

KROGER FOUNTAIN
CO SPOKE
PERMIT RESUBMITTAL SET
09/09/2026

KROGER
702 BANDLEY DR
FOUNTAIN, CO 80817
STRATUS PROJECT NO.2025-0863



ZONING NOTES

ZONING: PLANNED INDUSTRIAL DISTRICT (PI)

- PERMITTED PRINCIPAL USES, ANY OF THE FOLLOWING USES, IF OUTSIDE STORAGE AND ACTIVITY AREAS, OTHER THAN EMPLOYEE AND VISITOR PARKING OR LOADING AREAS, DO NOT EXCEED 15 PERCENT OF THE LOT AREA AND SUCH USES ARE SCREENED FROM VIEW.
1. REPAIR, PROFESSIONAL TRADE AND CONSTRUCTION CONTRACTOR SERVICES.
 2. PRODUCTION, FABRICATION OR ASSEMBLY ACTIVITIES, PROVIDED THAT THE PROPOSED USE CAN DEMONSTRATE THAT IT WILL NOT CREATE TRAFFIC HAZARDS, NOISE, DUST, NOXIOUS FUMES, ODORS, SMOKE, VAPOR, VIBRATION OR INDUSTRIAL WASTE DISPOSAL PROBLEMS, AND IF THE CHARACTERISTICS AND APPEARANCE DOES NOT HAVE UNDESIRABLE IMPACTS ON SURROUNDING USES.
 3. RAILROAD SPUR LINES WHERE SUCH LINES ARE USED ONLY FOR DELIVERY OR LOADING OF FREIGHT TO INDUSTRIES OR BUSINESSES IN OCCUPANCY OF THIS ZONING DISTRICT BUT NOT INCLUDING MAINLINE.
 4. COMMERCIAL LAUNDRIES AND DRY CLEANING.
 5. PRINTING OR PUBLISHING FACILITIES.
 6. EDUCATIONAL INSTITUTIONS, INCLUDING VOCATIONAL SCHOOLS.
 7. RETAIL SALE OF PRODUCTS PRODUCED ON-SITE.
 8. DISTRIBUTION CENTERS AND WAREHOUSES.
 9. AUTO SERVICE/REPAIR.
 10. SELF-STORAGE FACILITIES.
 11. RESTAURANTS.
 12. KENNELS.

DIMENSIONAL REQUIREMENTS.

- MINIMUM LOT AREA: 20,000 SQUARE FEET.
- MINIMUM LOT WIDTH: 100 FEET.
- MAXIMUM IMPERVIOUS COVERAGE: 90 PERCENT.
- MAXIMUM BUILDING HEIGHT: 50 FEET.
- MINIMUM FRONT YARD SETBACK: 20 FEET.
- MINIMUM SIDE YARD SETBACK: 15 FEET.
- MINIMUM REAR YARD SETBACK: 20 FEET.

SITE DATA	
TOTAL SITE AREA (AC)	50
TOTAL SITE DISTURBED (AC)	4.4
TOTAL SITE IMPERVIOUS EXISTING (AC)	19.5
% IMPERVIOUS EXISTING	39%
TOTAL SITE IMPERVIOUS PROPOSED AND EXISTING	19.5
% IMPERVIOUS PROPOSED AND EXISTING	39%
NET (AC)	0
PARKING COUNTS	
HANDICAP ADDED	5
REGULAR ADDED	261
NET GAIN	266
FINAL TOTAL	266
PAVEMENT	
PROPOSED ASPHALT PAVEMENT (SY)	6124
PROPOSED 5" CONCRETE (SY)	702
PROPOSED 8' CONCRETE (SY)	1692
PROPOSED 2" MILL AND OVERLAY (SY)	12416

Property owner Acknowledgment Statement

Legal Description

Lot 1, SCI SUBDIVISION

Property Owner Acknowledgement

Fountain Business Park, LLC, being the owner(s) of the land described herein have caused said land to be site planned under the name of Lot 1 SCI Subdivision. All conditions, terms, and specifications designated or described on this document shall be binding on the owners, their heirs, successors and assigns. No changes may be made to this site development plan without City approval. Minor changes to the site development plan may be approved administratively by the City Planning Department. Major changes to this site development plan, especially deletions of approved items or substantial changes in building location shall be subject to the same application, review and appeal processes applicable to the original site development plan. Engineering, grading, and construction plans are not part of this approval.

In witness whereof, we have hereunto set our hands and seals this 9th day of June, 2026.

Paul Paul
[property owner] Fountain Business Park, LLC

Notary Certificate

STATE OF COLORADO)

)ss

COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2026, by CALEB PAUL (name and title)

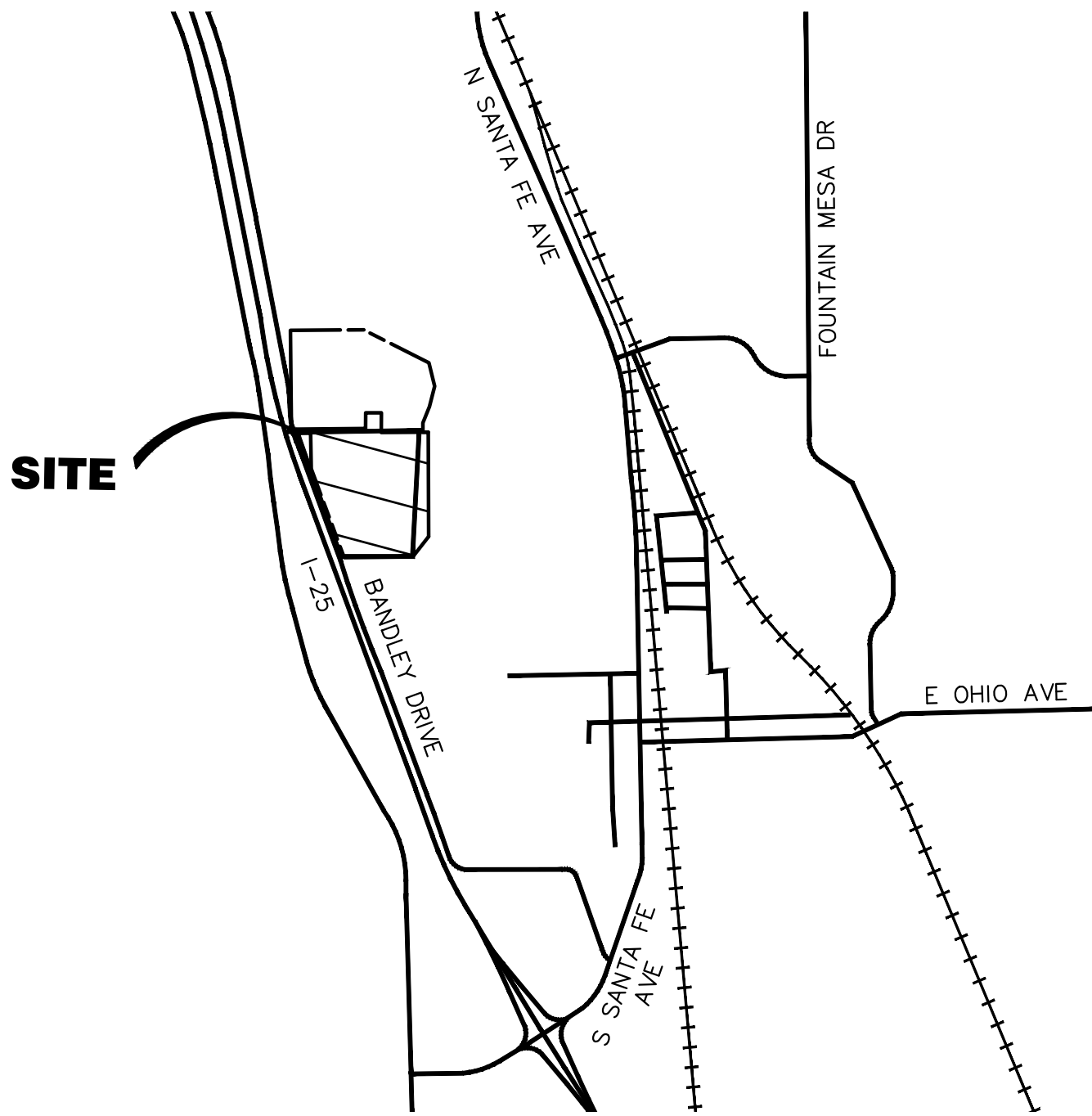
My Commission expires: APRIL 30, 2030

Address of Notary: 7339 DUR-EEA DR., COLORADO SPRINGS, CO 80923

Sara Hullen
Notary Public

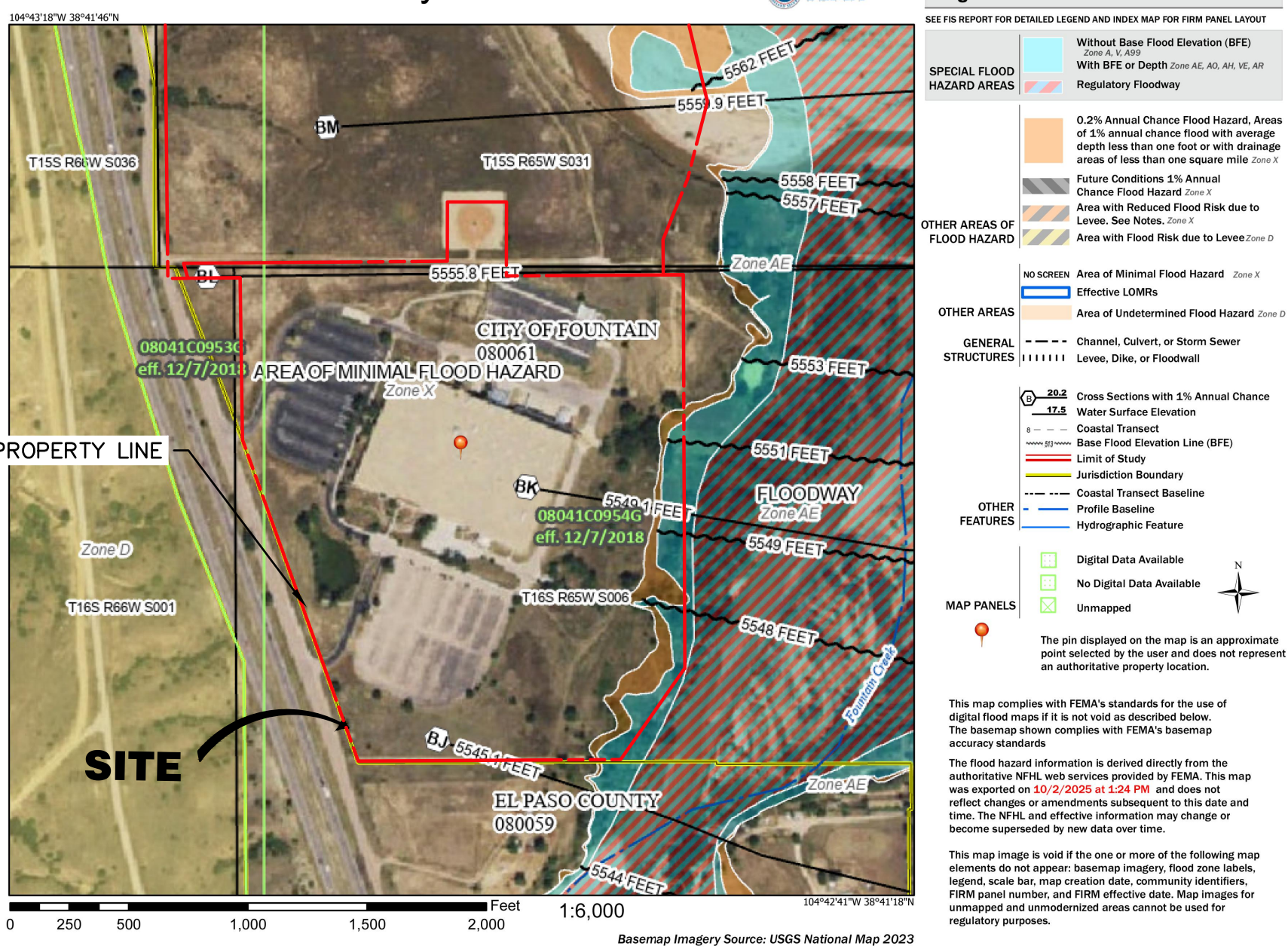
SARA HULLENDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264016003
MY COMMISSION EXPIRES APRIL 30, 2030

PLAT BOOK Z-3 PAGE 22, REF.
SHEET S-100



VICINITY MAP - 1"-2000'

National Flood Hazard Layer FIRMette



FEMA MAP
SITE IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD AREA. REFERENCE FIRM MAP NO. 08041C0954G.

SCOPE OF WORK

THIS PROJECT INCLUDES THE CONSTRUCTION OF PRE-ENGINEERED CROSS DOCKS, OFFICE SPACES, ON-SITE ABOVE GROUND FUELING STATION, ELECTRICAL SHORE POWER CHARGING, AND NEW PAVEMENT SURFACES. THE NEW DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH EL PASO COUNTY AND CITY OF FOUNTAIN STANDARDS AND DESIGN CRITERIA.

ADDITIONAL SITE CONSTRUCTION WILL CONSIST OF ROADWAY MODIFICATIONS REQUIRED, AND ALL ASSOCIATED UTILITIES, LANDSCAPING, GRADING, SITE LIGHTING, ETC. TO COMPLETE A NEW AND FULLY FUNCTIONING FACILITY.

ALL CONSTRUCTION WILL BE IN CONFORMANCE WITH COUNTY REQUIREMENTS AND COST CONTAINMENT GUIDELINES, COLORADO BUILDING CODE, COLORADO FIRE PROTECTION CODE AND THE STATE REQUIREMENTS.

CONSTRUCTION MANAGER TO COORDINATE ALL REQUIRED PERMITTING, BID PACKAGES AND CLARIFICATIONS OF SCOPE FOR THE PROJECT. PLEASE NOTE ALL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT WILL BE MADE AVAILABLE VIA THE CONSTRUCTION MANAGER.



ARCHITECT
STRATUS®
300 CORPORATE CENTER DR
CORAOPOLIS, PA 15108
888-250-3795

CIVIL ENGINEERS
STRATUS®
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888-250-3795

STRUCTURAL ENGINEERS
STRATUS®
300 CORPORATE CENTER DR
CORAOPOLIS, PA 15108
888-250-3795

M/E ENGINEERS

STRATUS®
300 CORPORATE CENTER DR
CORAOPOLIS, PA 15108
888-250-3795

PLUMBING ENGINEER
KILIAN ENGINEERING, A STRATUS FIRM
115 YOUNG ST. SUITE C
HENDERSON, NC 27536
252-438-8778

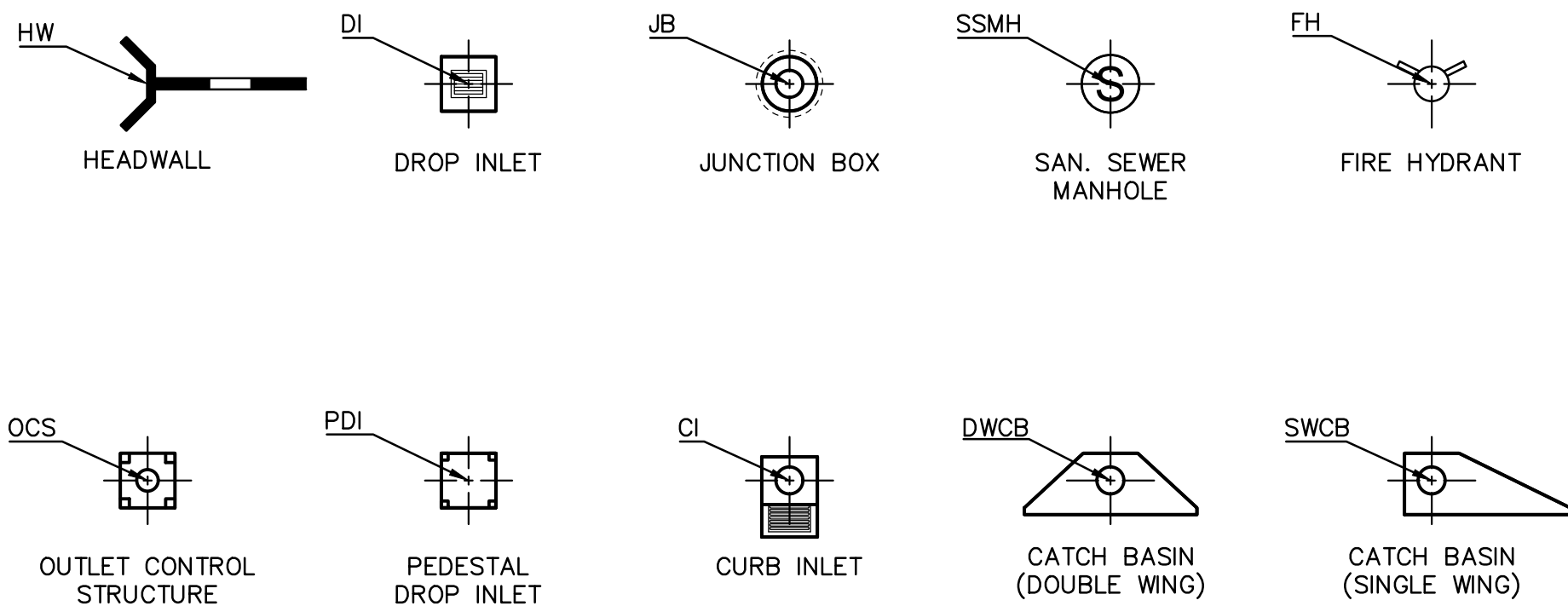
LANDSCAPE ARCHITECT
STRATUS®
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D	© 2025 STRATUS®										KROGER 738 BANDLEY DR FOUNTAIN, CO 80817
C											Seal  NOT ISSUED FOR CONSTRUCTION
B											SHEET INDEX KROGER FOUNTAIN CO SPOKE PROJECT CODE: 2025-0863
A											Rev01/21/2026 M306/22/2026 M407/30/2026 M509/09/2026 <

CITY OF FOUNTAIN WATER NOTES

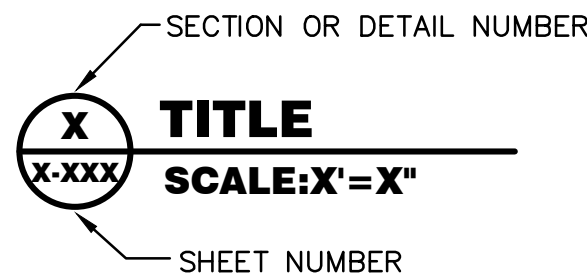
STRUCTURAL LAYOUT POINTS

1. ALL PIPES, SERVICE LINES AND APPURTENANT INSTALLATIONS SHALL BE INSTALLED WITH 6 GA. COATED COPPER TRACER WIRE AFFIXED EVERY 3 FEET.
2. ALL PIPES AND SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 4' AND MAXIMUM OF 5'.
3. ALL GATE VALVES AND FIRE HYDRANTS SHALL OPEN TO THE LEFT.
4. ALL FUEL WATER SERVICE LINES SHALL BE HDPE DR-7 200 PSI MINIMUM, IPS SIZE, UTILIZING COMPRESSION FITTINGS WITH STEEL STIFFENERS.
5. WATER SERVICE CORPORATION STOPS AND CURB STOPS SHALL BE MANUFACTURED BY FORD METER BOX CO.
6. SERVICE LINE CONNECTIONS TO PVC MAINS SHALL UTILIZE STEELBAND TIE BAND TAPPING SADDLES MANUFACTURED BY FORD OR ROMAC.
7. ALL PVC WATER MAINS SHALL BE AWWA C900 DR-14.
8. ALL NEW FIRE HYDRANTS ARE PREFERRED TO BE AVK SERIES 2780 "NOSTALGIC" STYLE DRY BARREL.
9. ALL PIPE JOINTS ON FIRE HYDRANT LATERALS AND PRIVATE FIRE SPRINKLER LINES SHALL UTILIZE MJ BELL RESTRAINTS.
10. ALL PIPE FITTINGS SHALL BE MADE OF DUCTILE IRON COMPLYING WITH AWWA C153 AND SHALL BE AFFIXED TO A MAGNESIUM ANODE AND BE WRAPPED IN POLYETHYLENE SHEETING.
11. ALL WATER MAINS AND PUBLIC PORTIONS OF WATER SERVICE LINES SHALL BE BEDDED WITH SELECT MATERIAL FROM 6" TO 18" DEPTH. THE PIPE SHALL BE BEDDED WITH CLASS C BEDDING.
12. WHEN CROSSING SANITARY OR STORM SEWER FACILITIES, ALL POTABLE WATER FACILITIES SHALL CROSS ABOVE THE CONFLICTING UTILITY WITH 18" OF VERTICAL CLEARANCE FROM OD TO OD. WHEN THIS IS NOT FEASIBLE, OR DIFFERING CONDITIONS ARE ENCOUNTERED IN THE FIELD, THE WATER INSPECTOR SHALL BE INFORMED AND ADDITIONAL PROTECTIVE AND/OR CONTAINMENT MEASURES WILL BE REQUIRED AT THE OWNER'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING, AND SUPPLYING ALL EQUIPMENT FOR, THE BACTERIOLOGICAL AND PRESSURE TESTING OF ALL NEW WATER MAINS TO BE PERFORMED UNDER THE SUPERVISION OF THE CITY'S WATER INSPECTOR. PRESSURE TESTING OF FIRE SPRINKLER LINES SHALL BE COORDINATED WITH THE CITY OF FOUNTAIN FIRE MARSHAL.

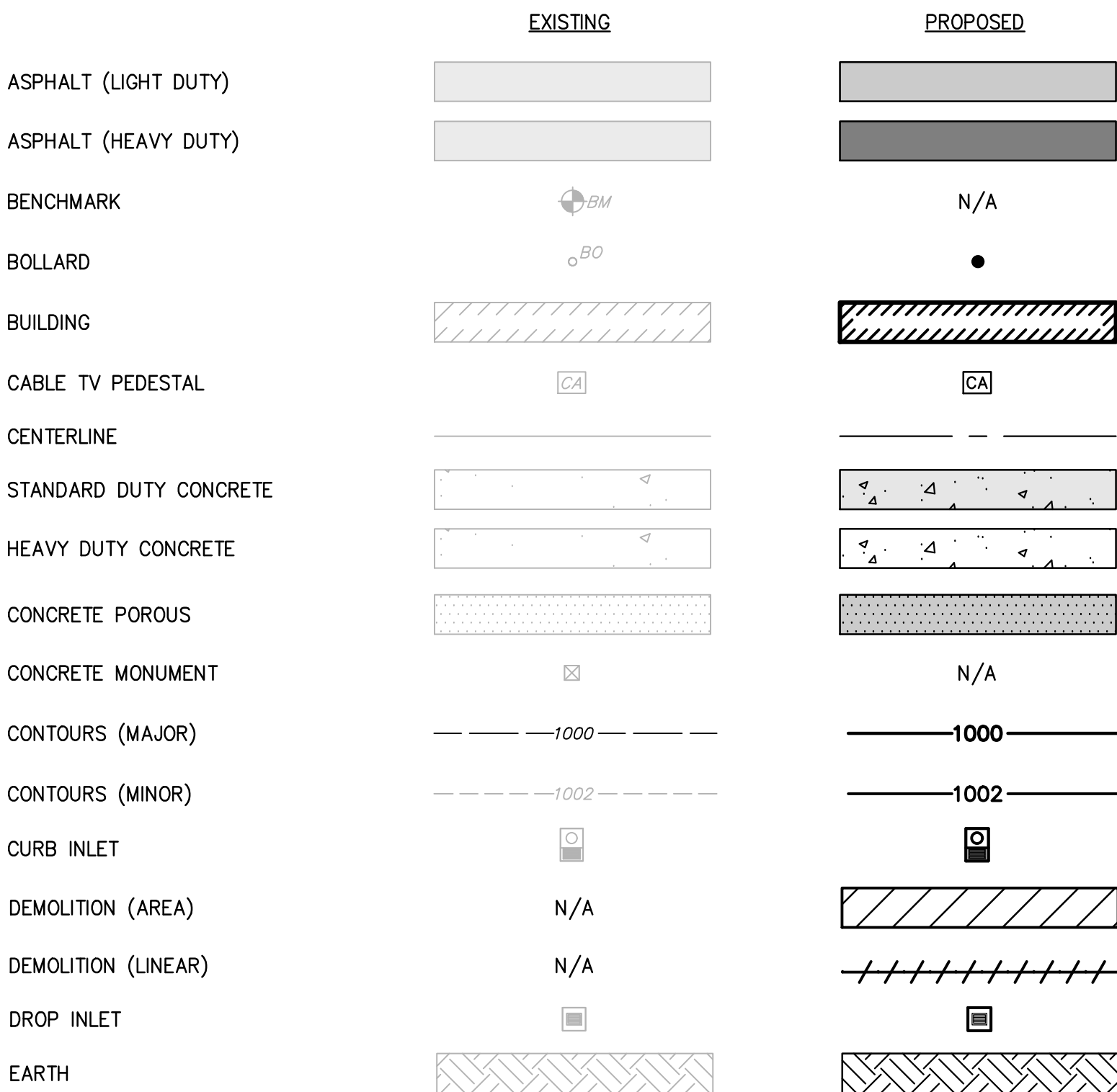


AC	ACRES	IPF	IRON PIN FOUND
AGGR	AGGREGATE	IPS	IRON PIN SET
ASPH	ASPHALT	IRRIG	IRRIGATION
AVE	AVERAGE		
		JB	JUNCTION BOX
CB	CATCH BASIN		
C	CENTERLINE	LF	LINEAR FEET
CF	CUBIC FEET	LP	LIGHT POLE
CO	CLEAN OUT		
CONC	CONCRETE	MDC	MOBILE DISTRIBUTION CENTER
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM
		MH	MANHOLE
DBH	DIAMETER AT BREAST HEIGHT		
DIA	DIAMETER	N/A	NOT APPLICABLE
DI	DROP INLET	N/F	NOW OR FORMERLY
DIP	DUCTILE IRON PIPE	NIC	NOT IN CONTRACT
DWCB	DOUBLE WING CATCH BASIN	NTS	NOT TO SCALE
		OC	ON CENTER
E	ELECTRICAL	O.D.	OUTSIDE DIAMETER
EMER	EMERGENCY	O.F.	OVER FLOW
EOP	EDGE OF PAVEMENT		
ELEV	ELEVATION	PIV	POST INDICATOR VALVE
EQUIP	EQUIPMENT	PVC	POLY VINYL CHLORIDE
EXIST	EXISTING		
		R	RADIUS
FFE	FINISH FLOOR	RCP	REINFORCED CONCRETE PIPE
FIN	FINISHED	R/W	RIGHT OF WAY
FH	FIRE HYDRANT	REQ'D	REQUIRED
FT	FEET		
FW	FIRE WATER	SSMH	SANITARY SEWER MANHOLE
		SWCB	SINGLE WING CATCH BASIN
G	NATURAL GAS		
GI	GRATE INLET	T	TELEPHONE
GV	GATE VALVE	TE	TOP ELEVATION
GM	GAS METER	TC	TOP OF CURB
		TP	TOP OF PAVEMENT
HW	HEADWALL	TW	TOP OF WALL ELEVATION
		TYP	TYPICAL
ID	INSIDE DIAMETER		
		UND	UNDER DRAIN
IE	INVERT ELEVATION	UNO	UNLESS NOTED OTHERWISE
IN	INCHES		
TC	TOP OF CURB	W	DOMESTIC WATER
BC	BOTTOM OF CURB	W/	WITH

DETAIL IDENTIFICATION



LEGEND



	US	UK
ELECTRIC BOX		N/A
FENCE		
FIBER OPTIC LINE		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
FIRE LINE		
FLARED END SECTION		
GROUNDING		
GRAVEL		
GUY WIRE		
HANDICAP SYMBOL		
HOSE BIBB		
IRON PIN FOUND		N/A
JUNCTION BOX / MANHOLE		
LIGHT POLE		
LIMITS OF DISTURBANCE	N/A	
OVERHEAD CABLE TV		
OUTLET CONTROL STRUCTURE		
OVERHEAD ELECTRIC		
OVERHEAD TELEPHONE		
PAVEMENT ARROW (STRAIGHT)		
PAVEMENT ARROW (LEFT TURN ONLY)		
PAVEMENT ARROW (RIGHT TURN ONLY)		
PAVEMENT ARROW (LEFT TURN/STRAIGHT)		
PLUGGED (OR CAPPED) LINE		
PROPERTY LINE		
REDUCER		
SANITARY SEWER		
SANITARY SEWER MANHOLE		
SEWER CLEAN OUT		
SIGN (ONE POST)		
SIGN (TWO POST)		
SILT FENCE	N/A	
SLOPE ARROW		
SOIL BORING		N/A
SPOT ELEVATION		
STAIRS & LANDING		
STORM SEWER		
THRUST BLOCK		
TRANSFORMER		
UNDERGROUND CABLE TV		
UNDERGROUND ELECTRIC		
UNDERGROUND TELEPHONE		
UTILITY POLE		
WATER LINE		
WATER METER		
VALVE (GENERAL)		
VALVE (POST INDICATOR)		
WHEEL STOP		

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Issue for Permit and Construction	Note
0	01/21/2026		
M3	06/22/2026		MODIFICATION 03
M5	09/09/2026		MODIFICATION 05

01/21/2026
ISSUED FOR PERMIT

G-002

LEGEND CONTINUED

1. PROJECT IS LOCATED AT 702 BANDLEY DR, FOUNTAIN, CO 80817, PARCEL 5606001003 IN EL PASO COUNTY IN CO.
2. TOTAL ACREAGE OF THE SITE IS 50 ACRES. DISTURBED AREA ASSOCIATED WITH CONSTRUCTION IS 2.10 ACRES
3. ALL CONSTRUCTION MUST CONFORM TO ANY FEDERAL, STATE, OR LOCAL CODES.
4. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH CITY AND COUNTY STANDARDS, AS APPLICABLE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES AND SHALL BE RESPONSIBLE FOR ALL FEES INVOLVED WITH OBTAINING PERMITS.
6. DIMENSIONS AND ELEVATIONS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
7. SILT BARRIERS SHALL BE PLACED PRIOR TO GRADING. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE OWNER AND/OR THE COUNTY INSPECTOR UPON REQUEST. THE MARKUPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED BY THE CONTRACTOR TO DEVELOP FINAL RECORD DRAWINGS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AND AS-BUILT CERTIFICATIONS TO THE OWNER WHEN THE PROJECT IS COMPLETED.
10. THIS SITE CAN BE USED SAFELY AND FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS.
11. NO IMPACTS ON FLOOD PLAINS OR RIVERINE AREAS ARE ANTICIPATED.
12. NO IMPACTS TO GROUNDWATER AND SURFACE WATER ARE ANTICIPATED.
13. CONTRACTOR WILL FILE A NOTICE OF INTENT AT LEAST 13 DAYS PRIOR TO THE START OF CONSTRUCTION, IF APPLICABLE.
14. THE CONTRACTOR SHALL TELEPHONE TOLL FREE 811 A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY EXCAVATION AS SHOWN AND NOTED ON THE PLANS FOR A UTILITY LOCATION SERVICE.
15. THE OWNER SHALL ENTER ALL NECESSARY CONTRACTS WITH THE DEPARTMENT OF PUBLIC UTILITIES FOR CONNECTIONS TO PUBLIC WATER AND SEWER, INCLUDING CITY OF FOUNTAIN FOR WATER AND FOUNTAIN SANITARY DISTRICT FOR SANITARY SEWER.
16. THE DIRECTOR OF THE DEPARTMENT OF PUBLIC UTILITIES SHALL APPROVE THE PLAN OF DEVELOPMENT FOR CONSTRUCTION OF PUBLIC WATER AND SEWER, PRIOR TO BEGINNING ANY CONSTRUCTION OF THESE UTILITIES.
- 17.
18. STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL LOCATED OFF-SITE. NO BURY PITS ARE ALLOWED ON THIS SITE.
19. NO ASBESTOS, HAZARDOUS WASTE OR OTHER HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE. SHOULD ASBESTOS, HAZARDOUS WASTE OR OTHER HAZARDOUS MATERIAL BE ENCOUNTERED DURING THE COURSE OF THIS WORK, IMMEDIATELY NOTIFY THE OWNER WHERE APPROPRIATE ACTIONS AND SAFEGUARDS MAY BE IMPLEMENTED.

The diagram illustrates ten common sewer structures, each with a unique symbol and a label:

- HEADWALL:** Represented by a T-junction symbol with a horizontal line and a vertical line.
- DROP INLET:** Represented by a square symbol with a cross inside.
- JUNCTION BOX:** Represented by a circular symbol with a cross inside.
- SAN. SEWER MANHOLE:** Represented by a circular symbol with a cross inside.
- FIRE HYDRANT:** Represented by a circular symbol with a cross inside and a small circle in the center.
- OUTLET CONTROL STRUCTURE:** Represented by a square symbol with a cross inside.
- PEDESTAL DROP INLET:** Represented by a square symbol with a cross inside.
- CURB INLET:** Represented by a square symbol with a cross inside.
- CATCH BASIN (DOUBLE WING):** Represented by a trapezoidal symbol with a cross inside.
- CATCH BASIN (SINGLE WING):** Represented by a trapezoidal symbol with a cross inside.

AC	ACRES	IPF	IRON PIN FOUND
AGGR	AGGREGATE	IPS	IRON PIN SET
ASPH	ASPHALT	IRRIG	IRRIGATION
AVE	AVERAGE		
CB	CATCH BASIN	JB	JUNCTION BOX
C	CENTERLINE	LF	LINEAR FEET
CF	CUBIC FEET	LP	LIGHT POLE
CO	CLEAN OUT		
CONC	CONCRETE	MDC	MOBILE DISTRIBUTION CENTER
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM
		MH	MANHOLE
DBH	DIAMETER AT BREAST HEIGHT		
DIA	DIAMETER	N/A	NOT APPLICABLE
DI	DROP INLET	N/F	NOW OR FORMERLY
DIP	DUCTILE IRON PIPE	NIC	NOT IN CONTRACT
DWCB	DOUBLE WING CATCH BASIN	NTS	NOT TO SCALE
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EQUIP	EQUIPMENT	PIV	POST INDICATOR VALVE
EXIST	EXISTING	PVC	POLY VINYL CHLORIDE
FFE	FINISH FLOOR	R	RADIUS
FIN	FINISHED	RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT	R/W	RIGHT OF WAY
FT	FEET	REQ'D	REQUIRED
FW	FIRE WATER		
		SSMH	SANITARY SEWER MANHOLE
G	NATURAL GAS	SWCB	SINGLE WING CATCH BASIN
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ID	INSIDE DIAMETER	TYP	TYPICAL
IE	INVERT ELEVATION	UND	UNDER DRAIN
IN	INCHES	UNO	UNLESS NOTED OTHERWISE
TC	TOP OF CURB	W	DOMESTIC WATER
BC	BOTTOM OF CURB	W/	WITH

Diagram illustrating the components of a title block:

- SECTION OR DETAIL NUMBER**: Indicated by an arrow pointing to the top-left corner of the title block.
- TITLE**: The main text of the title block, shown in large, bold letters.
- SCALE: X' = X"**: The scale of the drawing, shown in bold letters below the title.
- SHEET NUMBER**: Indicated by an arrow pointing to the bottom-left corner of the title block.

	EXISTING	PROPOSED
ASPHALT (LIGHT DUTY)		
ASPHALT (HEAVY DUTY)		
BENCHMARK		N/A
BOLLARD		
BUILDING		
CABLE TV PEDESTAL		
CENTERLINE		
STANDARD DUTY CONCRETE		
HEAVY DUTY CONCRETE		
CONCRETE POROUS		
CONCRETE MONUMENT		N/A
CONTOURS (MAJOR)		
CONTOURS (MINOR)		
CURB INLET		
DEMOLITION (AREA)	N/A	
DEMOLITION (LINEAR)	N/A	
DROP INLET		
EARTH		

	EXISTING	PROPOSED
ELECTRIC BOX		N/A
FENCE		
FIBER OPTIC LINE		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
FIRE LINE		
FLARED END SECTION		
GROUNDING		
GRAVEL		
GUY WIRE		
HANDICAP SYMBOL		
HOSE BIBB		
IRON PIN FOUND		N/A
JUNCTION BOX / MANHOLE		
LIGHT POLE		
LIMITS OF DISTURBANCE	N/A	
OVERHEAD CABLE TV		
OUTLET CONTROL STRUCTURE		
OVERHEAD ELECTRIC		
OVERHEAD TELEPHONE		
PAVEMENT ARROW (STRAIGHT)		
PAVEMENT ARROW (LEFT TURN ONLY)		
PAVEMENT ARROW (RIGHT TURN ONLY)		
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PLUGGED (OR CAPPED) LINE		
PROPERTY LINE		
REDUCER		
SANITARY SEWER		
SANITARY SEWER MANHOLE		
SEWER CLEAN OUT		
SIGN (ONE POST)		
SIGN (TWO POST)		
SILT FENCE	N/A	
SLOPE ARROW		
SOIL BORING		N/A
SPOT ELEVATION		
STAIRS & LANDING		
STORM SEWER		
THRUST BLOCK		
TRANSFORMER		
UNDERGROUND CABLE TV		
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UNDERGROUND TELEPHONE		
UTILITY POLE		
WATER LINE		
WATER METER		
VALVE (GENERAL)		
VALVE (POST INDICATOR)		
WHEEL STOP		

G-002

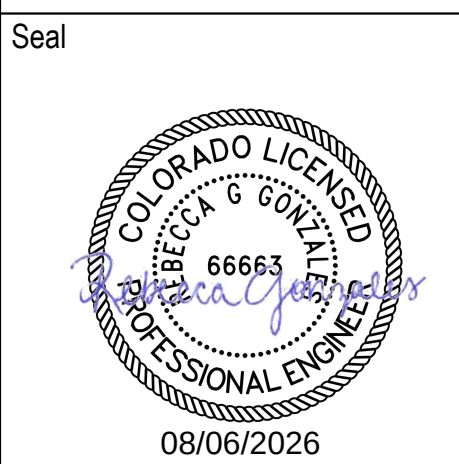
	1	2	3	4	5	6	7	8			
D	Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks						
	1.0 PRIVATE DEVELOPMENT SIGNATURE BLOCKS		Owner's Statement		Engineer's Statement						
	The engineer, owner, and review signature blocks are required on all GEC Plans for private development. The contractor, owner, and review signature blocks are required on all private development CSWMPs prepared by a contractor. The engineer, contractor, owner, and review signature blocks are required on all private development CSWMPs prepared by an engineer. Engineer's Statement This (Grading and Erosion Control Plan or CSWMP) was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the (Grading and Erosion Control Plan or CSWMP), the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of a public way, drainage channel, or other property. Printed Name: _____ Date: _____ Phone Number: _____ Seal Contractor's Statement I will comply with the requirements of the Grading and Erosion Control Plan/CSWMP including Construction Control Measure inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity. Name of Contractor: _____ Authorized Signature: _____ Date: _____ Title: _____ Phone Number: _____ Address: _____ Email Address: _____		The owner will comply with the requirements of the (Grading and Erosion Control Plan or City Stormwater Management Plan) including Construction Control Measure inspection requirements and final stabilization requirements according to the City of Colorado Springs Stormwater Construction Manual. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity. Owner Signature: _____ Date: _____ Name of Owner: _____ Phone: _____ Title: _____ Email: _____ City of Colorado Springs Grading and Erosion Control Review This (Grading and Erosion Control Plan or CSWMP) is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions. _____ Date: _____ For the SWENT Manager Notes: _____		This (Grading and Erosion Control Plan or CSWMP) was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the (Grading and Erosion Control Plan or CSWMP), the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of a public way, drainage channel, or other property. Printed Name: _____ Date: _____ Phone Number: _____ Seal Contractor's Statement I will comply with the requirements of the Grading and Erosion Control Plan/CSWMP including Construction Control Measure inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity. Name of Contractor: _____ Authorized Signature: _____ Date: _____ Title: _____ Phone Number: _____ Address: _____ Email Address: _____						
	City of Colorado Springs Stormwater Enterprise		 D-1	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-2	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-3
C	Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks						
	City Project Manager's Statement		Contractor's Statement		City of Colorado Springs Grading and Erosion Control Review						
	I hereby certify that the drainage, grading, and erosion control for (Name of Project) shall be constructed according to the design presented in this (Grading and Erosion Control Plan or CSWMP). I further understand that field changes must be reviewed by the SWENT Review Engineer to ensure conformance with the original design intent. I am employed by and perform engineering services solely for the City of Colorado Springs, and therefore am exempt from Colorado Revised Statute Title 12, Article 25, Part 1 according to § 12-25-103(1), C.R.S. Name of City Project Manager: _____ Signature: _____ Date: _____ City of Colorado Springs Grading and Erosion Control Review This (Grading and Erosion Control Plan or CSWMP) is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions. _____ Date: _____ For the SWENT Manager Notes: _____		I will comply with the requirements of the Grading and Erosion Control Plan/CSWMP including Construction Control Measure inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity. Name of Contractor: _____ Authorized Signature: _____ Date: _____ Title: _____ Phone Number: _____ Address: _____ Email Address: _____ City Project Manager's Statement I hereby certify that the drainage, grading, and erosion control for (Name of Project) shall be constructed according to the design presented in this (Grading and Erosion Control Plan or CSWMP). I further understand that field changes must be reviewed by the SWENT Review Engineer to ensure conformance with the original design intent. I am employed by and perform engineering services solely for the City of Colorado Springs, and therefore am exempt from Colorado Revised Statute Title 12, Article 25, Part 1 according to § 12-25-103(1), C.R.S. Name of City Project Manager: _____ Signature: _____ Date: _____		This (Grading and Erosion Control Plan or CSWMP) is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions. _____ Date: _____ For the SWENT Manager Notes: _____						
	City of Colorado Springs Stormwater Enterprise		 D-4	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-5	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-6
B	Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks						
	REQUIRED SIGNATURE BLOCKS		Contractor's Statement		City of Colorado Springs Grading and Erosion Control Review						
	The project manager and review signature blocks are required on all Capital Improvement Projects GEC Plans prepared by a City employee. The contractor, project manager, and review signature blocks are required on all Capital Improvement Projects CSWMPs prepared by a City employee.		The engineer, project manager, and review signature blocks are required on all Capital Improvement Projects GEC Plans prepared by an external consultant. The contractor, project manager, and review signature blocks are required on all Capital Improvement Projects CSWMPs prepared by a contractor. The engineer, contractor, project manager, and review signature blocks are required on all Capital Improvement Projects CSWMPs prepared by an engineer.		This (Grading and Erosion Control Plan or CSWMP) is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions. _____ Date: _____ For the SWENT Manager Notes: _____						
	City of Colorado Springs Stormwater Enterprise		 D-4	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-5	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-6
A	Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks		Appendix D GEC Plan / CSWMP Signature Blocks						
	REQUIRED SIGNATURE BLOCKS		Contractor's Statement		City of Colorado Springs Grading and Erosion Control Review						
	The project manager and review signature blocks are required on all Capital Improvement Projects GEC Plans prepared by a City employee. The contractor, project manager, and review signature blocks are required on all Capital Improvement Projects CSWMPs prepared by a City employee.		The engineer, project manager, and review signature blocks are required on all Capital Improvement Projects GEC Plans prepared by an external consultant. The contractor, project manager, and review signature blocks are required on all Capital Improvement Projects CSWMPs prepared by a contractor. The engineer, contractor, project manager, and review signature blocks are required on all Capital Improvement Projects CSWMPs prepared by an engineer.		This (Grading and Erosion Control Plan or CSWMP) is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions. _____ Date: _____ For the SWENT Manager Notes: _____						
	City of Colorado Springs Stormwater Enterprise		 D-4	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-5	Stormwater Construction Manual December 2020	City of Colorado Springs Stormwater Enterprise		 D-6

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817



FIRM REG. #20251897994
DES: JLD CHK: RRM DRW: FDH

2025-0863



NOT ISSUED FOR CONSTRUCTION

REQUIRED SIGNATURE BLOCKS

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
M3	08/22/2026	MODIFICATION 03
M4	07/30/2026	MODIFICATION 04

01/21/2026
ISSUED FOR PERMIT

G-003

CSU Project Manager's Statement

I hereby certify that the design, grading, and erosion control for (Name of Project) shall be constructed according to the design presented in this (Grading and Erosion Control Plan or CSWMP). I further understand that field changes must be reviewed by the SWENT Review Engineer to ensure conformance with the original design intent. I am employed by and perform engineering services solely for Colorado Springs Utilities, an enterprise of the City of Colorado Springs, and therefore am exempt from Colorado Revised Statute Title 12, Article 25, Part 1 according to § 12-25-103(1), C.R.S.

Name of CSU Project Manager: _____

Signature: _____ Date: _____

Title: _____

Phone Number: _____

Email Address: _____

City of Colorado Springs Grading and Erosion Control Review

This Grading and Erosion Control Plan or CSWMP is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions.

_____ Date: _____

For the SWENT Manager

Notes: _____

6.0 AIRPORT ENTERPRISE SIGNATURE BLOCKS

The engineer, owner, and review signature blocks are required on all GEC Plans for Airport Enterprise development. The contractor, owner, and review signature blocks are required on all Airport Enterprise development CSWMPs prepared by a contractor. The engineer, contractor, owner, and review signature blocks are required on all Airport Enterprise development CSWMPs prepared by an engineer.

Stormwater Construction Manual
December 2020

Appendix D
GEC Plan / CSWMP Signature Blocks

Airport Enterprise Fund Manager's Statement

The Airport Enterprise will comply with the requirements of the (Grading and Erosion Control Plan or CSWMP) including Construction Control Measure inspection requirements and final stabilization requirements according to the City of Colorado Springs Stormwater Construction Manual. I further understand that field changes must be reviewed by the SWENT Review Engineer to ensure conformance with the original design intent. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity.

Owner Signature: _____ Date: _____

Name of Owner: _____ Phone: _____

Title: _____ Email: _____

City of Colorado Springs Grading and Erosion Control Review

This (Grading and Erosion Control Plan or CSWMP) is filed in accordance with City Code. This plan is reviewed in accordance with the Stormwater Construction Manual; latest revisions.

Date: _____

For the SWENT Manager

Notes: _____

Stormwater Construction Manual
December 2020

2025-0863

Seal



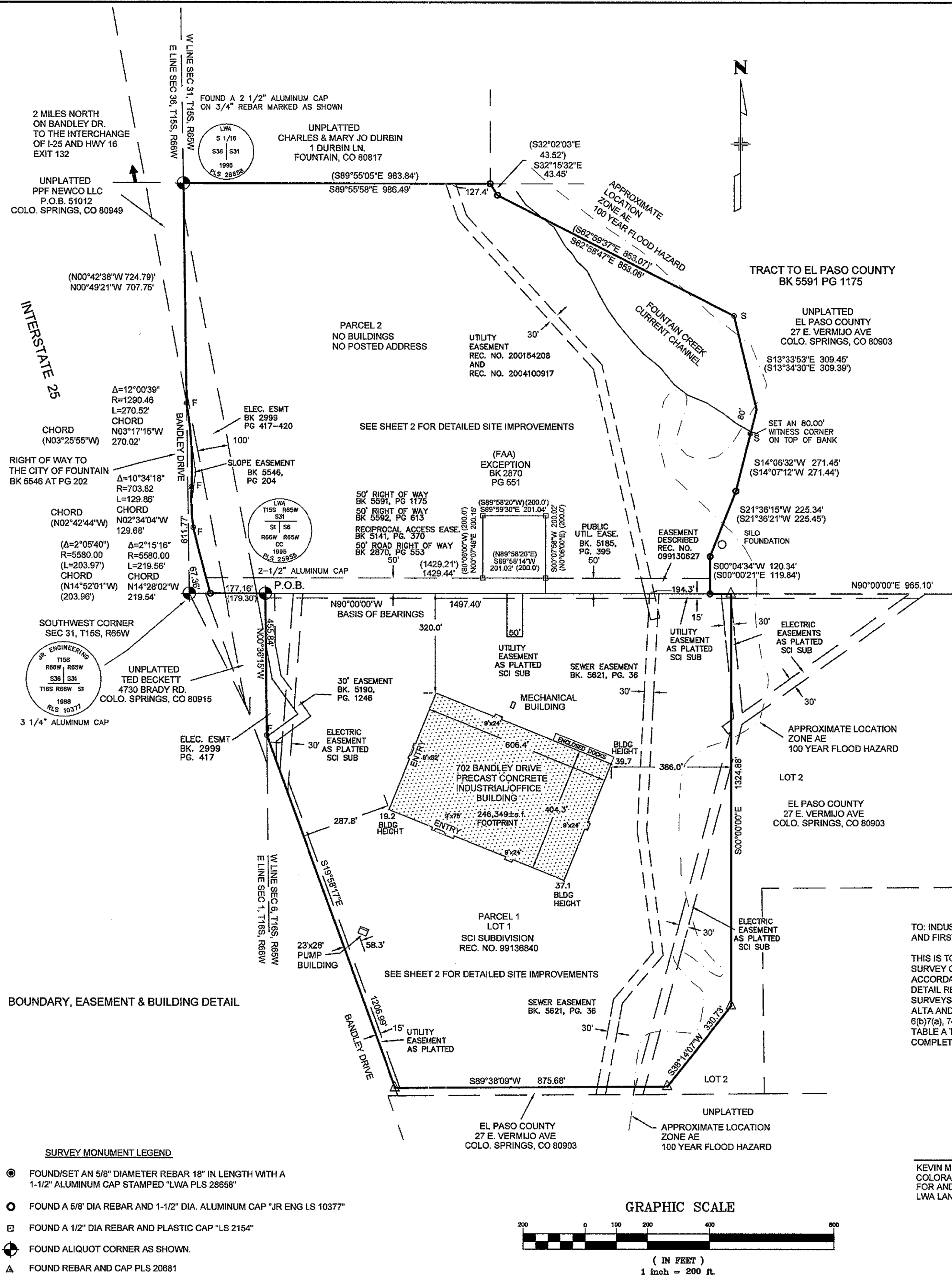
NOT ISSUED FOR CONSTRUCTION

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

[illegible]

01/21/2026
ISSUED FOR PERMIT

G-004



PROPERTY DESCRIPTION: PARCEL TWO:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, T15S, R65W OF THE 6TH P.M. IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "COTTONWOOD PARK" AS RECORDED IN PLAT BOOK 2-3 AT PAGE 22 OF THE RECORDS OF SAID EL PASO COUNTY, SAID NORTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF SECTION 6, T16S, R65W OF THE 6TH P.M. AND A POINT ON THE SOUTH LINE OF AFORESAID SECTION 31, THENCE N89°00'00"W ALONG SAID SOUTH LINE OF SECTION 31 A DISTANCE OF 179.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 02°05'40", THE LONG CHORD OF WHICH BEARS N14°52'01"W 203.96 FEET, AN ARC DISTANCE OF 203.97 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE ROAD RIGHT-OF-WAY DEEDED TO THE CITY OF FOUNTAIN BY A DEED RECORDED IN BOOK 5546 AT PAGE 202 OF THE EL PASO COUNTY RECORDS, AND ON A CURVE TO THE RIGHT, WITH A RADIUS OF 703.82 FEET, A CENTRAL ANGLE OF 10°34'18", A LONG CHORD BEARING N2°42'44"W 129.68 FEET, AN ARC DISTANCE OF 129.66 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY AND ON A CURVE TO THE LEFT, WITH A RADIUS OF 1290.46 FEET, A CENTRAL ANGLE OF 12°00'39", A LONG CHORD BEARING N03°25'55"W 270.02 FEET, AN ARC DISTANCE OF 270.02 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 31; THENCE N00°42'38"W 724.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°55'05"E 983.84' TO THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO EL PASO COUNTY BY DEED RECORDED IN BOOK 5591 AT PAGE 1176 OF SAID EL PASO COUNTY RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY LINE OF SAID TRACT THE FOLLOWING SIX (6) COURSES:

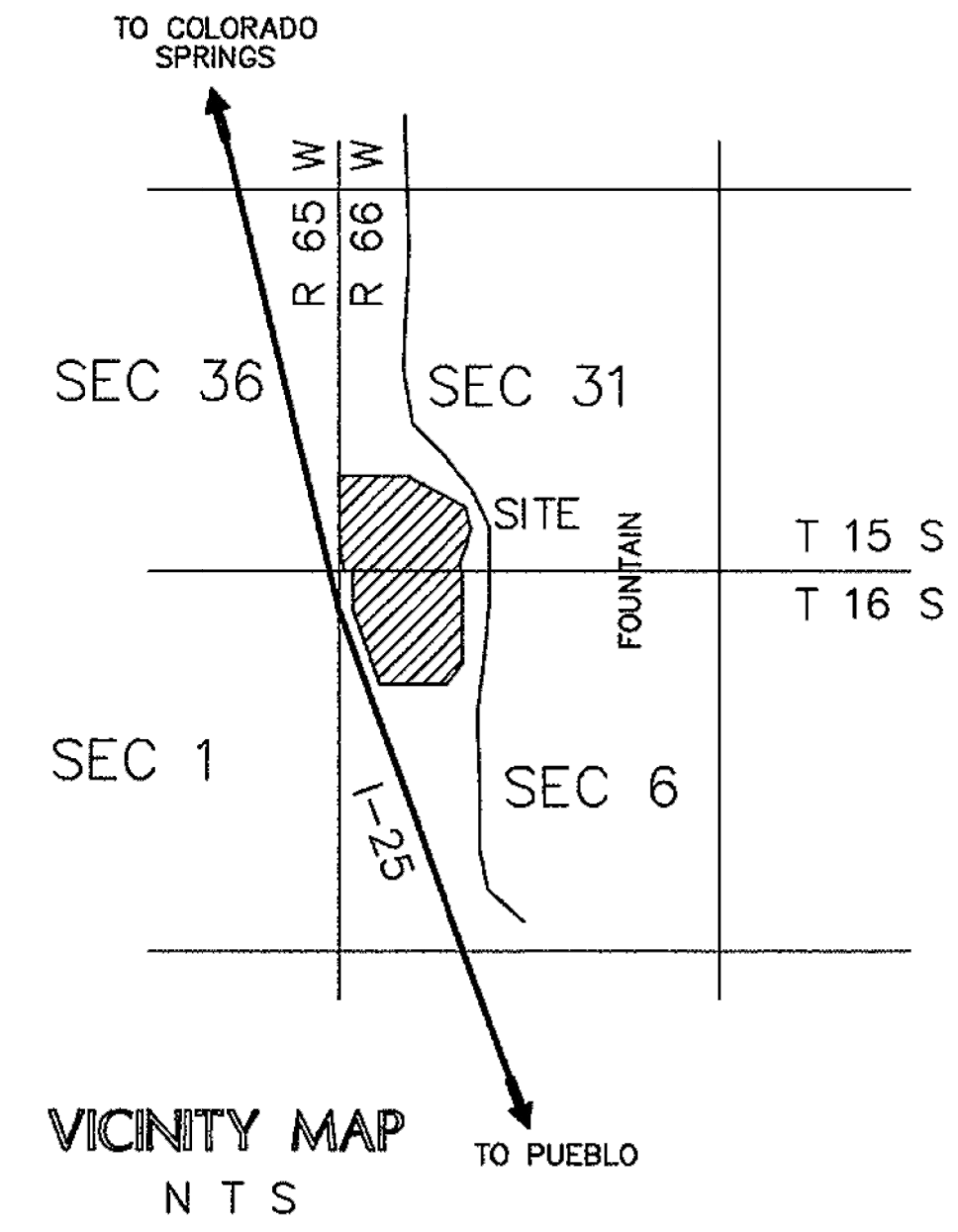
- 1) S32°02'03"E 43.52 FEET;
- 2) S62°59'37"E 853.07 FEET;
- 3) S13°34'30"E 309.39 FEET;
- 4) S14°07'12"W 271.44 FEET;
- 5) S21°36'21"W 225.45 FEET;
- 6) S00°00'21"E 119.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31, SAID POINT ALSO BEING ON THE NORTH LINE OF THE AFORESAID "COTTONWOOD PARK" AND THE NORTH LINE OF THE AFORESAID SECTION 6,

THENCE N89°00'00"W ALONG SAID LINE 1429.21 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT TRACT CONVEYED TO THE UNITED STATES GOVERNMENT BY A DEED RECORDED OCTOBER 29, 1978 IN BOOK 2870 AT PAGE 551 OF SAID EL PASO COUNTY RECORDS, TOGETHER WITH A BENEFICIAL EASEMENT FOR UTILITY AND DRAINAGE PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 3, 1989 IN BOOK 5592 AT PAGE 613, AND

EXCEPT THAT PORTION OF LAND CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY BY A DEED RECORDED AUGUST 13, 1999 AT RECEPTION NO. 099130627 OF SAID EL PASO COUNTY RECORDS,

COUNTY OF EL PASO, STATE OF COLORADO.



- GENERAL NOTES:
1. FLOOD ZONE: A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA, ZONE AE, AS DESIGNATED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 08041C0954 F, EFFECTIVE DATE MARCH 17, 1997.
 2. PARCEL 1 CONTAINS 2,110,663 SQUARE FEET, BEING 48.45 ACRES, MORE OR LESS. PARCEL 2 CONTAINS 2,096,757 SQUARE FEET, BEING 48.13 ACRES, MORE OR LESS. (49.058 - 0.923 FAA = 48.13)
 3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR OR ITS REPRESENTATIVE. THE OWNER SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK.
 4. THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 5. THE UNDERSIGNED DOES NOT HAVE ANY KNOWLEDGE OF PROPOSED CHANGES OF STREET RIGHT OF WAY LINES.
 6. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 7. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE LOT 1, SCI SUBDIVISION N 90°00'00" W - 1497.40 BASED ON THE SUBDIVISION PLAT. THE LINE IS MONUMENTED AS SHOWN.
 8. DIMENSIONS SHOWN ARE FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESES ARE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
 9. UNITS OF MEASURE ARE U.S. SURVEY FEET
 10. PARCEL 1 AND 2 ARE ZONED P1 - PLANNED INDUSTRIAL DISTRICT BY THE CITY OF FOUNTAIN. DIMENSIONAL REQUIREMENTS: MINIMUM LOT AREA (20,000 sq); MINIMUM LOT WIDTH (100); MAXIMUM IMPERVIOUS COVERAGE (80%); MINIMUM OPEN SPACE (15%); MAXIMUM BUILDING HEIGHT (30); MINIMUM FRONT YARD SETBACK (20); MINIMUM SIDE YARD SETBACK (15); MINIMUM REAR YARD SETBACK (20). THE EXISTING BUILDING HEIGHT EXCEEDS THE MAXIMUM HEIGHT ON THE EAST SIDE OF THE BUILDING. THE CITY OF FOUNTAIN DETERMINES ZONING COMPLIANCE.

TITLE NOTES:

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-642825-SC, EFFECTIVE DATE NOVEMBER 28, 2013.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LWA LAND SURVEYING, INC. OR KEVIN M. O'LEARY.

SCHEDULE B-2: EXCEPTIONS:

- 1-7. NOT EXAMINED AS PART OF THIS SURVEY.
- (8-12 - AFFECT PARCEL 1)
13. ACCESS TO INTERSTATE 25 IS LIMITED BY THE DEEDS RECORDED IN BOOK 1523 AT PAGE 362 AND 363. THERE IS NO PHYSICAL ACCESS TO I-25 ADJACENT TO THE SUBJECT PROPERTY. ACCESS IS FROM BANDLEY DRIVE WHICH ACCESSES AN INTERCHANGE APPROXIMATELY 2 MILES NORTH OF THE SITE.
14. THE PROPERTY IS SUBJECT TO THE SUBDIVISION PLAT OF COTTONWOOD PARK.
15. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN BOOK 5190 AT PAGE 1246 AND SHOWN HEREON.
16. THE PROPERTY IS SUBJECT TO THE SEWER LINE EASEMENT RECORDED IN BOOK 6621 AT PAGE 36 AND SHOWN HEREON.
17. THE PROPERTY IS SUBJECT TO THE SUBDIVISION PLAT OF SCI SUBDIVISION, EASEMENTS SHOWN HEREON.
- (13-20 - AFFECT PARCEL 2)
21. ACCESS TO INTERSTATE 25 IS LIMITED BY THE DEEDS RECORDED IN BOOK 1523 AT PAGE 362 AND 363. THERE IS NO PHYSICAL ACCESS TO I-25 ADJACENT TO THE SUBJECT PROPERTY. ACCESS IS FROM BANDLEY DRIVE WHICH ACCESSES AN INTERCHANGE APPROXIMATELY 2 MILES NORTH OF THE SITE.
22. THE PROPERTY IS INCLUDED IN THE FOUNTAIN SANITATION DISTRICT BY THE DEED RECORDED IN BOOK 5032 AT PAGE 994.
23. THE PROPERTY IS SUBJECT TO THE RECIPROCAL ACCESS EASEMENT RECORDED IN BOOK 5141 AT PAGE 370 AND SHOWN HEREON.
24. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN BOOK 5185 AT PAGE 395 AND SHOWN HEREON.
25. THE PROPERTY IS SUBJECT TO THE SLOPE EASEMENT RECORDED IN BOOK 5546 AT PAGE 204 AND SHOWN HEREON.
26. THE PROPERTY IS SUBJECT TO THE NON-EXCLUSIVE RIGHT OF WAY RECORDED IN BOOK 5591 AT PAGE 1176 AND SHOWN HEREON.
27. THE PROPERTY MAY BE SUBJECT TO THE DRAINAGE AND UTILITY EASEMENT RECORDED IN BOOK 5592 AT PAGE 613. THAT DESCRIPTION IS NOT SPECIFIC IN LOCATION AND MAY NOT BE REQUIRED NOW THAT THE CHANNEL FOR FOUNTAIN CREEK HAS MOVED SIGNIFICANTLY.
28. THE PROPERTY IS SUBJECT TO THE AGREEMENT RECORDED AT RECEPTION NO. 094124981. THIS APPEARS TO ONLY ENCUMBER THE 50 FOOT ACCESS TO THE FAA SITE.
29. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN BOOK 2899 AT PAGE 417 AND SHOWN HEREON.
30. THE PROPERTY MAY BE SUBJECT TO THE ZONING AGREEMENT RECORDED IN BOOK 3694 AT PAGE 323 AND RELEASE OF A PORTION OF THE AGREEMENT RECORDED IN BOOK 5087 AT PAGE 357.
31. THE PROPERTY IS SUBJECT TO THE ZONING ORDINANCE NO. 610 RECORDED IN BOOK 3694 AT PAGE 323.
32. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 200154208 AND SHOWN HEREON.
33. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 204100917 AND SHOWN HEREON.
34. NOT EXAMINED AS PART OF THIS SURVEY.

"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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

REVISIONS:

BENCHMARK:

LWA LAND SURVEYING, INC.

2906 BEACON STREET, SUITE B

COLORADO SPRINGS, CO 80907

TELEPHONE (719) 636-5199 FAX (719) 636-5199

DRAWING: SCI-06

SCALE: 1"=200'

DATE: 12/24/13

DRAWN BY: KMO

CHECKED BY: THK

PROJECT NO. 13089

SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY

SEC. 31, T15S, R65W, 6th PM

SEC. 6, T16S, R65W, 6th PM

SCI PROPERTY, FOUNTAIN, CO

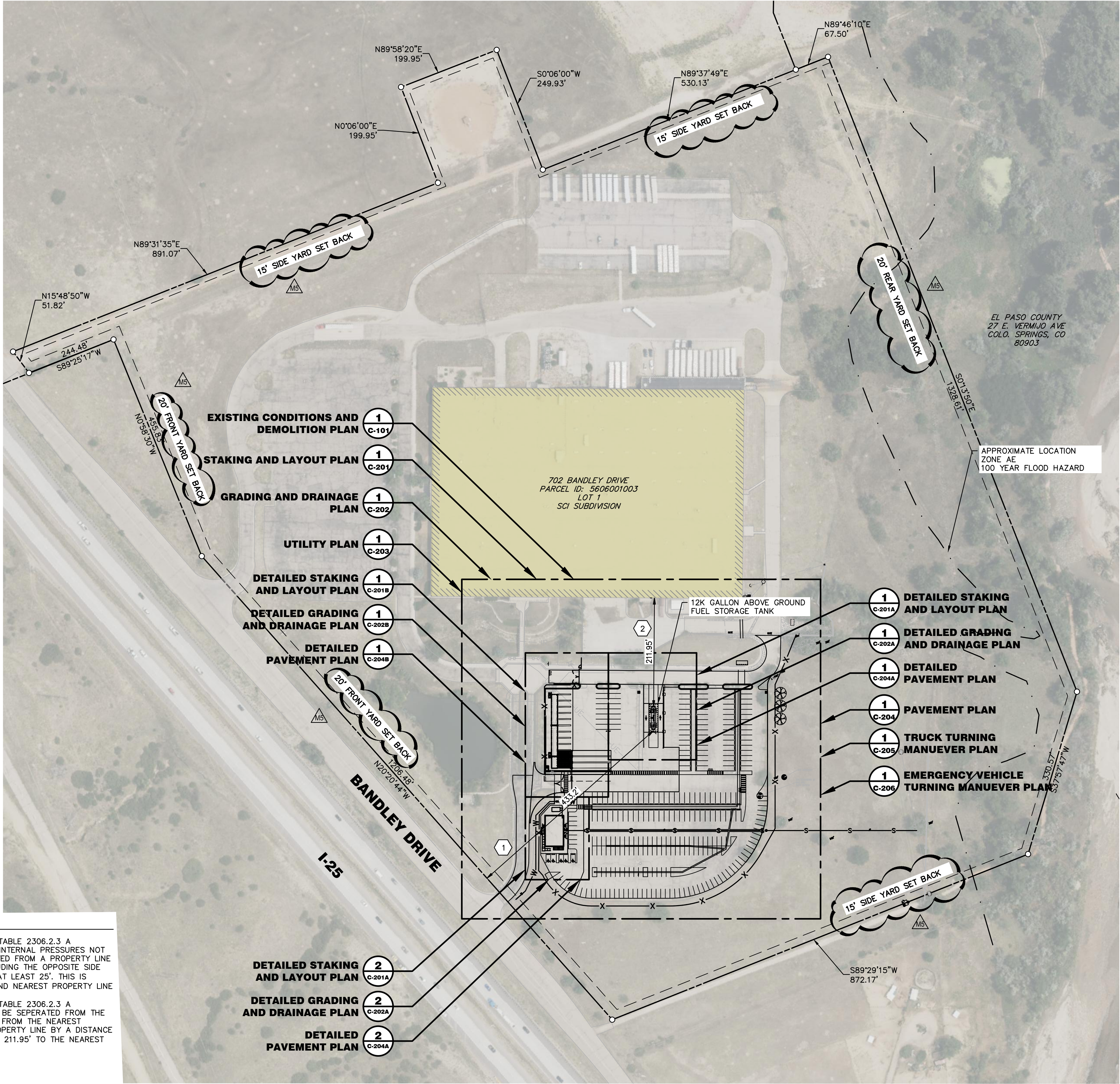
D

C

B

A

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NOTES

1

PER INTERNATIONAL FIRE CODE (2021) TABLE 2306.2.3 A PROTECTED ABOVEGROUND TANK, WITH INTERNAL PRESSURES NOT EXCEEDING 2.5 PSIG, MUST BE SEPERATED FROM A PROPERTY LINE THAT IS OR CAN BE BUILT UPON, INCLUDING THE OPPOSITE SIDE OF A PUBLIC WAY BY A DISTANCE OF AT LEAST 25'. THIS IS SATISFIED BY 433.20' BETWEEN FUEL AND NEAREST PROPERTY LINE

2

PER INTERNATIONAL FIRE CODE (2021) TABLE 2306.2.3 A PROTECTED ABOVEGROUND TANK, MUST BE SEPERATED FROM THE NEAREST SIDE OF ANY PUBLIC WAY OR FROM THE NEAREST IMPORTANT BUILDING ON THE SAME PROPERTY LINE BY A DISTANCE OF AT LEAST 15'. THIS IS SATISFIED BY 211.95' TO THE NEAREST IMPORTANT BUILDING CORNER.

1
C-100

OVERALL MAP
SCALE: 1" = 100'

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817

STRATUS

3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327

FIRM REG. #20251897994
DES: RMM CHK: RMM DRW: FDH

2025-0863

Seal



NOT ISSUED FOR CONSTRUCTION

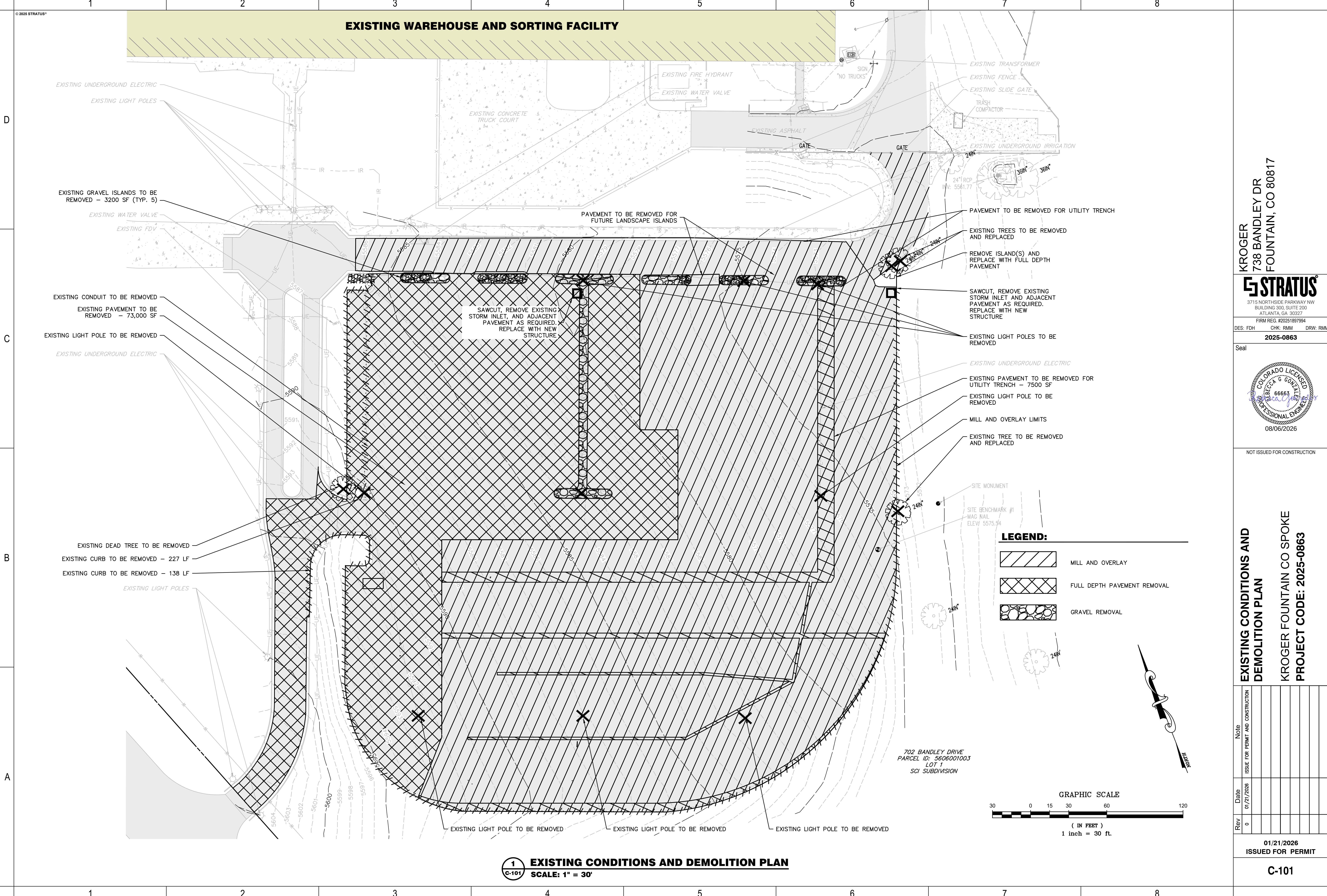
OVERALL MAP

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M3	06/22/2026	MODIFICATION 03
M5	09/09/2026	MODIFICATION 05

01/21/2026
ISSUED FOR PERMIT

C-100



1
C-101
EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1" = 30'

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817

STRATUS
3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327
FIRM REG. #20251897994
DES: FDH CHK: RMM DRW: RMM
2025-0863

Seal

08/06/2026

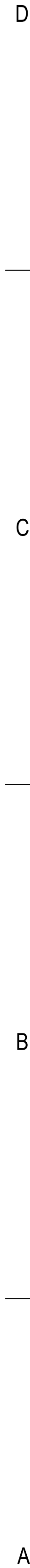
NOT ISSUED FOR CONSTRUCTION

**EXISTING CONDITIONS AND
DEMOLITION PLAN**
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION

01/21/2026
ISSUED FOR PERMIT

C-101



KROGER 738 BANDLEY DR FOUNTAIN, CO 80817  3715 NORTHSIDE PARKWAY NW BUILDING 300, SUITE 200 ATLANTA, GA 30327		
FIRM REG. #20251897994		
DES: RMM	CHK: RMM	DRW: FDH
2025-0863		
Seal		



Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M3	06/22/2026	MODIFICATION 03
M4	07/30/2026	MODIFICATION 04
M5	09/09/2026	MODIFICATION 05

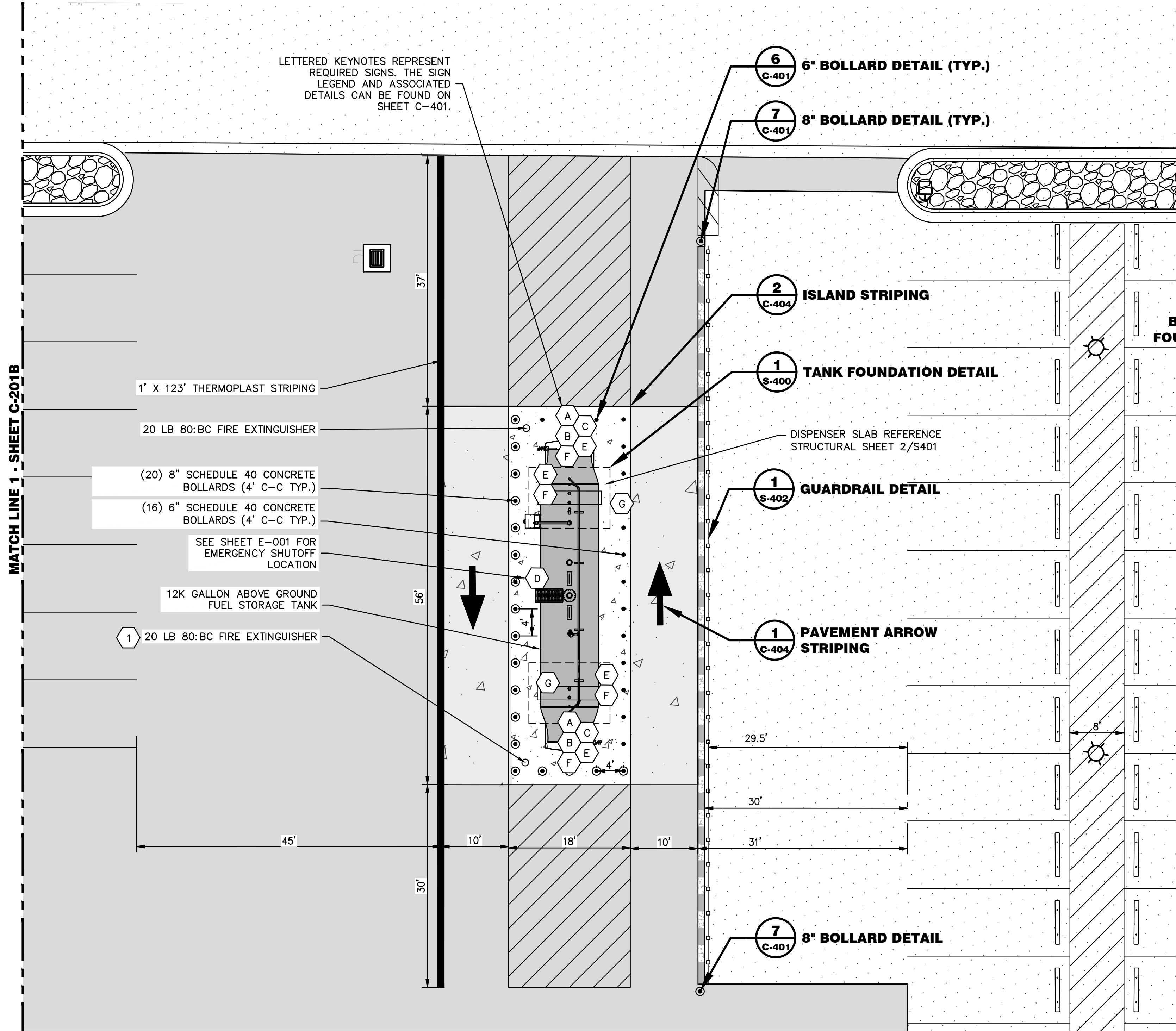
C-201

D

C

B

A



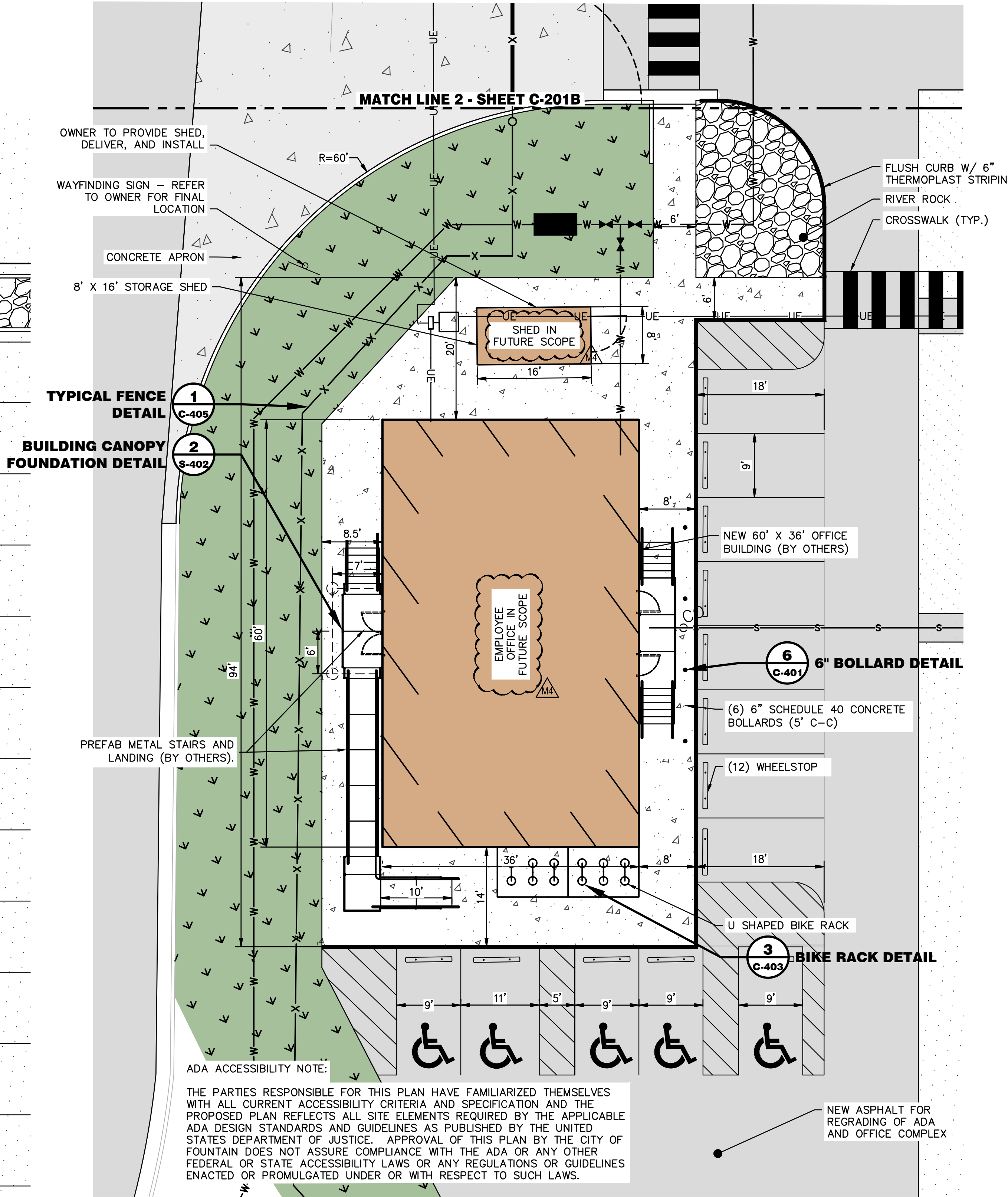
1 DETAILED STAKING AND LAYOUT PLAN
C-201A SCALE: 1" = 10'

NOTES

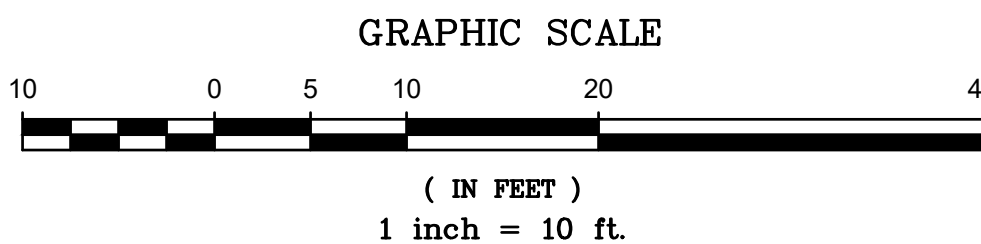
- 1 PER INTERNATIONAL FIRE CODE SECTION 2305.5, PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND LOCATED WITHIN 75' FROM PUMPS, DISPENSERS OR STORAGE TANK FILL PIPE OPENINGS.
- LETTERED KEYNOTES REPRESENT REQUIRED SIGNS. THE SIGN LEGEND AND ASSOCIATED DETAILS CAN BE FOUND ON SHEET C-401.
- SIGNAGE IS NOT REVIEWED AS PART OF THE SITE DEVELOPMENT PLAN AND WILL REQUIRE A SEPERATE SIGN PERMIT APPLICATION.

LEGEND:

- 8" BOLLARD. SEE DETAILS 7/C-401
- 6" BOLLARD. SEE DETAILS 6/C-401



2 DETAILED STAKING AND LAYOUT PLAN
C-201B SCALE: 1" = 10'



KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817

STRATUS
3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327
FIRM REG. #20251897994
DES: RMM CHK: RMM DRW: FDH
2025-0863

Seal

COLORADO LICENSED
SINCE 6' 60' 1941
66663
PROFESSIONAL ENGINEER
08/06/2026

NOT ISSUED FOR CONSTRUCTION

DETAILED STAKING AND LAYOUT
PLAN
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M3	06/22/2026	MODIFICATION 03
M4	07/30/2026	MODIFICATION 04

01/21/2026
ISSUED FOR PERMIT

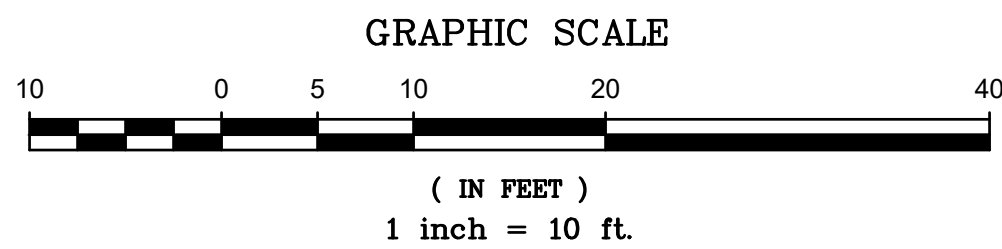
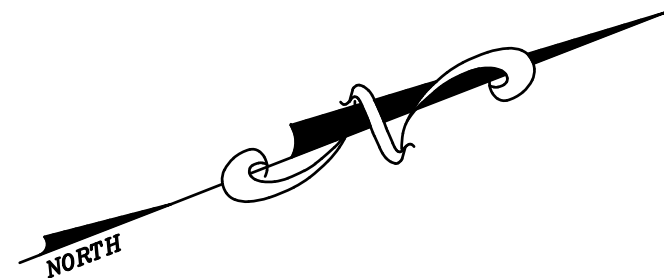
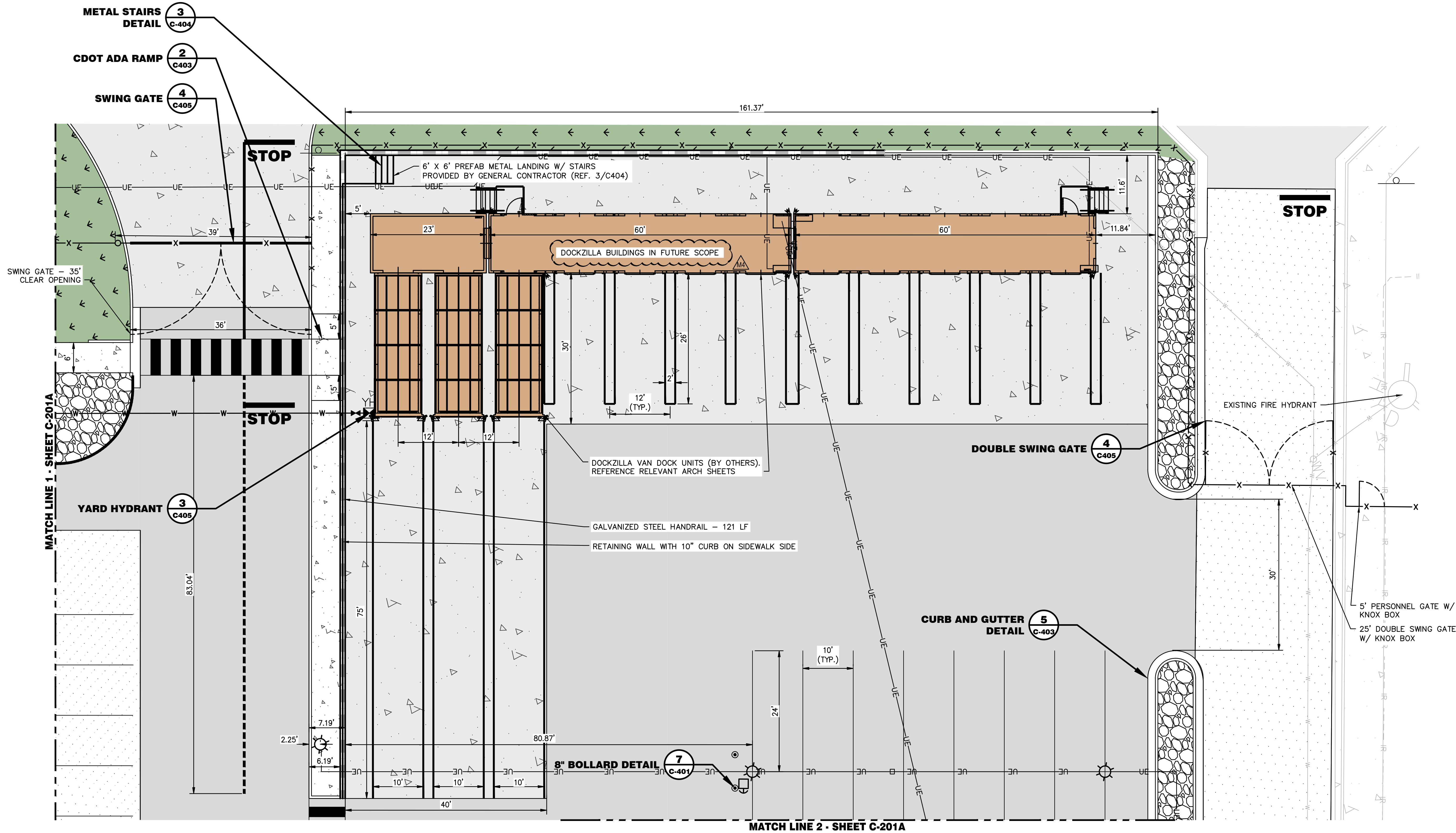
C-201A

D

C

B

A



1 DETAILED STAKING AND LAYOUT PLAN
C-201B SCALE: 1" = 10'

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817



FIRM REG. #20251897994
DES: JLD CHK: RRM DRW: FDH
2025-0863

Seal



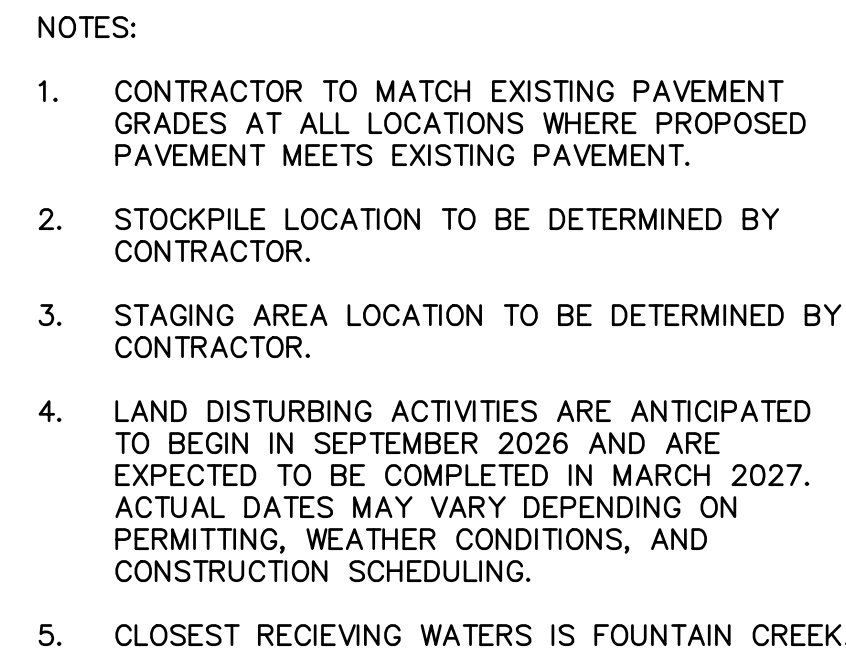
NOT ISSUED FOR CONSTRUCTION

DETAILED STAKING AND LAYOUT PLAN
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
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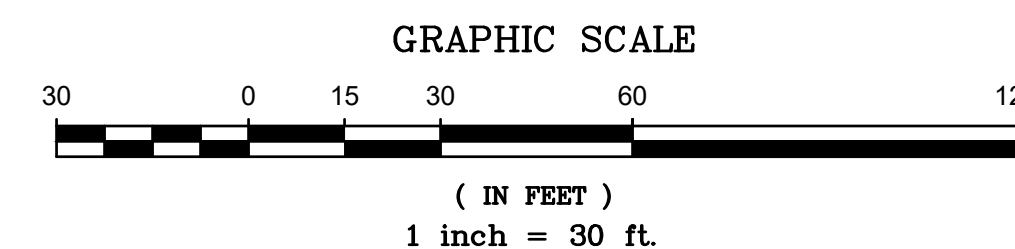
01/21/2026
ISSUED FOR PERMIT

C-201B



1. NO CLEARING, GRADING, EXCAVATION, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE ALLOWED (EXCEPT FOR WORK DIRECTLY RELATED TO THE INSTALLATION OF INITIAL CONTROL MEASURES) UNTIL A CITY GEC PERMIT HAS BEEN ISSUED.
2. ALL LAND DISTURBING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH AND THE APPROVED GEC PLAN AND CSMWP.
3. INITIAL CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TAKING PLACE. AN INITIAL SITE INSPECTION WILL NOT BE SCHEDULED UNTIL A CITY GEC PERMIT HAS BEEN "CONDITIONALLY APPROVED." CALL CITY STORMWATER INSPECTIONS, 385-5980, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE AN INITIAL INSPECTION AND OBTAIN FULL PERMIT APPROVAL.
4. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), INCLUDING REGULATIONS PROMULGATED AND CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE CITY'S MS4 PERMIT, STORMWATER CONSTRUCTION MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
5. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
6. ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSEOUT.
7. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS OR ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONSTRUCTION CONTROL MEASURES MAY BE REQUIRED BY THE GEC INSPECTOR IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
9. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
10. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
11. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO THE STORM SEWER SYSTEM AT ANYTIME.
12. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT ALL STORAGE, EQUIPMENT FUELING, AND EQUIPMENT SERVICING AREAS SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITY. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
13. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AS SOON AS POSSIBLE AFTER DISCOVERY.
14. NO CHEMICALS ARE TO BE ADDED TO THE DISCHARGE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED BY THE STATE. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
15. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL LAND DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL BE ROUGHENED, MULCHED, TACKIFIED, OR STABILIZED WITH TARPS WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED, UNLESS AN ALTERNATIVE STABILIZATION MEASURE IS ACCEPTED AT THE INSPECTOR'S DISCRETION. ALL TEMPORARY CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
16. THE GEC PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE STORMWATER ENTERPRISE SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY'S ACCEPTANCE OF THE PLAN, THE CONSTRUCTION SITE IS IDLE FOR TWELVE (12) CONSECUTIVE MONTHS, A CHANGE IN PROPERTY OWNERSHIP OCCURS, THE PLANNED DEVELOPMENT CHANGES, OR ANY OTHER MAJOR MODIFICATIONS ARE PROPOSED AS DEFINED IN THE STORMWATER CONSTRUCTION MANUAL.
17. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE UTILITY OWNER. CITY ACCEPTANCE OF THE GEC PLAN AND CSMWP DOES NOT SATISFY THIS REQUIREMENT. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS SHALL BE AT THE APPLICANT'S EXPENSE.
18. APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY. AN APPROVED GEC PERMIT DOES NOT PROVIDE APPROVAL FOR THE APPLICANT TO PERFORM WORK ON ADJACENT PROPERTY.

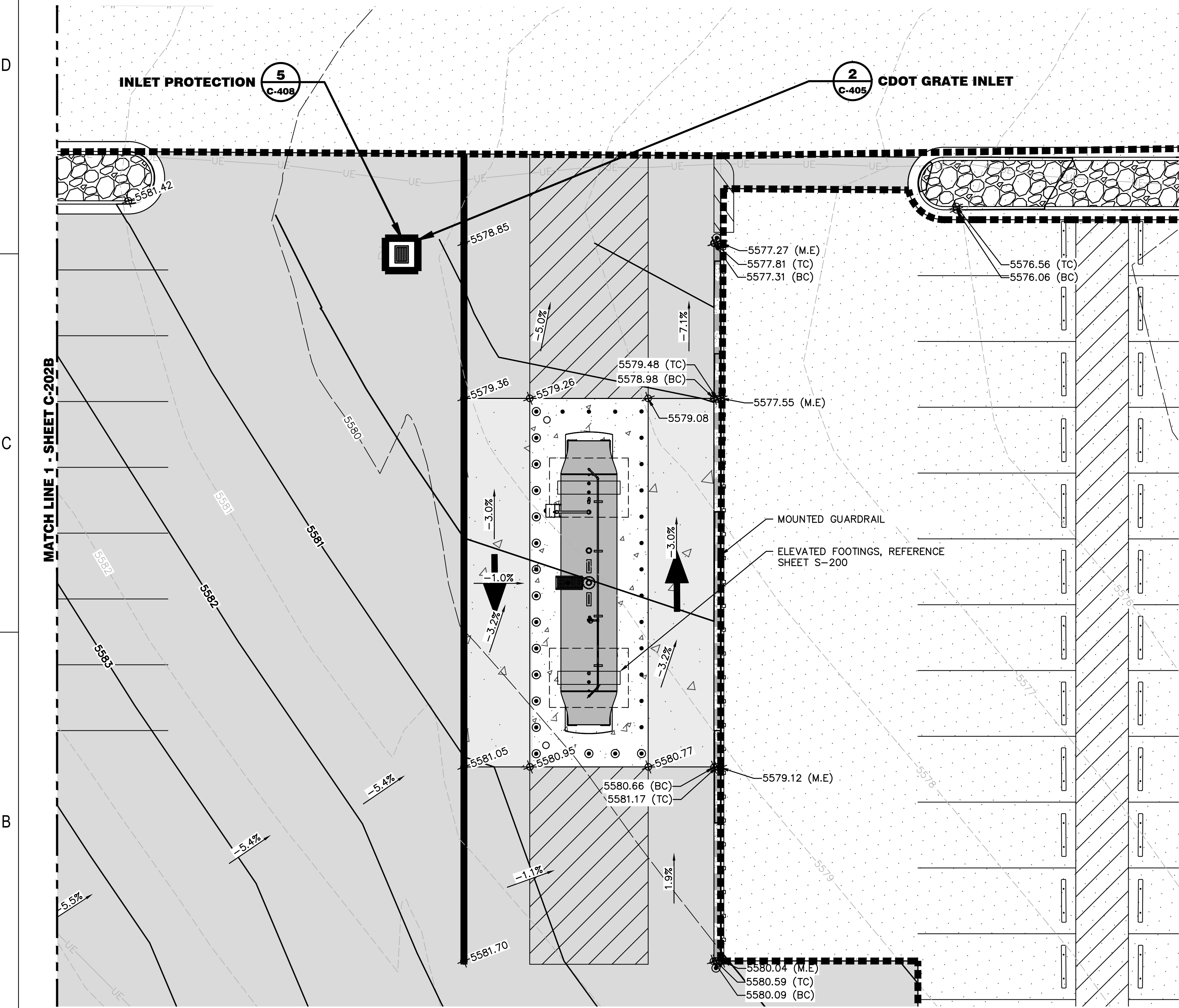
1 GRADING AND EROSION CONTROL PLAN
C-202 **SCALE: 1" = 30'**



KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

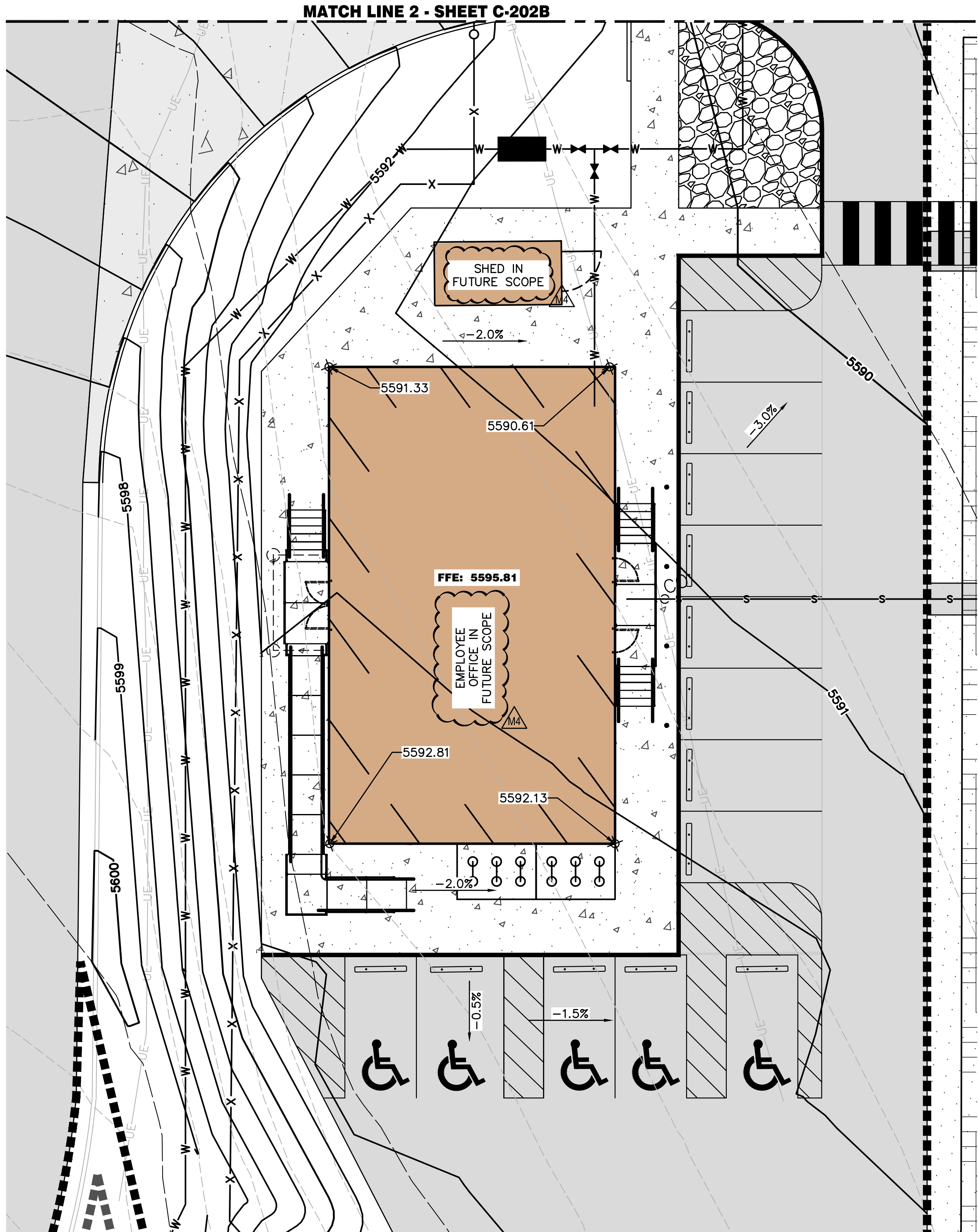
Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M2	05/15/2026	MODIFICATION 02
M3	06/22/2026	MODIFICATION 03
M4	07/30/2026	MODIFICATION 04

C-202

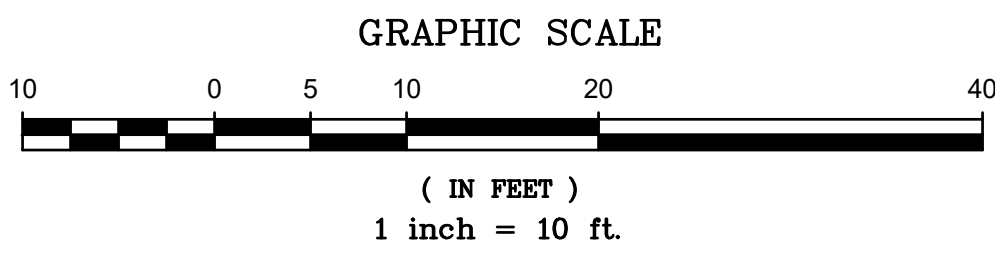


1 DETAILED GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 10'

1 DETAILED GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 10'



2 DETAILED GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 10'



KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817

3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327
FIRM REG. #20251897994
DES: RMM CHK: RMM DRW: FDH
2025-0863

08/06/2026

NOT ISSUED FOR CONSTRUCTION

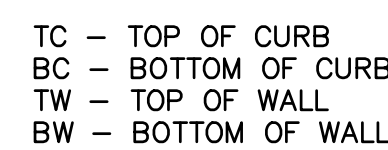
DETAILED GRADING AND EROSION
CONTROL PLAN

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION

01/21/2026
ISSUED FOR PERMIT

C-202A



GRAPHIC SCALE

10 0 5 10 20 40



(IN FEET)
1 inch = 10 ft.

**DETAILED GRADING AND EROSION
CONTROL PLAN**
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

01/21/2026 ISSUED FOR PERMIT
C-202B

CITY OF FOUNTAIN WATER UTILITY TECHNICAL PROJECTS REVIEW The Project Documents that this endorsement is affixed to have been reviewed by the Water Utility staff for conformance to the Water Utility Distribution System Design and Construction Specifications and Standards, as defined in the City of Fountain Ordinance Number 1664. This review does not amend the Colorado Statutory responsibilities of the Design Professional who prepared these documents and is valid only for the set of documents dated _____. Any revisions later than that date require Water Utility review independent of this review. Any conditions not addressed in these documents are subject to the Water Standards. The Water Utility is not responsible for the layout or construction methodology employed by the contractor in executing these documents. Reviewed By: _____

Signature _____
Date: _____ Lettered Name _____

KNOX BOXES, SWITCHES, OR LOCKS
WILL BE REQUIRED FOR BOTH
BUILDINGS AND GATES

NEW POWER PANEL
(SEE ELECTRICAL)

YARD HYDRANT
VALVE BOX DETAIL
(1" VALVE TYP)

3
C-405
4
C-407

1" BACKFLOW
PREVENTER W/ HOTBOX

2-WAY
CLEANOUT

REFERENCE P-102 FOR
WATER CONNECTION

UTILITY INSET A
2
C-203

KNOX BOXES, SWITCHES, OR LOCKS
WILL BE REQUIRED FOR BOTH
BUILDINGS AND GATES

PRIVATE PRECAST
CONCRETE MANHOLE
NOT REQUIRED BY FSD,
MAY BE REMOVED

TYPICAL TRENCH
CROSS SECTION
2
C-405

WASTE WATER
CONNECTION
3
C-405

2-WAY CLEANOUT
DETAIL (TYP.)
2
C-405

WATER METER PIT
DETAIL (3/4")
2
C-407

3/4" SDR7 HDPE
1" SDR7 HDPE

CURB STOP VALVE, SEE DETAIL
3/C-407 FOR SERVICE LINE
INSTALLATION
1" SDR7 HDPE

PIPE TAPPING
DETAIL (12"X1")
1
C-407

UTILITY PLAN
SCALE: 1" = 30'

Fountain Sanitation District:

Plans are recommended for use in construction of wastewater collection system for this project. Design Engineer of record takes sole responsibility for all design aspects of the project.

Jonathan Moore, P.E. _____ Date _____
Fountain Sanitation District - District Manager

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES:
LIGHT POLES SHALL NOT EXCEED 25 FEET.
ALL CLEANOUTS MUST HAVE TRAFFIC RATED LID.

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817

STRATUS
3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327

FIRM REG. #20251897994
DES: RMM CHK: RMM DRW: FDH
2025-0863

Seal

COLORADO LICENSED
66663
PROFESSIONAL ENGINEER
09/11/2026

NOT ISSUED FOR CONSTRUCTION

UTILITY PLAN

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Note	Date	Rev	Issue for Permit and Construction
MODIFICATION 02	01/21/2026	0	ISSUE FOR PERMIT AND CONSTRUCTION
MODIFICATION 03	05/15/2026	M2	
MODIFICATION 04	06/22/2026	M3	
MODIFICATION 05	07/30/2026	M4	
	09/09/2026	M5	

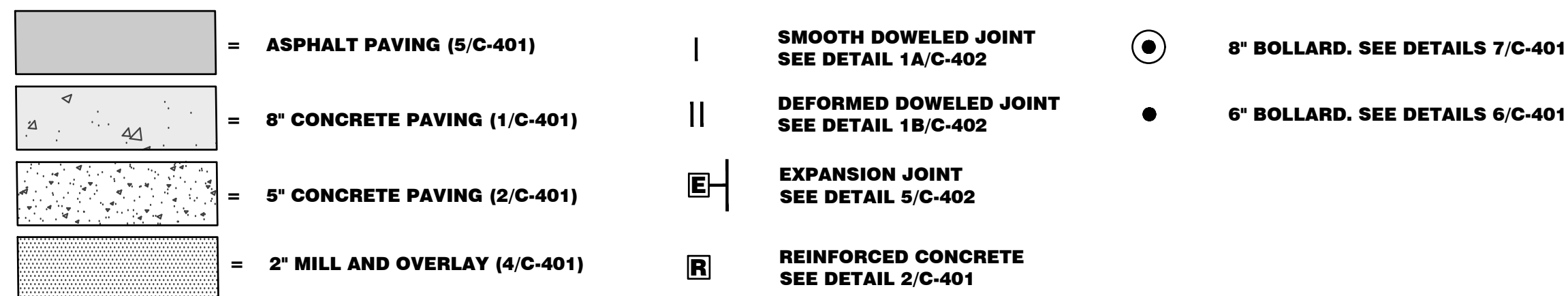
01/21/2026
ISSUED FOR PERMIT

C-203





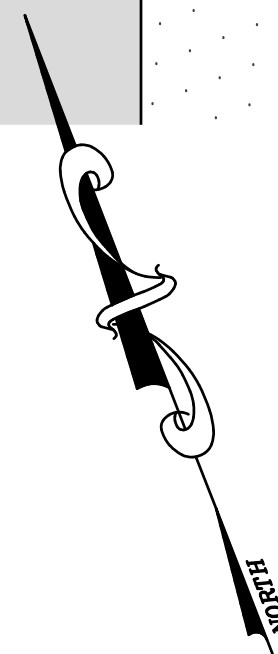
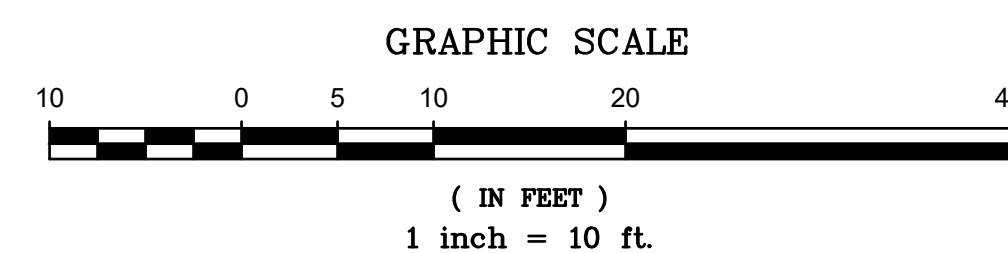
LEGEND:



1 DETAILED PAVEMENT PLAN
SCALE: 1" = 10'



2 DETAILED PAVEMENT PLAN
C-204A SCALE: 1" = 10'



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3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
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FIRM REG. #20251897994

2025-0863

Seal



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DETAILED PAVEMENT PLAN

KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

[illegible]

01/21/2026
ISSUED FOR PERMIT

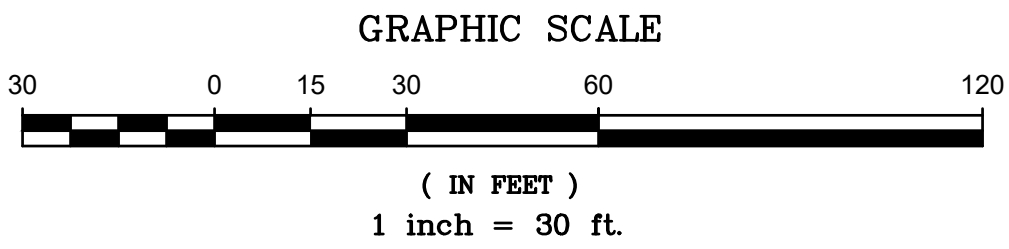
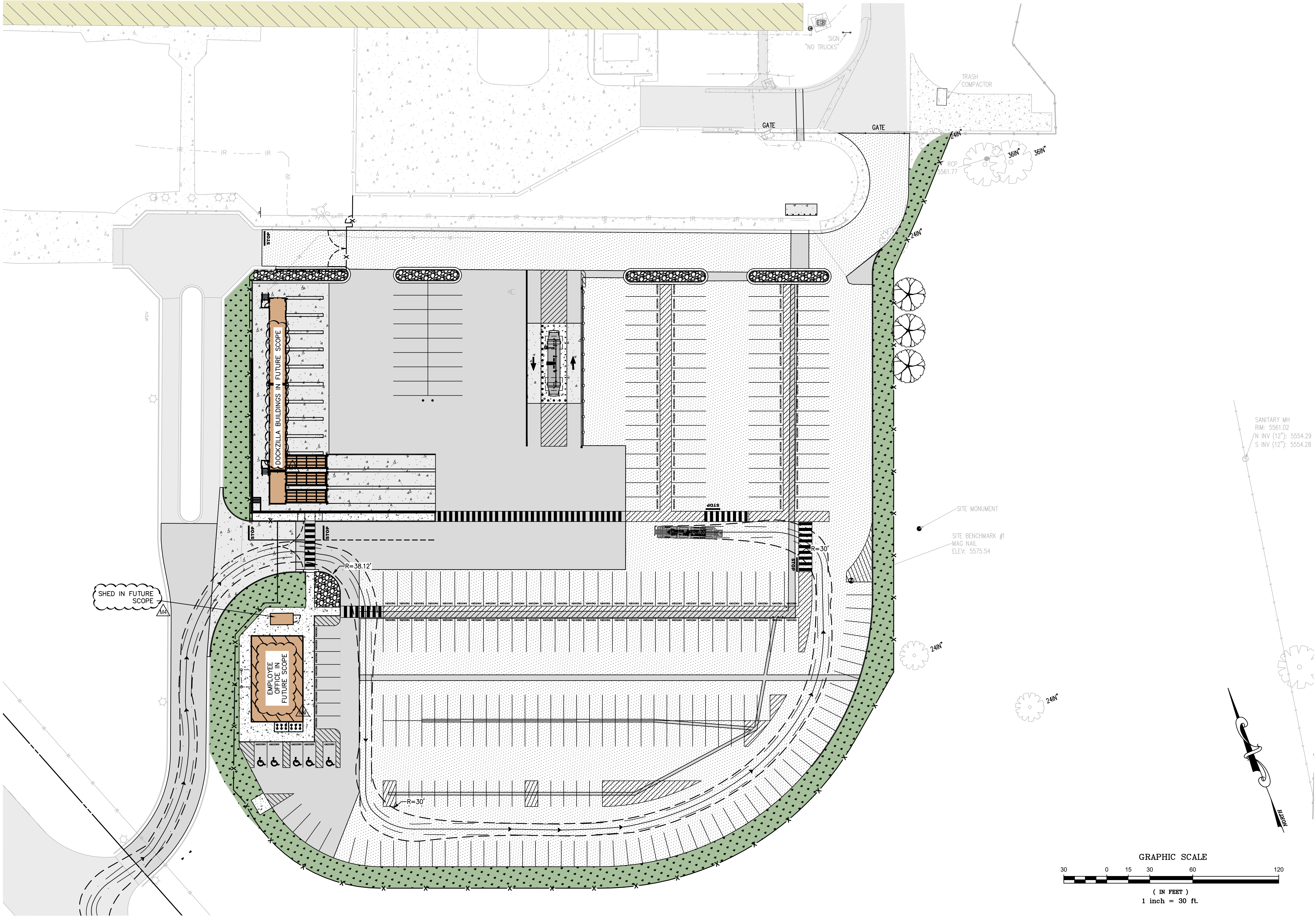
C-204A

D

C

B

A



1 EMERGENCY VEHICLE TURNING MANUEVER PLAN
SCALE: 1" = 30'

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3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327
FIRM REG. #20251897994
DES: RMM CHK: RMM DRW: FDH
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**EMERGENCY VEHICLE TURNING
MANUEVER PLAN**
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M3	06/22/2026	MODIFICATION 03
M4	07/30/2026	MODIFICATION 04

01/21/2026
ISSUED FOR PERMIT

C-206

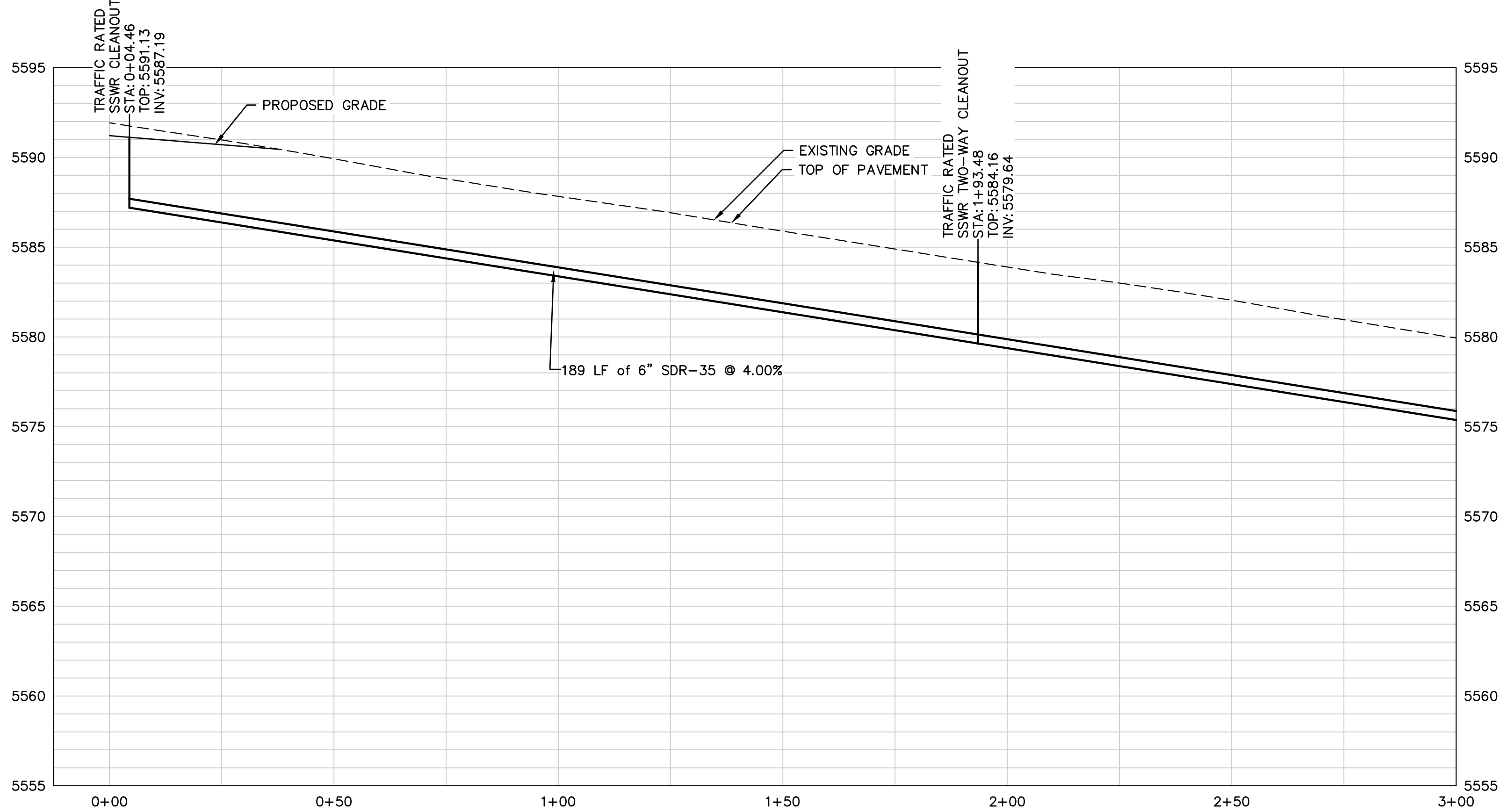


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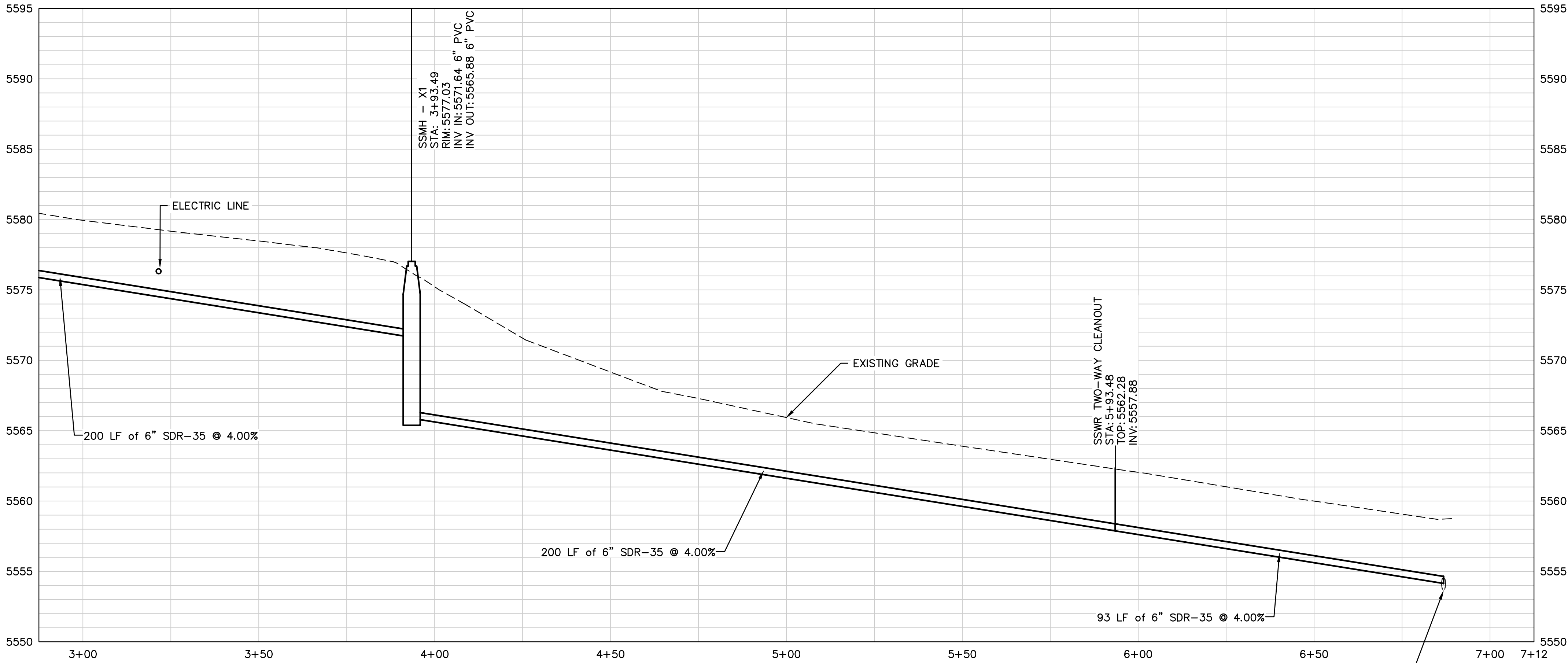
C

B

A



1
C-301 **SANITARY SEWER LINE X (STA 0+00 TO STA 3+00)**
SCALE: 1" = 20' (H), 1"=5' (V)



1
C-301 **SANITARY SEWER LINE X (STA 3+00 TO STA 7+15)**
SCALE: 1" = 20' (H), 1"=5' (V)

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FOUNTAIN, CO 80817



FIRM REG. #20251897994
DES: JLD CHK: RRM DRW: FDH

2025-0863

Seal



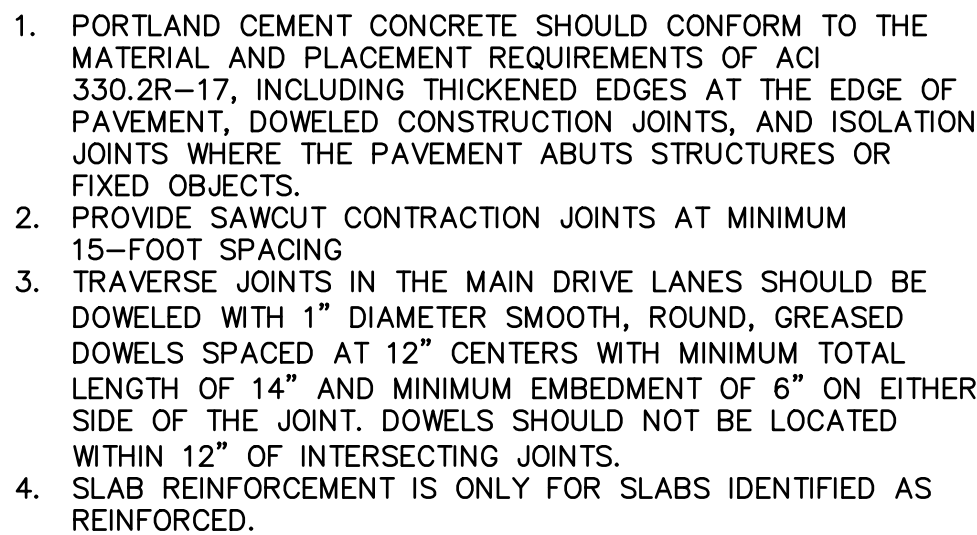
NOT ISSUED FOR CONSTRUCTION

SANITARY SEWER PROFILE
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M3	06/22/2026	MODIFICATION 03
M4	07/30/2026	MODIFICATION 04

01/21/2026
ISSUED FOR PERMIT

C-301



1. PORTLAND CEMENT CONCRETE SHOULD CONFORM TO THE MATERIAL AND PLACEMENT REQUIREMENTS OF ACI 330.2R-17, INCLUDING THICKENED EDGES AT THE EDGE OF PAVEMENT, DOWELED CONSTRUCTION JOINTS, AND ISOLATION JOINTS WHERE THE PAVEMENT ABUTS STRUCTURES OR FIXED OBJECTS.
2. PROVIDE SAWCUT CONTRACTION JOINTS AT MINIMUM 15-FOOT SPACING
3. TRAVERSE JOINTS IN THE MAIN DRIVE LANES SHOULD BE DOWELED WITH 1" DIAMETER SMOOTH, ROUND, GREASED DOWELS SPACED AT 12" CENTERS WITH MINIMUM TOTAL LENGTH OF 14" AND MINIMUM EMBEDMENT OF 6" ON EITHER SIDE OF THE JOINT. DOWELS SHOULD NOT BE LOCATED WITHIN 12" OF INTERSECTING JOINTS.
4. SLAB REINFORCEMENT IS ONLY FOR TANK AREA SLABS AND SLABS IDENTIFIED AS REINFORCED.

2" MILL WITH ASPHALTIC CONCRETE WEARING COURSE TYPE 3 OVERLAY

EXISTING ASPHALTIC CONCRETE SURFACE

EXISTING AGGREGATE BASE

EXISTING SUBGRADE

PAVEMENT SECTION BASED ON RECOMMENDATION FROM
TERRACON

7 8" BOLLARD DETAIL
C-401 NOT TO SCALE

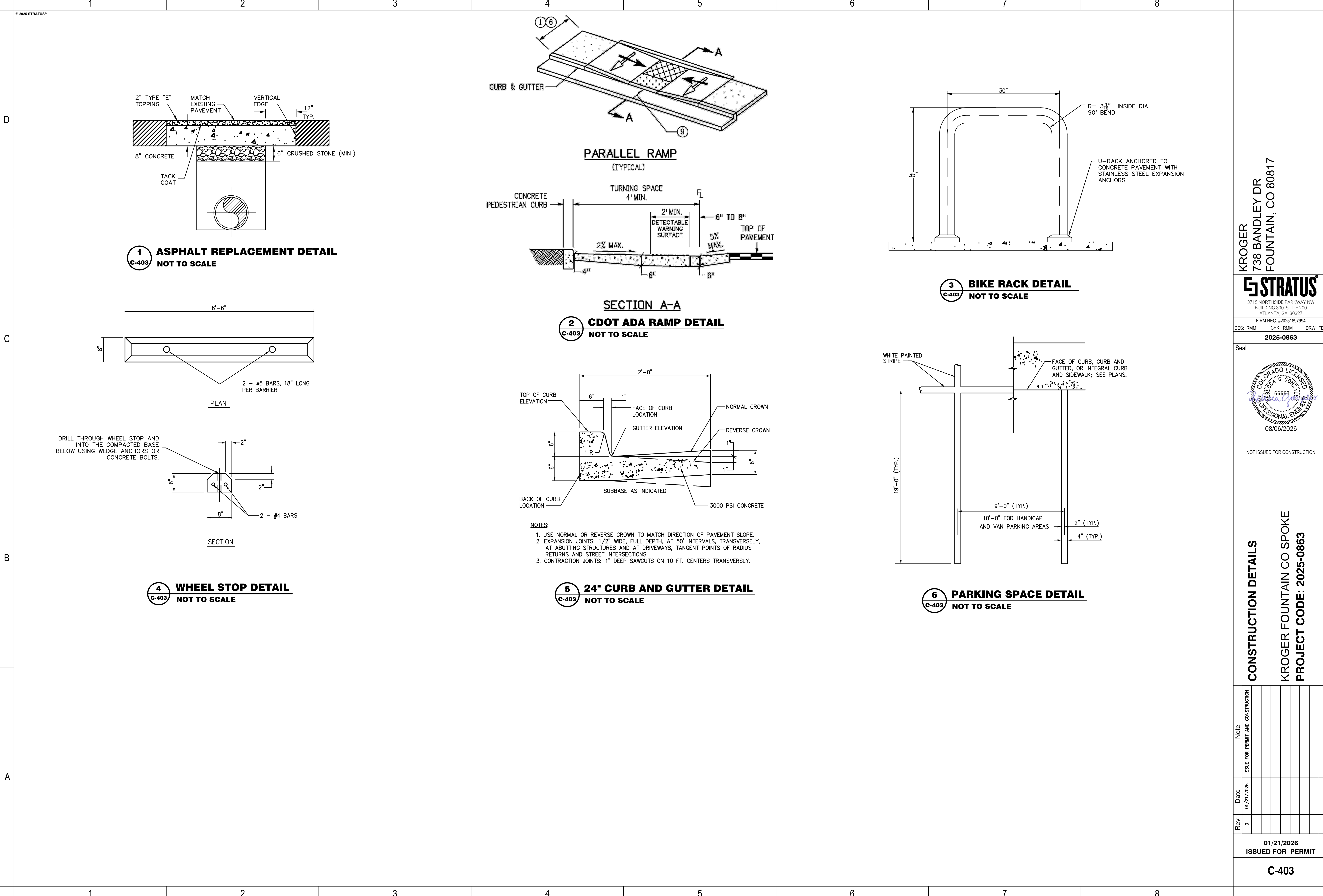
EACH TANK HEAD
AND EACH TANK
SIDE

PROJECT CODE: 2025-0863

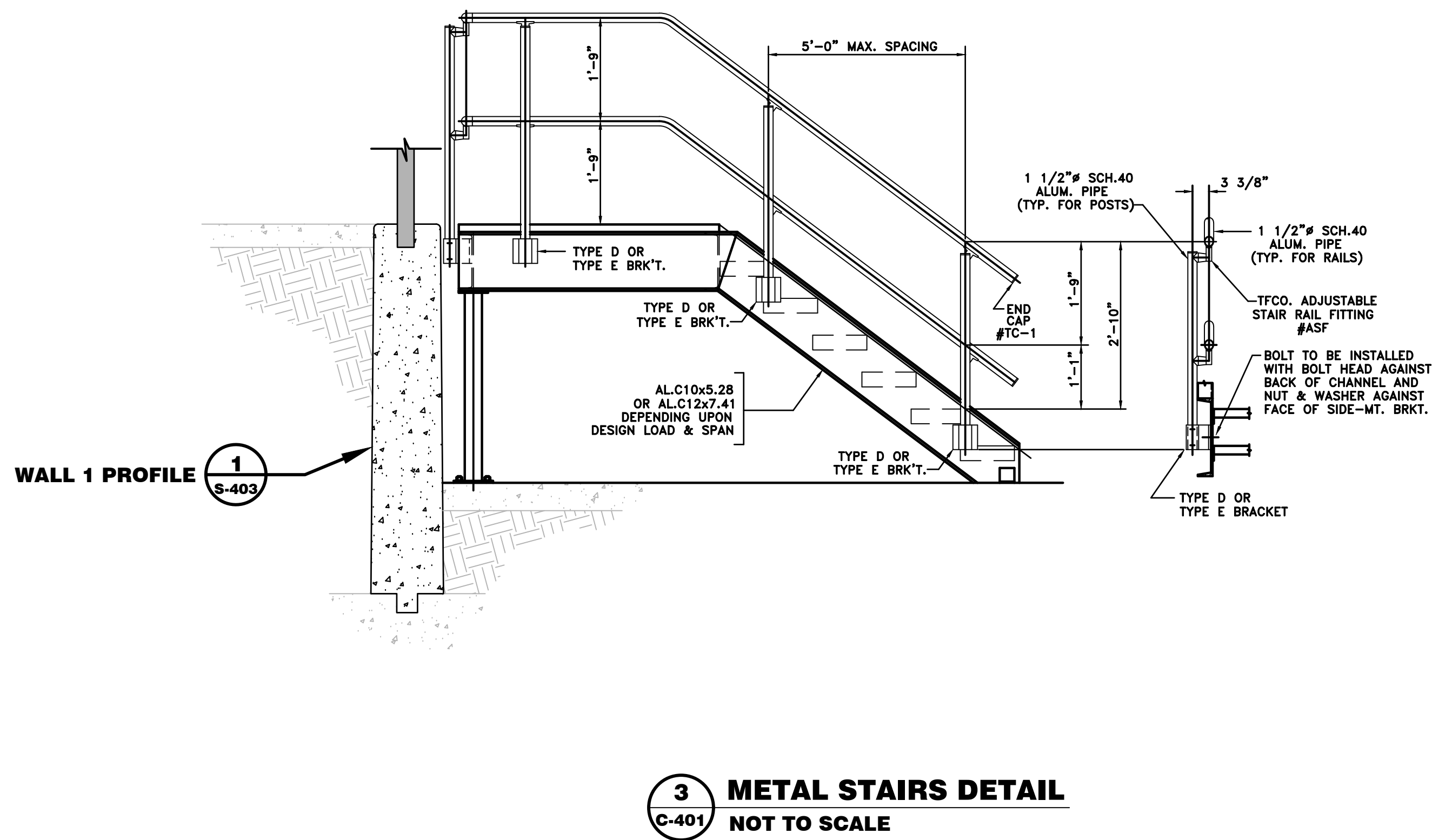
C-401



C-402



A

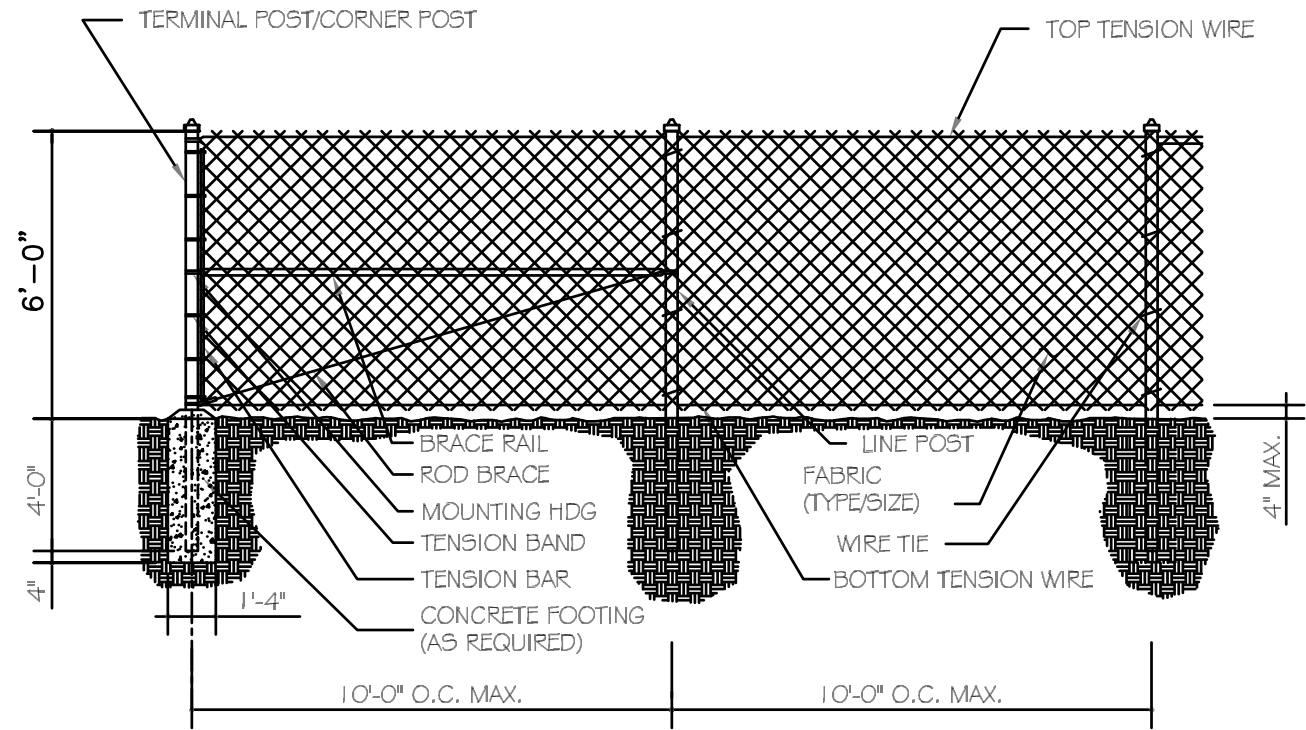


CONSTRUCTION DETAILS

KROGER FOUNTAIN CO SPOKE

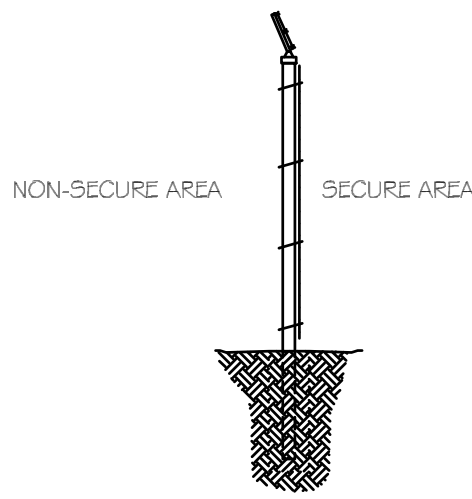
PROJECT CODE: 2025-0863

C-404

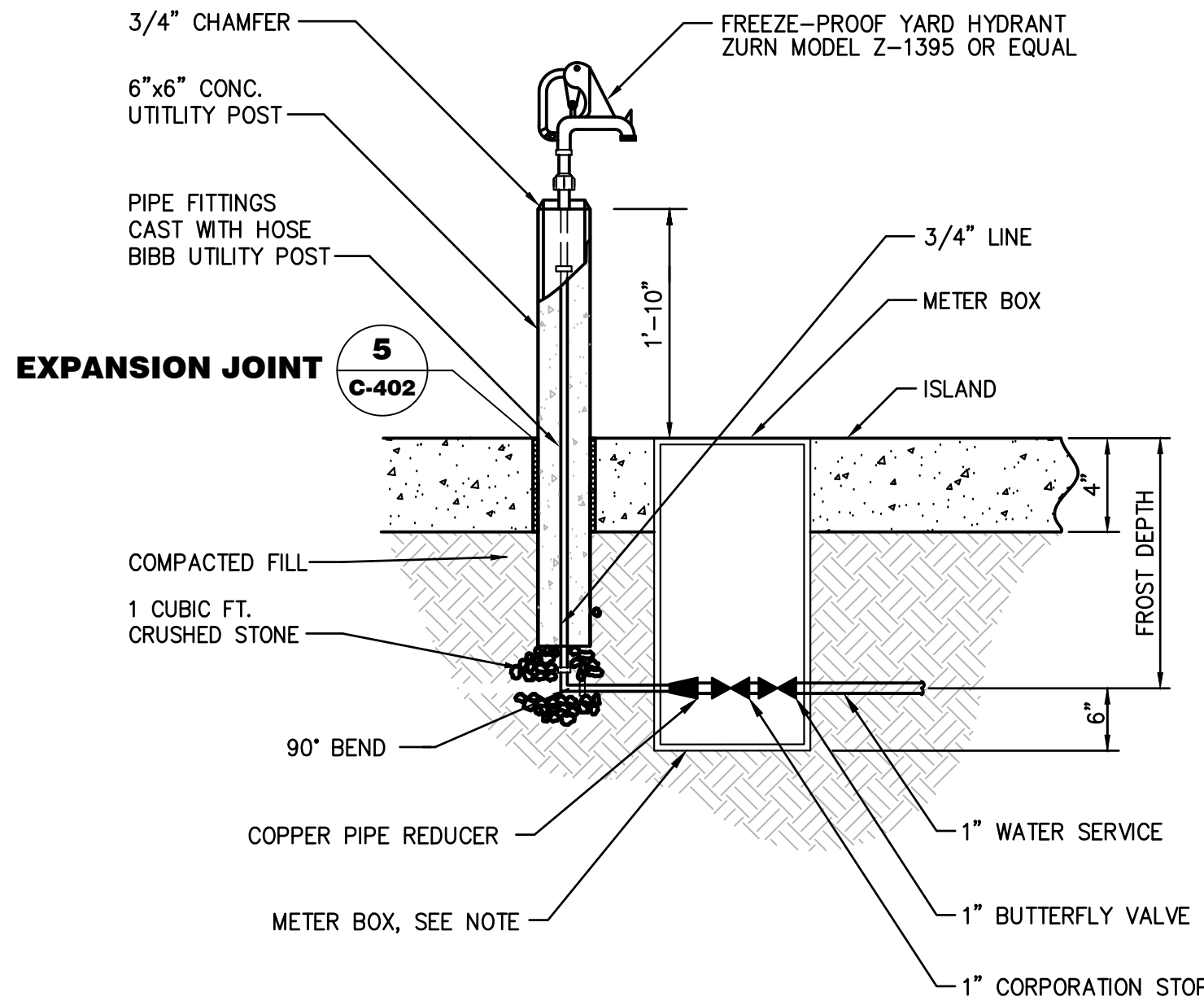


SPECIFICATIONS	
FRAME WORK	
TOP RAIL	1 5/8" O.D.
LINE POSTS	2 1/2" O.D.
BRACE RAIL	1 5/8" O.D.
CORNER POSTS	3" O.D.
END POSTS	3" O.D.
GATE POSTS	3" O.D.

NOTES:
1. FENCING TO BE 9 GAUGE, 2" MESH TOP AND BOTTOM SELVAGE

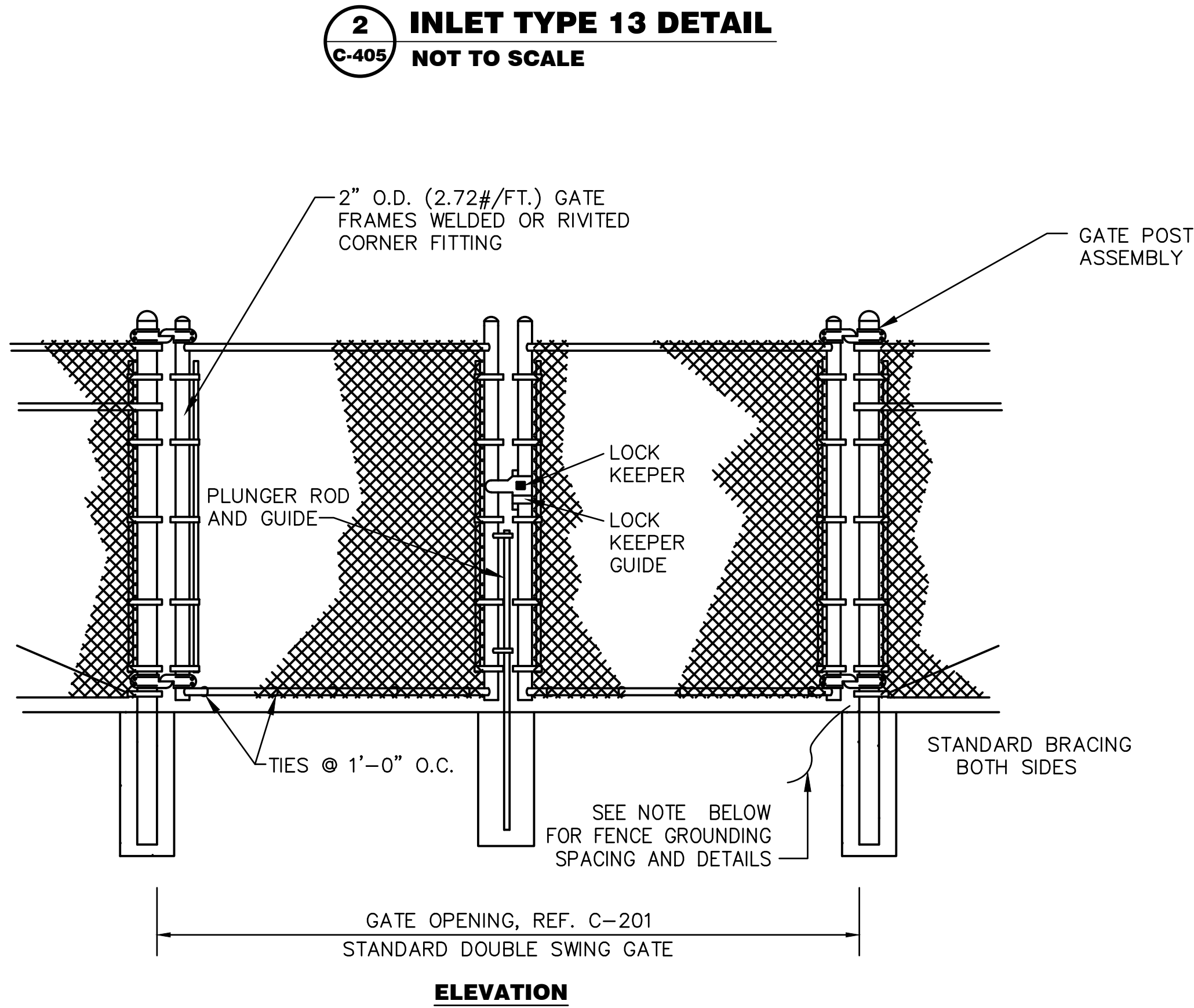
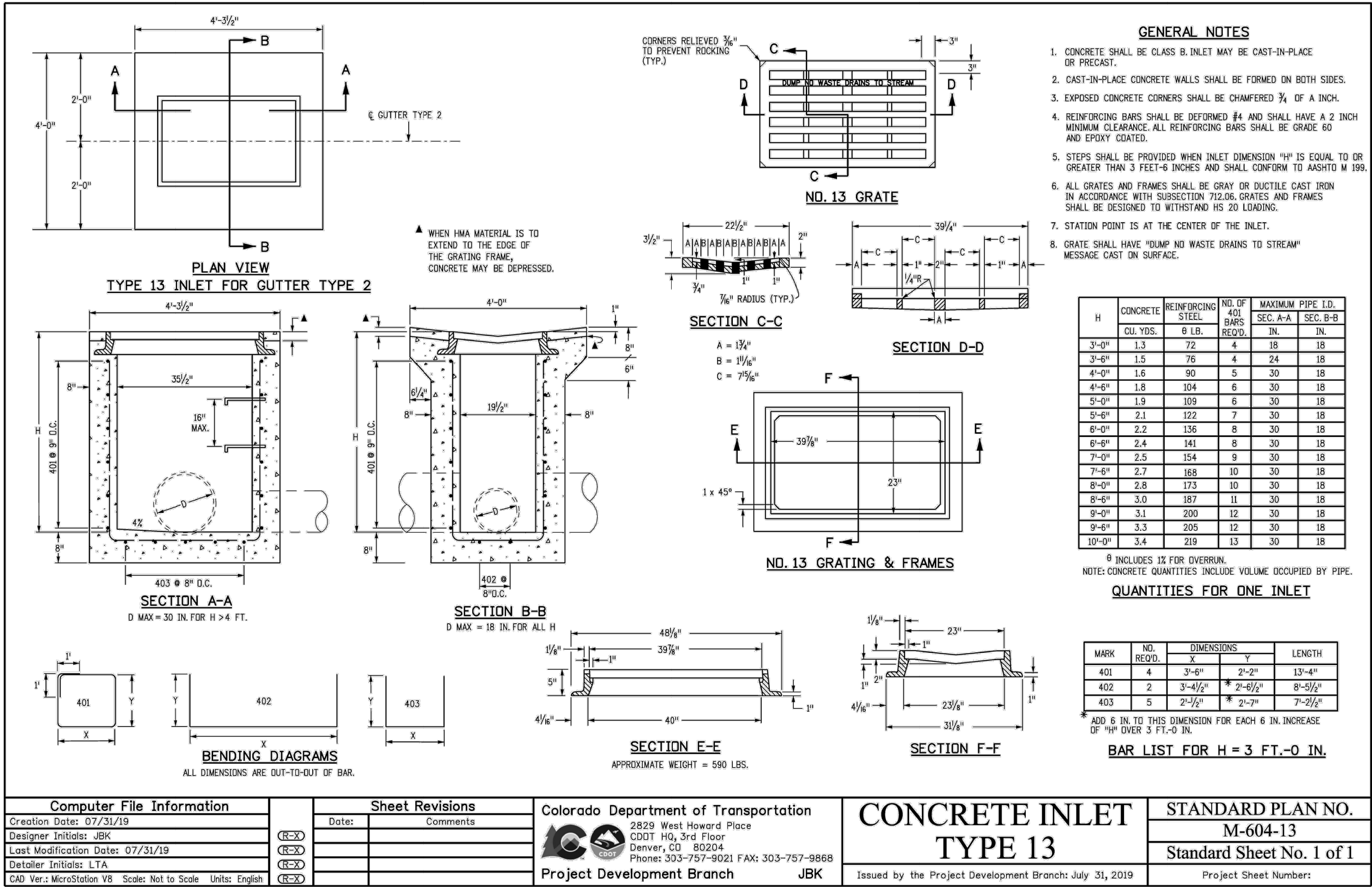


1
C-405 **TYPICAL FENCE DETAIL**
NOT TO SCALE



NOTE:
1. CAST IRON METER BOX - 18.5" x 10" DEPTH 6" BELOW FROST LINE, WITH ACCESS LID.

3
C-405 **YARD HYDRANT**
SCALE:-N.T.S.



4
C-405 **SWING GATE DETAIL**
SCALE:-N.T.S.

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817



3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327

FIRM REG. #20251897994
DES: JLD CHK: RRM DRW: FDH

2025-0863

Seal



08/06/2026

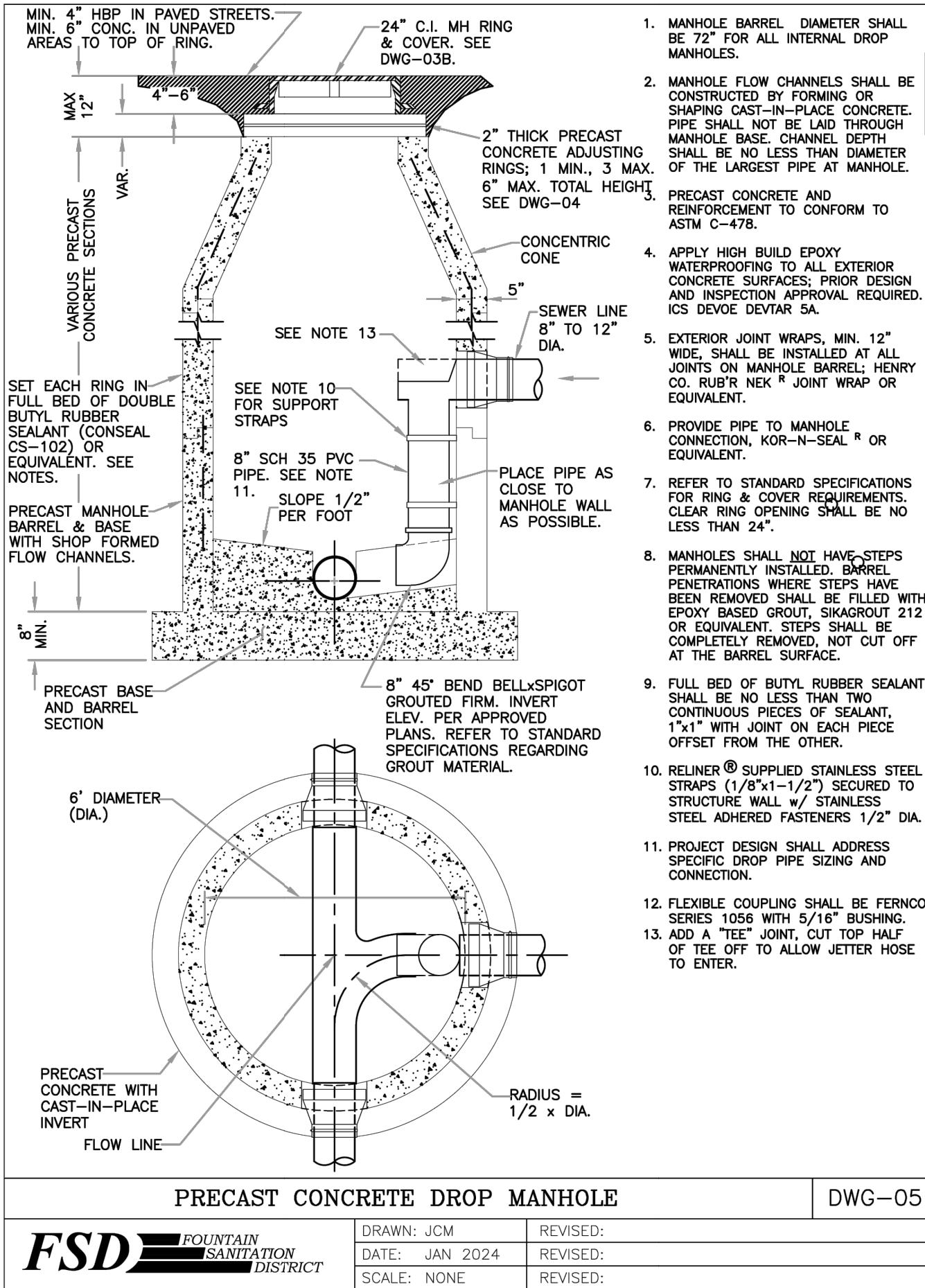
NOT ISSUED FOR CONSTRUCTION

CONSTRUCTION DETAILS
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

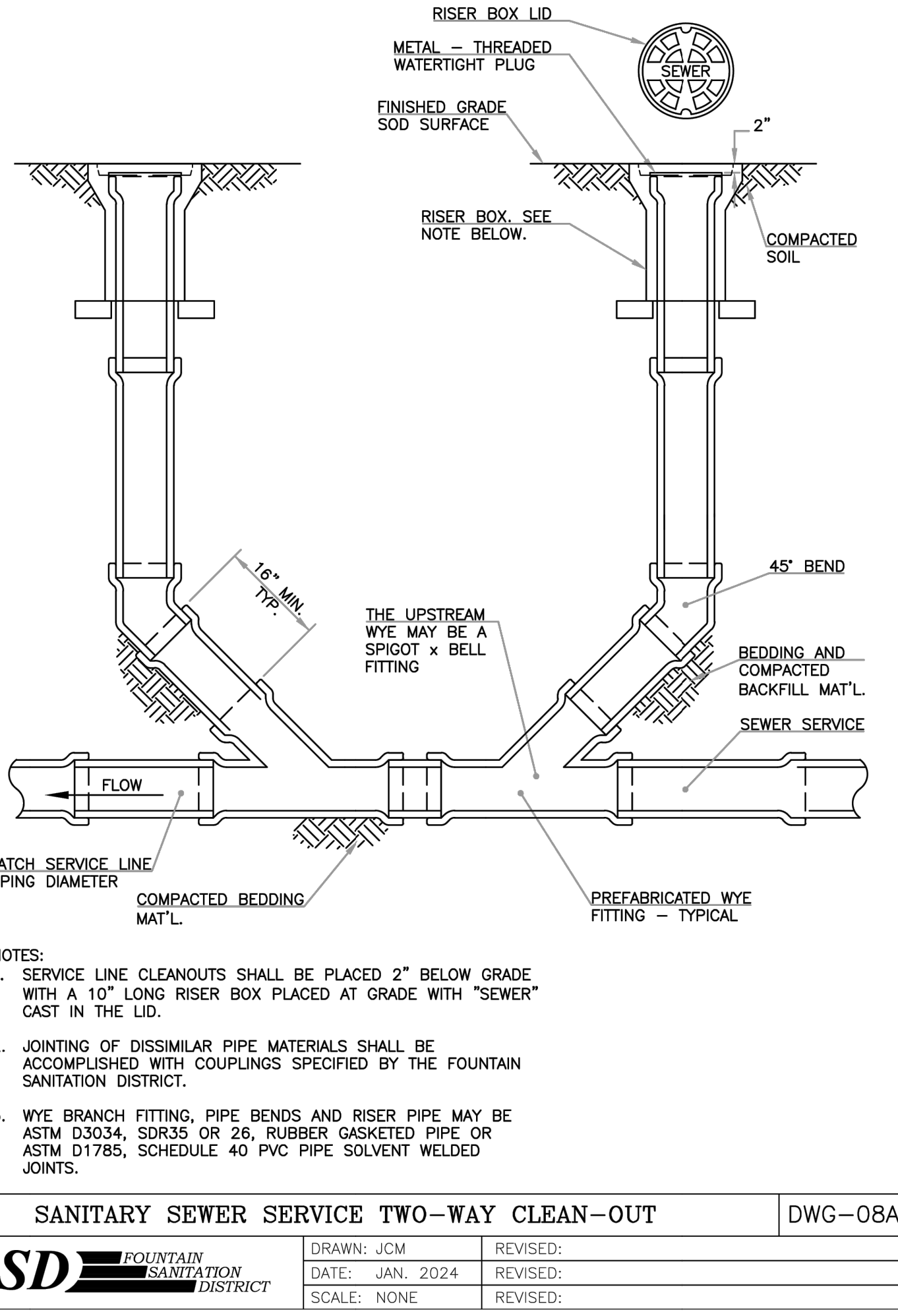
Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M2	05/15/2026	MODIFICATION 02

01/21/2026
ISSUED FOR PERMIT

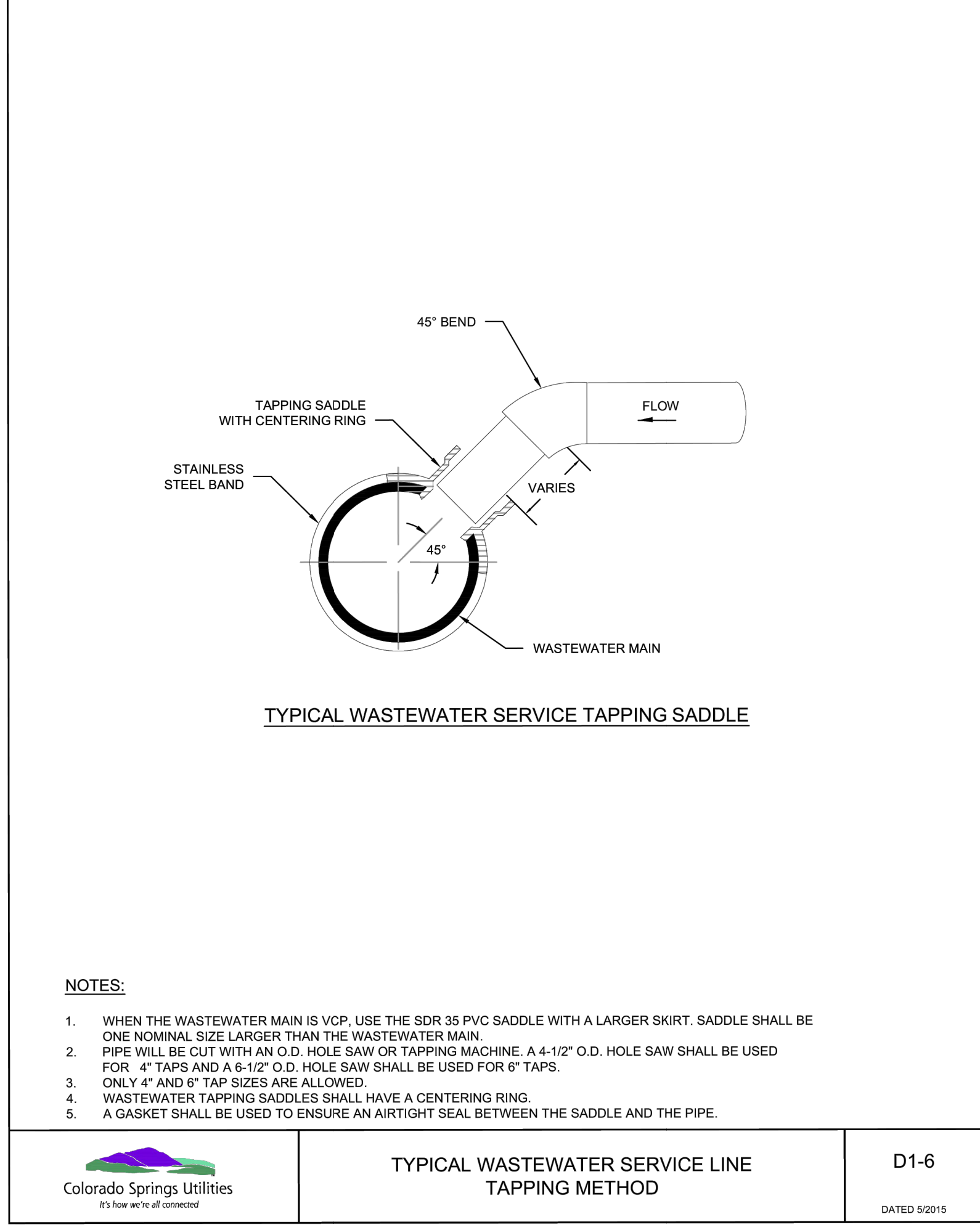
C-405



1 TYPICAL PRECAST CONCRETE MANHOLE
C-406 NOT TO SCALE



2 SANITARY SERVICE TWO-WAY CLEANOUT
C-406 NOT TO SCALE



3 TYPICAL WASTEWATER SERVICE LINE
C-406 NOT TO SCALE

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FOUNTAIN, CO 80817



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DES: JLD CHK: RRM DRW: FDH

2025-0863

Seal



NOT ISSUED FOR CONSTRUCTION

CONSTRUCTION DETAILS
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION
M3	06/22/2026	MODIFICATION 03
M5	09/09/2026	MODIFICATION 05

01/21/2026
ISSUED FOR PERMIT

C-406



CONSTRUCTION DETAILS

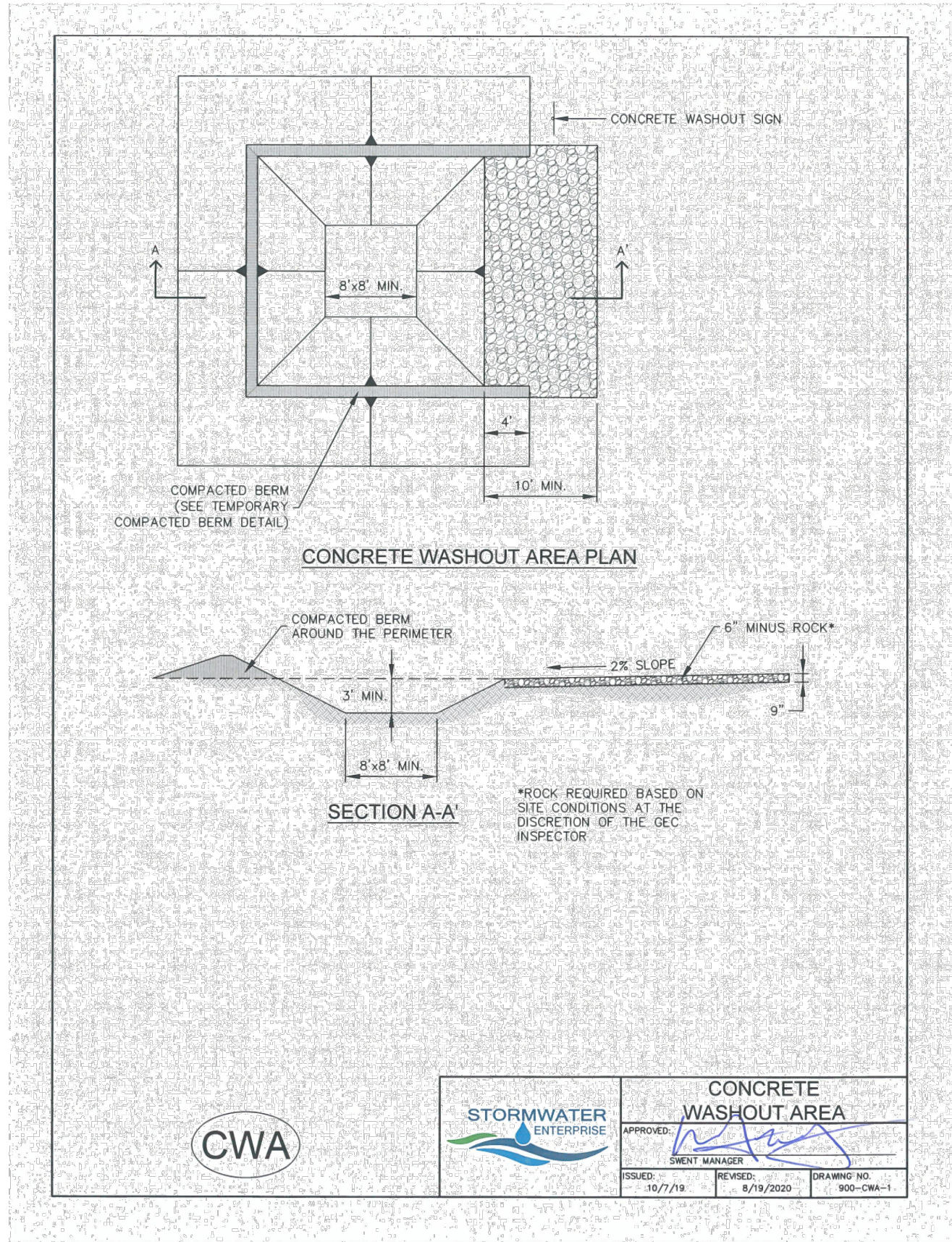
KROGER FOUNTAIN CO SPOKE

PROJECT CODE: 2025-0863

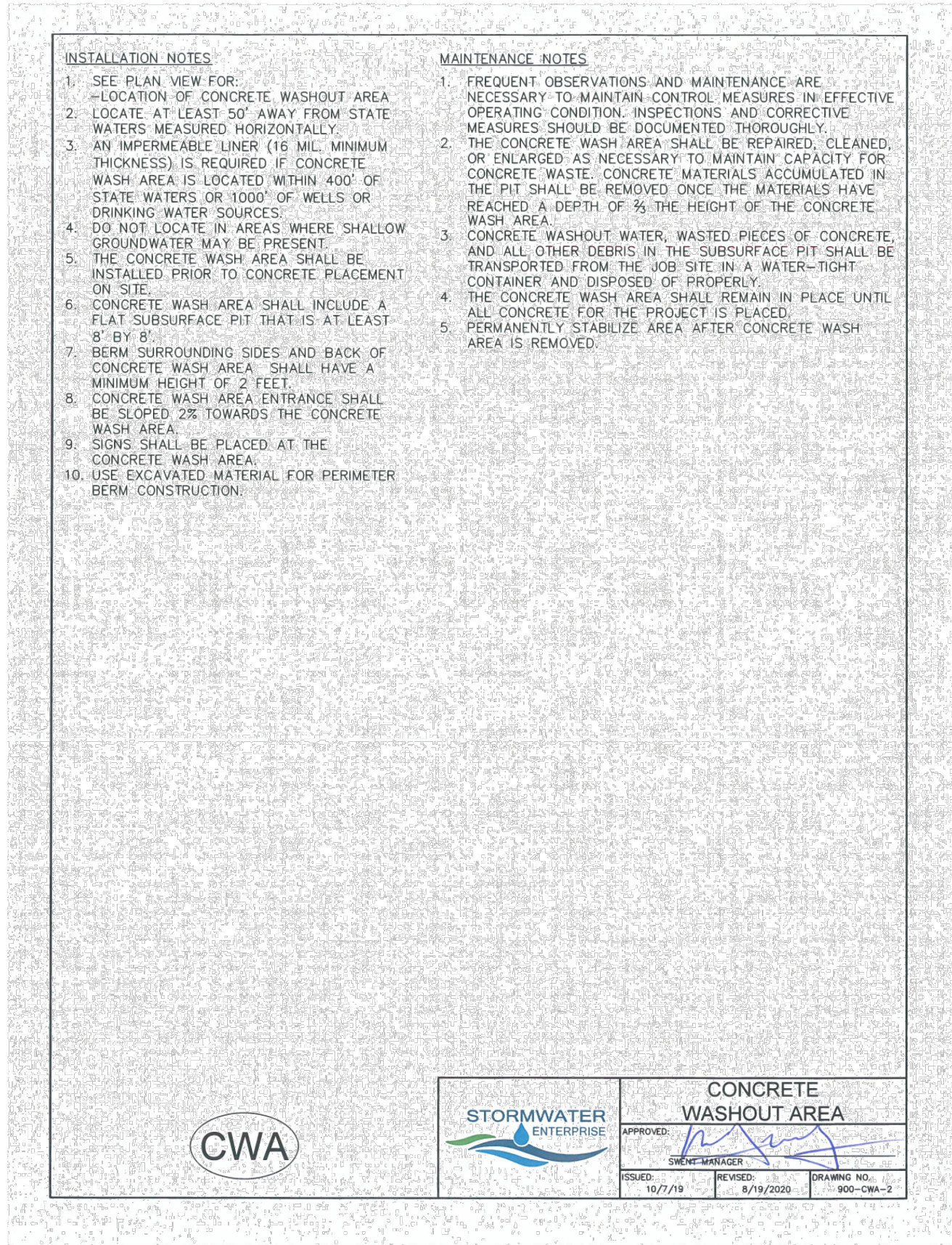
C-407

D

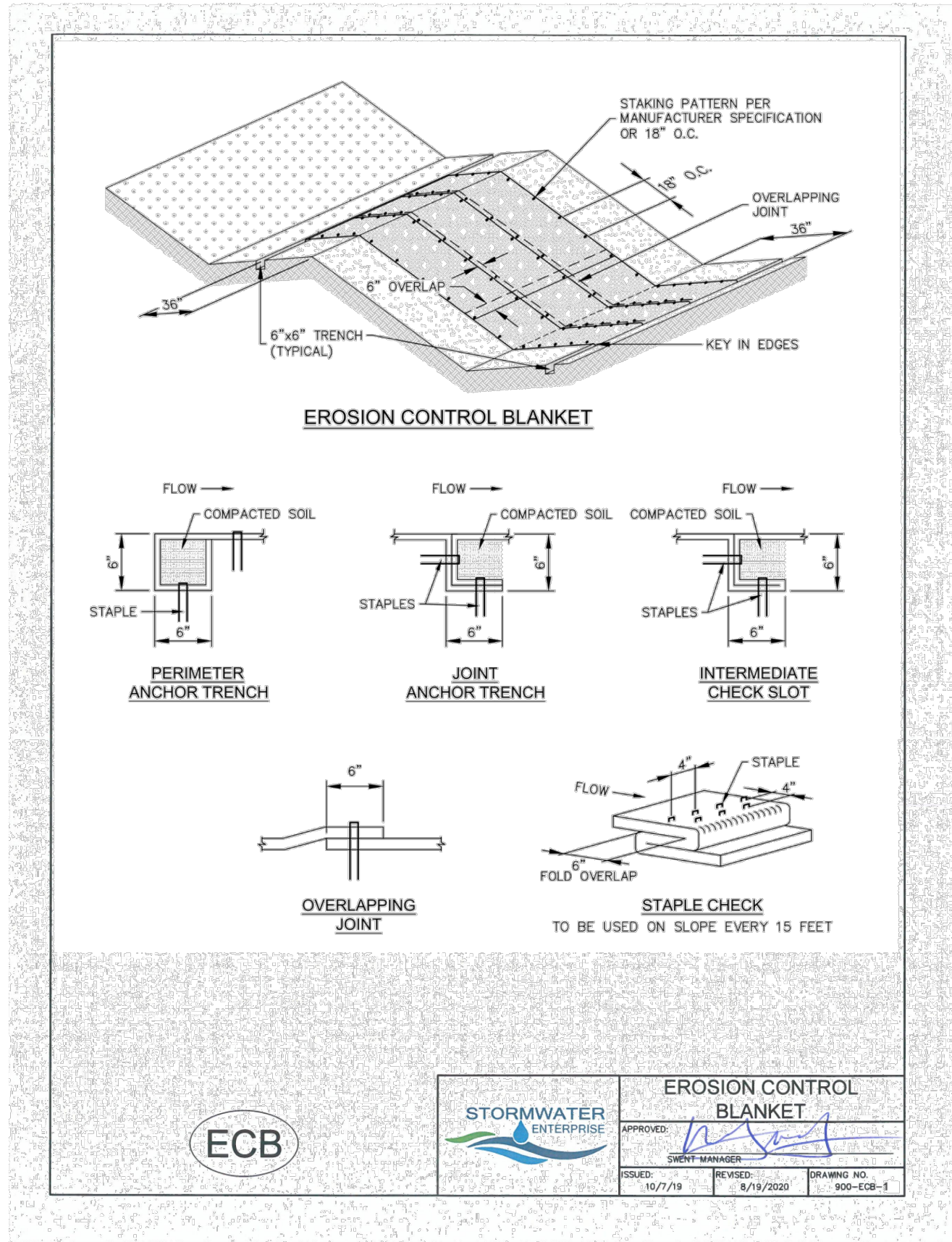
C



1 CONCRETE WASHOUT AREA
C-408 NOT TO SCALE



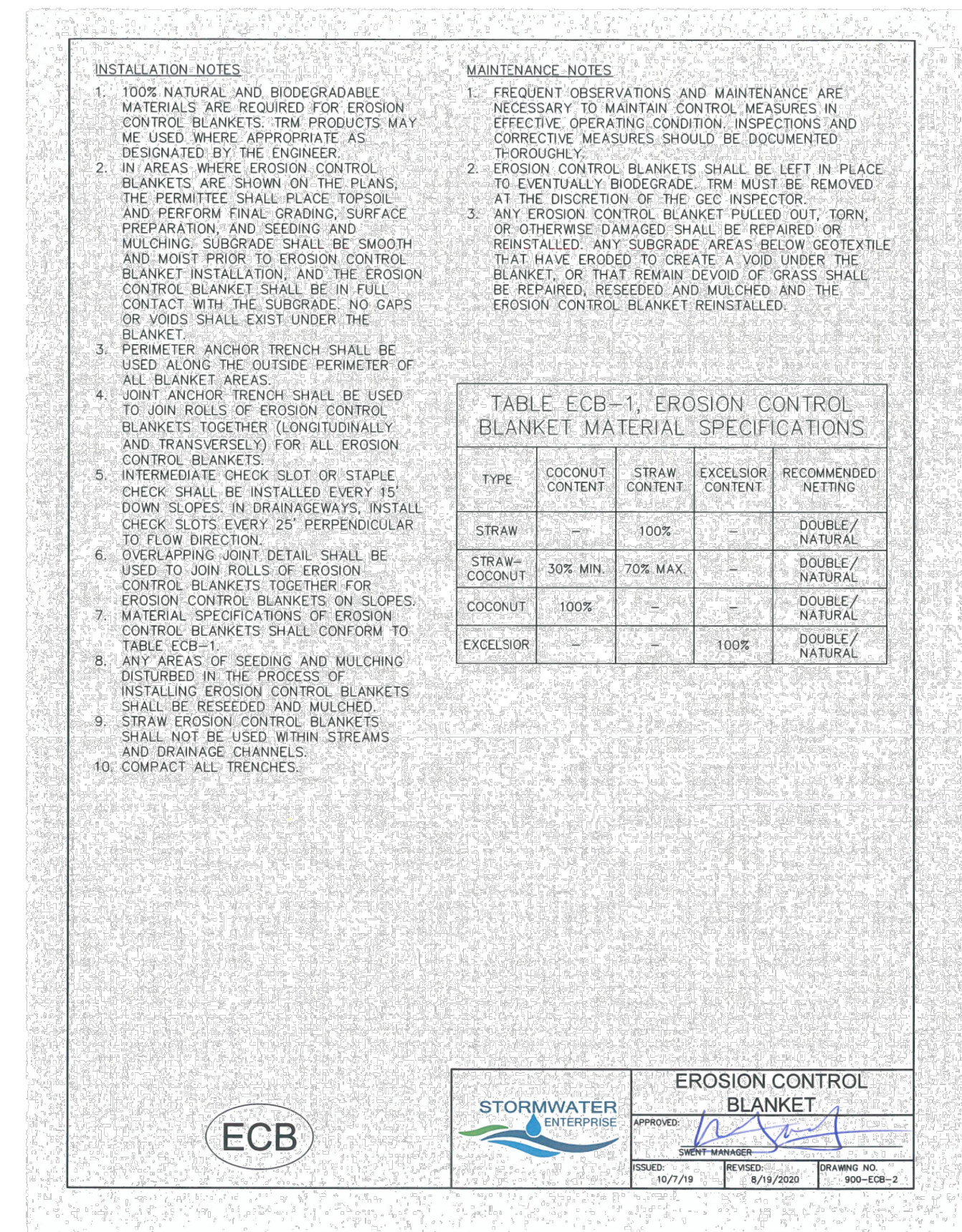
2 CONCRETE WASHOUT AREA
C-408 NOT TO SCALE



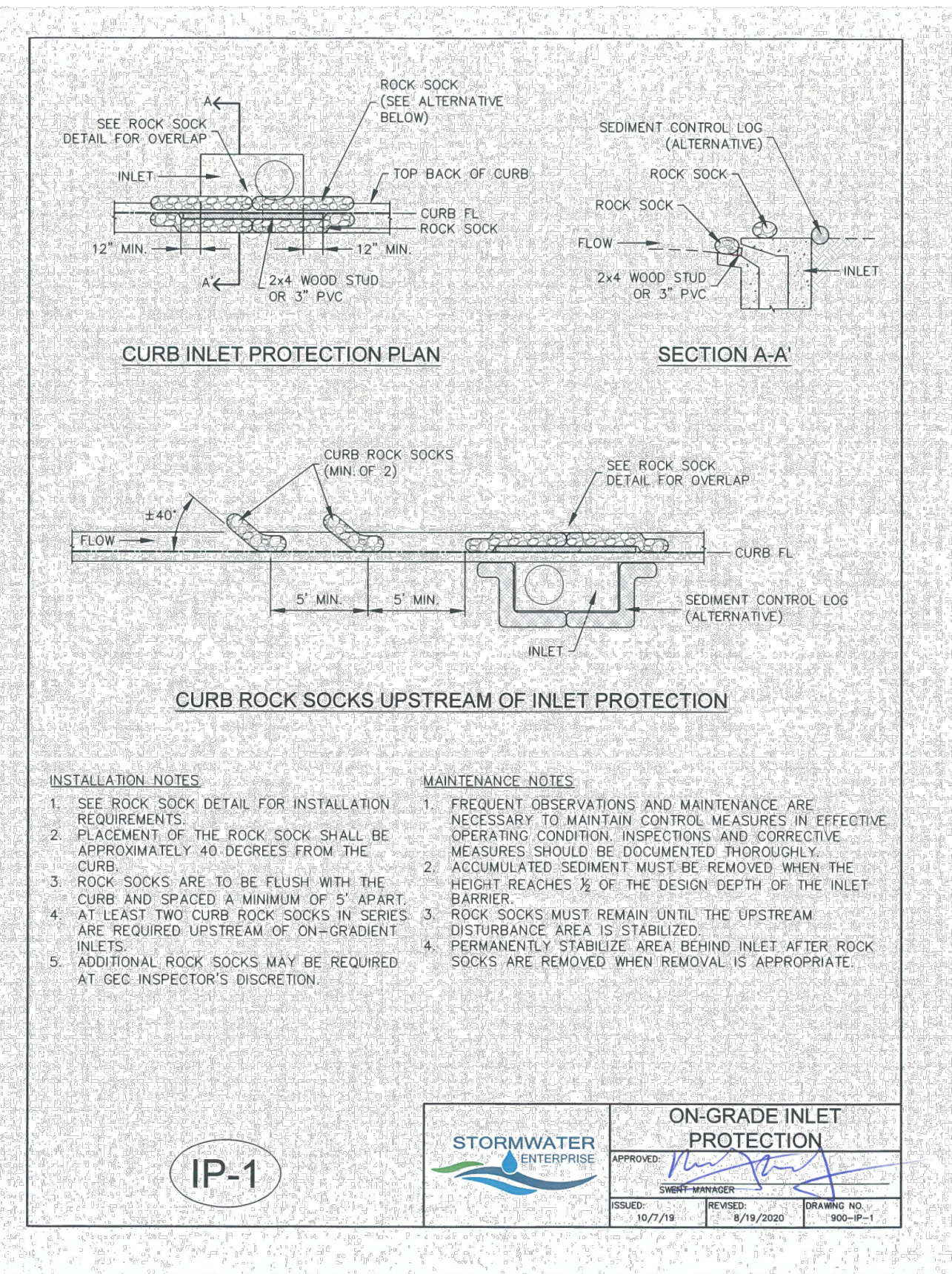
3 EROSION CONTROL BLANKET
C-408 NOT TO SCALE

B

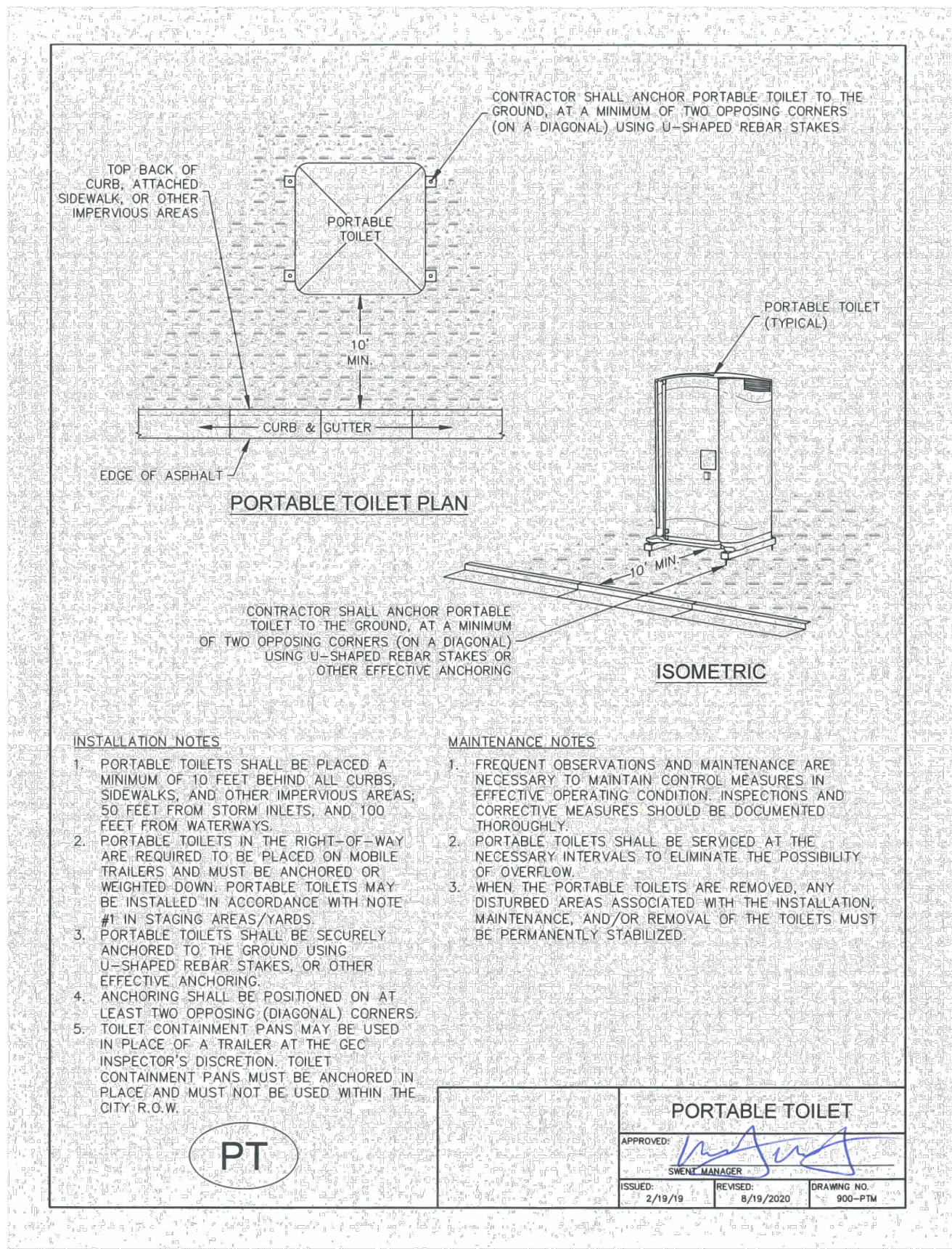
A



4 EROSION CONTROL BLANKET
C-408 NOT TO SCALE



5 INLET PROTECTION
C-408 NOT TO SCALE



6 PORTABLE TOILET
C-408 NOT TO SCALE

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817



3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
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FIRM REG. #20251897994
DES: JLD CHK: RRM DRW: FDH

2025-0863

Seal



08/06/2026

NOT ISSUED FOR CONSTRUCTION

CONSTRUCTION DETAILS
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
A	11/11/2025	ISSUED FOR 50% REVIEW

01/21/2026
ISSUED FOR PERMIT

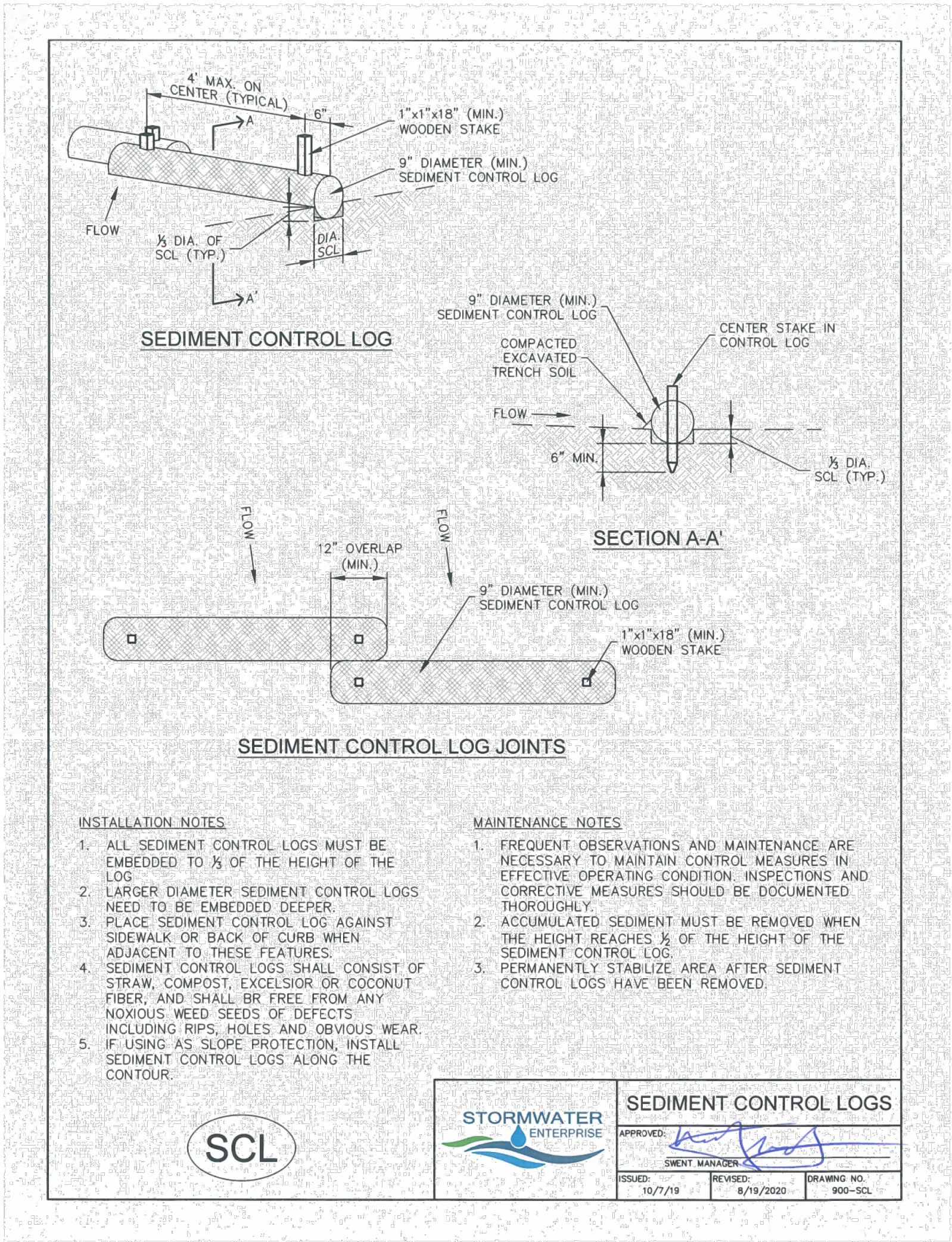
C-408

D

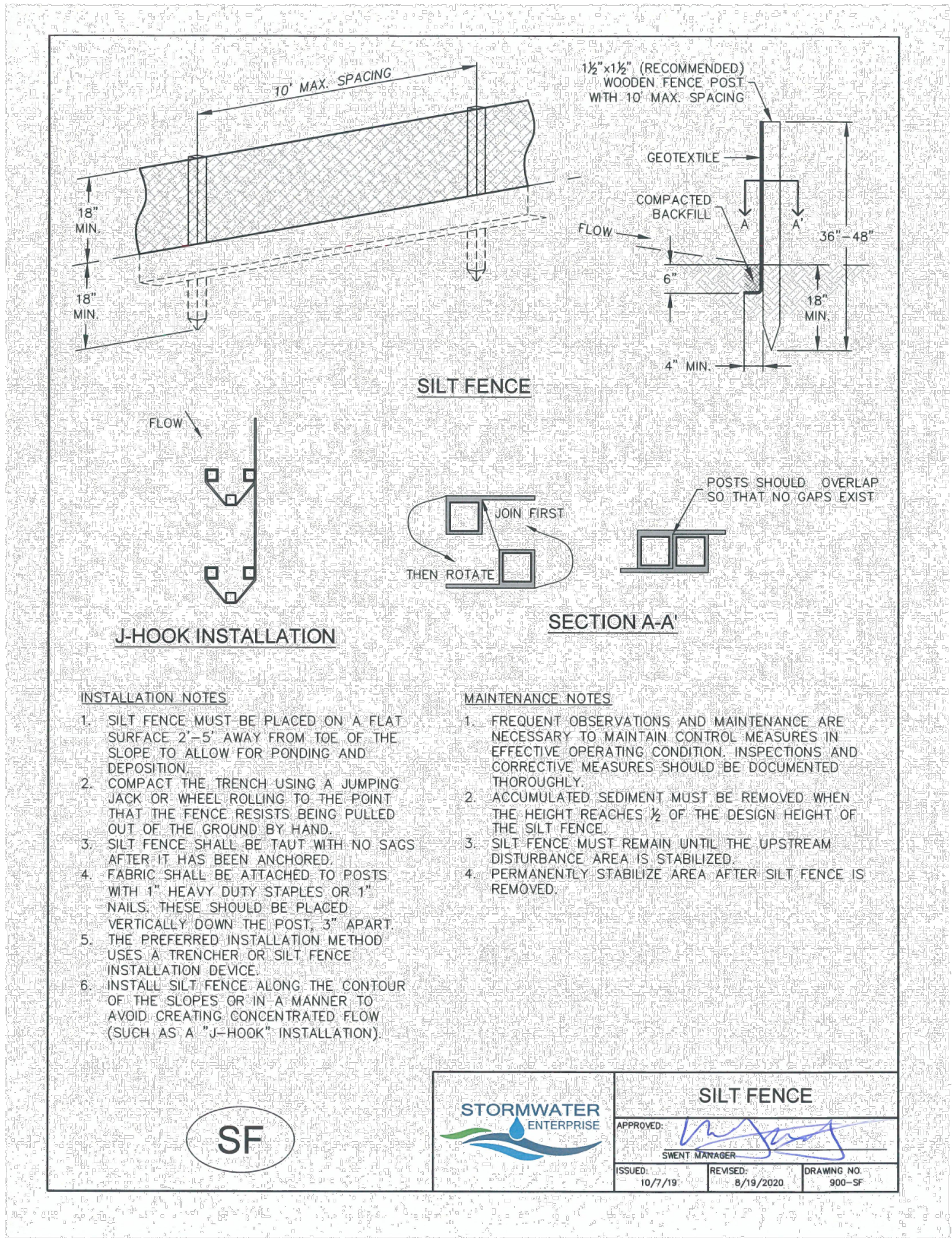
C

B

A



1 **SEDIMENT CONTROL LOGS**
C-409 NOT TO SCALE



2 **SILT FENCE**
C-409 NOT TO SCALE

KROGER
738 BANDLEY DR
FOUNTAIN, CO 80817



3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327

FIRM REG. #20251897994
DES: JLD CHK: RRM DRW: FDH

2025-0863

Seal



NOT ISSUED FOR CONSTRUCTION

CONSTRUCTION DETAILS
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

Rev	Date	Note
A	11/11/2025	ISSUED FOR 50% REVIEW

01/21/2026
ISSUED FOR PERMIT

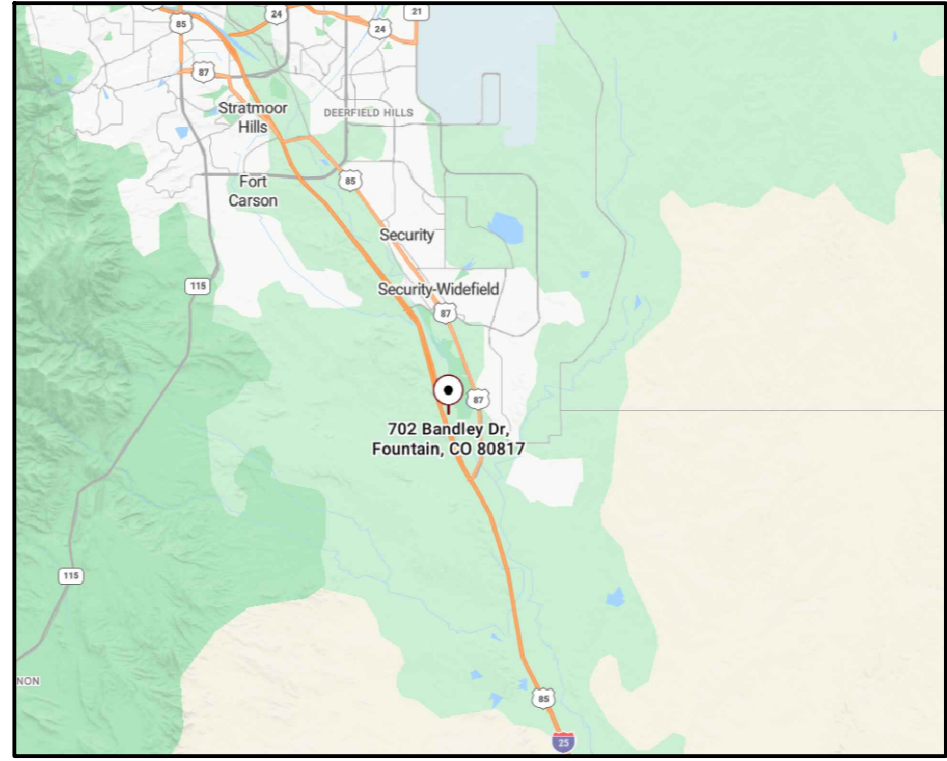
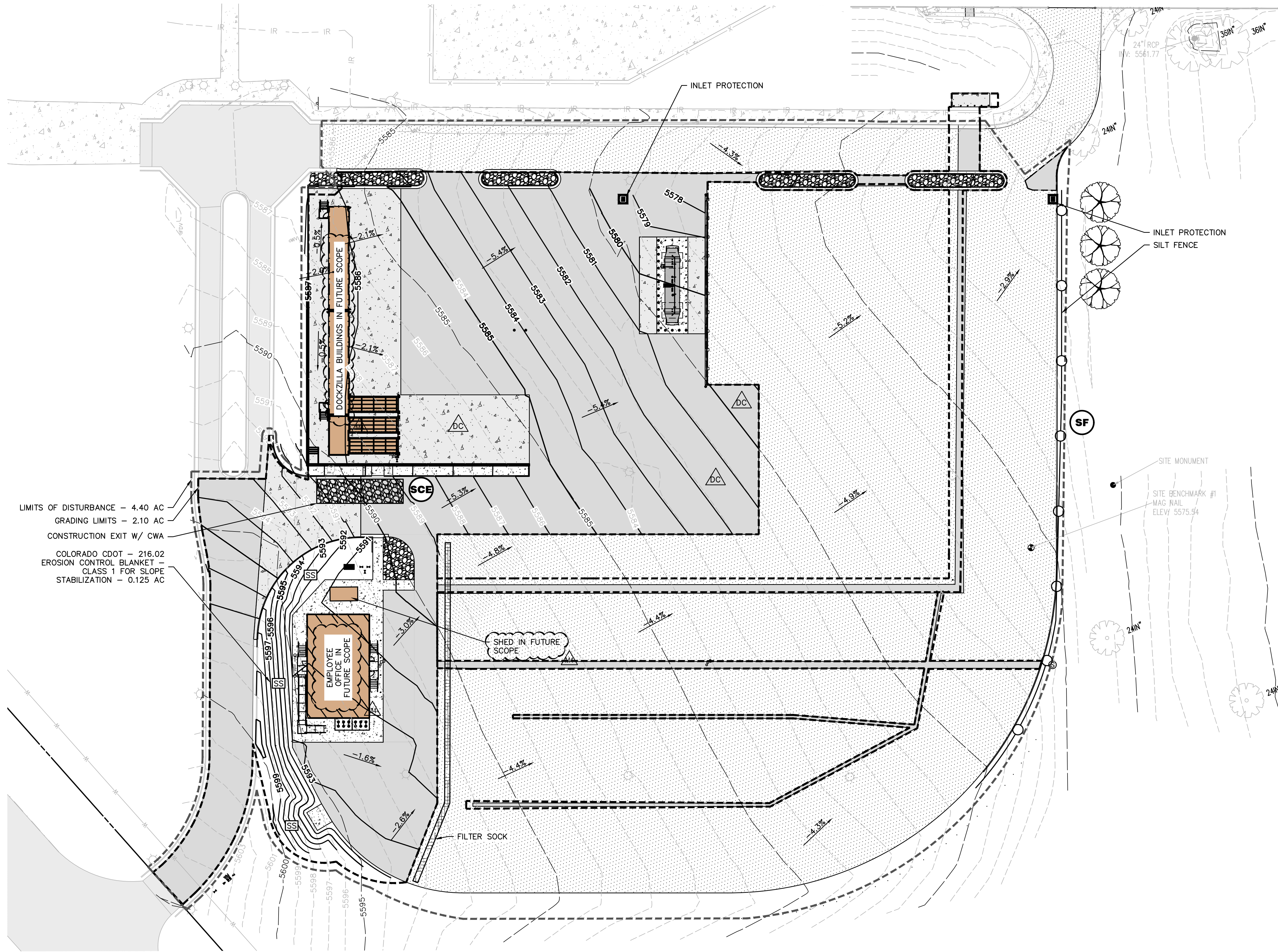
C-409

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B

A



VICINITY MAP
SCALE: N.T.S

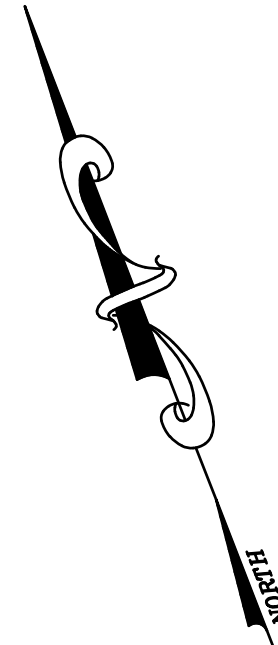
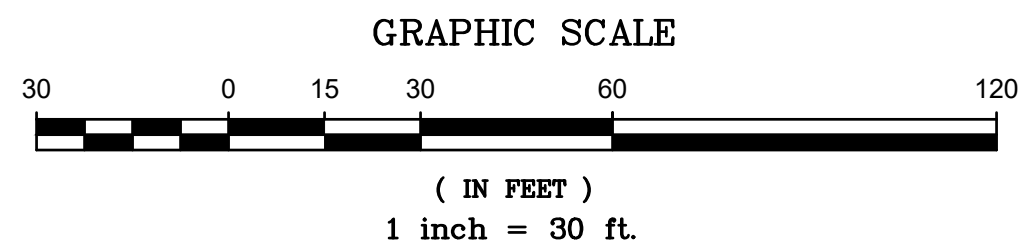
LIMITS OF DISTURBANCE - 4.40 AC
GRADING LIMITS - 2.10 AC
CONSTRUCTION EXIT W/ CWA
COLORADO CDOT - 216.02
EROSION CONTROL BLANKET -
CLASS 1 FOR SLOPE
STABILIZATION - 0.125 AC

EROSION CONTROL LEGEND			
CODE	PRACTICE	DETAIL	SYMBOL
DC	DUST CONTROL ON DISTURBED AREAS		DC
SCE	CONSTRUCTION EXIT & CONCRETE WASHOUT	2/EC-401	SCE
SF	TYPE A SEDIMENT BARRIER - 30" HEIGHT (NONSENSITIVE AREAS)	1/EC-401 P-Factor 0.045	SF
	FILTER SOCK	3/EC-401	
	INLET PROTECTION	4/EC-401	
SS	SLOPE STABILIZATION		SS

EARTHWORK
CUT: 1050 CU.YD
FILL: 625 CU.YD
NET: 425 CU.YD (CUT)

NOTES:
1. STOCK PILE LOCATION WILL BE DETERMINED BY THE CONTRACTOR.

1 EROSION CONTROL PLAN
SCALE: 1" = 30'



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FOUNTAIN, CO 80817



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ATLANTA, GA 30327

FIRM REG. #20251897994
CHK: DRW:

2025-0863

Seal



NOT ISSUED FOR CONSTRUCTION

EROSION CONTROL PLAN
KROGER FOUNTAIN CO SPOKE
PROJECT CODE: 2025-0863

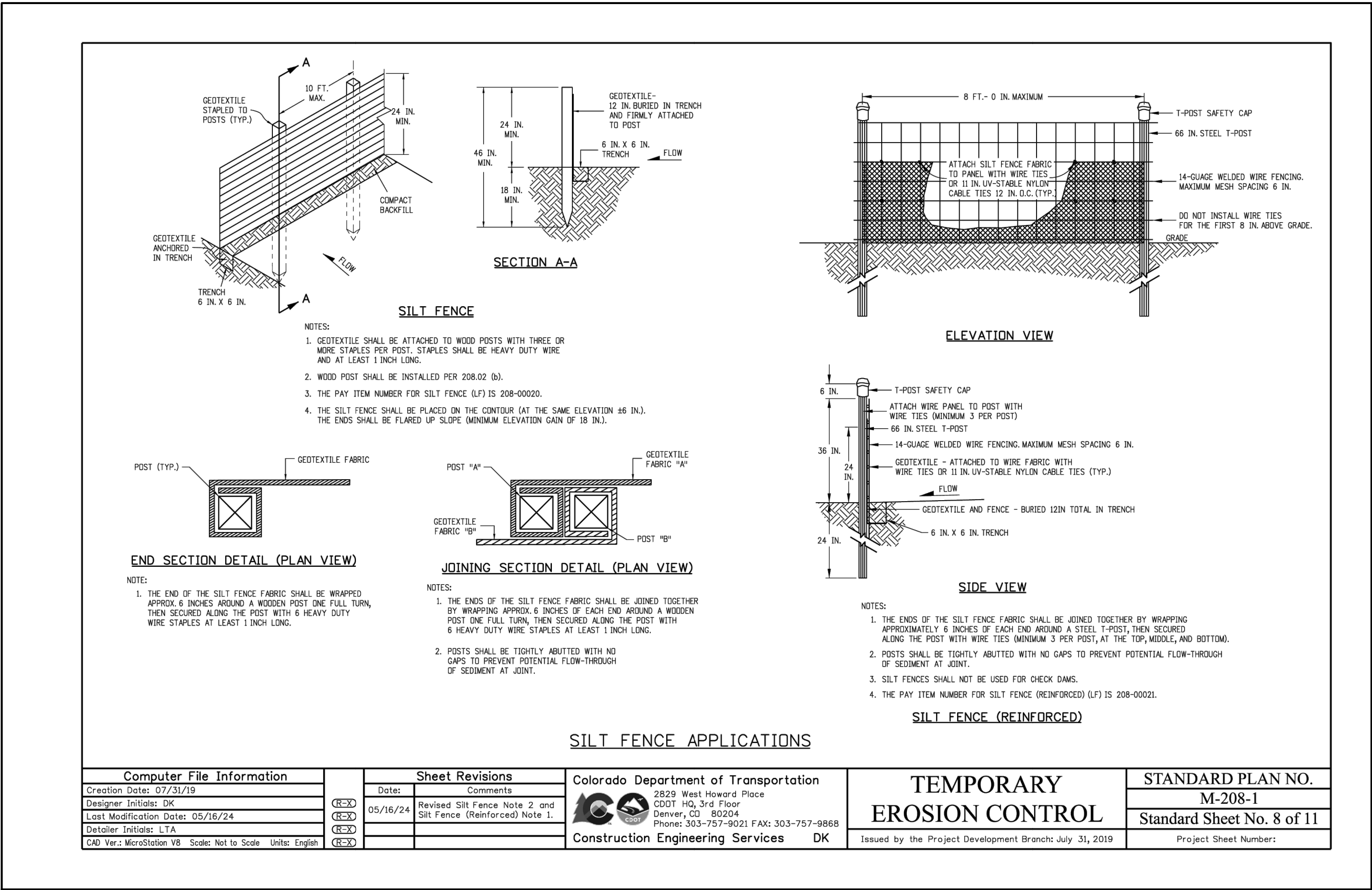
Rev	Date	Note
0	01/21/2026	ISSUE FOR PERMIT AND CONSTRUCTION

01/21/2026
ISSUED FOR PERMIT

EC-201

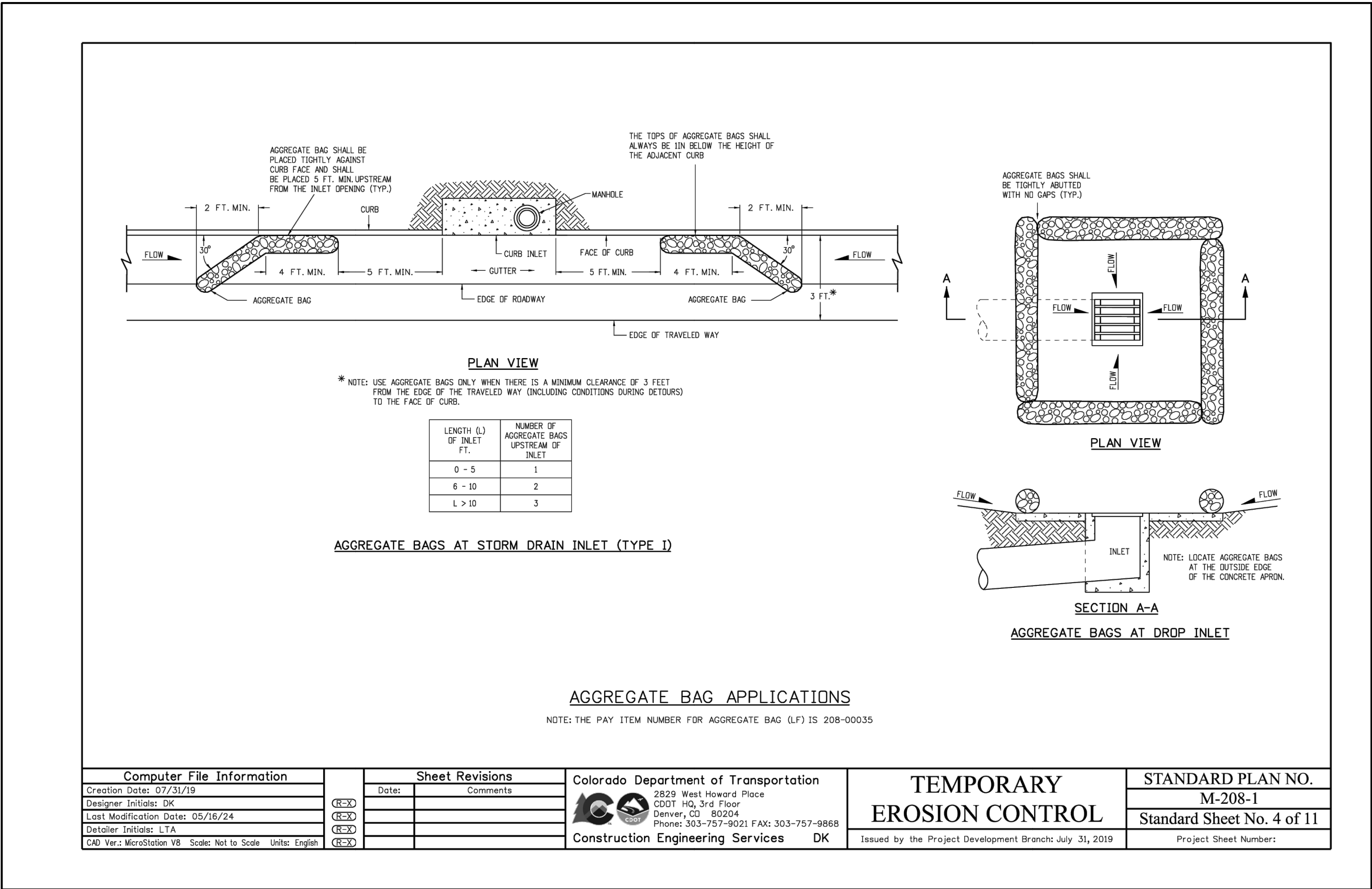
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C



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3

"SOCK" STYLE AGGREGATE INLET FILTER

EC-401

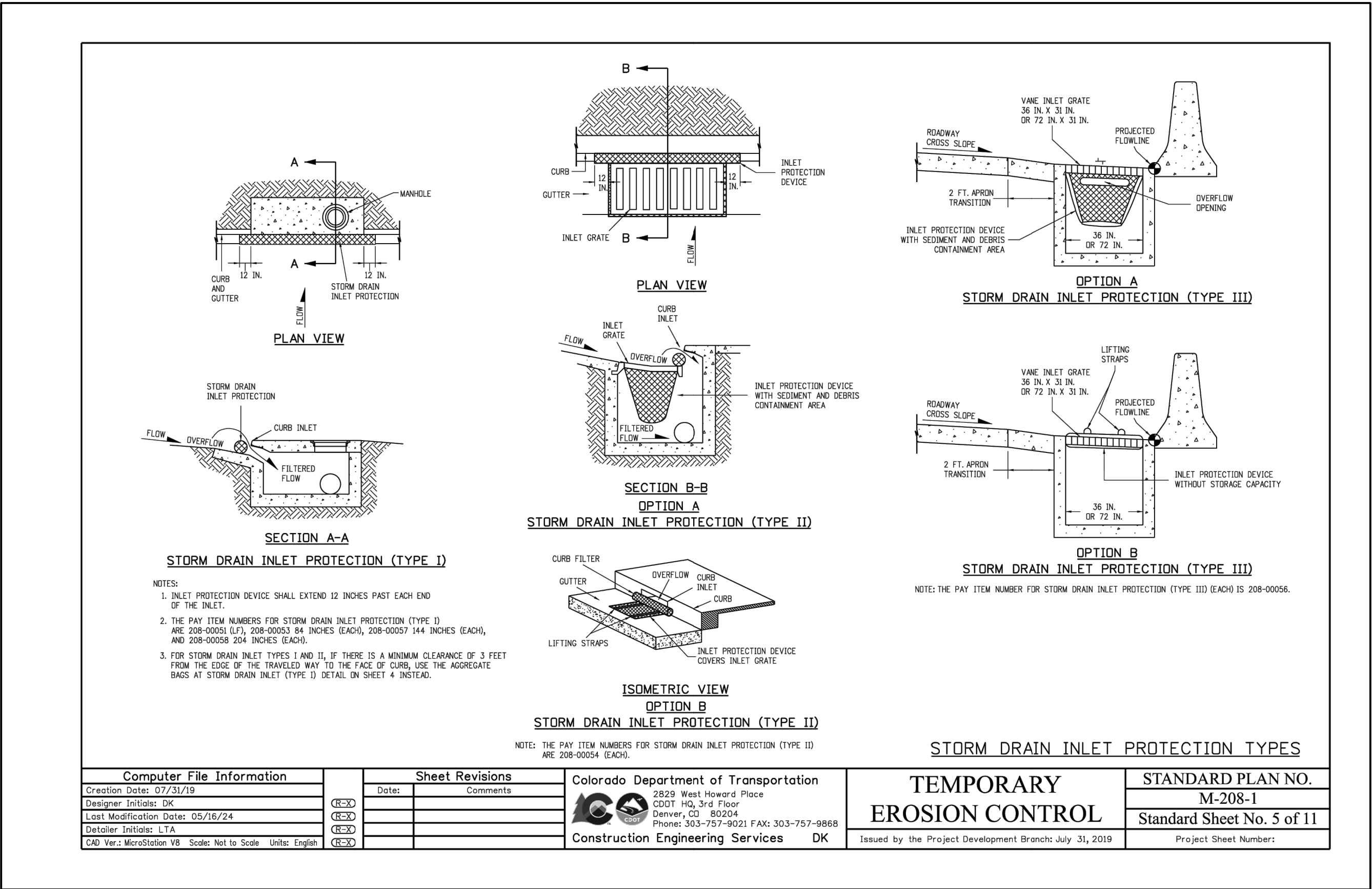
NOT TO SCALE

2

TEMPORARY GRAVEL CONSTRUCTION EXIT

EC-401

NOT TO SCALE



4

INLET PROTECTION

EC-401

NOT TO SCALE

KROGER

738 BANDLEY DR

FOUNTAIN, CO 80817

STRATUS®

3715 NORTHSIDE PARKWAY NW
BUILDING 300, SUITE 200
ATLANTA, GA 30327

FIRM REG. #20251897994

DES: CHK: DRW:

2025-0863

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COLORADO LICENSED
SINCE 1966
66663
PROFESSIONAL ENGINEER

08/06/2026

NOT ISSUED FOR CONSTRUCTION

EROSION CONTROL DETAILS

KROGER FOUNTAIN CO SPOKE

PROJECT CODE: 2025-0863

Note	Issue for Permit and Construction	Date	Rev
		01/21/2026	0

01/21/2026

ISSUED FOR PERMIT

EC-401