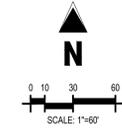


KING SOOPERS #147

FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1

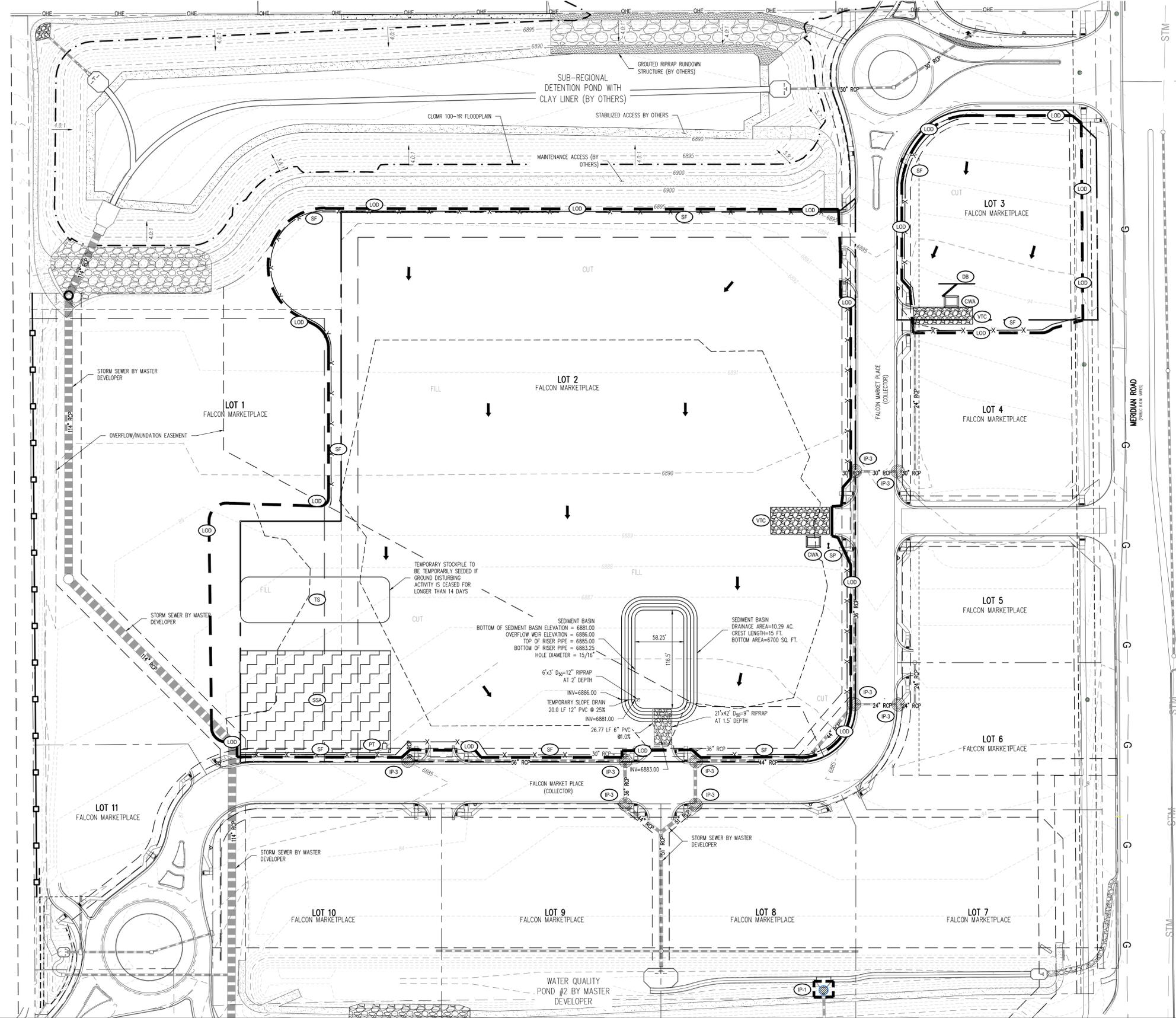
A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN



GRADING AND EROSION CONTROL LEGEND

- 5224 PROPOSED MAJOR CONTOUR
- 5224 PROPOSED MINOR CONTOUR
- STS EXISTING STORM SEWER
- STS PROPOSED STORM SEWER (LESS THAN 12')
- STS EXISTING STORM SEWER
- STS PROPOSED STORM SEWER
- LOD LIMITS OF DISTURBANCE (11.50 AC)
- FLOW ARROW
- VTC CONSTRUCTION VEHICLE ENTRY
- SF SILT FENCE
- CWA CONCRETE WASHOUT
- SSA STABILIZED STAGING AREA
- IP-1 AREA INLET PROTECTION
- IP-3 SLUMP INLET PROTECTION
- IP-4 ON-GRADE INLET PROTECTION
- SM SEEDING AND MULCHING (SEE LANDSCAPE PLANS)
- SP SITE POSTING (CONTACTS AND PERMITS)
- WP WASHOUT POSTING
- PT PORTABLE TOILET
- ECB EROSION CONTROL BLANKET
- DB TEMPORARY DESILTING BASIN
- TS TEMPORARY STOCKPILE
- FEMA FLOODPLAIN LIMITS



	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	460 CUBIC YD.

- NOTES**
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 DETENTION 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 SOOPERS AND KING SOOPERS 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.



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

#	Date	Issue / Description	Init.
1	12/19/19	2nd SDP SUBMITTAL	ACJ
2	03/30/20	3rd SDP SUBMITTAL	ACJ
3	05/29/20	4th SDP SUBMITTAL	ACJ
4	02/01/22	SDP Amd. #1	ACJ

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

EROSION CONTROL PLAN - INITIAL & INTERIM

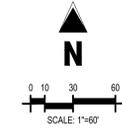
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KING SOOPERS #147

FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1

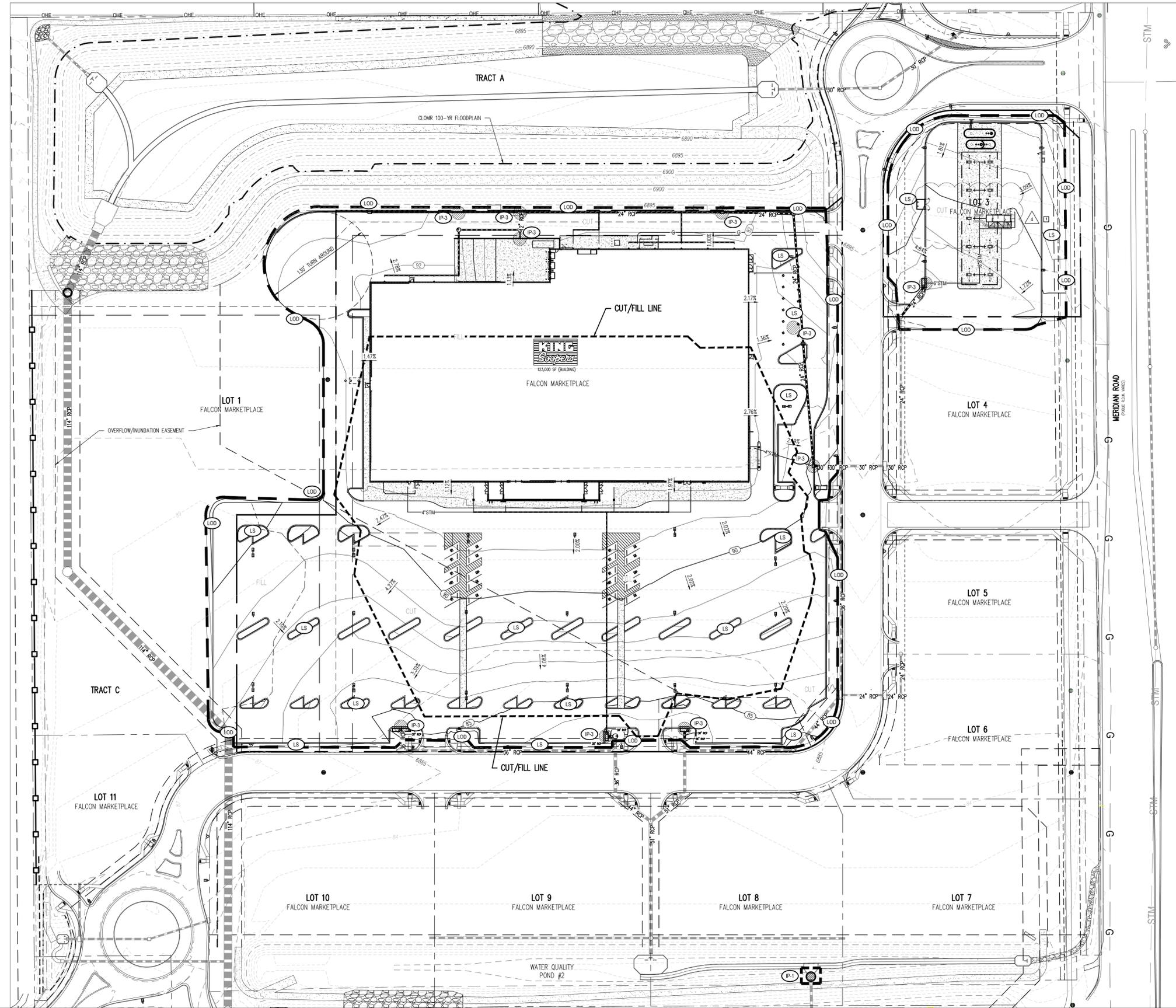
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- LS PERMANENT LANDSCAPE AREA



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

EROSION CONTROL PLAN - FINAL

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

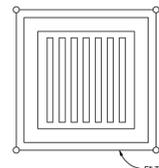
C3.2

KING SOOPERS #147

FALCON MARKETPLACE LOTS 2 & 3, BLOCK 1

A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN



FILTER FABRIC INLET PROTECTION
NTS

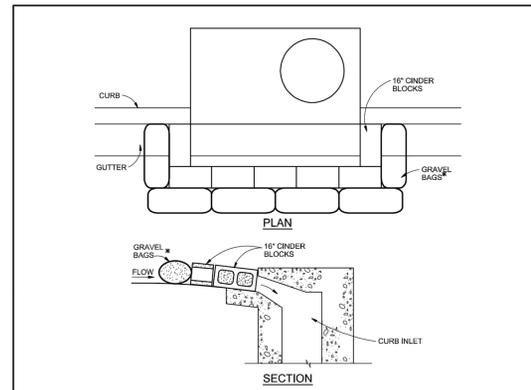
FILTER FABRIC INLET PROTECTION NOTES

- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 2. SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.
 3. POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
 2. DAMAGED, COLLAPSED, UNTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.
 3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
 4. FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

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

3-25



BLOCK AND GRAVEL BAG CURB INLET PROTECTION
NTS

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
 3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
 4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER. 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 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 TRENCH.
 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

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

3-27

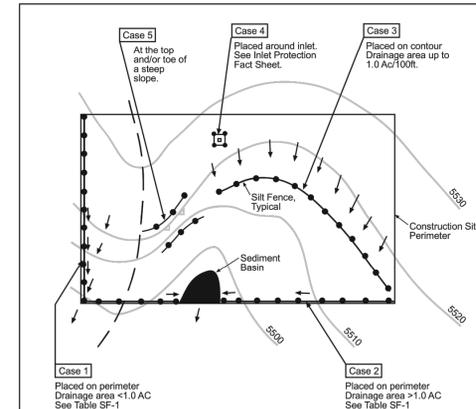


Table SF-1

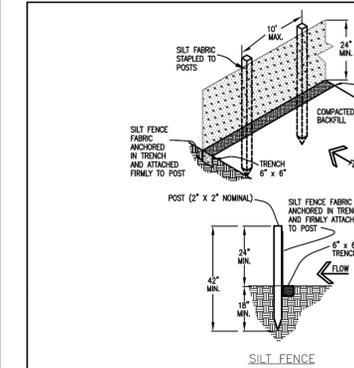
Silt Fence Used as	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

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

City of Colorado Springs
Storm Water Quality

Figure SF-1
Silt Fence
Application Examples

3-35



SILT FENCE NOTES

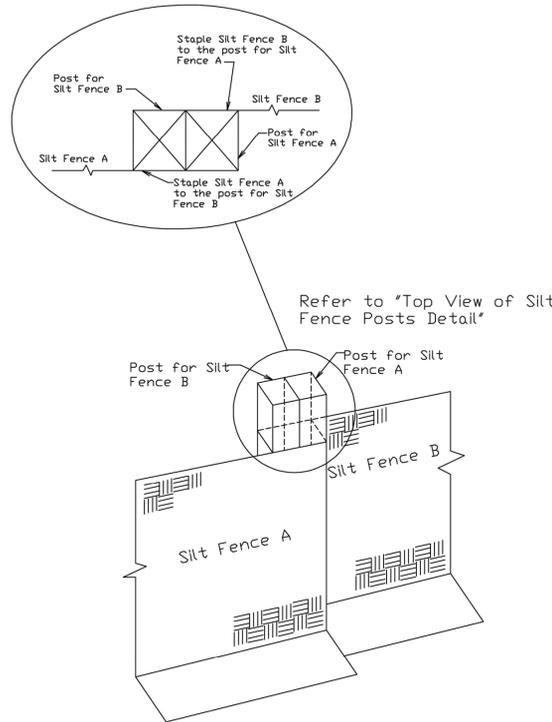
- INSTALLATION REQUIREMENTS**
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUN TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
 3. METAL POSTS SHALL BE "STUDDO" TYPE OR "U" TYPE WITH MINIMUM WEIGHT OF 133 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 HOORINGS, THE WIRES 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, UNTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
 2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
 3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements

3-38

Top View of Silt Fence Posts Detail



Refer to "Top View of Silt Fence Posts Detail"

City of Colorado Springs
Stormwater Quality

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

3-37

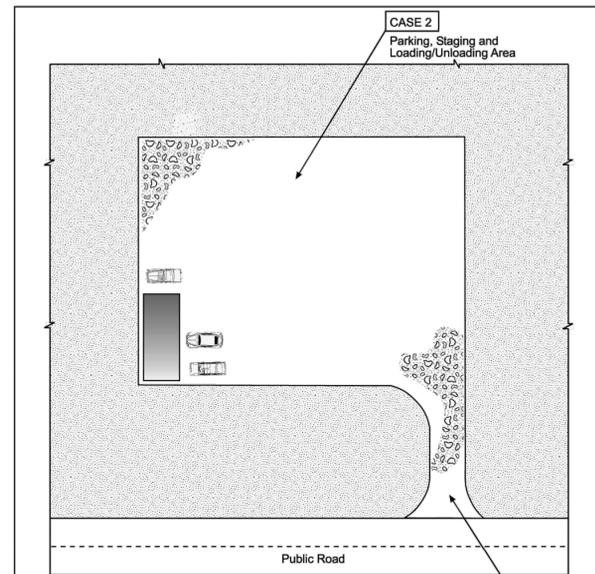


Table VT-1

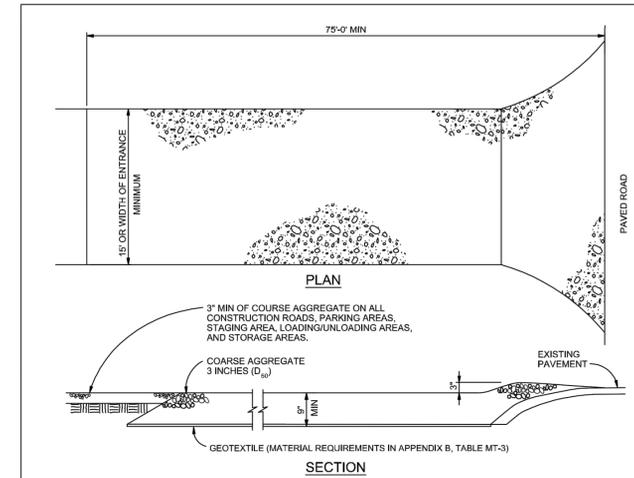
	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

DENM153722 CS CBSP/ST-19-99

3-53



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

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. CLEAN-UP:
 - 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.



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GRADING AND EROSION CONTROL DETAILS

C3.3

