	408	36%	5,579
3	944	Gasoline/Service Station	18 VFP ⁽⁵⁾	168.56	6.20	5.96	6.94	6.94	3,034	112	107	125	125	286	5	8	15	12	2,748	107	99	110	113	56%	1,209
4	934	Fast-Food Restaurant with Drive-Through Window ⁽⁶⁾	2.5 KSF	496.12	0.42	0.39	16.98	15.67	1,240	1	1	42	39	380	0	0	12	17	860	1	1	30	22	50%	430
5	820	Shopping Center	5 KSF	55.14	0.77	0.47	2.36	2.51	276	4	2	12	13	26	1	0	1	1	250	3	2	11	12	34%	165
6	848	Tire Store	7.72 KSF	24.87	1.82	1.07	1.78	2.37	192	14	8	14	18	18	0	1	1	1	174	14	7	13	17	28%	125
7	934	Fast-Food Restaurant with Drive-Through Window	3.5 KSF	496.12	23.16	22.26	16.98	15.67	1,736	81	78	59	55	532	26	12	17	24	1,204	55	66	42	31	50%	602
8	934	Fast-Food Restaurant with Drive-Through Window ⁽⁶⁾	2.5 KSF	496.12	0.42	0.39	16.98	15.67	1,240	1	1	42	39	380	0	0	12	17	860	1	1	30	22	50%	430
9	610	Clinic	7.8 KSF	31.45	2.19	2.19	2.12	3.06	245	17	17	17	24	40	3	16	10	5	205	14	1	7	19	0%	205
10	820	Shopping Center	8 KSF	55.14	0.77	0.47	2.36	2.51	441	6	4	19	20	42	1	1	2	2	399	5	3	17	18	34%	263
11	937	Coffee/Donut Shop With Drive-Through Window	1.3 KSF	818.58	51.30	49.28	21.40	21.40	1,064	67	64	28	28	326	21	10	9	12	738	46	54	19	16	89%	81
									19,669	570	446	846	831	2,993	75	76	130	130	16,676	495	370	716	701		9,558

Notes:

(1) Source: "Trip Generation, 9th Edition, 2012" by the Institute of Transportation Engineers (ITE)

(2) Source: "Trip Generation Handbook - An ITE Proposed Recommended Practice" 3rd Edition, 2014

(3) Daily and morning peak-hour trip generation rates for Pet Supply Superstore are estimates by LSC

(4) KSF = 1,000 square feet of floor space

(5) VFP = vehicle fueling position

(6) The AM peak-hour trip generation rates have been reduced by LSC as the proposed fast-food restaurant does not serve breakfast

(6) See attached NCHRP 684 Internal Trip Capture Estimate Tool Sheets

Source: LSC Transportation Consultants, Inc.

Table 7b Falcon Marketplace Roadway Improvements With Proposed Right-In Access to Woodmen Road			
Item #	Improvement	Timing	Responsibility
Countywide Road Impact Fee Program Fees and Taxes			
1	Woodmen Road Metropolitan District fees and taxes to be paid in lieu of Countywide Road Impact Fee Program fees and taxes. Woodmen Road has already been completed, but this project is joining the district.	District fees payable at platting	Falcon Marketplace
Meridian/Eastonville and Meridian Right-In/Right-Out Intersections			
2	Signalization of Meridian Road/Eastonville Road intersection.	Design and installation with the development of Falcon Marketplace once allowed by El Paso County.	Falcon Marketplace
3	Reconstruction of the Meridian center median south of Eastonville Road to achieve major street left-turn sight distance for the option of northbound/southbound protected/permissive left-turn signal phasing with interim single left-turn lanes northbound and southbound and to accommodate future northbound dual left-turn lanes if needed in the future. This lane should be 425 feet long plus a 200-foot taper. The taper would be back-to-back with the southbound dual left-turn taper.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
4	Southbound right-turn deceleration lane on Meridian Road approaching Eastonville Road. This lane should be 235 feet long plus a 200-foot taper.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
5	Design and construction of continuous southbound right-turn lanes and shoulder/bike lane on Meridian Road from Eastonville Road south to the proposed right-in/right-out and from the right-in/right-out south to Woodmen Road. (Note: Also please refer to related item #16 below.)	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
6	Widening of Eastonville Road east of Meridian Road to add a westbound through lane and add width as feasible between the westbound left-turn lane and the westbound through lane due to the proposed dual left-turn lanes on the west side of the intersection. This added width would allow for through lane alignment (with an acceptable offset across the intersection).	Design and installation with the development of Falcon Marketplace. Extent of this off-site improvement may be limited by available right-of-way and/or other existing constraints.	Falcon Marketplace
7	Design and construction of the proposed extension of Eastonville Road between Meridian and the proposed roundabout.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
On-Site Improvements			
8	Design and construction of the public street connection through the site (Falcon Market Place).	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
9	Design and construction of the proposed roundabout on-site west of the Meridian/Eastonville intersection. This would include a "stub" to the north for the anticipated future street connection north to Bent Grass Meadows Drive.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
10	Design and construction of the proposed roundabout on-site at the east terminus of the Woodmen Frontage Road.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
Woodmen/Meridian Intersection			
11	Extend existing westbound right-turn acceleration lane on Woodmen Road at Meridian Road to provide a continuous right-turn lane between Meridian Road and the proposed right-in-only access.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
12	Lengthening of Woodmen eastbound dual left-turn lanes . Lengthening of eastbound left-turn lanes and potential further future lengthening to provide a 240-foot lane transition taper, 290 feet of deceleration distance plus sufficient vehicle stacking distance. CURRENT lane length: 500 feet of dual left-turn lane and 425-foot taper. Of this taper, 215 feet is full-width "decel" distance. Remaining 20 feet of the required 235-foot decel distance occurs in the first 20 feet of the 500-foot dual left-turn lanes. The remainder of the dual left-turn lanes is stacking distance - 480 feet. SHORT TERM : Based on the short-term analysis, the existing lane provides sufficient stacking distance. LONG TERM : This lane will likely need to be extended to provide a total of 840 feet of dual left storage distance plus 235 feet of deceleration length plus a 200-foot taper.	Future extension of existing dual left-turn lanes once traffic queues regularly extend beyond the 480-foot stacking distance.	Falcon Marketplace will pay its pro-rata share by (based on total traffic volumes) of the cost of the improvements. The payment amount will be determined on an individual-lot basis in the form of an escrow amount payable at the time of site development plan for each individual lot.
13	Meridian northbound dual left-turn lanes : Lengthening of northbound left-turn lanes and potential further future lengthening to provide a 200-foot lane transition taper, 235 feet of deceleration distance plus sufficient vehicle stacking distance. CURRENT lane configuration: 315 feet of dual left-turn lane length, 145 feet of single left-turn lane length and a 150-foot lane transition taper from the through lane to the single left-turn lane. This provides a 150-foot taper, 235 feet of deceleration distance, and 225 feet of dual left stacking. SHORT TERM : The 315-foot dual left-turn lanes would accommodate the projected short-term queues. The deceleration distance (235 feet) plus a 200-foot taper will need to be provided south of the end of the existing 315-foot dual left stacking lanes. For the deceleration distance, 235 feet of at least single-lane width for deceleration length would flare to the north to connect to the existing dual lane width to the north. South of the deceleration portion of the lane, a standard 200-foot taper will need to be added in the median. These modifications will involve median reconstruction and restriping south of the existing dual left-turn lanes. This would result in a 200-foot taper, 235-foot deceleration distance, and 315 feet of dual left-turn stacking.	With the development of Falcon Marketplace, extend the northbound left-turn lane as described in the column to the left and as shown in Figure 25.	Short Term - Falcon Marketplace
14	Meridian northbound dual left-turn lanes. LONG TERM : Potentially, additional growth in the Falcon Area and east along Falcon Highway will add left-turning traffic demand. Long-term analysis indicates the potential future need for 400 feet of stacking distance plus the 235 feet of deceleration distance and the 200-foot taper.	Future (if necessary -- Add additional lane length beyond #13 to provide additional stacking if/when needed (as shown in Figure 26).	By other future developments impacting this turn lane. Potential for fee program credit for improvements completed as this is a regional intersection.
Golden Sage Intersections			
15	Directional wayfinding sign(s) on eastbound Woodmen Road upstream of Golden Sage - notifying/reminding eastbound motorists of the option to enter Falcon Marketplace via the Woodmen Frontage Road.	Design and installation with the development of Falcon Marketplace.	Falcon Marketplace
16	Lengthening of the current eastbound single left-turn deceleration lane on Woodmen approaching Golden Sage Road to provide a 240-foot transition taper (20:1 taper ratio), 290 feet of deceleration distance plus sufficient vehicle stacking distance. CURRENT : 175-foot taper plus a 465-foot left-turn lane which translates to a 175-foot taper, 290-foot deceleration distance, and 175 feet of stacking distance. SHORT TERM : Adequate stacking is available in the current turn lane - calculated queue length 141 feet. LONG TERM : Lengthen single left-turn lane and/or future implementation of dual left-turn lanes (if capacity needs dictate) to maintain 290 feet of deceleration length, a 240-foot lane taper (20:1 taper ratio) plus provide sufficient vehicle stacking length - model indicates 471 feet of dual left stacking distance based on morning peak-hour projected volumes. If a dual left is implemented in the future, consideration will need to be given to the configuration on Golden Sage and at the Golden Sage/Woodmen Frontage Road intersection to receive the dual left-turn movement.	Short Term: The existing lane is adequate based on the short-term analysis. Long Term: Future with additional development served by the north frontage road - extension of existing single left-turn lane and potentially widening in the median to provide dual left-turn lanes to provide additional vehicle stacking distance as described in the column to the left.	Falcon Marketplace will pay its pro-rata share by (based on total traffic volumes) of the cost of the improvements. The payment amount will be determined on an individual-lot basis in the form of an escrow amount payable at the time of site development plan for each individual lot.
17	Southbound exclusive right-turn lane on Golden Sage Road approaching Woodmen Road (a continuous right-turn lane within the 150 feet between the Woodmen Frontage Road and Woodmen Road).	If/when needed to maintain acceptable level of service/traffic operations and/or to control vehicle queues.	Falcon Marketplace will pay its pro-rata share by (based on total traffic volumes) of the cost of the improvements. The payment amount will be determined on an individual-lot basis in the form of an escrow amount payable at the time of site development plan for each individual lot.
18	Signalization of Golden Sage Road/Woodmen Frontage Road or reconstruction as a modern roundabout. Future additional laneage may be necessary at this intersection to accommodate vehicle queues and for traffic operations.	If/when needed to maintain acceptable level of service/traffic operations and/or to control vehicle queues.	Falcon Marketplace will pay its pro-rata share by (based on total traffic volumes) of the cost of the improvements. The payment amount will be determined on an individual-lot basis in the form of an escrow amount payable at the time of site development plan for each individual lot.

Source: LSC Transportation Consultants, Inc.

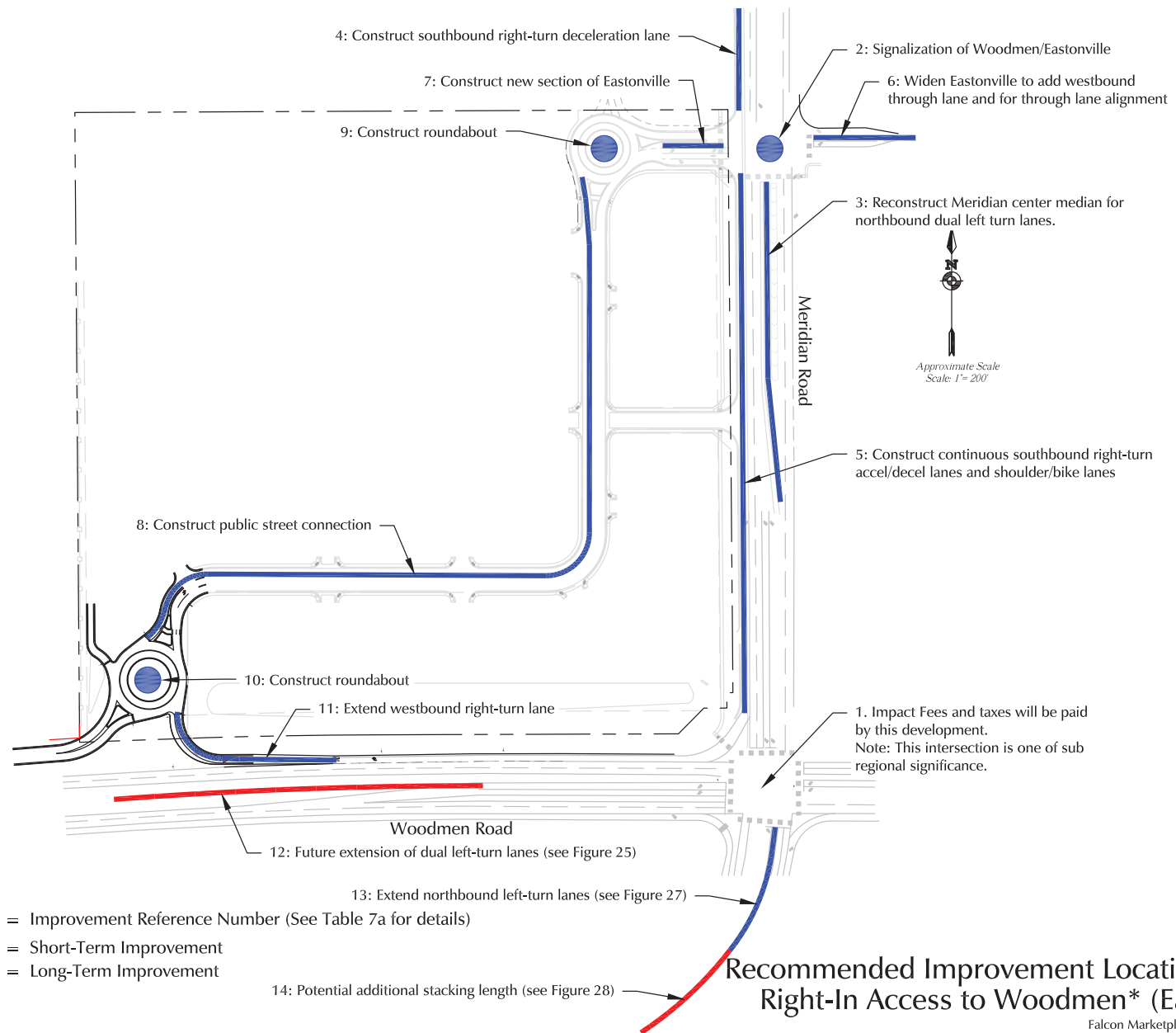
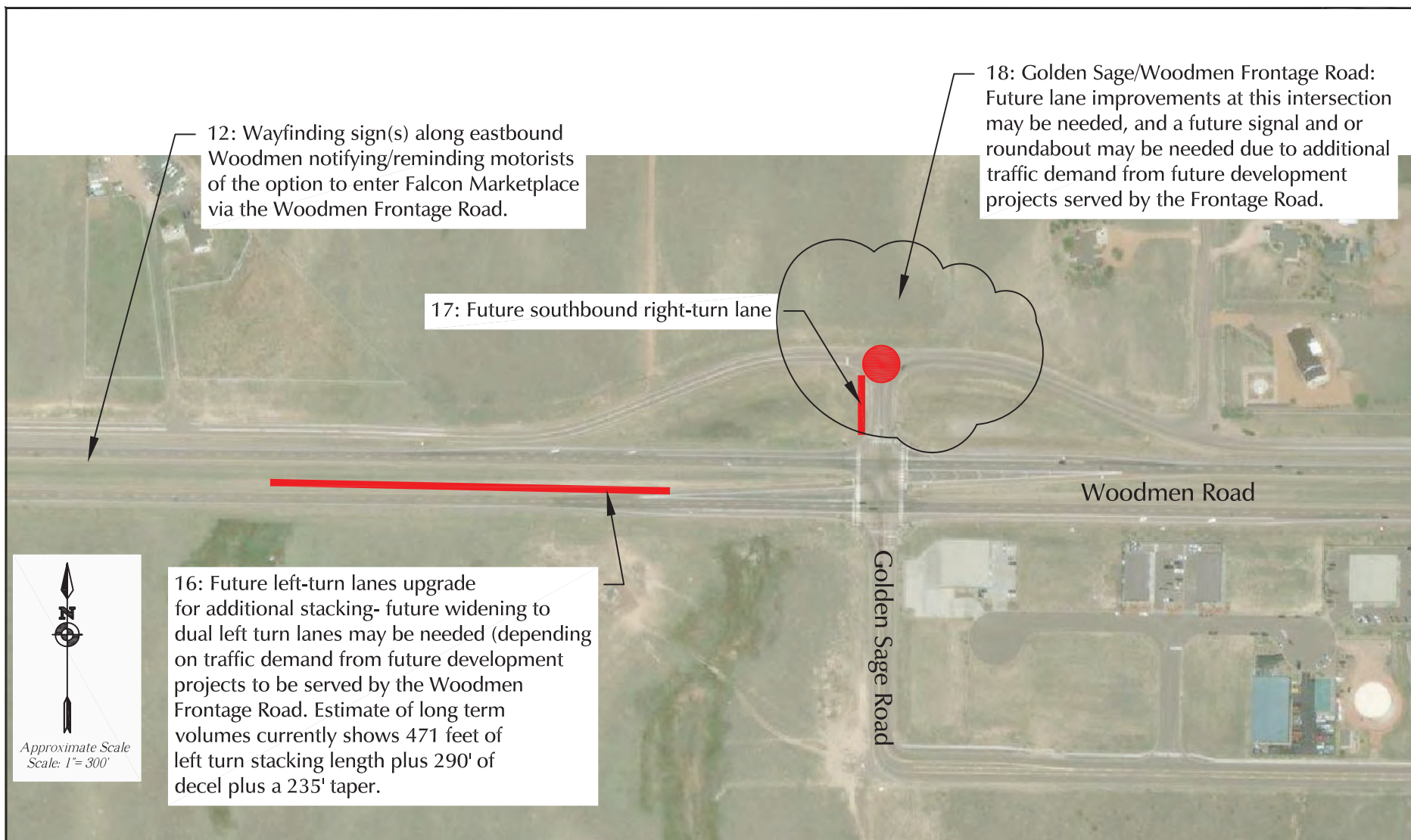


Figure 22a



* See Table 7b for details.

Figure 22b

Recommended Improvement Locations with Right-In Access to Woodmen* (West Area)

Falcon Marketplace (LSC #164350)

FALCON MARKETPLACE

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 89°49'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'00" WEST, 1324.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE, NORTH 00°26'04" WEST, 187.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 204062427 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (6) COURSES:

- (1) NORTH 89°19'51" EAST, 65.69 FEET;
- (2) SOUTH 00°40'09" EAST, 90.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS SOUTH 02°11'54" EAST;
- (3) EASTERLY 408.73 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, HAVING A CENTRAL ANGLE OF 02°00'54", A RADIUS OF 11622.00 FEET AND CHORD WHICH BEARS NORTH 88°48'33" EAST, 408.71 FEET;
- (4) NORTH 89°49'00" EAST, 594.21 FEET;
- (5) NORTH 44°39'52" EAST, 70.52 FEET;

(6) NORTH 89°49'00" EAST, 45.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 207116129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO;

THENCE ALONG SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 00°29'16" WEST, 30.00 FEET;
- (2) NORTH 89°49'00" EAST, 30.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°29'40" WEST, 1137.83 FEET TO THE SOUTH LINE OF FALCON RANCHETTES SUBDIVISION AS DESCRIBED ON THE PLAT THEREOF AS RECORDED UNDER RECEPTION NO. 029878200 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO ;

THENCE ALONG SAID SOUTH LINE OF FALCON RANCHETTES, SOUTH 89°44'22" WEST, 1292.68 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE SOUTH 00°26'04" EAST, 1133.99 FEET TO THE "TRUE POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 35.704 ACRES OR 1,555,266 SQUARE FEET, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "FALCON MARKETPLACE". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019.

BY: _____
AS MANAGER
OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019
BY _____ AS MANAGER OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEY NOTES:

1. "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENGED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".

2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°49'00" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

4. THE UNDERSIGNED HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 01330--88802--AMENDMENT NO.1, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2018 AT 9:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18--4--508.

6. LEGAL DESCRIPTION PREPARED BY JOHN C. DAY, PLS 29413 FOR AND ON BEHALF OF DREXEL BARRELL & Co.

PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT AND NATURAL FEATURES REPORT.

2. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A--SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100--YEAR FLOOD AND ZONE X--AREAS DETERMINED TO BE OUTSIDE 500--YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0575 F HAVING AN EFFECTIVE DATE OF MARCH 17, 1997, AS AMENDED BY LOMR CASE NO. 12--08--0579P (FEBRUARY 28, 2013). TO DATE NO NEW LOMR HAS BEEN APPROVED.

3. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO MERIDIAN ROAD OR WOODMEN ROAD.

4. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

5. ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.

6. TRACT A SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP OF TRACT A SHALL BE DEEDED TO EL PASO COUNTY. MAINTENANCE OF TRACT A SHALL BE BY EL PASO COUNTY AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACT.

CONSENT OF DEED OF TRUST OF BENEFICIARY

KNOW ALL MEN BY THESE PRESENTS THAT BANK SNB, BY VIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO, RECORDED AT RECEPTION NO. 216085940, OF THE RECORDS OF SAID COUNTY UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "FALCON MARKETPLACE", LOCATED IN EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM THIS PLAT.

BY: _____
NAME
TITLE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
2019 BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



✓ Please include the most current version of the plat. This version is different from the version submitted with this application.

SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND DRAINAGE, ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____

DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2019 AND
IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF
THE RECORDS OF EL PASO COUNTY, COLORADO.

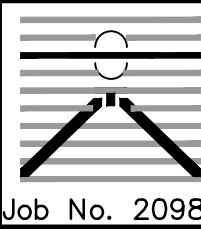
_____, RECORDER _____ FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY _____

Sheet 1 - Description, Dedication, Notes
and Certificates
Sheet 2 - Plat Graphic, Commercial Lots

JULY 22, 2019

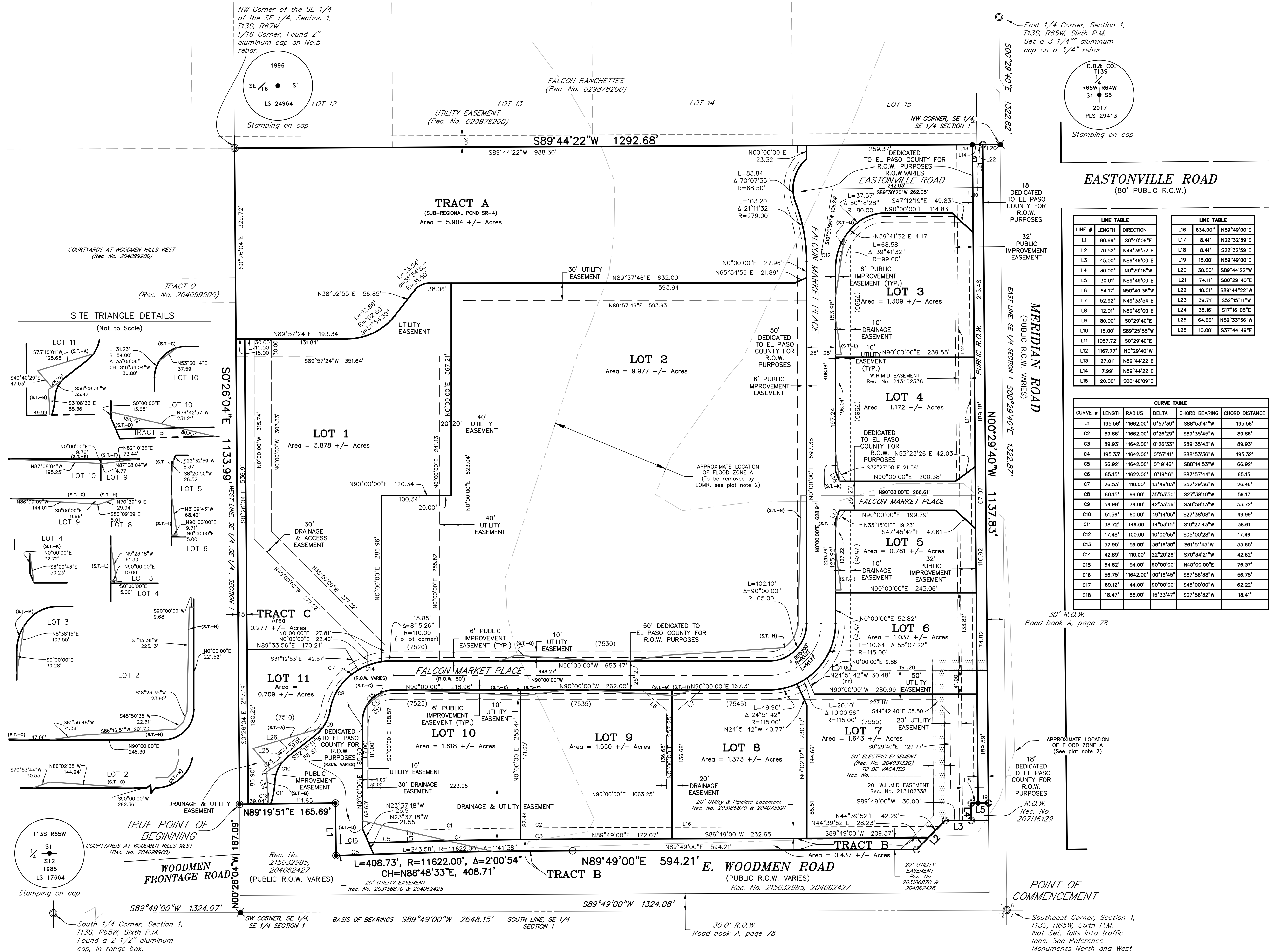
SHEET 1 OF 2



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 20988--00

FALCON MARKETPLACE

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

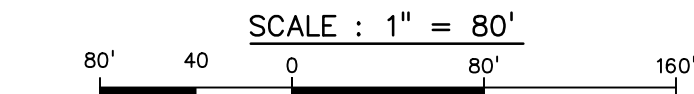


EASTONVILLE ROAD

(80' PUBLIC R.O.W.)

LINE #	LENGTH	DIRECTION
L1	90.69'	S0°40'09"E
L2	70.52'	N44°39'52"E
L3	45.00'	N89°49'00"E
L4	30.00'	N0°29'16"W
L5	30.01'	N89°49'00"E
L6	54.17'	N50°40'36"W
L7	52.92'	N49°33'54"E
L8	12.01'	N89°49'00"E
L9	80.00'	S0°29'40"E
L10	15.00'	S89°26'55"W
L11	1057.72'	N0°29'40"E
L12	1167.77'	N0°29'40"W
L13	27.01'	N89°44'22"E
L14	7.99'	N89°44'22"E
L15	20.00'	S00°40'09"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.56'	11662.00'	0°57'39"	S88°53'41"W	195.56'
C2	89.86'	11662.00'	0°26'29"	S89°35'45"W	89.86'
C3	89.93'	11642.00'	0°26'33"	S89°35'43"W	89.93'
C4	195.33'	11642.00'	0°57'41"	S88°53'36"W	195.32'
C5	66.92'	11642.00'	0°19'46"	S88°14'53"W	66.92'
C6	65.15'	11622.00'	0°19'16"	S87°57'44"W	65.15'
C7	26.53'	110.00'	13°49'03"	S52°29'36"W	26.46'
C8	60.15'	96.00'	35°53'50"	S27°36'10"W	59.17'
C9	54.98'	74.00'	42°33'56"	S30°58'13"W	53.72'
C10	51.56'	60.00'	49°14'05"	S27°36'08"W	49.99'
C11	38.72'	149.00'	14°53'15"	S10°27'43"W	38.61'
C12	17.48'	100.00'	10°00'55"	S05°00'28"W	17.46'
C13	57.95'	59.00'	56°16'30"	S61°51'45"W	55.65'
C14	42.89'	110.00'	22°20'26"	S70°34'21"W	42.82'
C15	84.82'	54.00'	90°00'00"	N45°00'00"E	76.37'
C16	56.75'	11642.00'	00°16'45"	S87°56'38"W	56.75'
C17	69.12'	44.00'	90°00'00"	S45°00'00"W	62.22'
C18	18.47'	68.00'	15°33'47"	S07°56'32"W	18.41'



LEGEND

FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548

FOUND NAIL WITH 1.5" WASHER PLS 31548

FOUND 3.25" ALUMINUM CAP
STAMPED: EL PASO COUNTY ROW
MONUMENT PLS 35585 2005

SET #5 REBAR & 1.5" ALUMINUM CAP OR
NAIL & STEEL DISC "PLS 29413"

SECTION CORNER MONUMENT AS INDICATED

FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM
CAP STAMPED "DREXEL BARRELL PLS 29413"

CALCULATED 1/16 CORNER, NOT SET, FALLS
INTO TRAFFIC LANE

RECEPTION NUMBER

WOODMEN HILLS METROPOLITAN DISTRICT

NON-RADIAL LINE

PLUS OR MINUS (MORE OR LESS)

RIGHT OF WAY

TYPICAL

SQUARE FEET

ASSIGNED STREET ADDRESS

SITE TRIANGLE

EXISTING EASEMENT

PROPOSED UTILITY AND PUBLIC
IMPROVEMENT EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE & UTILITY
EASEMENT

RIGHT-OF-WAY LINE

LOT LINE/TRACT LINE

SUBDIVISION BOUNDARY

SITE TRIANGLES