

SCALE: 1" = 1000'

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C3.0	COVER SHEET
C3.1	GRADING AND EROSION CONTROL PLAN - INITIAL & INTERIM
C3.2	GRADING AND EROSION CONTROL PLAN - FINAL
C3.3	GRADING AND EROSION CONTROL DETAILS
C3.4	GRADING AND EROSION CONTROL DETAILS

PROJECT DESCRIPTION:
CONSTRUCTION OF A 123,000 SQUARE FOOT RETAIL BUILDING AND 9 DISPENSER ISLAND FUEL
CENTER WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES.

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.

LOTS 2 AND 3, BLOCK 1 OF FALCON MARKETPLACE SUBDIVISION, A PORTION OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

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

JENNIFER ROMANO, P.E. #44401 DATE

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

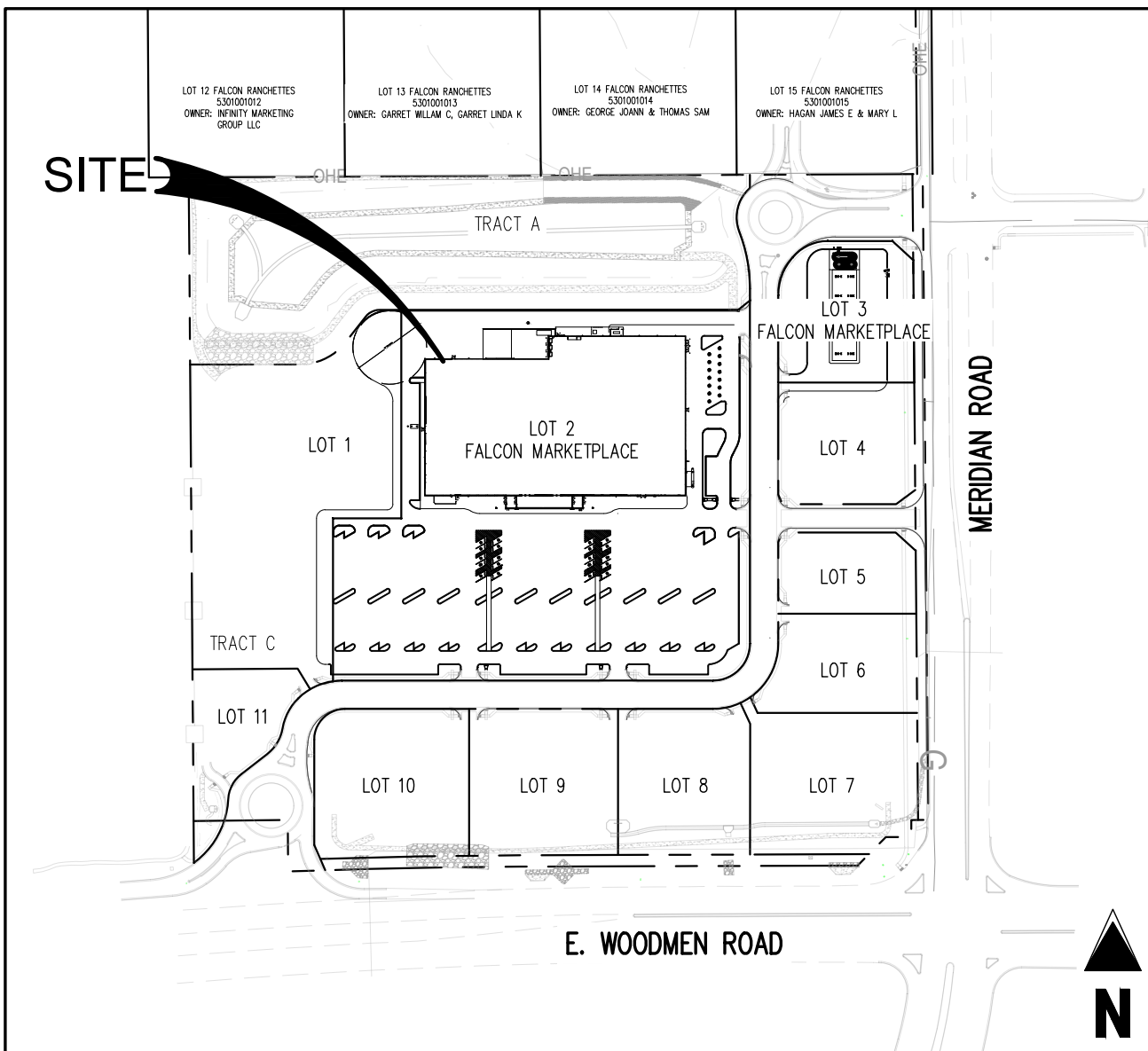
DILLON REAL ESTATE CO., INC., A KANSAS CORPORATION

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

IN ACCORDANCE WITH ECM 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.

JENNIFER IRVINE, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR



SCALE: 1" = 300'

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

E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

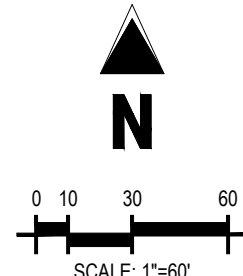
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Project No:	KSS000147
Drawn By:	AC
Checked By:	JRP
Date:	8/29/19

EROSION CONTROL COVER SHEET

C3.0

GRADING AND EROSION CONTROL PLAN

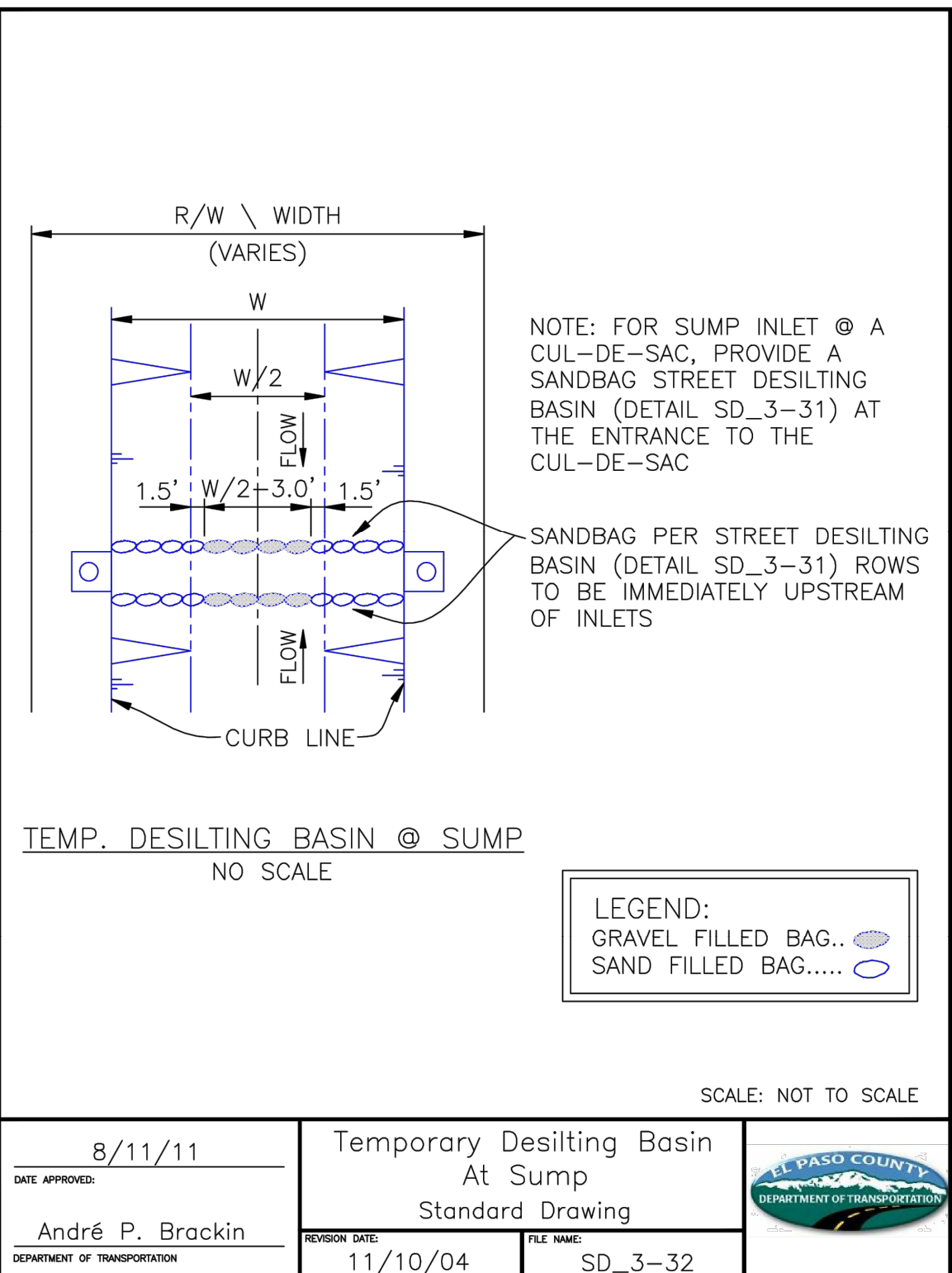
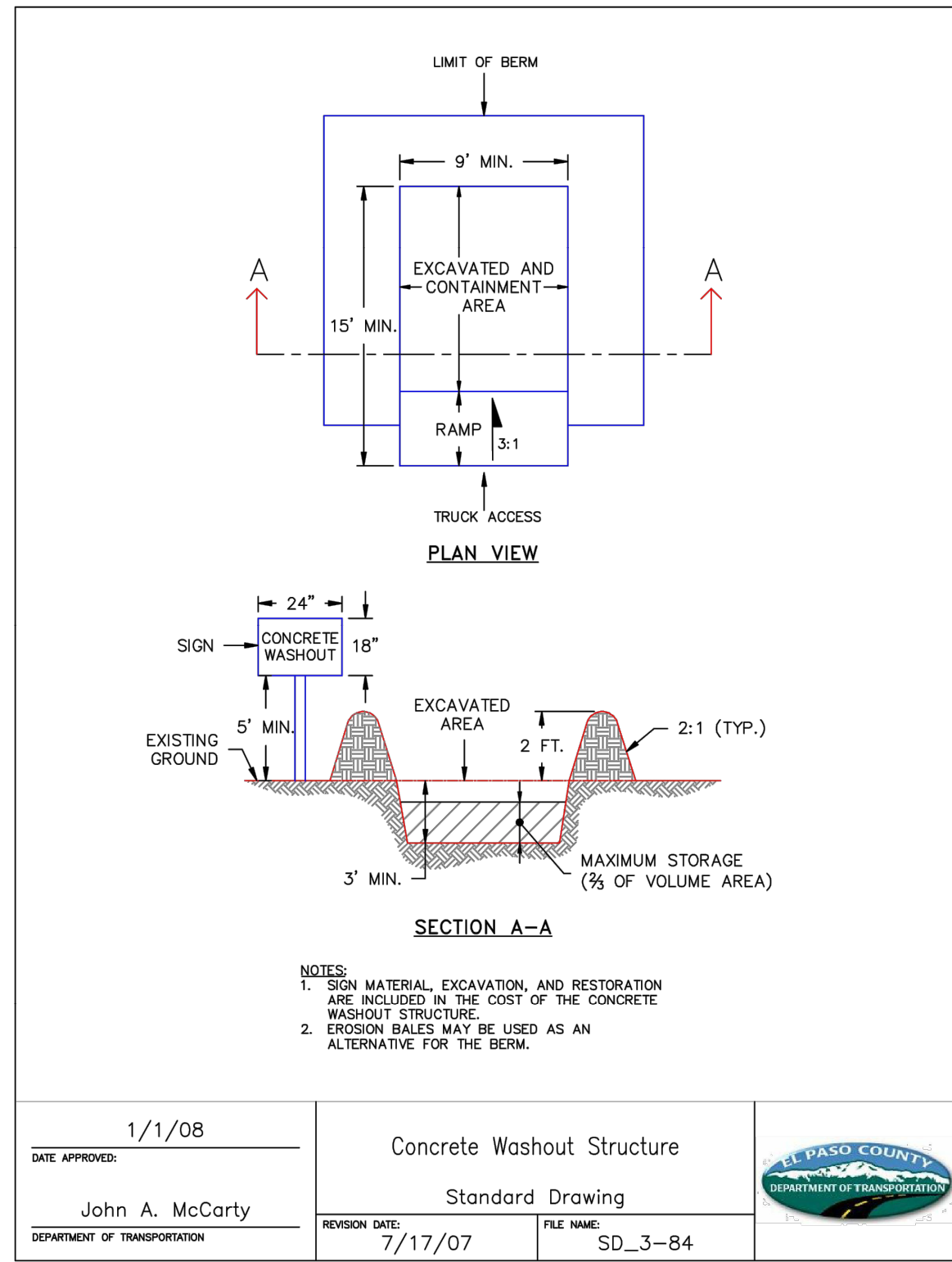
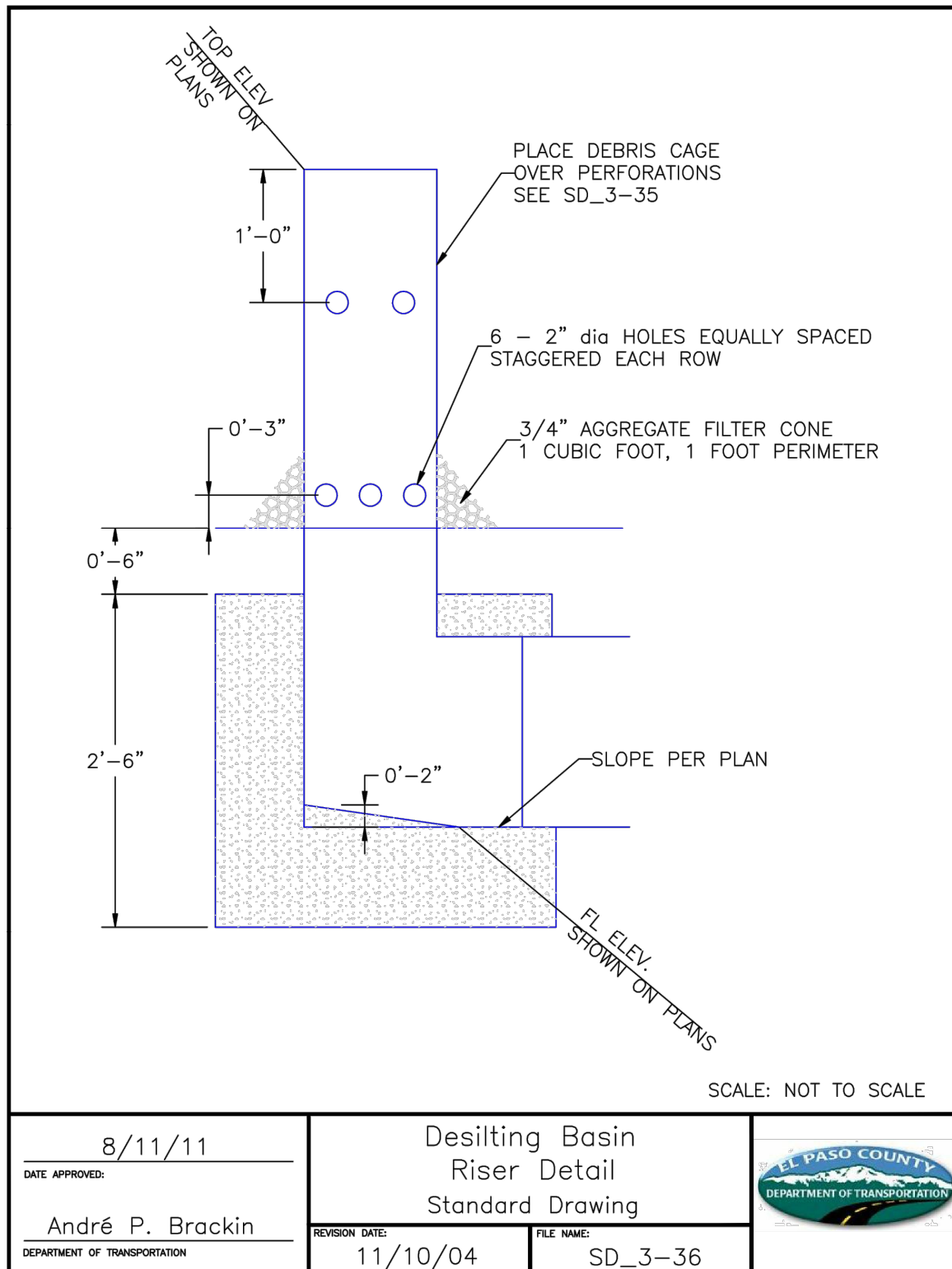
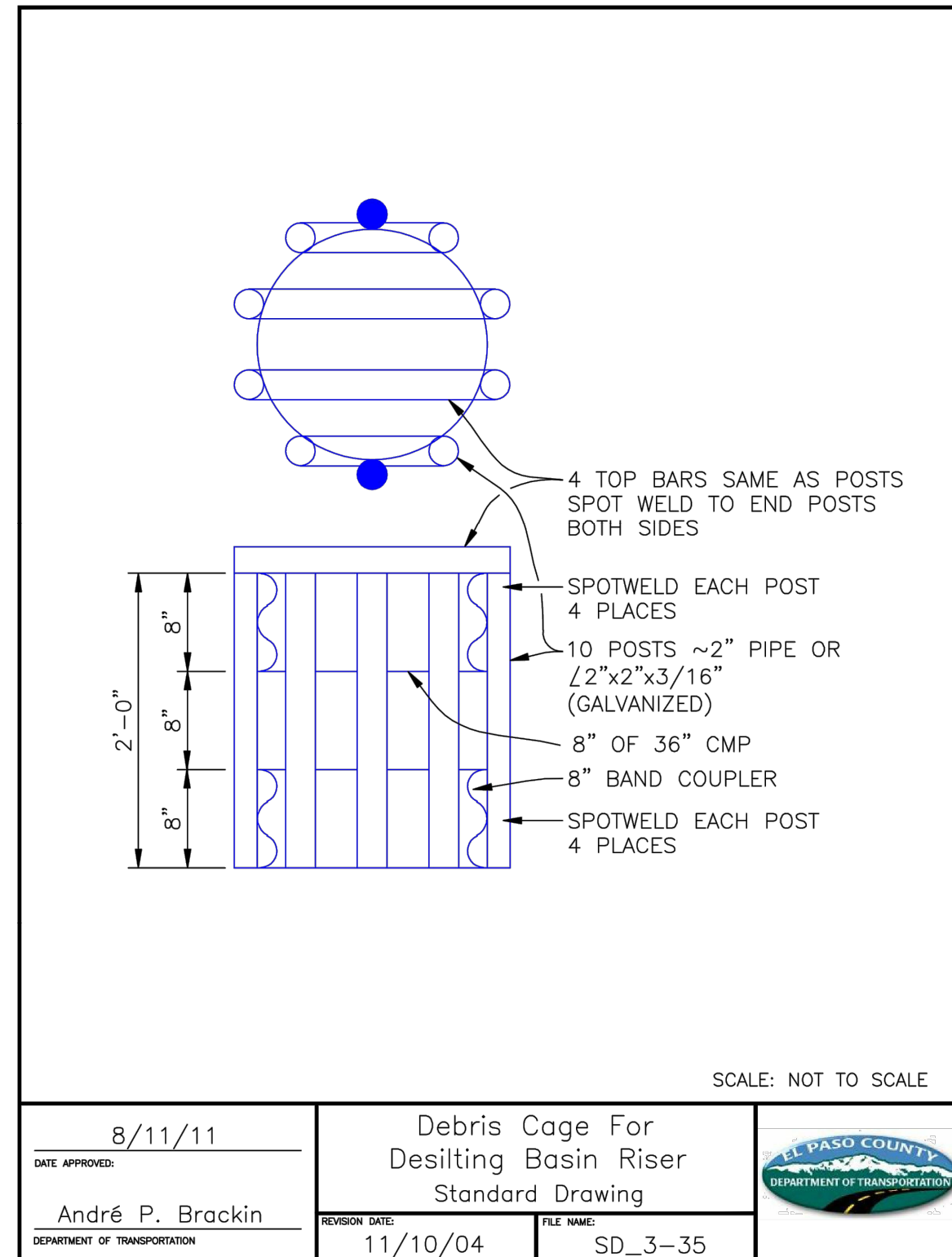
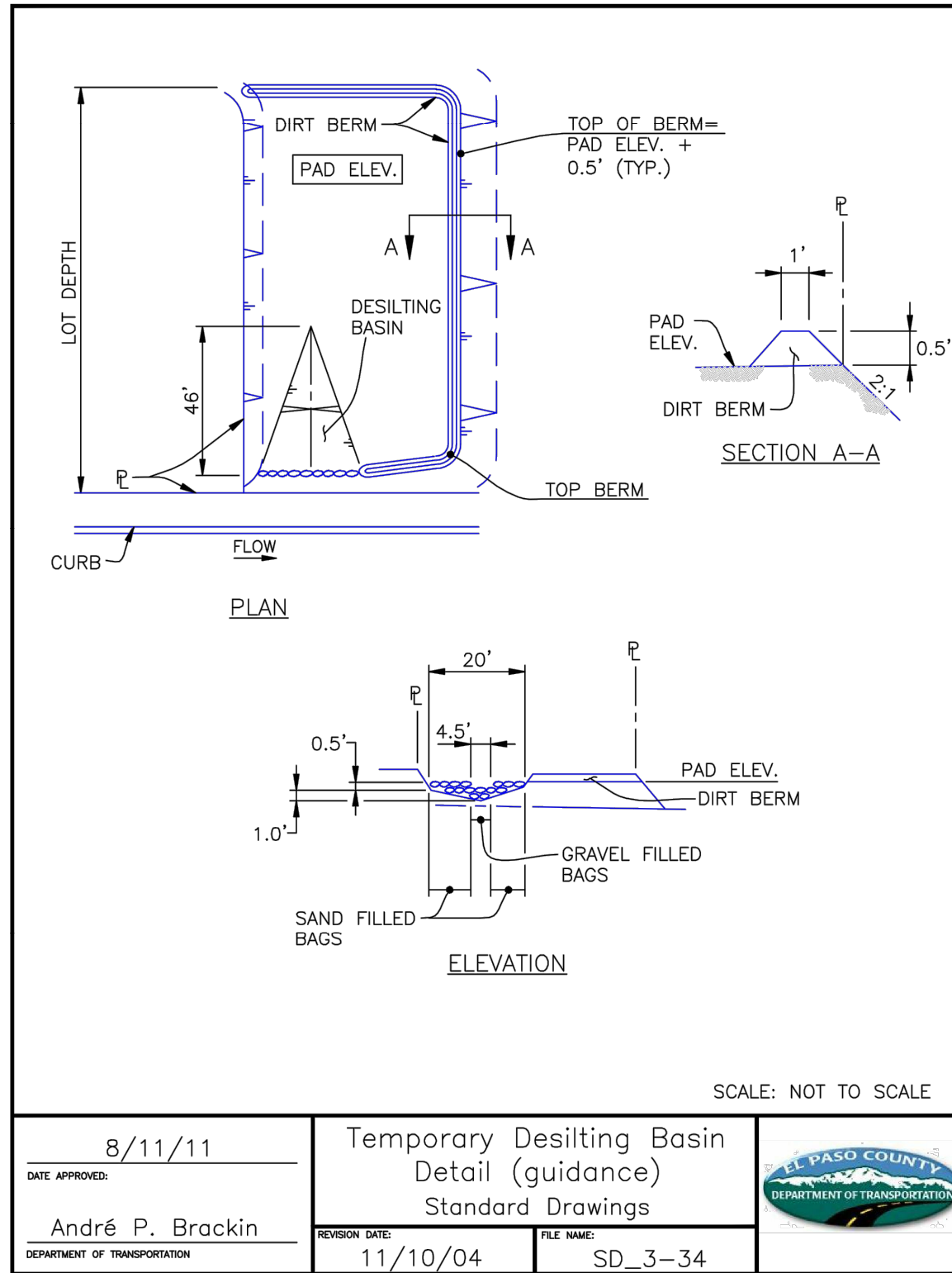
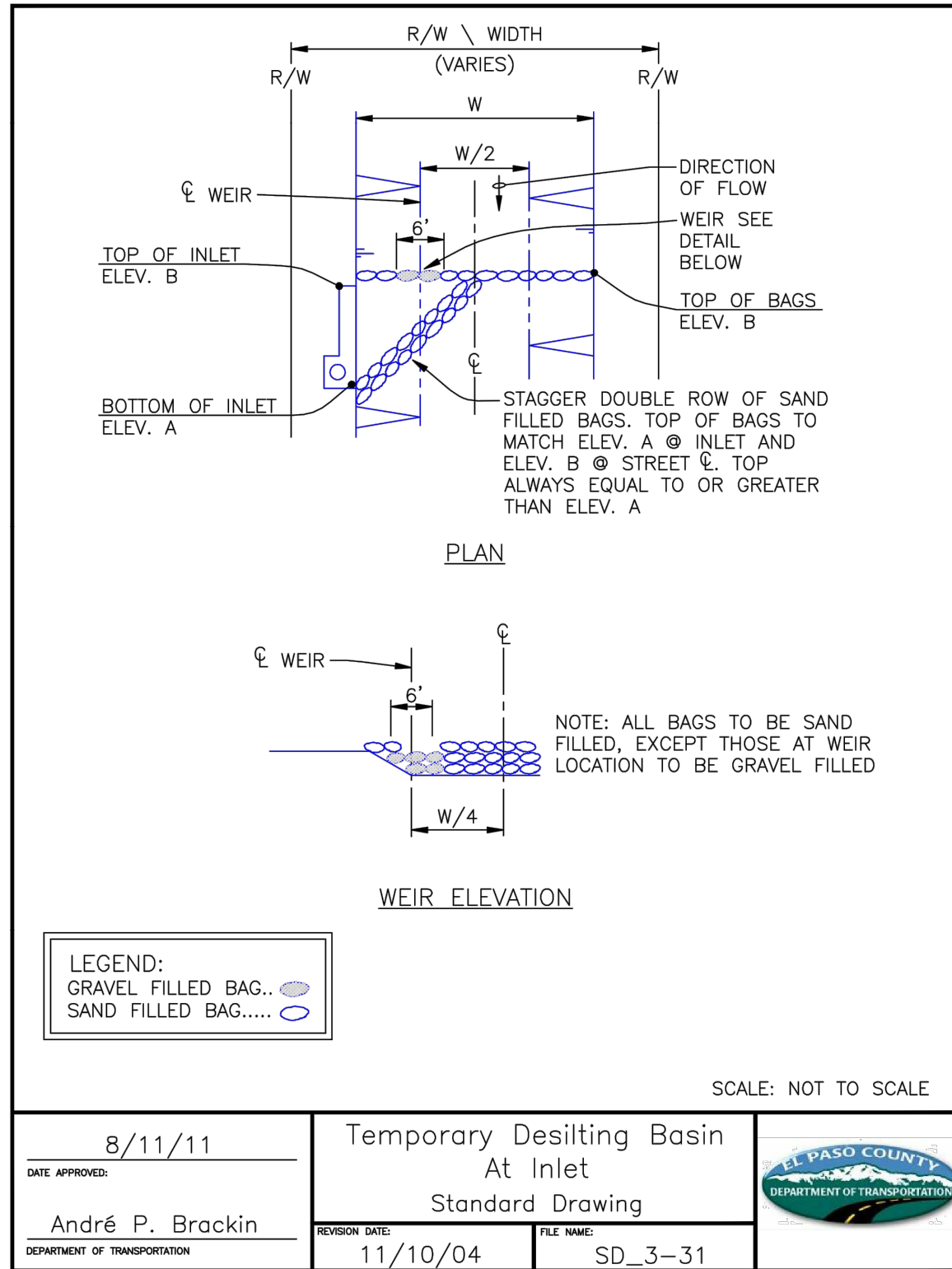
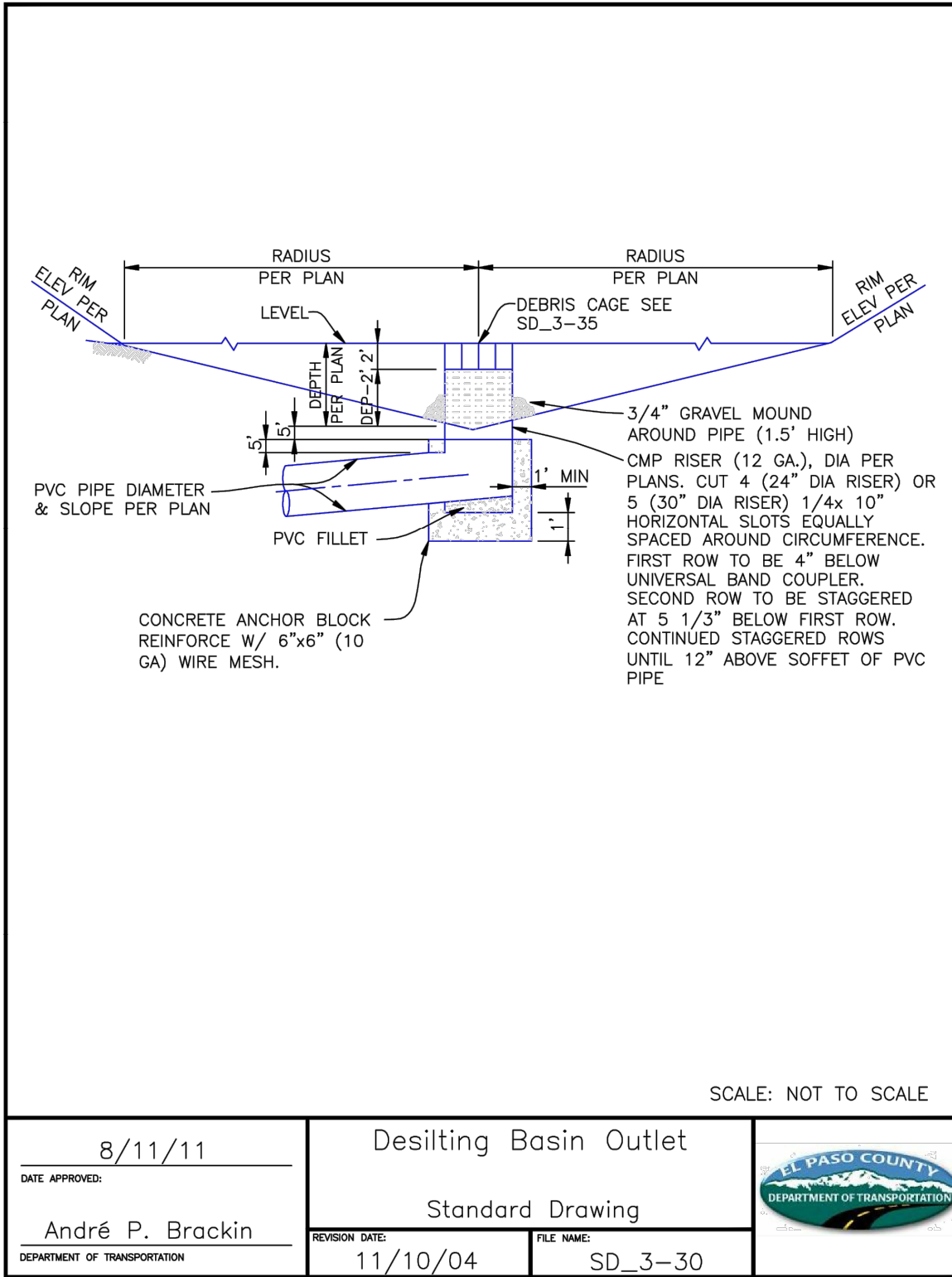


	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER
	STS
	PROPOSED STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	LIMITS OF DISTURBANCE (15.50 AC.)
	FLOW AROUND
	VTC CONSTRUCTION VEHICLE ENTRY
	SF SILT FENCE
	CWA CONCRETE WASHOUT
	SSA STABILIZED STAGING AREA
	IP-1 IP-1 AREA INLET PROTECTION
	IP-3 IP-3 SUMP INLET PROTECTION
	IP-4 IP-4 ON-GRADE INLET PROTECTION
	SM SEEDING AND MULCHING (SEE LANDSCAPE PLAN)
	SP SITE POSTING (CONTACTS AND PERMITS)
	WP WASHOUT POSTING
	PT PORTABLE TOILET
	ECB EROSION CONTROL BLANKET
	DB TEMPORARY DESILTING BASIN
	TS TEMPORARY STOCKPILE
	FEMA FLOODPLAIN LIMITS

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

1. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) WAS SUBMITTED TO FEMA BY THE MASTER DEVELOPER ON 12/21/19. THE CLOMR REVISED THE EXISTING FLOODPLAIN LIMITS TO THE PROPOSED LIMITS SHOWN ON THIS PLAN.
2. ALL RETENTION AND WATER QUALITY PONDS WILL BE CONSTRUCTED BY THE MASTER DEVELOPER PRIOR TO THE CONSTRUCTION OF LOTS 2 & 3.
3. THE STORM SEWER PROPOSED ON LOTS 2&3, SERVING THE KING SPOOPERS AND KING SPOOPERS FUEL, IS PRIVATELY MAINTAINED AND CONNECTS TO THE PUBLIC SYSTEM. THE DOWNSTREAM SYSTEM AND DETENTION AND WATER QUALITY PONDS ARE TO BE INSTALLED BY THE MASTER DEVELOPER AND ARE PUBLIC AND PUBLICLY MAINTAINED.

**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**



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

E. WOODMEN ROAD & MERIDIAN ROAD
FALCON, CO

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

GRADING AND EROSION CONTROL DETAILS

C3.4